



St Lucie West Properties
Variance: Sign
Project Number: P22-099



Project Aerial Map

SUMMARY

Applicant's Request:	To grant a variance to allow a secondary monument sign along St. Lucie West Blvd. adjacent to the site's driveway access.
Applicant:	Tyson Waters of Fox McCluskey
Property Owner:	St Lucie West Properties, LLC.
Location:	1100 SW ST Lucie West Blvd.
Application Type: (Identify if quasi-judicial)	Variance, Quasi-Judicial
Project Planner:	Bianca Lee

Project Description

The applicant is requesting a variance to allow a secondary monument sign along St. Lucie West Blvd. The proposed location of the secondary sign is adjacent to the site's driveway access along St. Lucie West Blvd. The St. Lucie West Master Sign Program permits the use of two (2) project entry signs for corner lot parcels, and requires the larger sign be placed on the main street frontage; with smaller sign placement occurring on the secondary street frontage. Furthermore, The St. Lucie West Master Sign Program permits multiple use parcels greater than 2 acres an NR 2 sign type with a maximum face size of 64 sf. and an NR 1 sign type at 32 sf. max.

Background

The city has denied all tenants of this building additional façade signage due to the size of the buildings' existing signage.

Review Criteria

An application for a variance is reviewed for consistency with Article XV of the Zoning Code, Sections 158.295 through 158.299. Final action on the application (approval or denial) is in the form of an Order of the Planning and Zoning Board following a quasi-judicial public hearing. A vote of approval by five (5) members of the Planning and Zoning Board is required to grant a variance.

Public Notice Requirements (Section 158.298 (B))

Public notice was mailed to owners within 750 feet and the file was included in the ad for the Planning & Zoning Board's agenda.

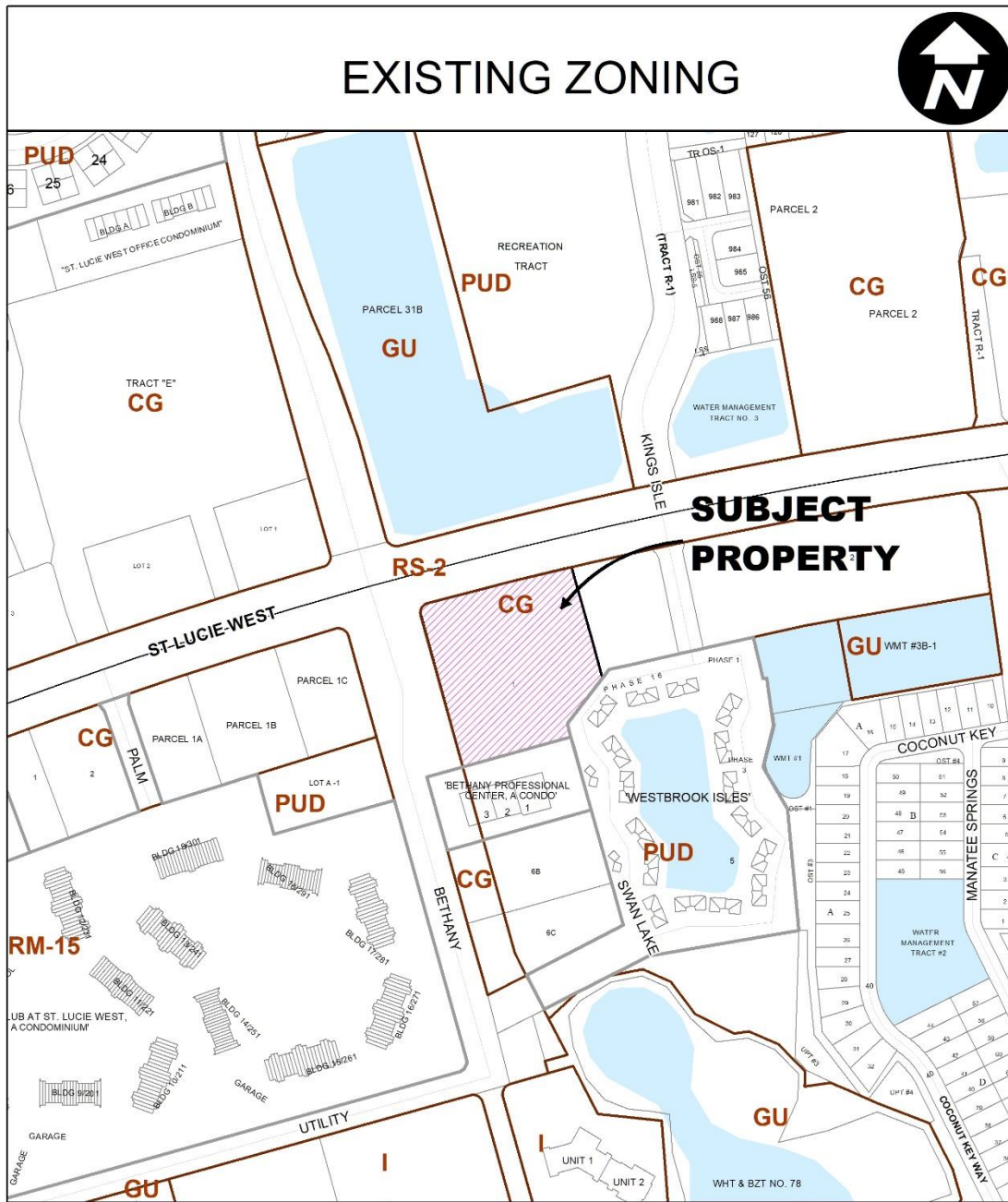
Location and Site Information

Parcel Number:	3323-650-0021-010-4
Property Size:	3.28 AC/ 142,876 SF
Legal Description:	ST LUCIE WEST PLAT 15 COMMERCIALSITES PHASE 1 PARCEL 20 WLY 380 FT OF LOT 1 AS MEAS AT RT ANG TOWLY LI
Address:	1100 SW ST Lucie West Blvd.
Future Land Use:	General Commercial/Institutional
Existing Zoning:	General Commercial
Existing Use:	General Commercial (Bank/Offices)

Surrounding Uses

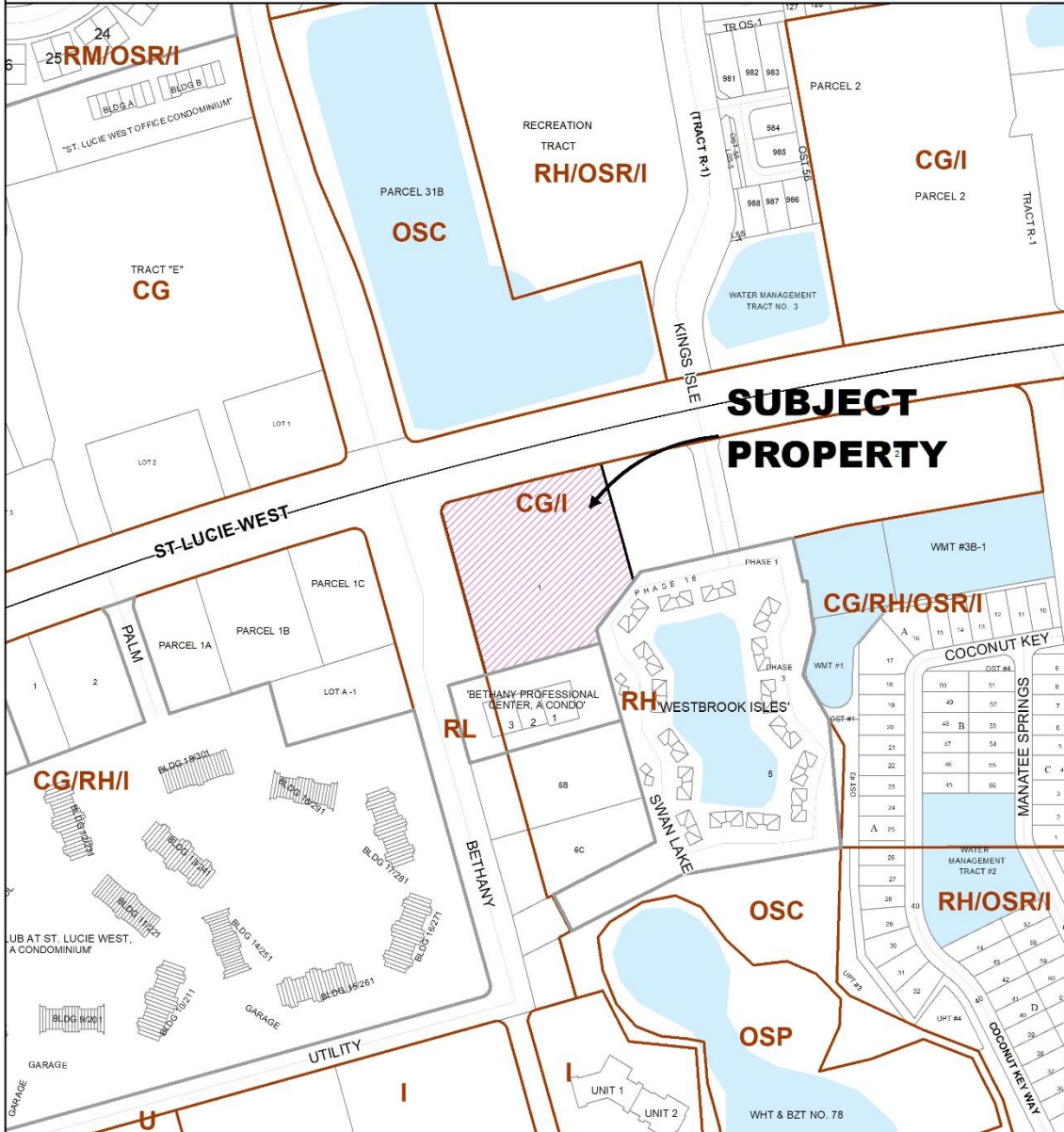
Direction	Future Land Use	Zoning	Existing Use
North	OSC	GU	GU
South	CG/I	CG	CG
East	CG/I	CG	CG
West	CG/RH/I	CG	CG

OSC-Open Space-Conservation, I-Institutional, Private & Public
 CG-General Commercial, RH-High Density Residential, and GU-General Use

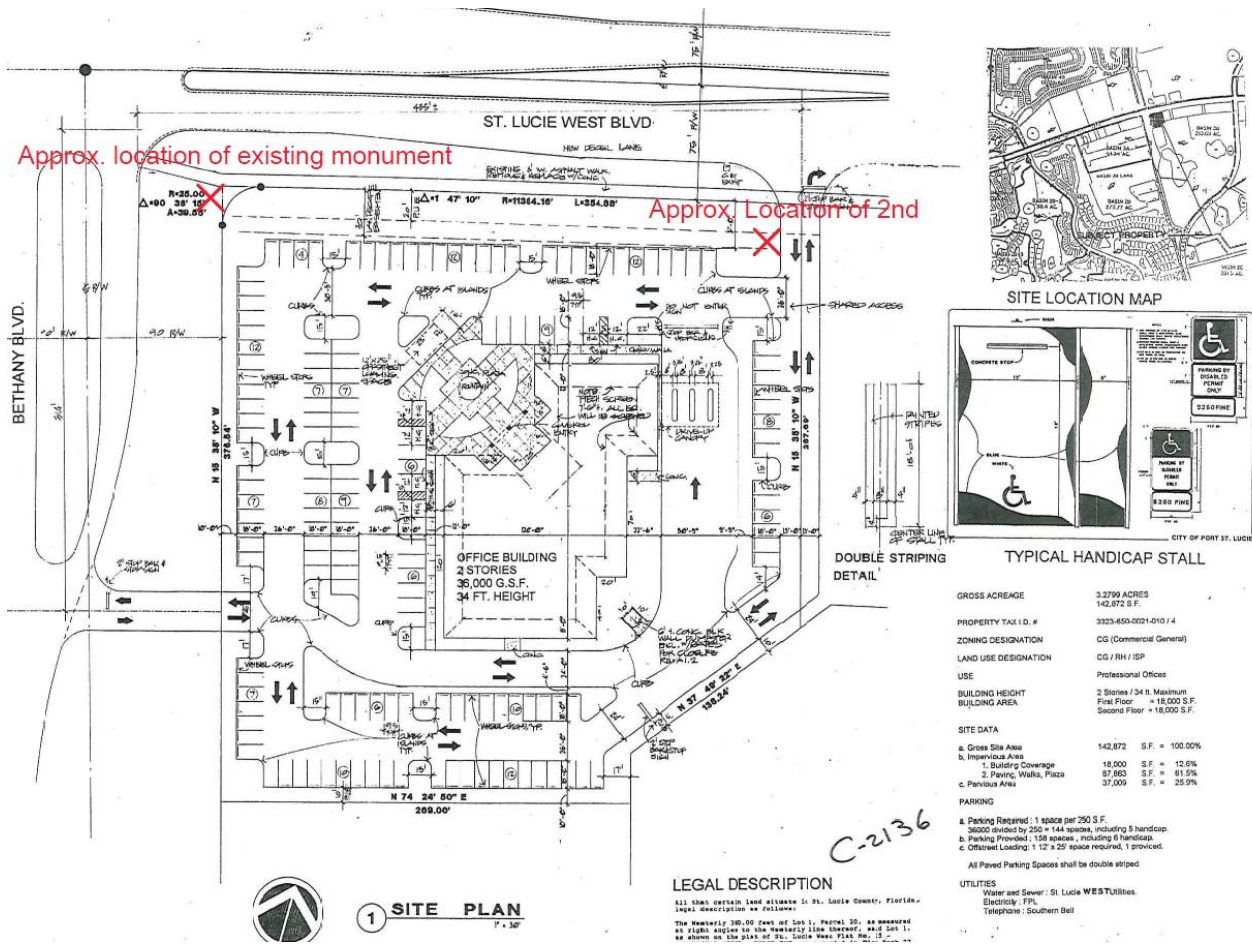


Zoning Map

FUTURE LAND USE



Project Land Use Map



REAR CENTRE
1000 St. Lucie West Boulevard
RENAR DEVELOPMENT COMPANY

IMPACTS AND FINDINGS

Section 158.295 (B) of the Zoning Code establishes the duties of the Planning and Zoning Board in authorizing a variance. The Planning and Zoning Board may authorize a variance from the provisions of the Zoning Code as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship. Pursuant to Section 158.296, a variance is authorized only for height, area, and size of structure, yard size, building setback, lot size requirements, and other applicable development regulations, excluding use. To authorize a variance, the Planning and Zoning Board should consider the criteria listed under Section 158.295 (B) (1) through (7) of the Zoning Code. The applicant's response to this criterion is attached to the application. Staff's review is provided below:

Compatibility with variance criteria Section 158:295 (B).

- 1) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.

- *Staff Findings: Special conditions and circumstances do not exist, which are peculiar to the land, structure, or building involved. The St. Lucie West Master Sign Program permits the use of two (2) project entry signs for corner lot parcels, and requires the larger sign be placed on the main street frontage; with smaller sign placement occurring on the secondary street frontage.*
- 2) That the special conditions and circumstances do not result from any action of the applicant.
 - *Staff Findings: See No. 1 above.*
- 3) That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district.
 - *Staff Findings: Special privileges would be conferred upon the applicant; the monument sign is proposed along St. Lucie West Blvd. on the same street frontage as the existing monument sign. The panel will advertise a single tenants name. The existing monument sign can be utilized to reflect the business name as opposed to building a new monument sign along an access way.*
- 4) That literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant.
 - *Staff Findings: Literal interpretation of the provisions of the chapter would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning district or introduce unnecessary and undue hardships on the applicant. The St. Lucie West Master Sign Program follows City Code and allows one monument sign per street frontage. The MSP codifies the use of a larger sign always being placed on the main street frontage and smaller sign placement on the secondary street frontage. Businesses in the area have observed the regulations set forth in the Master Sign Program.*
- 5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
 - *Staff Findings: The proposed monument sign can be constructed along Bethany Drive, which will allow one sign per street frontage as stipulated by the SLW Master Sign Program. The sign location currently proposed is along the site's driveway access which is within the 30 ft. landscape easement. The St. Lucie West Master Sign Program currently permits two project entry signs per corner lot parcel. One sign per street frontage.*
- 6) That the granting of the variance will be in harmony with the general intent and purpose of the chapter and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
 - *Staff Findings: See No. 5 above.*
- 7) That there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.
 - *Staff Findings: The applicant has acknowledged this.*

PLANNING AND ZONING BOARD ACTION OPTIONS

The Board may choose to approve, deny, or table the proposed variance. If the Board finds that the variance application is consistent with the criteria as listed in Section 158.295 (B) (1) through (7) of the City code (listed above), then the Board may:

- Motion to approve
- Motion to approve with conditions

If the Board finds that the variance application is inconsistent with the criteria as listed in Section 158.295 (B) (1) through (7) of the City code, then the Board may:

- Motion to deny

Should the Board need further clarification or information from either the applicant and/or staff, the Board may:

- Motion to table or continue the hearing or review to a future meeting

(NOTE TO APPLICANTS: Any request for a variance that is denied by the Planning and Zoning Board may be appealed to the Board of Zoning Appeals. Appeal applications are made through the City Clerk's office and must be submitted within 15 days after the Planning and Zoning Board hearing).