

City of Port St. Lucie

Board of Zoning Appeals

Meeting Minutes - Final

121 SW Port St. Lucie
Blvd.
Port St. Lucie, Florida
34984

Shannon M. Martin, Mayor

Jolien Caraballo, Vice Mayor, District IV
Stephanie Morgan, Councilwoman, District I
Dave Pickett, Councilman, District II
Anthony Bonna, Councilman, District III

Please visit www.cityofpsl.com/tv for new public comment options.

Monday, January 24, 2022

5:00 PM

Council Chambers, City Hall

1. Call to Order

A Special and Virtual meeting of the CITY COUNCIL of the CITY OF PORT ST. LUCIE serving as the BOARD OF ZONING APPEALS was called to order on January 24, 2022, at 5:00 p.m., at PORT ST. LUCIE CITY HALL, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call

Council Members

Present:

Vice Mayor Shannon Martin
Councilwoman Jolien Caraballo
Councilman Dave Pickett
Councilman Anthony Bonna

Council Members

Not Present: Councilwoman Stephanie Morgan

3. Public Hearings

- 3.a** Order No. 21-16, Quasi-Judicial, Public Hearing, An Appeal to an Order of the Planning and Zoning Board Denying a Variance to Allow 36" Letter Height and an Increase to the Permitted Signage Area to Incorporate a Blue Painted Background for Brand Recognition.

[2022-083](#)

The Deputy City Attorney read the Quasi-Judicial Procedures into the record. The City Clerk administered the Oath of Testimony to staff and

the applicant and read Zoning Appeal 22-1 aloud by title only. Mayor Martin opened the Public Hearing and asked if the Councilmembers had any ex-parte communications to disclose, to which there were none.

Bianca Lee, Planner I, stated that she had been sworn in and that the official file was submitted to the City Clerk 5 days before the Appeal. The request was an appeal of the Planning and Zoning Board's decision on the applicant's request for a variance to allow a 12" increase in the total permitted cap height for façade signage, and to permit an increase of 75.37 sq. ft. to the allowable square footage for façade signs. The St. Lucie West Master Sign Program permits a maximum letter size of 24" cap height, whereas the applicant is proposing a 36" cap height. The Sign Program also permits 32 sf. plus 1.5 sf. for each linear foot of business over 20 feet, which was the same as the City's Code.

Ms. Lee stated that the applicant was proposing one hundred and fifty-nine (159) square feet and explained that the Five Below storefront was 54'-5" long which equated to 83.63 sq. ft. of the signage permitted. Ms. Lee stated that the owners were Cima Network Inc. and St Lucie West 2016, LLC. She explained that the site is the former Publix location, which is being subdivided.

Bill Lockett with CIMA provided a PowerPoint presentation via Zoom. He stated that Liz Landsa, the Architectural Project Manager for Five Below, was with him as well as Lindsay Lupino, who is the applicant on behalf of CIMA and the Project Manager for the Five Below account for CIMA.

Mr. Lockett stated that on November 2, 2021, Cima Network went before the Planning and Zoning Board to request a sign variance for Five Below's proposed 36" letterset with 159 square feet of blue architectural background behind those letters. The Planning and Zoning Board denied the request due to section 158, Article XV of the City's Code.

Mr. Lockett stated that Cima Network was respectfully asking the City Council to approve their appeal to the denied variance request as they have reduced the blue background to 83.63 sq, which conformed to the City Code. Mr. Locket explained that they were asking the City Council to approve their request to allow Five Below to have the 36" letterset

which the MSP is in

process of being revised to allow this height for sub-anchor tenants that are over 10,000 sf of floor space. He added that the Five Below store was currently set to open April 25, 2022.

Mayor Martin stated that she thought it was a minor request and that she would be supporting the variance request.

Vice Mayor Caraballo stated that they still needed to approve their Master Sign Program and she was afraid that there would be additional requests as retail was changed or modified. She inquired as to if there could be temporary signage until the logistics were worked out, to which

Liz Landsa, Architectural Project Manager, responded that they would prefer not to have temporary signage, as it was not cost-effective.

Councilman Bonna stated that he felt the applicant made every effort to be in compliance and that he would be supporting the variance request.

Councilman Pickett moved to approve Zoning Appeal 22-1.

Councilman Bonna seconded the motion. There being no further discussion, the City Clerk restated the motion as follows: to approve Zoning Appeal 22-1. The motion passed by roll call vote with Mayor Martin, Councilman Pickett, and Councilman Bonna voting in favor and Vice Mayor Caraballo voting against.

4. Adjourn

There being no further business, the meeting adjourned at 5:23 p.m.

Sally Walsh, City Clerk

Shanna Donleavy, Deputy City Clerk