

## **BOARD OF ADJUSTMENT AGENDA**

Board of Adjustment Regular Meeting - Thursday, May 28, 2015 - 6:00 p.m.  
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**
2. **PRAYER and PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **CONSIDERATION OF ABSENCES**
5. **CERTIFICATION OF ALTERNATE MEMBER(S)**
6. **APPROVAL OF MINUTES**
  - a. March 26, 2015 Meeting
  - b. April 23, 2015 Meeting
  - c. April 30, 2015 Special Meeting
7. **NEW BUSINESS**
  - a. Variance for the Reduction in Driveway Width & Landscape Strips - A1 Kitchen Remodeling - 3306 S 7th Street
8. **DISCUSSION / OTHER BUSINESS**
9. **ADJOURNMENT**

Any person seeking to appeal any decision by the Board of Adjustment with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact the Planning Department at (772) 467-3729, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.



## Planning Board of Adjustment

Meeting Date: 05/28/2015

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### Information

REQUESTED ACTION

March 26, 2015 Meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

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### Attachments

Board of Adjustment Minutes 3/26/15

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### Form Review

Form Started By: Alicia Rosenthal

Started On: 04/24/2015 12:13 PM

Final Approval Date: 04/24/2015

# DRAFT



## CITY OF FORT PIERCE BOARD OF ADJUSTMENT

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### Board of Adjustment Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY BOARD OF ADJUSTMENT HELD ON THURSDAY, **MARCH 26, 2015**, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

**1. CALL TO ORDER**

**2. PRAYER and PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Present: Bennie Clark; Jim Crist; Joyce Calvert; Chairman Bret McCain

Absent: BJ Beavin; Clem Benton, Jr; William Nunn

Staff Present: Rebecca Grohall, AICP, Planning Manager  
Kori Benton, Historic Preservation Officer  
Alicia Rosenthal, Administrative Assistant

Attendees: Steve McCain, Assistant City Attorney

**4. CONSIDERATION OF ABSENCES**

Motion was made by Jim Crist, and seconded by Bennie Clark to excuse the absences of Mr. Benton, Mr. Nunn and Ms. Beavin.

AYE: Bennie Clark, Jim Crist, Joyce Calvert, Chairman Bret McCain  
Passed

**5. CERTIFICATION OF ALTERNATE MEMBER(S)**

No alternate members were present.

**6. APPROVAL OF MINUTES**

a. Minutes of the January 22, 2015 meeting

Motion was made by Bennie Clark, and seconded by Jim Crist to approve the minutes from the January 22, 2015 meeting.

AYE: Jim Crist, Joyce Calvert, Bennie Clark, Chairman Bret McCain

Passed

## **7. NEW BUSINESS**

Attorney McCain explained the procedural rule that in the event only four members of the Board attend a meeting, the applicant has the option to either proceed with the matter or have the matter continued to a meeting in which five members of the Board attend. Both Variances and Special Exceptions require the super majority or an affirmative vote of four. A decision of postponement needs to be made after the public hearing and prior to the vote.

The Special Exception and Variance for 61 Southpointe Drive were presented together and voted on together.

Item 7d was presented prior to Item 7c and both Variances for Treasure Coast Jaguar & Land Rover were voted on together.

- a. Special Exception - Onachila Residence - 61 Southpointe Drive
- b. Variance - Onachila Residence - 61 Southpointe Drive

Mr. Benton gave an overview of the Special Exception and Variance applications. Carl Onachila, Property Owner, spoke about the benefits of adding a covered porch with a hard roof to his property. Mr. Onachila provided a document showing the Ocean Village Homeowners Association had approved the screen porch. The Board discussed the application and asked questions of both Mr. Benton and Mr. Onachila.

Motion was made by Joyce Calvert, and seconded by Bennie Clark to approve the Special Exception to expand a nonconforming structure by 160 square feet to construct a covered porch with an impervious roof and to approve a Variance to construct a single-family home which exceeds the permitted lot coverage by 3.382%.

AYE: Joyce Calvert, Jim Crist, Bennie Clark, Chairman Bret McCain

Passed

- c. Variance - Treasure Coast Jaguar & Land Rover – 4801 S. US Highway 1
- d. Variance - Treasure Coast Jaguar & Land Rover - 4771 S. US Highway 1

Item 7d was presented before Item 7c.

Mr. Benton gave an overview of both Variance applications. Larry Tabloff, General Manager of Treasure Coast Jaguar & Land Rover spoke on behalf of the dealership, answered questions from the Board and provided a packet of photos for the Board to review. Bob Rice, representative from Flamingo Signs, provided further information. Board discussion ensued.

Mr. Clark made a motion to approve a Variance to permit a monument sign of 145 square feet in sign area and 15 feet in height at the 4771 S. US Highway 1 property and to approve a Variance to permit a sign 84 square feet in sign area and 12 feet in height at the 4801 S. US Highway 1 property.

Mr. Clark rescinded his motion.

Motion was made by Jim Crist, and seconded by Bennie Clark to approve a Variance to permit a monument sign 145 square feet in sign area and 20 feet in height at 4771 S. US Highway 1 and to approve the requested Variance to permit a sign 84 square feet in sign area and 12 feet in height at the 4801 S. US Highway 1 location.

AYE: Bennie Clark, Joyce Calvert, Jim Crist, Chairman Bret McCain  
Passed

**8. DISCUSSION / OTHER BUSINESS**

Mr. McCain asked Mr. Benton to enlighten the Board of the outcome of the State Farmer's Market appeal that went before the Board of Adjustment at the last meeting.

**9. ADJOURNMENT**

## Planning Board of Adjustment

Meeting Date: 05/28/2015

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### Information

REQUESTED ACTION

April 23, 2015 Meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

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### Attachments

Board of Adjustment Minutes 4/23/15

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### Form Review

Form Started By: Alicia Rosenthal

Started On: 05/01/2015 09:49 AM

Final Approval Date: 05/18/2015

# DRAFT



## CITY OF FORT PIERCE BOARD OF ADJUSTMENT

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### Board of Adjustment Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY BOARD OF ADJUSTMENT HELD ON THURSDAY, **April 23, 2015**, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

#### 1. CALL TO ORDER

Motion was made by Bennie Clark, and seconded by James Crist to designate Mr. Nunn as Chairman pro-tem for the meeting.

AYE: Bennie Clark, BJ Beavin, James Crist, William Nunn  
Passed

#### 2. PRAYER and PLEDGE OF ALLEGIANCE

#### 3. ROLL CALL

Present: Bennie Clark; BJ Beavin; James Crist; William Nunn  
Absent: Chairman Bret McCain; Clem Benton, Jr; Joyce Calvert  
Staff Present: Rebecca Grohall, AICP, Planning Manager  
Kori Benton, Historic Preservation Officer  
Alicia Rosenthal, Administrative Assistant  
Attendees: Steve McCain, Assistant City Attorney

#### 4. CONSIDERATION OF ABSENCES

Motion was made by James Crist, and seconded by Bennie Clark to excuse the absences of Mr. Benton, Ms. Calvert and Chairman McCain.

AYE: James Crist, Bennie Clark, William Nunn, BJ Beavin  
Passed

#### 5. CERTIFICATION OF ALTERNATE MEMBER(S)

Ms. Beavin and Mr. Nunn were made regular members for the meeting.

#### 6. APPROVAL OF MINUTES



a. March 26, 2015 Meeting

Motion was made by James Crist, and seconded by BJ Beavin to table the approval of the March 26, 2015 minutes to the next regular meeting.

AYE: BJ Beavin, William Nunn, Bennie Clark, James Crist  
Passed

**7. NEW BUSINESS**

a. Variance – Center State Bank - 5001 Okeechobee Road

Motion was made by Bennie Clark, and seconded by James Crist to table the item until the Special Board of Adjustment meeting on April 30, 2015 due to the applicant requesting a continuance.

AYE: Bennie Clark, William Nunn, BJ Beavin, James Crist  
Passed

**8. DISCUSSION / OTHER BUSINESS**

Elections for Chair and Vice-Chair will be held at the next regular meeting.

**9. ADJOURNMENT**

## Planning Board of Adjustment

Meeting Date: 05/28/2015

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### Information

REQUESTED ACTION

April 30, 2015 Special Meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

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### Attachments

Board of Adjustment Special Minutes 4/30/15

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### Form Review

Form Started By: Alicia Rosenthal

Started On: 05/01/2015 09:48 AM

Final Approval Date: 05/18/2015

# DRAFT



## CITY OF FORT PIERCE BOARD OF ADJUSTMENT

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### Board of Adjustment Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY BOARD OF ADJUSTMENT HELD ON THURSDAY, **APRIL 30, 2015** IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

**1. CALL TO ORDER**

**2. PRAYER and PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Present: Bennie Clark; BJ Beavin; James Crist; William Nunn; Chairman Bret McCain

Absent: Clem Benton, Jr; Joyce Calvert

Staff Present: Rebecca Grohall, AICP, Planning Manager  
Kori Benton, Senior Planner  
Alicia Rosenthal, Administrative Assistant

Attendees: Steve McCain, Assistant City Attorney

**4. CONSIDERATION OF ABSENCES**

Motion was made by William Nunn, and seconded by Bennie Clark to approve the absences of Ms. Calvert and Mr. Benton.

AYE: William Nunn, James Crist, BJ Beavin, Bennie Clark, Chairman Bret McCain  
Passed

**5. CERTIFICATION OF ALTERNATE MEMBER(S)**

Ms. Beavin and Mr. Nunn were made active members for the meeting.

**6. NEW BUSINESS**

a. Variance – CenterState Bank - 5001 Okeechobee Road

Mr. Benton gave an overview of the application and answered questions from the Board. Wayne LaPorte, Representative from Sign Effex, spoke on behalf of CenterState Bank and answered questions from the Board. Board discussion ensued. Attorney, Steve McCain, clarified that FPUA is not prohibiting the construction of the sign on top of the utility easement but they are strongly recommending against it.

Motion was made by William Nunn, and seconded by James Crist to deny the variance request to deviate from City Code to exceed the allowable sign area and to exceed the allowable sign height.

AYE: Bennie Clark, BJ Beavin, James Crist, William Nunn

NAY: Chairman Bret McCain

Passed

**7. DISCUSSION / OTHER BUSINESS**

**8. ADJOURNMENT**

## Planning Board of Adjustment

Meeting Date: 05/28/2015

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### Information

#### REQUESTED ACTION

Variance for the Reduction in Driveway Width & Landscape Strips - A1 Kitchen Remodeling -  
3306 S 7th Street

#### LOCATION

3306 S 7th Street

#### RESPONSIBLE STAFF

Kori Benton, Senior Planner

#### RECOMMENDATION

Approval with Conditions

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### Attachments

Staff Report

Project Narrative & Application

Site Plan

Technical Review Committee Comments

Site Aerial with Plan Overlay

COFP Zoning Map

SLC Zoning Map

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### Form Review

Form Started By: Kori Benton

Final Approval Date: 05/22/2015

Started On: 05/21/2015 04:58 PM



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER  
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW  
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

**TO:** Members of the City of Fort Pierce Board of Adjustment

**THROUGH:** Rebecca Grohall, AICP, Planning Manager

**FROM:** Kori Benton, Senior Planner

**SUBJECT:** **Variance – Reduction in Driveway Width & Landscape Strips**  
**A1 Kitchen Remodeling**  
**3306 S 7<sup>th</sup> Street**

**DATE:** May 21, 2015

### STAFF REPORT

**Owners/Applicants:** Uriel Moreira Jr  
1102 SW Elm Grove CT  
Palm City, FL 34990-2129

**Representative:** Brad Currie, AICP  
Engineering Design & Construction, Inc. (EDC)  
469 NW Prima Vista Blvd.  
Port St. Lucie, FL 34983

**Requested Action:** Approval of a variance for a reduction in the access driveway width from twenty-four (24) feet to twenty (20) feet, for a portion of a two-way driveway for a commercial site, and a reduction in the required landscape buffer to screen the access driveway, based upon site constraints.

**Location:** 3306 7th Street

**Parcel ID:** 2427-601-0040-000-4

**Zoning:** C-3, General Commercial

**Surrounding Zoning:**

North	East	South	West
C-3 RM-11 (SLC) IL (SLC)	C-3	C-3 IL (SLC)	R-4

**Future Land Use:** GC, General Commercial

**Parcel Size:** 2.76 acres

**Utilities:** Within FPUA Water/Waste Water & Electric Service Boundary

**Staff Analysis:**

In accordance with Article VIII of Section 22 of the City Code, the applicant is requesting the Board of Adjustment approve a variance to deviate from two sections of the City Code which regulate driveway dimensions, and landscape buffering of vehicular use areas.

The first request seeks to deviate from City Code Section 22-61 (b)(3) which requires a minimum of twenty-four (24) feet be provided for a two-way driveway for a commercial site. The application proposes the installation of a driveway of twenty (20) feet in width to provide access to the subject site.

The second component of the request proposes to deviate from City Code Section 22-187 (6) a. & b. which requires a landscaped strip of land which is at least ten (10) feet wide to be located between a vehicular use area and other property, as well as the installation of trees in said landscape strip at a rate of one tree per 200 sq. ft. of landscape area required. The application seeks to eliminate the required landscape strip on the south side of the proposed driveway, and the reduction in the required width from ten (10) feet to four (4) feet for the landscape strip on the north side, based upon site constraints.

The subject property is located between U.S. Highway 1 and South 7th Street and is zoned C-3, General Commercial. The property features an unusual configuration, with much of its area situated west towards 7<sup>th</sup> Street. 7th Street is an unimproved County Road, which prohibits access from commercial sites. The parcel parameters contain an eastern property boundary of 25 feet along US Highway 1, providing sole site access to US Highway 1. This established parcel width extending to US Highway 1 places constraints on the objective of meeting code requirements for improvement of a commercial access driveway. The applicant is seeking to construct an improved driveway and accompanying drainage with an overall development plan to place a retail granite business at the site.

The eastern section of this parcel contains a paved access to US Highway 1, which is utilized by three developed sites abutting to the north, and one to the south. This access has been in place for at least two decades, with apparent need for repair. In addition to the property dimension constraints, the subject section of the property currently holds several overhead utility lines which provide power to the adjacent commercial and industrial sites noted, and to any further development on the subject site.

Staff and the applicant have coordinated with Fort Pierce Utilities Authority (FPUA) regarding the current conditions and the proposal to explore potential options which do not reduce the driveway width before twenty-four feet. The presented site constraints coupled with limited options of pole relocation and underground utilities have eliminated options which provide greater area for widening of the proposed driveway, in the absence of additional property. The opportunity derived from the efforts provides the ability to adjust the location of the existing utility poles adjacent to the access point to US Highway 1, in order to widen the initial apron providing access. The increased width at the entrance will improve the maneuverability and function of the entrance from US Highway 1. A diagram of this proposed adjustment is attached as Exhibit A in the Staff Report appendix, and amongst the recommended conditions of approval.

An advised improvement to the proposed plan also includes paved connections to the established driveways abutting, the proposed aisle, to the north and south to deter damage from future access and use. Furthermore, the applicant is encouraged to provide a caution sign, within the initial segment of the driveway, acknowledging the reduced width to users. Such improvements are presented in Exhibit B in the Staff Report appendix.

## Variance Criteria

The following criteria are specified in Section 22-108 of the City Code, which must be satisfied in order for a variance to be granted:

1. 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;
2. The special conditions and circumstances do not result from the actions of the applicant;
3. The literal interpretation of the provision of the zoning ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would result in unnecessary and undue hardship on the applicant;
4. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;
5. The granting of the variance will be in harmony with the general intent and purpose of the ordinance and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

The applicant and staff acknowledge the unique circumstances presented by the subject property, and the limitations presented by the pre-existing utility infrastructure. These factors do not result from the actions of the applicant, however, minor modifications to the presented plan are advised to ensure the variance granted is the minimum that will make possible the reasonable use of the land, building or structure, and that the granting of the variance will not be injurious to the area involved or otherwise detrimental to the public welfare. If, or when, the Florida Department of Transportation (FDOT) seeks the improvement of this segment of US Highway 1, staff anticipates the capacity to consolidate drive aisles servicing the collection of sites abutting the subject property, which may include the integration of a turn lane to improve deceleration capacity for access.

## Property Owner Response Summary:

A total of 12 notifications were mailed to abutting property owners. As of May 21<sup>st</sup>, 2015, no response letters have been received; however one meeting requested by the abutting property owner is scheduled with staff, prior to the Board of Adjustment meeting. An updated recording of responses will be provided to the Board at the hearing.

## Staff Recommendation:

The characteristics associated with the presented site present factors consistent with criteria specified in Section 22-108 of the City Code, therefore Staff recommends approval of the variance with the following conditions:

- 1) The applicant increases the width of the driveway apron, at the entrance, in coordination with FPUA to adjust the affect utility pole;
- 2) The applicant installs paved connections to the abutting properties with established driveways connecting to the site;
- 3) The applicant installs a caution sign, within the initial segment of the driveway, acknowledging the reduced width to users; and
- 4) The applicant dedicates a utility easement to FPUA which encompasses the existing, and relocated overhead utility poles, prior to issuance of a Certificate of Occupancy for the proposed development.



## Exhibit A

Increased apron and driveway width at the entrance to improve the maneuverability and function of the entrance from US Highway 1



## Exhibit B

The provision of paved connections to the established driveways abutting the site to deter damage to the driveway from continued use, as well as a caution sign, within the initial segment of the driveway to acknowledge the reduced width to users.



**PROJECT NARRATIVE & COVER LETTER**

**A1 Kitchen Remodeling, LLC**

Variance Application

April 16, 2015

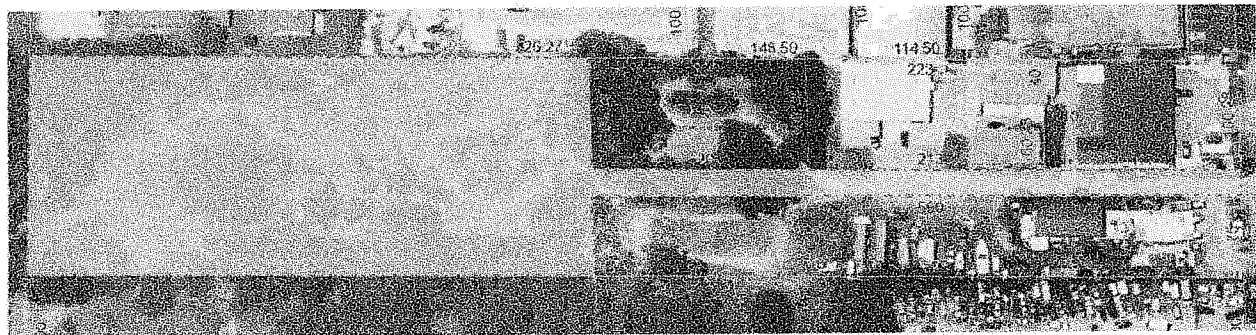
**REQUEST**

On behalf of the Petitioner, Atlantic Design Group of Florida, Inc. (ADG) is requesting a Variance approval for a project known as A1 Kitchen Remodeling. The subject property is located on the east side of US Highway #1, just north of Dixieland Drive in Fort Pierce, Florida.

**SITE CHARACTERISTICS & PROJECT HISTORY**

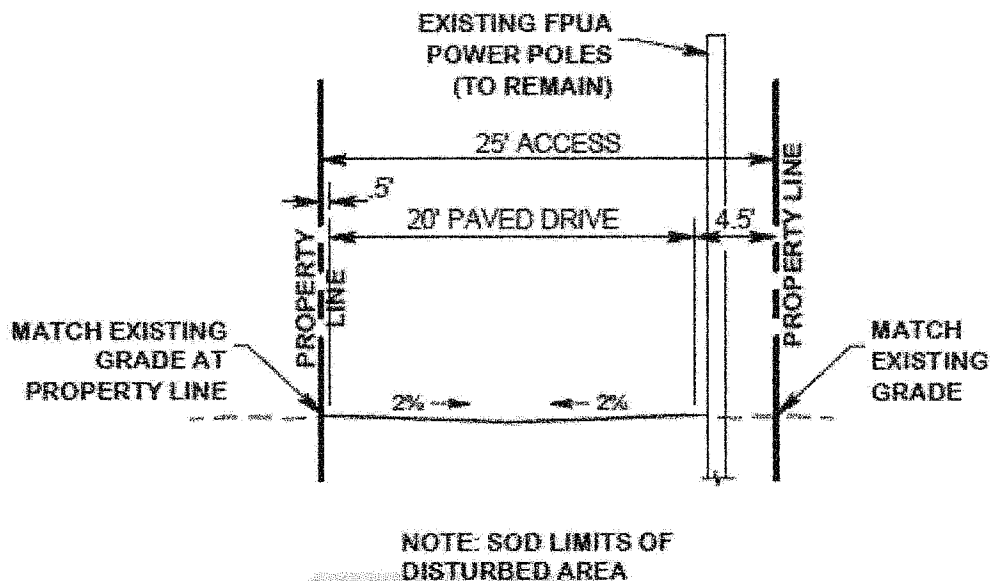
The subject property is comprised of 2.76 +/- acres and is located on the east side of US Highway # 1, just north of Dixieland Drive. The property address is 3306 South 7<sup>th</sup> Street, Fort Pierce, FL 34982. It can be identified by parcel ID number 2427-601-0040-000-4. The project currently has a Future Land Use designation of General Commercial (GC) and a Zoning designation of General Commercial (C3).

The property is currently vacant. A similar variance request was previously approved by the Board of Adjustment on January 22, 2009 but has since expired. According to Section 22-108, a variance may be approved if the property reflects peculiar conditions specific to the property and not applicable in other lands. Access for the subject property is from US Highway 1. There is an existing dirt driveway which services the subject parcel along with the neighboring parcels. This access area is approximately 350' +/- in length and 25' wide. Along the north side of the access area, are power poles and access driveways to adjacent parcels.



Due to the limited width of the access area and the constraints with utility pole locations and existing driveway cuts within the same said area, the Petitioner is requesting a variance. This request includes a reduction to the driveway width from the required 24' for a two way roadway to a 20' wide two-way roadway along with a variance to alleviate the sidewalks and landscape and buffer requirements.

Please see the typical section of the proposed improvements within the 25' of property being used for access to this site.



Per section 22.61(B) (3), the minimum width for a two-way driveway is to be 24'. Due to the constraints on site, we are requesting a variance to allow for a 20' two way driveway.

Per section 22-187 (4), a 10' landscape buffer is required for all lots great than 10,000 sq. ft. Due to the unique nature of this site, the access is not large enough to accommodate this landscape buffer and driveway. We respectfully request a waiver to this requirement due to the constraints on this site.

The Petitioner intends to submit for Site Plan approval for a proposing a 2,500 sq. ft. office retail building with a 400 sq. ft. covered cutting area with associated parking upon approval of this variance application.

To the northeast of the subject property is a 7,600 sq. ft. warehouse building with a County Future Land Use of COM and an underlying zoning of IL. To the northwest of the subject property is a single family residential development with a County Future Land Use designation of RH and an underlying zoning of RM-11. To the east of the subject property are two (2) vacant commercial parcels, both located in St. Lucie County and have a COM with and is in the IL Zoning category. The access finger associated with the subject parcel separates the two parcels to the east of the subject site. To the south of the subject property lies a 1.23 vacant commercial property with a Future Land Use designation of General Commercial (GC) and a zoning designation of General Commercial (C3).

***Based on the above justification and attached information, the Petitioner respectfully requests approval of this request.***

\\MAINSERVER\Shared Files\Project Files\13-113 - Steve Cooper US 1 Prop\ADG Documents\Submittal Documents\Justification Statement\2015-04-16\_Justification\_Statement.docx



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

COMPREHENSIVE PLANNING • DEVELOPMENT REVIEW  
HISTORIC PRESERVATION • URBAN DESIGN • URBAN FORESTRY • ZONING

### VARIANCE

Property address or Location 3306 South 7th Street Fort Pierce FL 34982  
Parcel ID #(s) 2427-601-0040-000-4  
Project description Haravilla Gardens S/D - Unit Three - Lot 174 - Less 5 100 FT  
AND LESS 5 100 FT OF N 100.28 FT AND LESS 5 75 FT OF N 200.28 FT  
OF 6 600 FT AND LESS 45+1 R/W AND LESS W. 100 FT. (OR 3624-1094)  
URIEL MOREIRA, JR. Brad Currie, Atlantic Design Group, Pres.  
Property Owner(s) 1102 SW Elm Grove Ct. Applicant/Representative, Title, Company 469 NW PRIMA VISTA BLVD.  
Street Address PALM CITY FL 34990 Street Address PORT ST. LUCIE FL 34983  
City 561-601-1742 State Zip 772-340-4990  
Phone Number um@aik.us Phone Number brad@atlanticdesigngroup.com  
Email Address Email Address

**Property Owner(s) Acknowledgements:** - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.

Property Owner(s) Signature(s)

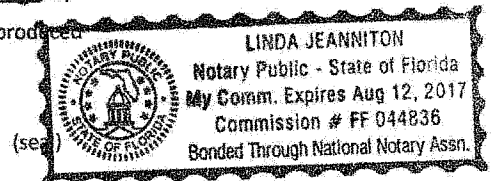
STATE OF Florida COUNTY St Lucie

The foregoing instrument was acknowledged before me this 14 day of April, 2015 by

Uriel Moreira Jr who is personally known to me or has produced

FL ID as identification.

Signature of Notary



**INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729**

#### TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation	
				Contributing	Individual
				Non-Contributing	None

Pre-Application Meeting Date \_\_\_\_\_

Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit # \_\_\_\_\_

Intake Planner \_\_\_\_\_

Planner Assigned \_\_\_\_\_

Approved By \_\_\_\_\_ Date \_\_\_\_\_

Comments \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Intake Date Stamp

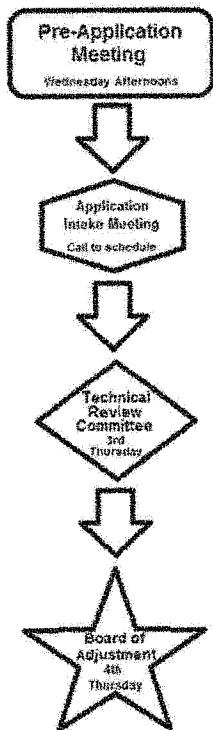


# VARIANCE

Submit eight (8) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ☒ Site plan, to scale, including all relevant improvements:
  - ☐ Existing & proposed structures
  - ☐ Landscaping & parking,
  - ☐ Fencing, signs, etc.
- ☐ As-built Survey
- ☐ Criteria Narrative
- ☐ Complete, notarized application

## Application Outlook



Description of request: \_\_\_\_\_

Variance to 10' landscape buffer, sidewalk requirements and driveway width

Reason for request: Access to site is limited to 25'.

Existing Use : Vacant Date Property was Purchased: 04/02/2014

Alterations made to the site since purchase: N/A

Has a request for this variance been denied in the past? ☐ Yes ☒ No

If yes, what has changed since the denial? \_\_\_\_\_

## Criteria:

In order to determine whether your request for Variance meets all the criteria in Section 22-108 of the City Code, please answer the following questions. Please provide answers of questions on separate pages:

1. Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.
2. Does special conditions or circumstances result from actions other than that of yours? Please explain
3. Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.
4. What is the minimum variance that would give the reasonable use of the land, building, or structure?
5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare:

1. Describe those conditions peculiar to the specific property and not applicable to other lands, structure, or buildings in the same zoning district.

*The frontage on US-1 for the access driveway is only 25 feet wide. We are proposing a 20 foot-two lane driveway as there are FPUA power poles on the north side of this property making the construction of a 24 foot-two lane driveway difficult. (Sec 22-61 B-2 and Sec 22-16 B-3).*

2. Does special conditions or circumstances result from actions other than that of yours? Please explain.

*No*

3. Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.

*From Sec 22-61 B-2 and Section 22-61 B-3 of the zoning code, a 25 foot of private driveway does not have enough space for a landscaping buffer or sidewalks. We would not be able to access our property.*

4. What is the minimum variance that would give the reasonable use of the land, building or structure?

*The use of the 25 foot for a private drive as outlined in the attached site plan.*

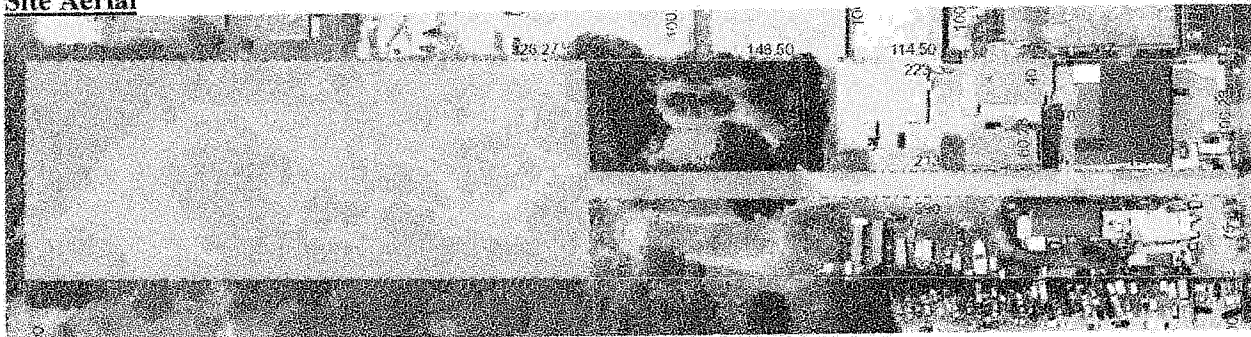
5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare.

*This variance request does not impair the intent of the zoning ordinance because we would be creating access improvements for use by adjacent land owners. There is no detriment to the general public welfare.*

#### **Traffic Statement**

The proposed kitchen and granite retail use most closely applies to ITE Land Use Code 812 (Building Materials and Lumber Store). The proposed project consists of a 2,900 sq. ft. retail use (2,500 sq. ft. office/sales and 400 sq. ft. of associated manufacturing). Using the published rates, the anticipated ADT (Average Daily Trips) for this project will be 116 trips (58 trips inbound/58 trips outbound) and the PM Peak Trips is anticipated to be 12 trips (5 trips inbound/7 trips outbound).

#### **Site Aerial**







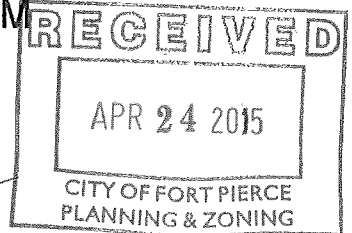


# CITY OF FORT PIERCE

## DEPARTMENT OF ENGINEERING

Roadway Design, Engineering Reviews, Stormwater Utility Management,  
Project Management, Traffic Control and Maintenance

### INTEROFFICE MEMORANDUM



**TO:** Kori Benton, Historic Preservation Officer

**FROM:** John R. Andrews, P.E., City Engineer

**DATE:** April 24, 2015

**PROJECT:** A1 Kitchen Remodeling Driveway Variance  
3306 South 7<sup>th</sup> Street  
TRC No. 15-12000004

**cc:**

**Attachment(s):** None

This is to advise you that we have completed the review of the following documents as received by this office on April 16, 2015:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Application for Variance                              | <input type="checkbox"/> P/D Drawings & Approved Site Plan                       |
| <input type="checkbox"/> Test Reports & Related Documents                                 | <input type="checkbox"/> Certificate of Completion                               |
| <input type="checkbox"/> Record Drawings  | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies |  |

Based on our reviews and appropriate site final inspection, we ☒ Recommend; ☐ Do Not Recommend

- ☒ Approval of Variance      ☐ Building Permit      ☐ C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- ☐ See attached for engineering comments

JRA/tst



**Variance** – A1 Kitchen Remodeling – 3306 S. 7th Street – (Kori Benton)

- Water/Wastewater Engineering: Approved



## **Variance – A1 Kitchen Remodeling – 3306 S. 7th Street –**

### **Electric:**

#### **Approved:**

The request to reduce the required driveway from 24' to 20' is supported by this department. The existing 25' wide access will include a 20' paved two way driveway, offset from the south property line 1' and 4' off the north property line. The north 4' offset allows the existing overhead poles and lines to remain. The applicant has agreed to provide a utility easement for the continued use of FPUA facilities, including power service to the applicant's property.

If the variance to reduce the required driveway width from 24' to 20' is not granted, then the 25' wide access will have no room left over for the continued FPUA overhead use. Even if the overhead power poles and lines are placed underground (at great expense to FPUA), there would be required transformer pads, which will not fit in the 0.5' leftover open space and FPUA would need to obtain easements from the adjacent property owners for their placement.

Regarding the variance request to eliminate the 10' landscape buffers is supported as well. The existing property width of 25', with a 20' paved driveway, leaves only 1' on the south perimeter and 4' on the north. This is barely enough room to maintain our power facilities along the north perimeter. FPUA would prefer to have the 4' clear of landscaping and trees that may conflict with the utility.

If the pole located close to drive entrance is a concern FPUA would be willing to relocate the pole and guy wires farther to the west to increase the turn radius of south bound traffic turning into the site.

For the above reasons, FPUA supports the variance request to reduce the driveway to 20' and eliminate the 10' landscape buffer requirement to this unique property. If you or your staff have any questions, comments of concerns regarding this letter of support, please feel free to contact us for further discussion.



# St. Lucie County

A1 Kitchen Remodeling  
US Highway 1  
Petition for Variance  
St Lucie County Public Works/Engineering Comments  
April 20, 2015

1. St. Lucie County Public Works/Engineering has no objection to the proposed variance.
2. It is noted that within the project narrative the subject parcel is indicated as being located east of US 1. This is not correct the parcel is located west of US 1.

Ron Harris  
County Surveyor  
772 462-1721



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW  
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

May 20, 2015

Brad Currie, AICP  
469 NW Prima Vista Blvd.  
Port St. Lucie, FL 34983

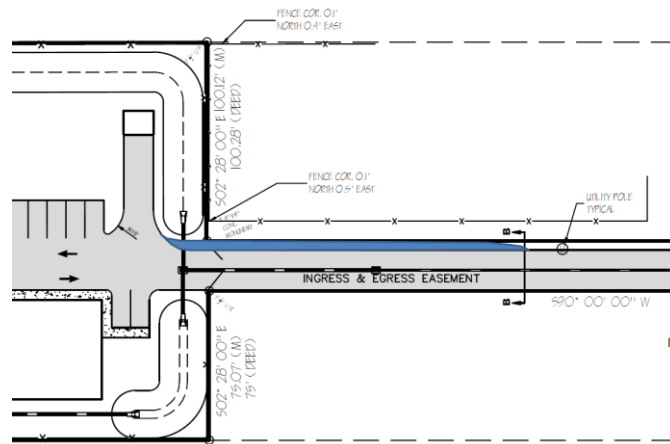
**Re: Technical Review Comments- Planning Department**  
**A1 Kitchen Remodeling**  
**3306 S 7<sup>th</sup> Street**

Dear Mr. Currie,

The following are advisory comments from the Planning Department's review of your application for Variance:

### Project inquiries:

- 1) Has the property owner explored the costs/assessments to place the existing electric utility lines underground?
- 2) Is a legally established ingress/egress easement in place for access for the abutting properties?
- 3) Has the property owner explored the costs/assessments to relocate or place the existing electric utility lines underground, to accommodate a wider (24ft) drive aisle?
- 4) Are utility easements recorded for the established FPUA overhead utility poles?
- 5) Has a turn analysis been conducted for access to/from the site from US Highway 1?
- 6) Is their opposition to widening the drive aisle to 24 ft., as the aisle extends west of the last utility pole, as noted below?



7) Has the property owner engaged in discussion with the owner of the site to the south about consolidating means of ingress/egress, based upon the past storage of vehicles for sale within the established driveway, as noted below?



### Technical Comments:

1) Pursuant to City Code Section 22-61. - Access control. (b) (2) c. The distance to property lines from driveways will be one-half ( $\frac{1}{2}$ ) the distances of two-way driveway spacing by roadway class included under b. (below)

	Minimum Driveway Spacing (Feet)	
Arterial	Collector	Local
<u>150</u>	<u>100</u>	50

The presented driveway spacing must be approved by the City Engineer and FDOT.

2. Sidewalk Payment In-lieu is required for the subject project, pursuant to City Code Section 22-62.

3. The proposed driveway plan should feature paved connections to abutting properties. Furthermore, based upon the anticipated delivery trucks accessing the site, it is recommended to expand the width of the access aisle towards US Highway 1 to assist with clearing turning vehicles from US 1. Both notes are presented below:






4. Please advise if any protected trees will be affected by the presented plan. If so, please provide further detail of the mitigation plan considered.

#### Notes:

Many commercially utilized alleyways in the City of Fort Pierce are a mere 20ft in width; however most remain unused or are topic of constant concern due to the constricted function. The primary focus of concern is the width of the apron and access towards US Highway 1. The proposed plan may seek to incorporate a type of "caution" sign to acknowledge the reduced driveway width to users.

If deemed necessary, please provide a written response to each comment in order to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3739 or by e-mail: [kbenton@city-ftpierce.com](mailto:kbenton@city-ftpierce.com).

Sincerely,

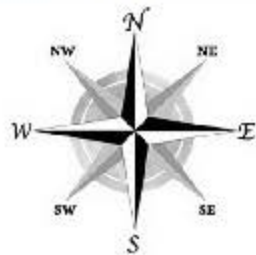
A handwritten signature in blue ink, appearing to read 'K. Benton', with a stylized flourish extending to the right.

Kori Benton





# 3306 S 7th Street Site Aerial







# 3306 S 7th Street

## Zoning Map



