



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

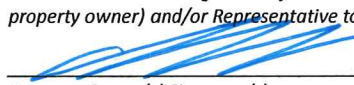
# VARIANCE

Property address or Location 4771 S. US Highway 1 Fort Pierce, FL 34982  
 Parcel ID #(s) 3403-502-0027-010-5  
 Project description New Monument Signage

Michael A. Grieco, Jr. / Domenic Grieco / Robert Grieco  
**Property Owner(s)**  
4771 S US Highway 1  
 Street Address  
 Fort Pierce FL 34982  
 City State Zip  
772-489-4646  
 Phone Number  
noneal@metromotorgroup.com  
 Email Address

Michael A. Grieco, Jr. / Domenic Grieco / Robert Grieco  
**Applicant/Representative, Title, Company**  
4771 S US Highway 1  
 Street Address  
 Fort Pierce FL 34982  
 City State Zip  
772-489-4646  
 Phone Number  
noneal@metromotorgroup.com  
 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 -- COUNTY

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ who is personally known to me or has produced \_\_\_\_\_ as identification.

Signature of Notary

(seal)

**INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3739**

**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**

**Pre-Application Meeting**  
Wednesday Afternoons



**Application Intake Meeting**  
Call to schedule



**Technical Review Committee**  
3rd Thursday



**Board of Adjustment**  
4th Thursday

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

Reason for request: \_\_\_\_\_

Existing Use : \_\_\_\_\_ Date Property was Purchased: \_\_\_\_\_

Alterations made to the site since purchase: \_\_\_\_\_

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:

Site Address: 4771 S US HWY 1  
Sec/Town/Range: 03/36S/40E  
Map ID: 34/03N  
Zoning: C3

Parcel ID: 3403-502-0027-010-5  
Account #: 144228  
Use Type: AUTO SALS  
Jurisdiction: Fort Pierce

**Ownership**

MDR Motors LLC  
4771 S US Hwy 1  
Fort Pierce, FL 34982

**Legal Description**

WHITE CITY S/D 03 36 40 LOT 11-LESS N 225 FT AND LESS  
S 63 FT OF E 330 FT AND LESS US1- (4.58 AC) (OR 3578-  
2164)

**Current Values**

Just/Market Value: \$5,140,400  
Assessed Value: \$5,140,400  
Exemptions: \$0  
Taxable Value: \$5,140,400  
Taxes for this parcel: SLC Tax Collector's Office



**Total Areas**

Finished/Under Air (SF): 25,492  
Land Size (acres): 4.57  
Land Size (SF): 199,134

*This information is believed to be correct at this time but it is subject to change and is not warranted.*

© Copyright 2014 Saint Lucie County Property Appraiser.