

## **BOARD OF ADJUSTMENT AGENDA**

Board of Adjustment Regular Meeting - Thursday, March 26, 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. Minutes of the January 22, 2015 meeting
7. **NEW BUSINESS**
  - a. Special Exception - Onachila Residence - 61 Southpointe Drive
  - b. Variance - Onachila Residence - 61 Southpointe Drive
  - c. Variance - Treasure Coast Jaguar & Land Rover – 4801 S US Highway 1
  - d. Variance - Treasure Coast Jaguar & Land Rover - 4771 S US Highway 1
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: 03/26/2015

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Information

REQUESTED ACTION

Minutes of the January 22, 2015 meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

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Attachments

Board of Adjustment Minutes 1/22/15

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**Form Review**

Form Started By: Alicia Rosenthal

Started On: 03/02/2015 12:11 PM

Final Approval Date: 03/02/2015

# 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, **JANUARY 22, 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: Joyce Calvert; Clem Benton, Jr; James Crist; Bennie Clark; BJ Beavin; Chairman Bret McCain

Absent: William Nunn

Staff Present: Rebecca Grohall, AICP, Planning Manager  
Clarissa Davis, Planner  
Alicia Rosenthal, Administrative Assistant

Attendees: Steve McCain, Assistant City Attorney

**4. CONSIDERATION OF ABSENCES**

Motion was made by Clem Benton, Jr, and seconded by Bennie Clark to excuse Mr. Nunn.

AYE: Joyce Calvert, Clem Benton, Jr, James Crist, Bennie Clark, Chairman Bret McCain  
Passed

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

All regular members were present.

**6. APPROVAL OF MINUTES**

a. September 25, 2014 meeting

Motion was made by Bennie Clark, and seconded by Clem Benton, Jr to approve the September 26, 2014 minutes.

AYE: Joyce Calvert, Clem Benton, Jr, James Crist, Bennie Clark, Chairman Bret McCain

Passed

## 7. NEW BUSINESS

### a. Variance - Orkin, LLC - 3231 S US Hwy 1

Ms. Davis gave an overview of the application. Gary Rogers, Applicant, and David Latham, Representative from Geosyntec Consultants, answered questions from the Board. Board discussion ensued.

Motion was made by James Crist, and seconded by Bennie Clark to approve the Variance with the following conditions:

1. Payment in-lieu-of for the sidewalk implementation is submitted at time of Building permit submittal.
2. Applicant submits Unity of Title prior to Certificate of Completion.

AYE: Joyce Calvert, Clem Benton, Jr, James Crist, Bennie Clark, Chairman Bret McCain  
Passed

### b. Appeal - State Farmer's Market - 3503 S US Hwy 1

Ms. Davis gave an overview of the appeal. The following people spoke on behalf of the State Farmer's Market and answered questions from the Board.

Craig Crist, Florida Department of Agriculture  
John Baer, Architect, CPH Engineers  
Mike Brown, Senior Market Manager, Fort Pierce State Farmer's Market  
Gerard Hennis and Joseph Short, Hennis Construction  
Marcia Baker, Fort Pierce citizen

Board discussion ensued. Ms. Grohall responded to Board questions and provided additional information. Mr. McCain clarified the different types of motions that could be given.

Motion was made by Bennie Clark and seconded by Clem Benton, Jr. to reverse staff's recommendation.

AYE: Clem Benton, Jr., Bennie Clark, Chairman Bret Mc Cain  
NAY: James Crist, Joyce Calvert  
Failed

Motion was made by James Crist, and seconded by Bennie Clark to reconsider the motion.

AYE: James Crist, Bennie Clark, Joyce Calvert, Clem Benton, Jr, Chairman Bret McCain  
Passed

Motion was made by James Crist, and seconded by Bennie Clark to forward the application back to the Planning Board for proper review and recommendation to City Commission.

AYE: Bennie Clark, Clem Benton, Jr, James Crist, Chairman Bret McCain  
NAY: Joyce Calvert  
Passed

## 8. DISCUSSION / OTHER BUSINESS

**9. ADJOURNMENT**

## Planning Board of Adjustment

Meeting Date: 03/26/2015

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### Information

#### REQUESTED ACTION

Special Exception - Onachila Residence - 61 Southpointe Drive

#### LOCATION

61 Southpointe Drive

#### RESPONSIBLE STAFF

Kori Benton, Historic Preservation Officer

#### RECOMMENDATION

Approval with Conditions

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### Attachments

[Staff Report](#)

[Site Aerial](#)

[Application](#)

[Proposed Plans](#)

[Supplementary Exhibits](#)

[Southpointe Subdivision](#)

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### Form Review

Form Started By: Kori Benton

Started On: 03/19/2015 03:26 PM

Final Approval Date: 03/19/2015



# 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, Historic Preservation Officer

**RE:** **Application for Special Exception - Addition to a Non-Conforming Structure  
Onachila Residence  
61 Southpointe Drive**

**DATE:** March 19<sup>th</sup>, 2015

### STAFF REPORT

**Owners/Applicants:** Carl & Cynthia Onachila  
61 Southpointe Dr  
Fort Pierce, FL 34949-9134

**Requested Action:** Approval of a Special Exception to expand a nonconforming structure by 160 sq. ft, to construct a covered porch.

**Location:** 61 Southpointe Drive

**Parcel ID:** 2507-713-0010-000-4

**Zoning:** R-4A, Hutchinson Island Medium Density Residential

**Surrounding Zoning:**

North	East	South	West
R-4A	R-4A	R-4A	R-4A

**Future Land Use:** Hutchinson Island Residential (HIR)

**Parcel Size:** .14 acres / 6,000 sq. ft.

**Construction Date:** 2002

**Structure Size:** Finished/Under Air Area: 1,967 sq. ft.  
Gross Total Area: 2,443 sq. ft.

**Existing Lot Coverage:** 40.72%

**Proposed Lot Coverage:** 43.38%

**Staff Analysis:**

The subject site is a 6,000 sq. ft. lot in the Southpointe Subdivision, within Ocean Village. The existing 2,443 sq. ft. single-family home on-site was constructed in 2002. The home consists of 1,967 sq. ft. of finished area under air, a 440 sq. ft. attached garage, and a 36 sq. ft. open-air front porch. The gross total building area equates to a lot area coverage of 40.72%, presently. City Code Section 22-27.1(b)(3)a., mandates that single-family home structures, within the R-4A zone, shall not cover more than forty (40) per cent of the lot area. The existing structure exceeds the allowable lot area coverage for single family homes in the R-4A zoning district, classifying this structure as non-conforming.

The applicants purchased the property in October 2014, in its existing state, unaware of the non-conformity. The applicants are proposing the rear addition of a covered screen room, with the intent to enhance the rear of the existing single-family home, and provide outdoor seating centered upon views of the abutting golf course. The proposed addition is 160 sq. ft. in size, featuring an impervious roof, white aluminum frame, and screen panels to protect the interior space from weather and bug intrusion.

The requested addition to the structure necessitates the review and approval of a Special Exception, and Variance, based on the structure failing to meet the allowable lot area coverage for single family homes in the R-4A zoning district, in addition to the proposed increase in lot coverage to approximately 43.38%.

The addition, as presented, will further violate the established lot area restrictions noted, however the enlargement will not adversely affect traffic flow, safety and control, pedestrian safety and convenience or visibility at any street intersections, drives, rights-of-way, curb cuts or crosswalks. The proposed addition will meet the yard (setback) and height standards of the district, however the Board of Adjustment must consider authorizing a Variance, concurrent to the subject request, based upon the increase in lot coverage requested above the requirement. The proposed site plan and conceptual design are provided for review.

**Planning Board Recommendation:**

The Planning Board, at their March 10<sup>th</sup>, 2015 meeting, reviewed and voted 9-1 to forward a recommendation of approval to the Board of Adjustment with the condition that the proposed porch addition does not feature a roof impervious to weather, such as a complete screen enclosure, as to not further exceed the allowable lot coverage.

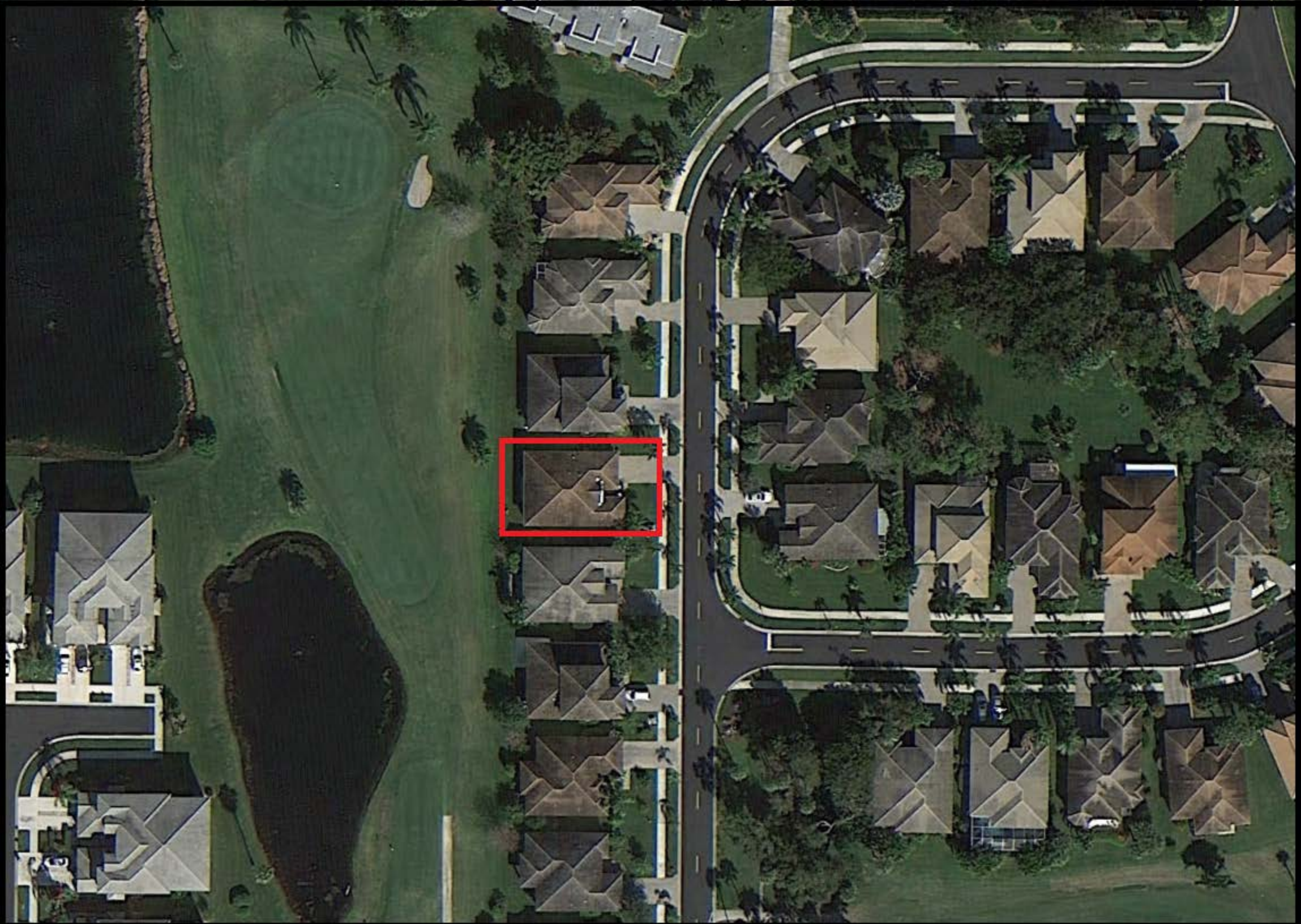
The dissenting member expressed concerns regarding the limitation of the proposed condition of approval.

**Property Owner Response Summary:**

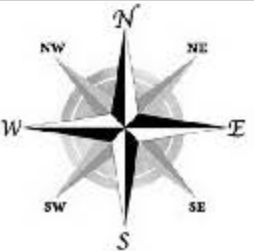
A total of 7 notifications were mailed to abutting property owners. As of March 19, 2015, 3 responses have been received. The collected responses approved of the applicant's request. An updated recording of responses will be provided to the Board at the hearing.

**Staff Recommendation:**

The proposed Special Exception meets the criteria specified in Section 22.102.1 of the City Code; with the acknowledgement that the addition, as proposed, will further violate the established lot area restrictions, therefore, Staff recommends that the Board of Adjustment approve the Special Exception with the condition that the proposed porch addition does not feature a roof impervious to weather, such as a complete screen enclosure, as to not further exceed the allowable lot coverage, or condition the approval of the Special Exception upon the approval of the concurrent request for Variance, submitted by the applicant.



# 61 Southpointe Drive Site Aerial

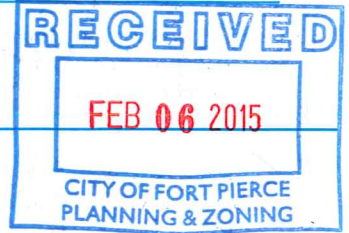




# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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



### Special Exception

Property address or Location 61 SOUTHPOINTE DR. FORT PIERCE, FL 34949 [OCEAN VILLAGE]

Parcel ID #(s) LOT 4, SOUTHPOINSE

Project description SCREEN PORCH ON THE BACK OF THE HOUSE

CYNTHIA M. ONACHILA  
CARL A. ONACHILA

Property Owner(s)

61 SOUTHPOINSE DR.

Street Address

FT. PIERCE, FL 34949

City State Zip

321-277-7864

Phone Number

CONACHILA@YAHOO.COM

Email Address

SAME AS OWNERS

Applicant/Representative, Title, Company

Street Address

City State Zip

Phone Number

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.*

[Signature] Cynthia M. Onachila  
Property Owner(s) Signature(s)

STATE OF FL COUNTY St. Lucie  
The foregoing instrument was acknowledged before me this 6 day of Feb., 20 15, by

Cynthia & Carl Onachila who is personally known to me or has produced  
Florida Driver's li as identification.

Katherine M. McClure  
Signature of Notary

(seal)



KATHERINE M. MCCLURE  
MY COMMISSION # EE 073539  
EXPIRES: May 29, 2015  
Bonded Thru Budget Notary Services

**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 \_\_\_\_\_

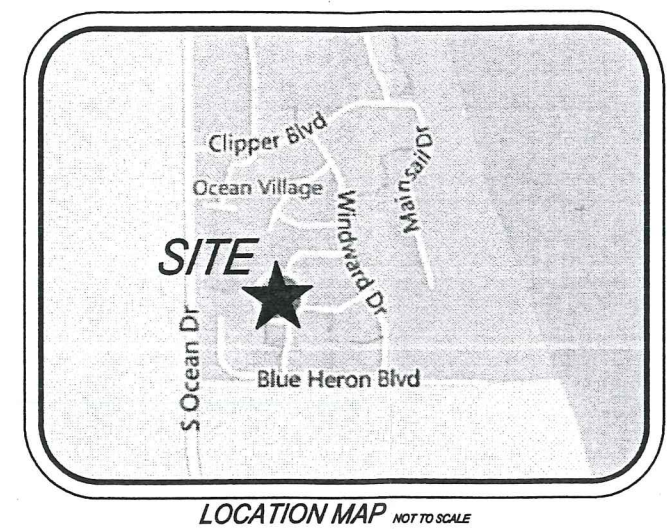
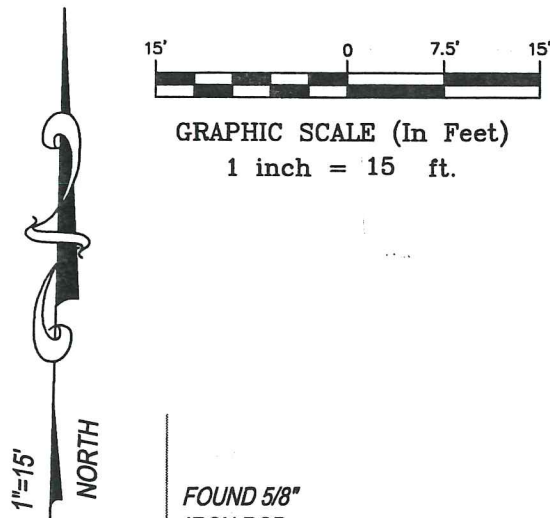
Approved By \_\_\_\_\_ Date \_\_\_\_\_

Comments \_\_\_\_\_

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



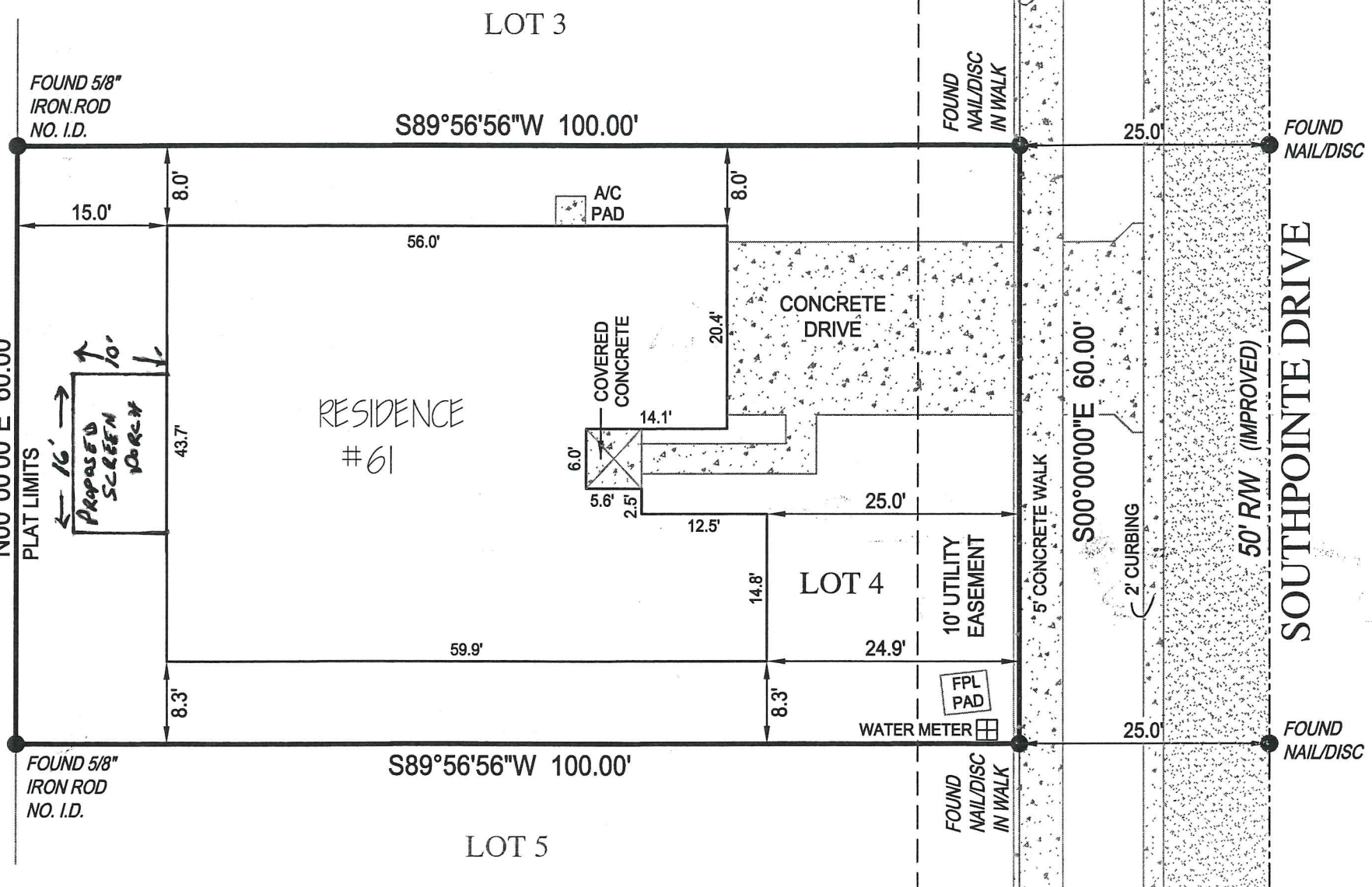
Intake Date Stamp



LOCATION MAP NOT TO SCALE

GOLF COURSE

(BEARING REFERENCE)  
N00°00'00"E 60.00'



LEGAL DESCRIPTION:

LOT 4, SOUTHPOINTE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 39, PAGE 7, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

FLOOD ZONE: AE  
COMMUNITY NUMBER: 120285  
PANEL: 12011C0183  
SUFFIX: J

ABBREVIATION DESCRIPTION:

A/C	AIR CONDITIONER
C/L	CENTERLINE
FPL	FLORIDA POWER & LIGHT
I.D.	IDENTIFICATION
LB	LICENSED BUSINESS
P.C.	POINT OF CURVATURE
PSM	PROFESSIONAL SURVEYOR MAPPER
R/W	RIGHT OF WAY

NOTES:

1. LEGAL DESCRIPTION PROVIDED BY CLIENT
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
5. THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST PROPERTY LINE, ASSUMED TO BEAR N00°00'00"E.

*Clyde O. McNeal*

**Clyde O. McNeal PSM #2883**  
THIS SURVEY IS NOT VALID WITHOUT  
THE SIGNATURE AND THE ORIGINAL RAISED SEAL  
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

BOUNDARY SURVEY OF  
61 SOUTHPOINTE DRIVE  
FORT PIERCE, FL 34949  
PREPARED FOR  
CARL AND CYNTHIA OMACHILA

Project C-12872	Sheet 1 of 1
Date 10-22-2014	
Scale 1" = 15'	

6250 N. MILITARY TRAIL, SUITE 102  
WEST PALM BEACH, FL 33407  
www.compassurveying.net

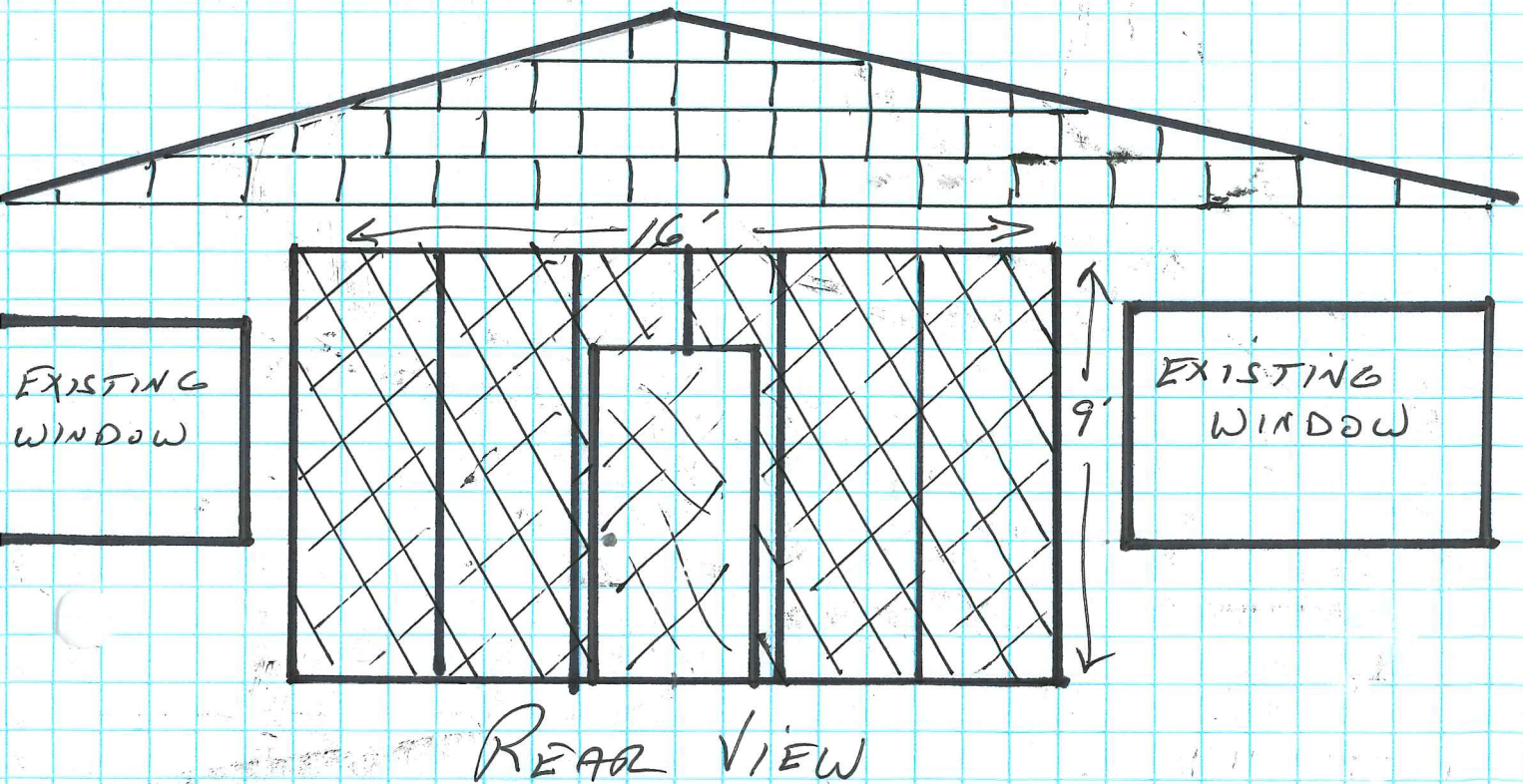
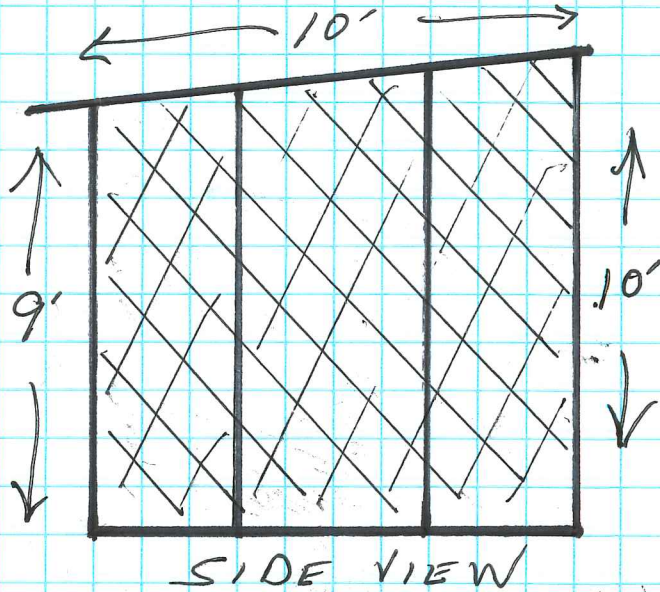
**COMPASS SURVEYING**

LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

CAR. A. & CYNTHIA M. ONACHILA  
61 SOUTHPONTE DR.

- PROPOSED SCREEN PORCH
- WHITE ALUMINUM FRAME
- NO SEE-UM SCREEN
- APPROXIMATE SIZE 16' x 10'

SCALE  $\frac{1}{4}" = 1'$



Applicant's Exhibits of Neighboring Structures

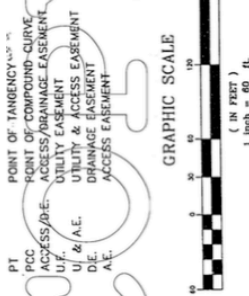


Applicant's Exhibits of Neighboring Structures



Applicant's Exhibits of Neighboring Structures



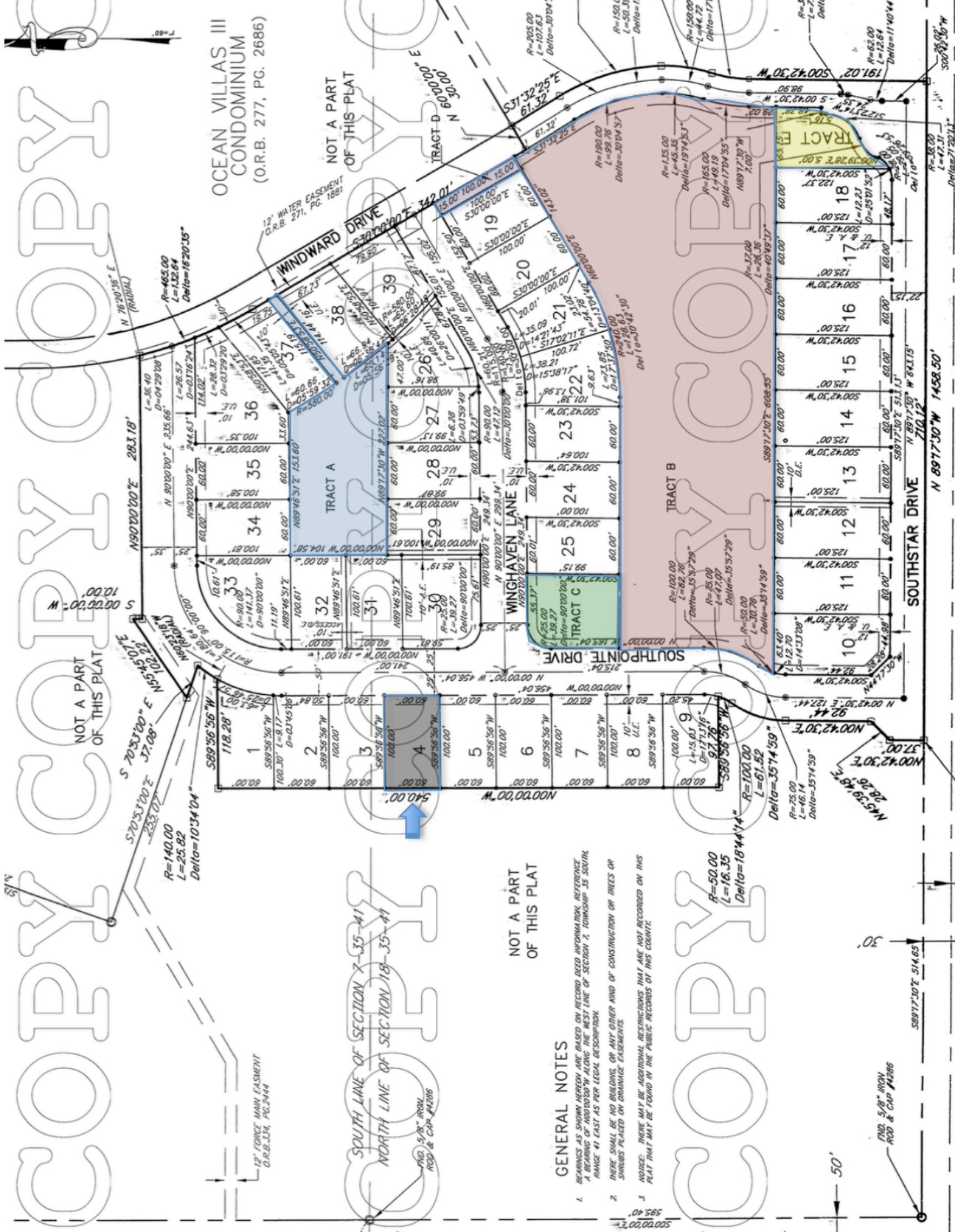


OCEAN VILLAS III  
CONDOMINIUM  
(O.R.B. 277, PG. 2686)

NOT A PART  
OF THIS PLAT

NOT A  
PART  
OF THIS  
PLAT

POINT OF BEGINNING



NOT A PART  
OF THIS PLAT

GENERAL NOTES

1. DIMENSIONS AS SHOWN HEREON ARE BASED ON RECORD DEED INFORMATION. REFERENCE A BEARING OF  $N00^{\circ}00'00''W$  ALONG THE WEST LINE OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 41 EAST AS PER LEGAL DESCRIPTION.
2. THERE SHALL BE NO BUILDING OR ANY OTHER KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON DRAINAGE EASEMENTS.
3. NOTES: THERE MAY BE ADDITIONAL RESERVATIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

STATE ROAD A - T  
WEST LINE OF SECTION 7

SOUTH LINE OF SECTION 7-35-41  
NORTH LINE OF SECTION 18-35-41

WEST LINE OF SECTION 18-35-41  
WEST LINE OF SECTION 7

POINT OF BEGINNING

## Planning Board of Adjustment

Meeting Date: 03/26/2015

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### Information

#### REQUESTED ACTION

Variance - Onachila Residence - 61 Southpointe Drive

#### LOCATION

61 Southpointe Dr.

#### RESPONSIBLE STAFF

Kori Benton, Historic Preservation Officer

#### RECOMMENDATION

Consider the request with regards to Section 22-108 of the City Code; Criteria for Granting Variances.

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### Attachments

[Staff Report](#)

[Site Aerial](#)

[Application for Variance](#)

[Responses to Criteria for Granting Variances](#)

[Proposed Plans](#)

[Supplementary Exhibits](#)

[Southpointe Subdivision with Common Areas Noted](#)

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### Form Review

Form Started By: Kori Benton

Started On: 03/19/2015 03:09 PM

Final Approval Date: 03/19/2015



# 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, Historic Preservation Officer

**RE:** **Variance -Exceed Allowable Lot Coverage  
 Onachila Residence  
 61 Southpointe Dr**

**DATE:** March 19<sup>th</sup>, 2015

### STAFF REPORT

**Owners/Applicants:** Carl & Cynthia Onachila  
 61 Southpointe Dr  
 Fort Pierce, FL 34949-9134

**Requested Action:** Approval of a variance to construct a single-family home which exceeds the permitted lot coverage by 3.382%, an increase from the allowable 40% to 43.38%, to construct a 160 sq. ft, covered porch addition to the structure.

**Location:** 61 Southpointe Drive

**Parcel ID:** 2507-713-0010-000-4

**Zoning:** R-4A, Hutchinson Island Medium Density Residential

**Surrounding Zoning:**

North	East	South	West
R-4A	R-4A	R-4A	R-4A

**Future Land Use:** Hutchinson Island Residential (HIR)

**Parcel Size:** .14 acres / 6,000 sq. ft.

**Construction Date:** 2002

**Structure Size:** Finished/Under Air Area: 1,967 sq. ft.  
 Gross Total Area: 2,443 sq. ft.

**Existing Lot Coverage:** 40.72%

**Proposed Lot Coverage:** 43.38%

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**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 Section 22-27.1(b)(3)a. of the City Code construct a single-family home which exceeds the permitted lot coverage by 3.382%, exceeding the allowable area by 203 sq. ft., an increase from the allowable 40% to 43.38%, to construct a 160 sq. ft., covered porch addition to the structure.

The subject site is a 6,000 sq. ft. lot in the Southpointe Subdivision, within Ocean Village. The existing 2,443 sq. ft. single-family home on-site was constructed in 2002. The home consists of 1,967 sq. ft. of finished area under air, a 440 sq. ft. attached garage, and a 36 sq. ft. open-air front porch. The gross total building area equates to a lot area coverage of 40.72%, presently. City Code Section 22-27.1(b)(3)a., mandates that single-family home structures, within the R-4A zone, shall not cover more than forty (40) per cent of the lot area.

The applicants purchased the property in October 2014, in its existing state, unaware of the non-conformity. The applicants are proposing the rear addition of a covered screen room, with the intent to enhance the rear of the existing single-family home, and provide outdoor seating centered upon views of the abutting golf course. The proposed addition is 160 sq. ft. in size, featuring an impervious roof, white aluminum frame, and screen panels to protect the interior space from weather and bug intrusion.

The requested addition to the structure necessitates the review and approval of a Special Exception, and the presented Variance, based on the structure failing to meet the allowable lot area coverage for single family homes in the R-4A zoning district, in addition to the proposed increase in lot coverage to approximately 43.38%.

The addition will exceed the lot area restrictions noted, however the enlargement will not violate the required yard (setback) and height standards of the district, the requested expansion requires the further authorization of a Special Exception by the Board of Adjustment to the subject request, based upon the expansion of the structure, which presently exceeds the allowable coverage of lot area. The proposed improvement plan and conceptual design are provided for review.

**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.

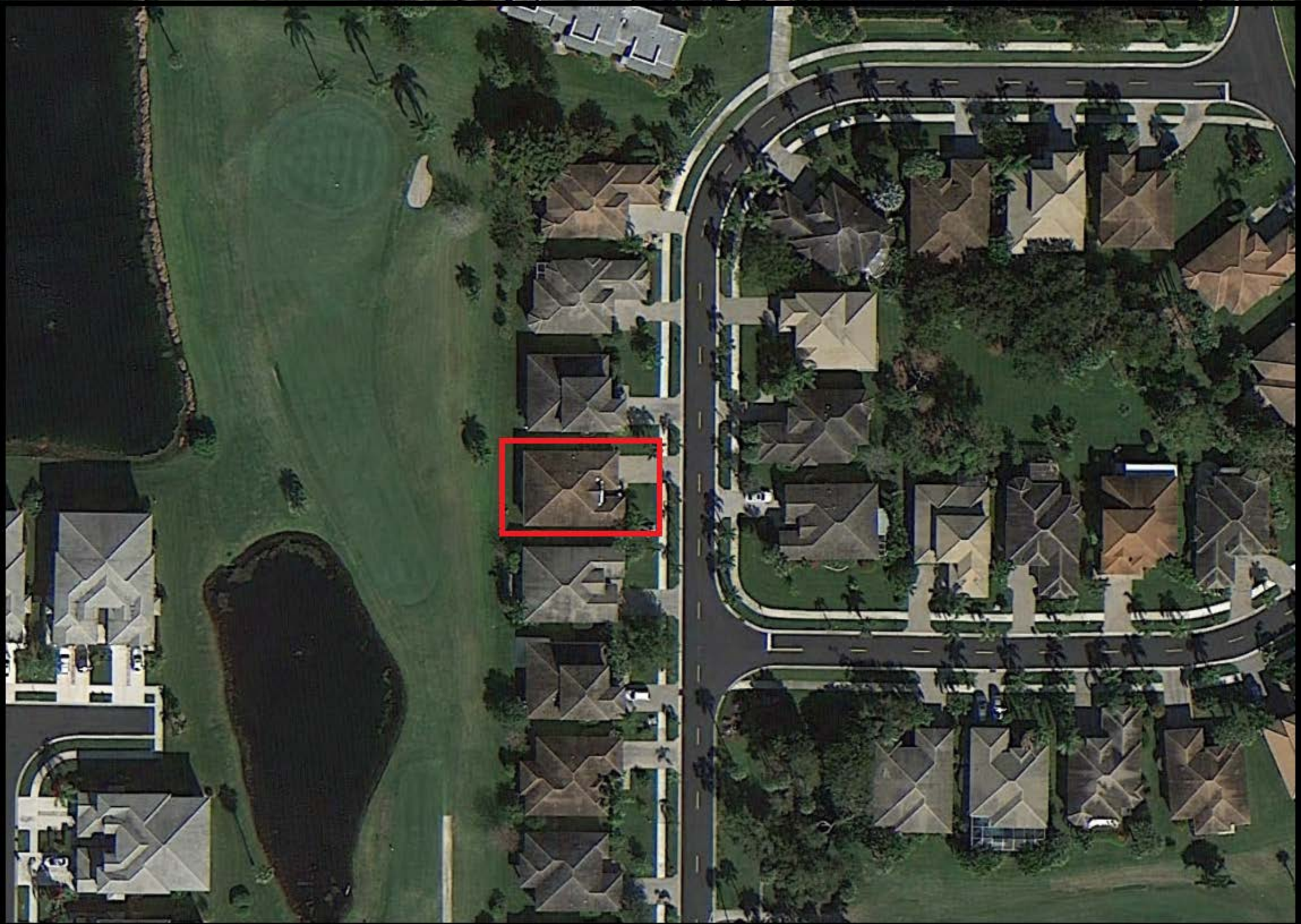
The applicant, in the attached application and supporting documents, cites various factors and explanation with regard to the above-referenced criteria.

**Property Owner Response Summary:**

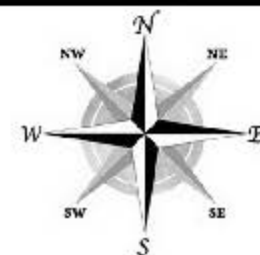
A total of 7 notifications were mailed to abutting property owners. As of March 19, 2015, 3 responses have been received. The collected responses approved of the applicant's request. An updated recording of responses will be provided to the Board at the hearing.

**Staff Comments:**

The characteristics associated with the presented lot, existing single-family home, and the applicant's application present factors for the Board of Adjustment to consider compliance with the criteria specified in Section 22-108 of the City Code, and act accordingly.



# 61 Southpointe Drive Site Aerial

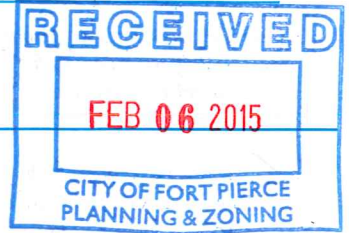




# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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



# VARIANCE

Property address or Location 61 SOUTHPOINTE DR. FORT PIERCE, FL. 34949 [OCEAN VILLAGE]

Parcel ID #(s) LOT 4, SOUTHPOINSE

Project description SCREEN PORCH ON THE BACK OF THE HOUSE

CYNTHIA M. ONACHILA  
CARL A. ONACHILA

Property Owner(s)

61 SOUTHPOINSE DR.

Street Address

FT. PIERCE, FL 34949

City State Zip

321-277-7864

Phone Number

CONACHILA@YAHOO.COM

Email Address

SAME AS OWNERS

Applicant/Representative, Title, Company

Street Address

City State Zip

Phone Number

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.*

Carl A. Onachila Cynthia M. Onachila  
Property Owner(s) Signature(s)

STATE OF FL

COUNTY St. Lucie

The foregoing instrument was acknowledged before me this 6 day of Feb., 20 15, by

Cynthia & Carl Onachila who is personally known to me or has produced  
Florida Driver's License as identification.

Katherine M. McClure  
Signature of Notary

(seal)



KATHERINE M. MCCLURE  
MY COMMISSION # EE 073539  
EXPIRES: May 29, 2015  
Bonded Thru Budget Notary Services

**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

N/A  
N/A

Description of request: INSTALL/ADD A 10'x16' SCREENED PORCH OFF THE BACK OF THE HOUSE

Reason for request: WE ARE ASKING FOR A VARIANCE INCREASE OF 2.7% TO ALLOW FOR THE SCREENED PORCH. EXISTING HOUSE [UNDER ROOF IS 40.7%]

Existing Use: BACKYARD Date Property was Purchased: 10/22/14

Alterations made to the site since purchase: NONE

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

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

### Application Outlook

**Pre-Application Meeting**  
Wednesday Afternoons



**Application Intake Meeting**  
Call to schedule



**Technical Review Committee**  
3rd Thursday



**Board of Adjustment**  
4th Thursday

### 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:

Carl A & Cynthia M Onachila  
61 Southpointe Dr., Ft Pierce, Fl. 34949  
Variance Request Criteria Questions 1-5

#1.) Conditions Peculiar to this property:

- Lot has a limited building area for improvement. Current under roof is 40.7% of the lot.
- Lot backs up to the 4<sup>th</sup> fairway of the Ocean Village Golf course.
- The screen porch would not impede the golf course or other structures.

#2.) Special conditions for this property:

- Lot has limited building area for improvements.
- 10% of this lot is reserved for utility easements and not usable for improvement.

#3.) Hardships ;

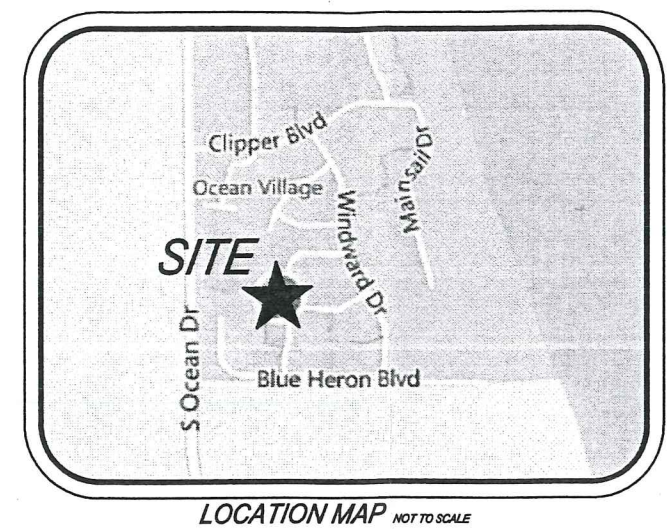
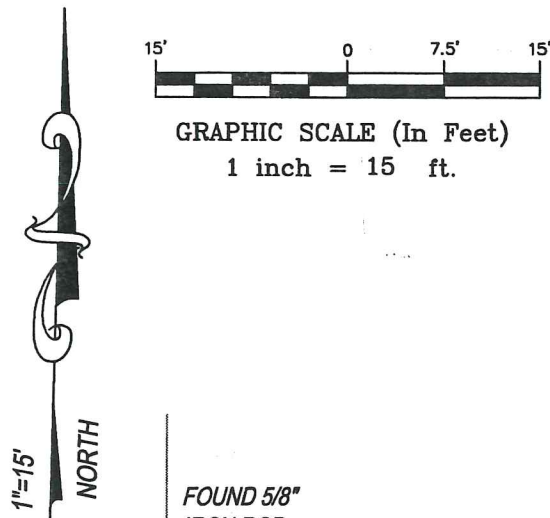
- Our inability for home improvements restricts our ability to enjoy our property. We would like to enjoy the protected/screened outdoors as many do in the Southpointe subdivision.

#4.) Minimum variance:

- The minimum variance to allow for the screened porch is 43.4%. An increase of 2.7% over the existing building coverage.

#5.)

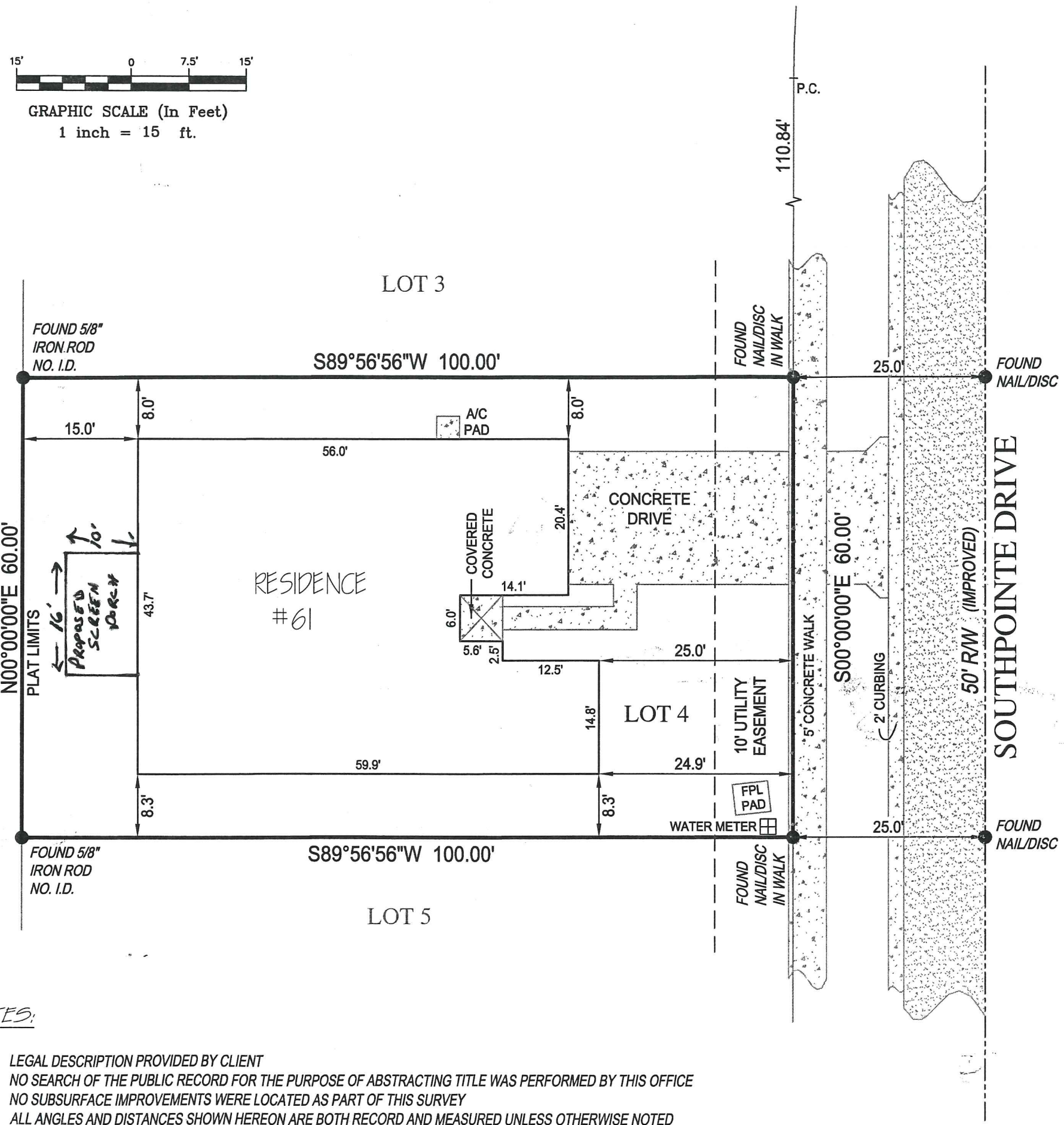
- The proposed screen porch structure will not impair the intent of the zoning ordinance.
- The structure will not impede any public walkways or right of ways and does not obstruct the play of golf nor interfere with neighbors' useful enjoyment of their properties.



LOCATION MAP NOT TO SCALE

GOLF COURSE

(BEARING REFERENCE)  
N00°00'00"E 60.00'



LEGAL DESCRIPTION:

LOT 4, SOUTHPOINTE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 39, PAGE 7, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

FLOOD ZONE: AE  
COMMUNITY NUMBER: 120285  
PANEL: 12011C0183  
SUFFIX: J

ABBREVIATION DESCRIPTION:

A/C	AIR CONDITIONER
C/L	CENTERLINE
FPL	FLORIDA POWER & LIGHT
I.D.	IDENTIFICATION
LB	LICENSED BUSINESS
P.C.	POINT OF CURVATURE
PSM	PROFESSIONAL SURVEYOR MAPPER
R/W	RIGHT OF WAY

NOTES:

1. LEGAL DESCRIPTION PROVIDED BY CLIENT
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
5. THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST PROPERTY LINE, ASSUMED TO BEAR N00°00'00"E.

*Clyde O. McNeal*  
**Clyde O. McNeal PSM #2883**  
THIS SURVEY IS NOT VALID WITHOUT  
THE SIGNATURE AND THE ORIGINAL RAISED SEAL  
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

BOUNDARY SURVEY OF  
61 SOUTHPOINTE DRIVE  
FORT PIERCE, FL 34949  
PREPARED FOR  
CARL AND CYNTHIA OMACHILA

Project C-12872	Sheet 1 of 1
Date 10-22-2014	
Scale 1" = 15'	

6250 N. MILITARY TRAIL, SUITE 102  
WEST PALM BEACH, FL 33407  
www.compassurveying.net

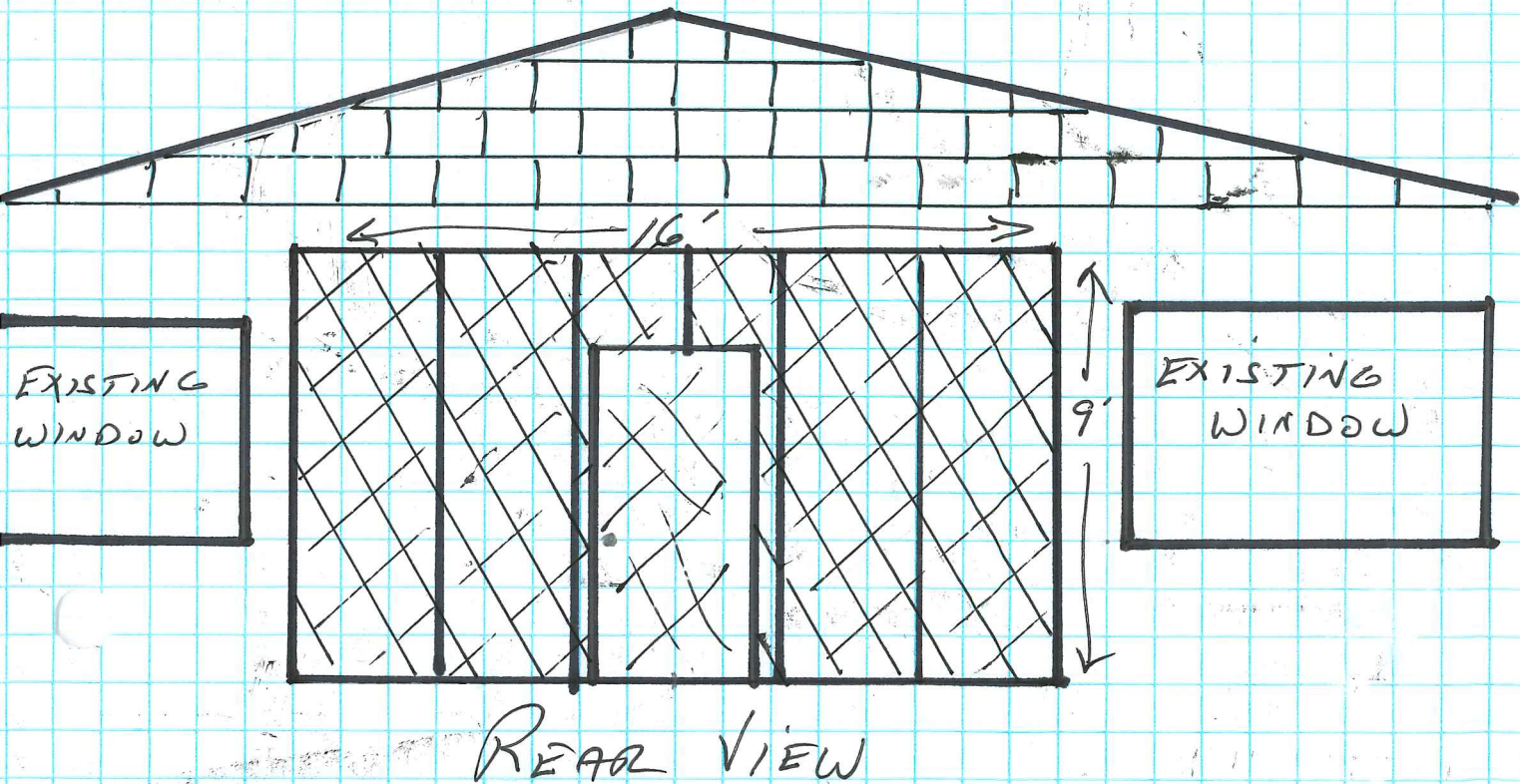
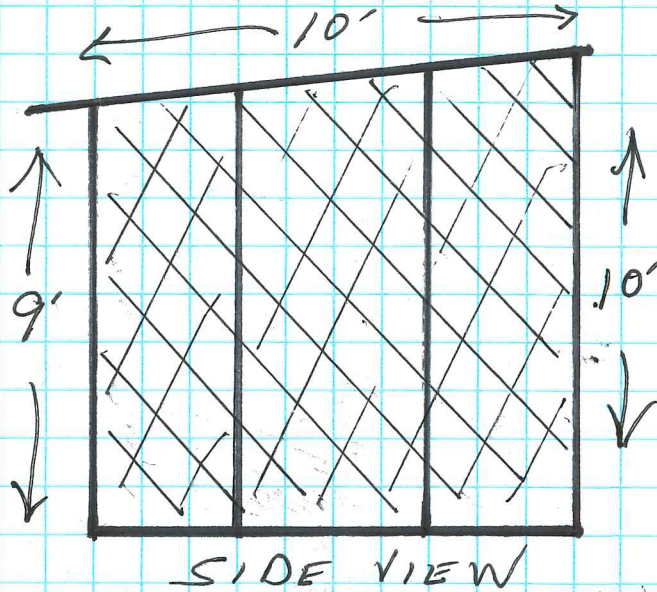
**COMPASS SURVEYING**

LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

CAR. A. & CYNTHIA M. ONACHILA  
61 SOUTHPONTE DR.

- PROPOSED SCREEN PORCH
- WHITE ALUMINUM FRAME
- NO SEE-UM SCREEN
- APPROXIMATE SIZE 16' x 10'

SCALE  $\frac{1}{4}" = 1'$



Applicant's Exhibits of Neighboring Structures



Applicant's Exhibits of Neighboring Structures



Applicant's Exhibits of Neighboring Structures





## Planning Board of Adjustment

Meeting Date: 03/26/2015

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### Information

#### REQUESTED ACTION

Variance - Treasure Coast Jaguar & Land Rover – 4801 S US Highway 1

#### LOCATION

4801 S US Highway 1

#### RESPONSIBLE STAFF

Kori Benton, Historic Preservation Officer

#### RECOMMENDATION

Approval

---

### Attachments

[Staff Report](#)

[Site Aerial](#)

[Application](#)

[Variance Criteria Responses](#)

[Sign Exhibit](#)

[Sign Location Plan](#)

[Sign Photo](#)

[Sign to be replaced](#)

[Street View of Existing Sign](#)

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### Form Review

Form Started By: Kori Benton

Started On: 03/19/2015 06:24 PM

Final Approval Date: 03/20/2015



# 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, Historic Preservation Officer

**RE:** **Variance – Exceed Allowable Sign Area & Height  
Treasure Coast Jaguar & Land Rover – Expanded Lot  
4801 S US Highway 1**

**DATE:** March 19<sup>th</sup>, 2015

### STAFF REPORT

**Owners/Applicants:** Michael, Dominic, & Robert Grieco  
4771 S. US Highway 1  
Fort Pierce, FL 34982

**Representative:** Bob Rice  
Flamingo Signs  
4444 SE Commerce Ave  
Stuart, FL 34997

**Requested Action:** Approval of a variance to deviate from City Code Sections 15-8. (5) a. 3.; to exceed the allowable sign area of an on-premise ground sign, and 15-6. (b) (3)a.; to exceed the allowable sign height. The application proposed the construction of an 84 sq. ft. sign, twenty (12) ft. in height, whereas the City Code allows a sign of 43.5 sq. ft. and 10 ft. in height for a property with 121.5 linear feet of frontage, and less than three (3) acres in size. The requested deviation exceeds the allowable sign area by 40.5 sq. ft. and two (2) ft. in height.

**Location:** 4801 S US Highway 1

**Parcel ID:** 3403-502-0028-000-9

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

**Surrounding Zoning:**

North	East	South	West
C-3	C-3	C-3	C-3

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

**Parcel Size:** .8 acres

---

## 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 City Code Sections 15-8. (5) a. 3.; to exceed the allowable sign area of an on-premise ground sign, and 15-6. (b) (3)a.; to exceed the allowable sign height.

The subject site located to the south of the primary dealership for Treasure Coast Jaguar & Land Rover. The site was the previous home to South Florida Aluminum Products, however it was purchased by the applicants in 2014. The site features a pre-existing, two part, pole sign with an approximate sign area of 115 sq. ft. (including the support pole), and height of twenty (20) feet.

The application proposes to relocate the existing monument sign from the primary dealership located at 4771 S US Highway 1, to the subject property. The existing sign is 84 sq. ft. in area and twelve (12) ft. in height. The subject site is .80 acres in size, and features 121.5 linear feet of frontage upon US Highway 1.

The City Code allows a sign of 43.5 sq. ft. and 10 ft. in height for the subject property, based upon the noted frontage and land area of less than three (3) acres. The requested deviation exceeds the allowable sign area by 40.5 sq. ft. and two (2) ft. in height, however the reduction of size in comparison to the existing sign is approximately 34 sq. ft. of area, and 8 ft. less in height.

## 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 applicants, in the attached application and supporting documents, cite various factors and explanation with regard to the above-referenced criteria. The concentration of the presented justification, as noted with the other variance request is centered upon the limited visibility of the dealership, based upon the configuration of the property, visual clutter along US Highway 1, as well as the width and vehicle travel speeds of US Highway 1. This variance request further cites the removal of a non-conforming sign, with a monument sign with a reduction in the current height and size, further meeting the design review guidelines as presented in Section 22-59 of the City Code.

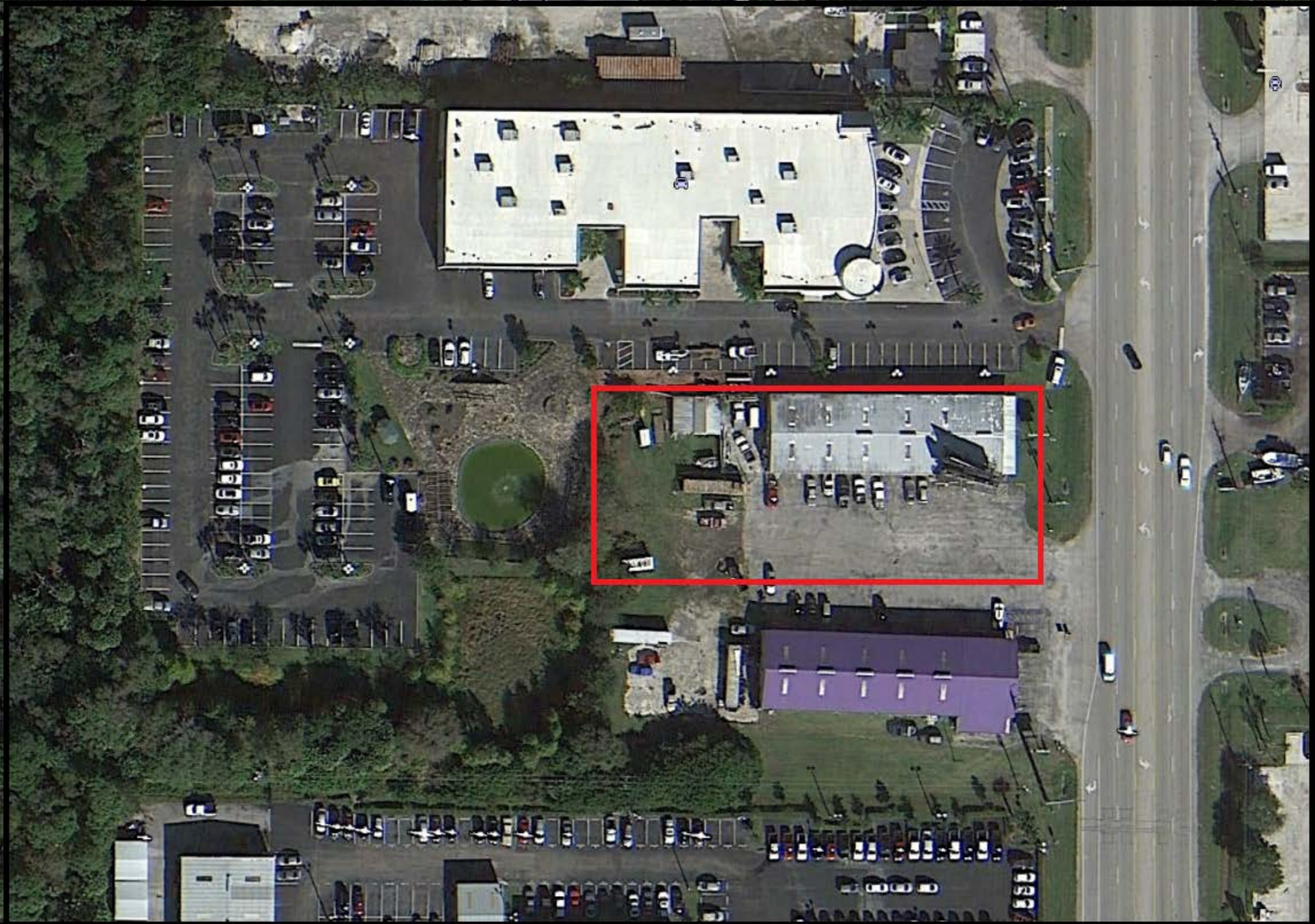
**Property Owner Response Summary:**

A total of 6 notifications were mailed to abutting property owners. As of March 19, 2015, 1 response has been received. The collected response approved of the applicant's request. An updated recording of responses will be provided to the Board at the hearing.

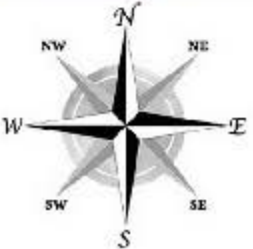
**Staff Comments:**

The characteristics associated with the presented site and existing non-conforming sign cited in the applicant's application present factors for the Board of Adjustment to consider validation with the criteria specified in Section 22-108 of the City Code, and act accordingly.

The recommendation of Staff, based upon the presented characteristics and special circumstances unique to the site, existing sign present on site, and the prospects of reuse of the established sign at the primary dealership, is to grant **approval** of the requested variance.



# 4801 S US Highway 1 Site Aerial





# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

# VARIANCE

Property address or Location 4801 S. US Highway 1 Fort Pierce, FL 34982  
Parcel ID #(s) 3403-502-0028-000-9  
Project description New Monument Signage

Michael A. Grieco, Jr. / Domenic Grieco / Robert Grieco  
**Property Owner(s)**  
4801 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**  
4801 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.

[Signatures]  
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

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

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

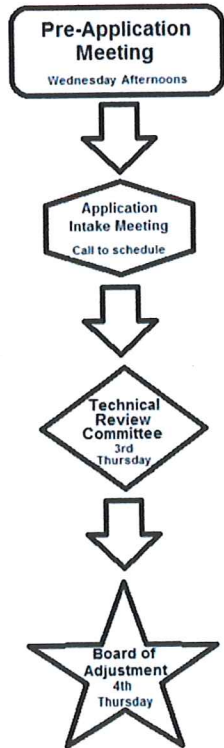
Existing Use : \_\_\_\_\_ Date Property was Purchased: \_\_\_\_\_

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? \_\_\_\_\_  
 \_\_\_\_\_

Application Outlook



**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: 4801 US Hwy 1  
 Sec/Town/Range: 03/36S/40E  
 Map ID: 34/03N  
 Zoning: C3

Parcel ID: 3403-502-0028-000-9  
 Account #: 38944  
 Use Type: STOR-1STR  
 Jurisdiction: Fort Pierce

### Ownership

MDR Motors LLC  
 2001 S Federal Hwy  
 Delray Beach, FL 33483

### Legal Description

WHITE CITY S/D 03 36 40 FROM SE COR OF NW 1/4 RUN NLY  
 ALG 1/4 SEC LI 1459.40 FT, TH WLY // WITHN LI LOT 20 330  
 FT, TH NLY // WITH AFORESD 1/4 LI 121.25 FT, THELY 330  
 FT TO SD 1/4 LI, TH SLY ALG SD 1/4 LI 121.60 FT TO POB-  
 LESS E 42 FT FOR RD R/W- BEING PART OF LOT 11 WHITE  
 CITY S/D AND PART OF "HATHAM" PROP AS SHOWN IN PB  
 1-23 (0.80 AC) (OR 3658-1293)

### Current Values

Just/Market Value:	\$345,700
Assessed Value:	\$345,700
Exemptions:	\$0
Taxable Value:	\$345,700
Taxes for this parcel: SLC Tax Collector's Office <input checked="" type="checkbox"/>	



### Total Areas

Finished/Under Air (SF):	7,500
Land Size (acres):	0.8
Land Size (SF):	34,848

*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.

## VARIANCE CRITERIA ANSWERS

1. SHOWN HERE IS AN AERIAL...THE FRONTAGE IN YELLOW ON U.S. ONE IS 309 FT HOWEVER YOU CAN SEE THE REAR FRONTAGE IS A MUCH LARGE 439 FT. THIS IS NEARLY 5 ACRES.
2. FP&L HAS RECENTLY INSTALLED NEW TALLER AND WIDER POWER POLES, U.S. 1 THAT NOW OBSTRUCT THE PRESENT 12 FT. MONUMENT SIGN. ALSO HIGHWAY U.S. ONE WAS WIDENED TO 6 PLUS LANES OF TRAFFIC WITH A DRIVING SPEED 45 MPH.
3. OTHER BUSINESSES LOCATED ON U.S. 1 NEAR TREASURE COAST MOTORS HAVE OF POLE & MONUMENT SIGNS OF 20 + FEET AND TALLER. ST. LUCIE COUNTY HAS A DIFFERENT SIGN CODE THAN OF FORT PIERCE FOR HIGHWAY U.S. ONE, AND PRESENTLY, THEY HAVE AND WILL... PERMIT SIGNAGE OF FREE STANDING & MONUMENT SIGNS UP TO 30 FEET TALL. \*\*\*
4. A 20 FT. MONUMENT SIGN WOULD LEND ITSELF TO BE THE PROPER SIZE FOR A BUSINESS ON U.S. ONE THIS AMOUNT OF FRONTAGE WITH NEARLY 5 ACRES. ALSO BOTH THE 15 & 20 FT MONUMENTS HAVE THE SAME SQ. FOOTAGE LESS THAN 12 FT. OF SIGNAGE
5. A LARGE NUMBER OF SIGNS...BOTH POLE SIGNS AND MONUMENT SIGNS ALONG U.S. ONE ARE 20 FEET AND MUCH TALLER. WE ARE ASKING THIS COMMITTEE TO GRANT A VARIANCE. AS WE WOULD REPLACE AN OLD AND UGLY 20 FT. TALL AND 14 FOOT WIDE NON-COMPLIANCE POLE SIGN, THAT ALSO HAS A CHANGEABLE COPY BOARD ....WITH A 7 FT. NARROW AND 12 FT. TALL MONOLITH. THAT HAS ARCHITECTURAL DESIGN THAT'S MORE VISUALLY APPEALING AND NOT OBTRUSIVE AS THE OLD POLE SIGN. THIS SIGN IS MORE LIKE A PIECE OF ART.

IN SUMMATION...IF GRANTED A VARIANCE FOR A NEW LARGER MONUMENT SIGN....TREASURE COAST JAGUAR – LAND ROVER DEALERSHIP WILL NOT ONLY WOULD REMOVE THE OLD NON-COMPLIANCE 20 FT. TALL SIGN, BUT REPLACE THE 45 YEAR OLD SOUTH FLORIDA ALUMINIUM CORRUGATED ALUMINIUM BUILDING WITH A BRAND NEW BUILDING. THIS WOULD NOT ONLY IMPROVE THE PROPERTY, BUT INCREASE THE TAX BASE FOR THE CITY OF FT. PIERCE.

GRECIO METRO MOTORS HAS INVESTED IN OVER 7 MILLION DOLLARS IN PROPERTRY IN FORT PIERCE AND PAYS ALMOST ¼ OF A MILLION DOLLARS IN TAXES IN ST. LUCIE COUNTY. THEY LIKE TO BE MORE INVOLVED WITH THE CITY'S STRUCTURAL BUILDING CODES. WE WOULD APPRECIATE THIS COMMITTEE PERMITTING A VARIANCE FOR NEW MONUMENT SIGN, AS WE WOULD ALSO LIKE TO SET A HIGH STANDARD IN BUILDING DESIGN CODES ON HOW A AUTO DEALERSHIP COULD AND SHOULD LOOK LIKE IN THE CITY OF FORT PIERCE.

**\*\*\*Here is a List of Businesses with 20 ft. signs or higher on US 1 within a mile. Across the street Grainer, Total Auto Care, Oil Change, ASAP Auto Center, Mercedes Benz, Hertz, Loudon Pools, Chevy Dealer has 3 over 30 ft. signs.....Burger King, Town Plaza, Walgreens, 7-11 Mobil, Advanced Auto Parts, Auto Zone, Badcock Furniture, Lexus, Buick, Bennett Auto and finally soon to be built sign for RCK Used Cars**



**Sign Allowance:**

- 43.5 sq. ft.
- 10 ft. in height

**Requested Sign Size:**

- 84 sq. ft. sign
- 12 ft. in height

**Proposed Ground Sign - 4801 S US Highway 1**

Requested to Replace Existing 22 ft. Pole Sign



**84" WIDE**

**7" LETTERS**

**38"**



**1**

**2**

**F**

**22" X 40"**

**36"**



**T**

**4.5" LETTERS**

**36"**



**T**

**A**

**L**

**7 FT X 12 FT**

**L**



**6 FT X 14 FT**

*South Florida*   
**ALUMINUM  
PRODUCTS**

BEAT THE RUSH  
STORM PANELS  
ON SALE  
**9" LETTERS**

**54" x 72"**

# Existing Sign



ALUMINUM  
PRODUCTS

SPRING SALE BY  
MOST KNOWN  
WOODS ACROSS  
MILLCREEK

U.S. 1

## Planning Board of Adjustment

Meeting Date: 03/26/2015

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### Information

#### REQUESTED ACTION

Variance - Treasure Coast Jaguar & Land Rover - 4771 S US Highway 1

#### LOCATION

4771 S US Highway 1

#### RESPONSIBLE STAFF

Kori Benton, Historic Preservation Officer

#### RECOMMENDATION

Approval with the maximum parameters of fifteen (15) feet in height, and 145 sq. ft. in sign area.

---

### Attachments

[Staff Report](#)

[Site Aerial](#)

[Application](#)

[Proposed Sign](#)

[Variance Criteria Responses](#)

[Site Location](#)

[Sign Size Comparison](#)

[Street View of Site](#)

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### Form Review

Form Started By: Kori Benton

Started On: 03/19/2015 06:11 PM

Final Approval Date: 03/20/2015



# 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, Historic Preservation Officer

**RE:** **Variance – Exceed Allowable Sign Area & Height  
Treasure Coast Jaguar & Land Rover  
4771 S US Highway 1**

**DATE:** March 19<sup>th</sup>, 2015

### STAFF REPORT

**Owners/Applicants:** Michael, Dominic, & Robert Grieco  
4771 S. US Highway 1  
Fort Pierce, FL 34982

**Representative:** Bob Rice  
Flamingo Signs  
4444 SE Commerce Ave  
Stuart, FL 34997

**Requested Action:** Approval of a variance to deviate from City Code Sections 15-8. (5) a. 3.; to exceed the allowable sign area of an on-premise ground sign, and 15-6. (b) (3)a.; to exceed the allowable sign height. The application proposed the construction of a 140 sq. ft. sign, twenty (20) ft. in height, whereas the City Code allows a sign of 62.47 sq. ft. and 12 ft. in height for a property with 187.42 linear feet of frontage, and between three (3) and five (5) acres in size.

**Location:** 4771 S US Highway 1

**Parcel ID:** 3403-502-0027-010-5

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

**Surrounding Zoning:**

North	East	South	West
C-3	C-3	C-3	OS-1

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

**Parcel Size:** 4.57 acres

## 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 City Code Sections 15-8. (5) a. 3.; to exceed the allowable sign area of an on-premise ground sign, and 15-6. (b) (3)a.; to exceed the allowable sign height. The application proposes the construction of a 140 sq. ft. sign, twenty (20) ft. in height, whereas the City Code allows a sign of 62.47 sq. ft. and 12 ft. in height for a property with 187.42 linear feet of frontage, and between three (3) and five (5) acres in size.

The subject site is 4.57 acres in size, and features 187.42 linear feet of frontage upon US Highway 1. The property is uniquely shaped, with most of the land area situated west of other properties fronting US Highway 1. This lot configuration rendered the Treasure Coast Jaguar & Land Rover dealership, completed in 2006, to be relatively long and narrow, in placing the 28,000 sq. ft building and required infrastructure on the subject property.

The existing ground sign was constructed with the completion of the building, and exists at 12 ft. in height, and 84 square feet in area. The applicants have purchased the abutting property to the south to expand vehicle sales operations, and are seeking to revise the signs features across the two sites.

The proposed sign for the principal dealership, to replace the existing sign, is approximately 20 ft. in height, with a sign area (per our City Code definition) of 140 sq. ft., whereas the City Code requires a site have a minimum area of twenty (20) acres, and 420 linear feet of frontage to grant the requested sign parameters.

## 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 applicants, in the attached application and supporting documents, cite various factors and explanation with regard to the above-referenced criteria. The concentration of the presented justification is centered upon the limited visibility of the dealership, based upon the configuration of the property, visual clutter along US Highway 1, as well as the width and vehicle travel speeds of US Highway 1.

**Property Owner Response Summary:**

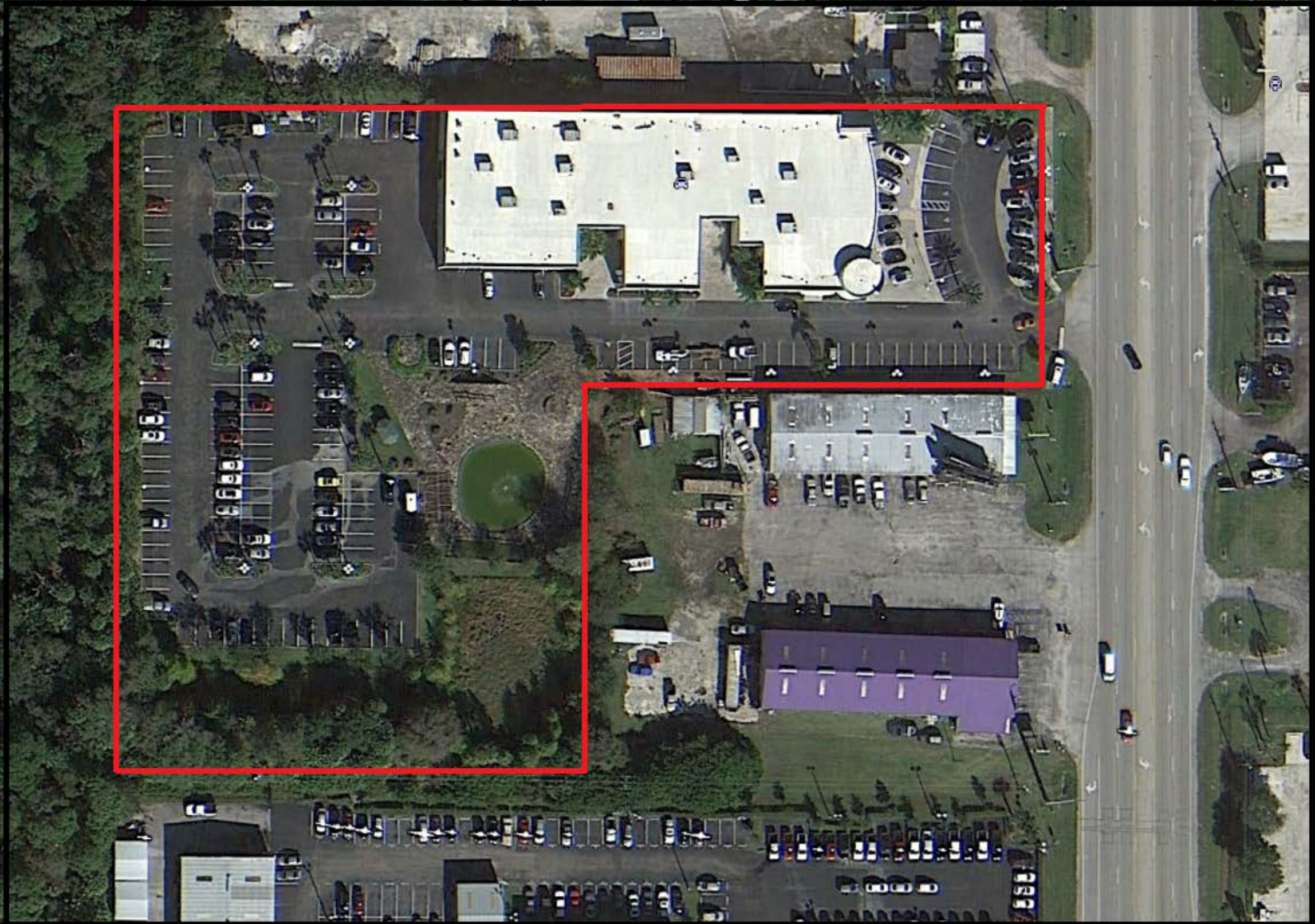
A total of 8 notifications were mailed to abutting property owners. As of March 19, 2015, 1 response has been received. The collected response approved of the applicant's request. An updated recording of responses will be provided to the Board at the hearing.

**Staff Comments:**

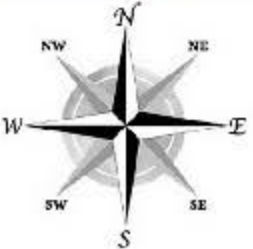
The characteristics associated with the presented site, orientation of the structure with regards to US Highway 1, and the applicant's application present factors for the Board of Adjustment to consider validation with the criteria specified in Section 22-108 of the City Code, and act accordingly.

The recommendation of Staff, based upon the presented characteristics and special circumstances unique to the site, is to grant of a variance with the maximum parameters for a new monument sign of fifteen (15) feet in height, and 145 sq. ft. in sign area, which the City Code permits for a site in excess of five (5) acres, and main street frontage of 436' (1 sq. ft. of sign area per 3 linear ft. of frontage). The calculated figures are presented through the calculation of area and main street frontage, without the exclusion of the present "out parcels". This recommendation accounts for the limited width of the dealership's façade, and therefore wall sign area, the location and setback distances of neighboring structures, as well as the factors presented in the applicant's submittal.





# 4771 S US Highway 1 Site Aerial





# 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.*

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**Sign Allowance:**

- 62.47 sq. ft.
- 12 ft. in height

**Requested Sign Size:**

- 140 sq. ft. sign
- 20 ft. in height

**Proposed Ground Sign - 4771 S US Highway 1**  
Requested to Replace Existing 12ft. Monument Sign

## VARIANCE CRITERIA ANSWERS

1. SHOWN HERE IS AN AERIAL...THE FRONTAGE IN YELLOW ON U.S. ONE IS 309 FT HOWEVER YOU CAN SEE THE REAR FRONTAGE IS A MUCH LARGE 439 FT. THIS IS NEARLY 5 ACRES.
2. FP&L HAS RECENTLY INSTALLED NEW TALLER AND WIDER POWER POLES, U.S. 1 THAT NOW OBSTRUCT THE PRESENT 12 FT. MONUMENT SIGN. ALSO HIGHWAY U.S. ONE WAS WIDENED TO 6 PLUS LANES OF TRAFFIC WITH A DRIVING SPEED 45 MPH.
3. OTHER BUSINESSES LOCATED ON U.S. 1 NEAR TREASURE COAST MOTORS HAVE OF POLE & MONUMENT SIGNS OF 20 + FEET AND TALLER. ST. LUCIE COUNTY HAS A DIFFERENT SIGN CODE THAN OF FORT PIERCE FOR HIGHWAY U.S. ONE, AND PRESENTLY, THEY HAVE AND WILL... PERMIT SIGNAGE OF FREE STANDING & MONUMENT SIGNS UP TO 30 FEET TALL. \*\*\*
4. A 20 FT. MONUMENT SIGN WOULD LEND ITSELF TO BE THE PROPER SIZE FOR A BUSINESS ON U.S. ONE THIS AMOUNT OF FRONTAGE WITH NEARLY 5 ACRES. ALSO BOTH THE 15 & 20 FT MONUMENTS HAVE THE SAME SQ. FOOTAGE LESS THAN 12 FT. OF SIGNAGE
5. A LARGE NUMBER OF SIGNS...BOTH POLE SIGNS AND MONUMENT SIGNS ALONG U.S. ONE ARE 20 FEET AND MUCH TALLER. WE ARE ASKING THIS COMMITTEE TO GRANT A VARIANCE. AS WE WOULD REPLACE AN OLD AND UGLY 20 FT. TALL AND 14 FOOT WIDE NON-COMPLIANCE POLE SIGN, THAT ALSO HAS A CHANGEABLE COPY BOARD ....WITH A 7 FT. NARROW AND 12 FT. TALL MONOLITH. THAT HAS ARCHITECTURAL DESIGN THAT'S MORE VISUALLY APPEALING AND NOT OBTRUSIVE AS THE OLD POLE SIGN. THIS SIGN IS MORE LIKE A PIECE OF ART.

IN SUMMATION...IF GRANTED A VARIANCE FOR A NEW LARGER MONUMENT SIGN....TREASURE COAST JAGUAR – LAND ROVER DEALERSHIP WILL NOT ONLY WOULD REMOVE THE OLD NON-COMPLIANCE 20 FT. TALL SIGN, BUT REPLACE THE 45 YEAR OLD SOUTH FLORIDA ALUMINIUM CORRUGATED ALUMINIUM BUILDING WITH A BRAND NEW BUILDING. THIS WOULD NOT ONLY IMPROVE THE PROPERTY, BUT INCREASE THE TAX BASE FOR THE CITY OF FT. PIERCE.

GRECIO METRO MOTORS HAS INVESTED IN OVER 7 MILLION DOLLARS IN PROPERTRY IN FORT PIERCE AND PAYS ALMOST ¼ OF A MILLION DOLLARS IN TAXES IN ST. LUCIE COUNTY. THEY LIKE TO BE MORE INVOLVED WITH THE CITY'S STRUCTURAL BUILDING CODES. WE WOULD APPRECIATE THIS COMMITTEE PERMITTING A VARIANCE FOR NEW MONUMENT SIGN, AS WE WOULD ALSO LIKE TO SET A HIGH STANDARD IN BUILDING DESIGN CODES ON HOW A AUTO DEALERSHIP COULD AND SHOULD LOOK LIKE IN THE CITY OF FORT PIERCE.

**\*\*\*Here is a List of Businesses with 20 ft. signs or higher on US 1 within a mile. Across the street Grainer, Total Auto Care, Oil Change, ASAP Auto Center, Mercedes Benz, Hertz, Loudon Pools, Chevy Dealer has 3 over 30 ft. signs.....Burger King, Town Plaza, Walgreens, 7-11 Mobil, Advanced Auto Parts, Auto Zone, Badcock Furniture, Lexus, Buick, Bennett Auto and finally soon to be built sign for RCK Used Cars**

**Sign Location**  
**Replacing Existing Sign**  
 (Setback 5ft. From Property Line)

EXIST. METAL AWNING WITH CONC. FLOOR

NEW BUILDING

NEW CONC. PAVEMENT

NEW HANDICAP RAMP (TYP)  
 SEE GENERAL NOTES

NEW CONC. CURB (TYP)  
 SEE DETAIL 7/C401

NEW DUMPSTER PAD &  
 ENCLOSURE  
 SEE DETAIL 9/401

& RAMP (TYP)  
 SEE DETAIL 4/C401

NEW HANDICAP SIDE (TYP)  
 SEE DETAIL 1/C401  
 & 2/401

NEW CONC. SIDEWALK  
 SEE DETAIL 6/C401

NEW DISPLAY AREA  
 SEE ARCH. PLANS

NEW CONC. PAVEMENT  
 SEE DETAIL 16/C401

NEW ASPHALT PAVEMENT  
 SEE DETAIL 5/C401

4" WHITE STRIPE  
 (TYP)

NEW 24" STOP BAR

NEW STOP SIGN

NEW STOP SIGN (TYP)

24" STOP LETTERS

24" STOP BAR (TYP)

SERVICE PARKING (6)

SERVICE PARKING (7)

NEW ASPHALT PAVEMENT  
 SEE DETAIL 3/C401

SERVICE PARKING (4)

SERVICE PARKING (5)

SERVICE PARKING (5)

SERVICE PARKING (5)

SERVICE PARKING (5)

CUSTOMER PARKING (4)

CUSTOMER PARKING (11)

SERVICE PARKING (2)

EMPLOYEE PARKING (15)

VEHICLE DISPLAY (13)

VEHICLE DISPLAY (14)

VEHICLE DISPLAY (12)

VEHICLE DISPLAY (9)

NEW CONC. CURB (TYP)  
 SEE DETAIL 7/C401

VEHICLE DISPLAY (16)

LANDS DESC. IN O.R.B. 650, PG. 2226

EXISTING METAL BLDG. - F.F.E.=16.31

NORTH LINE OF LESS & EXCEPT PARCEL DESC. IN O.R.B. 935, PG. 2020

LANDS DESC. IN O.R.B. 923, PG. 722

(GARY K. & DEBORAH A. WIGHAM)

NOT

HARDSCAPE / LANDSCAPE / WATER FEATURE  
 BY OTHERS

N 89° 45' 20" W 288.00'

288.00'

N 89° 45' 20" W 288.00'

288.00'

S 00° 02' 03" E 121.65'

121.65'

130.50'

252.15'

130.50'

EXIST. EDGE OF PAVEMENT

EXIST. EDGE OF PAVEMENT

140.50'

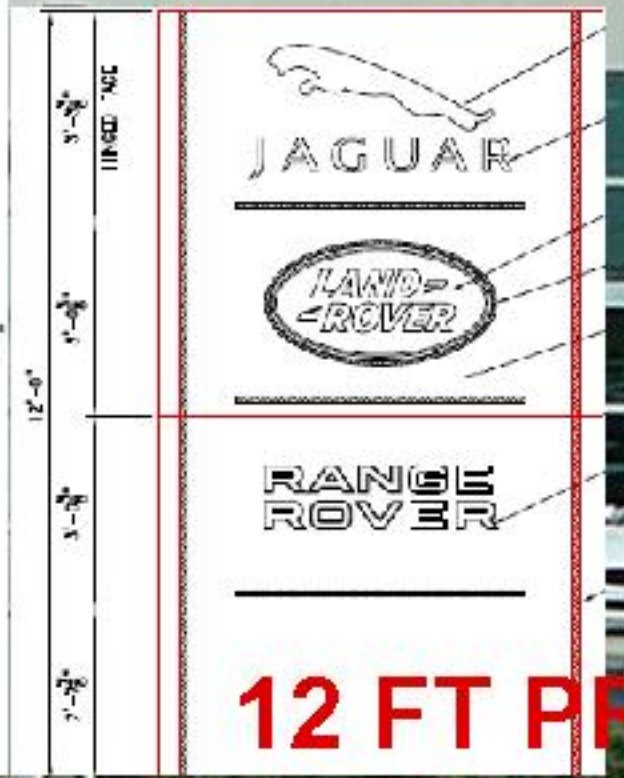
EAST LINE OF LOT 11 & EAST LINE

SEE SHEET C404 FOR  
 DRIVEWAY CONNECTION  
 DETAILS

EXIST. ASPHALT ROADWAY  
 7' & PAVEMENT WIDTH

U. S. HIGHWAY No. 1 (STATE ROAD No. 5)

DETAIL EDGE OF PAVEMENT



**20 FT**

**15 FT**

**12 FT PRESENT  
MONUMENT**

# Existing Sign



U.S. 1