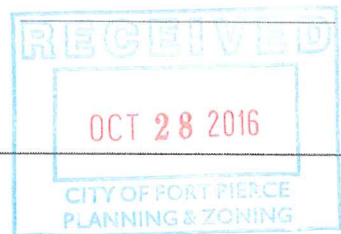




# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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



# VARIANCE

Property address or Location 1230 Seaway Drive Fort Pierce FL 34949

Parcel ID #(s) 2401-501-0284-000-9

Project description Replacement of damaged sign

Hutchinson Hotel Management  
d/b/a: Hutchinson Island Plaza Hotel

Property Owner(s) 1230 Seaway Drive

Street Address Ft. Pierce FL 34949

City 772-595-0711 State Zip

Phone Number noreen@plazahotelsuites.com

Email Address

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.*

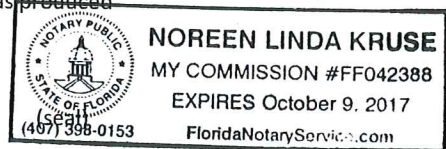
J. Wagner  
Property Owner(s) Signature(s)

STATE OF FL -- St. Lucie COUNTY

The foregoing instrument was acknowledged before me this 12 day of October, 2016, by

JOHN WAGNER who is personally known to me or has produced \_\_\_\_\_ as identification.

Noreen L. Kruse  
Signature of Notary



**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 # \_\_\_\_\_

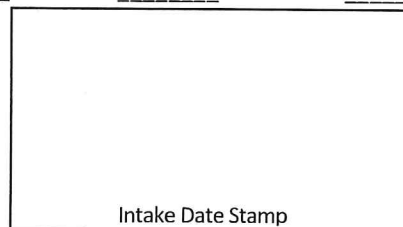
Intake Planner \_\_\_\_\_

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: Replacement of existing damaged sign

Reason for request: Replacement sign is smaller than existing sign but larger than allowed.

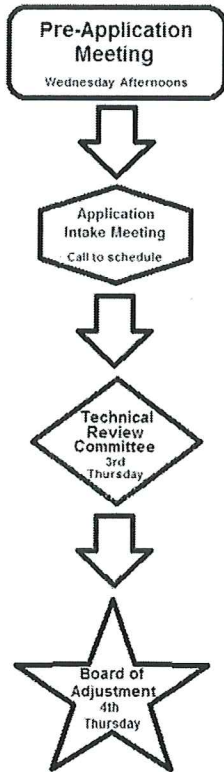
Existing Use: Sign for Hotel Date Property was Purchased: 12/09/2014

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:

We are requesting a sign variance to continue to improve the appearance and development of our property. The current sign was constructed in 1999 and was recently destroyed during Hurricane Matthew. Our proposed improvement sign is lower in height than the existing sign but taller than what is allowed by current city code. We have beautiful established landscaping and curb appeal that we are very proud of that we do not wish to remove. Additionally, there is nonconforming parking to the west which causes a visual impairment. Our proposed improvement sign would be updated and more visually pleasing. Because of the damage caused by Hurricane Matthew and time constraints of installing a new sign as soon as possible, our request deserves your consideration.

**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.

Our existing sign which was constructed in 1999 is larger than what is currently allowed by city code and was destroyed by Hurricane Matthew.

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

Yes, our current sign was destroyed by Hurricane Matthew. Additionally, there is nonconforming parking to the west that obstructs the view.

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.

If the improved sign size were to what is currently allowed by City Code, guests to the city and other passersby would be unable to see the sign due to established landscaping and nonconforming parking to the west.

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

We are requesting a variance for a sign smaller than our existing sign but larger than what is allowed by city code.

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

We are requesting a variance to an existing sign that is larger than allowed by current City Code. The improved sign would be smaller than the existing sign.

HUTCHINSON ISLAND PLAZA  
 1230 SEAWAY DR.  
 FT. PIERCE, FL



DISCONNECT SWITCH  
 ON SIDE OF COVER

**INTERNALLY ILLUMINATED FREESTANDING DOUBLE SIDED SIGN SCALE 3/8" = 1'-0"**

17" EXTRUDED ALUMINUM SIGN CABINET WITH FABRICATED ALUMINUM COVERS, CAPS AND EMBELLISHMENTS

CABINET TO HAVE ACRYLIC ENAMEL FINISH, ALL REMAINING EXTERIOR METAL SURFACES TO HAVE LT. SPRAY STUCCO ENAMEL FINISHES, COLORS TO COMPLIMENT BUILDING COLORS AND TO BE DETERMINED

SIGN FACES TO BE 3/16" THICK TRANSLUCENT WHITE PAN FORMED ACYRILIC WITH OUTSIDE SURFACE APPLIED TRANSLUCENT 3M 3630-36 DARK BLUE AND 3630-141 GOLD NUGGET VINYL DECORATION WITH ALL COPY WHITE REVERSED OUT OF VINYL BACKGROUND

CABINET TO HAVE INTERNAL WHITE "LED" ILLUMINATION

SIGN INSTALLED ON ( 2 ) VERTICAL STEEL SUPPORT POLES WITH DIRECT BURIAL CONCRETE FOUNDATIONS

**UL** Underwriters  
 Laboratories, Inc.  
 E147646 ( R )

  
 3M™ MCS™ Warranty




*Celebrating 48 years of Quality Manufacturing and Service*



**ART-KRAFT SIGN COMPANY, INC.**

2675 Kirby Circle N.E. Palm Bay Fl., 32905 (321) 727-7324 FAX (321) 951-2466

DESIGN NO. 32652 A	CUSTOMER HUTCHINSON ISLAND PLAZA
DESIGNER WAYNE	SALES REP. LORI
DATE 11 - 2 - 16	SCALE 3/8" = 1'-0"
ART-KRAFT SIGN COMPANY IS NOT RESPONSIBLE FOR PRIMARY ELECTRICAL HOOK-UP OF SIGN	
CUSTOMER APPROVAL	

www.Art-Kraft.com  ArtKraftSigns