THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

VARIANCE

Property address or Location 324 S Ocean Dr, Fort Pierce, FL

Parcel ID #(s) 2401-501-0026-000-3

Project description Single Family Residence

Paul D. Mandel (TR) and Diane M. Perkins (TR)	William P. Stoddard, Ph.D., P.E., Managing Member / Schulke, Bittle & Stoddard, LLC
Property Owner(s)	**Applicant/Representative, Title, Company**
6801 E Cypresshead Drive	1717 Indian River Blvd, Suite 201
Street Address	Street Address
Partkland FL 33067	Vero Beach FL 32960
City State Zip	City State Zip
(954) 344-8420	(772) 770-9622
Phone Number	Phone Number
paulmandelesq@aol.com	wstoddard@sbsengineers.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 FL --Broward COUNTY

The foregoing instrument was acknowledged before me this 15 day of November 2016 by Paul Mandel & Diane M Perkins who is personally known to me or has produced FL Driver Licenses as identification.

Signature of Notary (seal)

KELLY PATLA
MY COMMISSION # FF 039657
EXPIRES: November 21, 2017
Bonded Thru Notary Public Underwriters

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_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Fees_____ Control #_____ B. Permit #_____

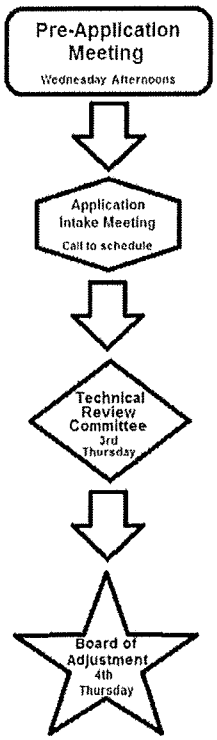
Intake Date Stamp

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: Maximum encroachment into the front yard setback of 1.51 ft for a total encroachment of 11 sf. The front setback was established based upon Section 22-91 of the City of Fort Pierce Land development Code.

Reason for request: This is an oceanfront lot. The seaward most limits are restricted by the existing line of construction which severely limits the buildable depth. The encroachment into the front setback is necessary to create a structure that is compatible with other similar properties in the neighborhood.

Existing Use : Vacant Date Property was Purchased: 10/21/2015

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? _____

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: