



THE SUNRISE CITY  
**FORT PIERCE**  
PLANNING DEPARTMENT  
*Florida*

NOV 06 2017  
CITY OF FORT PIERCE  
PLANNING & ZONING

RECEIVED  
NOV 06 2017  
CITY OF FORT PIERCE

# VARIANCE

Property address or Location 108 N. 18th COURT.  
Parcel ID #(s) 240960600610006  
Project description Pole barn has already been built.

Betty Smith  
Property Owner(s)  
108 N. 18th COURT.  
Street Address  
Fort Pierce Fl. 34950  
City State Zip  
(772) 801-4333  
Phone Number  
diablo07708@yahoo.  
Email Address

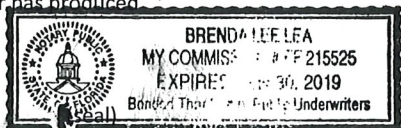
Applicant/Representative, Title, Company  
Street Address  
City State Zip  
Phone Number  
Email Address

*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.*

Betty A. Smith  
Property Owner(s) Signature(s)



STATE OF Florida COUNTY St. Lucie  
The foregoing instrument was acknowledged before me this 3 day of Nov, 2017 by PL DC # who is personally known to me or has produced 5530 0910 44 552-0 as identification.



[Signature]  
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 \_\_\_\_\_  
Intake Planner \_\_\_\_\_  
Planner Assigned \_\_\_\_\_  
Approved By \_\_\_\_\_ Date \_\_\_\_\_  
Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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



**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**



VARIANCE FROM SEC. 22-26 (b)(2) b.  
~~TO ALLOW REDUCTION OF THE SIDE SETBACK.~~

Description of request: Requesting variance to be cleared. Pole barn is against fence.

Reason for request: It is already built.  
 (~~SEE SIDE YARD REQ. (7) FEET, PROVIDED 0.2 FEET~~)

Existing Use: residence Date Property was Purchased: 1940's

Alterations made to the site since purchase: yes.

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

If yes, what has changed since the denial? no 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:



NOV 20 2017

1. Exceptional Circumstances apply to the property which do not apply to other properties in the same zone. There are oak trees, and others on actual property line.
2. No. It is out of my control with the oak tree being on property line.
3. No undue hardships. No residential or commercial bldgs on or around said property / property line.
4. 3 ft. is the minimum variance that would give reasonable use of the land, bldg, and or structure.
5. There are no residential or commercial bldgs on said property. There is only this residential address, and the church.

**LEGAL DESCRIPTION**

LOTS 39 AND 40, BLOCK 2, AMY ANN PARK, THE SAME BEING A SUBDIVISION IN THE CITY OF FORT PIERCE, FLORIDA, AS RECORDED IN PLAT BOOK 4, PAGE 72, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; EXCLUSIVE OF THAT PORTION OF SAID LAND WHICH HAS BEEN PREVIOUSLY DEDICATED FOR STREET PURPOSES.

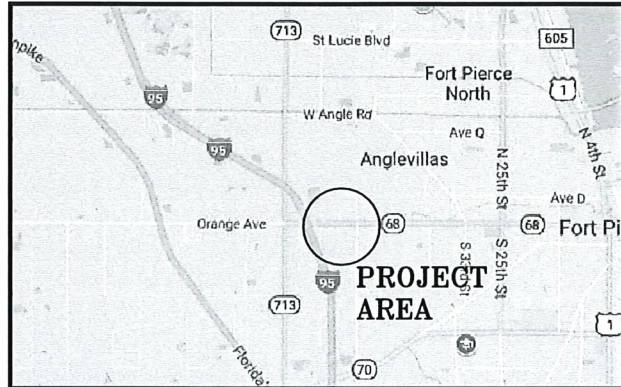
**ABBREVIATIONS**

- |       |                          |        |                               |
|-------|--------------------------|--------|-------------------------------|
| (C)   | CALCULATED               | NAVD   | NORTH AMERICAN VERTICAL DATUM |
| (M)   | MEASURED                 | NR     | NON RADIAL                    |
| (P)   | PLAT DATA                | ORB    | OFFICIAL RECORDS BOOK         |
| CONC. | CONCRETE                 | P.O.B. | POINT OF BEGINNING            |
| Δ     | DELTA ANGLE              | P.O.C. | POINT OF COMMENCEMENT         |
| FFE   | FINISHED FLOOR ELEVATION | PG     | PAGE                          |
| IRC   | IRON ROD & CAP           | PI     | POINT OF INTERSECTION         |
| L     | ARC LENGTH               | PU&D   | PUBLIC UTILITY & DRAINAGE     |
| LB    | LICENSED BUSINESS        | R      | RADIUS                        |
| N/D   | NAIL AND DISK            | R/W    | RIGHT OF WAY                  |
|       |                          | WV     | WATER VALVE                   |

**SYMBOLGY**

- CENTERLINE
- TELEPHONE UTILITY
- ELECTRIC BOX
- VALVE
- WATER METER
- CONCRETE
- WOOD POWER POLE
- ASPHALT
- 6' WOOD FENCE
- 4' CHAINLINK FENCE
- AREA LIGHTING
- WELL
- GUY ANCHOR
- SIGN

**VICINITY MAP**



**NOTES**

1. THIS DOCUMENT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ANY REVISIONS MADE TO THIS DOCUMENT OR ASSOCIATED REPORTS WITHOUT THE WRITTEN CONSENT OF THE UNDERSIGNED WILL VOID THE SEAL WHICH HAS BEEN PLACED HEREON.
3. NO ABSTRACT WAS MADE BY THE SURVEYOR TO VERIFY ACTUAL LEGAL OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER BURDENS ON THE SUBJECT PROPERTY OTHER THAN THOSE FURNISHED BY CLIENT OR THEIR REPRESENTATIVE. DESCRIPTION SHOWN HEREON IS BASED ON INFORMATION RECORDED IN OFFICIAL RECORDS BOOK 2744, PAGE 2396, ST. LUCIE COUNTY, FLORIDA.
4. SUBJECT PROPERTY CONTAINS 0.27 ACRES, MORE OR LESS (11,759.66 SQUARE FEET).
5. THE LAST DATE OF FIELD WORK WAS JANUARY 8, 2018.
6. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
7. THE WEST LINE OF THE SUBJECT TRACT IS ASSUMED TO BEAR N01°03'34"W; ALL OTHER BEARINGS SHOWN ARE RELATIVE THERETO.
8. UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS & IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.
9. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER THE SCALED POSITIONS.
10. SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION "X", BASED ON FLOOD INSURANCE RATE MAP No. 12111C0179 J, DATED FEBRUARY 16, 2012.
11. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

THIS BOUNDARY SURVEY AND MAP REPRESENTS AN ACTUAL ON THE GROUND SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION. THIS MAP AND SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS MAP AND SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE AS CODIFIED IN CHAPTER 472, FLORIDA STATUTES, AND IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

**CERTIFIED TO:**

RUSSELL GARZA

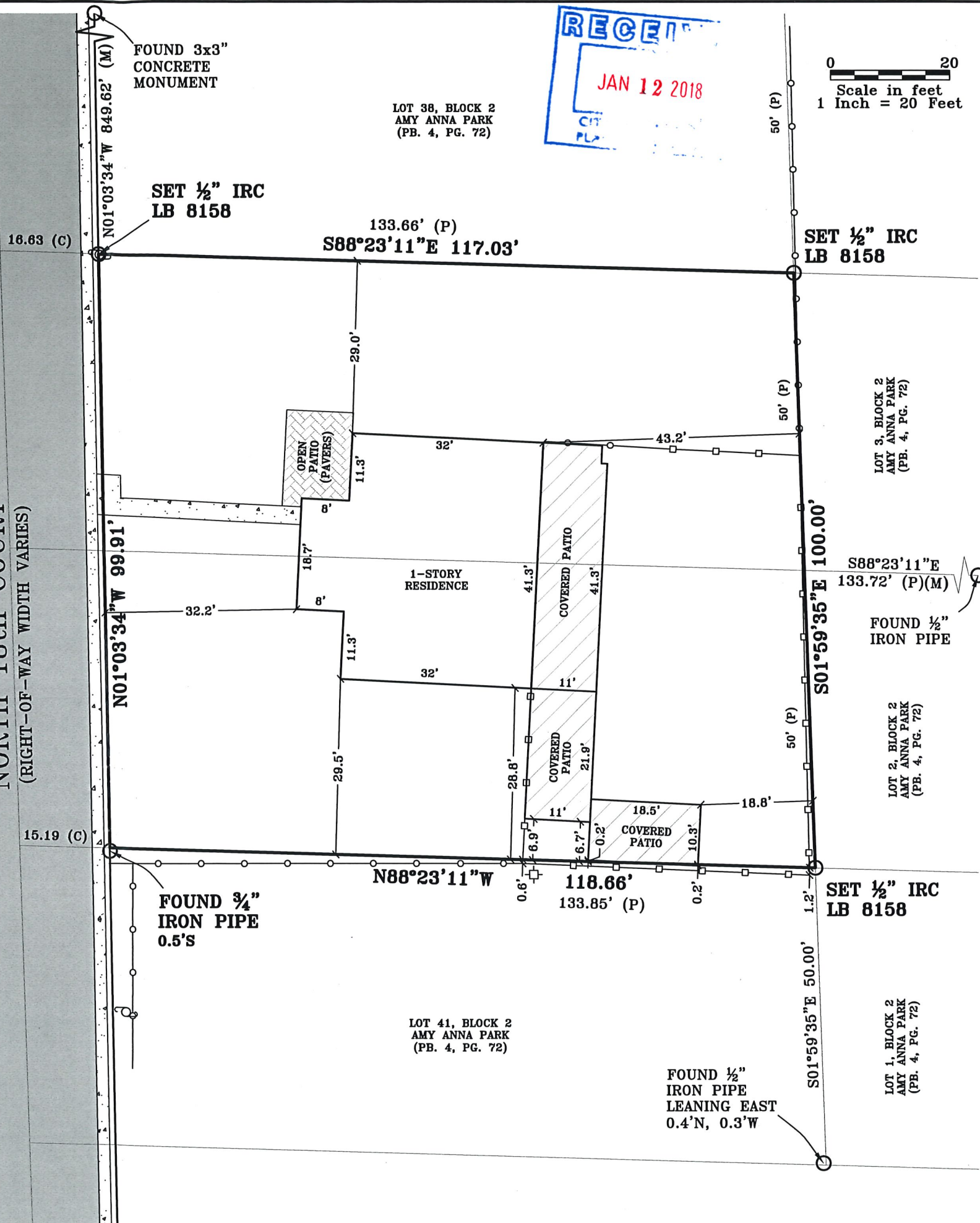
P. CHAD MAXWELL, FLORIDA REGISTRATION #7070  
PROFESSIONAL SURVEYOR AND MAPPER

1/9/2018  
SIGNATURE DATE



FLORIANA PARK SUBDIVISION  
(PB. 2, PG. 7C)

NORTH 18th COURT  
(RIGHT-OF-WAY WIDTH VARIES)



Scale in feet  
1 Inch = 20 Feet

<b>SHEET</b>	1 OF 1
<b>CREATED BY</b>	PCM
<b>CHECKED BY</b>	PCM
<b>DATE</b>	1/9/2018
<b>FILENAME</b>	18003 108 N 18TH COURT.DWG
<b>REVISIONS</b>	...
SECTION 9, TOWNSHIP 35S, RANGE 40E FORT PIERCE, FLORIDA, ST. LUCIE COUNTY	
<b>MAXWELL GEOSPATIAL, INC.</b> 4899 Kirby Loop Road, Fort Pierce, FL 34981 web: maxwellgeospatial.com, email: chad@maxwellgeospatial.com P: (772) 801-5206, M: (837) 356-2643 Certificate of Authorization #LB158	

**Property Identification**

Site Address:	108 N 18th CT
Parcel ID:	2409-606-0061-000-6
Account #:	22154
Map ID:	24/09N
Use Type:	0100
Zoning:	R3
City/County:	Fort Pierce

**Ownership**


Betty A Smith  
6100 Silver Oak Dr  
Fort Pierce, FL 34982


**Legal Description**

AMY ANNA PARK BLK 2 LOTS 39 AND 40-LESS ST- (OR 815-2637; 2744-2936; 2744-2936)

**Current Values**

Just/Market Value:	\$37,800
Assessed Value:	\$36,058
Exemptions:	\$0
Taxable Value:	\$36,058

Taxes for this parcel: [SLC Tax Collector's Office](#) 

Download TRIM for this parcel: [Download PDF](#) 



**Total Areas**

Finished/Under Air (SF):	1,431
Gross Area (SF):	1,431
Land Size (acres):	0.27
Land Size (SF):	11,856