



RECEIVED

MAY 30 2019

VARIANCE

CITY OF FORT PIERCE
PLANNING & ZONING

Property address or Location LOT 36 BLOCK 1 THUMBPOINT
Parcel ID #(s) 2401-605-0036-000-5
Project description SINGLE FAMILY RESIDENCE- 2 LEVELS

ALBERT & KARA DIMOUSH
Property Owner(s)
644 TIMBERCREST CIRCLE
Street Address
Highland Village TX 75077
City State Zip
214-770-4602
Phone Number
al.dimoush@gmail.com
Email Address

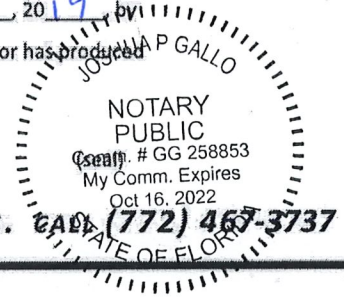
Terry Brisson/ FI Trend Homes
Applicant/Representative, Title, Company
2106 Bella Vista Way
Street Address
Port St Lucie Fl. 34952
City State Zip
772-828-0364
Phone Number
fitrendhomes@gmail.com
Email Address

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.

[Handwritten Signature]
Property Owner(s) Signature(s)

STATE OF Florida COUNTY Monroe
The foregoing instrument was acknowledged before me this 28 day of May, 2019, by Albert & Kara Dimoush who is personally known to me or has produced _____ as identification.

[Handwritten Signature]
Signature of Notary



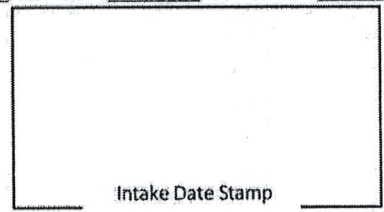
INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3737

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

Description of request: _____

Reason for request: _____

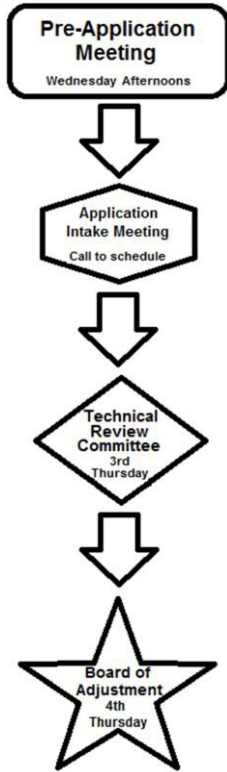
Existing Use : _____ Date Property was Purchased: _____

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. Do 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:


FL TREND HOMES LLC
2106 BELLA VISTA WAY BLDG L
PORT ST LUCIE FL 34952

(772) 828-0364 ■ fltrendhomes@gmail.com ■ CGC 017586 since 1981

VARIENCE REQUEST

1. The conditions particular to this property, that are not applicable to most other lands in the zoning district are the waterfrontage and storm vulnerability. Less than 10% of the homes in this area of Hutchinson Island have the spectacular waterfront views like this property.
2. Special circumstances from actions other than those of the Owners- are that the Real Estate Marketplace dictates land values. Vacant land across the street, not waterfront, 50 feet away, are valued in the \$50,000 range, whereas, this waterfront property, less than 10 short steps, value exceeds \$300,000. The difference is the water front views. It is only reasonable to afford owners that have invested in higher cost land, the opportunity to build homes with design elements that warrant a higher market value. The stability of the surrounding housing market and real estate tax base ultimately benefit from new construction that includes current design and appeal.
3. Hardship:
-Land and Construction Costs – The only way to financially justify current waterfront land pricing in Fort Pierce is to build a home that is in keeping with current market design elements and square footage trends.

If the owners were not granted a variance, they would be forced to consider less square footage or the additional cost of building a full two story home. The owners have fully researched these options and they both would both result in a significant financial loss.

- 
4. Good Building design achieves a balance between proportions, colors, materials, and movement of planes, - there is harmony between top to bottom, left to right. A 6/12 roof pitch would dramatically enhance the proportions and improve the appearance of the finished structure. In discussions with the owners, they are willing to sacrifice a “Better Looking Home”, for the trade off, with a lower roof pitch, thereby, reducing their exposure to loss during high winds storms. Therefore, the roof pitch was dropped to 4/12. We believe we still achieved a solid balance with the end design, lessened their risk to high winds, and is within a the 28-foot height standard.

 5. Well-designed buildings, built to 2017 building codes, constructed with 2017 high construction costs, updates the appearance of the neighborhood and improves property values of the entire area. Better looking, Updated Home Styles, High value homes, are not detrimental to the general public welfare.

Terry Brisson
General Contractor