

BOARD OF ADJUSTMENT AGENDA

Board of Adjustment Regular Meeting - Thursday, June 27, 2019 - 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 VOTING STATUS/EXCUSE NON VOTING ALTERNATE**
6. **APPROVAL OF MINUTES**
 - a. Minutes from the January 24, 2019 meeting
7. **NEW BUSINESS**
 - a. Variance to Exceed Lot Coverage - Dimoush Residence - Thumb Point Drive
 - b. Variances - Publix Signs - 1889 N. 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: 06/27/2019

Information

REQUESTED ACTION

Minutes from the January 24, 2019 meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Board of Adjustment Minutes 1.24.19

Form Review

Form Started By: Alicia Rosenthal

Final Approval Date: 05/07/2019

Started On: 02/12/2019 10:25 AM

DRAFT



CITY OF FORT PIERCE
BOARD OF ADJUSTMENT

Board of Adjustment Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY BOARD OF ADJUSTMENT HELD ON THURSDAY, **JANUARY 24, 2019, 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: **James Crist; Bennie Clark; William Nunn; Ryan Collins; Bret McCain, Chairman**

Absent: **Joyce Calvert; Rebecca Isaac**

Staff Present: **Rebecca Grohall, Planning Director
Iola Mosley, Senior Assistant City Attorney
Vennis Gilmore, Planning Analyst
Brandon Creagan, Planner
Alicia Rosenthal, Executive Assistant**

4. CONSIDERATION OF ABSENCES

This item was postponed to the next meeting.

5. CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS/EXCUSE NON VOTING ALTERNATE

Mr. Collins was made a regular voting member.

6. APPROVAL OF MINUTES

- a. Minutes from the December 6, 2018 meeting

Motion was made by William Nunn, and seconded by Bennie Clark to approve the minutes from the December 6, 2018 meeting.

AYE: Ryan Collins, James Crist, Bennie Clark, William Nunn, Chairman Bret McCain

Passed

7. NEW BUSINESS

a. Variance to Exceed Lot Coverage - Devivo Residence - 1709 Bayshore Drive

Mr. Creagan gave an overview of the Variance application and answered questions from the Board on setbacks.

Dennis DeVivo, Owner, stated he is building a house to accommodate his large family. He stated the home would preserve the integrity of the neighborhood and would enhance the neighborhood curb appeal.

Patricia Santa, Resident, had concerns with the water run-off. Ms. Santa suggested using more natural materials to help with the flooding run-off.

Terry Brisson, Contractor, answered questions from the Board on the water run-off and explained that until the elevations change the flooding will continue.

Karen DeVivo, Owner, explained both her and her husband's unique health issues and why they can't build a two story home.

Motion was made by Bennie Clark, and seconded by Ryan Collins to approve the Variance based on the recommendation from staff.

AYE: **Ryan Collins, James Crist, Bennie Clark, Chairman Bret McCain**

NAY: **William Nunn**

Passed

b. Variance - Lawnwood Medical Center - 1860 N. Lawnwood Circle

Mr. Gilmore gave an overview of the application.

Charlie Kanthak, Facilities Director of Lawnwood Regional Medical Center, explained the wall will exactly match what is currently there and the wall is for the privacy and safety of the patients, HIPAA regulations and aesthetics. Mr. Kanthak answered questions on the trees being removed and the location of the wall from the street.

Shane Wiles, Architect Representative, explained that the juvenile patients will crawl up the wall and jump and some of the patients are looking to harm themselves. Mr. Wiles stated the 10 foot wall is safety for the community as well.

Board discussion ensued on landscaping the wall.

Motion was made by William Nunn, and seconded by Bennie Clark to approve the request with the following condition:

(1) Plant a Podocarpus hedge on the outside of the wall with irrigation, to maintain the hedge in the future.

AYE: **James Crist, Bennie Clark, William Nunn, Ryan Collins, Chairman Bret McCain**

Passed

8. DISCUSSION / OTHER BUSINESS

9. ADJOURNMENT

Planning Board of Adjustment

Meeting Date: 06/27/2019

Information

REQUESTED ACTION

Variance to Exceed Lot Coverage - Dimoush Residence - Thumb Point Drive

LOCATION

South side of Thumb Point Drive between Malabar Avenue and Tradewinds Avenue.

RESPONSIBLE STAFF

Rebeca A. Guerra, AICP, LEED-AP, CPD, Interim Planning Director

RECOMMENDATION

Approval

Attachments

Staff Report

Application & Supporting Documents

Aerial Map

Plans

Variance Support

Form Review

Form Started By: Rebeca Guerra

Final Approval Date: 05/07/2019

Started On: 04/19/2019 05:09 PM



TO: Members of the City of Fort Pierce Board of Adjustment

FROM: Rebeca Guerra, AICP, LEED-AP, CPD, Interim Planning Director

RE: **Application for Variance**
Exceed Allowable Lot Coverage
Unaddressed parcel generally located on the south side of Thumb Point Drive between Malabar Avenue and Tradewinds Avenue

MEETING DATE: June 27, 2019

STAFF REPORT

Owner/Applicant: Albert & Kara Dimoush
 644 Timbercrest Circle
 Highland Village, TX 75077

Representative: Terry Brisson
 FL Trend Homes
 2106 Bella Vista Way
 Port Saint Lucie, FL 34952

Requested Action: Variance from Section 22-24(b)(3) to allow for a lot coverage of twenty-six (32) percent in lieu of the Code-required twenty-five (25) percent.

Location: South side of Thumb Point Drive between Malabar Avenue and Tradewinds Avenue

Parcel ID: 2401-605-0036-000-5

Zoning: R-1, Single Family Low Density

Future Land Use: RL, Low Density Residential

Parcel Size: .304 acres/13,243 Square Feet

Proposed Lot Coverage: 32%

Surrounding Zoning:

North	East	South	West
R-2	R-1	Indian River	R-1

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 22-24(b)(3) of the City Code to construct a single-family home and covered pavilion which will exceed the permitted lot coverage by 7%.

The subject site has a lot size of 13,243 or .304 acres. The proposed single family home and other structure on the lot will encompass 4,147 square feet. The gross total building area equates to a total lot coverage of approximately 32%. City Code Section 22-24(b)(3), states that single family home structures, within the R-1 zone, shall not cover more than twenty five (25) percent of the lot area. The proposed single family home and structure would exceed the allowable lot coverage by 7%.

The proposed Single Family Home and structure, as presented, will exceed the established lot area restrictions noted unless the Variance is granted. The proposed structures will meet the yard (setback) and height standards of the district. The site plan provided meets all other applicable codes contained in Chapter 22 of the Land Development Code. The proposed site plan and conceptual design are provided for review. If the Variance is approved, the additional lot coverage 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.

Variance Criteria:

The following criteria are specified in City Code 22-108, 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 owner's response to the above criteria is attached to the submittal pack with the application.

Property Owner Response Survey:

A total of six (6) notifications were mailed to abutting property owners. As of April 19, 2019, one (1) letter of support has been received. An update will be provided at the Board of Adjustment meeting.

Staff Recommendation:

Staff recommends that the Board of Adjustment APPROVE a Variance from Section 22-24(b)(3) to allow for a lot coverage of twenty-six (32) percent in lieu of the Code-required twenty-five (25) percent.



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

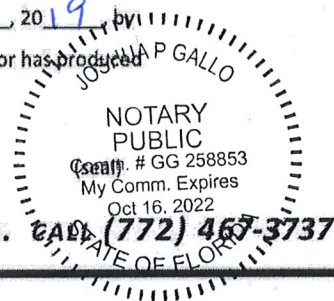
Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other 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



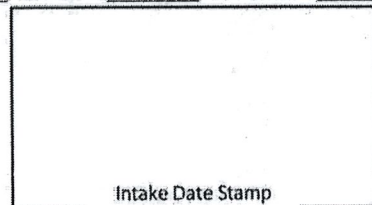
INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3737

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: _____

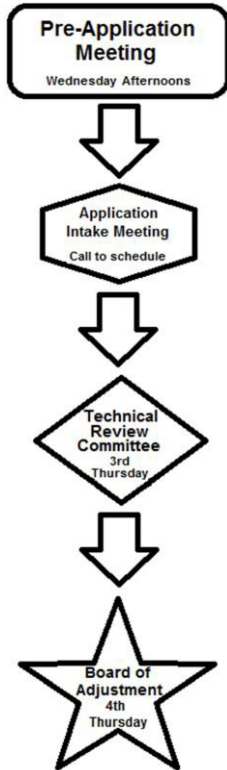
Existing Use : _____ Date Property was Purchased: _____

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

Aerial Map

Thumb Point Drive



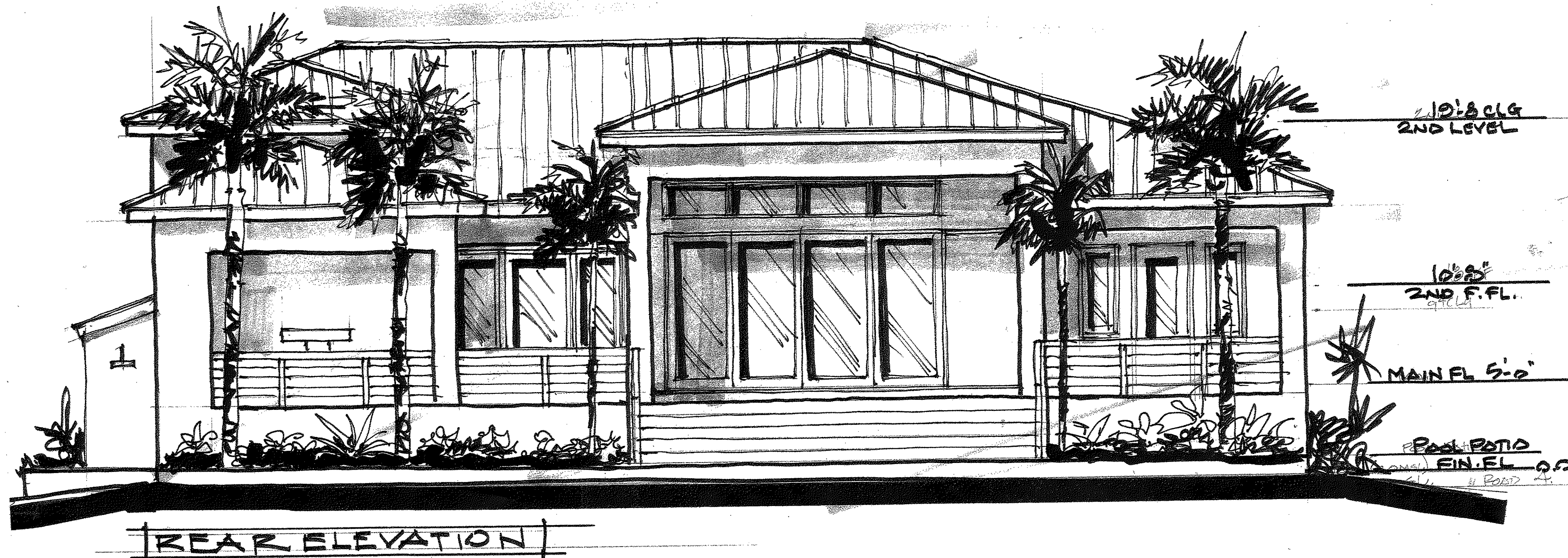
Application for Variance
Thumb Point Drive
Aerial Map





FRONT ELEVATION:

CONCEPT DRAWINGS: LOT 36: THUMBPOINT.



REAR ELEVATION

Terry J. Brisson, llc
 DESIGN & DRAFTING SERVICES
 2106 BELLA VISTA WAY
 PORT ST. LUCIE, FL. 34952
 (772) 828-0364 fitrendhomes@gmail.com

ENGINEER:

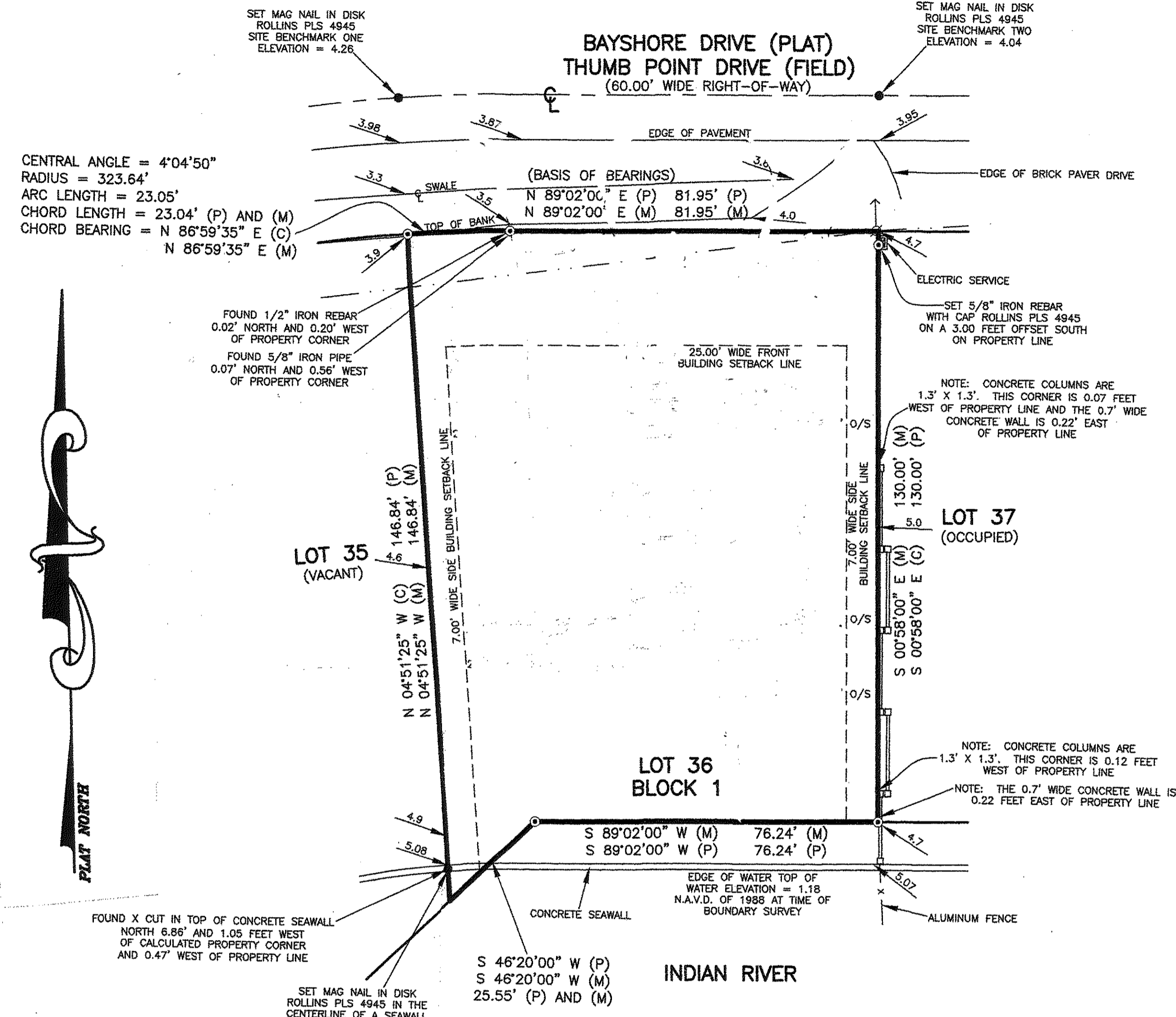
CONTRACTOR:

DATE

JOB #:

SHEET #:

BOUNDARY AND TOPOGRAPHIC SURVEY

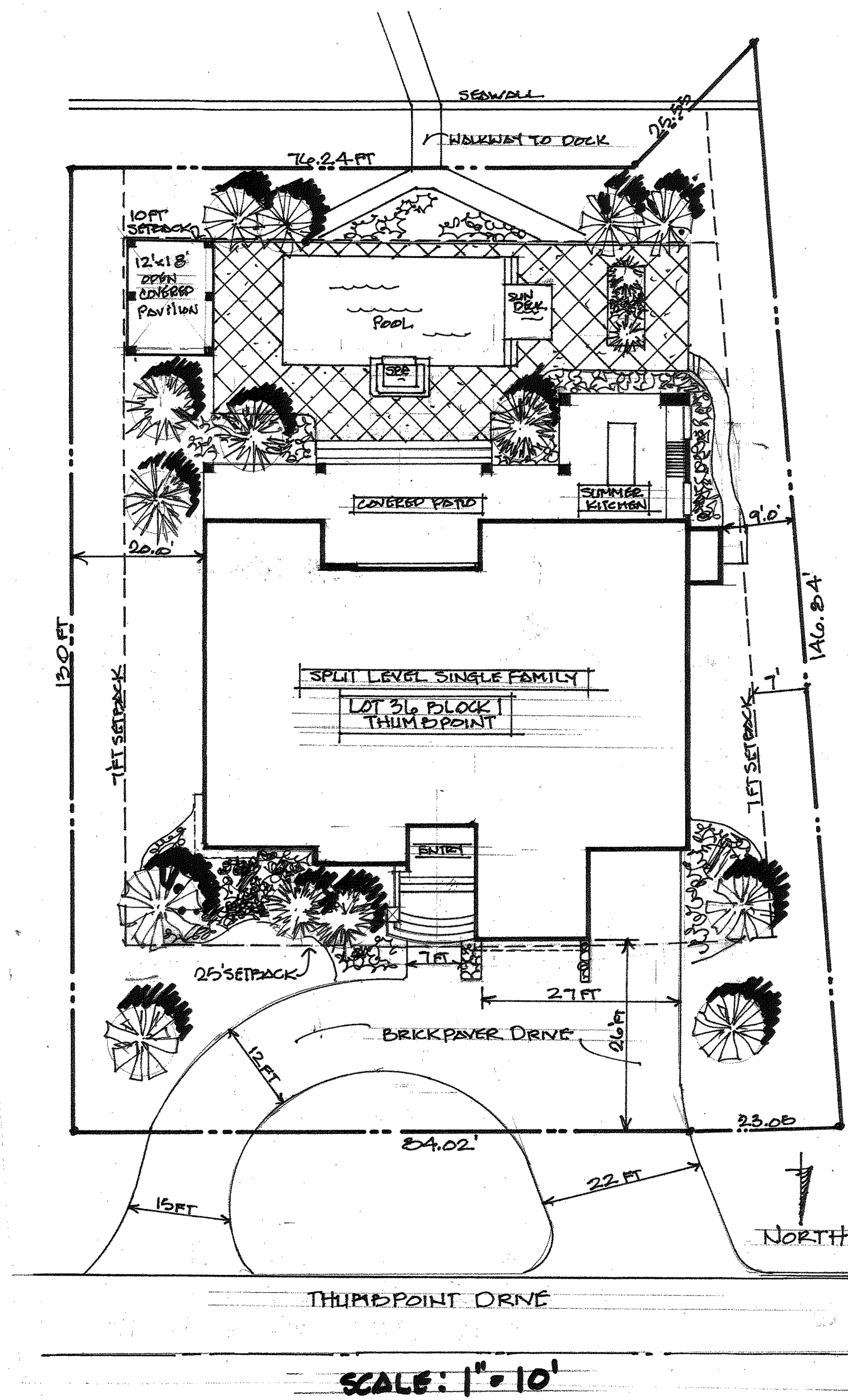


LEGAL DESCRIPTION:

ALL OF LOT 36, BLOCK 1, THUMB POINT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 79 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SCALE 1" = 20'

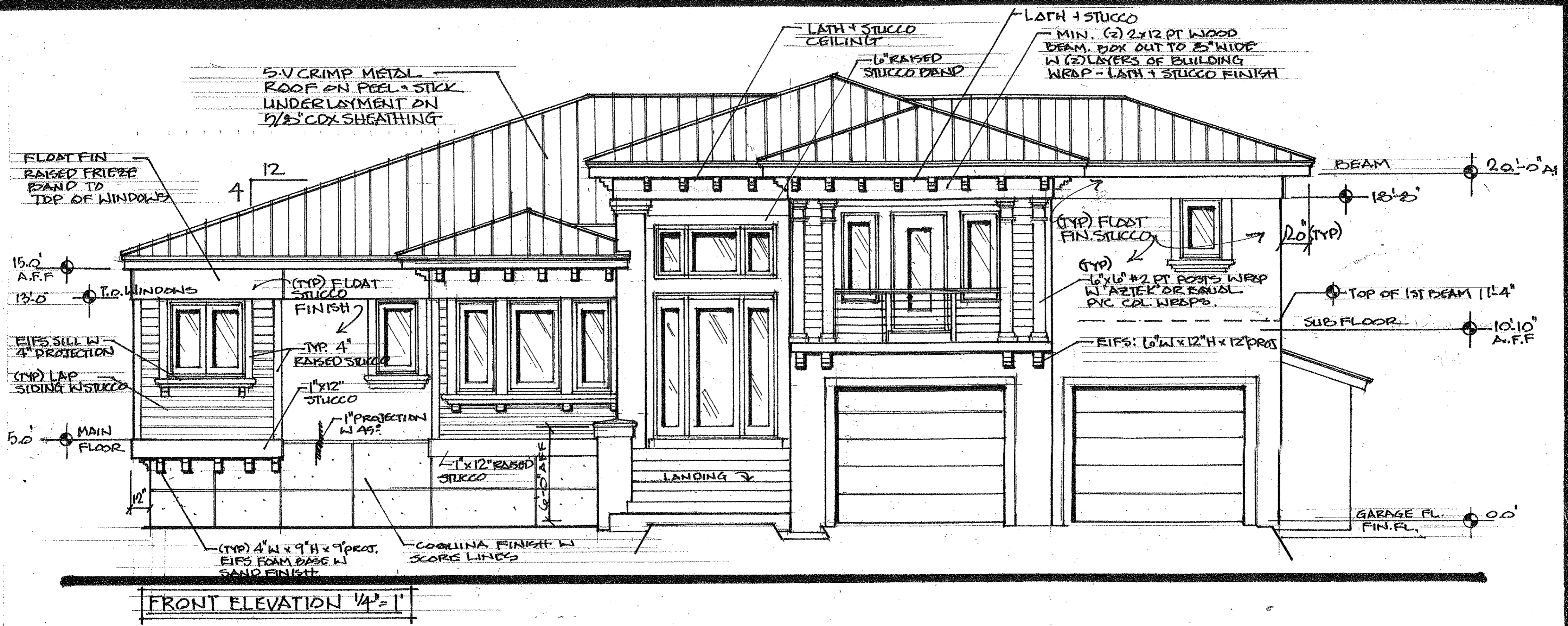
SITE SQUARE FOOTAGE EVALUATION:	
LAND AREA	.304 ACRES= 13,242 SF
BUILDING PAD AREA	
• LIVING AREA	3,107 SF
• COVERED PATIO	795 SF
• ENTRY	50 SF
• CABANA BATH	32 SF
• 12 X 18 OPEN PAVILION	216 SF
TOTAL BUILDING AREA	4,200 SF
LAND AREA	
LAND AREA	13,242 SF
BUILDING COVERAGE AREA	4,200 SF
BUILDING COVERAGE / TOTAL LAND AREA	
4,200 SF / 13,242 SF = .317	% COVERAGE AREA



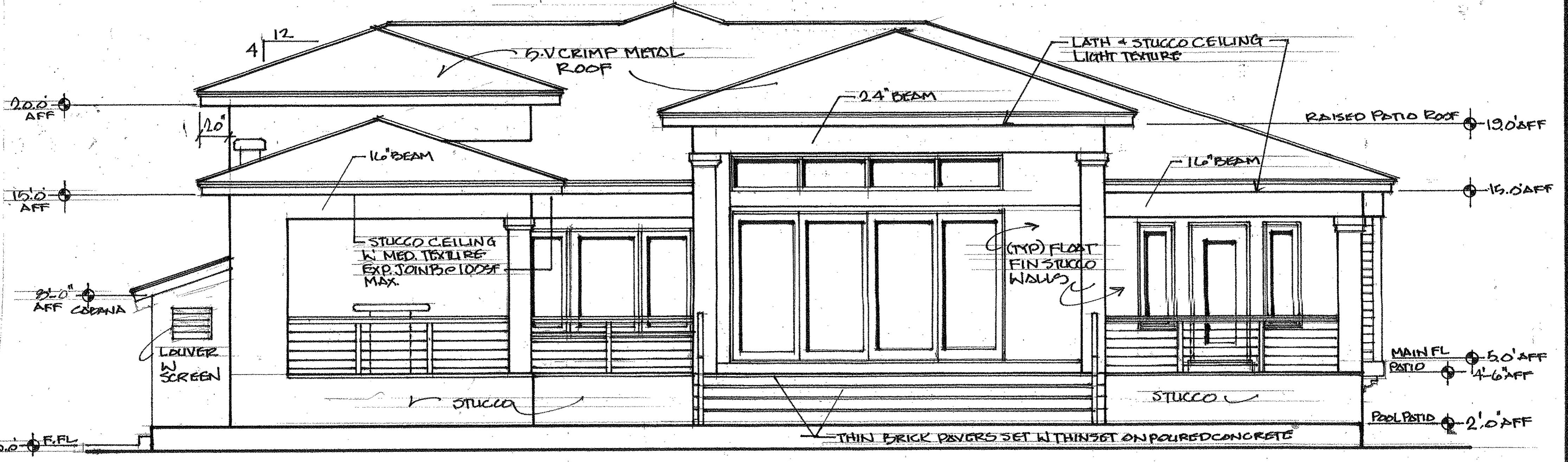
Terry J. Brisson, llc
DESIGN & DRAFTING SERVICES
2106 BELLA VISTA WAY
PORT ST. LUCIE, FL. 34952
(772) 828-0364 fitrendhomes@gmail.com

ENGINEER:
CONTRACTOR:

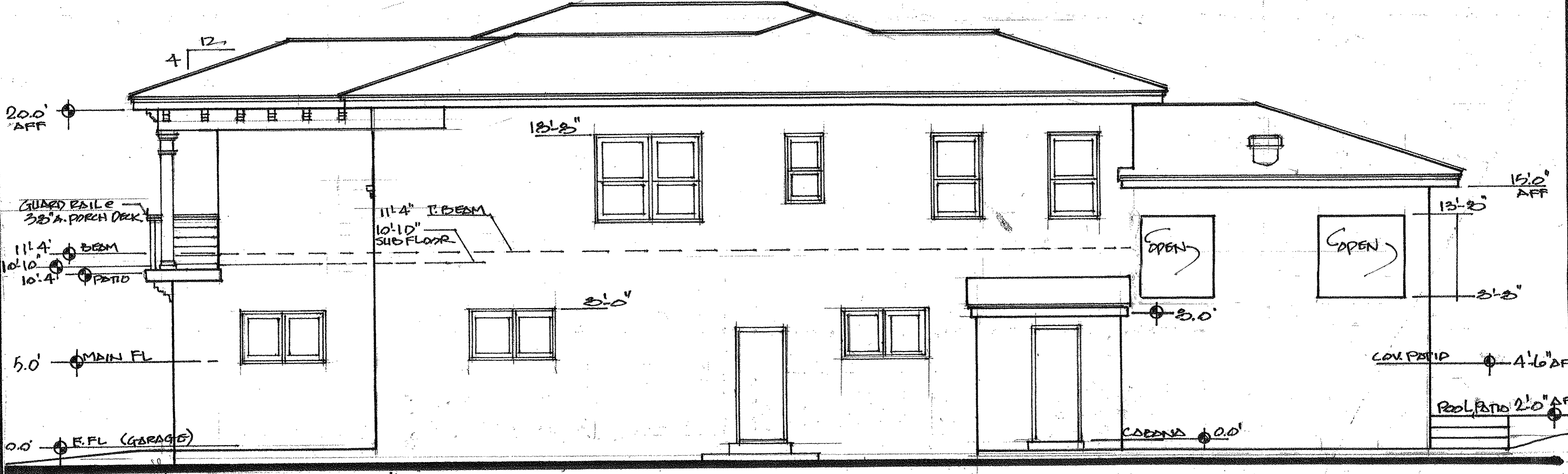
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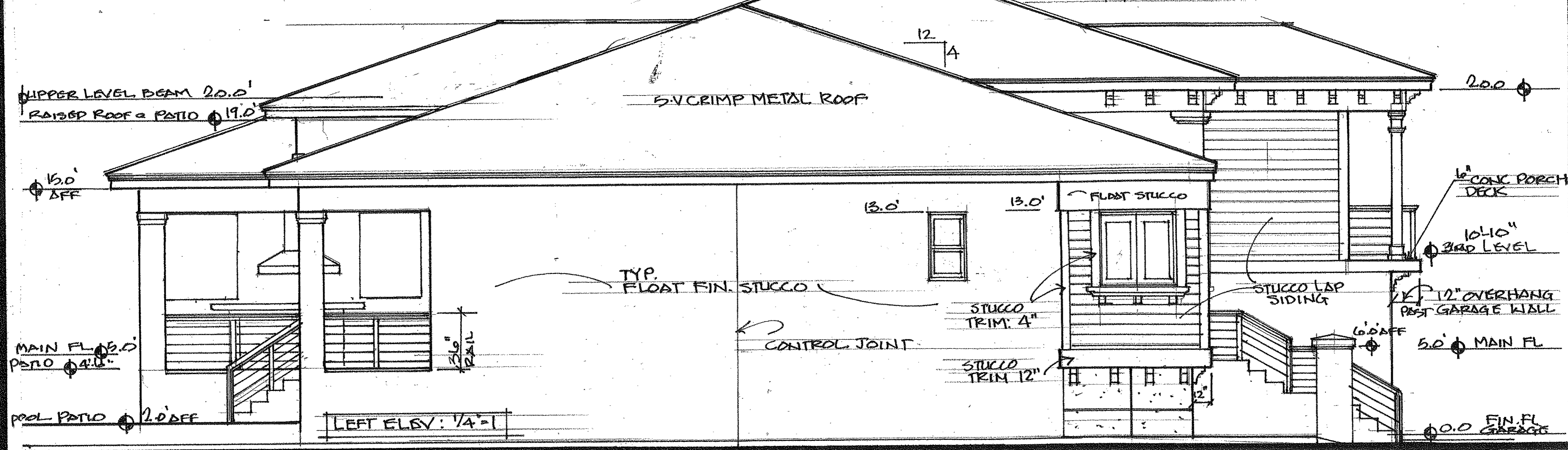
FRONT ELEVATION 1/4" = 1"



REAR ELEV. 1/4" = 1"



RIGHT ELEV. 1/4" = 1"

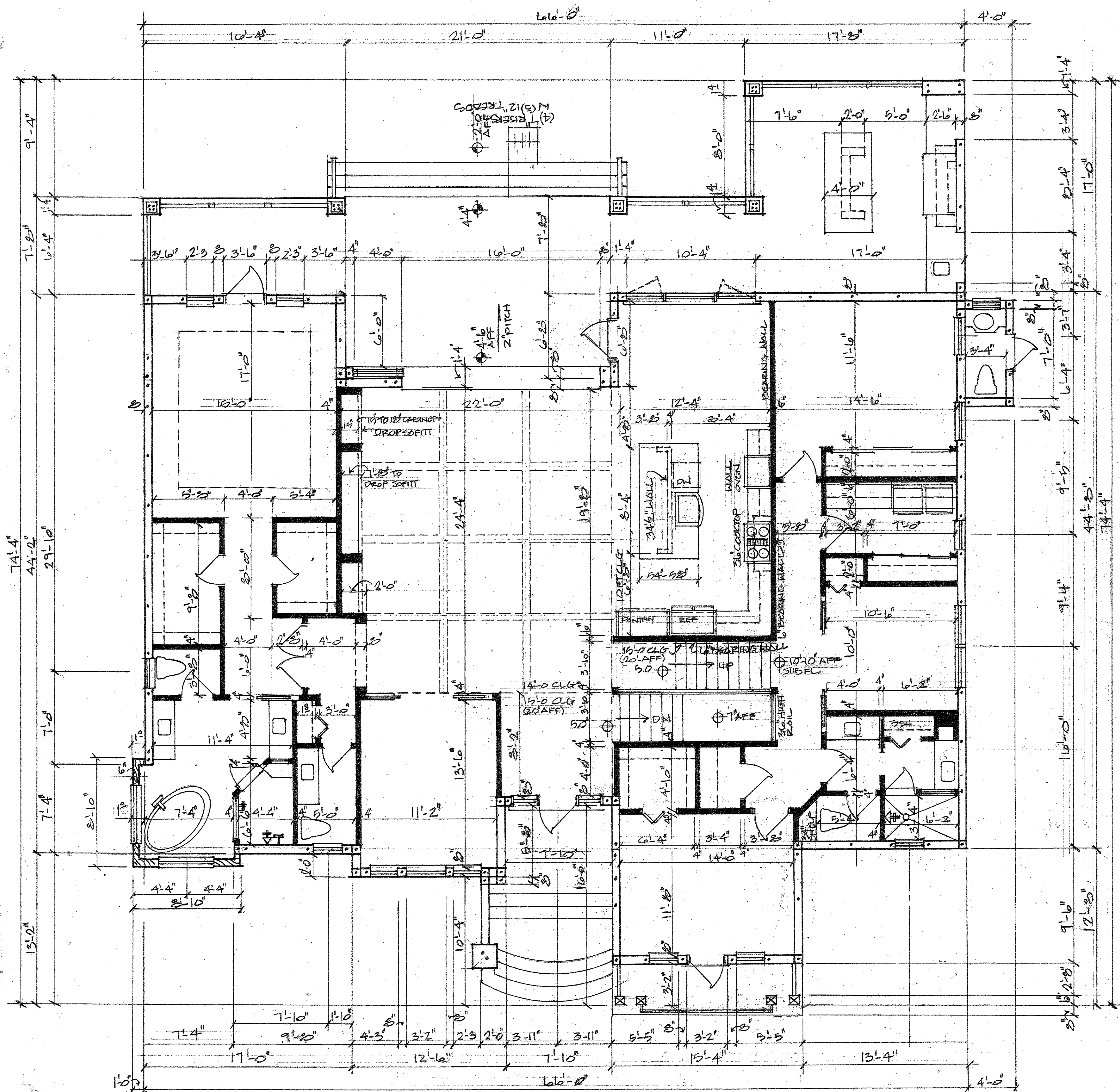


LEFT ELEV. 1/4" = 1"

SHEET #:	JOB #:	DATE:
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CONTRACTOR:	ENGINEER:
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 PORT ST. LUCIE, FL. 34952
 (772) 828-0364 ftrendhomes@gmail.com



BUILDING AREA:	
AIR CONDITIONED AREA	3,107 SF
COVERED PATIO	795 SF
FRONT BALCONY	48 SF
ENTRY	50 SF
CABANA BATH	32 SF
GARAGE	992 SF
TOTAL AREA	5,024 SF

Terry J. Brisson, II
DESIGN & DRAFTING SERVICES
 2106 BELLA VISTA WAY
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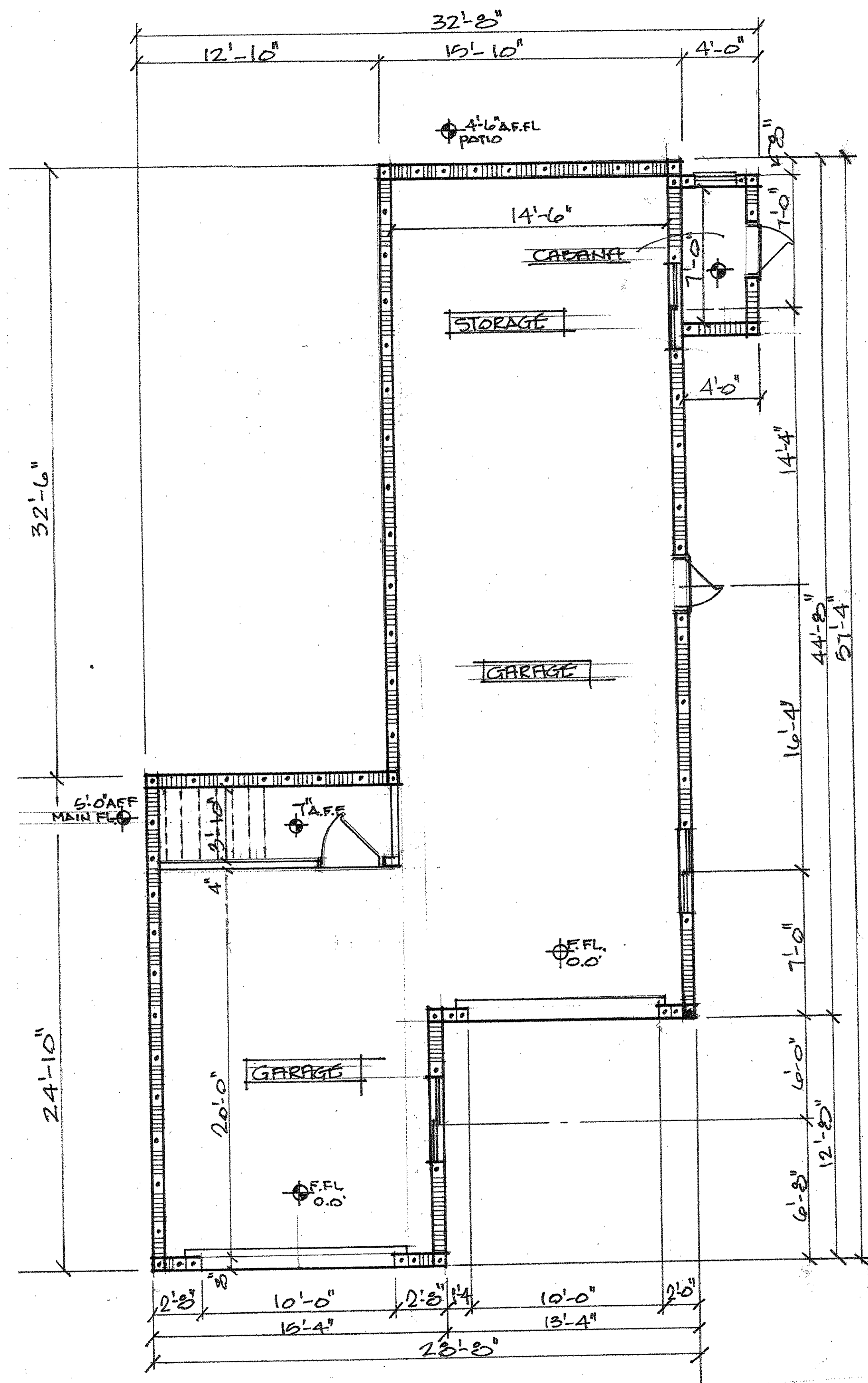
ENGINEER:

CONTRACTOR:

DATE:

JOB #:

SHEET #:



Terry J. Brisson, llc
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 PORT ST. LUCIE, FL. 34952
 (772) 828-0364 fitrendhomes@gmail.com

CONTRACTOR:

ENGINEER:

DATE

JOB #:

SHEET #:

FL TREND HOMES LLC


2106 BELLA VISTA WAY BLDG L
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VARIENCE REQUEST

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- 
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 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

Planning Board of Adjustment

Meeting Date: 06/27/2019

Information

REQUESTED ACTION

Variances - Publix Signs - 1889 N. US Highway 1

LOCATION

1889 N. US Highway 1

RESPONSIBLE STAFF

Vennis Gilmore, Planner

RECOMMENDATION

The recommendation is for Approval of the requested variances to increase the allowable wall signs to include the words "Pharmacy Drive Thru" at 24.44 sq. ft. on the East (front) elevation and one additional multi-tenant pylon sign at the South end of the property, based upon the justification presented by the applicant with respect to the criteria for granting a Variance specified in Section 22-108.

Attachments

Staff Report

Aerial Map

Zoning Map

Property Record Card

Application

Criteria Responses

Pylon Site Plan

Pylon Renderings

Wall Signs Renderings

Form Review

Form Started By: Vennis Gilmore
Final Approval Date: 06/20/2019

Started On: 06/20/2019 09:25 AM



TO: Members of the City of Fort Pierce Board of Adjustment

THROUGH: Rebeca A. Guerra, AICP, LEED-AP, CPD, Interim Planning Director

FROM: Vennis Gilmore, Planner

RE: **Application for Variances**
Publix Signs - Increase in allowable wall signage & an additional pylon sign
1889 N. US Highway 1

BOARD DATE: June 27, 2019

STAFF REPORT

Owner: Real Sub LLC
3300 Publix Corporate Parkway
Lakeland, FL 33811

Representative: Gregory Davis, Thomas Sign & Awning Co.
4590 118th Avenue N
Clearwater, FL 33762

Requested Action: The request seeks to deviate from Sections 15-6 and 15-7; in order to increase the allowable wall signs to include the words "Pharmacy Drive Thru" at 24.44 sq. ft. on the East (front) elevation and one additional multi-tenant pylon sign at the South end of the property.

Location: 1889 N. US Highway 1

Parcel ID: 1433-440-0005-000-0

Current Zoning: C-3, General Commercial Zone

Future Land Use: GC, General Commercial

Lot Size: 9.82 acres

Staff Analysis:

Variance Request

In accordance with Article VIII of Section 22 of the City Code, the property owner is requesting the Board of Adjustment approve two variances to deviate from Sections 15-6 and 15-7; in order to increase the allowable wall signs to include the words "Pharmacy Drive Thru" at 24.44 sq. ft. on the East (front) elevation and one additional multi-tenant pylon sign at the South end of the property. The subject parcel is zoned C-3, General Commercial with a future land use of GC, General Commercial.

Existing Conditions

The subject 9.82 acre site located on N. US Highway 1; just south of Sandridge Road and west of N. Causeway Drive. The subject site is currently home to the Taylor Creek Commons commercial plaza. The 60,233 gross square foot commercial plaza was constructed in 1990. The property owner was granted approval by the City Commission to demolish and reconstruct the Publix at Taylor Creek Plaza. The reconstruction of the commercial plaza is currently in action. The original Publix was 32,104 square feet in size and the reconstructed Publix is 46,013 square feet in size. This would represent an increase of 13,909 square feet for the brand new Publix. The approved project has also demolished a 3,479 square foot section that once was the storage area for West Marine. The approved project construction also includes the addition of a drive-thru pharmacy, a façade facelift, much needed site improvements to the parking lot, landscaping, and extra lighting for the parking lot.

Proposal

The applicant seeks to deviate from Sections 15-6 and 15-7; in order to increase the allowable wall signs to include the words "Pharmacy Drive Thru" at 24.44 sq. ft. on the East (front) elevation and one additional multi-tenant pylon sign at the South end of the property. Both variances are for the visibility of this location and to provide signage for the seven existing tenants and any future tenants.

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 provisions 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; and

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 have provided a response to the criteria.

The applicant maintains that the variance is not detrimental to the neighbors.

Property Owner Response

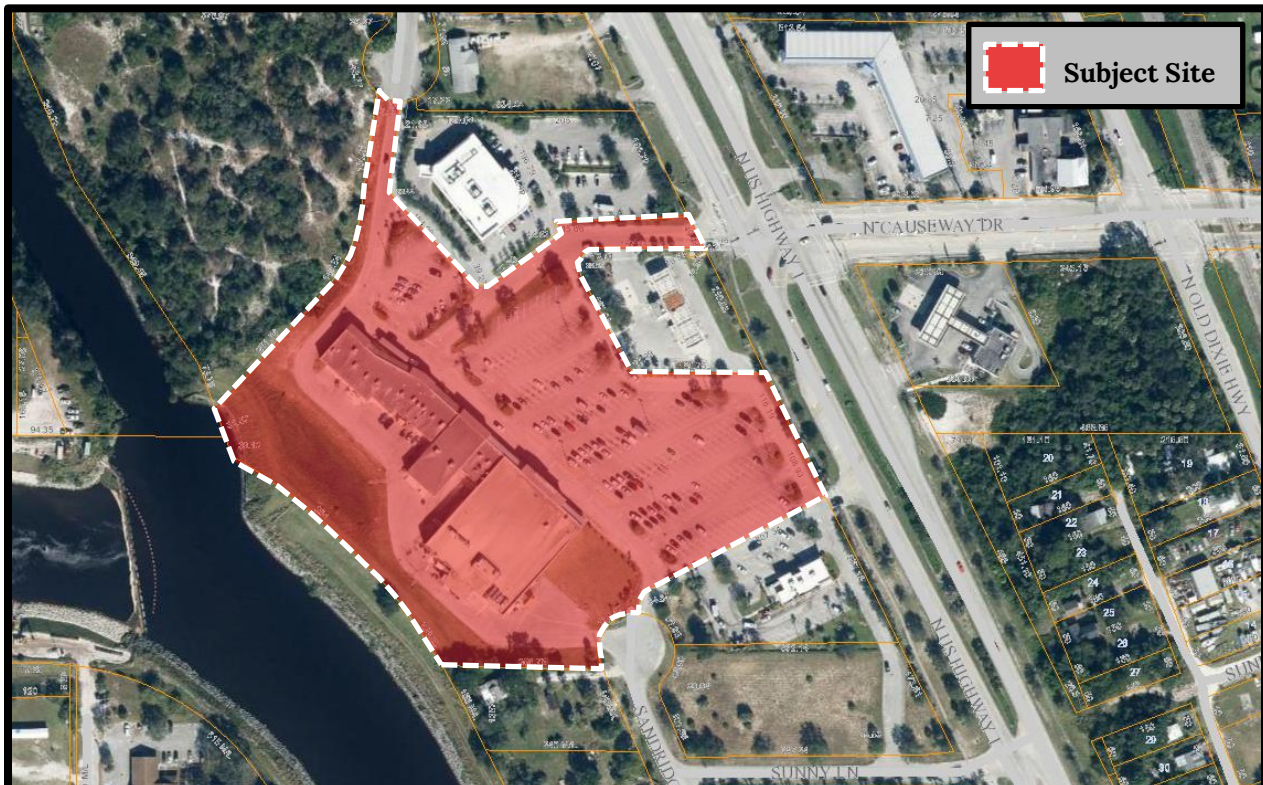
A total of nine (9) notifications were mailed to abutting property owners. As of the preparation of this memorandum, no responses have been received. An updated recording of responses will be provided to the Board at the hearing.

Staff Recommendation

The recommendation of Staff is to grant approval of the requested variance s to increase the allowable wall signs to include the words “Pharmacy Drive Thru” at 24.44 sq. ft. on the East (front) elevation and one additional multi-tenant pylon sign at the South end of the property, based upon the justification presented by the applicant with respect to the criteria for granting a Variance specified in Section 22 -108.

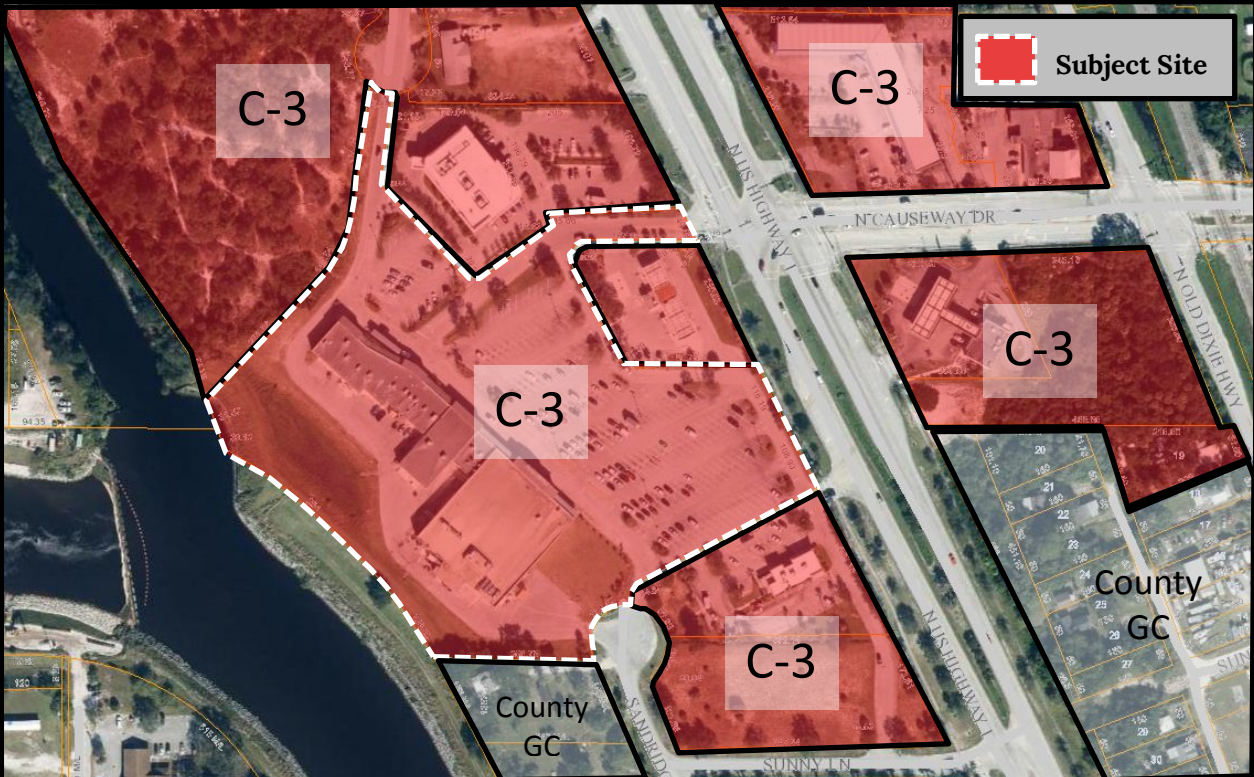


Subject Site



Development Review & Design Review
Publix - 1889 N. US Hwy 1
Aerial Map





Development Review & Design Review
Publix - 1889 N. US Hwy 1
Zoning Map



Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 1889 N US HIGHWAY 1
 Sec/Town/Range: 33/34S/40E
 Map ID: 14/33S
 Zoning: C3

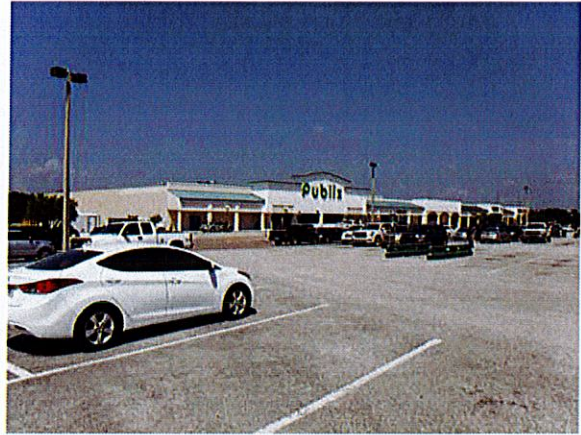
Parcel ID: 1433-440-0005-000-0
 Account #: 11539
 Use Type: 1600
 Jurisdiction: Fort Pierce

Ownership

Real Sub LLC
 PO Box 32018
 Lakeland, FL 33802

Legal Description

33 34 40/3 35 40/4 35 40 COM SE COR SEC 33-34-40 RUN S 89 11 58 W 97.22 FT TO W R/W US #1(BEING 200 FT WIDE) AND POB,TH S 28 05 56 E 108.93 FT,TH S 61 54 04 W 307.31 FT TO A CURVE CONCAVE SELY,R OF 30 FT,TH ALG ARC 34.86 FT TO A CURVE CONCAVE SELY,R OF 60 FT,TH ALG ARC 134.47 FT,TH S 88 52 59 W 256.75 FT TO ELY R/W CANAL C-25 AND CURVE CONCAVE SWLY,R OF 830 FT,TH NWLY ALG CANAL E R/W LI 188.08 FT,TH N 49 04 02 W 261 FT,TH N 20 50 01 W 39.12 FT TO S LI SECT 33,TH CONT NWLY 31.57 FT,TH N 40 55 58 E 261.60 FT,TH ALG ARC 147.54 FT,TH N 07 20 00 E 184.22 FT TO CURVE CONCAVE NELY,R OF 60 FT,TH ALG ARC 5307 FT,TH S 07 20 00 W 129.25 FT TO CURVE CONCAVE NELY,R OF 25 FT,TH ALG ARC 33.44 FT TO A CURVE CONCAVE NELY, R OF 112.50 FT, TH ALG ARC 57.28 FT, TH S 40 07 28 E 107.68 FT TO A CURVE CONCAVE NLY, R OF 25 FT,TH ALG ARC 39.27 FT,TH N 49 52 32 E 77.63 FT TO A CURVE CONCAVE SELY,R OF 143.96 FT,TH ALG ARC 44.83 FT,TH N 28 05 56 W 15.66 FT,TH N 89 07 15 E 205 FT,TH S 28 05 56 E 49.48 FT,TH S 89 DEG 07 MIN 15 SEC W 167.94 FT TO A CURVE CONCAVE SELY,R OF 103.96 FT,TH ALG ARC 12.91 FT TO CURVE CONCAVE SELY,R OF 25 FT,TH ALG ARC 35.39 FT,TH S 28 05 56 E 167.91 FT TO A CURVE CONCAVE NELY,R OF 25 FT,TH ALG ARC 27.39 FT,TH N 89 07 15 E 189.75 FT,TH S 28 05 56 E 116.19 FT TO POB (9.82 AC) (OR 4110-1176)



Total Areas

Finished/Under Air (SF):	54,890
Gross Area (SF):	60,233
Land Size (acres):	9.82
Land Size (SF):	427,759

Current Values

Just/Market Value: \$3,883,500
 Assessed Value: \$3,883,500
 Exemptions: \$0
 Taxable Value: \$3,883,500

Taxes for this parcel: SLC Tax Collector's Office

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

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Mar 9, 2018	4110 / 1176	0205	SP	Taylor Creek LLC	\$6,700,000
May 19, 2004	1982 / 0953	XX01	WD	Taylor Creek Commons LLC,	\$5,700,000
Aug 18, 2003	1790 / 2937	XX00	WD	Taylor Creek Associates Ltd,	\$3,175,000
Jul 25, 1989	0647 / 0400	XX01	WD	John E Corbally	\$100
Aug 31, 1988	0611 / 1487	XX01	WD	John E Corbally	\$100
Sep 1, 1984	0458 / 0008	XX01	CV		\$0
Dec 1, 1983	0426 / 1229	XX01	CV		\$0

Building Information (1 of 1)

Finished Area: 54,890 SF

Gross Total Area: 60,233 SF

Exterior Data

View:	Roof Cover: Tar & Gravel	Roof Structure: BarJst/Rigid
Building Type: NSCT	Year Built: 1990	Frame:
Grade: Y_C	Effective Year: 1990	Primary Wall: Conc Block

Story Height: 1 Story

No. Units: 6

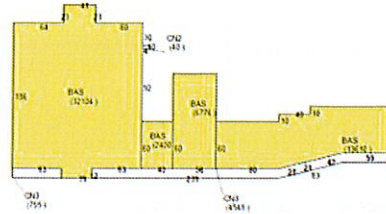
Secondary Wall:

Interior Data

Bedrooms: 0
 Full Baths: 0
 Half Baths: 0
 A/C %: 100%

Electric: MAXIMUM
 Heat Type: FredHotAir
 Heat Fuel: ELEC
 Heated %: 100%

Primary Int Wall:
 Avg Hgt/Floor: 0
 Primary Floors: Vinyl Tiles
 Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	54890	54890	1908
CN2	CANOPY	40	0	28
CN3	CANOPY	5303	0	937

Special Features and Yard Items

Type	Qty	Units	Year Blt
ASP2 LOW	1	241000	1980
DOUBLE LIGHT	1	8	1990
SINGLE LIGHT	1	1	1990
CONCRETE LOW	1	6748	1990
CEMENT CURB	1	288	1990

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$2,343,600					
Land:	\$1,539,900					
Just/Market:	\$3,883,500					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$0					
Assessed:	\$3,883,500					
Exemption(s):	\$0					
Taxable:	\$3,883,500					

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2011	0041	136.7	Fort Pierce Stormwater Charge	\$7,381.80

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2017	\$3,883,500	\$3,883,500	\$0	\$3,883,500
2016	\$3,866,800	\$3,866,800	\$0	\$3,866,800
2015	\$3,823,500	\$3,823,500	\$0	\$3,823,500

Permits

Number	Issue Date	Description	Amount	Fee
BP2006-297	Apr 18, 2006	Roof	\$92,500	\$925
BP2006-415	Jun 2, 2006	Roof	\$132,000	\$1,320
C00-000598	Jul 11, 2000	Demolition	\$0	\$0
F00-0001271	Oct 24, 2000	Heat and Air Conditioning	\$28,729	\$0
F00-000399	Mar 29, 2000	Dock	\$1,000	\$0
F00-000598	Aug 7, 2000	Alterations/Remodeling	\$500,000	\$0
F00-000598	Aug 7, 2000	Roof	\$1,000	\$0
F00-000598A	Aug 7, 2000	Heat and Air Conditioning	\$0	\$0
F00-000689	Jun 23, 2000	Alterations/Remodeling	\$19,000	\$0
F00-000730	Jun 14, 2000	Demolition	\$0	\$0
F000689	Jun 23, 2000	Alterations/Remodeling	\$19,000	\$0
F000730	Jun 14, 2000	Demolition	\$0	\$0
F900000810	Jun 26, 1990	Alterations/Remodeling	\$4,400	\$4,400
F900000819	Jul 9, 1990	Alterations/Remodeling	\$2,700	\$2,700
F900001191	Sep 26, 1990	Commercial New Construction	\$212,500	\$212,500
C51003	Oct 24, 1990	Commercial New Construction	\$4,444,400	\$4,444,400
C51004	Oct 24, 1990	Commercial New Construction	\$227,400	\$227,400
C51005	Oct 24, 1990	Commercial New Construction	\$962,400	\$962,400
C51006	Oct 24, 1990	Commercial New Construction	\$80,000	\$80,000
F93-001280	Sep 22, 1993	Alterations/Remodeling	\$5,400	\$5,400
F95-001169	Nov 1, 1995	Alterations/Remodeling	\$600	\$600
F96-000462	Apr 29, 1996	Demolition	\$2,000	\$2,000
F96-000645	Jun 11, 1996	Alterations/Remodeling	\$40,000	\$40,000
F96-000646	Jul 1, 1996	Sprinkler System	\$1,400	\$1,400
DI2002-15	Oct 21, 2002	Demolition	\$0	\$100
CR2002-33	Dec 9, 2002	Alterations/Remodeling	\$28,000	\$467
EXH2002-6	Dec 9, 2002	Alterations/Remodeling	\$3,700	\$212
REF2002-8	Dec 12, 2002	Air Conditioning Only	\$1,000	\$75
CR2003104	Dec 30, 2003	Alterations/Remodeling	\$27,948	\$404
DI20045	Apr 26, 2004	Demolition	\$2,500	\$100
CR200424	May 17, 2004	Alterations/Remodeling	\$350,000	\$4,290
REF20043	Jun 1, 2004	Unknown	\$80,000	\$925
MC2005381	Jan 4, 2006	Air Conditioning Only	\$100,000	\$1,150
DI20071	Jan 19, 2007	Demolition	\$50,000	\$360
CR2006145	Mar 8, 2007	Alterations/Remodeling	\$350,000	\$4,119
0800000173	Sep 23, 2008	Unknown	\$60,000	\$750
BP08-0510	Apr 8, 2009	Alterations/Remodeling	\$800	\$30
BP10-0174	Feb 24, 2010	Alterations/Remodeling	\$4,000	\$75
BP10-0360	Apr 20, 2010	Alterations/Remodeling	\$82,000	\$861
BP10-1638	Jul 14, 2010	Alterations/Remodeling	\$5,000	\$75
BP10-1659	Jul 13, 2010	Alterations/Remodeling	\$500	\$150
BP10-0897	Apr 29, 2010	Alterations/Remodeling	\$1,850	\$150
BP10-1041	May 13, 2010	Alterations/Remodeling	\$2,235	\$158
BP10-1672	Jul 15, 2010	Alterations/Remodeling	\$582	\$150
BP11-1923	Oct 6, 2011	Alterations/Remodeling	\$250,000	\$2,598
BP11-2474	Oct 7, 2011	Plumbing	\$16,000	\$254
BP11-2519	Dec 1, 2011	Alterations/Remodeling	\$7,370	\$329
BP12-1198	Jul 3, 2012	Electric	\$43,729	\$587
BP06-0167	Feb 24, 2006	Roof	\$15,700	\$157
BP13-0669	Feb 11, 2013	Electric	\$1,900	\$162
BP15-3190	Feb 17, 2016	Alterations/Remodeling	\$29,000	\$300
BP16-1672	Jun 29, 2016	Plumbing	\$23,000	\$0
BP16-0606	Apr 12, 2016	Electric	\$2,000	\$0
BP00-0393	Dec 6, 2017	Dock	\$1,000	\$0

Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in Fort Pierce

This information is believed to be correct at this time but it is subject to change and is not warranted.

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VARIANCE

Property address or Location 1889 N US Hwy 1
 Parcel ID #(s) 1433-440-0005-000-0
 Project description Publix signage

Real Sub LLC _____
Property Owner(s)
3300 Publix Corporate Pkwy
 Street Address
 Lakeland FL 33762
 City State Zip
863-688-1188
 Phone Number

 Email Address

Gregory Davis, Thomas Sign & Awning Co.
Applicant/Representative, Title, Company
4590 118th Ave N
 Street Address
 Clearwater FL 33762
 City State Zip
727-573-7757 x241
 Phone Number
greg.davis@thomassign.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.

Robert J. McGarity

Property Owner(s) Signature(s)

STATE OF Florida COUNTY Polk
 The foregoing instrument was acknowledged before me this 11th day of March, 2019, by
Robert J. McGarity who is personally known to me or has produced
 _____ as identification.

Shelly Sasnett
 Signature of Notary **Shelly Sasnett**



SHELLY SASNETT
 Commission # GG 260973
 Expires November 5, 2022
 Bonded Thru Budget Notary Services

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 # _____

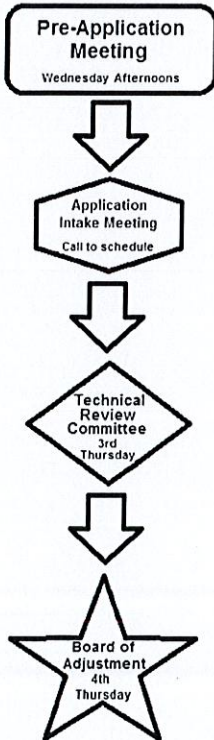
Intake Date Stamp

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: To increase the allowable wall signs to include "Pharmacy Drive Thru" at 24.44sf on the East (front) elevation and one additional multi-tenant pylon at the South end of property

Reason for request: Our primary concern is visibility for this location and to provide signage for the seven existing and future tenants in the Taylor Creek Commons shopping center.

Existing Use : Retail Date Property was Purchased: 3/9/18

Alterations made to the site since purchase: Total rebuild of existing Publix store

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

If yes, what has changed since the denial? _____

Criteria:

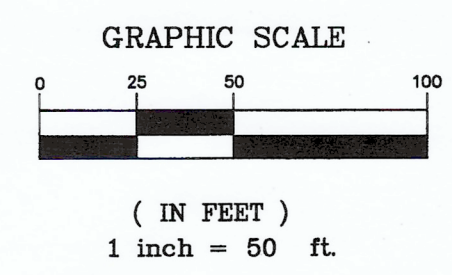
In order to determine whether your request for Variance meets all the criteria in Section 22-108 of the City Code, please answer the following questions. Please provide answers of questions on separate pages:

1. Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.
2. 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:

PUBLIX #1102

FT. PIERCE VARIANCE REQUEST:

- 1) The existing Publix store will be totally demolished and a new store will be rebuilt. The new retail/grocery store will have a drive-thru pharmacy. We are requesting this variance in order to provide proper identification signage and answer our concerns of visibility due to the distance of the store from the roadway and requirement as to the size and height of signs per code. The request for an additional freestanding sign is also for added visibility as well as giving the other tenants visibility on the roadway.
- 2) Publix Supermarkets, Inc., in their effort to always maintain their properties at the highest level, has decided to re-build this store to upgrade its condition and provide the general public and citizens of Ft. Pierce with a drive-thru pharmacy. It should be noted that not all existing Publix stores have the convenience of a drive-thru pharmacy.
- 3) Publix has always been concerned with appearance and presentation and most of all, public safety. The proposed signs in this variance would assist Publix with these concerns by providing the public with signage that is visible, proportional to its location, architecturally pleasing, and compatible with signage in the general area. Our goal here is to eliminate the concerns of visibility of the services offered at this location.
- 4) Our request, if granted, is the minimum needed to address our concern of providing signage that will give the general public the information needed about the services offered. The general public desires convenience and values their time. The wall signs we are requesting would be used as both informational and directional. The freestanding sign would give the shopping center an opportunity to give tenants visibility on the roadway and upgrade the overall appearance of the shopping center.
- 5) The general intent of the sign code is to grant signs that are descriptive in nature, proportional to the location, architecturally pleasing, and provide advertisement that will be beneficial to the general public. The nature of the surrounding properties is retail. Our request will maintain compatibility with surrounding properties, and will not be injurious to the surrounding properties.



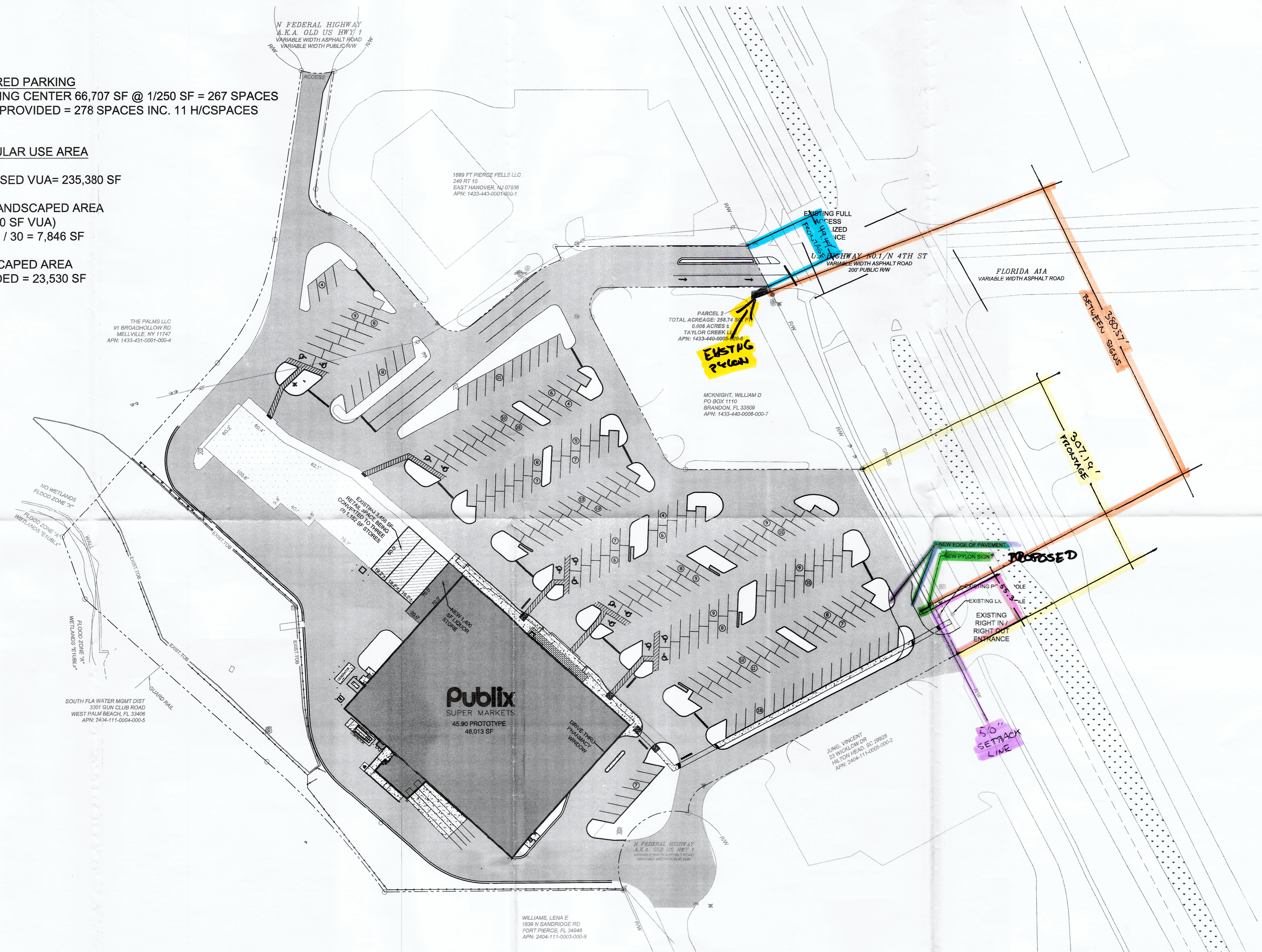
REQUIRED PARKING
 SHOPPING CENTER 66,707 SF @ 1/250 SF = 267 SPACES
 TOTAL PROVIDED = 278 SPACES INC. 11 H/CSPACES

VEHICULAR USE AREA

PROPOSED VUA= 235,380 SF

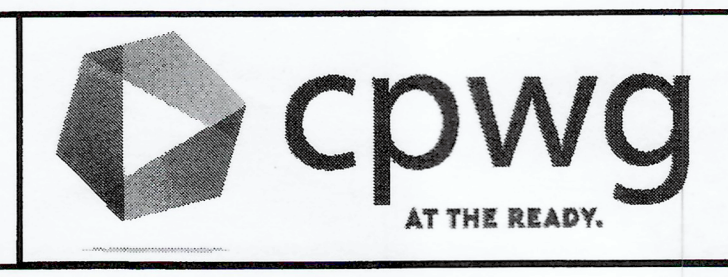
REQ. LANDSCAPED AREA
 (1 SF/ 30 SF VUA)
 245,200 / 30 = 7,846 SF

LANDSCAPED AREA
 PROVIDED = 23,530 SF



NO.	DATE	REVISION
1	08/27/18	PER COMMENTS
0	07/31/18	ISSUED FOR PERMITTING

CPWG
 3918 N. HIGHLAND
 TAMPA, FL
 813-361-2644



MICHAEL STALZER, PE
 FLORIDA REG. PROF. ENGINEER No.: 79953
 DATE: AUGUST 28, 2018

CWH
 REAL ESTATE SERVICES

PUBLIX SUPER MARKET
FORT PIERCE
STORE #1682

OVERALL SITE PLAN

SHEET NUMBER
C4.00
 OF 27 SHEETS



THOMAS

SIGN & AWNING CO INC

4590 118TH Avenue North
Clearwater, Florida 33762

800-526-3325

www.thomassign.com

CLIENT

Publix 1682

Design Number:
72436 Pylon Option 1

Installation Address:
SWC US 1 & North Causeway
A1A
Ft. Pierce St Lucie, FL

Project Identity Number:
83067

Sales Associate: Project Team:

TSA BM SN

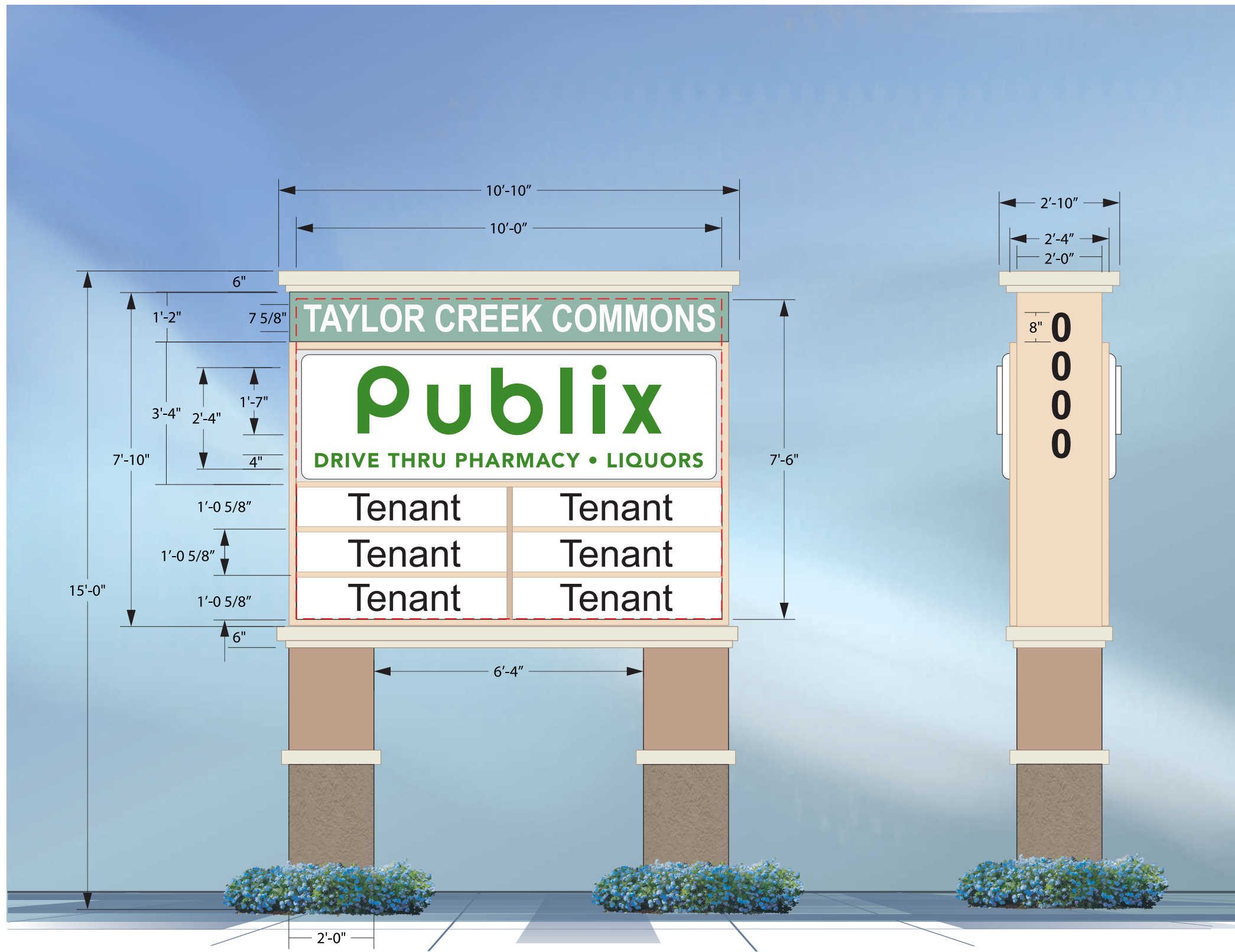
Designer: Date:

SLD 08/10/18

Project Updates:
Revision 1: Update color pallet. SLD 09-07-18
Revision 2: Correct color pallet. SLD 09-12-18
Revision 3: Updated logo. AA 09-19-18
Revision 4: Create routed aluminum SC panel
resize Publix face.
SLD 09-28-18
Revision 5: Add stucco texture note. SLD
10-05-18

Color Reference Chart

- SW 7012 Creamy (Top Cap & Trim)
- SW 6106 Kilim Beige (Cabinet Retainers & T-bars)
- SW 6150 Universal Kahaki (Pole Cover Tops)
- SW 9117 Urban Jungle (Pole Cover Bottom with Knockdown Stucco Texture)
- SW 6465 Spearmint (Routed Aluminum Panel)
- White Acrylic
- #3M 3630-5801 Publix Green



New pylon to feature all aluminum construction.
Routed aluminum "Shopping Center" face backed with white acrylic graphics.
Pan-formed acrylic face with embossed "Publix" and flat "Food & Pharmacy" copy in the PMS 363 color program.
Flat acrylic tenant faces with future vinyl overlay.
Pylon bottom pole cover legs to have knockdown stucco texture.
Pylon to be painted to match building color and texture program.
Illumination to be provided by LED TapOut sticks & power supplies.



3M™ MCS™ Warranty

Approval:

- Approved
DATE:
- Approved as noted
DATE:
- Revise & Re-Submit
DATE:

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Page Sheet

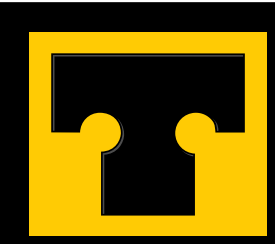
1 1 of 1

Local: 727-573-7757
Fax: 727-573-0328

Proposed South. LED Illuminated Pylon A

Red dotted Line calculates the sign face SQFT. 10'-0" x 7'-10" = 78.33'

Scale: 3/8"=1'-0"



THOMAS

SIGN & AWNING CO INC

4590 118TH Avenue North
Clearwater, Florida 33762

800-526-3325

www.thomassign.com

CLIENT

Publix 1682

Design Number:
72436 Pylon Option 2

Installation Address:

SWC US 1 & North Causeway

A1A

Ft. Pierce St Lucie, FL

Project Identity Number:

83067

Sales Associate: Project Team:

TSA BM SN

Designer: Date:

SLD 08/16/18

Project Updates:

Revision 1: Update color pallet. SLD 09-07-18

Revision 2: Correct color pallet. SLD 09-12-18

Revision 3: Updated logo. AA 09-19-18

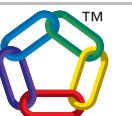
Revision 4: Create routed aluminum SC panel
resize Publix face.

SLD 09-28-18

Revision 5: Add stucco texture note. SLD
10-05-18



THIS ARTICLE IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



3MTM MCSTM Warranty

Approval:

Approved

DATE:

Approved as noted

DATE:

Revise & Re-Submit

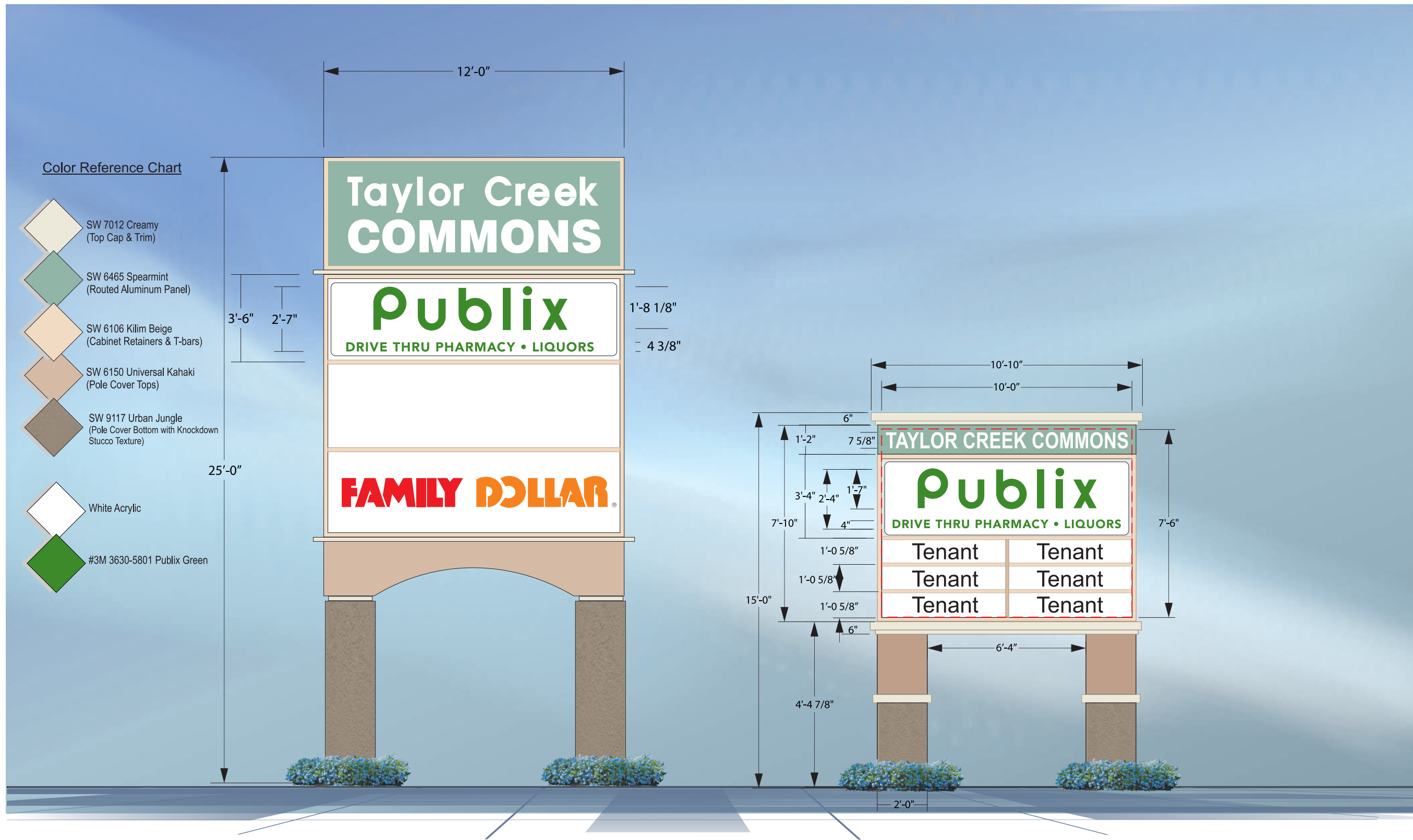
DATE:

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Page Sheet

1 1 of 1

Local: 727-573-7757
Fax: 727-573-0328



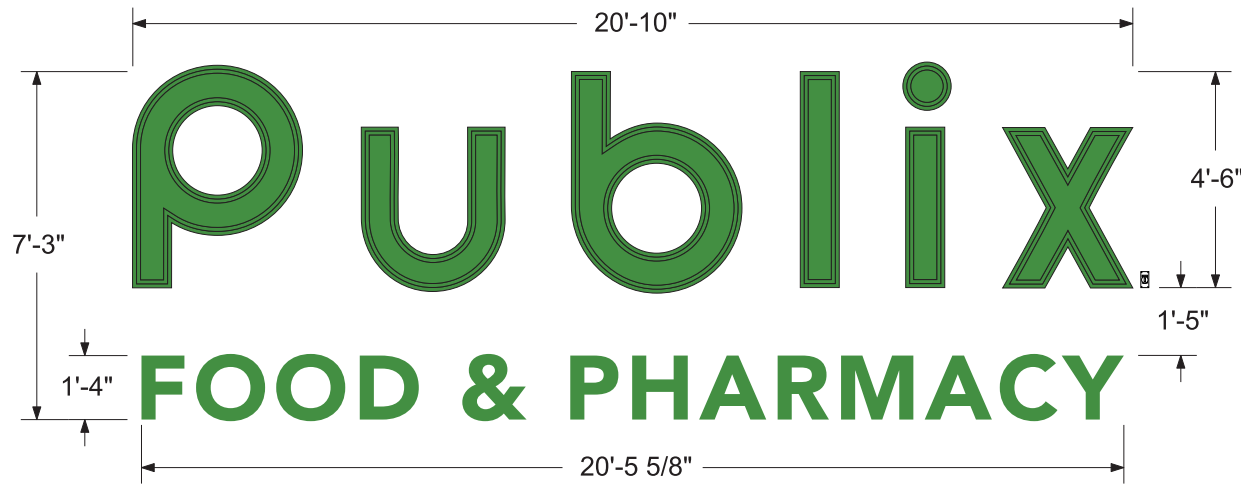
Existing Proposed North Pylon Rendering
Upgrade with new paint pallet.

Scale: 1/4"=1'-0"

Proposed South LED Illuminated Pylon A

Scale: 1/4"=1'-0"

Publix # 1682
Fort Pierce, FL



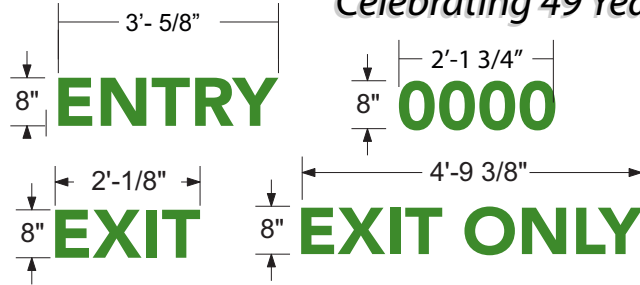
Pan-formed 54" Publix & 16" FF F & P Remote LED Channel Letters

Scale: 1/4" = 1'-0"

Proposed wall signs do not exceed 20% of the building wall face per General Commercial C-3 code.

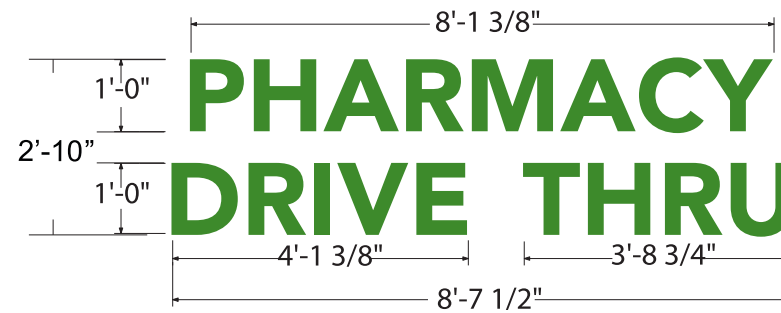
Celebrating 49 Years of Quality Manufacturing and Service

49



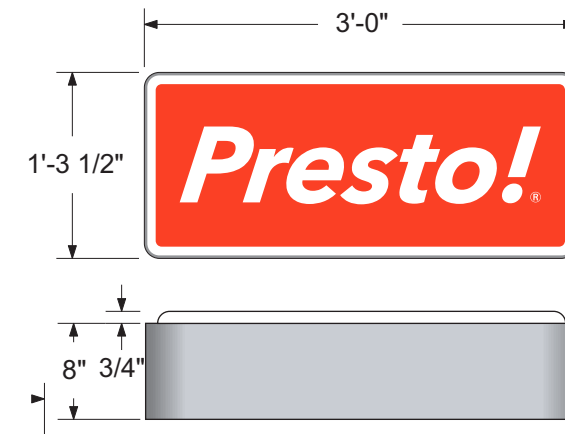
Non-Illuminated Acrylic FCO's

Scale: 3/8" = 1'-0"



12" FF PDT Remote LED Channel Letters - Proposed

Scale: 3/8" = 1'-0"



Illuminated Wall Sign

Scale: 3/4" = 1'-0"

Front East Elevation Boxed sqft.

Publix - Food & Pharmacy = 151.01'
Pharmacy Drive Thru = 24.44'
Presto! = 3.88'
Total Sqft. = 179.33'

Exempt Sqft. FCO's:

Exit = 1.34'
Exit Only = 3.20'
Entry = 2.03'
Address = 1.44'
Total Sqft.: = 8.01'



THOMAS

SIGN & AWNING CO INC

4590 118TH Avenue North
Clearwater, Florida 33762

800-526-3325

www.thomassign.com

CLIENT

Publix #1682

Design Number:

77977 CL FCO WS Elev

Installation Address:

swc, US 1 & North Causeway
(SR A1A)

Fort Pierce, FL

Project Identity Number:

82335

Sales Associate: Project Team:

TSA AL

Designer: Date:

SLD 11-05-18

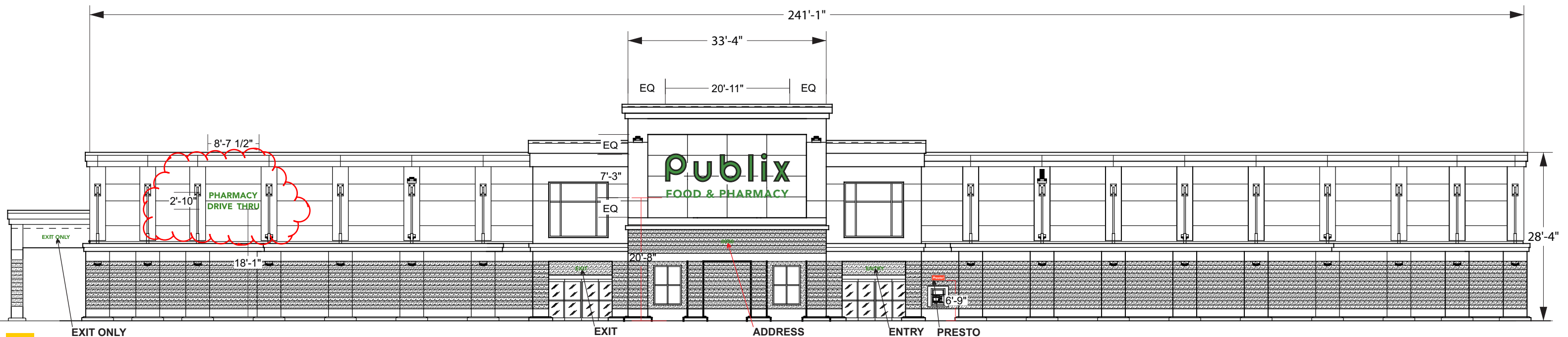
Project Updates:

Rev. 1:

Page Sheet

1 1 of 1

Local: 727-573-7757
Fax: 727-573-0328



Front East Elevation

SCALE: 1/16" = 1'-0"



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4590 118TH Avenue North
Clearwater, Florida 33762

800-526-3325

www.thomassign.com

CLIENT

Publix #1682
Design Number:
77977 FCO PNL Elev
Installation Address:
swc, US 1 & North Causeway
(SR A1A)
Fort Pierce, FL

Project Identity Number:
82335

Sales Associate: Project Team:

TSA AL

Designer: Date:

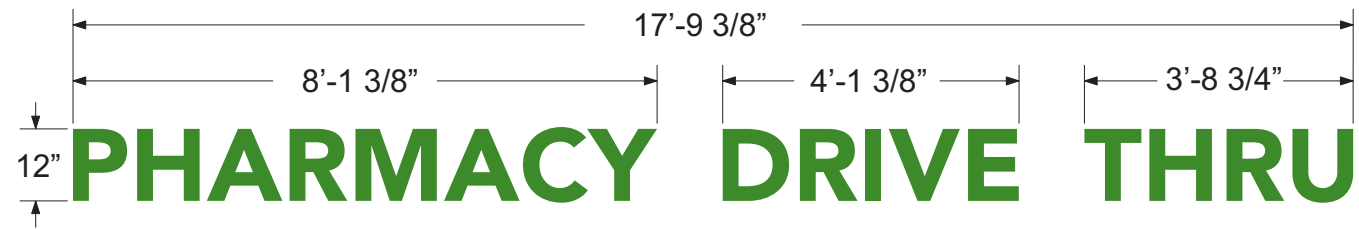
SLD 11-05-18

Project Updates:
Rev. 1: Add whole side elevation. 12-10-18
SLD

Page Sheet

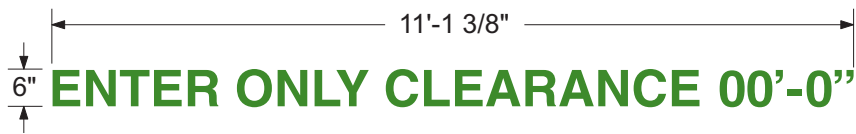
1 1 of 1

Local: 727-573-7757
Fax: 727-573-0328



12" Acrylic FCO's Flush Mounted

Scale: 3/8" = 1'-0"



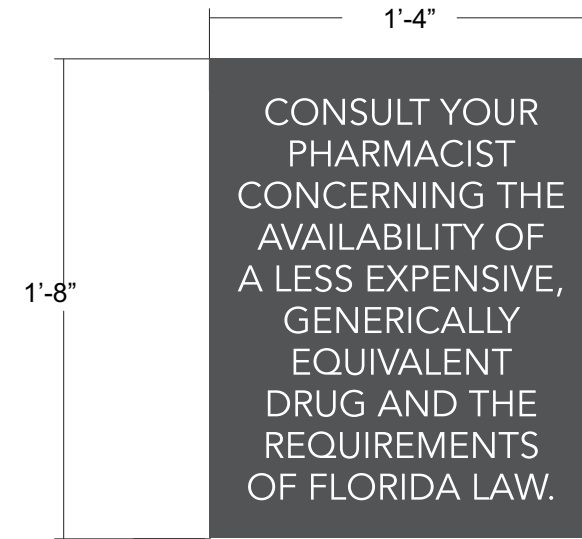
Non-Illuminated Acrylic FCO Letters

Actual clearance height TBD
at survey.

Scale: 3/8" = 1'-0"

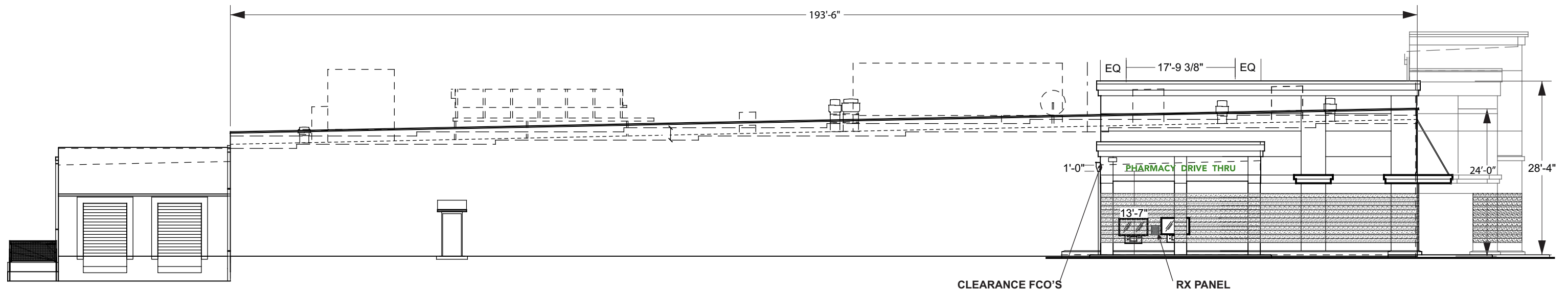
Side (South) Elevation sqft.:

Pharmacy Drive Thru = 17.78'
Enter Only Clearance = 5.55'
Aluminum RX Panel = 2.22'
Total Sqft. 25.55'



Aluminum Panel with Digital Graphics

Scale: 1 1/2" = 1'-0"



South Side Elevation

SCALE: 1/16" = 1'-0"