



RECEIVED

OCT 29 2020

CITY OF FORT PIERCE
PLANNING & ZONING

VARIANCE

Property address or Location 1134 Avenue D & 1138 Avenue D
Parcel ID #(s) 2409-501-0305-0007 & 2409-501-0306-0004
Project description Outdoor Urban Market & Community event space

Fort Pierce Redevelopment Agency
Property Owner(s)
P.O. Box 1480 ~~2000~~
Street Address
Fort Pierce FL 34954
City State Zip
772 467 4170
Phone Number
nmimms@cityoffortpierce.com
Email Address

Amie Calisti, Architect, Acalisti LLC
Applicant/Representative, Title, Company
6872 Cayiro Ln
Street Address
Boynton Beach FL 33437
City State Zip
845 641 4042
Phone Number
amie@acalisti.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.

Property Owner(s) Signature(s)

STATE OF -- COUNTY
The foregoing instrument was acknowledged before me this 29 day of OCT, 2020, by
Nick Mimms who is personally known to me or has produced
as identification.

Miriam Garcia
Signature of Notary

(seal)



MIRIAM GARCIA
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG915754
Expires 10/23/2023

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

AMW
10/21/2020

VARIANCE

Section 125-316 (b)(2)(c)

- 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: Provide a variance to allow

a vehical access at 2 FT from the side ^{property lines.}

Reason for request: The code requirement for the location

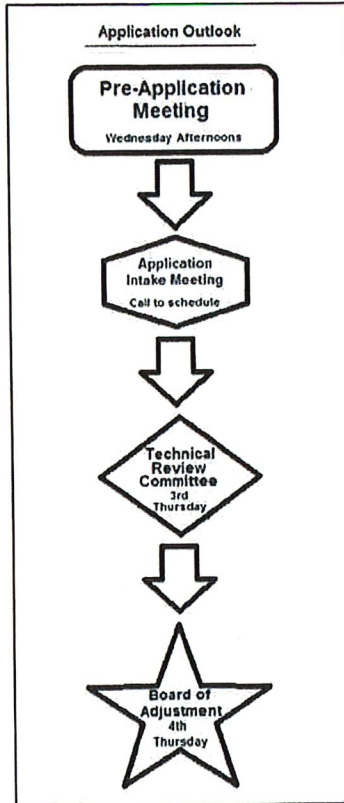
for a site vehical access can not be met due to existing location of crosswalk, curb ramp & Palm Trees.

Existing Use: Vacant Lot Date Property was Purchased: _____

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. 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:



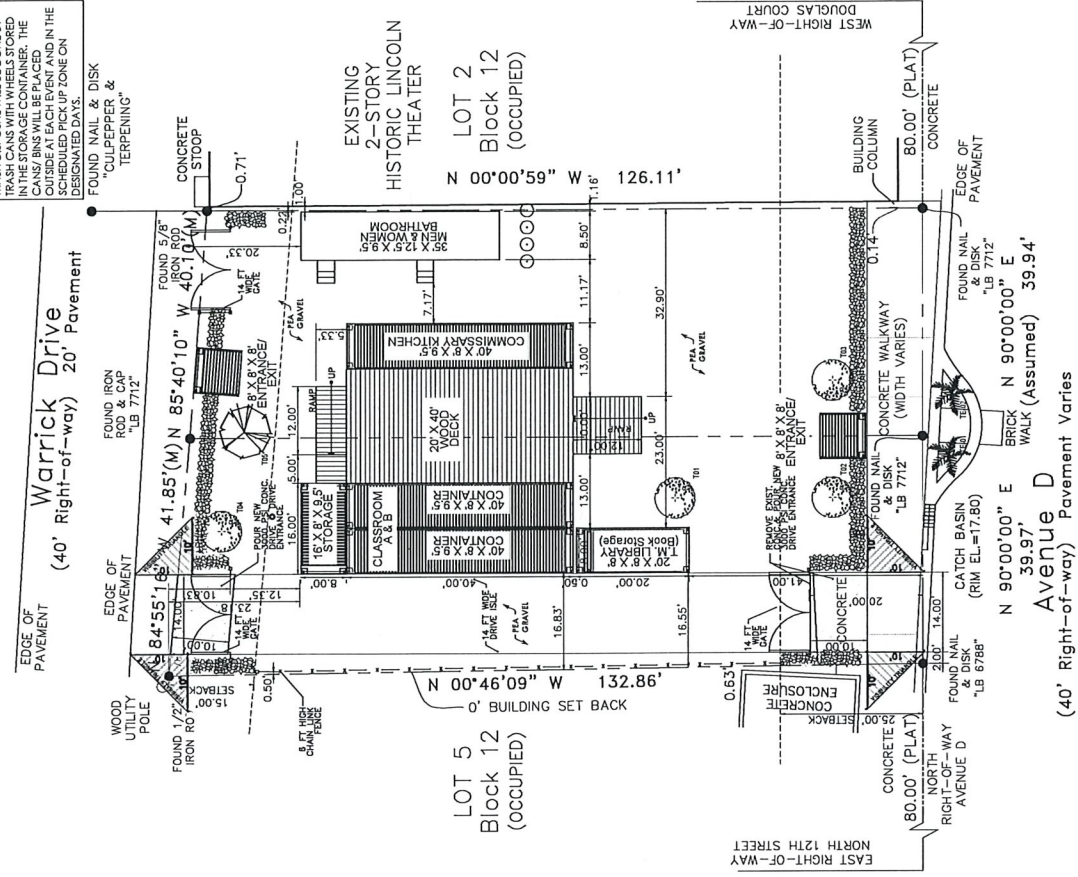
A. CALISTI, LLC
 4622 Central Expressway, Raleigh, NC 27612
 Phone: 919.487.4042
 FAX: 919.487.4042

DATE: OCT. 30, 20
 BLOG DEPT. PLAN CORRECTIONS:
 BLOG DEPT. PLAN REVISIONS:
 BLOG DEPT. PLAN REVISIONS:

Parcel ID: 2409-501-0305-000-7
 FORT PIERCE, FL 34950
 1134 & 1138 Avenue D
 New Community Event Space

Site Plan and Notes
 MANAGED BY: AC
 DRAWN BY: AC
 CHECKED BY: AK
 SHEET: SP-1

NOTE: TRASH DISPOSAL BINS SHALL BE PROVIDED BY THE CLIENT. BINS SHALL BE PLACED IN THE STORAGE CONTAINER. THE CANS/BINS WILL BE PLACED OUTSIDE AT EACH EVENT AND IN THE SCHEDULED PICKUP ZONE ON DESIGNATED DAYS.
 FOUND NAIL & DISK "CULPEPPER & TERPENING"



PROPOSED SITE PLAN
 SCALE: 1" = 10'-0"

EXISTING SITE PLAN
 SCALE: 1" = 10'-0"

SP-1



A. CALISTI, LLC

Amie Calisti, AIA (AR99591)
6872 Caviro Ln., Boynton Beach FL, 33437
845.641.4042 amie@acalisti.com

October 1 2020

**To: Fort Pierce – Planning and Zoning Department
2300 Virginia Avenue Ft. Pierce, FL 34982**

Project Address: 1134 & 1138 Avenue D Fort Pierce, FL 34950

Historic Zoning Division Variance Criteria

- 1. Describe those conditions peculiar to the specific property and not applicable to the other lands, structures, or building in the same zoning district.**
There is a pedestrian cross walk from the North side of Avenue D to the South side of Avenue D. This crosswalk has a pedestrian curb ramp that extends into the parallel parking area with a curved curb with palm trees at either side of the curb ramp. The location of this pedestrian access is in the middle of the property of our project's south property line. This curb and pedestrian feature occupy roughly 27.5 Ft. of linear feet from east to west of the south property line. There is also a catch basin next to the west side of curb extension. This leaves no opportunity to locate a vehicle access 25 Ft. from the side property lines.
- 2. Do special conditions or circumstances result from actions other than that of yours? Please explain**
Yes, the pedestrian crosswalk, curb ramp and palm tree design were created prior to our involvement.
- 3. Identify any undue hardships or deprivation of commonly enjoyed property rights what would result in the literal interpretation of the code for the zoning district.**
The hardship and deprivation of commonly enjoyed property rights would result in undue costs as well as the removal of a cross walk, curb ramp and trees by the city as these features are outside of our property lines.
- 4. What is the minimum variance that would give the reasonable use of the land, building, or structure?**
Provide the opportunity to have a vehicle access at 2 ft from the side property lines. There are no other curb cuts along the north side block of avenue D and this access will exceed the required 50' distance from the nearest roadway intersection.
- 5. Explain how the variance requested would not impair the intent of the zoning ordinance or be detrimental to the general public welfare.**
The variance requested will not impair the intent of the zoning ordinance or be detrimental to the general public as the location of the vehicle access is not in conflict any other curb cuts of neighboring properties along north side block of avenue D or in conflict with any other code requirements as understood at this time. If the crosswalk and curb ramp was eliminated to conform to code, that may be more detrimental to the safety of the general public and welfare.

Feel free to call me with any questions.

Sincerely,
Amie Calisti, AR99591
Voice | 845.641.4042