

BOARD OF ADJUSTMENT AGENDA

Board of Adjustment Regular Meeting - Thursday, February 27, 2025 - 2:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **CONSIDERATION OF ABSENCES**
5. **APPROVAL OF MINUTES**
 - a. Minutes from the June 27, 2024 meeting.
6. **PUBLIC HEARINGS**
 - a. Five (5) Variances - Dutch Bros Coffee - 2050 S US Highway 1
7. **DISCUSSION / OTHER BUSINESS**
 - a. **ELECTION OF CHAIR**
8. **COMMENTS FROM THE PUBLIC**
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: 02/27/2025

Information

REQUESTED ACTION

Minutes from the June 27, 2024 meeting.

SUMMARY

N/A

LOCATION

N/A

RESPONSIBLE STAFF

Planning Staff

RECOMMENDATION

To approve or approve with changes.

Attachments

Board of Adjustment Minutes 6/27/24

Form Review

Form Started By: Alicia Rosenthal

Started On: 07/01/2024 04:25 PM

Final Approval Date: 12/20/2024

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, **JUNE 27, 2024**, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: KeAndrea Davis; Darrell Drummond; James Crist; Jaimebeth Galinis, Chair

Absent: Charles Hayek

Staff Present: Sara Hedges, City Attorney
Kev Freeman, Planning Director
Alicia Rosenthal, Planning and Development Organizer

4. CONSIDERATION OF ABSENCES

Mr. Hayek was excused.

5. APPROVAL OF MINUTES

- a. Minutes from the February 22, 2024, meeting

Motion was made by Darrell Drummond, and seconded by James Crist to approve the minutes from the February 22, 2024 meeting.

AYE: James Crist, KeAndrea Davis, Darrell Drummond, Chair Jaimebeth Galinis
Passed

6. PUBLIC HEARINGS

a. **Variance - Estrada Residence - 205 S. 29th Street**

The clerk introduced the fence Variance for the Estrada residence located at 205 S. 29th Street.

The chair asked the Board attorney to explain the Quasi-Judicial Hearing procedures.

When acting as a quasi-judicial body, the Board is held to certain procedural requirements.

Quasi-judicial proceedings are less formal than proceedings before a circuit court, but are more formal than the other aspects of today's meeting. Quasi-judicial proceedings must follow basic standards of notice and due process, and decisions must be made based on competent substantial evidence. Therefore, board members have a duty to conduct quasi-judicial proceedings more like judges than legislators. This afternoon, the Board will follow the same uniform procedure in all quasi-judicial hearings.

The Chair called the proceeding to order.

The clerk confirmed the City complied with the advertisement and notice requirements.

The Chair inquired with the Board regarding ex-parte communications and asked the Clerk to call the roll:

Ms. Davis - no

Mr. Drummond - no

Mr. Crist - no

Madam Chair Galinas - no

The Chair opened the public hearing.

The clerk was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on this item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth, and nothing but the truth. Those that were sworn in were asked to clearly state their name for the record and confirm they were sworn in at such time as they were asked to come forward to testify.

Staff Presentation:

Kev Freeman, Planning Director, gave an overview of the application. He said the applicant is requesting to deviate from City Code 125-322(c)(1) to place a 6-foot fence within the first 25 feet front yard setback from the front property line. Mr. Freeman said the setback is a requirement of the R-3 zoning. Mr. Freeman explained the purpose and criteria for granting a Variance. Mr. Freeman said the applicant's reason for requesting a variance of 2 feet from the allowed 4-foot fence is for her children's safety. He said the applicant has stated that many people park on her lawn, due to the activities that occur (such as sports tournaments) at the park, directly across from her lawn. Mr. Freeman stated the applicant has also provided multiple incident reports from the Police Department of her vehicle being stolen, as well as an incident where two men with guns hid on the property during a police search. Mr. Freeman noted that without the variance, the owner said she did not feel secure in her home.

Mr. Freeman said the Future Land Use is low density residential and the zoning is R-3. He showed a diagram of the fence location, and pictures of the applicants' property facing north and south. He also showed existing fences at the intersection of 29th Street and Delaware Avenue and the proposed aluminum fence and gates.

Board questions for staff: Ms. Galinas asked if the applicant owns the corner lot and if the

fence was going across both lots. Ms. Davis asked about the location of the gates and if the proposed fence is aluminum. Mr. Crist asked if the proposed fence would be closer to the street.

Applicant questions for staff: None

Applicant presentation: Nancy Estrada, property owner, sworn, stated she is proposing a 6-foot fence because a 4-foot fence can be jumped. She said there is a lot of derelict activity in the park across the street and cars are parking on the grass next to her fence. She stated she wanted a 6-foot gate to match the 6-foot fence that would go around the entire property. Ms. Estrada highlighted that the 6-foot fence and gate is needed for her families safety and security.

Board questions for applicant: Mr. Crist asked if the 6-foot fence was currently only being proposed on part of the property.

Public comment: None

Staff final comment: None

Board comment: Mr. Crist suggested the applicant contact the city to post no parking signs in front of her house and in front of the park. He said not being able to see through a solid aluminum gate is a security issue. Mr. Crist suggested the applicant maintain their current fence to avoid security problems. Ms. Davis said the city put up wooden barriers along the park but nothing for the residents. She said she does not like the 6-foot aluminum gate and does not want to set a precedent. Ms. Davis said she would be okay with a 6-foot chain link fence. Chair Galinas suggested the applicant call Code Enforcement when cars are parked on her lot. She also said she does not want to set a precedent that if you live across the street from a park, you can put up a 6-foot fence. Mr. Drummond stated all the Variance criteria have to be met, and he is hesitant to set a precedent.

Applicant final comment: Ms. Estrada asked if she would be allowed to put up the 6-foot gate if a 6-foot fence was not allowed.

The Chair, seeing no one else, closed the public hearing.

Motion was made by Darrell Drummond, and seconded by KeAndrea Davis to deny the requested variance to deviate from City Code 125-322(c)(1) to place a 6-foot fence within the first 25 feet (front yard) from the front property line.

AYE: KeAndrea Davis, Darrell Drummond, James Crist, Chair Jaimebeth Galinis
Passed

7. DISCUSSION / OTHER BUSINESS

a. Annual Open Government Training

The Board postponed the presentation to the next Board of Adjustment meeting. Ms. Davis proposed recording the training and having the Board members review and sign off.

b. ELECTION OF CHAIR AND VICE-CHAIR

Motion was made by James Crist, and seconded by Chair Jaimebeth Galinis to elect Ms. Davis as Chair.

AYE: Darrell Drummond, James Crist, KeAndrea Davis, Chair Jaimebeth Galinis
Passed

Motion was made by KeAndrea Davis, and seconded by Darrell Drummond to elect Ms. Galinas as Vice-Chair.

AYE: James Crist, KeAndrea Davis, Darrell Drummond, Chair Jaimebeth Galinis
Passed

8. COMMENTS FROM THE PUBLIC

There were no comments from the public.

9. ADJOURNMENT



CITY OF FORT PIERCE
PLANNING BOARD OF ADJUSTMENT

VARIANCE

205 S 29th ST

6ft High Fence

ITEM TABLED FROM MAY 23, 2024 MEETING

APPLICANT: Nancy Estrada Avila

PROPERTY OWNER(S): Nancy Estrada Avila

PARCEL ID #: 2408-802-0019-000-6

SUMMARY

The applicant is requesting to deviate from City Code 125-322(c)(1) to place a 6-foot fence within the first 25 feet (front yard) from the front property line.

205 S. 29th Street – Variance



Sec. 125-98. - Purpose.

The purpose of a variance is to allow a modification of certain zoning ordinance regulations when such modification will not be contrary to the public interest and when, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the ordinance provisions would result in unnecessary and undue hardship.

Unnecessary and undue hardships may result from the size, shape or dimensions of a site; the location of existing structures on the site; geographic, topographic or physiographic features or other conditions on the site or in the immediate vicinity; or street locations or traffic conditions in the immediate vicinity.



Sec. 125-100. - Criteria for granting variances.

A variance may be granted only in the event that all of the following criteria are satisfied:

- (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 codified in this section and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.



Applicants Justification

The applicant has requested the 6-ft fence (a variance of 2 ft from the allowed 4-ft high fence) due to her children's safety.

The applicant has stated that many people park on her lawn due to the activities that occur (such as sports tournaments) at the Park directly across from her lawn. The applicant has also provided multiple incident reports from the Police Department of her vehicle being stolen as well as an incident where two men with guns hid on the property during a police search.

Without the variance, the owner feels unsecure in her home



SITE LOCATION – 205 S 29th ST



205 S. 29th Street – Variance



FUTURE LAND USE – LOW DENSITY RESIDENTIAL



205 S. 29th Street – Variance



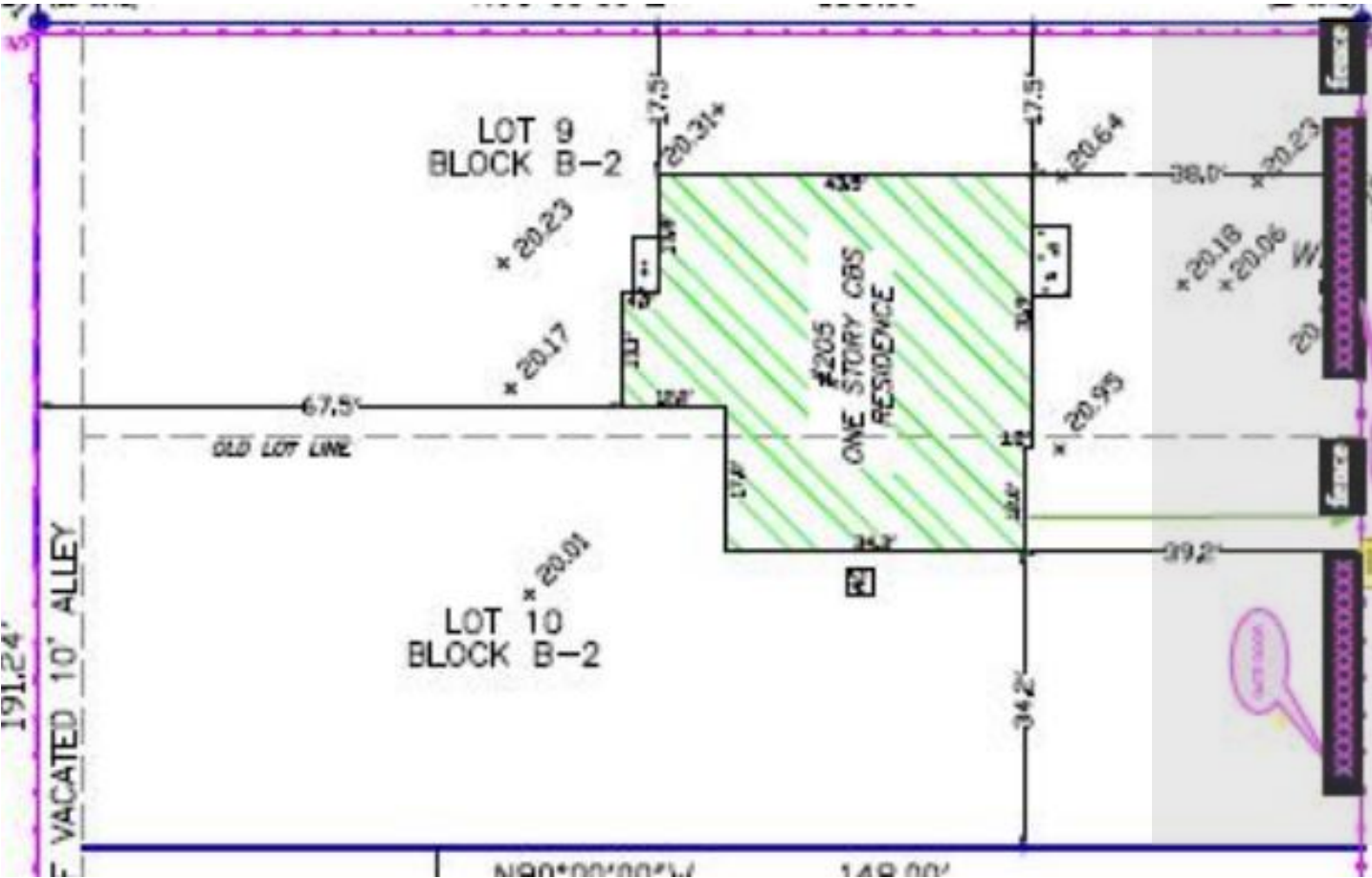
ZONING: R-3



205 S. 29th Street – Variance



25ft Front Yard Setback



205 S. 29th Street – Variance



S 29th ST - View North



205 S. 29th Street – Variance



S 29th ST - View South



205 S. 29th Street – Variance



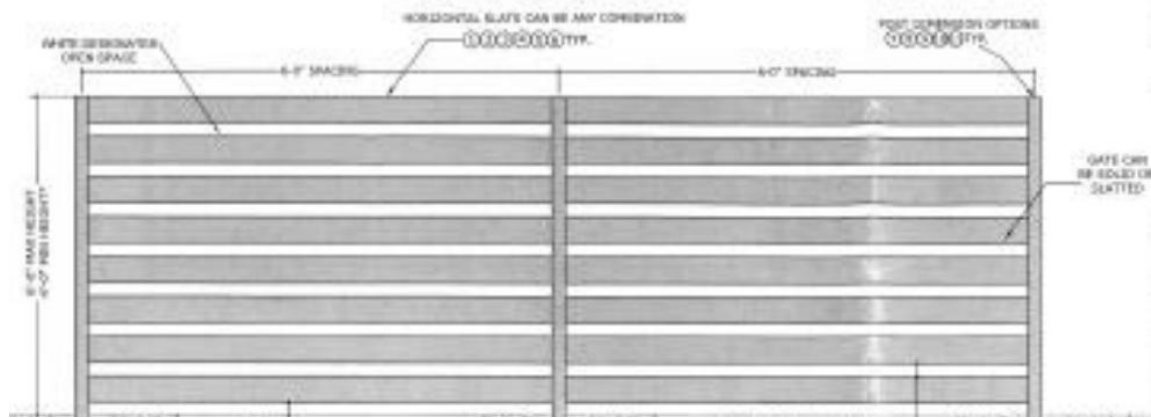
Existing Fences at the intersection of S 29th ST and Delaware Ave



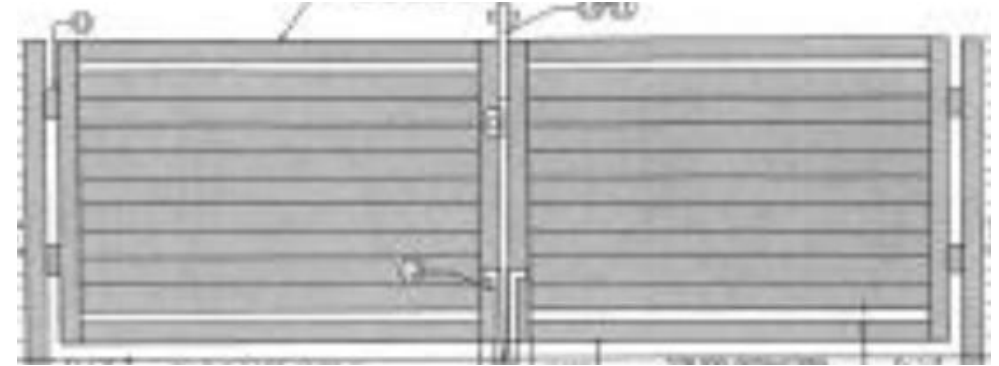
205 S. 29th Street – Variance



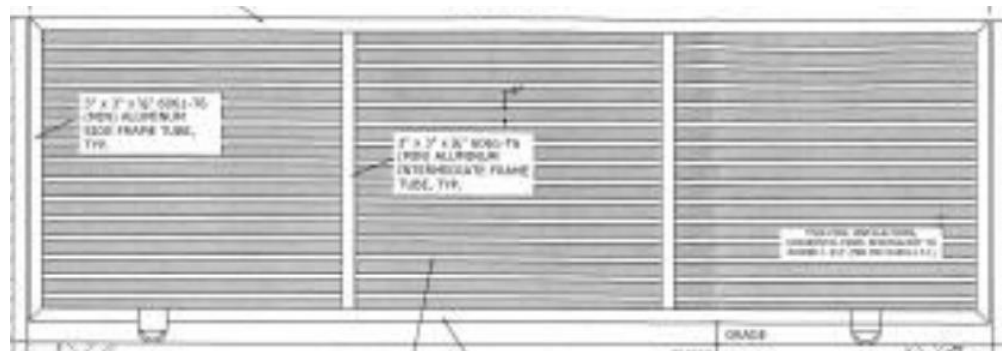
Proposed Aluminum Fence and Gate(s)



6ft Aluminum Fence



6ft Aluminum Gate



6ft Aluminum Rolling Gate

Recommendation

The Planning Board of Adjustment should consider the application against the criteria prior to granting a variance to deviate from City Code 125-322(c)(1) to place a 6-foot fence within the first 25 feet (front yard) from the front property line.

Options

1. APPROVE

or

2. APPROVE WITH CONDITIONS

or

3. DENY THE VARIANCE



Sec. 125-100. - Criteria for granting variances.

A variance may be granted only in the event that **all** of the following criteria are satisfied:

- (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 codified in this section and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.



Planning Board of Adjustment

Meeting Date: 02/27/2025

Information

REQUESTED ACTION

Five (5) Variances - Dutch Bros Coffee - 2050 S US Highway 1

SUMMARY

In accordance with Article II of Section 125 of the City Code, the applicant is requesting five (5) variances to enable the demolition of an existing and vacant fast-food restaurant and the proposed construction of a 950 sf of Dutch Bros Coffee take-out with associated site work and utilities.

- **Variance 1:** Variance from Section 123-37(6)a General Landscaping Requirements to allow the eastern landscape buffer to be reduced from 10 ft to 6 ft.
- **Variance 2:** Variance from Sec. 123-37(6)a General Landscaping Requirements to allow the northern landscape buffer to be reduced from 10 ft to 6 ft.
- **Variance 3:** Variance from Sec. 125-315(c)(1) Off-Street Parking Design Standards to allow the minimum width of the parking spaces to be reduced from 9.5 ft to 9 ft and for the minimum depth to be reduced from 19 ft to 18 ft.
- **Variance 4:** Variance from Sec. 125-315(c)(5) Off-Street Parking Dimensions to allow the minimum width of the drive aisle to be reduced from 26 ft to 24 ft.
- **Variance 5:** Variance from Sec. 125-315(d)(2)(a)(3) Off-Street Parking Spaces to allow a reduction from 1 space per 75 square feet of gross floor area to 1 space per 125 square feet of gross floor area.

The property is located at 2050 S US Highway-1 and is zoned Commercial C-3, and houses an existing vacant fast-food restaurant.

The request is to allow the site to accommodate a proposed new use (Dutch Bros Coffee). The proposed drive-through does not have any indoor patron area. The parking spaces will be for employees and for patrons choosing to park and walk to the pick-up window. There will be no outdoor tables for patron congregation.

Therefore, patrons will utilize the drive-thru window rather than parking. Parking spaces will be primarily for employee use.

FDOT are requiring the closure of the existing driveway connection to US Hwy 1, which results in vehicles being required to fully circle the building to use the drive-through.

The site dimensions for the subject site restrict parking and drive aisle dimensions.

LOCATION

2050 S US Highway-1

RESPONSIBLE STAFF

Kev Freeman, Planning Director

RECOMMENDATION

Staff recommend APPROVAL of the five (5) Variances as requested based on the requests meet Sec. 125-100. - Criteria for granting variances, such:

- (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 codified in this section and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

ALTERNATIVE RECOMMENDATIONS

Approve certain Variance request(s) as appropriate, and

Deny certain Variance request(s), or

Deny all Variance requests

Attachments

Staff Presentation/Report

Applicant Presentation

Application

Survey

Variance Criteria -1

Variance Criteria -2

Variance Criteria -3

Variance Criteria -4

Variance Criteria -5

Floor Plan Existing

Site Plan

Affidavit

Property Card

Sunbiz Detail

Engineering TRC Comments
FPUA TRC Comments

Form Review

Form Started By: Kev Freeman
Final Approval Date: 02/20/2025

Started On: 02/20/2025 12:32 PM



CITY OF FORT PIERCE

CITY COMMISSION

February 27th, 2025

PZVAR2024 – 00002
DUTCH BROS – VARIANCE REQUEST
2050 S US HIGHWAY 1

SUMMARY

The property is located at 2050 S US Highway-1 and is zoned Commercial C-3, and houses an existing vacant fast-food restaurant.

The request is to allow the site to accommodate a proposed new use (Dutch Bros Coffee). The proposed drive-through does not have any indoor patron area. The parking spaces will be for employees and for patrons choosing to park and walk to the pick-up window. There will be no outdoor tables for patron congregation.

Therefore, patrons will utilize the drive-thru window rather than parking. Parking spaces will be primarily for employee use.

FDOT are requiring the closure of the existing driveway connection to US Hwy 1, which results in vehicles being required to fully circle the building to use the drive-through.

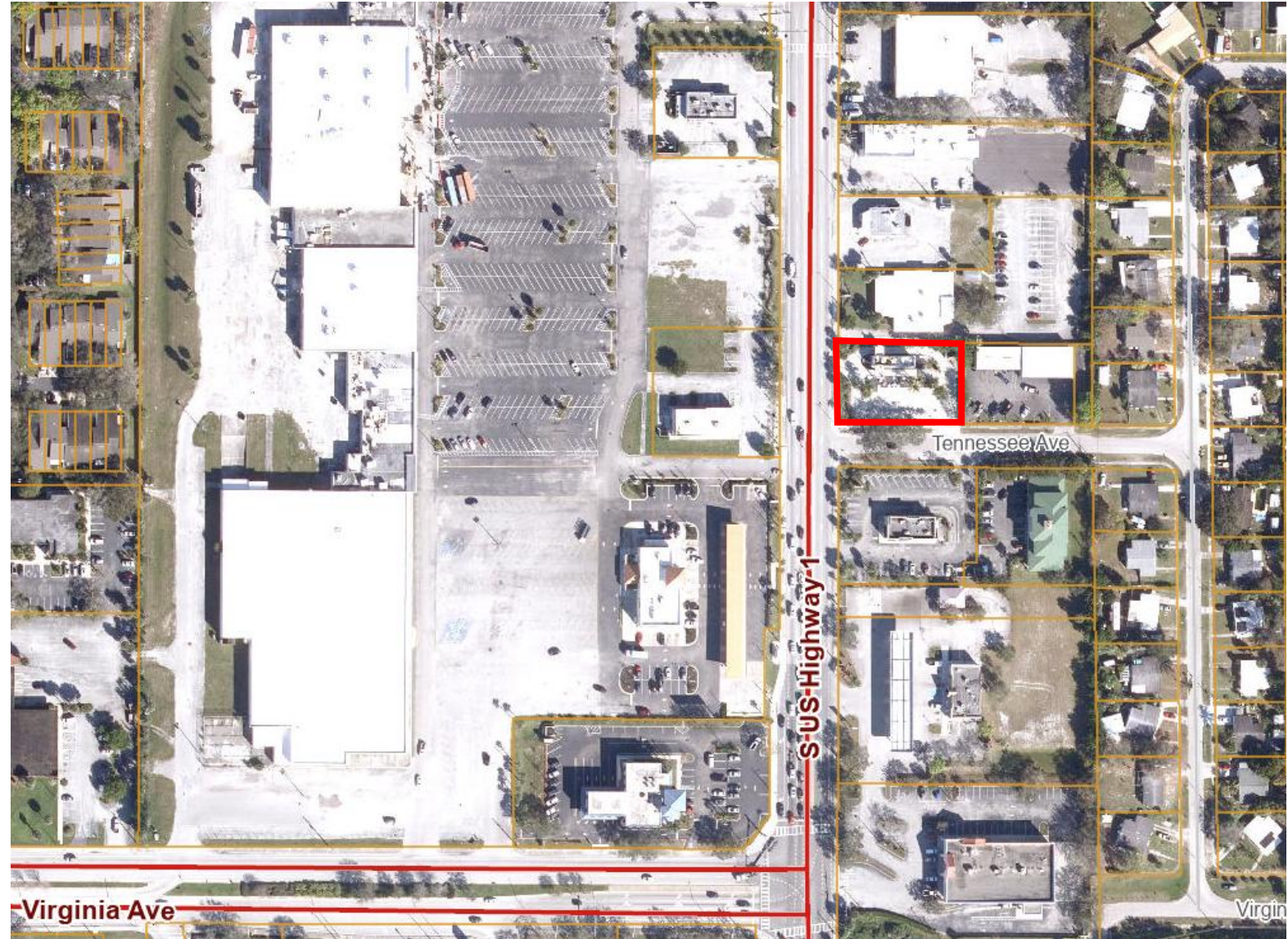
The site dimensions for the subject site restrict parking and drive aisle dimensions

LOCATION

2020 S US Highway 1

Parcel ID#: 2415-341-0005-000-3

0.43 Acres

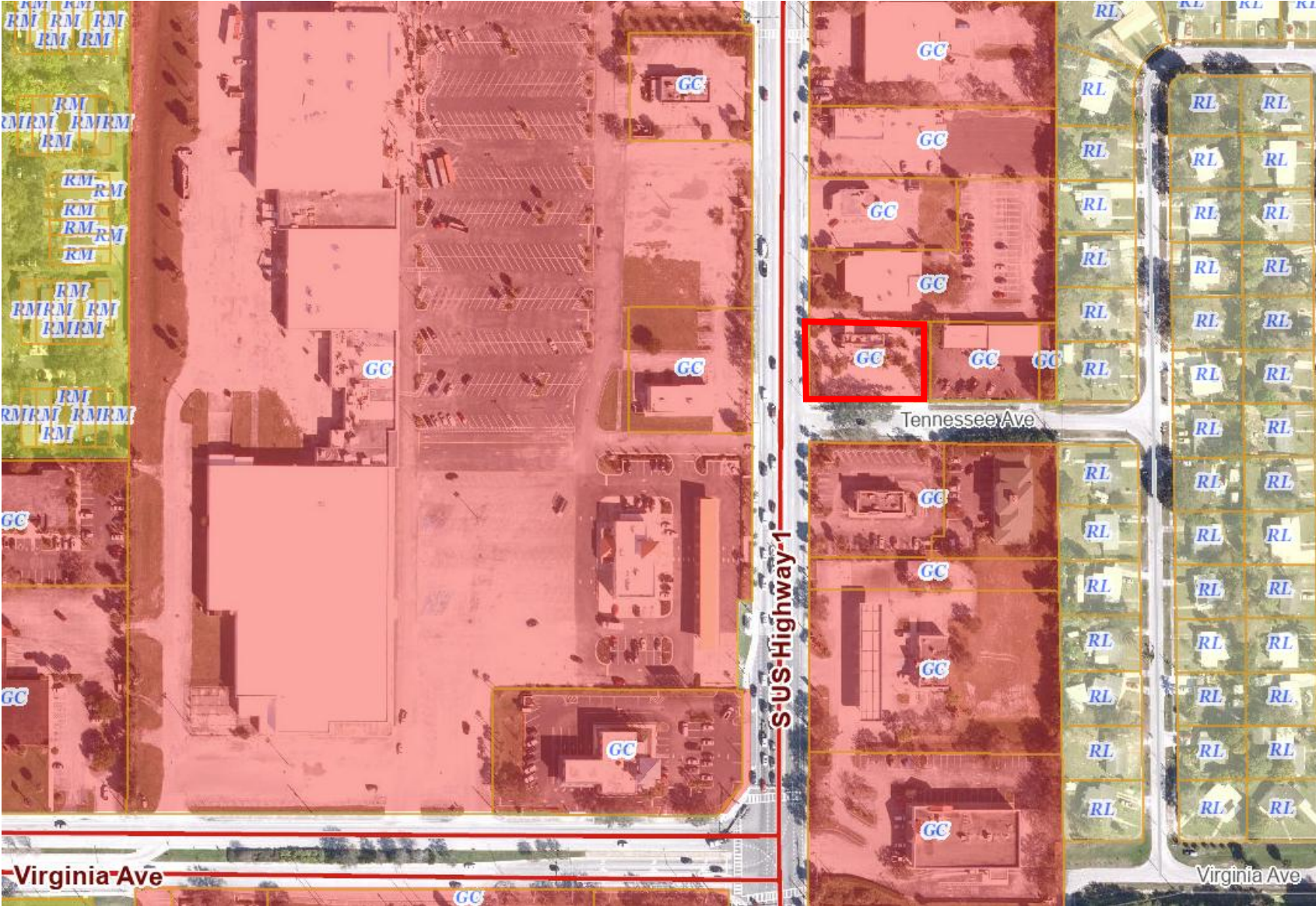


PZ2024-00002



FUTURE LAND USE

General Commercial



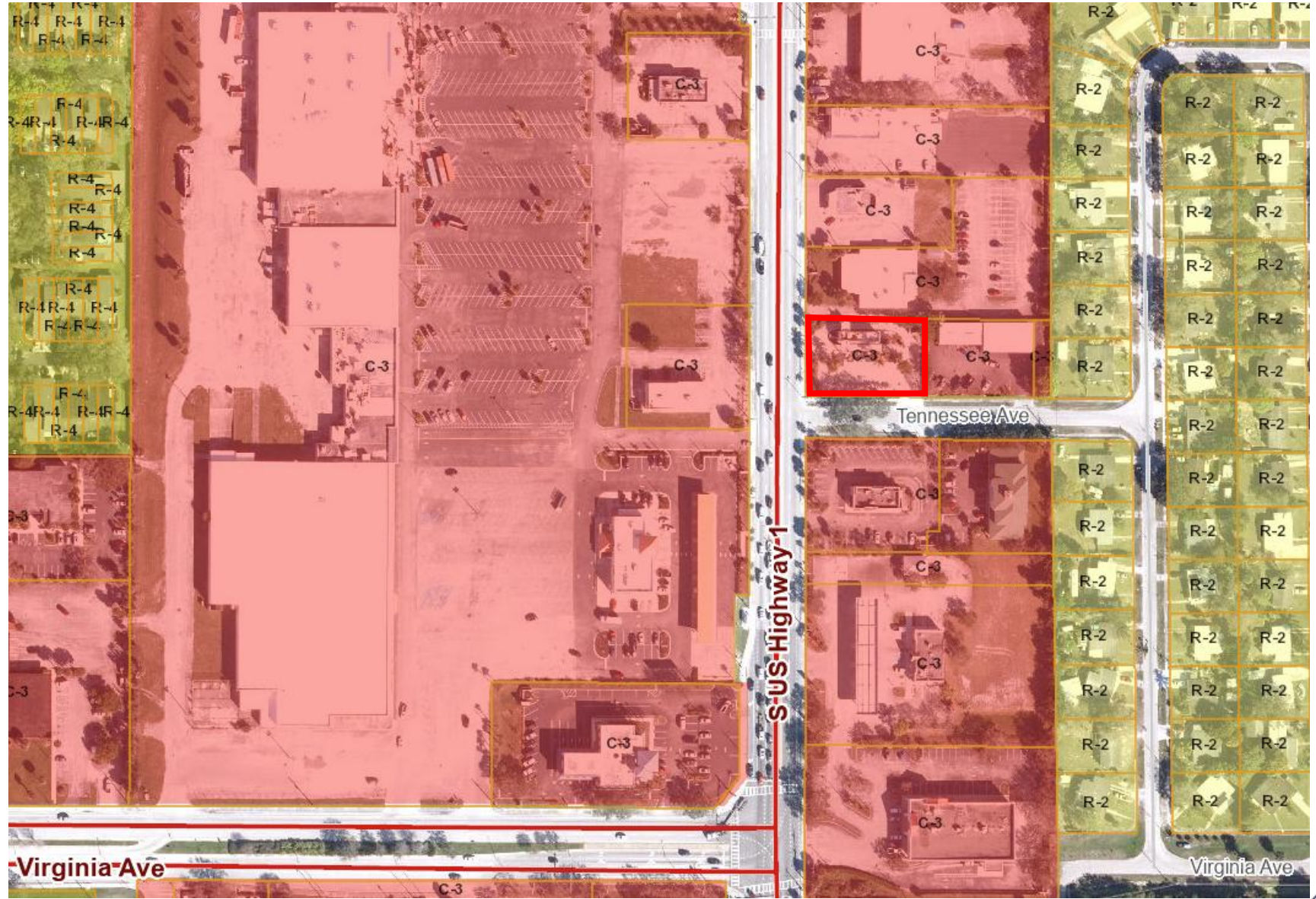
PZ2024-00002



ZONING

General Commercial C-3

The district is intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices and tourist/entertainment facilities.



PZ2024-00002



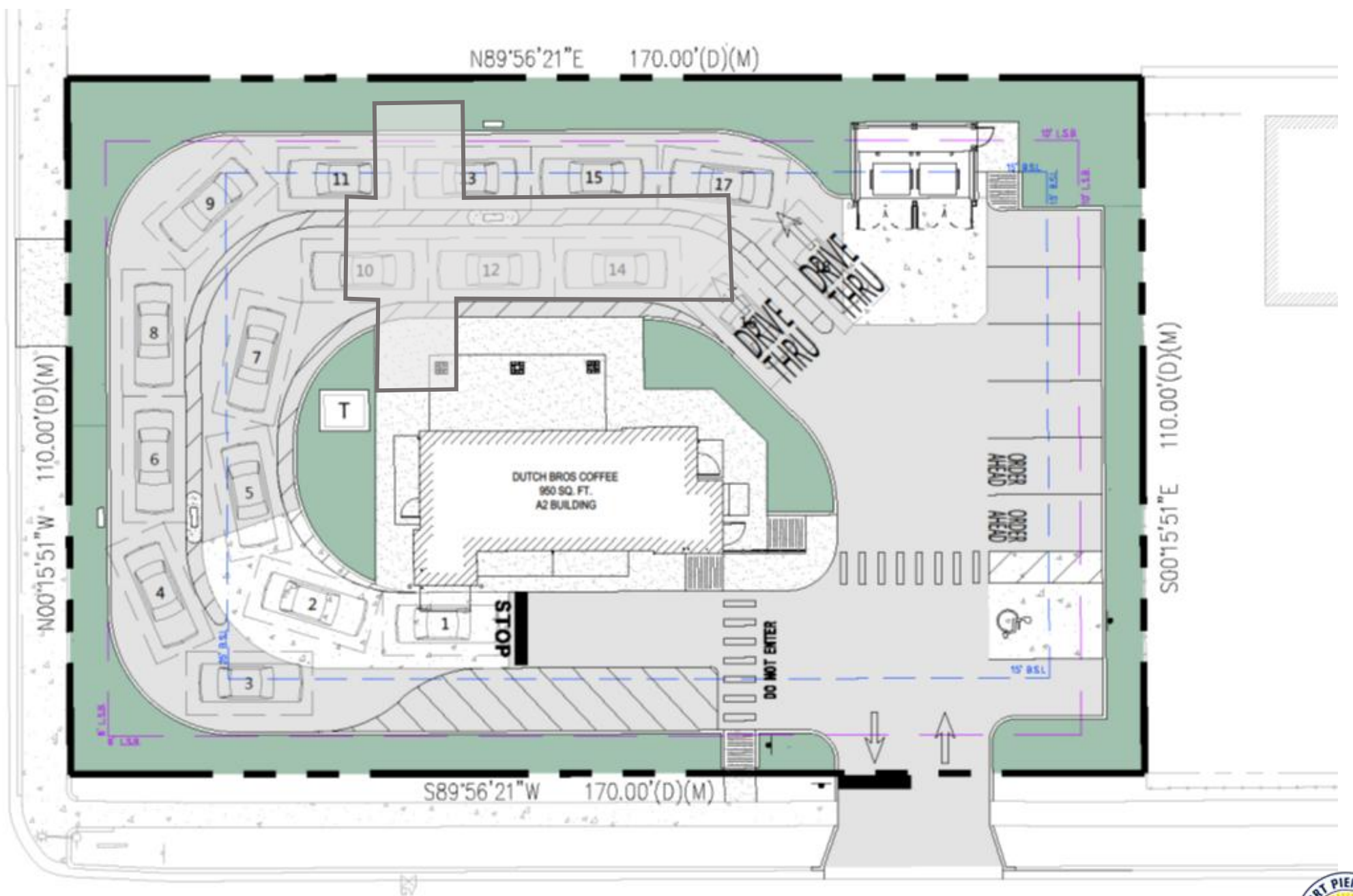
COMPARITIVE CONDITIONS

Existing vacant
fast-food
restaurant with
outdoor
customer area
and customer
parking.



COMPARITIVE CONDITIONS

Proposed Drive-through Coffee sales, with no indoor/outdoor seating

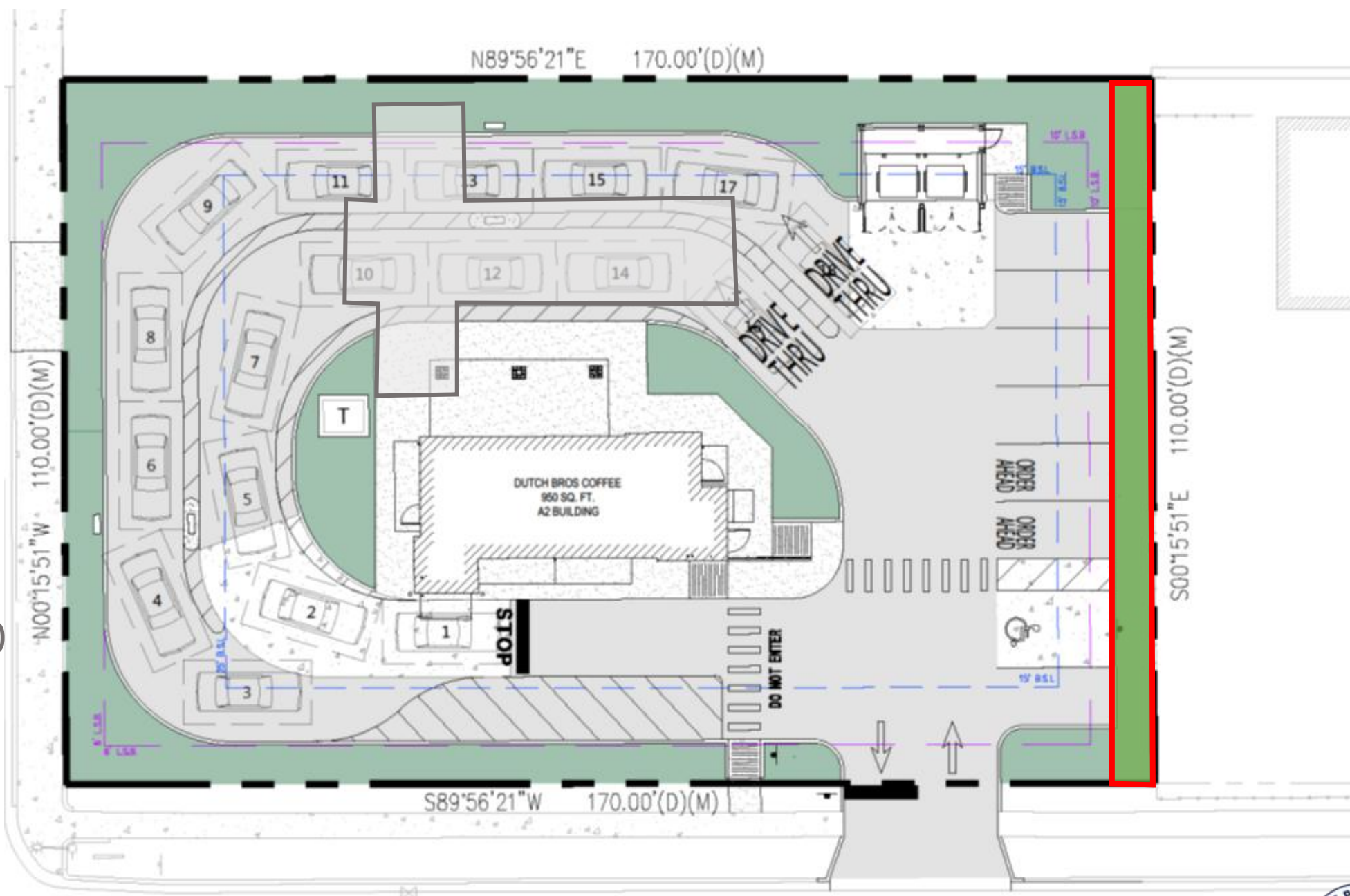


PZ2024-00002



Variance 1

Variance from Section 123-37(6)a General Landscaping Requirements to allow the eastern landscape buffer to be reduced from 10 ft to 6 ft.



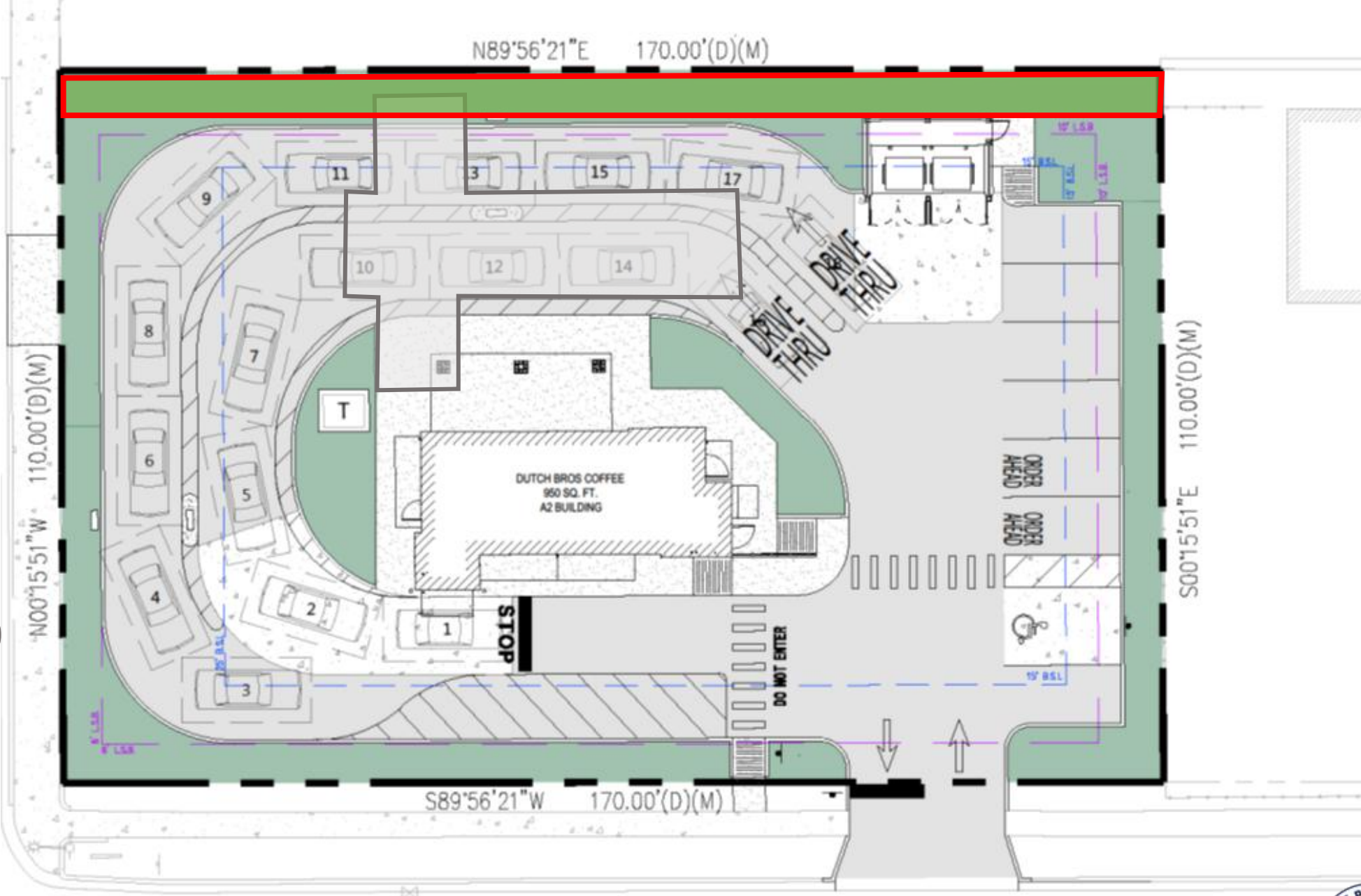
Staff Comment: The existing buffer in this location is 6ft

PZ2024-00002



Variance 2

Variance from Sec. 123-37(6)a General Landscaping Requirements to allow the northern landscape buffer to be reduced from 10 ft to 6 ft.



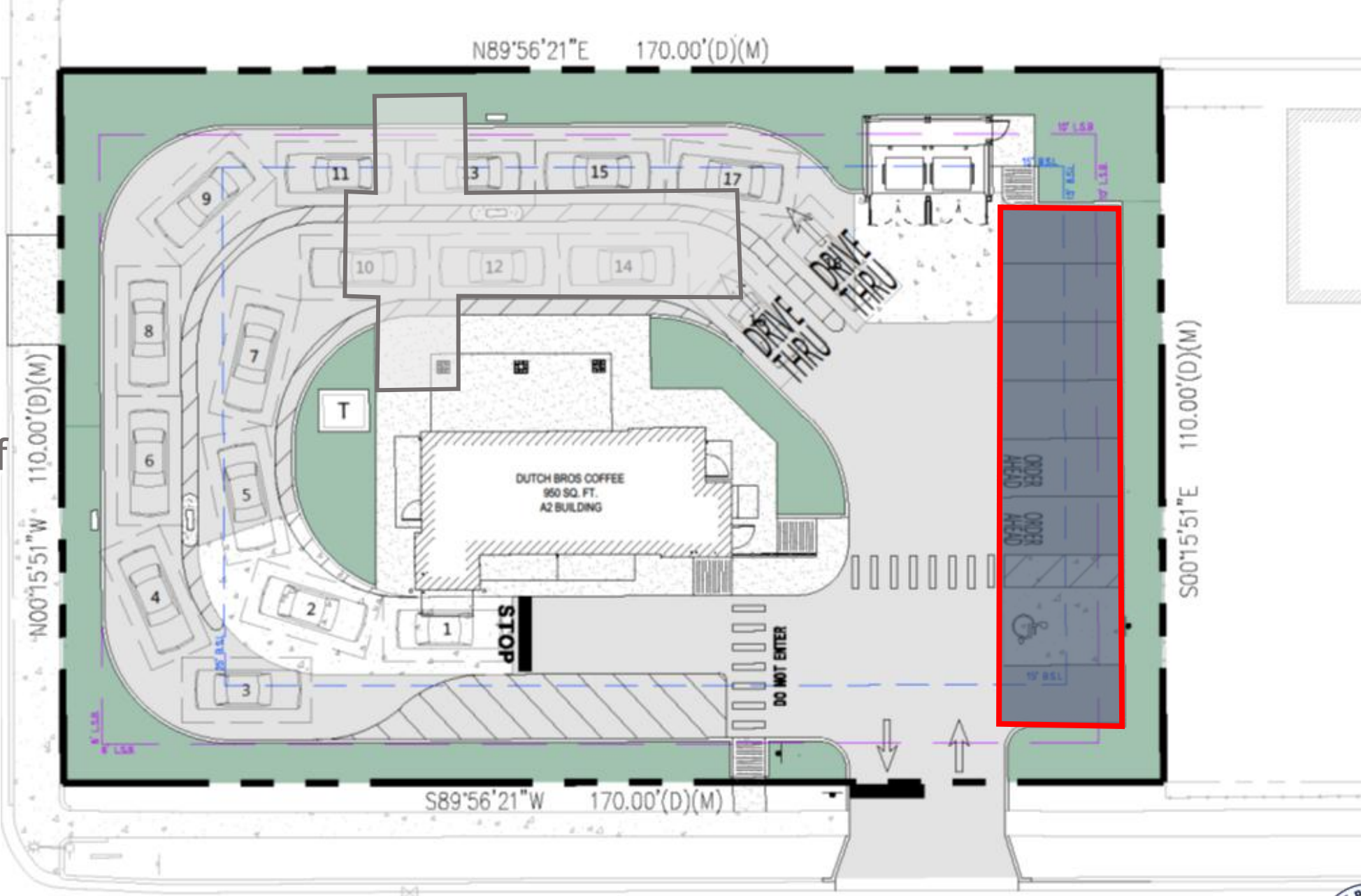
Staff Comment: Approximately 60% of existing buffer in this location is 6ft

PZ2024-00002



Variance 3

Variance from Sec. 125-315(c)(1) Off-Street Parking Design Standards to allow the minimum width of the parking spaces to be reduced from 9.5 ft to 9 ft and for the minimum depth to be reduced from 19 ft to 18 ft.



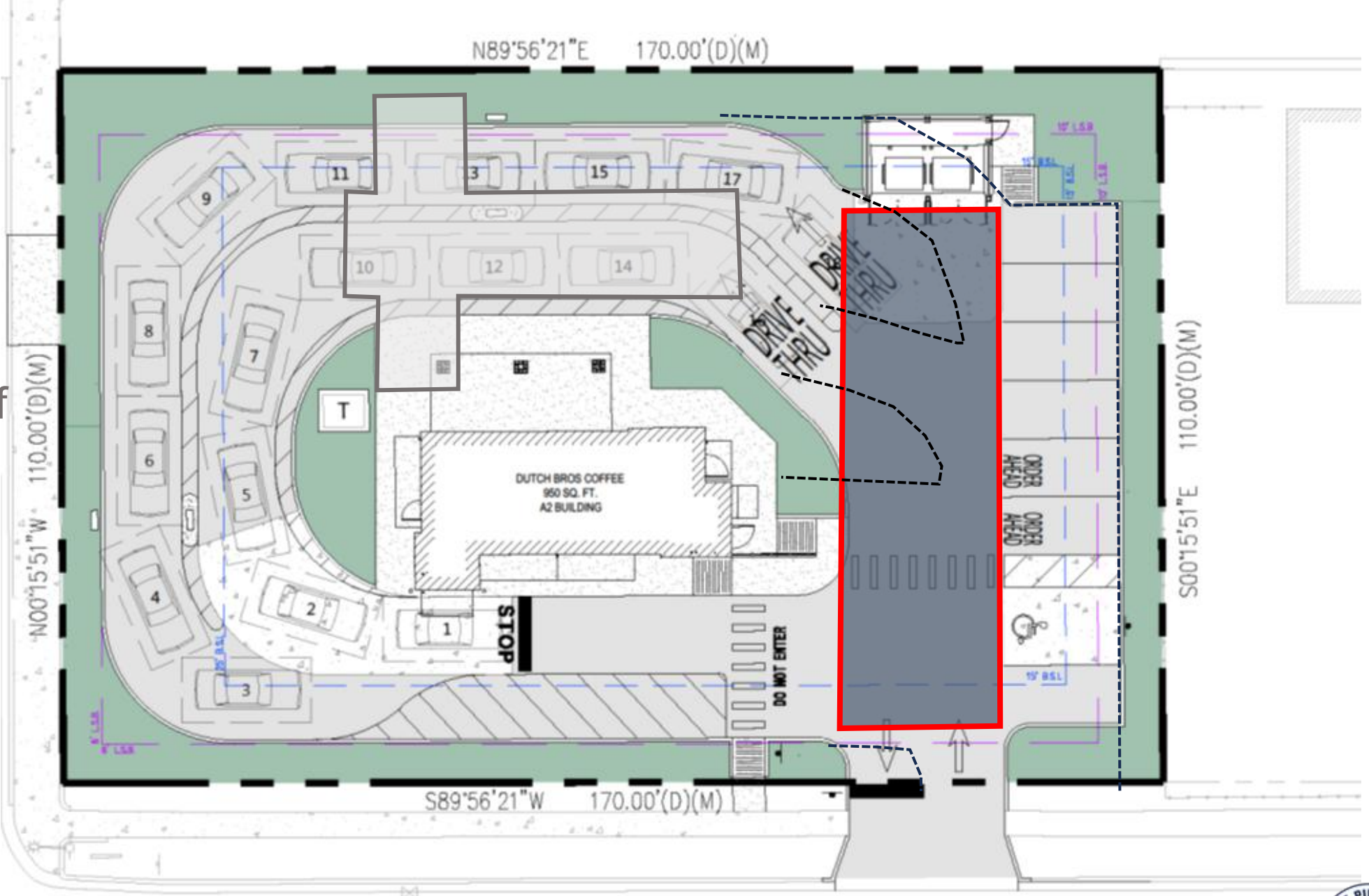
Staff Comment: Existing parking stalls are 9ft x 17ft.

PZ2024-00002



Variance 4

Variance from Sec. 125-315(c)(5) Off-Street Parking Dimensions to allow the minimum width of the drive aisle to be reduced from 26 ft to 24 ft.



Staff Comment: Existing drive aisle is 25ft.

PZ2024-00002



RECOMMENDATION

Staff recommend APPROVAL of the five (5) Variances as requested based on the requests meet Sec. 125-100. - Criteria for granting variances, such:

- (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;



RECOMMENDATION (continued)

Staff recommend APPROVAL of the five (5) Variances as requested based on the requests meet Sec. 125-100. - Criteria for granting variances, such:

■ ■ ■

(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 codified in this section and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.



ALTERNATIVE RECOMMENDATIONS

Approve certain Variance request(s) as appropriate, and

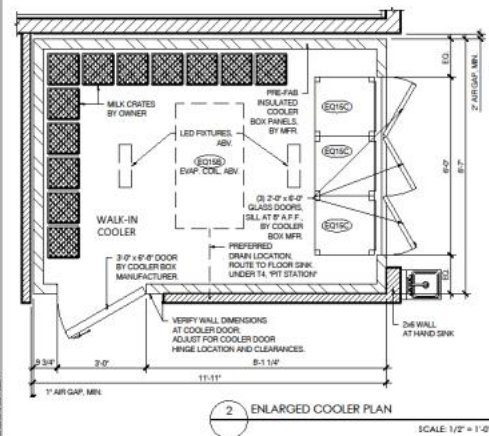
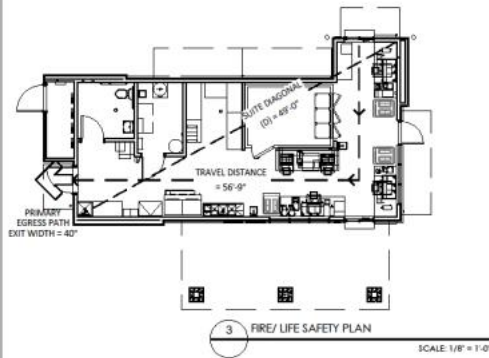
Deny certain Variance request(s), or

Deny all Variance requests





**2050 S US Highway 1
Fort Pierce, FL**

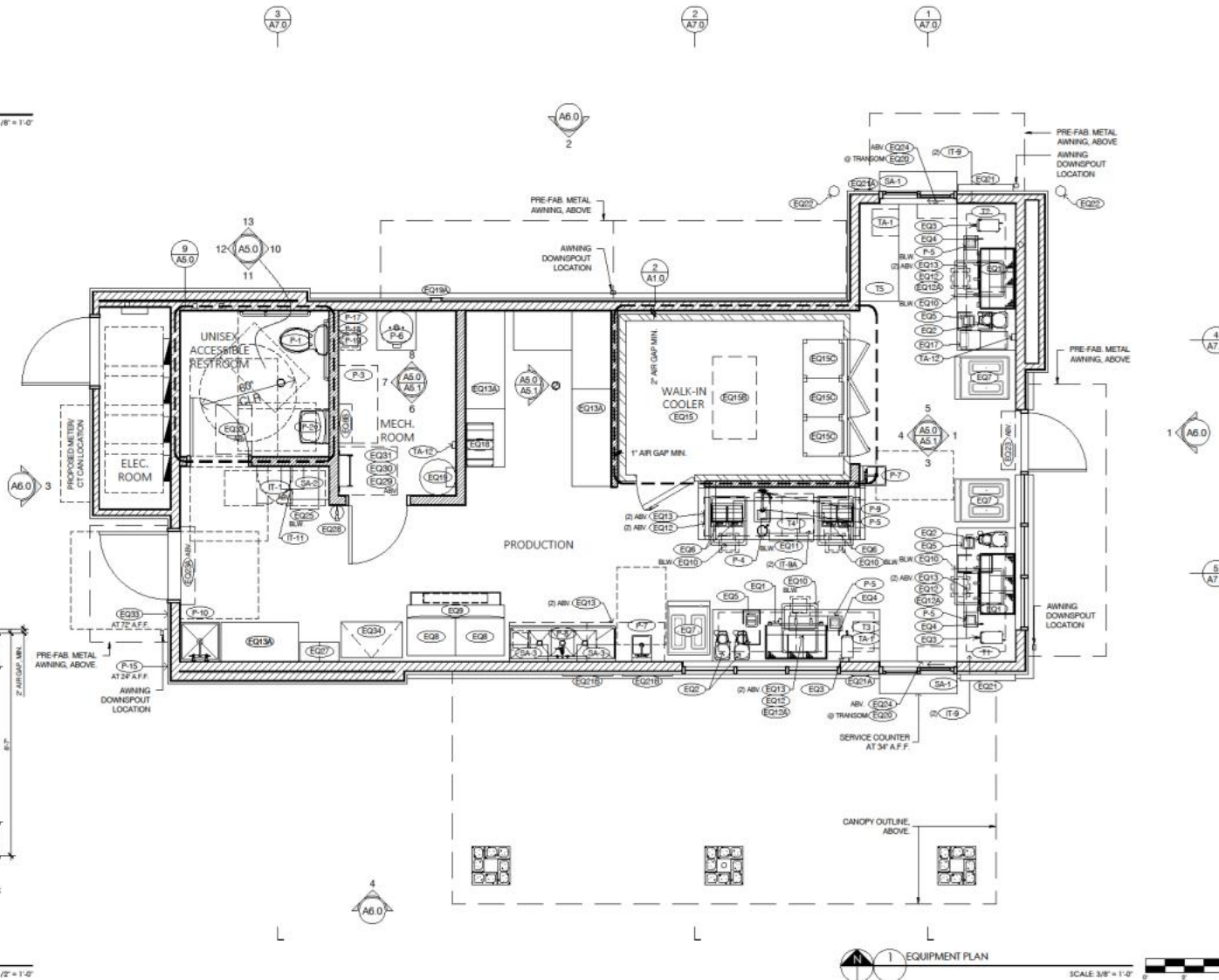


COOLER GENERAL NOTES:

1. COOLER REGULATION VALVES FOR WALLS, CEILING, AND DOORS SHALL BE MIN. R-35
2. AUTOMATIC DOOR CLOSERS SHALL BE PROVIDED THAT FULLY CLOSE WALK-IN DOORS THAT HAVE BEEN CLOSED TO WITHIN 1 INCH OF FULL CLOSURE
3. DOORWAYS SHALL HAVE STRIP DOORS, CURTAINS, SPRING-HINGED DOORS OR OTHER METHOD OF MINIMIZING INFILTRATION WHEN DOORS ARE OPEN

GENERAL NOTES:

1. THIS DRAWING IS FOR EQUIPMENT LAYOUT PURPOSES ONLY. PLEASE SEE FLOOR PLAN FOR FULLY DIMENSIONED PARTITION LOCATIONS AND ASSEMBLIES.
2. NOTE: PLEASE SEE SHEET 01.0 COVER SHEET FOR CODE SUMMARY, BUILDING DATA, AND EXIT ACCESS REQUIREMENTS.
3. I.C. TO VERIFY ALL DIMENSIONS IN THE FIELD BEFORE COMMENCING CONSTRUCTION.
4. ALL FIRE EXTINGUISHERS SHALL BE STATE CERTIFIED. ALL FIRE EXTINGUISHERS SHALL BE PROPERLY MOUNTED AT THE HEIGHT REQUIREMENTS OF NO HIGHER THAN 4'-8" A.F.F. TO THE TOP OF THE EXTINGUISHER AND AT LEAST 6" FROM FLOOR TO THE BOTTOM OF EXTINGUISHER. (NFPA 10.6.1.3.8)
5. ALL PROPERLY MOUNTED FIRE EXTINGUISHERS SHALL NOT EXCEED 75' OF TRAVEL DISTANCE APART. (NFPA 1.6.1)
6. FIRE EXTINGUISHERS SHALL BE CONSPICUOUSLY LOCATED WHERE THEY ARE EASILY ACCESSIBLE AND IMMEDIATELY AVAILABLE IN THE EVENT OF FIRE. (NFPA 10.6.1.3)
7. FIRE EXTINGUISHERS SHALL BE LOCATED ALONG NORMAL PATHS OF TRAVEL, INCLUDING EXITS FROM AREAS. (NFPA 10.6.1.3)
8. FIRE EXTINGUISHERS SHALL NOT BE OBSTRUCTED OR OCCULSED FROM VIEW. (NFPA 10.6.1.3.2)
9. TACTILE SIGNAGE SHALL BE PROVIDED AT ALL EXIT DOORS TO MEET THE FOLLOWING CRITERIA:
 - A. TACTILE SIGNAGE SHALL BE LOCATED AT EACH EXIT DOOR REQUIRING AN EXIT SIGN.
 - B. TACTILE SIGNAGE SHALL READ AS FOLLOWS: "EXIT"
 - C. TACTILE SIGNAGE SHALL COMPLY WITH ICC/ANSI A117.1



Steven D. Pratt, AIA Architect

3801 Kirby Dr., Suite 600
Houston, Texas 77065
Tel: 713 861 7791
Fax: 713 861 9758

Steven D. Pratt, AIA, NCARB

This/these documents are not for regulatory approval, permitting, or construction.

DECEMBER 13, 2024

COG PROJECT NUMBER: 202407-143

Project No: FL2701

Dutch Bros Coffee - New Free-standing Store
2050 South Highway 1
Fort Pierce, FL 34950
for Dutch Bros Coffee
110 SW 4th Street
Grant's Pass, Oregon 97526

ISSUED FOR REVIEW: 12.13.2024

REV. DATE DESCRIPTION

SHEET NAME

EQUIPMENT/ ENLARGED COOLER/ FIRE-LIFE SAFETY PLANS

SHEET NUMBER

A1.0

© 2024 Dutch Bros Coffee, LLC

DB25-50 - A2

Variance from Section 123-37(6)a General Landscaping Requirements to allow the eastern landscape buffer to be reduced from 10 ft to 6 ft.

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

The site dimensions for the subject site do not allow for a greater landscape buffer. The site is surrounded by commercial uses on all sides. The existing landscape buffer between the subject site and the property to the east is approximately 6 ft wide today and includes both trees and shrubs.

We are proposing to maintain this buffer and meet the planting requirements within the buffer, which meets the intent of the code to provide a landscape strip between adjacent properties.

Do special conditions or circumstances result from actions other than that of yours? Please explain.

FDOT will be forcing us to close our existing driveway connection to US Hwy 1, which results in vehicles being required to fully circle the building in order to use the drive-thru. The additional width of the drive-thru lane around the building prohibits us from meeting the required landscape buffer.

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.

The subject site is surrounded by commercial uses with similar landscape buffers on all sides. We are proposing to maintain the existing landscape buffers and meet the planting requirements within the buffers, which meets the intent of the code to provide a landscape strip between adjacent properties.

What is the minimum variance that would give the reasonable use of the land, building, or structure?

The minimum variance is to reduce the eastern landscape buffer from 10 ft wide to 6 ft wide.

Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare.

The intent of the zoning designations is to provide a variety of retail uses and services to serve the community's general needs. Constructing a Dutch Bros Coffee is in harmony with the intent and purpose of the zoning ordinance.

Variance from Sec. 123-37(6)a General Landscaping Requirements to allow the northern landscape buffer to be reduced from 10 ft to 6 ft.

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

The site dimensions for the subject site do not allow for a greater landscape buffer. The site is surrounded by commercial uses on all sides. The existing landscape buffer between the subject site and the property to the north ranges from approximately 4 ft to 6 ft wide today and includes both trees and shrubs. We are proposing to maintain this buffer and meet the planting requirements within the buffer, which meets the intent of the code to provide a landscape strip between adjacent properties.

Do special conditions or circumstances result from actions other than that of yours? Please explain.

FDOT will be forcing us to close our existing driveway connection to US Hwy 1, which results in vehicles being required to fully circle the building in order to use the drive-thru. The additional width of the drive-thru lane around the building prohibits us from meeting the required landscape buffer.

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

The subject site is surrounded by commercial uses with similar landscape buffers on all sides. We are proposing to maintain the existing landscape buffers and meet the planting requirements within the buffers, which meets the intent of the code to provide a landscape strip between adjacent properties.

What is the minimum variance that would give the reasonable use of the land, building, or structure?

The minimum variance is to reduce the northern landscape buffer from 10 ft wide to 6 ft wide.

Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare.

The intent of the zoning designations is to provide a variety of retail uses and services to serve the community's general needs. Constructing a Dutch Bros Coffee is in harmony with the intent and purpose of the zoning ordinance.

Variance from Sec. 125-315(c)(1) Off-Street Parking Design Standards to allow the minimum width of the parking spaces to be reduced from 9.5 ft to 9 ft and for the minimum depth to be reduced from 19 ft to 18 ft.

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

The site dimensions for the subject site do not allow for larger parking spaces. The existing parking spaces appear to be approximately 9 ft wide by 17 ft long. We are proposing to keep the 9 ft wide spaces in order to gain one additional parking space since the subject site is limited on parking. We are proposing to increase the existing parking stall depth from 17 ft to 18 ft.

Do special conditions or circumstances result from actions other than that of yours? Please explain.

FDOT will be forcing us to close our existing driveway connection to US Hwy 1, which results in vehicles being required to fully circle the building in order to use the drive-thru. The additional width of the drive-thru lane around the building prohibits us from meeting the required 19 ft parking stall depth.

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.

We are meeting the existing combined parking stall depth plus drive aisle distance of 42 ft, which provides ample room for parking and maneuvering in and out of the stalls, which meets the intent of the parking code.

What is the minimum variance that would give the reasonable use of the land, building, or structure?

The minimum variance is to reduce the minimum width of the parking spaces from 9.5 ft wide to 9 ft wide and the reduce the minimum depth of the parking spaces from 19 ft to 18 ft.

Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare.

The intent of the zoning designations is to provide a variety of retail uses and services to serve the community's general needs. Constructing a Dutch Bros Coffee is in harmony with the intent and purpose of the zoning ordinance.

Variance from Sec. 125-315(c)(5) Off-Street Parking Dimensions to allow the minimum width of the drive aisle to be reduced from 26 ft to 24 ft.

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

The site dimensions for the subject site do not allow for a wider drive aisle. The existing parking stalls are approximately 17 ft deep and the existing drive aisle is approximately 25 ft wide, for a total of 42 ft. We are proposing to increase the parking stall depth to 18 ft long and decrease the drive aisle to 24 ft, for a total of 42 ft.

Do special conditions or circumstances result from actions other than that of yours? Please explain.

FDOT will be forcing us to close our existing driveway connection to US Hwy 1, which results in vehicles being required to fully circle the building in order to use the drive-thru. The additional width of the drive-thru lane around the building prohibits us from meeting the required drive aisle width.

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.

We are meeting the existing combined parking stall depth plus drive aisle distance of 42 ft, which provides ample room for parking and maneuvering in and out of the stalls, which meets the intent of the parking code.

What is the minimum variance that would give the reasonable use of the land, building, or structure?

The minimum variance is to reduce the required width of the drive aisle from 26 ft to 24 ft.

Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare.

The intent of the zoning designations is to provide a variety of retail uses and services to serve the community's general needs. Constructing a Dutch Bros Coffee is in harmony with the intent and purpose of the zoning ordinance.

Variance from Sec. 125-315(d)(2)(a)(3) Off-Street Parking Spaces to allow a reduction from 1 space per 75 square feet of gross floor area to 1 space per 125 square feet of gross floor area.

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

The site dimensions for the subject site do not allow for additional parking spaces. Dutch Bros Coffee does not have any indoor patron area. The parking spaces will be for employees and for patrons choosing to park and walk to the pick-up window. There will be no outdoor tables for patron congregating. Therefore, the majority of the patrons will utilize the drive-thru window rather than parking, and the parking spaces will be mainly for employee use.

Do special conditions or circumstances result from actions other than that of yours? Please explain.

The site dimensions for the subject site do not allow for additional parking spaces, and Dutch Bros Coffee encourages patrons to use the drive-thru service.

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.

The parking code is intended to provide ample parking for patron use. Dutch Bros Coffee does not allow patrons inside the building or have any outdoor seating areas for patrons. The majority of the customers use the drive-thru lane, so Dutch Bros Coffee should not be required to provide as many patron parking spaces.

What is the minimum variance that would give the reasonable use of the land, building, or structure?

The minimum variance is to reduce the required parking spaces from 1 space per 75 square feet of gross floor area to 1 space per 125 square feet of gross floor area.

Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare.

The intent of the zoning designations is to provide a variety of retail uses and services to serve the community's general needs. Constructing a Dutch Bros Coffee is in harmony with the intent and purpose of the zoning ordinance.



CONCEPTUAL SITE PLAN

EXISTING ENTRANCE TO BE CLOSED OFF

S US HWY 1
(FDOT ROW)

RUNNER LENGTH 125 LF

PROPOSED MONUMENT SIGN

EXISTING GRATE INLET (TYP.)

EXISTING SIDEWALK TO BE REMOVED

TENNESSEE AVE
(COUNTY ROW)

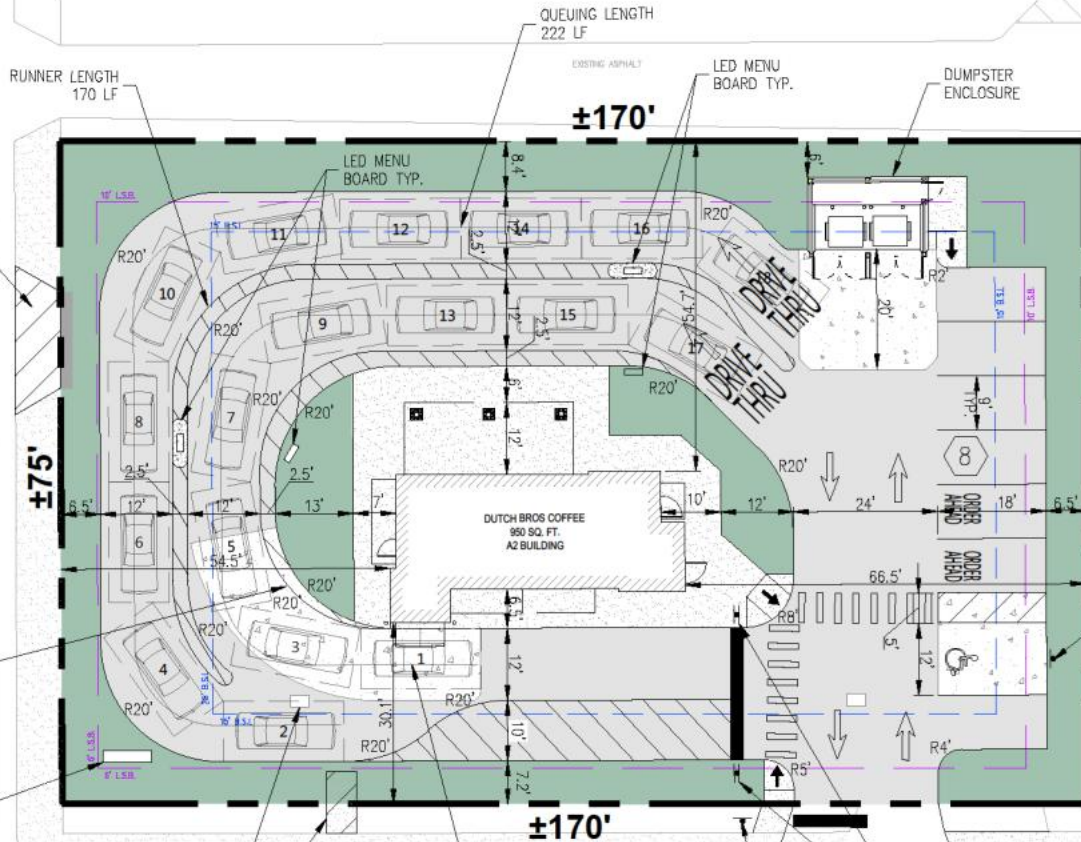
QUEUING LENGTH 182 LF

"STOP" SIGN

EXISTING ENTRANCE TO BE RELOCATED

"DO NOT ENTER" AND "STOP" SIGNS

ADA SIGN



SITE DATA

TOTAL SITE AREA: 18,700 SF / ±0.43 AC
 JURISDICTION: CITY OF FORT PIERCE
 ZONING: C3 (GENERAL COMMERCIAL)
 BUILDING AREA: 850 SF
 MAX. F.A.R. = 0.6
 100 SF / 18,700 SF = 0.005
 MAX. PROPOSED IMPERVIOUS = 4/4
 PERVIOUS: 4,850 SF (25.9%)
 IMPERVIOUS: 13,850 SF (74.1%)

PARKING REQUIRED: (FAST FOOD RESTAURANTS) 1 SPACE FOR EACH 75 SQ. FT. OF GROSS FLOOR AREA. (REPAIR SERVICES) 1 SPACE FOR EACH 300 SQ. FT. OF GROSS FLOOR AREA.

FAST FOOD:
 850 SF / 75 SF = 11.33 SPACES
 PARKING REQUIRED: 13 SPACES
 PARKING PROVIDED: 8 SPACES

STANDING PROPOSED: 18 VEHICLES

BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT (WEST, S US HWY 1)	25 FT	34.5 FT
SIDE (NORTH)	15 FT	34.7 FT (VARIES)
SIDE (SOUTH)	15 FT	30.1 FT (VARIES)
REAR (EAST)	15 FT	66.5 FT

LANDSCAPE BUFFERS:	REQUIRED	PROVIDED
FRONT (WEST, S US HWY 1)	6 FT	6.0 FT MIN.
SIDE (NORTH)	10 FT	6.0 FT MIN. (VARIES)
SIDE (SOUTH)	6 FT	6.7 FT MIN. (VARIES)
REAR (EAST)	10 FT	6.0 FT MIN.

LEGEND

- PROPERTY LINE
- LANDSCAPE BUFFER
- BUILDING SETBACK LINE

SITE INFO:
 VARIANCES ARE REQUIRED TO MAKE THE SITE FUNCTION AS SHOWN. APPROVAL OF VARIANCES IS NOT GUARANTEED.

VARIANCES REQUIRED:

- VARIANCE FOR THE EASTERN LANDSCAPE BUFFER FROM THE REQUIRED 10' TO 6'
- VARIANCE FOR THE NORTHERN LANDSCAPE BUFFER FROM THE REQUIRED 10' TO 6'
- VARIANCE FOR THE PARKING STALL DEPTH AND WIDTH FROM 9.5' WIDTH AND 19' DEPTH TO 9' WIDTH AND 18' DEPTH
- VARIANCE FOR THE DRIVE ASLE WIDTH FROM 26' WIDE TO 24' WIDE
- VARIANCE FOR THE PARKING REQUIRED FROM 13 SPACES TO 8 SPACES.

DEVIATIONS FROM D.B.C. STANDARDS

- MINIMUM PARKING OF 13 SPACES IS NOT POSSIBLE DUE TO SITE SIZE, LANDSCAPE BUFFERS, AND FOOT STANDARDS.
- INSUFFICIENT SPACE TO RELOCATE TRASH ENCLOSURE TO NOT BE SEEN FROM THE DRIVE THROUGH.



CA 29354
 1201 E. ROBINSON STREET
 ORLANDO, FL 32801
 PH: (407) 271-8910

DATE	REVISION

DUTCH BROS COFFEE (FL2701)
 2050 SOUTH US HWY 1
 FORT PIERCE, FLORIDA 34950

DATE 11/12/24
 DRAWN: JM
 CHECKED: RK

CP3

PROJECT NO.: 2024_166



VARIANCE

Property Information

Property address or Location

2050 S US Highway 1, Ft Pierce, FL 34950

Parcel ID #(s)

2415-341-0005-000-3

Project description

Demolition of an existing Checker's and construction of a 950 sf Dutch Bros Coffee with associated stie work and utilities

Reason for request

See Attached

Existing Use: Restaurant

Date Property was Purchased: 8/27/24

Alterations made to the site since purchase: None

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

If yes, what changed since the denial? _____

Larce Avenue - DB4 LLC (Michael Curcio)

Property Owner(s)

530 36th Street

Street Address

West Palm FL 33407-4302

City State Zip

561-309-5002

Phone Number

mc@superiorautoproperty.com

Email Address

Z Development Services - Robert Ziegenfuss, P.E.

Applicant/Representative, Title, Company

1201 E Robinson Street

Street Address

Orlando FL 32801

City State Zip


407-271-8910

Phone Number

permits@zdevelopmentsservices.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. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.



 Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

<https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Rev1>

Variance from Section 123-37(6)a General Landscaping Requirements to allow the eastern landscape buffer to be reduced from 10 ft to 6 ft.

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

The site dimensions for the subject site do not allow for a greater landscape buffer. The site is surrounded by commercial uses on all sides. The existing landscape buffer between the subject site and the property to the east is approximately 6 ft wide today and includes both trees and shrubs. We are proposing to maintain this buffer and meet the planting requirements within the buffer, which meets the intent of the code to provide a landscape strip between adjacent properties.

Do special conditions or circumstances result from actions other than that of yours? Please explain.

FDOT will be forcing us to close our existing driveway connection to US Hwy 1, which results in vehicles being required to fully circle the building in order to use the drive-thru. The additional width of the drive-thru lane around the building prohibits us from meeting the required landscape buffer.

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.

The subject site is surrounded by commercial uses with similar landscape buffers on all sides. We are proposing to maintain the existing landscape buffers and meet the planting requirements within the buffers, which meets the intent of the code to provide a landscape strip between adjacent properties.

What is the minimum variance that would give the reasonable use of the land, building, or structure?

The minimum variance is to reduce the eastern landscape buffer from 10 ft wide to 6 ft wide.

Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare.

The intent of the zoning designations is to provide a variety of retail uses and services to serve the community's general needs. Constructing a Dutch Bros Coffee is in harmony with the intent and purpose of the zoning ordinance.

Variance from Sec. 123-37(6)a General Landscaping Requirements to allow the northern landscape buffer to be reduced from 10 ft to 6 ft.

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

The site dimensions for the subject site do not allow for a greater landscape buffer. The site is surrounded by commercial uses on all sides. The existing landscape buffer between the subject site and the property to the north ranges from approximately 4 ft to 6 ft wide today and includes both trees and shrubs. We are proposing to maintain this buffer and meet the planting requirements within the buffer, which meets the intent of the code to provide a landscape strip between adjacent properties.

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FDOT will be forcing us to close our existing driveway connection to US Hwy 1, which results in vehicles being required to fully circle the building in order to use the drive-thru. The additional width of the drive-thru lane around the building prohibits us from meeting the required landscape buffer.

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Variance from Sec. 125-315(c)(1) Off-Street Parking Design Standards to allow the minimum width of the parking spaces to be reduced from 9.5 ft to 9 ft and for the minimum depth to be reduced from 19 ft to 18 ft.

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

The site dimensions for the subject site do not allow for larger parking spaces. The existing parking spaces appear to be approximately 9 ft wide by 17 ft long. We are proposing to keep the 9 ft wide spaces in order to gain one additional parking space since the subject site is limited on parking. We are proposing to increase the existing parking stall depth from 17 ft to 18 ft.

Do special conditions or circumstances result from actions other than that of yours? Please explain.

FDOT will be forcing us to close our existing driveway connection to US Hwy 1, which results in vehicles being required to fully circle the building in order to use the drive-thru. The additional width of the drive-thru lane around the building prohibits us from meeting the required 19 ft parking stall depth.

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.

We are meeting the existing combined parking stall depth plus drive aisle distance of 42 ft, which provides ample room for parking and maneuvering in and out of the stalls, which meets the intent of the parking code.

What is the minimum variance that would give the reasonable use of the land, building, or structure?

The minimum variance is to reduce the minimum width of the parking spaces from 9.5 ft wide to 9 ft wide and the reduce the minimum depth of the parking spaces from 19 ft to 18 ft.

Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare.

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Variance from Sec. 125-315(c)(5) Off-Street Parking Dimensions to allow the minimum width of the drive aisle to be reduced from 26 ft to 24 ft.

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

The site dimensions for the subject site do not allow for a wider drive aisle. The existing parking stalls are approximately 17 ft deep and the existing drive aisle is approximately 25 ft wide, for a total of 42 ft. We are proposing to increase the parking stall depth to 18 ft long and decrease the drive aisle to 24 ft, for a total of 42 ft.

Do special conditions or circumstances result from actions other than that of yours? Please explain.

FDOT will be forcing us to close our existing driveway connection to US Hwy 1, which results in vehicles being required to fully circle the building in order to use the drive-thru. The additional width of the drive-thru lane around the building prohibits us from meeting the required drive aisle width.

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Variance from Sec. 125-315(d)(2)(a)(3) Off-Street Parking Spaces to allow a reduction from 1 space per 75 square feet of gross floor area to 1 space per 125 square feet of gross floor area.

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

The site dimensions for the subject site do not allow for additional parking spaces. Dutch Bros Coffee does not have any indoor patron area. The parking spaces will be for employees and for patrons choosing to park and walk to the pick-up window. There will be no outdoor tables for patron congregating. Therefore, the majority of the patrons will utilize the drive-thru window rather than parking, and the parking spaces will be mainly for employee use.

Do special conditions or circumstances result from actions other than that of yours? Please explain.

The site dimensions for the subject site do not allow for additional parking spaces, and Dutch Bros Coffee encourages patrons to use the drive-thru service.

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.

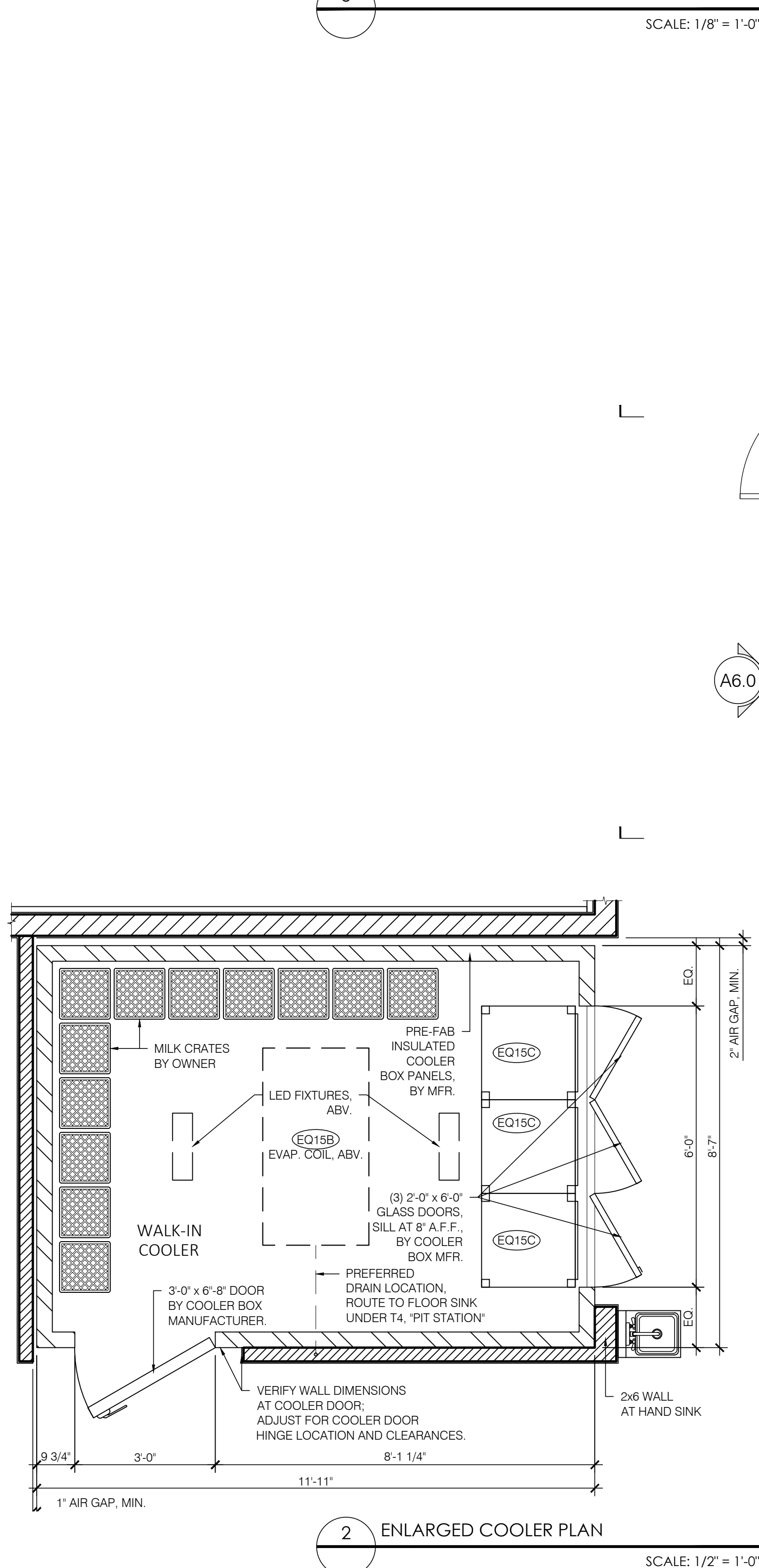
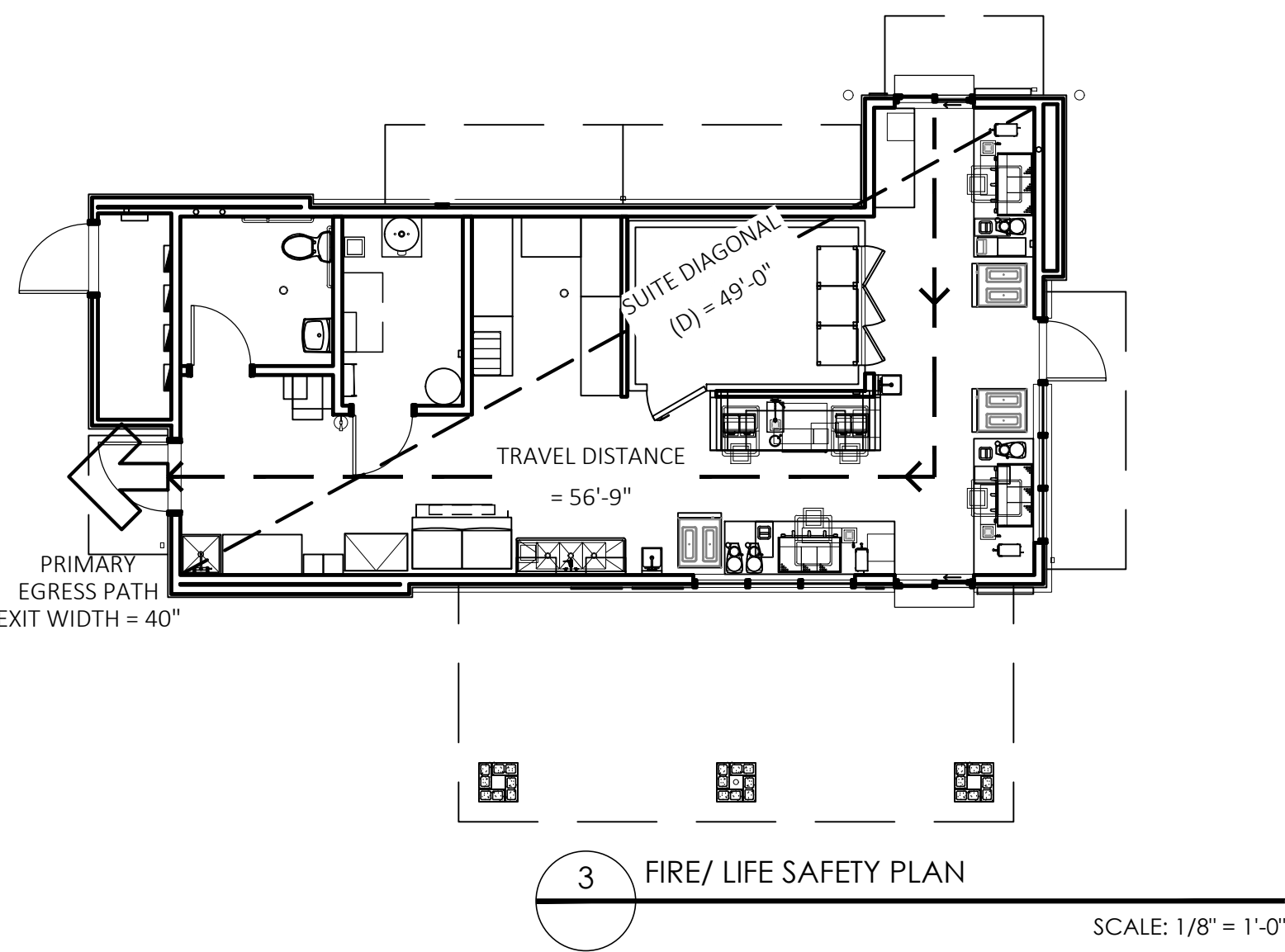
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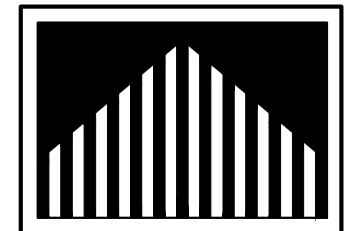
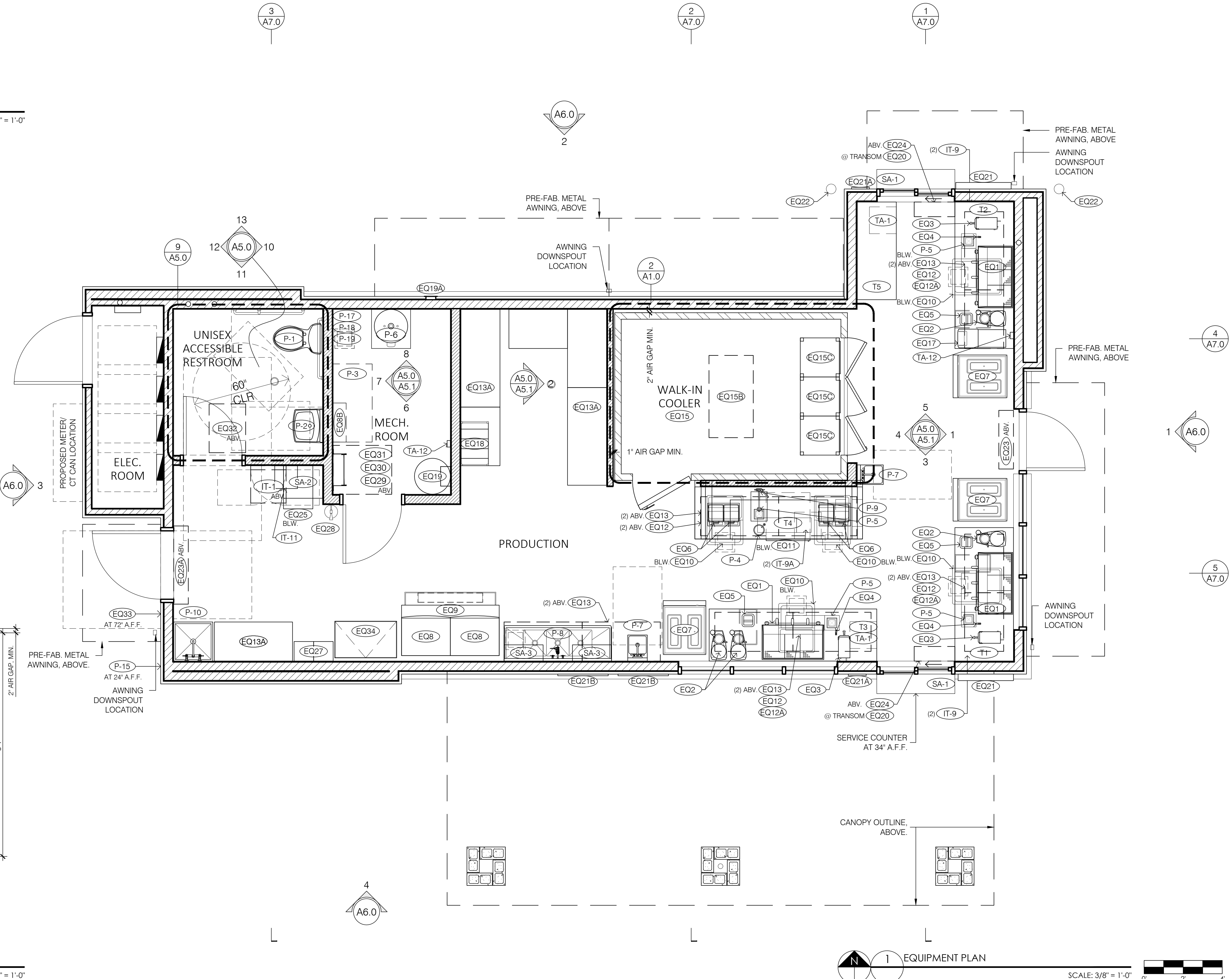


COOLER GENERAL NOTES:

- COOLER INSULATION VALUES FOR WALLS, CEILING, AND DOORS SHALL BE MIN. R-25
- AUTOMATIC DOOR CLOSERS SHALL BE PROVIDED THAT FULLY CLOSE WALK-IN DOORS THAT HAVE BEEN CLOSED TO WITHIN 1 INCH OF FULL CLOSURE
- DOORWAYS SHALL HAVE STRIP DOORS, CURTAINS, SPRING-HINGED DOORS OR OTHER METHOD OF MINIMIZING INFILTRATION WHEN DOORS ARE OPEN

GENERAL NOTES:

- THIS DRAWING IS FOR EQUIPMENT LAYOUT PURPOSES ONLY. PLEASE SEE FLOOR PLAN FOR FULLY DIMENSIONED PARTITION LOCATIONS AND ASSEMBLIES.
- NOTE: PLEASE SEE SHEET G1.0, COVER SHEET, FOR CODE SUMMARY, BUILDING DATA AND EXIT ACCESS REQUIREMENTS.
- G.C. TO VERIFY ALL DIMENSIONS IN THE FIELD BEFORE COMMENCING CONSTRUCTION.
- ALL FIRE EXTINGUISHERS SHALL BE STATE OF STATE CERTIFIED. ALL FIRE EXTINGUISHERS SHALL BE PROPERLY MOUNTED AT THE HEIGHT REQUIREMENTS OF NO HIGHER THAN 4'-6" A.F.F. TO THE TOP OF THE EXTINGUISHER AND AT LEAST 6" FROM FLOOR TO THE BOTTOM OF EXTINGUISHER. (NFPA 10: 6.1.3.8)
- ALL PROPERLY MOUNTED FIRE EXTINGUISHERS SHALL NOT EXCEED 75' OF TRAVEL DISTANCE APART. (NFPA 1: 6.1)
- FIRE EXTINGUISHERS SHALL BE CONSPICUOUSLY LOCATED WHERE THEY ARE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE IN THE EVENT OF FIRE. (NFPA 10: 6.1.3)
- FIRE EXTINGUISHERS SHALL BE LOCATED ALONG NORMAL PATHS OF TRAVEL, INCLUDING EXITS FROM AREAS. (NFPA 10: 6.1.3)
- FIRE EXTINGUISHERS SHALL NOT BE OBSTRUCTED OR OBSCURED FROM VIEW. (NFPA 10: 6.1.3.3)
- TACTILE SIGNAGE SHALL BE PROVIDED AT ALL EXIT DOORS TO MEET THE FOLLOWING CRITERIA:
 - TACTILE SIGNAGE SHALL BE LOCATED AT EACH EXIT DOOR REQUIRING AN EXIT SIGN;
 - TACTILE SIGNAGE SHALL READ AS FOLLOWS: "EXIT";
 - TACTILE SIGNAGE SHALL COMPLY WITH ICC/ANSI A117.1



Steven D. Pratt, AIA Architect

3801 Kirby Dr., Suite 600
Houston, Texas 77098
Tel: 713 664 7974
Fax: 713 664 9756

Steven D. Pratt, AIA, NCARB

This/These documents are not for regulatory approval, permitting, or construction.

DECEMBER 13, 2024

CDG PROJECT NUMBER: 202407-143

Project No: FL2701

Dutch Bros Coffee - New Freestanding Store
2050 South Highway 1
Fort Pierce, FL 34950
for: Dutch Bros Coffee
110 SW 4th Street
Grants Pass, Oregon 97526

ISSUED FOR REVIEW: 12.13.2024

REV.	DATE	DESCRIPTION

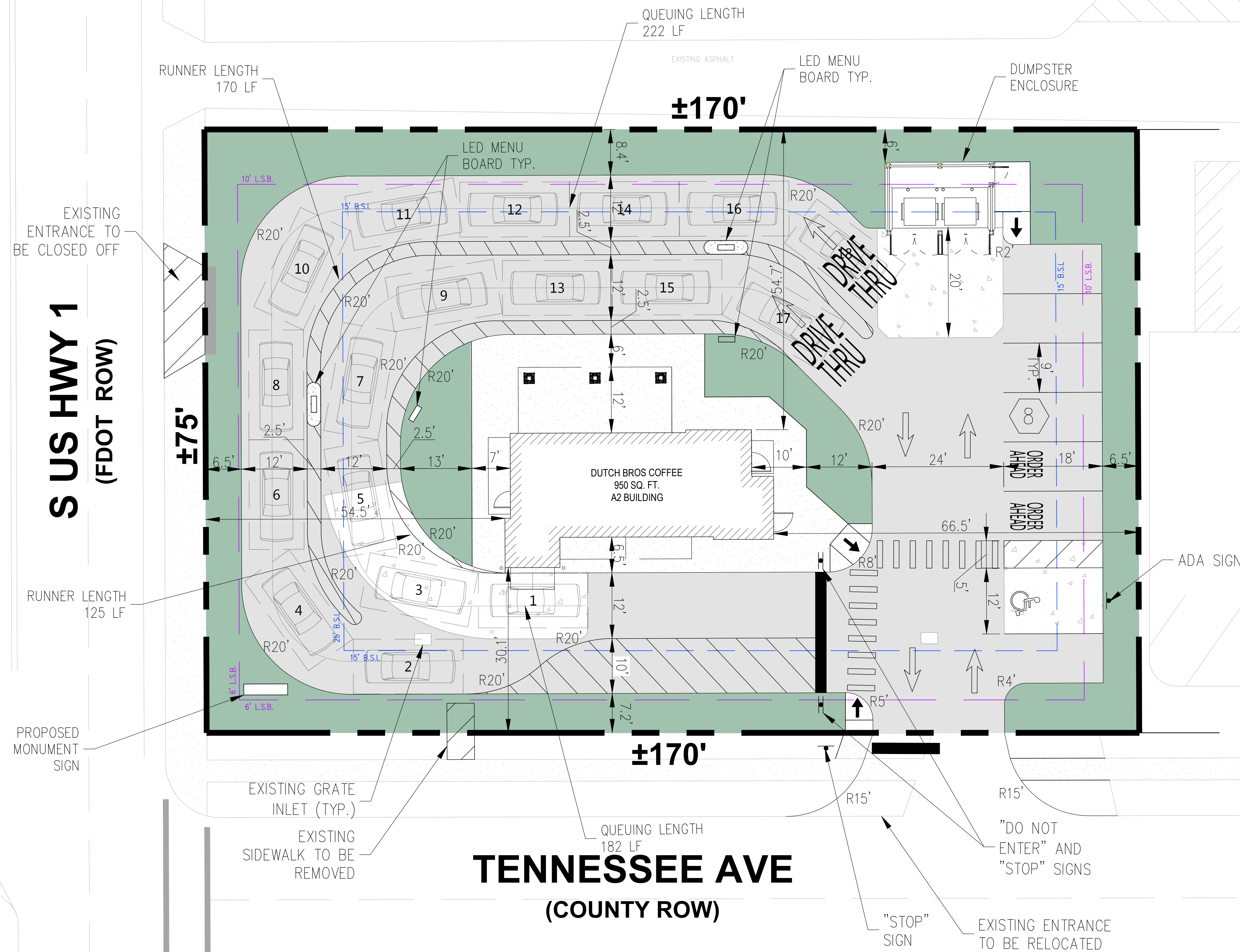
SHEET NAME:
EQUIPMENT/ ENLARGED COOLER/ FIRE-LIFE SAFETY PLANS

SHEET NUMBER:

A1.0

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CONCEPTUAL SITE PLAN



SITE DATA

TOTAL SITE AREA: 18,700 SF / ±0.43 AC
 JURISDICTION: CITY OF FORT PIERCE
 ZONING: C3 (GENERAL COMMERCIAL)
 BUILDING AREA: 950 SF
 MAX. F.A.R. = 0.6
 950 SF / 18,700 SF = 0.05

MAX. PROPOSED IMPERVIOUS = N/A
 PERVIOUS: 4,850 SF (25.9%)
 IMPERVIOUS: 13,850 SF (75.1%)

PARKING REQUIRED:
 (FAST FOOD RESTAURANTS) 1 SPACE FOR EACH 75 SQ. FT. OF GROSS FLOOR AREA.
 (REPAIR SERVICE) 1 SPACE FOR EACH 200 SQ. FT. OF GROSS FLOOR AREA.

FAST FOOD:
 950 SF / 75 SF = 12.6 SPACES
 PARKING REQUIRED: 13 SPACES
 PARKING PROVIDED: 8 SPACES

STACKING PROPOSED: 18 VEHICLES

BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT (WEST, S US HWY 1)	25 FT	54.5 FT
SIDE (NORTH)	15 FT	54.7 FT (VARIES)
SIDE (SOUTH)	15 FT	30.1 FT (VARIES)
REAR (EAST)	15 FT	66.5 FT

LANDSCAPE BUFFERS:	REQUIRED	PROVIDED
FRONT (WEST, S US HWY 1)	6 FT	6.0 FT MIN.
SIDE (NORTH)	10 FT	6.0 FT MIN. (VARIES)
SIDE (SOUTH)	6 FT	6.7 FT MIN. (VARIES)
REAR (EAST)	10 FT	6.0 FT MIN.

LEGEND

- PROPERTY LINE
- LANDSCAPE BUFFER
- BUILDING SETBACK LINE

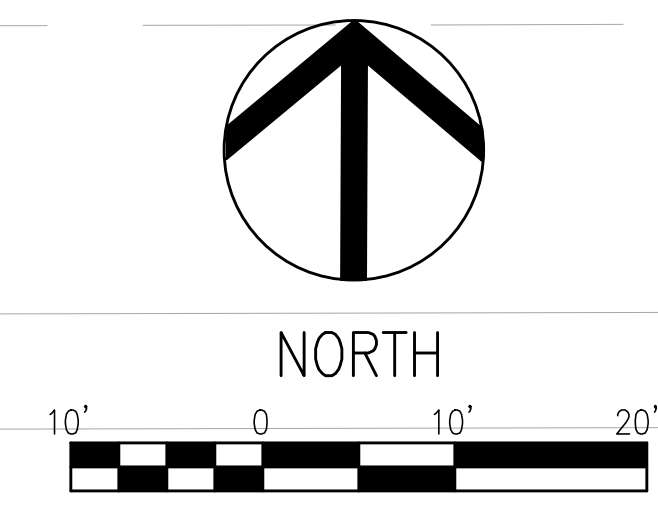
SITE RISK:
 VARIANCES ARE REQUIRED TO MAKE THE SITE FUNCTION AS SHOWN. APPROVAL OF VARIANCES IS NOT GUARANTEED.

VARIANCES REQUIRED:

- VARIANCE FOR THE EASTERN LANDSCAPE BUFFER FROM THE REQUIRED 10' TO 6'
- VARIANCE FOR THE NORTHERN LANDSCAPE BUFFER FROM THE REQUIRED 10' TO 6'
- VARIANCE FOR THE PARKING STALL DEPTH AND WIDTH FROM 9.5' WIDTH AND 19' DEPTH TO 9' WIDTH AND 18' DEPTH
- VARIANCE FOR THE DRIVE AISLE WIDTH FROM 26' WIDE TO 24' WIDE
- VARIANCE FOR THE PARKING REQUIRED FROM 13 SPACES TO 8 SPACES.

DEVIATIONS FROM D.B.C. STANDARDS

- MINIMUM PARKING OF 13 SPACES IS NOT POSSIBLE DUE TO SITE SIZE, LANDSCAPE BUFFERS, AND FDOT STANDARDS.
- INSUFFICIENT SPACE TO RELOCATE TRASH ENCLOSURE TO NOT BE SEEN FROM THE DRIVE THROUGH.



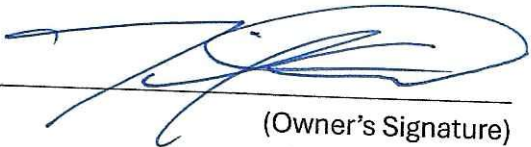
DATE	REVISION

OWNER'S AFFIDAVIT

STATE OF FLORIDA
COUNTY OF SAINT LUCIE
CITY OF FORT PIERCE

BEFORE ME, the undersigned authority personally appeared **Larch Avenue – DB4 LLC (Michael Curcio)** who being by my first duly sworn on oath, deposes and says:


1. That he is the fee-simple owner of the property legally described and attached to this application.
2. That he desires to permits (Variance and Site Plan) approval to accomplish the above desired request.
3. That he has appointed Z Development Services – Robert Ziegenfuss, Sarah Culotta and/or Beth Agustin to act as Agent and/or Applicant in their behalf to accomplish the above.



(Owner's Signature)

STATE OF FLORIDA
COUNTY OF SAINT LUCIE
CITY OF FORT PIERCE

The foregoing instrument was acknowledged before me this 4th day of Dec., 2024 by _____, who is personally known to me or who has produced _____ as identification.

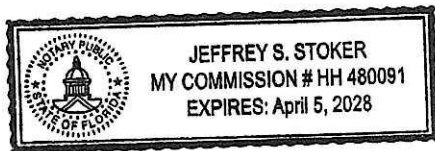


Notary Public (Signature)

Print or type Notary Name Jeffrey Stoker

Commission (serial) Number _____

My Commission Expires: _____



Property Identification

Site Address: 2050 S US HIGHWAY 1
Sec/Town/Range: 15/35S/40E
Parcel ID: 2415-341-0005-000-3
Jurisdiction: Fort Pierce

Use Type: 2200
Account #: 24492
Map ID: 24/15S
Zoning: General Co

Ownership

Larch Avenue - DB4 LLC
530 36th ST
West Palm Beach, FL 33407-4302

Legal Description

15 35 40 W 170 FT OF FOL DESC PROP: THAT PART OF S 110 FT OF N 610 FT OF E 1/2 OF SE 1/4 OF SW 1/4 LYG E OF US 1 (0.43 AC - 18,700 SF) (OR 3970-1337)

Current Values

Just/Market Value: \$662,600
Assessed Value: \$610,500
Exemptions: \$0
Taxable Value: \$610,500

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

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



Total Areas

Finished/Under Air (SF): 802
Gross Sketched Area (SF): 1,074
Land Size (acres): 0.43
Land Size (SF): 18,700

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
LARCH AVENUE - DB4 LLC

Filing Information

Document Number L24000326713
FEI/EIN Number NONE
Date Filed 07/26/2024
State FL
Status ACTIVE

Principal Address

530 36TH STREET
WEST PALM BEACH, FL 33407

Mailing Address

530 36TH STREET
WEST PALM BEACH, FL 33407

Registered Agent Name & Address

CURCIO, MICHAEL
530 36TH STREET
WEST PALM BEACH, FL 33407

Authorized Person(s) Detail

Name & Address

Title MGR

CURCIO, MICHAEL
530 36TH STREET
WEST PALM BEACH, FL 33407

Annual Reports

No Annual Reports Filed

Document Images

[07/26/2024 -- Florida Limited Liability](#)

[View image in PDF format](#)



TO : Kev Freeman, Director of Planning
FROM : Selena Griffett, P.E.
THRU : Tracy Telle, Engineering Manager
**RE : Dutch Bros Coffee – 2050 S. US Highway
Variance Application**
DATE : January 14, 2025

This is to advise you that we have completed the review of the following documents as received by this office on December 20, 2024:

- | | |
|---|--|
| <input type="checkbox"/> Development Permit Compliance Review | <input type="checkbox"/> Construction Drawings |
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Test Reports & Related Documents |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Record Drawings |
| <input type="checkbox"/> Permits | <input checked="" type="checkbox"/> Other <u>VARIANCE</u> |

Based on our reviews and appropriate site final inspection, we

- | | | |
|------------------------------------|---|------------------------------|
| <input type="checkbox"/> Recommend | <input checked="" type="checkbox"/> Do Not Recommend | |
| <input type="checkbox"/> Approval | <input checked="" type="checkbox"/> Variance Approval | <input type="checkbox"/> C/O |

Developer, Owner, Engineer, Contractor, and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See Attached for Comments

ENGINEERING COMMENTS:

1. Tennessee Avenue is a City owned and maintained roadway, please show Right-of-Way information on Site Plan.
2. Show ADA ramps where needed/provided.
3. Ensure dumpster meetings current City standard (attached).
4. Provide a note on the site plan that the development adheres to the standards specified in the City of Fort Pierce Code of Ordinances Sections 119 and 125.
5. Provide dimensions/measurements for new entrance on Tennessee Avenue. Ensure entrance meets existing City standards (attached).
6. "Existing entrance to be closed" will need to be restored with curb & gutter, sidewalk, grass, etc. Coordination with FDOT will be required for work in their Right-of-Way.
7. All new sidewalk to be installed shall be a minimum 5' wide.
8. City Code requires parking stalls to have a standard width of 9.5' and length of 18' when abutting a landscaped area; please revise accordingly. In addition, a 26' wide drive aisle shall be provided for 90° parking.
9. How will cars be able to exit should they so desire? Recommend a bypass lane be added for vehicles that enter the establishment only to find the on-site parking is full and not wish to proceed through the drive-thru.



Fort Pierce Utilities Authority
FPUAnet Communications
500 Boston Avenue (PO Box 3191)
Fort Pierce, FL 34950 (34948)

Dear Developer,

I hope this message finds you well. I'm reaching out on behalf of FPUAnet, the City of Fort Pierce's municipal fiber internet service provider, to share why FPUAnet is the perfect choice for your next development project.

Here's why developers choose FPUAnet:

- **Future-Ready Scalability:** Our fiber-optic network adapts to meet the growing demands of Fort Pierce, ensuring seamless connectivity for even the most advanced applications and devices.
- **Blazing Gigabit Speeds Everywhere:** Enjoy lightning-fast internet speeds across all areas we serve—bringing unparalleled performance wherever your project takes place.
- **Inclusive Connectivity:** We're committed to bridging the digital divide by delivering reliable internet to rural and underserved communities, empowering everyone to thrive in the digital economy.
- **Affordable and Faster:** Our competitive pricing, often more affordable than private ISPs, reflects our community-first approach. With no profit motives, we pass the savings directly to you.

In addition to exceptional service, FPUAnet takes pride in 24/7 customer support, provided by a team of experts ready to assist whenever you need it.

Let's discuss your project's specific needs in more detail. You can reach me directly at peters@fpu.com or **772-468-1697**.

Thank you for considering FPUAnet. I look forward to partnering with you to bring your projects to life.

Eric Peters
On behalf of FPUAnet



Our mission is to provide our customers with economical, reliable and friendly service in a continuous effort to enhance the quality of life in our community.

772.466.1600

www.fpu.com

