

AFAF REAL ESTATE MANAGEMENT, LLC.

May 14, 2012

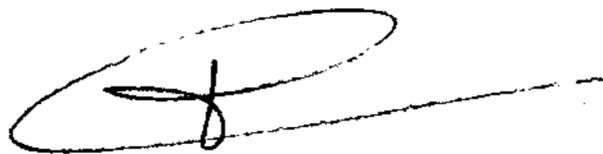
Attn: Carol

Re: Requesting Variance appeal

This letter will serve us to request a variance appeal that was denied on May 1st at Port St. Lucie city court, regarding the north elevation side "signage location". Today May 14, 2012 we had the opportunity to walk the exteriors of the facility and explain to the Port St. Lucie representatives, why we are interested in finding a solution what can bring us more exposure in accordance with the city regulations.

Please advise us when we shall be giving another opportunity to share our ideas with you.

Best regards,

A handwritten signature in black ink, appearing to be 'Raul Puente', written over a horizontal line.

Raul Puente

Operations Manager

FACSIMILE TRANSMITTAL FORM

Date/Time: 5/14/2012, 3:55:16 PM

Pages: 2

Subject:

To: Carol

Fax Number: 1772-344-4094

From: {Sender's Name}

From: Farfan, Tatiana

Fax Number: 561-932-0997

Business Phone: 561-932-0995

Company: MEDICAL

NOTE: PLEASE CALL 561-932-0995 IF DOCUMENTS ARE INCOMPLETE OR NOT LEGIBLE.

The information contained in the facsimile message may be confidential and/or legally privileged information intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any copying, dissemination, or distribution of confidential or privileged information is strictly prohibited.

If you have received this communication in error, please notify us immediately by telephone and we will arrange for return of the documents.

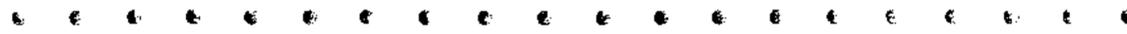


Raul Pasante



CITY OF PORT ST. LUCIE

CITY CLERK'S OFFICE



A CITY FOR ALL AGES

May 18, 2012

CERTIFIED MAIL

Mr. Raul Puente
AFAF Real Estate Management, LLC
601 University Blvd. Suite 206
Jupiter, FL 33458

Dear Mr. Puente,

RE: ZONING APPEAL 12-5, Appeal the decision of the Planning & Zoning Board on May 1, 2012, denying the request of Chapter 155.08(E)(1)(f) of the Sign Code to allow a 13.25-foot increase in the maximum allowable height from the finished floor elevation of the building to the top of the façade sign on the north side of the building, P12-040.

Please consider this a notice of **Public Hearing** before the City Council serving as Board of Zoning Appeals to be held on **Monday, August 20, 2012, at 1:30 p.m.** or as closely thereafter as business permits, at the Port St. Lucie Council Chambers, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

Any back-up material you wish to have put into the meeting packet should be in the City Clerk's office by 12:00 noon on Wednesday, August 15, 2012.

If you should have any questions, please do not hesitate to contact me at 871-7325.

Sincerely,

Karen A. Phillips, CMC
City Clerk

cc: Daniel Holbrook, Director Planning & Zoning
Pam E. Booker, Assistant Sr. City Attorney
John Finizio, Planner

in the report. If you have any questions, please get with Ms. Kuruvilla."

B. AFAF REAL ESTATE MANAGEMENT - SIGN VARIANCE

Ms. Huntress said, "SignARama, USA is the applicant, acting as the agent for the owner AFAF Real Estate Management, LLC, c/o Mazin Shikara. The property is located at 672 SW Prima Vista Blvd., and is 1.57 acres. The existing zoning is LMD, and there is a 3,598 square-foot two-story professional office building on the site. The requested variance is to Chapter 155.08(E)(1)(f) of the Sign Code of the City of Port St. Lucie Land Development Regulations to allow a 13.25-foot increase in the maximum allowable height from the finished floor elevation of the building to the top of the façade sign on the north side of the building. The Sign Code allows a maximum height measured from the finished floor elevation to the top of the façade sign of 20 feet, whereas the applicant is proposing a maximum height measured from the finished floor elevation to the top of the façade sign of 33.25 feet. The Sign Code was revised on March 8, 2010, and changed the allowable height for façade signs to be up to 20 feet. Prior to that, the allowable height was 15 feet and was covered under the Design Standards, which were adopted on September 9, 1997. The Planning and Zoning Department records indicate that there was a variance granted in 2003 for Fidelity Federal at this location for the height of the building, but no variance for the height of the sign. The Fidelity Federal Site Plan Amendment was approved in 2003 after the variance was granted, and was subject to the Design Standards. The elevations indicated a central tower with the wording 'Fidelity Federal' located in approximately the same location as this request for signage."

Ms. Huntress continued, "However, approval of the Site Plan does not constitute approval of any signage. The Planning and Zoning Department and the Building Department have no record of any approvals for any façade signage or sign variances for Fidelity Federal at this location. The next tenant to submit any sign applications for this location was National City. Our records indicate that there was no application for a façade sign on the north elevation, which is what they're requesting this variance for. The applicant has provided two examples with photographs of buildings, which appear to have façade signs higher than 20 feet. Both examples, Bank Atlantic located at 147 SW Port St. Lucie Boulevard and Seacoast National Bank located at 9698 South US 1, had Site Plans that were approved prior to being subject to the Design Standards. Chapter 158.296(B) states that in its consideration of a request for a variance, the Planning and Zoning Board or the Zoning Administrator shall not utilize the

existence of nonconforming use of neighboring lands, structures, or buildings in the same or adjacent zoning districts as grounds for the granting of a request for variance, nor shall the Planning and Zoning Board or the Zoning Administrator utilize any permitted use of lands, structures, or buildings within the same or adjacent zoning district as a basis for approval. The Planning and Zoning Department staff finds the requests to be inconsistent with variance criteria as stipulated in Chapter 158.295(C) of the Zoning Code and recommends denial. For the applicant, any request for a variance that is denied by the Planning and Zoning Board may be appealed to the Board of Zoning Appeals. Applications are made through the City Clerk's Office, and must be submitted within 15 days after the Planning and Zoning Board meeting, and that count starts today and does include weekends. It's not business days, it's days. I know that the applicant has two other examples of signs that appear to be over 20 feet. We would consider the first one to be a building identification sign, which is permitted under the roofline of a building. We don't specifically mention a height limit, just that it's under the roofline. The other one is located in St. Lucie West, which has a Master Sign Program."

MIKE SNEIDERMAN, owner of SignARama, stated, "There are basically three things that are vitally important in a medical facility, with 1) being the location, 2) the competency of the people working there, and 3) the identification of the building. It's a medical facility. People need to know where it is, so they can get to it. When you look at this building, there's obviously a sign spot right in the middle of the building. We would like to put those two signs there. The problem is that the 20-foot line is right through the middle of the window. On the other side of the building to the left, which would be the east side of the building, we have an Urgent Care Facility. On the Urgent Care Facility they don't have the window, so we are able to put this right over the door. The sign is right at 20 feet, and it didn't have to come before the Board for a variance. To keep the consistency of the building, we wanted to put two signs on this side of the building, which for that front door is for the medical consultants and the dentistry. You can see that we can't put them at 20 feet, because there's a window. The most obvious spot is to put them in the middle of that area. We could also put the signs in the middle part of the building, but you can't see the signs from the street because of the trees and bushes that completely block that entire part of the building. Again, when we're dealing with a medical facility, we're always dealing with the identification of the building so people can find it to get to the facility. We hope that the Board goes along with us, and that this is the location for the signs."

RAHAMAN SALEH, Group Administrator, Medical Consultants, stated, "We've been established in Port St. Lucie since 2007, and our first location is off US 1. We really are trying to conform to other signs that are in the neighborhood. There are two other locations we found that are in the area. (**Clerk's Note:** Mr. Saleh submitted photos of Seacoast National Bank and Gulfstream Bank to the Board). We tried to find buildings of similar height and structure. We're just looking to conform to the signs the way that they have it. If there was no window looking at the north elevation, we would be happy to comply and put it where the 20 feet is. We're not looking for any special treatment. We're simply just looking for what makes the most common sense in regard to the way the building was when we purchased it. Lastly, in no way is this going to affect any property values. It's not going to detract from the natural landscape. We just wanted everyone to know that if there was another option, we would be open to it. We were just going with what we were given when we purchased the building." Vice Chair Martin noted, "I can appreciate that the window is there. You've got 30 feet as the window height. If you split it in half, can you put both of those signs at a 25-foot level or lower? We can grant you an approval with conditions. You're trying to reach 30 feet max. Can you keep it to 25 feet max?" Mr. Sneiderman replied, "Not with those signs. The lower line is 20 feet and the top line is 30 feet. If you want me to drop the signs, I can drop the signs to the level of the window. However, aesthetically look at the building. With all due respect, if you have a piece like that you want to put the signs. . . . I will put the signs wherever you want me to, but, aesthetically to my eye, putting them in the center of the building looks better."

Secretary Ojito asked, "Do you have a free-standing sign?" Mr. Sneiderman replied, "There are actually two on the street, but they face east and west." Chair Blazak asked, "When you showed the signs under the windows you had them down considerably lower. Could those signs go up underneath the two windows to the right and left?" Mr. Sneiderman replied, "The structure of the building doesn't lend itself to that. The sign band that's there is slightly out, so you can't overlap the two sign bands." Chair Blazak asked, "When you put them up way above the window, is there already electrical there? Is that why you want to put them up so high?" Mr. Sneiderman replied, "Yes. You can't see it in this picture, but there was a sign there many years ago, and I don't believe it was a permanent sign. There is electrical on that fascia in the upper corner." Mr. Holbrook commented, "There were signs placed on the building, and they weren't permitted. When they were notified, they were removed shortly thereafter. This was many years ago." Mr. Sneiderman pointed out, "You always want to make a good looking sign." Secretary Ojito

remarked, "I have a suggestion. I think that looks good. All you have to do is put a clock or mosaic on the tower." Mr. Saleh said, "We're willing to put a clock or mosaic there, but that's not going to let everyone know what type of business is there. There's a dental office, a medical primary care, and an urgent care. We're trying to let people know that if they're sick, not feeling well, or in a rush, they need to be able to find the building in a relatively quick manner."

Chair Blazak stated, "I understand you already have two signs on the street." Mr. Saleh replied, "There are two pylons there. We didn't apply for them. If it was a matter of having to choose, we would definitely. . . . The exposure is totally different. The pylons are extremely small. We worked with everything that the town had given us in regard to the size, so we made sure that these sign sizes were the maximum allowed. With the pylons, it was the same thing. We didn't choose it. It was just what was given to us with the building. There is a junction box that's there, and we kind of assumed not to also take the two signs to the maximum height to where the roof is. We decided to just make it reasonable, so someone who's driving on the street in either direction can notice it very quickly." Vice Chair Martin noted, "You've described placards. Are we talking about marquees? What are you describing as far as the two spots on the street?" Mr. Sneiderman replied, "It's called a pylon, and it's 10 feet tall. It has a sign box on the top, and the letters are six inches tall." Mr. Saleh commented, "When it was a bank, it was only one building. So for them to have the name of their bank on pylon or marquee wasn't a big deal. However, now that there are four businesses occupying the same amount of space, we've had to kind of share what was already there." Vice Chair Martin asked, "Can you put multiple names of businesses on these placards or marquees?" Mr. Saleh replied, "We have, but as you're driving by they're less than nine inches." Vice Chair Martin asked, "How big are the letters on this 20-foot one?" Mr. Sneiderman replied, "I believe the letters are about ten or twelve inches." Vice Chair Martin pointed out, "So the others are nine inches on the marquee." Mr. Sneiderman remarked, "The letters on the marquee are six inches."

Mr. Sneiderman continued, "The marquees are on the street by the sidewalk on the east and west corners of the property." Vice Chair Martin asked, "Where is this front elevation?" Chair Blazak replied, "That's the north side." Mr. Sneiderman stated, "We're trying to identify the building on the building. We're trying to put the flat wall sign on the building." Mr. Holbrook noted, "There are two monument signs located on the property, which were approved as part of the Site Plan. I believe the signage there has already gone up for the businesses. It has

been requested, it has been permitted, and it has been installed. Obviously those aren't the issues today. There is signage on Prima Vista. This façade actually faces north, faces Prima Vista Boulevard. For the most part, it's not visible to eastbound traffic, because of the vegetation. If you're stopped you have a moment of opportunity to see. Otherwise, there is limited opportunity if the traffic is flowing, and that's primarily because you have landscaping along this specific property, and you have median landscaping. However, there is a break right in front of this property, which is somewhat visible on the aerial. Ultimately, it is a request to deviate from the approved sign regulations, and staff does recommend denial of it. Obviously, it's at the pleasure of this Board."

Chair Blazek asked, "If that's 20 feet, then I would assume that the top of that window is approximately 21 feet. Would that be a correct assumption?" Mr. Sneiderman replied, "Pretty close." Chair Blazak asked, "What would be the problem with that sign sitting on top of that window?" Mr. Sneiderman replied, "There's no problem with the sign sitting on top of the window except for the aesthetics of it. The sign is where it is because it looks best centered on that wall. However, if you want it lower, and that is what it takes to get the sign up there so that the building can be identified, we will be more than happy to put it anywhere that you want." Chair Blazak noted, "If both of those signs were together on top of the window, they would be below that roof line." Mr. Sneiderman pointed out, "Remember you're looking. . . . Those signs are about 30 inches tall." Chair Blazak asked, "Are these signs not to scale on this building?" Mr. Sneiderman replied, "They're absolutely to scale. The signs themselves take up a little over five feet." Chair Blazak remarked, "The signs look about 30 inches in height. Your earlier statement was that the logo was 24 inches." Mr. Sneiderman said, "The logo inside the 30-inch sign is probably 24 inches, and the Medical Consultants is 12 inches." Mr. Garrett stated, "On the two monument signs, the staff report says that they're actually approved with the smaller square footage than what they were permitted. Is that accurate? Is there available square footage out there that they're not taking advantage of?" Ms. Huntress replied, "Yes. The east monument sign is approved with 21.38 square feet and 32 square feet is permitted. The west monument sign was approved with 13 square feet and 16 square feet is permitted. They also have the other sign on the eastern side of the building, but it meets the height requirement."

Mr. Garrett stated, "I agree with the comments by the gentleman with SignARama. Aesthetically, relative to what they're showing here to the tower and location of the signs reads very well. I

would be reluctant to change the position of them. However, I think that they have definitely shown a viable option other than locating the signs where they are, exceeding the maximum size that's currently in the Sign Code. I don't think we should go against the Sign Code and allow something greater than 20 feet. I think the applicant has shown a viable option that doesn't need to exceed that 20 feet. I think there's also another viable that is within the Sign Code for this applicant. Do not put the two entities up there, but to identify and brand this building a name. That is allowed in the Sign Code, and they could identify the building as itself. Instead of trying to read as you're driving down that road two different signs and determine if that's your location. Make it simple. My stance on this is that it's contrary to our implemented Sign Program and I would have to vote against it."

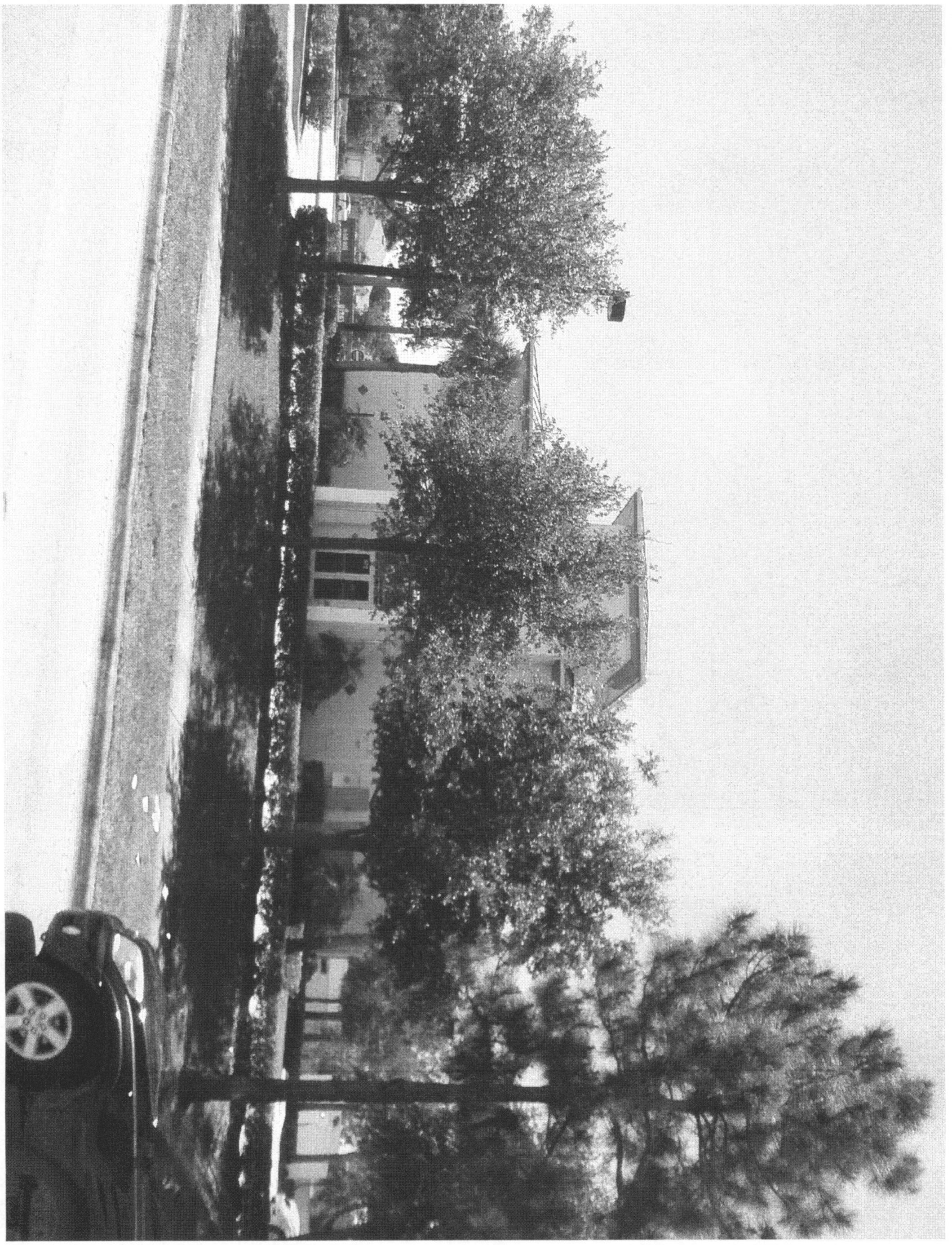
Chair Blazak opened the Public Hearing. There being no comments, Chair Blazak closed the Public Hearing. Vice Chair Martin said, "I believe Mr. Garrett hit it on the head. We spent a couple of years going through the Sign Program. We have recently voted against other sign deviations from the Sign Code. Secretary Ojito brought out the point that you have two marquees. My feeling is that the two marquees and the branding that you want to do on the band below 20 feet is sufficient." Chair Blazak stated, "I kind of agree with Mr. Garrett myself. If you had a location as opposed to trying to put both businesses up there, and you had the one sign 30 inches over the window, you would only be looking at a two-foot variance, not a ten-foot variance. I think that with the monument signs you have and the ability to put them under the two windows, I'm not willing to go against the Sign Code. Everyone has been struggling with it. Staff and the City worked hard at it, and I'm going to stick with the Sign Code." Secretary Ojito noted, "I agree that the other option looks better. If you identify that tower in a different way and give it a presence in a different way, I think it would help you. At the tower you could create some other element that would comply with Code to identify the building." Chair Blazak asked, "I know it's a business and we're trying to work with them, but with the one sign over the window could we offer them that variance, the two-foot variance versus the ten-foot variance?" Mr. Holbrook replied, "They have their requests before you, so I would consider what they've requested. If you don't wish to recommend approval of it, that's fine. They do have options, which we identified in the staff report." Mr. Garrett **moved** to deny P12-040, AFAF Real Estate Management Sign Variance. Mr. Battle **seconded** the motion, which **passed unanimously** by roll call vote.

Greater Detailed Explanation for Signage Placement Variance Request

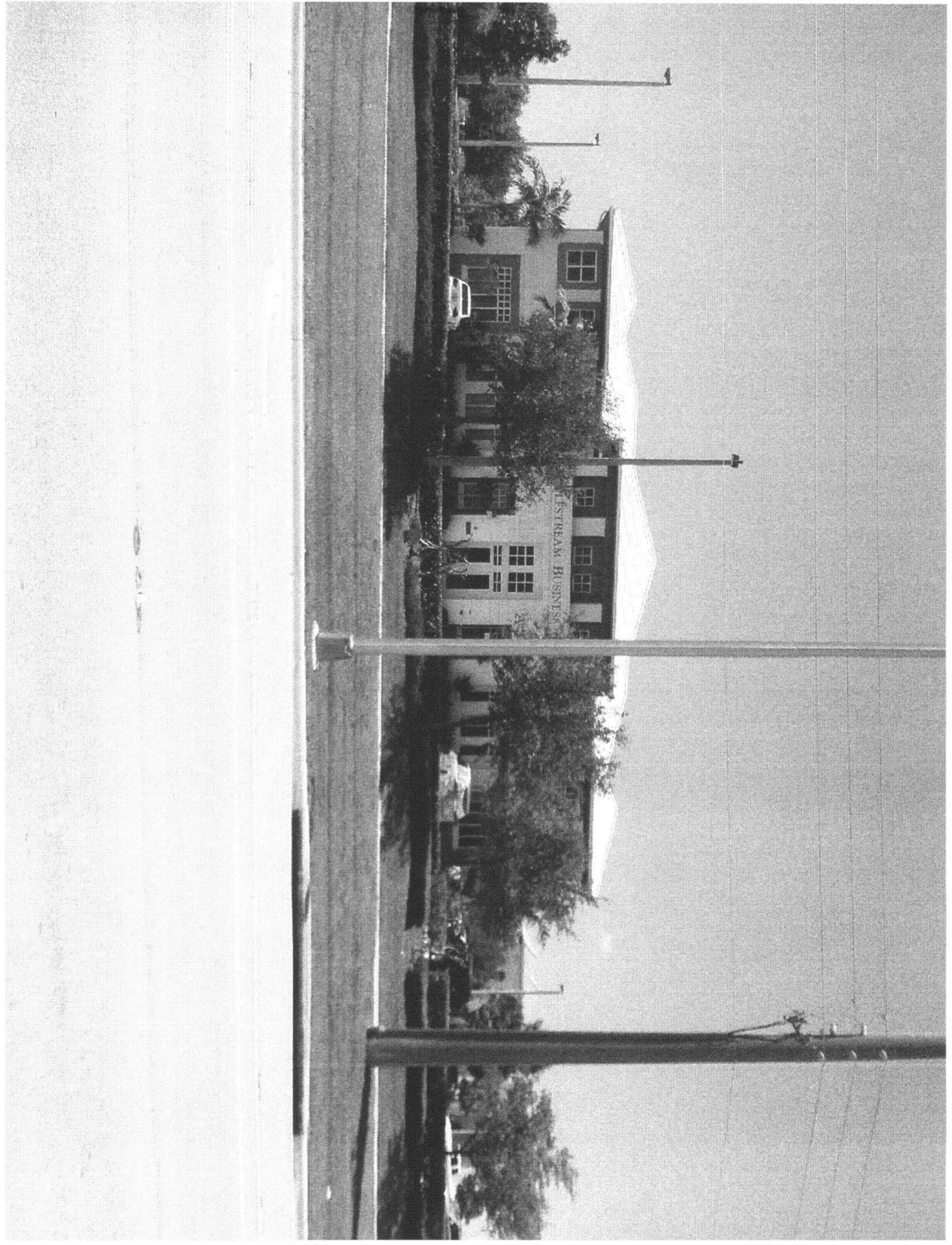
- The blue line on the elevation drawing indicates the current allowed height limit of 20 ft. This line shows why the placement on our *city approved structure* cannot be in this location because it is where a window lies.
- The highlighted pink line shows the additional distance requested in order to have sign placed within a reasonable visible limit that will not detract value from any surrounding businesses or homes, plus will allow us to blend in with other similar structures in the existing community with similar signage placement. We have also provided a few photos, though we will go into greater detail with the presentation on May 1st hearing.

MAY 14 '12 PM 2:20









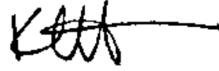




City of Port St. Lucie

Planning and Zoning Department Memorandum

TO: PLANNING AND ZONING BOARD - MEETING OF MAY 1, 2012

FROM: KATHERINE H. HUNTRESS, PLANNER 

RE: VARIANCE APPLICATION (PROJECT NO. P12-040)
AFAF REAL ESTATE MANAGEMENT SIGN VARIANCE

DATE: APRIL 16, 2012

APPLICANT: SignARama, USA. The authorization letter is attached to the staff report.

OWNER: AFAF Real Estate Management, LLC, c/o Mazin Shikara

LOCATION: The property is located at 672 SW Prima Vista Boulevard.

LEGAL DESCRIPTION: Lots 1, 2, 17, 18, 19, and 20, Block 88, Port St. Lucie Section 27

SIZE: 1.57 acres

EXISTING ZONING: LMD (Limited Mixed Use District)

EXISTING USE: A 3,594 square foot 2 story professional office building.

REQUESTED VARIANCE: The requested variance is to Chapter 155.08(E)(1)(f) of the Sign Code of the City of Port St. Lucie Land Development Regulations to allow a 13.25 foot increase in the maximum allowable height from the finished floor elevation of the building to the top of the façade sign on the north side of the building.

Chapter 155.08(E)(1)(f) of the Sign Code of the City of Port St. Lucie Land Development Regulations allows a maximum height measured from the finished floor elevation to the top of the façade sign of 20 feet, whereas the applicant is proposing a maximum height measured from the finished floor elevation to the top of the façade sign of 33.25 feet.

IMPACTS AND FINDINGS:

Compatibility with variance criteria:

- 1) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, buildings, or structures in the same zoning district.
 - a. *Applicant response: "The architecture of the elevation and the placement of the large foliage, make the only feasible placement for the sign above the window in the center of the north elevation, in order to be seen clearly."*
 - b. *Staff evaluation: There are no special conditions and/or circumstances peculiar to this site that warrant special consideration for having the maximum allowable height for a façade sign to exceed the requirements of Chapter 155 Sign Code. The need for this variance is a direct result of action from the applicant.*

- 2) That the special conditions and circumstances do not result from any action of the applicant.
 - a. *Applicant response: "The conditions and circumstances have not resulted from us as the applicant. Upon purchasing the business and applying for permits under the appropriate channels we found out that we needed to apply for a variance to place our flat wall signs in a visible location while maintaining the city mandated foliage and landscaping."*
 - b. *Staff evaluation: The visibility and required landscaping are not a criterion for measuring the height of the sign. Any special conditions and/or circumstances are a direct result from the action of the applicant. The applicant has the choice of having the height of the façade sign conform to Chapter 155 Sign Code. It should be noted that two monument signs exist on the property. The east monument sign was approved with 21.38 square feet and 32 square feet is permitted. The west monument sign was approved with 13 square feet and 16 square feet is permitted. Additionally a 40 square foot façade sign was approved which meets the height requirement, and 90.5 square feet is permitted.*

- 3) That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures in the same zoning district.
 - a. *Applicant response: "At this time we are not asking for special privilege, just simply to be able to provide vehicles passing by a way to know what type of business is now available in their community. In addition what we are applying for is not to request any special privileges that would adversely affect the community but simply to conform with other structures that are built in the same fashion. Similar circumstances should produce similar finds, and we are confident that the information that we will provide will show that we are only looking to receive the same treatment."*

- b. *Staff evaluation: Staff is ensuring conformance with Chapter 155 Sign Code, therefore, granting this variance will confer on the applicant a special privilege that would be denied to other lands, buildings, or structures in the same zoning district. The Planning and Zoning Department records indicate one other sign variance in the LMD zoning district which was P08-207 Animal Hospital of West Port St. Lucie Variance. The request was to allow existing airbrushed illustrations and copy in excess of the permitted sign area on the face of the building. The variance request was approved by the Planning and Zoning Board on November 4, 2008.*
- 4) That literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant.
- a. *Applicant response: "The city approved the design of the building itself, has produced a scenario that does not lend itself to the rigid applications of the provisions of the chapter. If this variance is not approved, then other similar structures will have benefits of signage exposure that we will not have."*
- b. *Staff evaluation: Planning and Zoning Department records show that P03-064 Fidelity Federal Site Plan Amendment was approved by City Council on April 28, 2003, and therefore subject to the Design Standards. The elevations in the file indicate a 40' central tower with the wording "Fidelity Federal" located in approximately the same location as the requested signage. However, approval of the site plan does not constitute approval of any signage. The Planning and Zoning Department and the Building Department have no record of any approvals for any signage for Fidelity Federal. Nor does the Planning and Zoning Department have any record of sign variance applications for this location. Chapter 155 Sign Code, allows a maximum height measured from the finished floor elevation to the top of the sign attached to the building of 20 feet. The Literal interpretation of the provisions of the code would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning district, and would not work unnecessary and undue hardship on the applicant.*
- 5) That the variance requested is the minimum variance that will make possible the reasonable use of the land, building, or structure.
- a. *Applicant response: "Please see attached drawings to illustrate the variance requested is only to meet the minimum variance of reasonable use of the land, building or structure. We are simply looking for what has been approved for other businesses that are similar in structure and build, approved like our building is by the City of Port St. Lucie. Since the building was approved, then the visibility of the sign in an appropriate height of 33 feet 3 inches is what is the minimum we are requesting to what is most logical by way of the building design, exposure as well as comparable community businesses."*

- b. *Staff evaluation: Two monument signs exist on the property. The east monument sign was approved with 21.38 square feet and 32 square feet is permitted. The west monument sign was approved with 13 square feet and 16 square feet is permitted. Additionally a 40 square foot façade sign was approved and 90.5 square feet is permitted. A Building Identification Sign in accordance with Section 155.08((F) is an option. Regardless of the final action on this variance, reasonable use of the land, building, and structure already exists.*
- 6) That the granting of the variance will be in harmony with the general intent and purpose of the chapter and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.
- a. *Applicant response: "Granting this variance will allow signage to appropriately take advantage of the design features of the elevation. They will not detract in any way from the area involved or the public welfare. There are no safety issues, or detriment to the community and we are simply looking to have the same privileges that other buildings in the community that are similar in structure have."*
- b. *Staff evaluation: The granting of this variance would not be in harmony with the intent or purpose of Chapter 155 Sign Code; however, it is not injurious to the area involved or otherwise detrimental to the public welfare.*
- 7) That there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.
- a. *Applicant response: "There will be full compliance, as we are taking any and all precautions needed in complying with all of the planning and zoning requirements as well as using a licensed and insured contracted sign company. We will happily adhere to any measures deemed by the city to help us achieve what other businesses in the area already have in flat wall mounted signs in a visible height and location."*
- b. *Staff evaluation: The applicant has agreed to comply.*

Note: The applicant has provided two examples of signs that appear to have façade signs higher than 20'. Both examples, Bank Atlantic located at 147 SW Port St. Lucie Boulevard and Seacoast National Bank located at 9698 S US 1, had site plans that were approved prior to being subject to the Design Standards.

P97-012 Port St. Lucie National Bank Site Plan was approved by City Council on April 14, 1997 prior to the adoption of the Design Standard on September 9, 1997. The Planning and Zoning Department and the Building Department have no record of any approvals for any façade signage for Bank Atlantic located at this location. Nor does the Planning and Zoning Department have any record of any sign variances for this location.

The Building Department has records of approvals for First National Bank located at 9698 S US 1 in 1995. At that time no Design Standards existed. The Planning and Zoning Department and Building Department records indicate that Seacoast National Bank located at 9698 S US 1 had two façade signs, a monument sign, and a wall sign name replacement sign approved in June of 2006. These signs were approved because they were replacing the existing First National Bank signs which were not subject to the Design Standards.

HISTORY OF SIGN CODE REVIEW COMMITTEE:

On November 24, 2008 a discussion was held before the City Council regarding the Sign Code. Assistant City Manager Greg Oravec proposed a three-tier plan to the Council to form a committee to evaluate the Sign Code, to place enforcement of the Sign Code on hold until at least the end of the year, and to have a business expo. The City Council appointed seven Sign Code Review Committee members on May 11, 2009.

The Sign Code Review Committee's first meeting was on June 10, 2009, and meetings continued through December 16, 2009. During these meetings the Committee reviewed the Sign Code, the Design Standards, the sign permitting process, sign review procedures, enforcement of the Sign Code, safety issues, the Sunshine Laws, case law, and the public engagement results. The Building, Legal, Code Enforcement, Engineering, Public Works, Police, and Planning and Zoning Departments participated in the review and discussion of the proposed Sign Code update. The new Sign Code was approved on March 8, 2010 (Ordinance 10-08).

Related Projects:

P03-064 Fidelity Federal Site Plan Amendment was approved by the City Council on April 28, 2003, therefore subject to the Design Standards which limited the height of façade signs to 15' above the finished floor elevation. The elevations in the file indicate that Fidelity Federal had a façade sign in approximately the same location as the applicant is requesting, however the Planning and Zoning Department and the Building Department have no record of any approvals for any façade signage for Fidelity Federal at this location. The Planning and Zoning Department has no record of any sign variances for Fidelity Federal at this location either. The next tenant to submit any sign applications for this location was National City. Our records indicate that there were two monument signs and one façade sign on the east elevation of the building approved, but no application for a façade sign on the north elevation. At the time of these applications, the height limit for façade signs was 15' measured from the finished floor elevation, and the façade sign on the east elevation was less than that.

P03-076 Fidelity Federal/Prima Vista Variance was approved by the Planning and Zoning Board on April 7, 2003. The requested variance was as follows:

1. A 5' variance to Section 158.155(H) to allow a height of 30' of habitable building space.
2. A 6.6' variance to Section 158.215 Exclusions to Height Limitations to allow an architectural tower height of 37.9'.

Chapter 158.296(B) states that in its consideration of a request for variance, the Planning and Zoning Board or the Zoning Administrator shall not utilize the existence of nonconforming use of neighboring lands, structures, or buildings in the same or adjacent zoning districts as grounds for the granting of a request for variance, nor shall the Planning and Zoning Board or the Zoning Administrator utilize any permitted use of lands, structures, or buildings within the same or adjacent zoning district as a basis for approval.

STAFF RECOMMENDATION: The Planning and Zoning Department staff finds the requests to be inconsistent with variance criteria as stipulated in Chapter 158.295(C) of the Zoning Code and recommends denial.

Planning and Zoning Board Action Options:

- Motion to approve
- Motion to approve with conditions
- Motion to deny

Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.

(NOTE TO APPLICANT: Any request for a variance that is denied by the Planning and Zoning Board may be appealed to the Board of Zoning Appeals. Appeal applications are made through the City Clerk's office and must be submitted within 15 days after the Planning and Zoning Board hearing).

SITE LOCATION



FLORIDA TURNPIKE

**SUBJECT
PROPERTY**

PRIMA VISTA BLVD



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT

PZ 2012.DWG

VARIANCE

LOTS 1, 2 & 17-20 BLOCK 88
PORT ST LUCIE SECTION 27

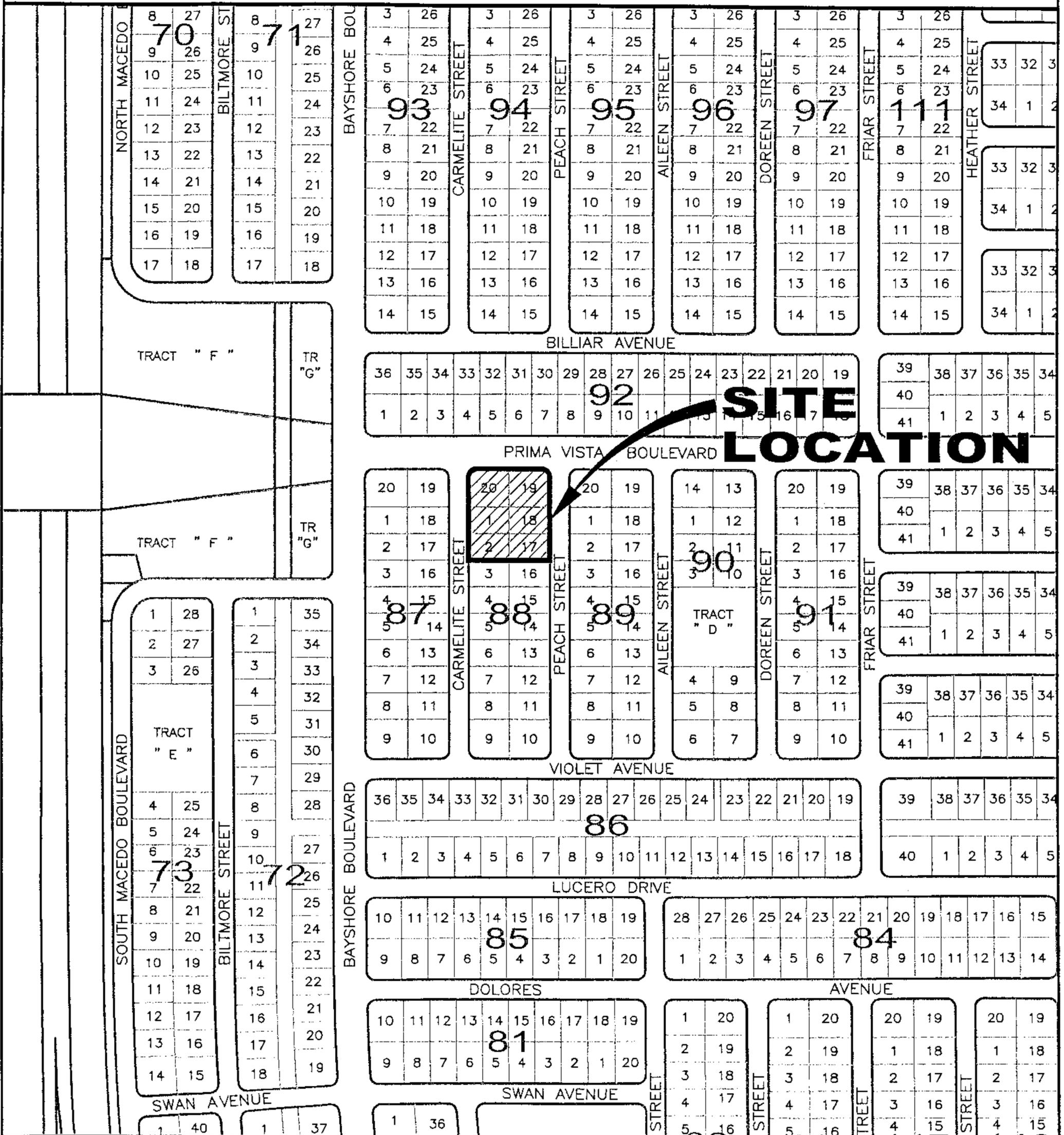
DATE: 4/6/2012

APPLICATION NUMBER:
P12-040

CADD FILE NAME:
P12-040L

SCALE: 1" = .5 MI

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT PZ 2012.DWG

VARIANCE
LOTS 1, 2 & 17-20 BLOCK 88
PORT ST LUCIE SECTION 27

DATE: 4/6/2012
APPLICATION NUMBER:
P12-040
CADD FILE NAME:
P12-040M
SCALE: 1"=400'

SITE LOCATION



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT PZ 2012.DWG

VARIANCE

LOTS 1, 2 & 17-20 BLOCK 88
PORT ST LUCIE SECTION 27

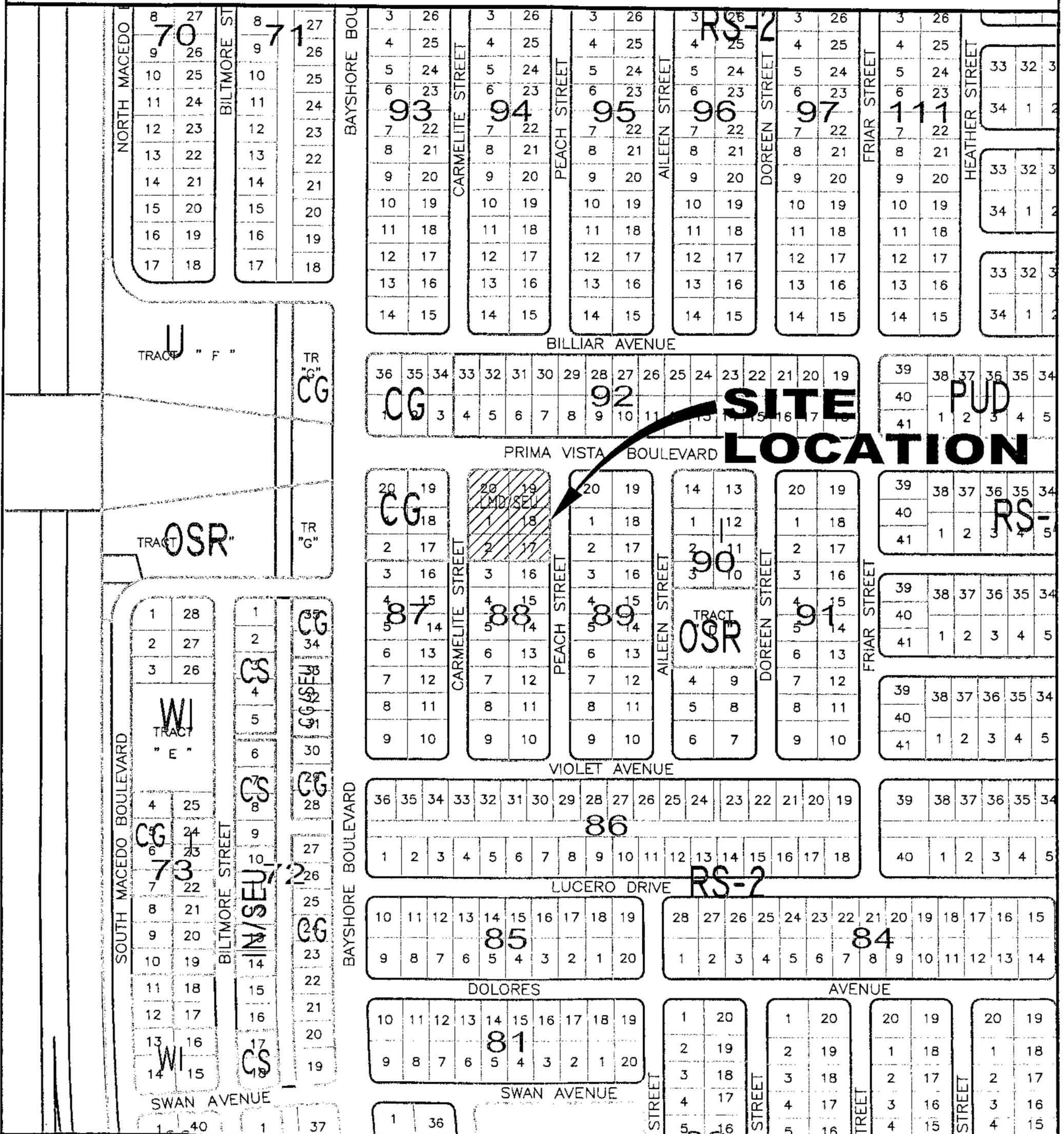
DATE: 4/6/2012

APPLICATION NUMBER:
P12-040

CADD FILE NAME:
P12-040A

SCALE: 1" = 200'

EXISTING ZONING



CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPT.

Prepared by:
M.I.S. DEPARTMENT PZ 2012.DWG

VARIANCE
LOTS 1, 2 & 17-20 BLOCK 88
PORT ST LUCIE SECTION 27

DATE: 4/6/2012
APPLICATION NUMBER:
P12-040
CADD FILE NAME:
P12-040M
SCALE: 1" = 400'

VARIANCE APPLICATION

CITY OF PORT ST. LUCIE
Planning & Zoning Department
121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984
(772)871-5212 FAX: (772)871-5124

FOR OFFICE USE ONLY

Planning Dept P12-040
Fee (Nonrefundable) \$ 4,635.00
Receipt # 11650

Refer to "Fee Schedule" for application fee. Make check payable to the "City of Port St. Lucie". Fee is nonrefundable unless application is withdrawn prior to advertising for the Planning and Zoning Board meeting. **Attach two copies of proof of ownership (e.g., warranty deed, affidavit), a copy of recent survey and a statement addressing each of the attached criteria.**

PRIMARY CONTACT EMAIL ADDRESS: rsaleh@mcmhealthcare.com

PROPERTY OWNER:

Name: AFAF Real Estate Management, LLC c/o Mazin Shikara
Address: 672 SW Prima Vista Blvd
Telephone No.: 561-779-1652 Fax No.: 561-932-0995

APPLICANT (IF OTHER THAN OWNER, ATTACH AUTHORIZATION TO ACT AS AGENT):

Name: SignARama, USA
Address: 2905 South Congress Avenue, Bay E - Delray Beach, FL 33445
Telephone No.: 561-278-7446 Fax No.: 561-278-6431

SUBJECT PROPERTY:

Legal Description: PORT ST LUCIE-SECTION 27- BLK 88 LOTS 1, 2, 17, 18, 19 AND 20 (MAP 34/30N) (OR 3270-2
Parcel I.D. Number: 3420-630-0348-000-5
Address: 672 SW Prima Vista Blvd, Port St. Lucie, FL, 34983
Current Zoning Classification: Commercial

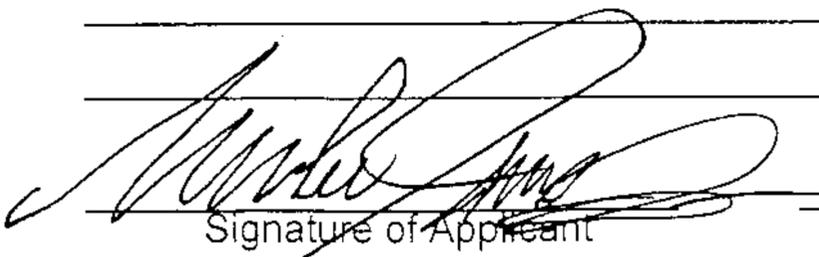
RECEIVED

MAR 27 2012

**PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL**

Description of requested variance and applicable conditions/circumstances justifying request (continue on separate sheet, if necessary): Provide documentation that the attached variance criteria have been met.

Request to place flat wall signs on existing sign band, above the currently allowed 20 feet. We have attached an elevation drawing (Can be emailed to be enlarged, but we will in greater detail present on May 1st) that in order to be uniform with other similar structures in the community that we would need an additional 13 feet and 3 inches


Signature of Applicant

MIKE SNEIDERMAN
Hand Print Name

3/19/12
Date

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.

VARIANCES

§ 158.295 PLANNING AND ZONING BOARD OR ZONING ADMINISTRATOR (DIRECTOR OF PLANNING AND ZONING) TO HEAR VARIANCES; POWERS AND DUTIES OF BOARD AND ZONING ADMINISTRATOR

(C) Duties of the Zoning Administrator and Planning and Zoning Board in authorizing a variance. The Planning and Zoning Board and Zoning Administrator may authorize the variance from the provisions of this chapter as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship. In order to authorize any variance from the terms of this chapter, the Planning and Zoning Board or Zoning Administrator should consider:

- (1) That 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) That the special conditions and circumstances do not result from any action of the applicant;
- (3) That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district;
- (4) That literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant;
- (5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure;
- (6) That the granting of the variance will be in harmony with the general intent and purpose of the chapter and that the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;
- (7) That there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.

VARIANCES

The Planning and Zoning Board and Zoning Administrator may authorize the variance from the provisions of this chapter as will not be contrary to the public interest when, owing to special conditions, a literal enforcement of the provisions will result in unnecessary and undue hardship. In order to authorize any variance from the terms of this chapter, the Planning and Zoning Board or Zoning Administrator will consider the variance criteria in **§ 158.295 (C) 1-7** and consider your responses to the following when making a determination.

(1) Please explain special conditions and circumstances that 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;

The architecture of the elevation and the placement of the large foliage, make the only feasible placement for the sign above the window in the center of the north elevation, in order to be seen clearly.

(2) Please explain if these conditions and circumstances result from actions by the applicant;

The conditions and circumstance has not resulted from us as the applicant. Upon purchasing the business and applying for permits under the appropriate channels we found out that we needed to apply for a variance to place our flat wall signs in a visible location while maintaining the city mandated foliage and landscaping.

(3) Please explain how granting the variance requested will not confer on the applicant special privilege that is denied by this chapter to other lands, buildings, or structures, in the same zoning district;

At this time we are not asking for special privilege, just simply to be able to provide vehicles passing by a way to know what type of business is now available in their community. In addition what we are applying for is not to request any special privileges that would adversely affect the community but simply to conform with other structures that are built in the same fashion. Similar circumstances should produce similar findings, and we are confident that the information that we will provide will show that we are only looking to receive the same treatment.

(4) Please explain how a literal interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the chapter and would work unnecessary and undue hardship on the applicant;

The city approved design of the building itself, has produced a scenario that does not lend itself to the rigid applications of the provisions of the chapter. If this variance is not approved, than other similar structures will have benefits of signage exposure that we will not have.

(5) Please illustrate and explain if the variance requested is the minimum variance that will make possible the reasonable use of the land, building, or structure;

Please see attached drawings to illustrate the variance requested is only to meet the minimum variance of reasonable use of the land, building or structure. We are simply looking for what has been approved for other businesses that are similar in structure and build, approved like our building is by the City of Port St. Lucie. Since the building was approved, then the visibility of the sign in an appropriate height of 33 feet 3 inches is what is the minimum we are requesting to what is most logical by way of the building design, exposure as well as comparable community businesses.

(6) Please indicate how granting variance will be in harmony with the general intent and purpose of the chapter and that granting the variance will not be injurious to the area involved or otherwise detrimental to the public welfare;

Granting this variance will allow signage to appropriately take advantage of the design features of the elevation. They will not detract in any way from the area involved or the public welfare. There are no safety issues, or detriment to the community and we are simply looking to have the same privileges that other buildings in the community that are similar in structure have.

(7) Please indicate that there will be full compliance with any additional conditions and safeguards which the Planning and Zoning Board or Zoning Administrator may prescribe, including but not limited to reasonable time limits within which the action for which variance is required shall be begun or completed, or both.

There will be full compliance, as we are taking any and all precautions needed in complying with all of the planning and zoning requirements as well as using a licensed and insured contracted sign company. We will happily adhere to any measures deemed by the city to help us achieve what other businesses in the area already have in flat wall mounted signs in a visible height and location.



Signature of Applicant

MIKE SNEIDERMAN
Hand Print Name

3/19/12
Date

Greater Detailed Explanation for Signage Placement Variance Request

- The blue line on the elevation drawing indicates the current allowed height limit of 20 ft. This line shows why the placement on our *city approved structure* cannot be in this location because it is where a window lies.
- The highlighted pink line shows the additional distance requested in order to have sign placed within a reasonable visible limit that will not detract value from any surrounding businesses or homes, plus will allow us to blend in with other similar structures in the existing community with similar signage placement. We have also provided a few photos, though we will go into greater detail with the presentation on May 1st hearing.

STRUCTURAL NOTES:
 ASSEMBLY PER NEC 600-3
 GOVERNING CODE: 2007 FLORIDA BUILDING CODE - 2009 SUPPLEMENTS & ASCE 7-05
 USING W-10MHP, EXPOSURE C, IN 15 SOLID SIGN METHOD
 ELECTRICAL INFORMATION PROVIDED AS REFERENCE ONLY AND IS TO BE INSTALLED BY A LICENSED CONTRACTOR. NO ENGINEERING CERTIFICATION IS OFFERED WITH ANY ELECTRICAL INFORMATION CONTAINED HEREIN.
 ALL ALUMINUM IS TO BE 6063 T-6 OR BETTER.
 ANCHORS TO BE 1/2" DIA. EPOXY TAPCON POWERS, RAWL OR MFR. RATED EQUAL.
 10% ANCHOR DIAMETER SPACING IS REQUIRED BETWEEN ANCHORS AND EDGE OF CONC. MIN. IF UNSPECIFIED, A 24" MAX O.C. SPACING OF ANCHORS SHALL BE USED + EACH CORNER.
 WOOD ANCHORS TO BE NON-CORROSIVE GRADE 3 OR GRADE 5 LAG BOLTS OR EQ. 2" MIN. ED. SOUTHERN YELLOW PINE MINIMUM USED IN ALL WOOD CALCULATIONS.
 THROUGH BOLTS SHALL BE FITTED WITH A 1" MIN. WASHER & DOUBLE NUT U.N.O.
 MINIMUM EMBEDMENT DEPTH DOES NOT INCLUDE STUD, FINISHES, OR SHIM SPACING.
 STRUCTURAL BOLTS TO BE A-325, GRADE 5, A 7" MAX EXPOSED SHANK IS TO BE USED U.N.O.
 THIS STRUCTURE IS NOT VISITED THE JOBSITE DESIGN IS BASED ON CONTRACTOR SUPPLIED DATA. IF ANY FIELD CONDITIONS THEN SPECIFIED HEREIN, THIS ENGINEER SHALL BE NOTIFIED.

ELECTRICAL NOTES:
 ALL ELECTRICAL DESIGN AND EXISTING PRIMARY ELECTRICAL IS BY OTHERS AND IS NOTED FOR REFERENCE ONLY AND NOT PART OF CERTIFICATION. WORK SHALL BE APPROVED AND INSTALLED BY A LICENSED PROFESSIONAL.
 ALL ELECTRICAL COMPONENTS SHALL BE UL LISTED AND SHALL COMPLY WITH THE GOVERNING EDITION OF THE NATIONAL ELECTRICAL CODE IN EFFECT AT THE TIME OF PERMIT APPLICATION. SIGN SHALL BE PROVIDED IN ACCORDANCE WITH GOVERNING CODES. ALL BREAKER AND TIMING DEVICES SHALL BE IDENTIFIED AT TIME OF INSTALLATION.

WHITE ACRYLIC SKIRTS WITH NAME AND LOGOS SHOWN
 EXTRUDED ALUMINUM CABINET PAINTED DURABOND BRONZE
 SQUARE FOOT CALCULATIONS & COLOR SCHEDULE
 NORTHERN ELEVATION = 88 FEET
 56' - 20" x 36" x 15' - 12" = 880 SQUARE FEET ALLOWABLE
 PROPOSED 174.38' x 30' 5" = 5200 SQUARE FEET PROPOSED

STATE CERTIFIED GENERAL CONTRACTOR
 HOMAYOON AMIR ABTAHI
 2649 NW 28TH TERRACE
 BOCA RATON, FL 33434

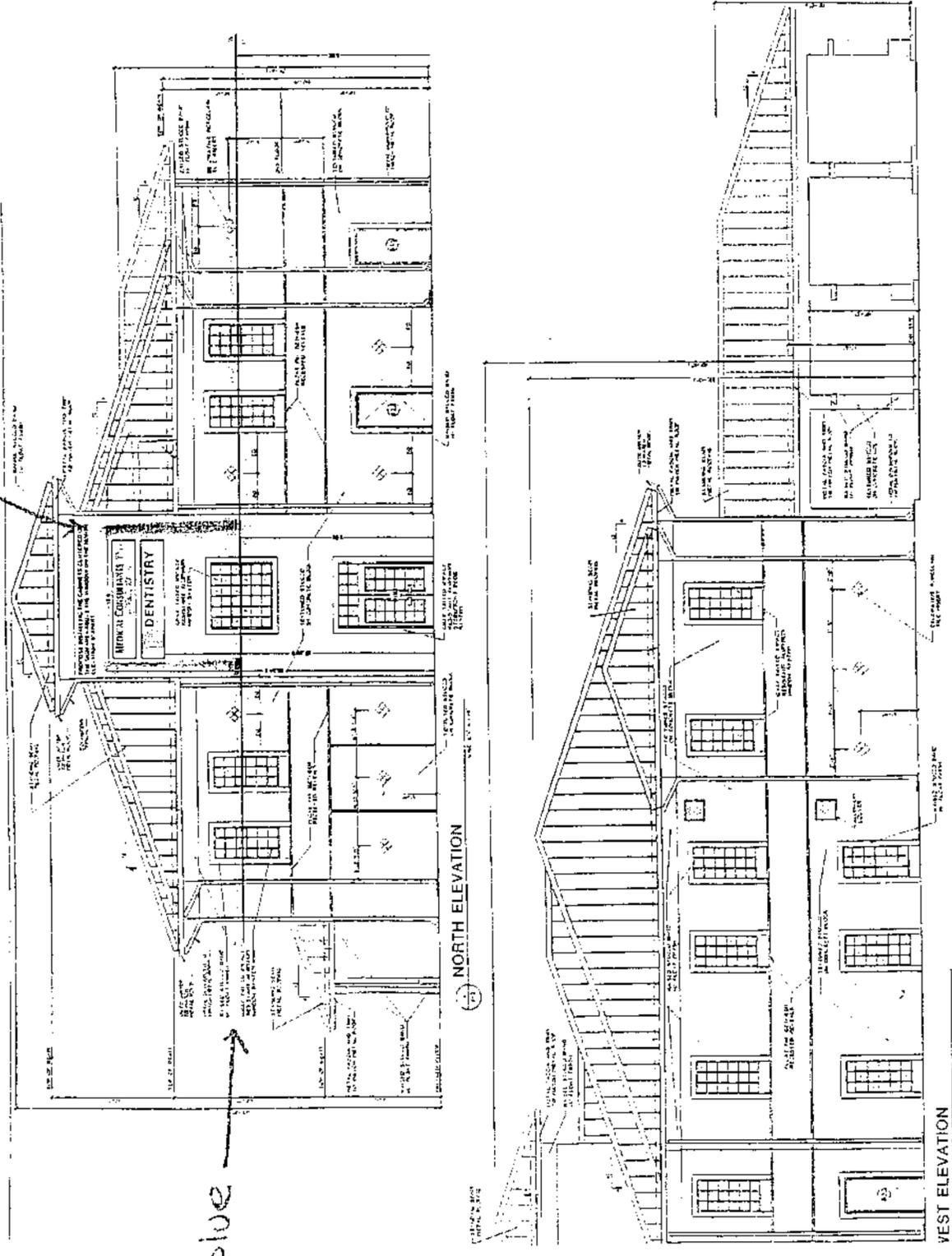
STATE CERTIFIED GENERAL CONTRACTOR
 CCGC2515994 - DB62444

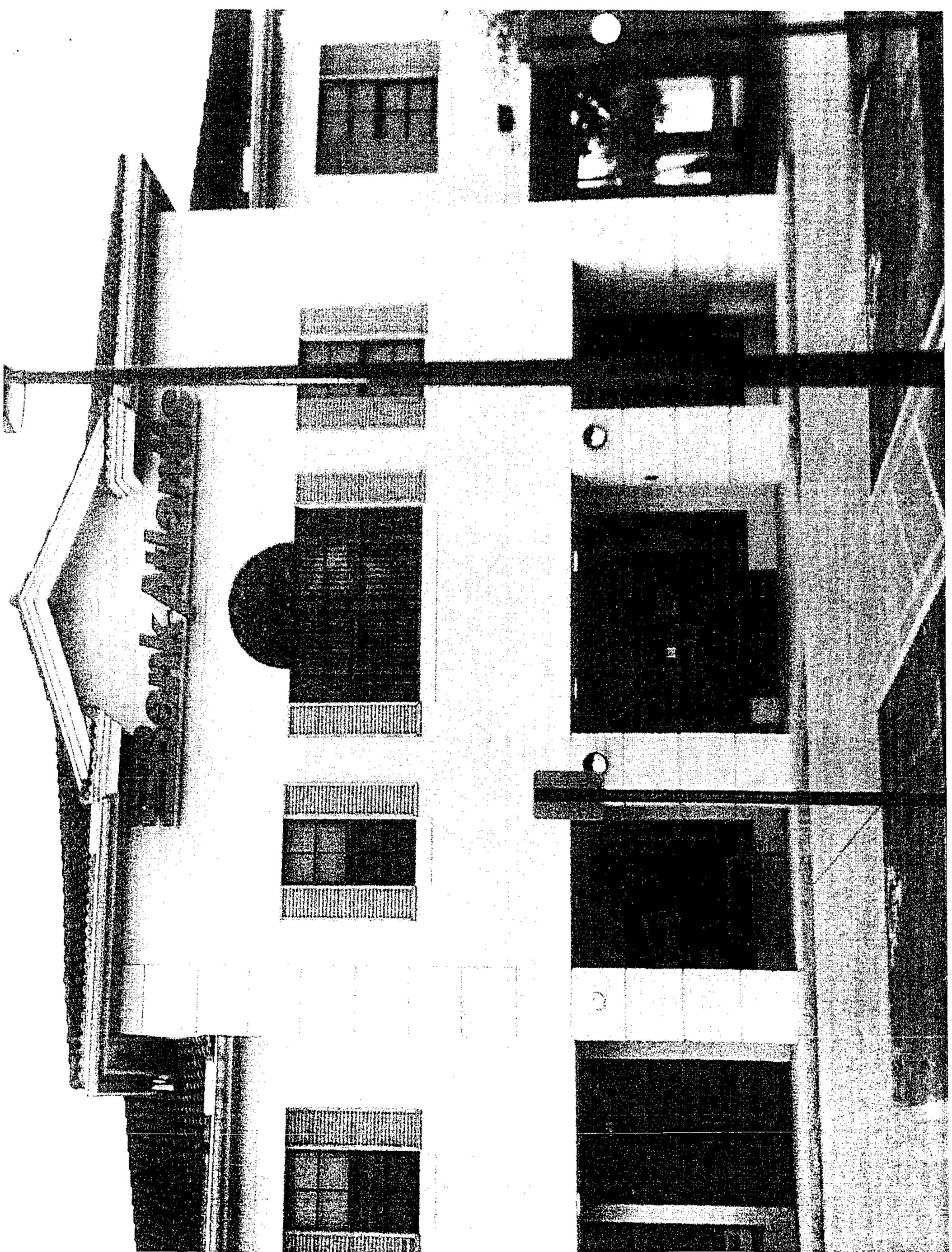
SIGN-A-RAMA
 2005 S. CONWAY AVE. BOCA R.
 DORAL, FL 33143
 561-754-5171
 EMAIL: info@signarama.com

DATE: 02/26/12
 DRAWN: MBS
 CHECKED: DATE

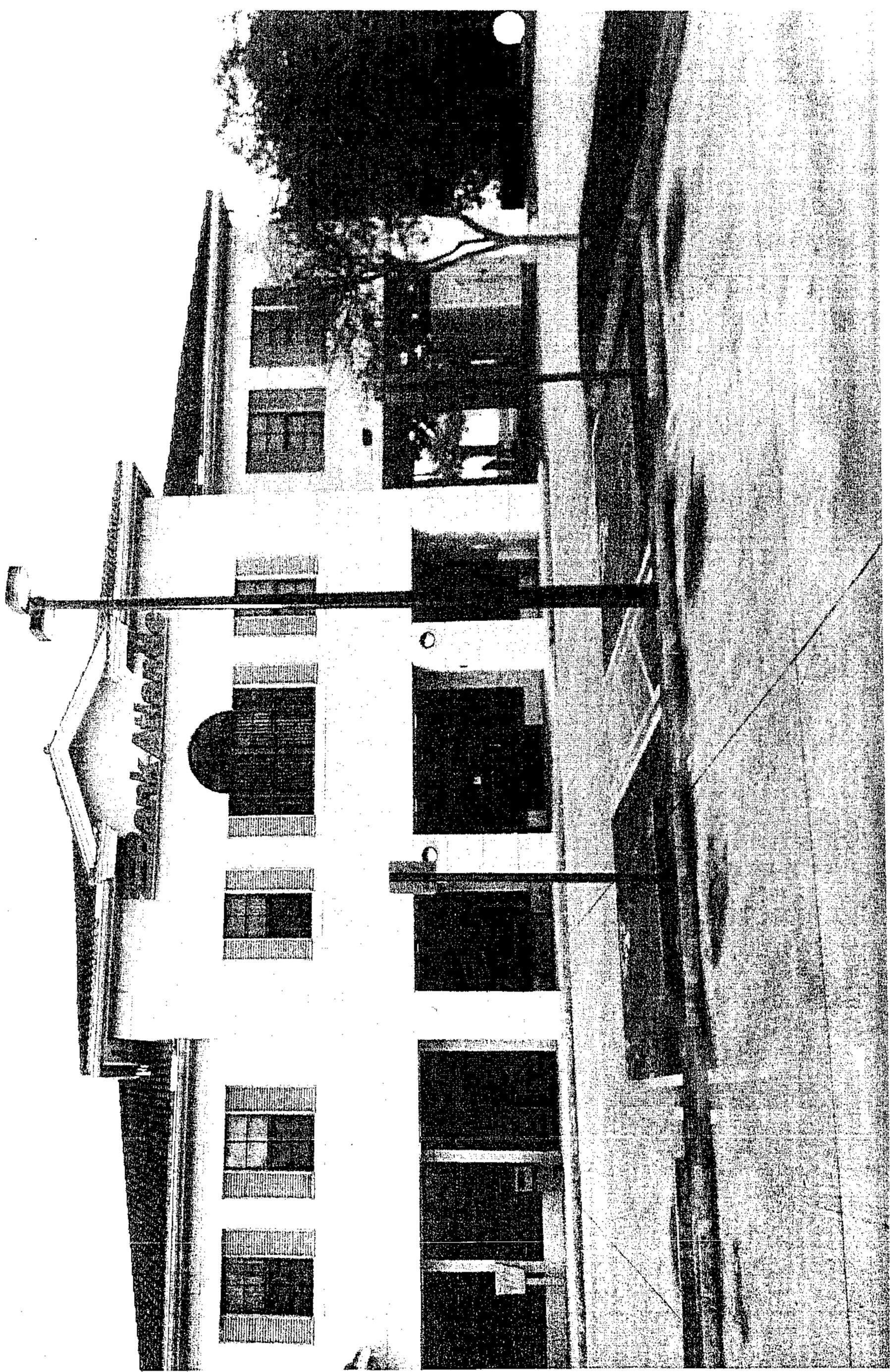
REVISIONS

SCALE: 1/8" = 1'-0"
 -SAR-
 PLEASE REFER TO



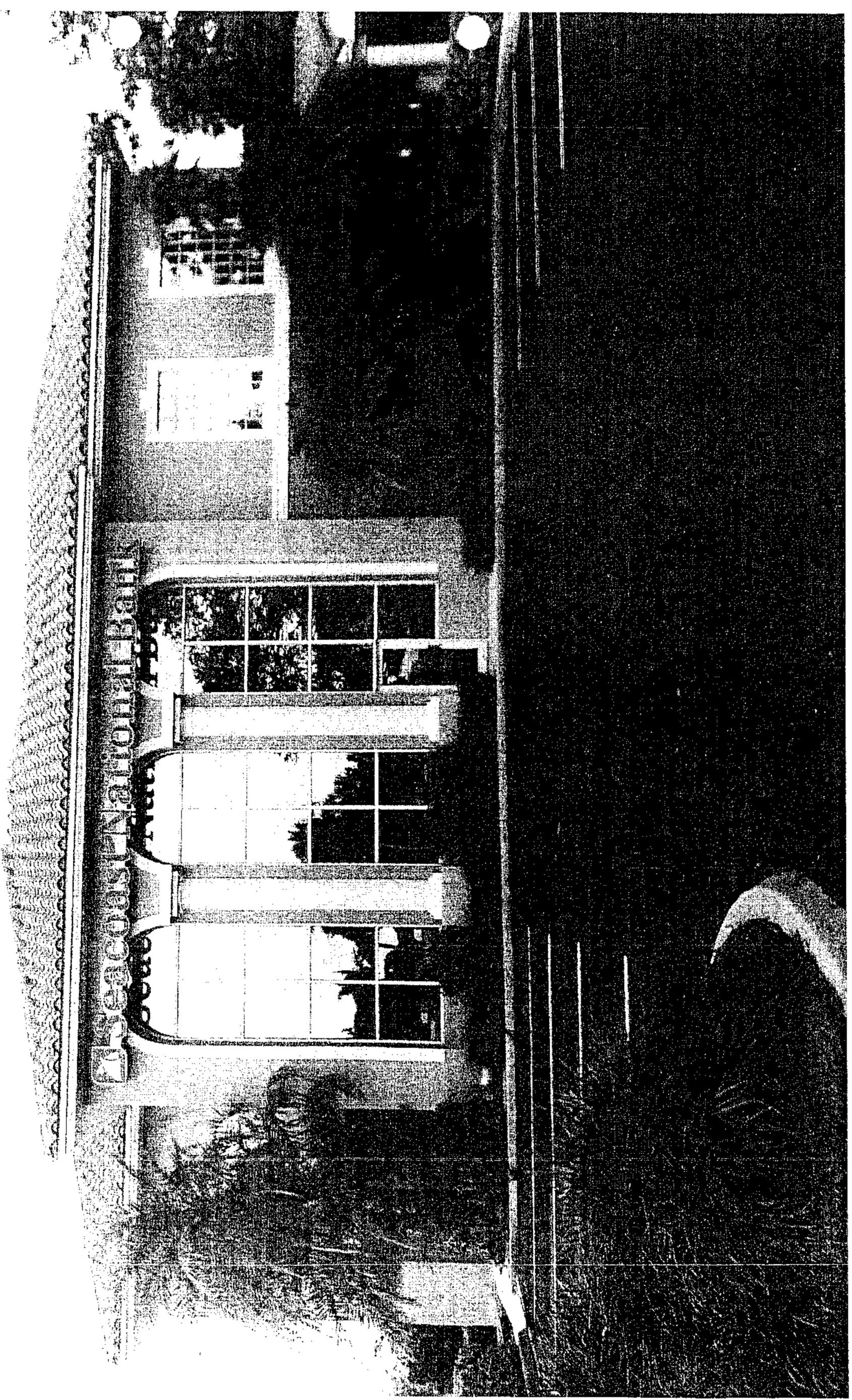


147 SW Port St. Lucie Blvd.

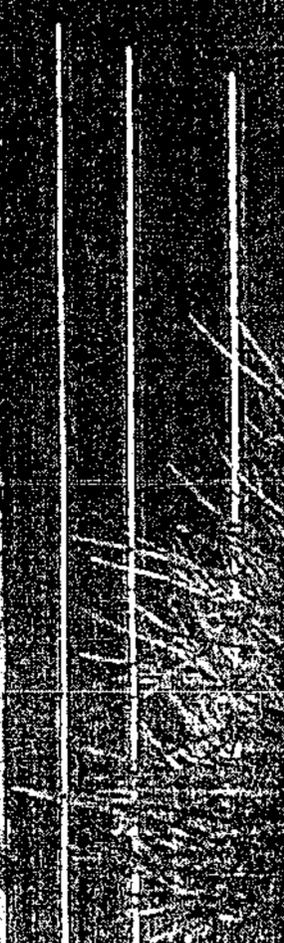
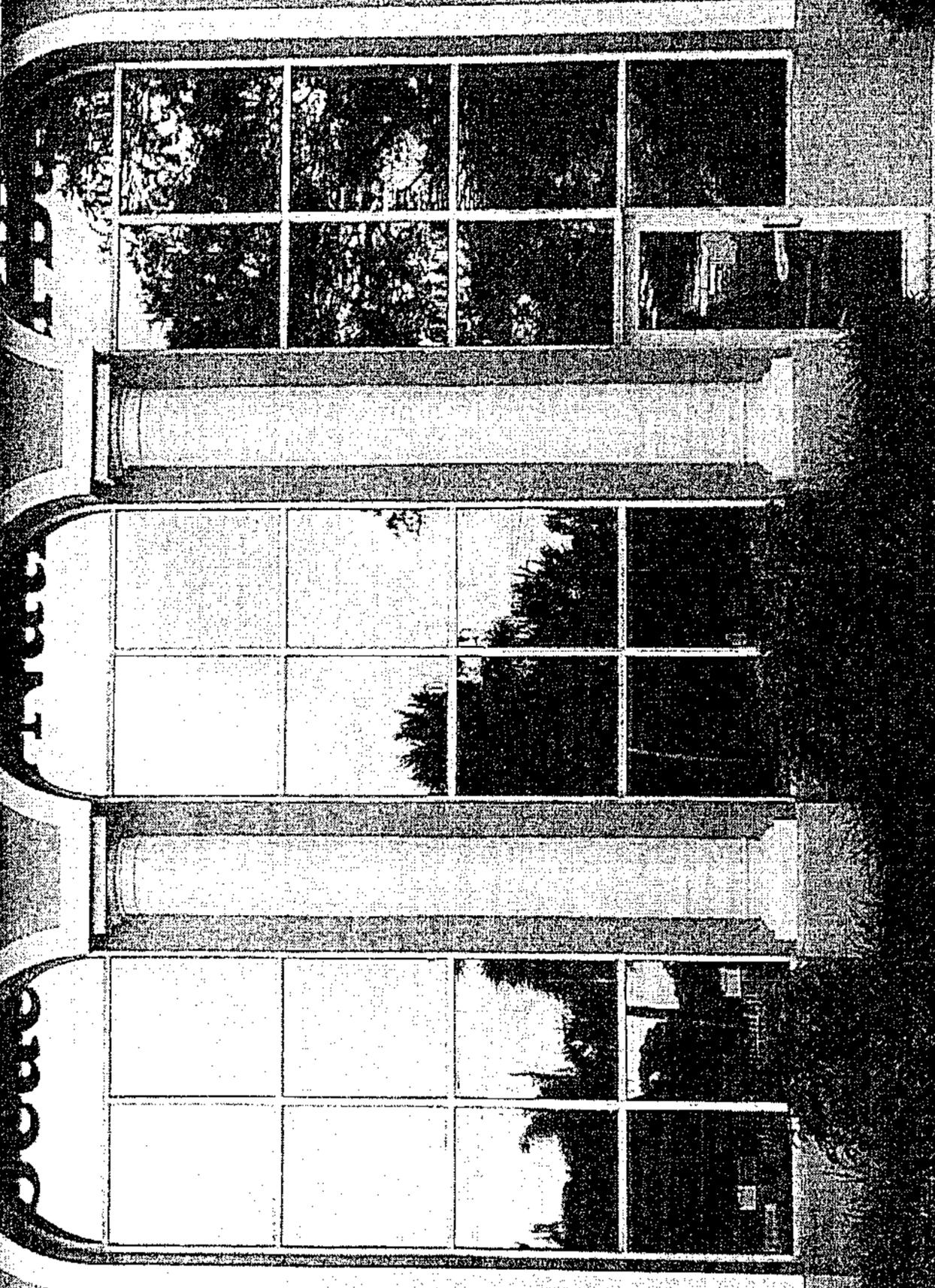


9698 S. US Highway I

PSL, 34953



SEACREST NATIONAL BANK



PIN #: 3420-630-0348-000/5

Return To: Curt Shenkman, Esquire
DeSantis, Gaskill, Smith & Shenkman, P.A.
11891 US Highway One, Suite 100
North Palm Beach, FL 33408

Prepared By: Judy A. Bruno, Esquire
Sitko, Rodella & Bruno, LLC
2006 E. Carson Street
Pittsburgh, PA 15203

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed this 8th day of February,
2011 by:

PNC BANK, NATIONAL ASSOCIATION,
a national banking association, successor by acquisition and merger to
FIDELITY FEDERAL BANK & TRUST
c/o PNC Realty Services
Two PNC Plaza, 19th Floor
620 Liberty Avenue
Pittsburgh, Pennsylvania 15222

hereinafter called the Grantor, to:

AFAF Real Estate Management, LLC, a Florida limited liability company
601 University Boulevard, Suite 206
Jupiter, Florida 33458

hereinafter called the Grantee:

“Wherever used herein, the terms “Grantor” and “Grantee” shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.”

WITNESSETH, that the Grantor, for and in consideration of the sum of ONE MILLION FIVE HUNDRED FORTY THOUSAND DOLLARS and No/100ths (\$1,540,000.00) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells unto the Grantee, and Grantee's successors, and assigns forever, all that certain parcel of land in the County of St. Lucie, State of Florida (the “Property”), to wit:

Lot 1, Block 88, PORT ST. LUCIE SECTION TWENTY-SEVEN, according to the plat thereof; as recoded in Plat Book 14, Page 5, A through I of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 3420-630-0348-000/5

and

Lot 2, Block 88, PORT ST. LUCIE SECTION TWENTY-SEVEN, according to the plat thereof; as recoded in Plat Book 14, Page 5, A through I of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 3420-630-0349-000/2

and

Lot 17, Block 88, PORT ST. LUCIE SECTION TWENTY-SEVEN, according to the plat thereof; as recoded in Plat Book 14, Page 5, A through I of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 3420-630-0364-000/3

and

Lot 18, Block 88, PORT ST. LUCIE SECTION TWENTY-SEVEN, according to the plat thereof; as recoded in Plat Book 14, Page 5, A through I of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 3420-630-0365-000/0

and

Lot 19 and 20, Block 88, PORT ST. LUCIE SECTION TWENTY-SEVEN, according to the plat thereof; as recoded in Plat Book 14, Page 5, A through I of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 3420-630-0366-000/7

The lots listed above have been consolidated and are currently known singularly as Parcel Identification Number 3420-630-0348-000/5.

BEING the same property which Larry W. Hice and Helen G. Hice, husband and wife, by deed dated November 15, 2001 and recorded November 20, 2001 in the records of Saint Lucie County, Florida at Book 1457, Page 764, granted and conveyed unto Fidelity Federal Bank & Trust, a banking corporation. The said Fidelity Federal Bank & Trust became National City Bank through acquisition. PNC Bank, National Association, is the successor by merger to National City Bank, and is the Grantor herein.

TOGETHER with all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

SUBJECT TO THE FOLLOWING RESTRICTION AND RIGHT OF FIRST REFUSAL:

FROM and after the date of this Deed and continuing thereafter for two (2) years, the Property shall not be used for the purpose of conducting or in connection with the business of a commercial bank, night deposit boxes savings bank, savings and loan association, credit union or mortgage bank, brokerage services, insurance services or other financial services organizations or activities related thereto; provided, however that such restriction shall not prohibit the installation and operation of an ATM or ATMs so long as Grantee complies with the terms and conditions of the following Right of First Refusal in favor of Grantor.

FROM and after the date of this Deed and continuing thereafter for two (2) years, GRANTOR shall have a right of first refusal to place an ATM on the Property. Before the Grantee enters into any lease, license or other agreement for the placement of an ATM (an "ATM Agreement") on the Property. Grantee shall give Grantor thirty (30) days' notice in writing of the proposed ATM Agreement setting forth the name of the prospective lessee, the location(s) of the ATM(s), the economics of the transaction, and all other terms and conditions of such offer, along with copies of all relevant documents. Grantor shall have the right to exercise the right of first refusal to enter into an ATM Agreement for the proposed location(s) by giving written notice to Grantee of its intention to do so within such thirty (30) day period at the same price and on the same terms as such proposed ATM Agreement.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants the title to the land, and Grantor will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but against none other.

SIGNATURE LINE ON NEXT PAGE

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, by its proper officer thereunto duly authorized, this 8 day of February, 2011.

WITNESSES:

PNC BANK, NATIONAL ASSOCIATION,
a national banking association

Kelly Irvine
Print Name: Kelly Irvine

By: Dana Bodnar
Name: Dana Bodnar
Title: Real Estate Officer

Brittany Kowalski
Print Name: Brittany Kowalski

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF ALLEGHENY)

BEFORE ME, a Notary Public in and for said county and state, personally appeared DANA BODNAR, who acknowledged herself to be a Real Estate Officer of PNC BANK, NATIONAL ASSOCIATION, a national banking association, and being authorized to do so, acknowledged that she did execute the foregoing instrument on behalf of PNC BANK, NATIONAL ASSOCIATION, and that the same is her free act and deed.

8th IN TESTIMONY WHEREOF, I have hereunto set my hand and seal as of this day of February, 2011.

My commission expires: 7/9/2013

Kelly R. Presutti
Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Kelly R. Presutti, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires July 9, 2013
Member, Pennsylvania Association of Notaries

2011 LIMITED LIABILITY COMPANY ANNUAL REPORT

FILED
Apr 28, 2011
Secretary of State

DOCUMENT# L10000130850

Entity Name: AFAF REAL ESTATE MANAGEMENT, LLC

Current Principal Place of Business:

601 UNIVERSITY BLVD.
SUITE 206
JUPITER, FL 33458 US

New Principal Place of Business:

Current Mailing Address:

PO BOX 69
JUPITER, FL 33468 US

New Mailing Address:

FEI Number: 27-4360957 FEI Number Applied For () FEI Number Not Applicable () Certificate of Status Desired ()

Name and Address of Current Registered Agent:

SHIKARA, MAZIN M
601 UNIVERSITY BLVD
SUITE 206
JUPITER, FL 33458 US

Name and Address of New Registered Agent:

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: _____

Electronic Signature of Registered Agent

_____ Date

MANAGING MEMBERS/MANAGERS:

Title: MGRM
Name: SHIKARA, MAZIN M
Address: 601 UNIVERSITY BLVD.
City-St-Zip: JUPITER, FL 33458

I hereby certify that the information indicated on this report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 608, Florida Statutes.

SIGNATURE: MAZIN SHIKARA MGRM 04/28/2011

_____ Electronic Signature of Signing Managing Member, Manager, or Authorized Representative / Date

AFAF Real Estate Management LLC

672 Prima Vista Blvd

Port St. Lucie, Fl 34983

March 20, 2012

To whom it may concern

This letter is to advise that Mike Sneiderman of SignaRama USA based in Delray Beach, has our organization's approval and authorization to act as our agent in regards to our need to request for a variance to place flat wall signs at 672 S.W. Prima Vista Blvd.

A handwritten signature in black ink, appearing to read 'DS' followed by a long horizontal stroke.

Dr. Mazin Shikara

Owner/President

7011 2970 0001 7855 6421

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

Package Fee	
Postage Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Sent to
MR. PAUL PUENTE AFAP REAL EST MGMT
 Street Apt No.
 & PO Box No. **601 UNIVERSITY BLVD #206**
JUPITER, FL 33458

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
MR. PAUL PUENTE LLC
AFAP REAL EST. MGMT. INC.
601 UNIVERSITY BLVD. #206
JUPITER, FL 33458

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *Paul Puente* Agent Addressee

B. Received by (Printed Name) **Paul Puente** C. Date of Delivery **5/21/12**

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number **7011 2970 0001 7855 6421**
 (Transfer from service label)



CITY OF PORT ST. LUCIE
CITY CLERK'S OFFICE

121 SW Port St. Lucie Blvd. Port St. Lucie, FL 34984
(772) 871-5157

2048

DATE 5-19-12

RECEIVED FROM ATA Real Estate Management, LLC \$ 150.00

One hundred fifty dollars DOLLARS

FOR Apptl Ins. sign variance

AMOUNT OF ACCOUNT	
THIS PAYMENT	
BALANCE DUE	

CASH
 CHECK
 M.O.

BY Nancy Barnes

THANK YOU

RECEIVED

AFAF Real Estate Management, LLC
P.O. Box 69
Jupiter, FL 33468

SEACOAST NATIONAL BANK
63-515/670

120

05/11/2012

Rec'd 5/14/12

PAY TO THE
ORDER OF

City of Port St. Lucie

\$ **150.00

One hundred fifty and 00/100*****

DOLLARS

City of Port St. Lucie - P&Z
Planning & Zoning
121 SW Port St. Lucie Blvd
Port St. Lucie, FL 33498

MEMO Special Appeal for PSLW Sign Variance


AUTHORIZED SIGNATURE

⑈000120⑈ ⑆067005158⑆ 437701760⑆⑈

Security Features Included 

Details on Back