

CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

VARIANCE

Property address or Location 7131 OKEECHOBEE ROAD

Parcel ID #(s) 2524.333.0001.0001

Project description EXISTING SERVICE STATION

FL. PIERCE PETROLEUM LLC

Property Owner(s)
9615 SW 118 STREET

Street Address
MIAMI FL 33176

City State Zip
561.240.3110

Phone Number
WESTARoil@hotmail.com

Email Address

DAVID M CLEVELAND

Applicant/Representative, Title, Company
100 AVE A SUITE 2E

Street Address
FORT PIERCE FL 34950

City State Zip
772.464.2010 772.332.2064

Phone Number
VIDAND12@yahoo.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.

[Signature]

Property Owner(s) Signature(s)

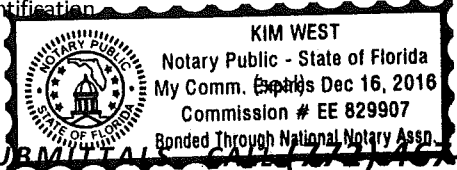
STATE OF Florida COUNTY St. Lucie

The foregoing instrument was acknowledged before me this 6 day of Aug, 2014, by

David Cleveland who is personally known to me or has produced

[Signature] as identification

Signature of Notary



INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS CALL (772) 467-3739

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date _____

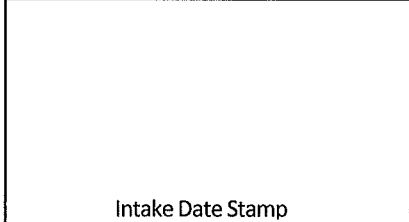
Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____

Fees _____ Control # _____ B. Permit # _____



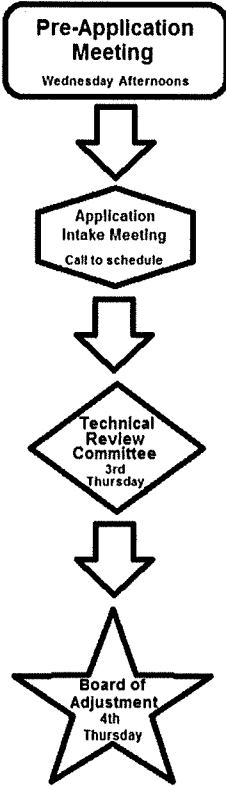
Intake Date Stamp

VARIANCE

Submit eight (8) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- Site plan, to scale, including all relevant improvements:
 - Existing & proposed structures
 - Landscaping & parking,
 - Fencing, signs, etc.
- As-built Survey
- Criteria Narrative
- Complete, notarized application

Application Outlook



Description of request: ELIMINATE A PORTION OF THE REQUIRED LANDSCAPE STRIP ON THE EAST SIDE OF OUR PROPERTY

Reason for request: TO ALLOW FOR A LOOP DRIVE ON THE SOUTH SIDE OF THE EXISTING BUILDING

Existing Use: Ice Skating Date Property was Purchased: 2010

Alterations made to the site since purchase: _____

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

If yes, what has changed since the denial? _____

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

1. Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.
2. Does special conditions or circumstances result from actions other than that of yours? Please explain
3. Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.
4. What is the minimum variance that would give the reasonable use of the land, building, or structure?
5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare:

DAVID M. CLEVELAND

8.06.2014

To: City of Fort Pierce Board of Adjustment

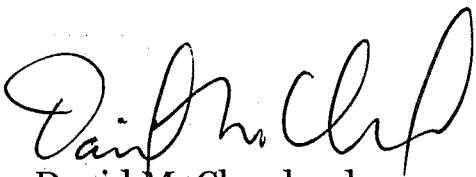
Re: 7131 Okeechobee Road Variance Request

Board of Adjustment,

The above referenced site has been a gas service station since 1965 and, as such, was built prior to the adoption of the City of Fort Pierce's zoning ordinance. When the gas station was Build it was not within the City of Fort Pierce's city limits and was under the County's jurisdiction.

The building, designed and built in 1965, was sited such that a 10'0" landscaping strip on the East side of the property was not required. For Fort Pierce Petroleum, LLC to be able to use the property effectively, it is requesting a variance of the now required 10'0" strip.

Your consideration is appreciated.



David M. Cleveland

Agent for Ft. Pierce Petroleum, LLC

DAVID M. CLEVELAND

8.06.2014

To: City of Fort Pierce
Planning Department
Attn: Rebecca Grohall

From: David Cleveland, Agent for Ft. Pierce Petroleum, LLC
100 Avenue A, Suite 2E
Fort Pierce, FL 34950

Re: 7131 Okeechobee Road, Board of Adjustment Request

Ms. Grohall,

As per your request, please find the answers to the five criteria, as specified in Section 22-108 of the City Code.

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

This site was developed in the mid-1960's, with a completely different set of zoning standards. The building was sited without a 10' landscape requirement.

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

Fort Pierce Petroleum, LLC, purchased the property fully developed. The property did not require the 10' landscaping strip when it was built in 1965.

3. Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.

Without the landscape variance, we do not have enough room for the loop drive around the South side of the building, without the loop we have a potential of stacking vehicles in the shared easement on the West side of the property, which we have agreed not to allow.

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

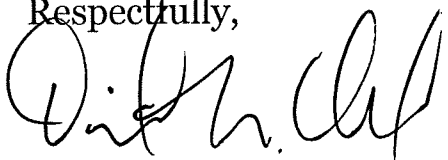
The minimum, as per our request, is granting a waiver of a portion of the required ten foot side landscaping strip on the East side of the property. The request varies from 42' at 100% compliance with the remaining balance of 103' at 50% compliance.

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

The purpose of the zoning ordinance is to further the goals of the comprehensive plan. This request falls within the objectives of the comprehensive plan that regulates uses. The request does not increase density or intensity of the district as it provides services for an existing motoring public. This request supports tourism and the local economy, and is further compatible with Fort Pierce's small-town character.

Thank you for your consideration of this request.

Respectfully,



David M. Cleveland, Agent for Ft. Pierce Petroleum, LLC

PROPERTY RECORD CARD

Ft Pierce Petroleum LLC Record: 1 of 1 <<Prev Next >> Spec.Assmnt Taxes Exemptions Permits Home Print

Property Identification

Site Address: 7131 OKEECHOBEE RD ParcelID: 2324-333-0001-000-1
 Sec/Town/Range: 24 :35S :39E Account #: 14283
 Map ID: 23/24S Use Type: SRVC STAT
 Zoning: C3 City/Cnty: Fort Pierce



Ownership and Mailing

Owner: Ft Pierce Petroleum LLC
 Address: 11621 SW 101st Ave
 Miami FL 33176

Legal Description

24 35 39 FROM SW COR OF SEC RUN E 389.85 FT TH N 7 DEG 14 MIN
 52SEC W ALG E SIDE OF TRNPK 511.65FT T
More...

Sales Information

Date	Price	Code	Deed	Book/Page
10/7/2010	450000	0001	WD	3242 / 0109
9/28/1999	418000	01	WD	1254 / 0836
2/22/1994	432000	01	WD	0886 / 0915
2/15/1994	430000	01	WD	0885 / 2992
6/30/1989	300000	00	WD	0669 / 1993
2/1/1985	153856	02	CV	0455 / 2700
1/1/1985	0	01	CV	0455 / 2700

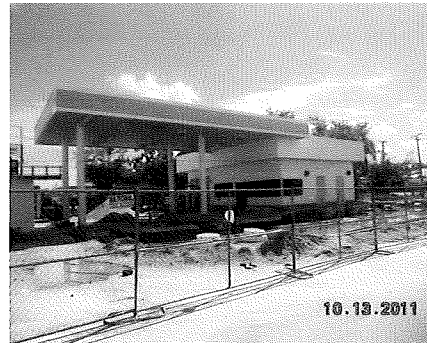
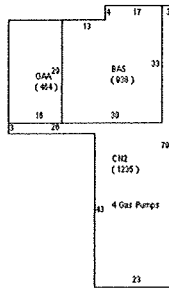
Assessment 2013

2013 Final: 292600
 Assessed: 292600
 Ag.Credit: 0
 Exempt:
 Taxable:
 Taxes: 7478.64

Total Land and Building

Land Value: 128200 Acres: 0.33
 Building Value: 164400
 Finished Area: 938 SqFt

BUILDING INFORMATION



Exterior Features

View: - RoofCover: TG - Tar & Gravel RoofStruct: MD - Mansard
 ExtType: SRST - SERVICE STAT YearBlt: 1965 Frame: -
 Grade: Y_C - Commer C EffYrBlt: 1995 PrimeWall: BS - CB Stucco
 StoryHght: 0010 - 1 Story No.Units: SecWall: -

Interior Features

BedRooms: 0 Electric: MX - MAXIMUM PmIntWall: DW - Drywall
 FullBath: 0 HeatType: FHA - FredHotAir AvgHt/Ft: -
 1/2Bath: 0 HeatFuel: ELEC - Electric Pm.Flors: CT - Tile-Ceramic
 %A/C: 100 %Heated: 100 %Sprinkled: 0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.
ASP2 - ASP2 LOW	Y	1	4600	AV	AV	1983
CNC2 - CONCRETE LOW	Y	1	5000	AV	AV	1983
CRW1 - COM CAR WASH	Y	1	464	AV	AV	1983
LGT1 - SINGLE LIGHT	Y	1	2	AV	AV	1965
LGT2 - DOUBLE LIGHT	Y	1	1	AV	AV	1965

Land Information

No.	Use Type	Type	Measure	Depth
1	2600-SRVC STAT	320 -SqFeetRate 2	14244	

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.