



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

VARIANCE

Property address or Location 5151 Okeechobee Road, Fort Pierce, FL 34947

Parcel ID #(s) 2419-243-0005-000-4

Project description Twin Oil (Sunoco Gas Station)

Twin Oil, Inc.
 Property Owner(s)
15300 NW 7th Avenue
 Street Address
Miami, FL 33169
 City State Zip
305-688-9613
 Phone Number
twinoil@bellsouth.net
 Email Address

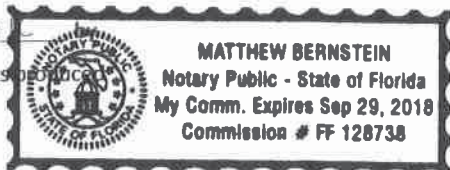
Velcon Group, Inc.
 Applicant/Representative, Title, Company
702 SW Port St Lucie Blvd
 Street Address
Port St Lucie, FL 34953
 City State Zip
772-879-0477
 Phone Number
ernestov@velcongroup.com
 Email Address

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.

Gabriel Volante CEO
 Property Owner(s) Signature(s)

STATE OF FL - COUNTY Miami-Dade
 The foregoing instrument was acknowledged before me this 25th day of July, 2018
Gabriel Volante who is personally known to me or has

[Signature]
 Signature of Notary



(seal)

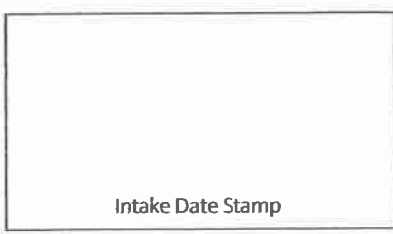
INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3739

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit # _____
 Intake Planner _____
 Planner Assigned _____
 Approved By _____ Date _____

Comments _____

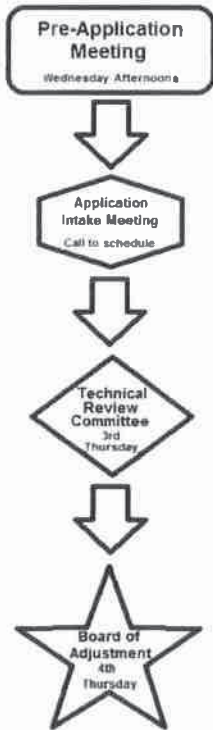


VARIANCE

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: We are requesting a reduction of the 10-ft landscape buffer on the rear of the property - length of 42' and an area of 202 sqft

Reason for request: In order to add a drive-thru, this encroachment is necessary

Existing Use: Gas Station/Convenience Store Date Property was Purchased: 08/27/1999

Alterations made to the site since purchase: N/A

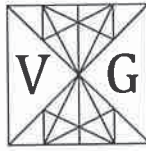
Has a request for this variance been denied in the past? Yes No

If yes, what has changed since the denial? N/A

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:



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Variance Criteria Narrative

The applicant's response to the criteria for granting variances as required by Section 122-108 of the City Code is as follows:

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.

The frontage of the lot parallels Okeechobee Road, but the rear lot line is not parallel with the front line. Thus the depth of the lot at the west side is significantly less than the depth of the lot at the east side. Because of this lot configuration, the location of the existing structure on the property makes it impossible to accommodate the full 10-foot landscape buffer in a small area where the buffer curves behind the southwest corner of the existing building. Except for that corner, the remaining landscape buffer can be accommodated.

2. The special condition and circumstances do not result from actions of the applicant.

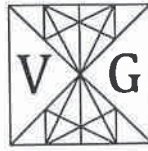
The property was purchased by the applicant in 1999 as it is currently configured. The shape of the lot governed the placement of the existing building when the property was improved in approximately 2002, which resulted in the southwest corner of the building being closer to the rear lot line than the southeast corner of the building.

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.

Due to the unique shape of the site, the ten foot buffer which is required for the drive-through lane around the rear of the building cannot be provided in its entirety. The drive-through is a permitted use in the C-3 zoning district and the requested use is needed for the existing service station to remain economically viable.

4. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure

The applicant is requesting the minimum variance necessary to allow the drive-through lane to be constructed. Most of the landscape buffer can be met, but a reduction of the buffer is needed at the southwest corner of the building. At its narrowest point, a variance of 7.49 feet



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is needed and the total area of the variance is 202 square feet. In all other respects the code requirements will be met.

5. The granting of the variance will be in harmony with the general intent and purpose of the ordinance and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Most of the landscape buffer will be provided, except for a small area at the southwest corner of the building. The amount of the variance is relatively small, and the area where the variance is requested is at the back of the property out of site of the passing public, except for those using the drive-through. The back wall of a self-storage building is along the property line to the south, so the neighboring business should not be affected.