

# CITY OF FORT PIERCE

OFFICE OF THE CITY CLERK  
100 N. US HWY 1  
FORT PIERCE, FL 34950  
772-467-3000



## VARIANCE REQUEST FOR WAIVER OF DISTANCE

Property Address	2228 Okeechobee Rd
Parcel ID #(s)	2416-602-0002-000-5
Type of Vending Proposed	Quesadillas & Taco Food Truck

Property Owner(s) <b>Juan Mondragon</b>	Applicant <b>Dora Granados</b> DBA <b>L9</b>
Mailing Address 1808 Havana Ave Ft Pierce, FL 34950	Mailing Address 1404 Juanita Ave Ft Pierce, FL 34946
Phone # (772) 332-2367	Phone # (772) 828-8026
E-mail Address N/A	E-mail Address N/A

Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorized the Applicant (if other than the property owner) to act in his/her behalf for the purpose of seeking approval for the application described herein.

*Juan Mondragon* \_\_\_\_\_ Date 11/17/16

Property Owner's Signature

STATE OF FLORIDA - COUNTY St Lucie

The foregoing instrument was acknowledged before me this 17 day Nov of November 2016 by Juan Mondragon who is personally known to me or has produced FL DR License as identification.

*Miriam Najera Garcia*  
Signature of Notary

MIRIAM NAJERA GARCIA  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF915836  
Expires 10/23/2019

In accordance with Ordinance No. 9-97, any person who wishes to obtain a mobile vending permit that does not comply with Sec. 9-111(b) of this article must petition the city commission for a variance. The applicant is requesting a variance from the following:

- 9-111(b)(1) - 500 feet from a similar type business  9-111(b)(2) - 300 feet from a school, church, or park  9-111(b)(1) - 1000 feet from an approved special event

Submit the following attachments:

- Site plan, to scale, showing all existing structures or significant features and proposed vending location.
- Map showing surrounding properties, which identifies the location of existing business or entity impacted by the variance.
- Photos or detailed description of proposed vending unit and type of service provided.
- \$250 variance request fee.

Supporting Narrative: I've come so far to let myself fall we are taught to fight for what we really want in life and with all due respect, I want my business to succeed to create work in the future and to support my family and make our city happy

*Dora Granados* \_\_\_\_\_ Date 11/15/16

Applicant Signature

Fence  
Yard Parking

Mobil Food Truck

REST ROOM

Parking			
1	2	3	4

Entrance

Kaufman Ave.

Park Central

2228 Okechobee Rd  
Parking MAN

Existing Building

side parking 3 cars

Entrance

Okechobee Rd.

Google Maps 2228 Okeechobee Rd



Imagery ©2016 Google, Map data ©2016 Google 20 ft

### Property Identification

Site Address: 2228 OKBEECHOBEE RD  
Sec/Town/Range: 16/35S/40E  
Map ID: 24/16N  
Zoning: C3

Parcel ID: 2416-602-0002-000-5  
Account #: 25879  
Use Type: 2700  
Jurisdiction: Fort Pierce

### Ownership

Juan A Mondragon  
1801 Havana Ave  
Fort Pierce, FL 34950

### Legal Description

BILTMORE PARK BLK 8 LOTS 3 AND 4 ANDLOT 5-LESS RD R/W-  
(OR 3649-859)

### Current Values

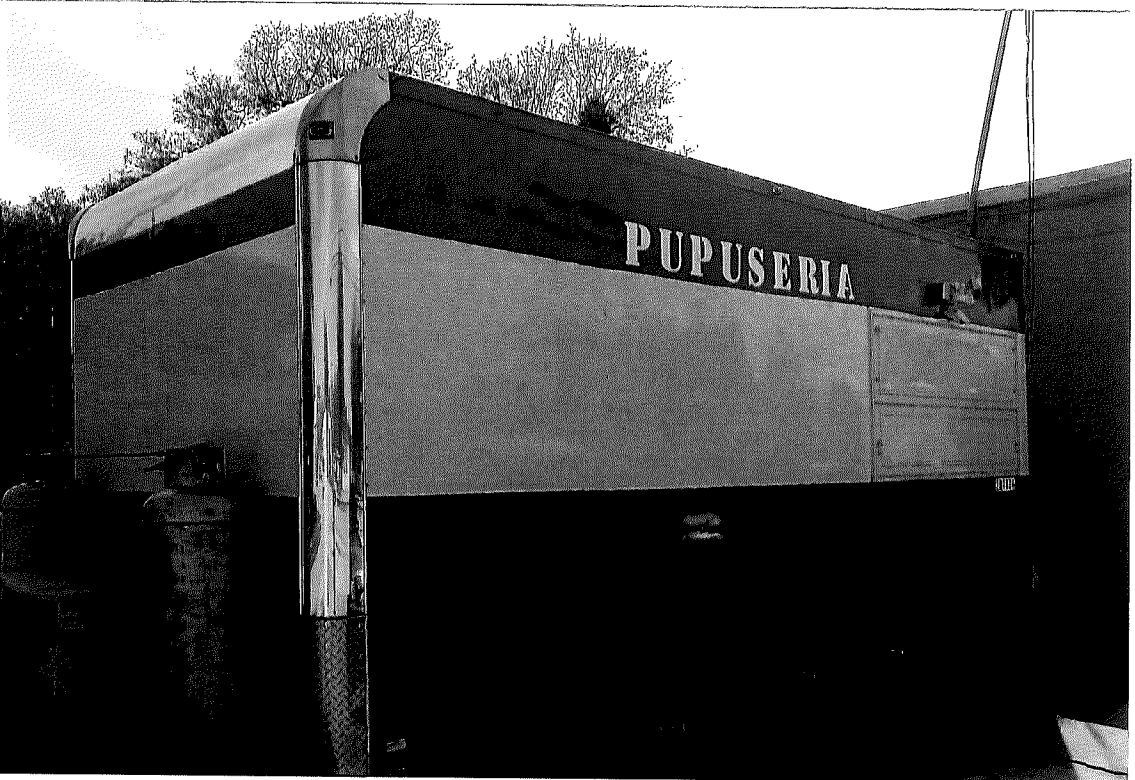
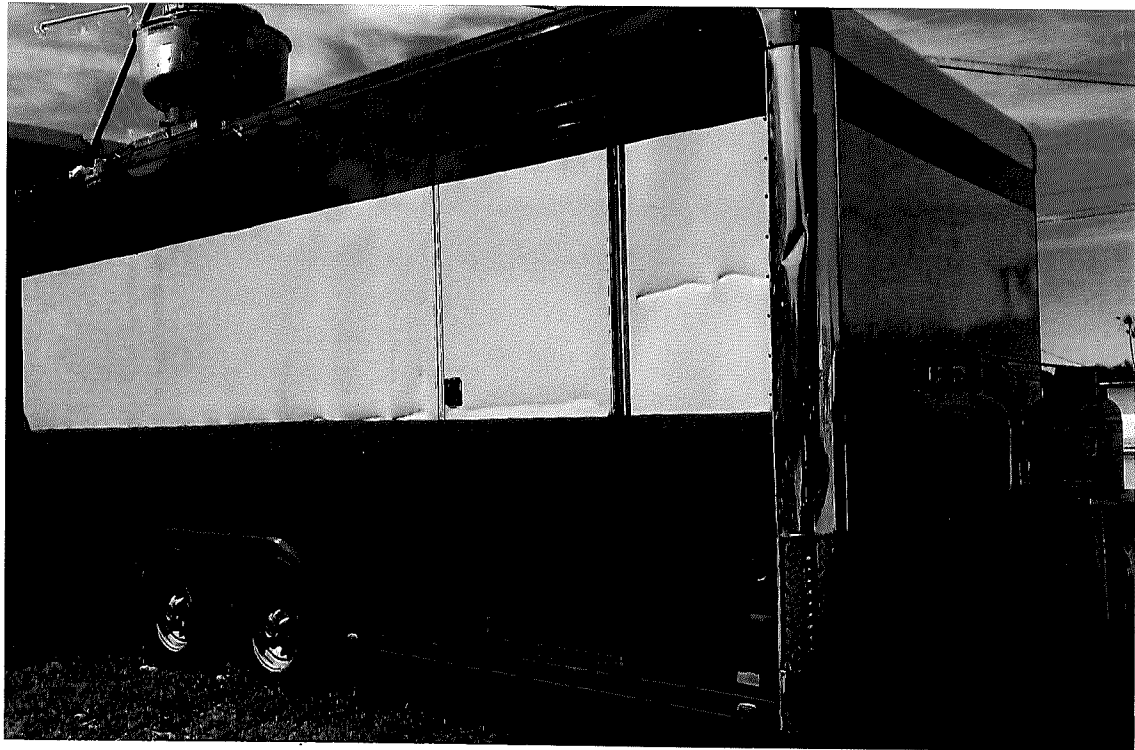
Just/Market Value: \$121,600  
Assessed Value: \$121,600  
Exemptions: \$0  
Taxable Value: \$121,600  
Taxes for this parcel: [SLC Tax Collector's Office](#)  
Download TRIM for this parcel: [Download PDF](#)



### Total Areas

Finished/Under Air (SF): 532  
Gross Area (SF): 1,303  
Land Size (acres): 0.53  
Land Size (SF): 23,265

This information is believed to be correct at this time but it is subject to change and is not warranted.  
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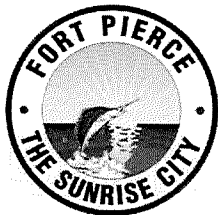
# CITY OF FORT PIERCE

OFFICE OF THE CITY CLERK

100 N. US HWY 1

FORT PIERCE, FL 34950

772-467-3065; 772-467-3841 (fax)



NOV 17 2016

## ZONING REVIEW FOR BTR APPLICATION

New Business

Transfer from Control #

Existing Building Inspection Y  N

Name of Business	Pupuseria la Salvadoreña	
Location Address (include suite or unit)	2228 Okeechobee Rd	
Telephone #	(772) 828-8026	# of Employees
Email Address	-	
Owner of Business/Applicant	Dora Granados	
Nature of business/Type of Service (Be very specific)	Tacos & Quesadillas Food Truck	
Describe your day to day operations	M.F.D.V	
Classification (Completed by City Clerk)	(171) Peddlers, Sellers, Vendors	

**Please check all that apply to your business**

- |  |   |
|--|---|
| <input type="checkbox"/> Home Based Business           | <input type="checkbox"/> Educational Center                 |
| <input type="checkbox"/> Business/Professional Office  | <input type="checkbox"/> Retail                             |
| <input type="checkbox"/> Medical Office                | <input type="checkbox"/> Storage                            |
| <input type="checkbox"/> Daycare                       | <input type="checkbox"/> Auto Sales/Showroom Only           |
| <input type="checkbox"/> Manufacturing                 | <input type="checkbox"/> Auto Repair/Auto Body (____# bays) |
| <input type="checkbox"/> Alcohol Sales and/or Tobacco  | <input type="checkbox"/> Company Vehicles (____#)           |
| <input type="checkbox"/> Restaurant (____# of seating) |   |
| <input type="checkbox"/> Hotel (____# of rooms)        |   |

Parcel ID: 2416-602-0002-800-5

Is your business located in a strip center or free standing building?

Name of Plaza, if applicable.

Suite/Unit/Bay, if applicable

I hereby certify that the above information is true and correct. I further acknowledge that any misstatement, omission or false representation made by me in this application may result in a privilege revocation of such. I understand that the issuance of a business tax receipt means I have paid the local business tax; it is not a vested right or other right to operate a use at the business location that is inconsistent with City zoning regulations or other ordinances or laws. It is my responsibility to verify that I am in compliance with all local and state requirements.

STATE OF FLORIDA, COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me on this 15 day of Nov, 2016 by Dora Granados

MIRIAM NAJERA GARCIA  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF915836  
Expires 10/23/2019

Signature of Applicant

Date

11/15/16

FOR OFFICE USE ONLY

Zoning District

Land Use

Planner

Date

Uses submitted

Comments/Conditions:

Denied as Submitted (State reason)

Print on Yellow Paper