



April 28<sup>th</sup>, 2017

Kash Patel, Mike O'Leary, Partners, ASTA Parking Inc.,  
725 NE 26th Avenue  
Fort Lauderdale FL 33304

**Re: ASTA Parking Proposed at 111 S. Ocean Drive - Variances**

Dear Kash Patel, Mike O'Leary, Partners, ASTA Parking Inc.,

The City of Fort Pierce Board of Adjustment, at their April 27<sup>th</sup>, 2017 meeting, considered your request for approval of variance from several sections of the Fort Pierce Land Development Code as follows:

1. Deviation from City Code Section 22-60. - Off-street parking and loading. (c) Design standards. (1) to establish fifty-one (51) non-ADA parking stalls at a width of nine (9) ft. whereas the ordinance requires nine and one-half (9.5) ft.. Said variance reflecting a half (.5) ft. reduction from the required stall width. The plan further includes three (3) ADA spaces that meet the required dimensions.
2. Deviation from City Code Section 22-187. - General landscaping requirements. (4) to reduce the required landscape strips between street rights-of-way and vehicular use areas from ten (10) ft. to a variation of three feet, four inches, (3' - 4") to seven feet, one inch (7' - 1"), a reduction of six feet, nine inches (6'-9") and two feet, eleven inches (2'-11") ft. and a reduction from ten (10) ft. to a variation of two (2) ft. to six and one-half (6.5) feet., a reduction of eight (8) ft. and three and one-half (3.5) ft., further deviating from subsection b. replacing a required three (3) ft. tall hedge screen with twelve (12) inch flowering plants. Referenced areas on the north and east property line of the subject site, respectively.
3. Deviation from City Code Section 22-187. - General landscaping requirements. (6) to reduce the required landscape strips between vehicular use areas and other property from ten (10) ft. to a variation of two feet, three inches (2' - 3") to seven feet, one inch (7' - 1"), a reduction of seven feet, nine inches (7' - 9") and two feet, eleven inches (2' - 11") accordingly. Referenced areas on the west and south property line of the subject site.
4. Deviation from City Code Section 22-187. - General landscaping requirements. (7) Interior vehicular use areas to reduce the required interior vehicular use area landscaping from 1105.47 square feet to approximately 976 square feet.

After discussion, the Board of Adjustment voted unanimously to approve your requests based on the submitted development plans with the following conditions:

- 1) Incorporation of a sign towards the entrance of the parking circle, and stamped notation on each parking space, that acknowledges reduced stall width, or compact nature of the spaces.
- 2) The landscape plan integrates the planting, and appropriate irrigation, of a vegetative hedge along the north and east property lines, which has the capacity to grow to form a 3ft. tall continuous hedge within one year, as required by City Code Section 22-187 (4).

3) The landscape plan provides the planting, and appropriate irrigation, of a vegetative hedge along the west property lines, which has the capacity to grow to form a 6ft. tall buffer to mitigate the reduction in landscape strip width adjacent to these property lines.

Sincerely,



Kori Benton  
Senior Planner