

BDG EDWARDS, LLC
6654-78th Avenue North
Pinellas Park, FL 33781
Phone: 727-536-8686
Fax: 727-536-4356

October 23, 2018

City of Ft. Pierce
100 North US 1
Ft. Pierce, Florida 34950

RE: Application for Variance to Landscape Buffer
2496 Edwards Rd. & Vacant Parcel at the NEC of S. 25th St. & Edwards Rd – Ft. Pierce

**JUSTIFICATION STATEMENT FOR REQUEST FOR
VARIANCE TO THE LANDSCAPING BUFFER**

To Whom it May Concern:

We are currently proposing to develop a 2.30+/- acre parcel of Property for retail development. The subject Property is zoned Commercial General and is located at the northeast corner of Edwards Road and S. 25th Street, Ft. Pierce (the "Development"). The legal description for the Property is attached to the Application as Exhibit "A". The proposed Development will consist of a 3,000 square foot convenience store with gas.

Attached please find an Application for Variance with the following request:

- 1) Request for a 7-foot variance on the landscape buffer along the north 95 feet of the northwest boundary of the subject Property from 10 feet to 3 feet.

Applicant submits the following in response to the City's criteria per Section 22-108 of the City Code:

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

In order to meet the DOT criteria for the left turn of the southbound traffic into the Property, the driveway needed to be moved within 3 feet of the north boundary.

2. Do special conditions or circumstances result from actions other than that of yours?
Please explain? **No**

October 23, 2018

Page 2.

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

There would be limitation of access to the Property

4. What is the minimum variance that would give the reasonable use of the land, building or structure? **7 feet**
5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare.

The variance requested would not negatively impact the adjacent parcel or the welfare of the general public, as there is a very large landscape buffer between the subject Property and the property to the north, and approval of such variance would not be detrimental to the use of the Property by the general public.

We respectfully request the City's approval of this variance. If you have any questions, please feel free to contact me at 727-536-8686.

Sincerely,



Carlos A. Yepes
Manager

Attachments