

VARIANCE

Property address or Location 2496 Edwards Road & Adjacent Vacant Parcel located at the northeast corner of Edwards Rd and S. 25th Street, Ft. Pierce

Parcel ID #(s) 2421-333-0001-000-9 (Parcel 1 - West Parcel) and 2421-333-0003-000-3 (Parcel 2 - East Parcel)

Project description Proposed 3,000 sf convenience store with gas

Carroll Collins and Janet L. Piek-Collins

BDG Edwards, LLC c/o Carlos A. Yepes, Manager

Property Owner(s)

Applicant/Representative, Title, Company

2496 Edwards Road

6654 78th Avenue North

Street Address

Street Address

Ft. Pierce FL 34982

Pinellas Park FL 33781

City State Zip

City State Zip

772-370-2424

727-536-8686

Phone Number

Phone Number

janetcollinsfl@aol.com

cyepes@belleairgroup.com

Email Address

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.

Carroll Collins

Janet Piek Collins

Property Owner(s) Signature(s) Carroll Collins

Janet Piek-Collins

STATE OF Florida-- St. Lucie COUNTY

The foregoing instrument was acknowledged before me this 28 day of September, 2018, by

Carroll Collins and Janet Piek-Collins

who are personally known to me or has produced

as identification.

CPerez
Signature of Notary

(seal)



Christina M. Perez
 NOTARY PUBLIC
 STATE OF FLORIDA
 Comm# FF208995
 Expires 3/13/2019

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3737

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 _____

Intake Date Stamp

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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

Description of request: Applicant is requesting a 7 foot variance to reduce the landscape buffer along the north 95 feet of the northwest boundary of the property from 10 feet to 3 feet.

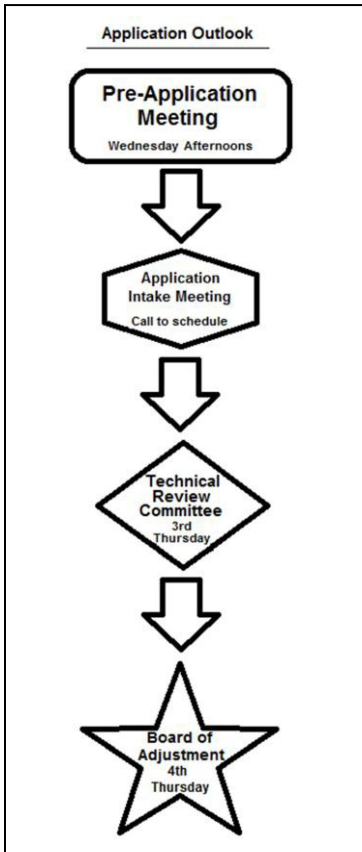
Reason for request: The 7 foot variance is being requested in order to meet the geometric requirements by the City and FDOT for a left turn into the property from S. 25th Street for southbound traffic.

Existing Use : C3/Commercial General Date Property was Purchased: 1993 & 2012

Alterations made to the site since purchase: Access drive onto S. 25th Street

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. Do 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: