



CITY OF FORT PIERCE

PLANNING DEPARTMENT

DAVID CARLIN, MPA, PLANNING MANAGER
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

Conditional Use - No New Construction

Property address or Location 657 N 2nd Street, Ft Pierce, FL 34950
Parcel ID #(s) 2403-705-0019-000-3
Project description Sunrise Marine & RV

PNC BANK
Property Owner(s)
20 N. Orange Ave Suite 1107
Street Address
Orlando FL 32801
City State Zip
407-648-5522
Phone Number
Email Address

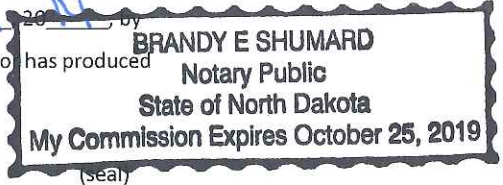
Keith & Cody Danks
Applicant/Representative, Title, Company
1109 Fernandina
Street Address
Fort Pierce, FL 34949
City State Zip
701-775-3325
Phone Number
Keith@equitymgmt.biz
Email Address

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.

Keith Danks
Property Owner(s) Signature(s)

STATE OF FLORIDA -- North Dakota COUNTY Grand Forks

The foregoing instrument was acknowledged before me this 12 day of March, 2014, by Keith Danks who is personally known to me or has produced Drivers License as identification.



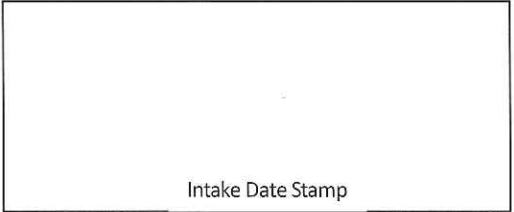
Brandy E. Shumard
Signature of Notary

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation	
C-6	MC	1.78	Edgartown	Contributing	Individual
				Non-Contributing	None

Pre-Application Meeting Date _____ Fees \$100 Control # _____ B. Permit # _____
Intake Planner KB
Planner Assigned KB
Approved By _____ Date _____
Comments _____



CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

If no site improvements are required:

- As-built survey
- Floor plan of existing building(s)

If parking and drainage improvements are required:

- As-built survey;
- Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
- Lighting plan

Complete, notarized application

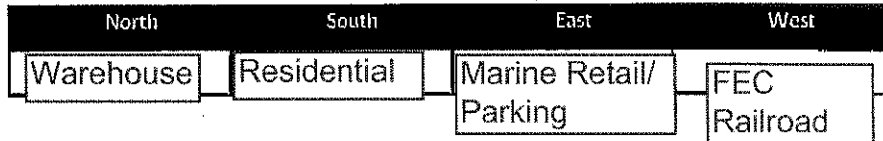
Application Type:

- Conditional Use: No new construction with no site improvements
- Conditional Use: No new construction with parking and drainage improvements

Site Information:

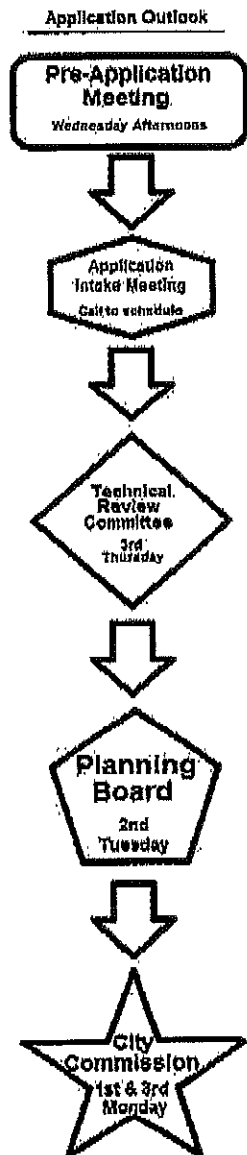
Building Size: 12,350 sq. ft. Parking Spaces: 55 spaces

Surrounding Uses: (i.e. single family home, retail, industrial, etc.)



The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

- (1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.
- (2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.
- (3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.





February 28, 2014

City of Ft. Pierce
Planning & Zoning Dept.
100 N. US 1
Ft. Pierce, FL 34950

Re: Development of Property Located at 657 N. 2nd Street, Ft. Pierce, FL
34950 (the "Property")

Dear Sir/Madam:

The undersigned ("Owner") is the owner of the Property and has entered into a Real Estate Purchase Contract to sell the Property to Keith D. Danks, Jr. By executing this letter, Owner hereby authorizes Keith D. Danks, Jr. ("Purchaser") to execute, on behalf of Owner, such applications, documents and requests desired by Purchaser to pursue all necessary permits, variances, and approvals necessary to develop the Property for Purchaser's intended purpose.

Please do not hesitate to contact the undersigned if you have any questions. Thank you for your assistance in this matter.

Sincerely,
PNC Bank / Banshares Realty, LLC

By: John Cassie
Senior Vice President
REO Dispositions

PROPERTY RECORD CARD

Bancshares Realty LLC Record: 1 of 1

<<Prev Next >> Spec.Assmnt Taxes Exemptions Permits Home Print

Property Identification

Site Address: 657 N 2nd St ParcelID: 2403-705-0019-000-3
 Sec/Town/Range: 03 :35S :40E Account #: 15964
 Map ID: 24/03S Use Type: AUTO SALS
 Zoning: C6 City/Cnty: Fort Pierce



Ownership and Mailing

Owner: Bancshares Realty LLC
 Address: Attn: 943000393
 PO Box 25999 Shawnee Mission KS 66225-5999

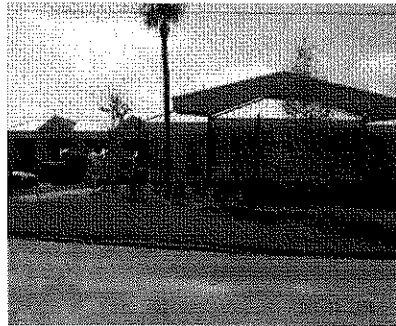
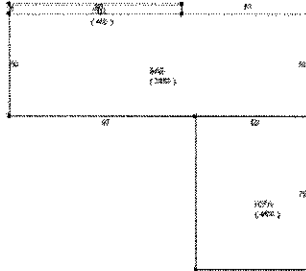
Legal Description

ASSESSOR'S MAP OF N PART OF FORT PIERCE LOT 13- LESS RD R/W-(1.78 AC - 77,537 SF) (OR 3479-55)

Sales Information

Date	Price	Code	Deed	Book/Page	Assessment 2013	Total Land and Building
1/28/2013	100	0312	CT	3479 / 0055	2013 Final: 739100	Land Value: 434200 Acres: 1.78
10/9/2003	440000	02	WD	1828 / 1513	Assessed: 739100	Building Value: 304900
5/25/2000	310000	02	WD	1304 / 0695	Ag.Credit: 0	Finished Area: 12350 SqFt
5/9/1996	100	02	QC	1014 / 1072	Exempt:	
1/23/1989	100	02	QC	0620 / 2158	Taxable:	
1/1/1988	0	01	CV	0571 / 1335	Taxes: 18890.88	
2/1/1987	0	01	CV	0533 / 0768		

BUILDING INFORMATION



Exterior Features

View: - RoofCover: ES - Enam Metal RoofStruct: ST - Steel Truss
 ExtType: SRCT - SERV CENTER YearBlt: 2006 Frame: -
 Grade: Y_C - Commer C EffYrBlt: 2006 PrimeWall: BS - CB Stucco
 StoryHght: 0010 - 1 Story No.Units: - SecWall: -

Interior Features

BedRooms: 0 Electric: MX - MAXIMUM PrmIntWall: UN - UNFINISHED
 FullBath: 0 HeatType: - AvgHt/Ft: -
 1/2Bath: 0 HeatFuel: - Prm.Flors: CG - CONC GRD
 %A/C: 0 %Heated: 0 %Sprinkled: 0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.
ASP1 - ASP1 HIGH	Y	1	42460	AV	AV	2006
CNC1 - CONCRET HIGH	Y	1	4036	AV	AV	2006
MEZZ - MEZZANINE	Y	1	1172	AV	AV	2006
LLDK - LOADING DOCK	Y	1	420	AV	AV	2006
WAL3 - CBSWall6"Bik	Y	1	30	AV	AV	2006
FEN6 - CHAINLINK 6'	Y	1	730	AV	AV	2006
LGT1 - SINGLE LIGHT	Y	1	22	AV	AV	2006

Land Information

No.	Use Type	Type	Measure	Depth
1	2700-AUTO SALS	140 -SqFeetRate	77537	
2		2		

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

March 27,2014

I Keith Danks, as authorized by Bancshares Realty LLC, hereby authorize RealTime Property & Development Services, Inc. to make the document submittal on our behalf for the Conditional Use and all related applications relating to 657 North Second Street, Fort Pierce, FL

Cody Danks and or Myself will be available at the Planning Board and City Commission Meetings as the Applicant.

Keith D. Danks for

Keith Danks and Cody Danks

Db a Sunrise Marine and RV

March 19, 2014

City Of Fort Pierce Planning
Rebecca Grohall - Planning Manager
Via Kori Benton – Planning Specialist

**Request for Exemption from Sidewalk Requirements per Section 22-62 of Fort Pierce City Code of Ordinances
RE: Conditional Use Application for 657 N. 2nd Street**

Ms. Grohall,

The sidewalks adjoining the property at 657N. 2nd Street are scheduled for inclusion in the state funded “Second Street Improvements Plan” project, we request confirmation of the exemption to the sidewalk requirements of Chapter 22 of the City Code.

Per Section 22-62(g) of the Fort Pierce Code of Ordinances, the decision of whether the construction of a sidewalk on a parcel is "not practical" shall be made by the planning director can be based on the following criteria:

- (1)The location of the sidewalk would likely create a significant safety hazard; or
- (2)Construction of the sidewalk has already been scheduled by its inclusion in the approved transportation improvement plan, the approved capital improvement plan, a state- or federally-funded project, or a development agreement executed pursuant to F.S. § 163.3221; or**
- (3)The construction of sidewalks is not warranted at the time of development due the presence of safety hazard or environmental limitations off-site that would likely preclude the extension of sidewalks to the affected development site; or
- (4)Whether there is no existing sidewalk to which the proposed sidewalk can connect and it is unlikely that there will be additional development nearby which will require the construction of additional sidewalk(s) (if the parcel terminates at a street intersection and a sidewalk is located across the street, then a sidewalk will be required to connect with the sidewalk located across the street); or
- (5)Whether a sidewalk cannot be constructed without removing a protected tree; or
- (6)Whether a storm water drainage ditch or similar public utility facility prevents the construction of a sidewalk and neither the facility nor the proposed sidewalk can be reasonably relocated or altered to accommodate both the facility and the sidewalk; or
- (7)Whether or not other unique or peculiar circumstances exist on a given parcel or development

Thereby, per 22-62(g)(2), as the sidewalks adjoining the property at 657N. 2nd Street are scheduled for inclusion in the state funded “Second Street Improvements Plan” project, we request confirmation of the exemption to the sidewalk requirements of Chapter 22 of the City Code.

Thank You for your consideration of this matter,

Sunrise Marine and RV

March 19, 2014

City Of Fort Pierce Planning
Rebecca Grohall - Planning Manager
Kori Benton – Planning Specialist

Traffic Impact Statement

RE: Conditional Use Application for 657 N. 2nd Street

Dear Ms. Grohall, Mr. Benton,

We respectfully submit the following for your consideration:

According to the ITE Trip Generation Manual (7th Edition), its apparent that the proposed reuse of the building at 657 North 2nd Street will have minimal effects on the Average Daily Trips (ADT) of the facility based upon the similarity of impacts of the previous and proposed uses. The existing roads and turn lanes should be sufficient to accept the any minor traffic additions, without endangering the public health, safety and welfare.

Thank You for your consideration of this matter,

Sunrise Marine and RV