



CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING & DEVELOPMENT REVIEW
HISTORIC PRESERVATION & URBAN DESIGN & URBAN FORESTRY & ZONING

PLANNING APPLICATION: GENERAL INFORMATION

Property address or Location 118 Westeria Avenue Fort Pierce FL
Parcel ID #(s) 2422-504-0063-000-8
Project description Florida Room Addition

Property Owner(s) Jose Oscar Cruz Tovar
Street Address 118 Westeria Ave 34982
City Fort Pierce FL State FL Zip 34982
Phone Number 772-263-6113
Email Address kenracruz8413@email.com

Applicant/Representative, Title, Company _____
Street Address 118 Westeria Avenue
City Fort Pierce FL State FL Zip 34982
Phone Number 772-263-6113
Email Address keniacruz8413@email.com

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.

JOSE O CRUZ
Property Owner(s) Signature(s)

STATE OF FLORIDA -- ST LUCIE COUNTY
The foregoing instrument was acknowledged before me this 17 day of March, 2014, by Jose Oscar Cruz Tovar who is personally known to me or has produced Florida Drivers License as identification.

[Signature]
Signature of Notary



INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 460-2200 x247

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date _____
Intake Planner _____
Planner Assigned _____
Approved By _____ Date _____
Comments _____

Fees \$300 Control # _____ B. Permit # _____

Intake Date Stamp _____

SPECIAL EXCEPTION

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

For Duplex:

- Verification of zoning prior to 1985 from City Clerk
- Complete, notarized application

Special Exception Type:

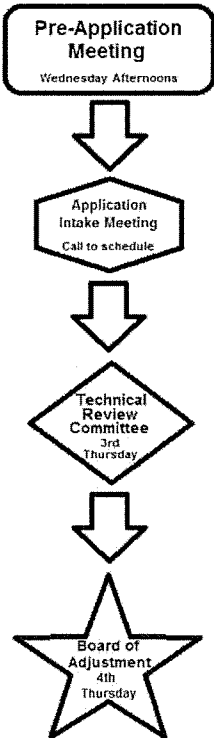
- Enlargement or Alteration of a Non-Conforming Structure
- Duplex as Special Exception

Structure	Size (sq. ft.)	Height	Use	Residential Units
Existing	1,440 sq. ft.	Appx. 16 ft.	Single Family	1
Proposed	Appx, 1982 sq. ft.		Single Family	1

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

North	South	East	West
SF	SF	SF	SF

Application Outlook



PROPERTY RECORD CARD

Jose O Cruz-Tovar Record: 1 of 1

<<Prev Next >>

Spec.Assmnt

Taxes

Exemptions Permits Home Print

Property Identification

Site Address: 118 Wisteria Ave
 Sec/Town/Range: 22 .35S .40E
 Map ID: 24/22N
 Zoning: R3

ParcelID: 2422-504-0063-000-8
 Account #: 29988
 Use Type: SF Res
 City/Cnty: Fort Pierce



Ownership and Mailing

Owner: Jose O Cruz-Tovar
 Address: 118 Wisteria Ave
 Fort Pierce FL 34982

Legal Description

SUNSET PARK BLK 4 LOT 13-LESS E 20.96 FT- AND LOT 14-LESS W 33.24 FT- (OR 3475-2339)

Sales Information

Date	Price	Code	Deed	Book/Page
12/7/2012	30000	0112	SP	3475 / 2339
6/11/2012	300	0112	CT	3399 / 1642
8/24/2005	175000	00	WD	2345 / 2843
11/3/2003	0	01	FJ	1842 / 0972
3/14/1994	100	01	QC	0889 / 2499
10/1/1990	100	01	WD	0796 / 0494
2/28/1989	51000	00	WD	0625 / 2417
9/23/1988	100	01	QC	0606 / 2193
4/1/1987	31000	00	CV	0541 / 2201

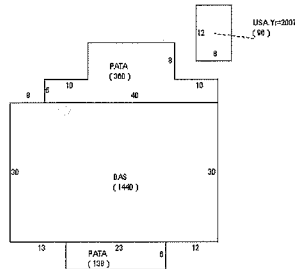
Assessment 2013

2013 Final: 42800
 Assessed: 42800
 Ag.Credit: 0
 Exempt:
 Taxable:
 Taxes: 1093.94

Total Land and Building

Land Value: 4800 Acres: 0.18
 Building Value: 38000
 Finished Area: 1440 SqFt

BUILDING INFORMATION



Exterior Features

View: - RoofCover: SD - Dim Shingle RoofStruct: GA - Gable
 ExtType: HD - HD YearBlt: 1973 Frame: -
 Grade: D - D EffYrBlt: 1977 PrimeWall: BS - CB Stucco
 StoryHght: 0010 - 1 Story No.Units: 1 SecWall: -

Interior Features

BedRooms: 3 Electric: MX - MAXIMUM PrmIntWall: DW - Drywall
 FullBath: 2 HeatType: FHA - FrcdHotAir AvgHt/Ft:
 1/2Bath: 0 HeatFuel: ELEC - Electric Prm.Flors: CU - Carpet
 %A/C: 100 %Heated: 100 %Sprinkled: 0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.
DWC - Driv-Concret	Y	1	720	AV	AV	1973
FEN4 - CHAINLINK 4'	Y	1	180	AV	AV	1977

Land Information

No.	Use Type	Type	Measure	Depth
1	0100-SF Res	205 -Front Ft	66	117

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

51
12

BLOCK 4
LOT 6

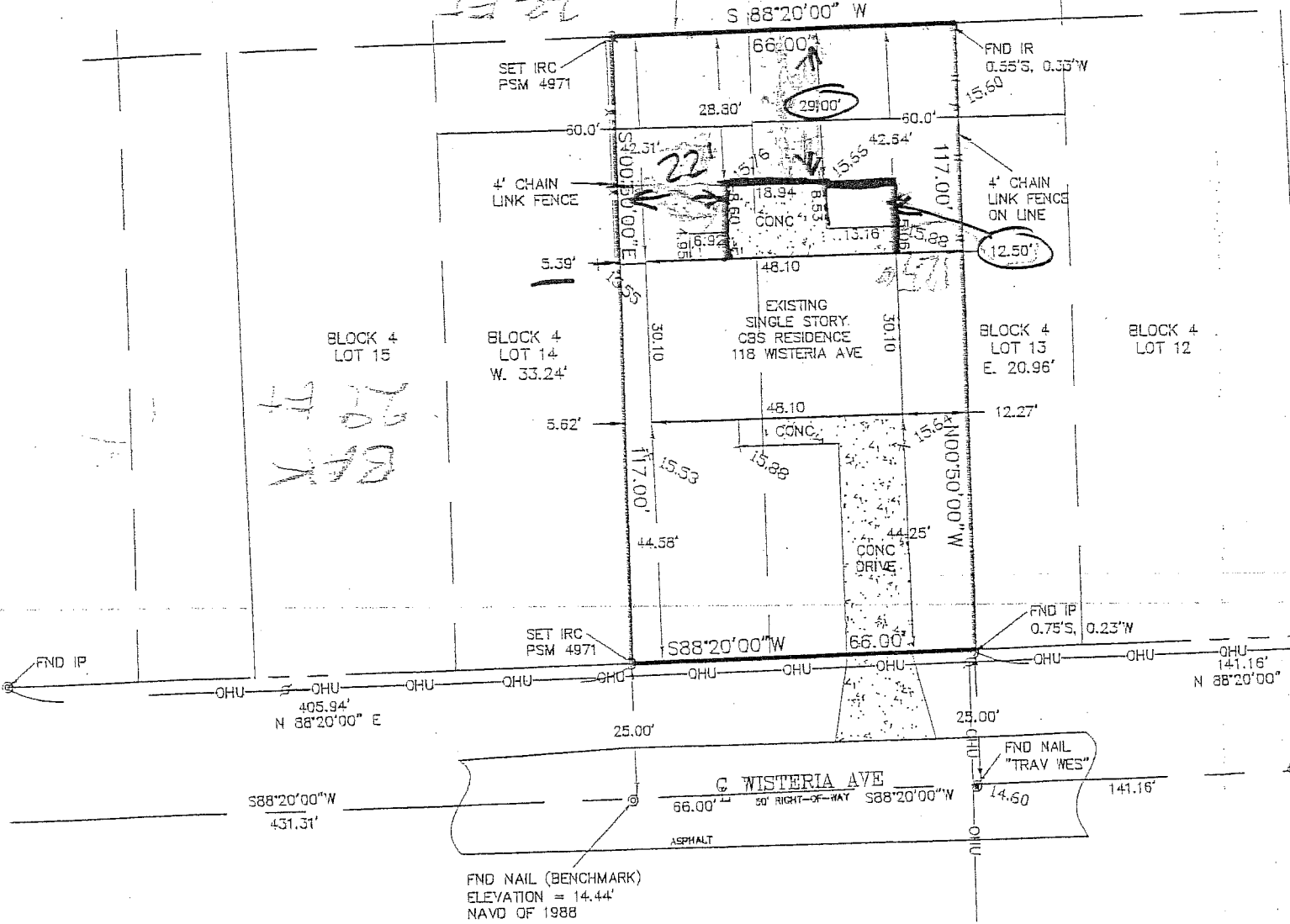
BLOCK 4
LOT 7

BLOCK 4
LOT 8

BLOCK 4
LOT 9

53
12257

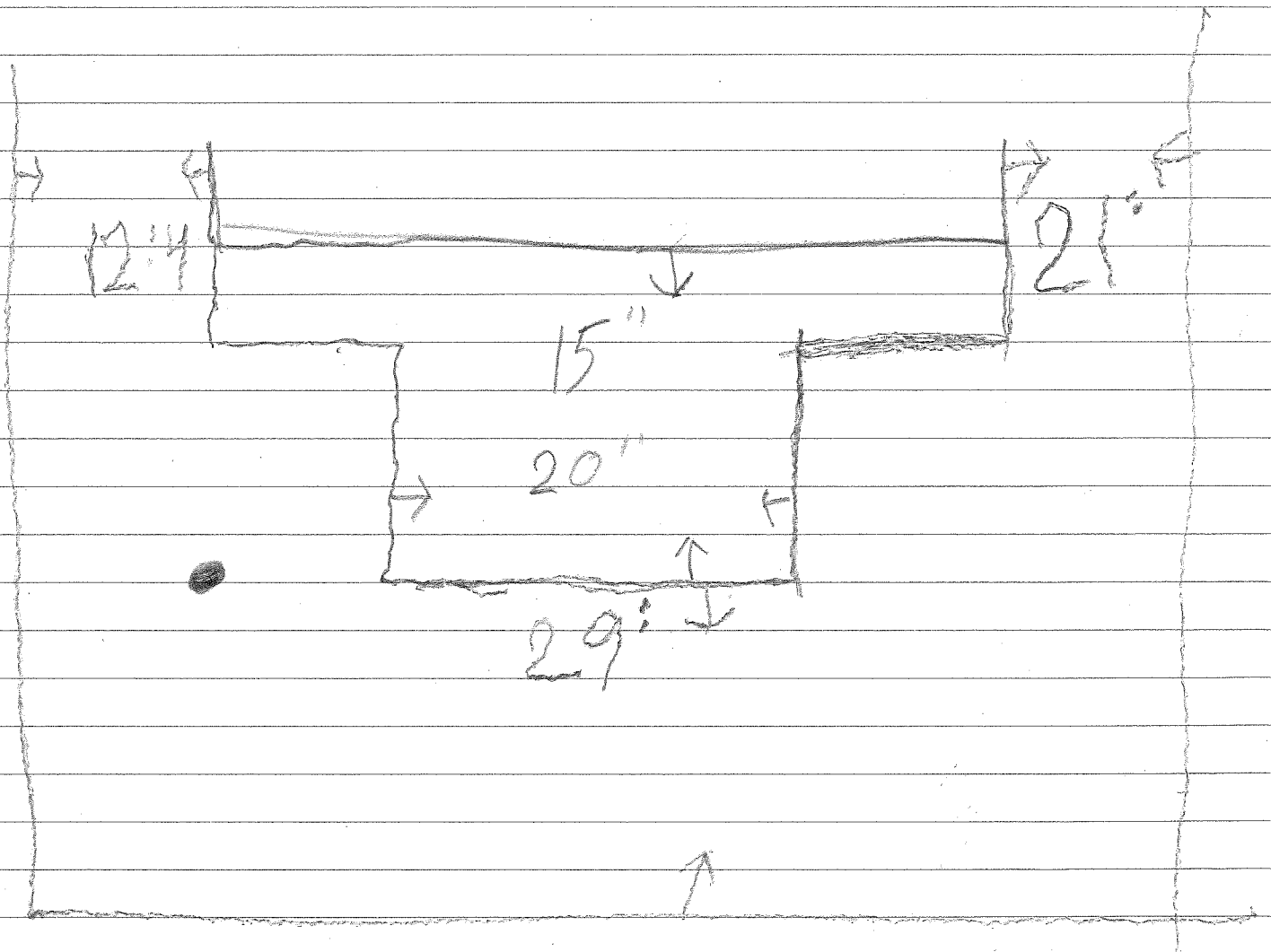
4725
BPK

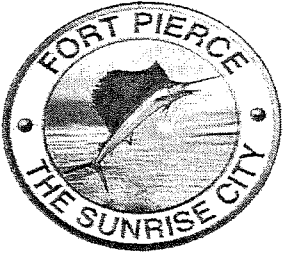


CERTIFIED TO:
 JOSE O CRUZ-TOVAR
 14-483

Charles Arnold 10/13/2013
CHARLES ARNOLD DATE SIGNED
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA LICENSE NO. 4971

© COPY
 ALL DRAWINGS
 OF SERVICE AND
 THE REPRODUCTI
 OTHER PROJECT I
 ARNOLD SURVEY
 DOCUMENT IS PR





CITY OF FT. PIERCE
PLAN REVIEW SHEET
BUILDING DEPARTMENT
Phone: 772-467-3725 Fax: 772-467-3849

Planning Rejection
hty

MARCH 13, 2014

Permit Submittal: 14-483
Owner: JOSE CRUZ-TOVAR (772) 263-6113
Architect: JULIO C. BANKS, P.E. (772) 577-6273
Contractor: OWNER/BUILDER (F.S. 489.103 (7) EXEMPTION)
Property Address: 118 WISTERIA AVENUE

Revisions will not be accepted, unless the following has been done. A cover letter from the Architect/Engineer addressing each revision must accompany all revisions submitted for plan review. The cover letter must:

- Answer each plan review comment.
- Indicate the sheet that the revision is on.
- The revised sheets that are re-submitted for plan review must have the revisions clouded.



Thank you in advance for helping us cut down the turn around time in the plan revisions review.

PLANNING / ZONING DEPARTMENT: (KORI BENTON (772) 467-3739)

THE EXISTING (WESTERN) SIDE YARD IS ONLY 5.39 FEET; THEREFORE, THE STRUCTURE IS CONSIDERED TO BE A NON-CONFORMING USE. THE PROPOSED ADDITIONS DO NOT INFRINGE UPON THE YARD (SET-BACK) REQUIREMENTS; HOWEVER, THE ENLARGEMENT AND/OR EXPANSION OF A NON-CONFORMING STRUCTURE REQUIRES THE APPROVAL OF THE PLANNING DEPARTMENT OF A SPECIAL EXCEPTION.

THE ADDED CHARGE TO APPLY FOR A SPECIAL EXCEPTION IS \$300.00.

IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT KORI BENTON (772) 467-3739.

REVISIONS:

1. Must be accompanied with a narrative of changes and/or corrections.
2. Must be clouded.
3. Revisions 1st Time Submittal: \$100.00; 2nd-3rd Time: \$50.00 Per Page
4th and Additional 1/3 Building Permit Fee.

Reviewed/Signed By:

Kori Benton (5512)

Date:

3/13/2014

CONTACT: SOO KELLER (772) 467-3725

REVISION QUESTIONS AND/OR RE-SUBMITTALS

Sec. 22-26. Single-Family, Moderate Density Zone (R-3). (b) Basic Use Standards

(2) Yards.

- a. The minimum depth of the front yard will be twenty-five (25) feet.
- b. The minimum depth of the side yards shall be seven (7) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet.

Review

The existing side (western) yard is a mere 5.39', therefore the structure is nonconforming. The proposed additions do not infringe upon the yard (setback) requirements; however the enlargement or expansion of a nonconforming structure requires the approval of a Special Exception.

If the property owner would like to pursue a Special Exception from the Board of Adjustment, please contact me at 772-467-3739 or kbenton@city-ftpirce.com

Please find the applicable Code sections below:

Sec. 22-102.1. Nonconforming structure as special exception.

(a) The board of adjustment is authorized to permit the enlargement or alteration of a nonconforming structure, except any sign, as a special exception upon application, notice and hearing as provided in sections 22-141(a), 22-142(11), and 22-143, and upon finding and determining the following:

- (1) The granting of the special exception will not adversely affect the public interests;
- (2) Such enlargement or alteration is in harmony with the purpose and intent of this chapter and all amendments thereof;
- (3) The enlargement or alteration, if allowed, will not violate any height, yard, setback, area or density limitations imposed by the zoning district in which the property is located, or if the enlargement or alteration would increase such violation, such enlargement or alteration would not adversely affect traffic flow, safety and control, pedestrian safety and convenience or visibility at any street intersections, drives, rights-of-way, curbcuts or crosswalks;
- (4) Such enlargements or alteration shall be compatible with adjacent properties and other properties within that zoning district;
- (5) If in a commercial, business or industrial zone, that adequate buffers are provided between such structures and adjacent residential areas;
- (6) That adequate off-street parking shall be provided for any multifamily, commercial, industrial or business use upon the property;