



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW  
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN REDEVELOPMENT ♦ ZONING

### DEVELOPMENT REVIEW

Property address or Location Peters Rd

Parcel ID #(s) 2324-244-0003-000-2

Project description Building Truck Bays & Material Storage

JPD Enterprises of FL, LLC

Property Owner(s)  
2705 Peters Road

Street Address  
Fort Pierce FL 34945

City State Zip  
772.216.4672

Phone Number  
danny@drawdycc.com

Email Address

Laventure & Zeiss Engineering, Inc.

Applicant/Representative, Title, Company  
774 W. Midway Road

Street Address  
Fort Pierce FL 34982

City State Zip  
772.398.1520

Phone Number  
gatorrr@msn.com

Email Address

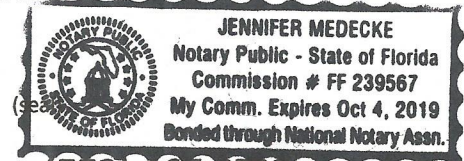
*Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.*

[Signature]  
Property Owner(s) Signature(s)

STATE OF FLORIDA Florida COUNTY St. Lucie  
The foregoing instrument was acknowledged before me this 1st day of April, 2016, by

Dan Drawdy who is personally known to me or has produced  
as identification.

[Signature]  
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
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date \_\_\_\_\_ Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit # \_\_\_\_\_

Intake Planner \_\_\_\_\_

Planner Assigned \_\_\_\_\_

Approved By \_\_\_\_\_ Date \_\_\_\_\_

Comments \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Intake Date Stamp

# DEVELOPMENT REVIEW

## General Information

- Incomplete application packets cannot be accepted.
- Site Plan approval is valid for one (1) year following City Commission approval. In order to maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date, and building permits must be maintained until site plan is completed, per plans, or approval shall lapse.

## Choose Application Type:

Application Type			
<input type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Conditional Use with New Const.	<input type="checkbox"/> Major Amendment	
<input type="checkbox"/> Conceptual Development Plan		<input type="checkbox"/> Minor Amendment	

## Site Information:

Non-Residential: Proposed Sq. Ft.: 197,443 (OVERALL SITE) Residential: Proposed Units: \_\_\_\_\_

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

North	South	East	West
CG/VACANT	C3/COMMERCIAL	C3/COMMERCIAL	R4/MULTI-FAMILY

## Application Outlook



## Site Plan submittal requirements:

Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- Complete notarized application
- Warranty Deed
- SLC Property Record Card
- Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- General location map (see Section 22-58.d.2)
- Survey (see Section 22-58.d.3)
- Site Plan (see Section 22-58.d.4)
- Landscaping Plan (see Section 22-187) (Existing Site)
- Storm Drainage Plan (see Section 22-58.d.6)
- Environmental Impact Report (Existing Site)
- Beach/Dune System protection plan, if applicable (see Section 22-58.d.7)
- Lighting Plan (see Section 22-58.d.8) (Existing Site)
- Design Review submittals (see Design Review application)
- Traffic Impact Report
- Concurrency Review submittals (see Concurrency Review application)

### Property Identification

Site Address: 2550 PETERS RD  
 Sec/Town/Range: 24/35S/39E  
 Map ID: 23/24N  
 Zoning: C3

Parcel ID: 2324-244-0002-000-5  
 Account #: 14268  
 Use Type: 1000  
 Jurisdiction: Fort Pierce

### Ownership

JPD Enterprises of FLorida LLC  
 2705 Peters RD  
 Fort Pierce, FL 34945

### Legal Description

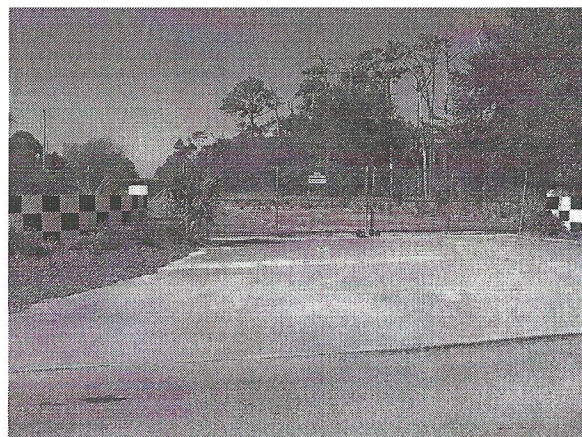
24 35 39 S 1/2 OF SE 1/4 OF SE 1/4 OF NW 1/4-LESS RD R/WS- (4.33 AC) (OR 3808-2549)

### Current Values

Just/Market Value: \$264,100  
 Assessed Value: \$264,100  
 Exemptions: \$0  
 Taxable Value: \$264,100

Taxes for this parcel: SLC Tax Collector's Office

Download TRIM for this parcel: [Download PDF](#)



### Total Areas

Finished/Under Air (SF): 0  
 Gross Area (SF): 0  
 Land Size (acres): 4.33  
 Land Size (SF): 188,615

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Nov 11, 2015	3808 / 2549	0205	SP	Florida Furniture Mart LLC	\$680,000
Jul 31, 2014	3666 / 1378	0338	SP	Crossroads Plaza FP II & III,	\$187,500
Jul 10, 2007	2850 / 1683	02	WD	Great American RV Properties	\$2,640,500
Apr 25, 2005	2243 / 0204	01	WD	Grand Prix Of Fort Pierce Inc,	\$1,000,000
Mar 5, 2004	1923 / 2334	01	WD	Regeneration Properties Inc,	\$95,700
Feb 9, 2000	1279 / 0374	01	WD	Family Fun Amusement Park Inc,	\$265,000
Dec 17, 1998	1191 / 2353	01	WD	Cleopatra Stern	\$300,000
Sep 9, 1992	0836 / 2321	02	QC	Richard Stern	\$100
Jul 1, 1986	0506 / 1709	00	CV		\$200,000

### Building Information (1 of 1)

Finished Area: 0 SF

Gross Total Area: 0 SF

#### Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: 2014	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

#### Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%

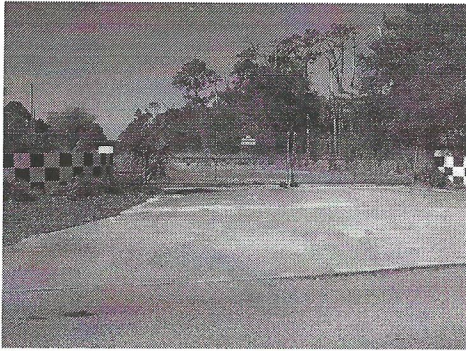


Image  
or  
Sketch  
unavailable  
for display

**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
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**Special Features and Yard Items**


Type	Qty	Units	Year Blt
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**Current Year Values**

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$0					
Land:	\$264,100					
Just/Market:	\$264,100					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$0					
Assessed:	\$264,100					
Exemption(s):	\$0					
Taxable:	\$264,100					

**Current Year Special Assessment Breakdown**

Start Year	AssessCode	Units	Description	Amount
2008	0041	24.6	Fort Pierce Stormwater Charge	\$1,328.40
2013	0054	4.33	North St. Lucie Water Management District	\$54.13

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

**Historical Values**

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$264,100	\$264,100	\$0	\$264,100
2014	\$264,100	\$264,100	\$0	\$264,100
2013	\$264,100	\$264,100	\$0	\$264,100
2012	\$264,100	\$264,100	\$0	\$264,100

**Permits**

Number	Date	Description	Amount	Fee
F00-000275		Fence	\$5,000	\$0
C92-05592	Oct 6, 1992	Demolition	\$100	\$100
C92-05596	Oct 6, 1992	Commercial New Construction	\$202,480	\$202,480
C93-00042	Jan 6, 1993		\$4,500	\$4,500

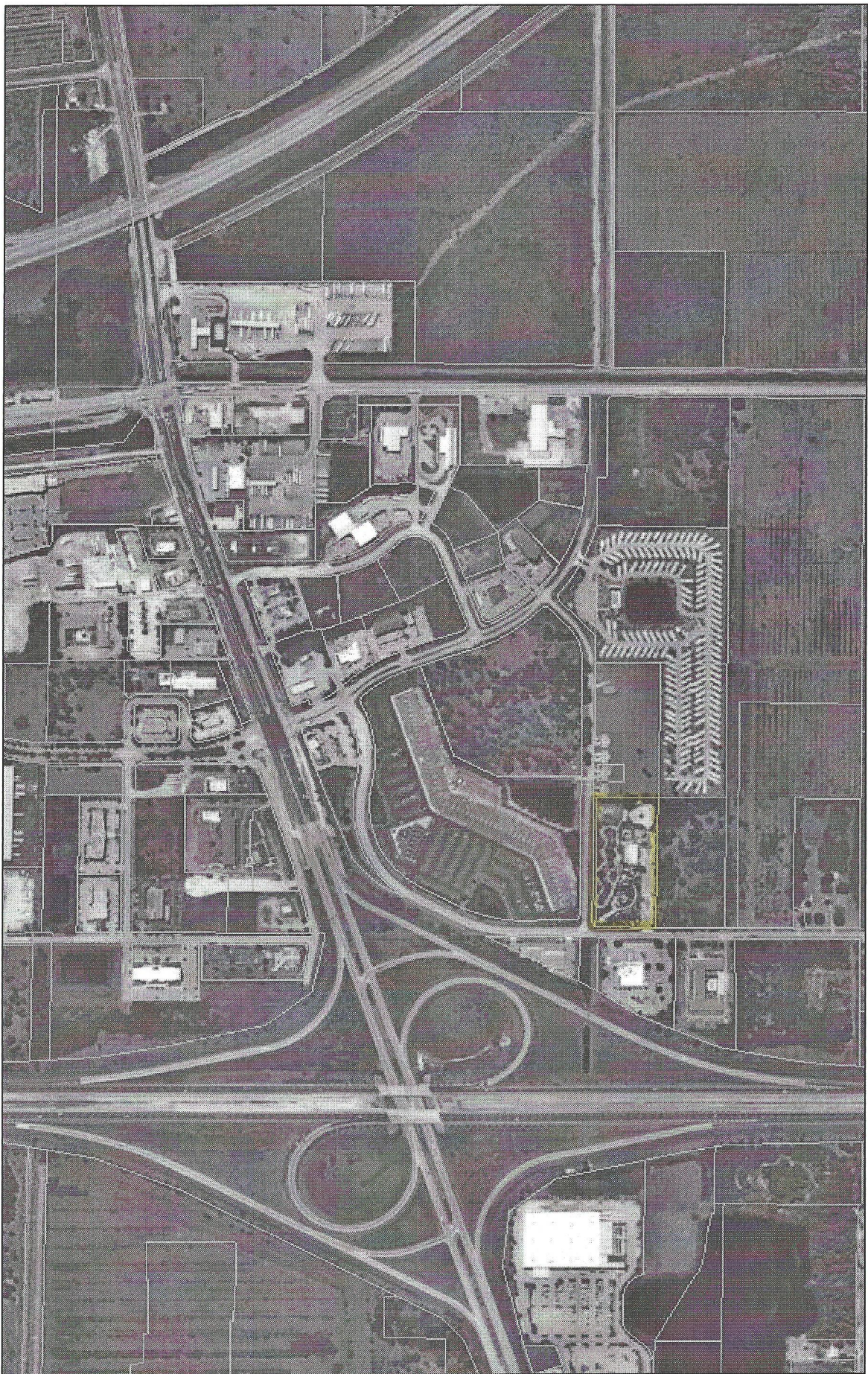
		Additions to existing construction		
C93-02209	Apr 30, 1993	Shed	\$2,400	\$2,400
F01-00001054	Apr 19, 2002	Fence	\$1,295	\$75
BP09-0748	Sep 13, 2010	Demolition	\$0	\$130

Notice: This does not necessarily represent all the permits for this property.

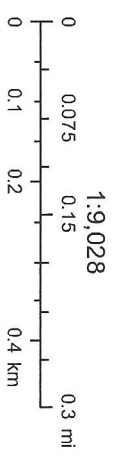
Click the following link to check for additional permit data in Fort Pierce

This information is believed to be correct at this time but it is subject to change and is not warranted.  
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# Ken Pruitt, Saint Lucie County Property Appraiser



March 29, 2016



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand).

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