

JOSEPH W. SCHULKE, P.E.  
JODAH B. BITTLE, P.E.  
WILLIAM P. STODDARD, Ph.D., P.E.

# SCHULKE, BITTLE & STODDARD, L.L.C.

CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING

April 26, 2017

Kori Benton, MPA, Senior Planner  
Planning Department  
100 N. U.S. Highway 1  
Fort Pierce, FL 34950



Re: Oak Alley Commercial

Dear Mr. Benton:

Please accept this letter as our formal request for a two (2) year extension of the site approval for the above referenced project. Enclosed is a check in the amount of \$1,887.50 to cover the applicable fee to process this request.

Attached please find an explanation of the need for the extension from GHO Homes.

Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

Geoffrey Barkett

cc: GHO South 25<sup>th</sup> Street, LLC



April 18, 2017

City of Fort Pierce  
Planning Department  
Attention: Kori Benton, Senior Planner  
100 North US 1  
Fort Pierce, FL. 34950

RE: Request for 2 year extension for the Oak Alley Commercial Planned Non-Residential Development project located at 4431 So. 25<sup>th</sup> Street & 4441 So. 25<sup>th</sup> St (parcel ID 2432-801-0010-000-5 as recorded in Official Records Book 2207, at page 1318 of the Public Records of St. Lucie County, Florida)

Dear Mr. Benton,

We herein request an extension to the Final Planned Unit Development Site Plan approvals to have an expiration date of April 5, 2019, which is a two (2) year extension from the current expiration date of April 5, 2017, as indicated by Resolution 05-134, as recorded in Official Records Book 2370, at page 1352, of the Public Records of St. Lucie County, Florida on September 23, 2005.

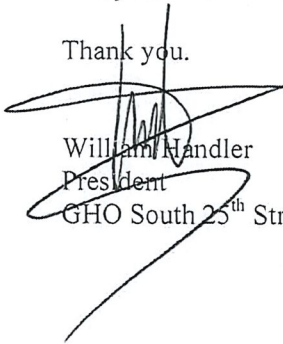
Please be advised that the request for this extension is due to the fact that on December 15, 2015 GHO South 25<sup>th</sup> Street, LLC, a Florida Limited Liability Company, became the owner of said property. GHO South 25<sup>th</sup> Street, LLC has since applied for building permits to construct two (2) buildings; one of which is approximately 6000 square feet, and the other one is approximately 6500 square feet on July 08, 2016 (permit # 16-1931 & 16-1932) to complete this project. We have since then been working closely with the Building and Planning Departments to get the permits approved.

As you are aware the initial phase of the project was previously completed and approved by the appropriate governmental authorities, which includes but is not limited to the grading, drainage, water, sewer, etc. As some code requirements have changed since this initial work was done GHO South 25<sup>th</sup> Street, LLC has also turned in updated Site Plan applications.

It is our understanding that the permits are in the final stages of approval. However, as they have not yet been finalized we therefore are requesting this extension to allow us the time necessary to be able to start and complete this project once the permits are obtained and we are able to review the market and determine the current feasibility of the investment.

If any additional information is required, please do not hesitate to contact us at 772-873-1711.

Thank you.

  
William Handler  
President  
GHO South 25<sup>th</sup> Street LLC



Re: Fwd: Oak Alley

Geoff B

to:

Kori Benton

04/06/2017 03:04 PM

Cc:

Bill Handler, Rebecca Dima

Hide Details

From: Geoff B <gbarkett@sbsengineers.com>

To: Kori Benton <KBenton@city-ftpierce.com>

Cc: Bill Handler <billh@ghohomes.com>, Rebecca Dima <rebeccad@ghohomes.com>

History: This message has been replied to.

Kori:

Thanks for the quick reply.

To be on the safe side we would like to request a 2 year extension for the Oak Alley Commercial project. Please let me know if this e-mail is adequate for this request or if some additional "paperwork" is needed.

Thanks

From: **Geoff B** <[gbarkett@sbsengineers.com](mailto:gbarkett@sbsengineers.com)>

Date: Wed, Apr 5, 2017 at 5:25 PM

Subject: Oak Alley

To: [KoriBenton@city-ftpierce.com](mailto:KoriBenton@city-ftpierce.com)

Kori:

I am just following up on the above project.

As you may be aware, this project is in the building department for permitting.

The actual building plans, I believe have been approved, but the three individual site work plans have not. They are under review - they include Irrigation / Dumpster / Site work.

I bring the above up because, I believe the overall project approval was extended to April 2017.

I assume that because we are in for permitting, all is still ok, or can we get an extension.

Please let me know

Thanks

--

**Geoffrey K. Barkett**

Schulke, Bittle & Stoddard, LLC

1717 Indian River Blvd., Suite 201

Vero Beach, FL 32960

Phone: [\(772\)770-9622](tel:(772)770-9622)

Fax: [\(772\)770-9496](tel:(772)770-9496)

[www.sbsengineers.com](http://www.sbsengineers.com)