



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Conditional Use – No New Construction

Property address or Location 512 S. SECOND ST / 515 S. INDIAN RIVER DR
 Parcel ID #(s) 2410-809-0005-000-3 / 2410-810-0001-000-9
 Project description CONVERT PROPERTY FROM COMMERCIAL TO RESIDENTIAL

Walter & Cheryl BRET
 Property Owner(s)
10380 SW Village Center Dr #310
 Street Address
PORT ST LUCIE, FL 34987
 City State Zip
302-448-6957
 Phone Number
Kettlekat@AOL.COM
 Email Address

Heather Timney
 Applicant/Representative, Title, Company
2055 S. Kanner Hwy
 Street Address
Stuart FL 34994
 City State Zip
919-801-4982
 Phone Number
heather@haisouthcoast.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.

Cheryl Brett Walter Brett
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- Martin COUNTY
 The foregoing instrument was acknowledged before me this 19th day of May, 2017, by
Cheryl Lee Brett & Walter Brett who is personally known to me or has produced
DL-B630-112-53-519-028630-901-40-260-0 as identification.



Crystal Marie Ward
 COMMISSION # FF129126
 EXPIRES: JUN 03, 2018
 BONDED THRU
 1st FLORIDA NOTARY, LLC

Star Mai Ward
 Signature of Notary (seal)

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



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:

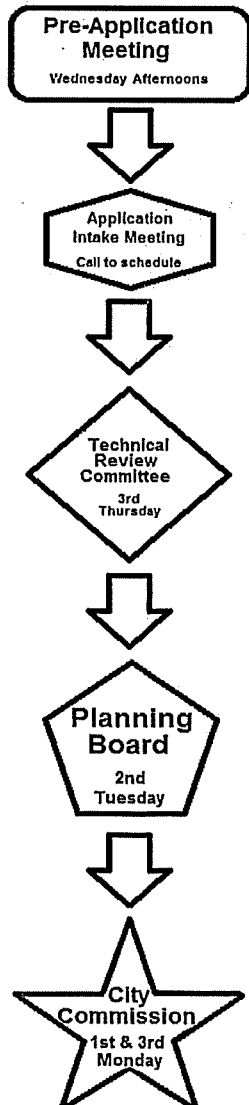
Gross Building Size 4,383 sq. ft. Parking Spaces: Approx. 6
 Bldg 1 - 2,877 sq. ft. Bldg. 2 - 1,506 sq. ft.
 Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West
Vacant	Single Family	Indian River	Vacant

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.

Application Outlook



Property Identification

Site Address:	515 S INDIAN RIVER DR
Parcel ID:	2410-810-0001-000-9
Account #:	23903
Map ID:	24/10H
Use Type:	1700
Zoning:	C1
City/County:	Fort Pierce

Ownership

CROWNMAN FL LLC
 10380 SW Village Center DR # 310
 Port St Lucie, FL 34987-1931

Legal Description

ANDREWS AND RICHARDS S/D THAT PART OF LOT 1 LYG E OF S 2 ST AND BEG ON E LI OF S 2 ST 8 FT S OF N LI OF LOT 2, RUN NELY 95.7 FT TO SD N LI, TH WALG SD N LI TO E LI OF S 2 ST, TH S TO POB (MAP 24/10H) (1) (OR 3943-2583)

Current Values

Just/Market Value:	\$291,300
Assessed Value:	\$15,400
Exemptions:	\$0
Taxable Value:	\$15,400
Taxes for this parcel:	SLC Tax Collector's Office <input checked="" type="checkbox"/>
Download TRIM for this parcel:	Download PDF <input checked="" type="checkbox"/>



Total Areas

Finished/Under Air (SF):	4,304
Gross Area (SF):	4,383
Land Size (acres):	0.54
Land Size (SF):	23,490

Sale History

Date:	Dec 14, 2016
Book/Page:	3943 / 2583
Sale Code:	0205
Deed:	WD
Grantor:	Kraaz and Kraaz Finance LLC
Price:	\$800,000
Date:	Sep 4, 2014
Book/Page:	3669 / 0906
Sale Code:	0205
Deed:	WD
Grantor:	Weaver, Steven M
Price:	\$320,000
Date:	Jul 19, 2013
Book/Page:	3546 / 2272
Sale Code:	0205
Deed:	WD
Grantor:	MMG Holdings LLC,
Price:	\$200,000
Date:	Nov 17, 2003
Book/Page:	1848 / 0865
Sale Code:	XX00
Deed:	WD
Grantor:	Brennan (TR), John T
Price:	\$370,000
Date:	Dec 31, 2001
Book/Page:	1474 / 0684
Sale Code:	XX03
Deed:	WD
Grantor:	Brennan, John T
Price:	\$370,000
Date:	Jan 1, 1900
Book/Page:	
Sale Code:	
Deed:	
Grantor:	
Price:	\$0

Building Information (1 of 2)

Finished Area: 2,816 SF

Gross Total Area: 2,877 SF

Exterior Data

View:
Building Type: LROF
Grade: Y_C-
Story Height: 2 Story

Roof Cover: Fibrglss Shg
Year Built: 1900
Effective Year: 1960
No. Units: 2

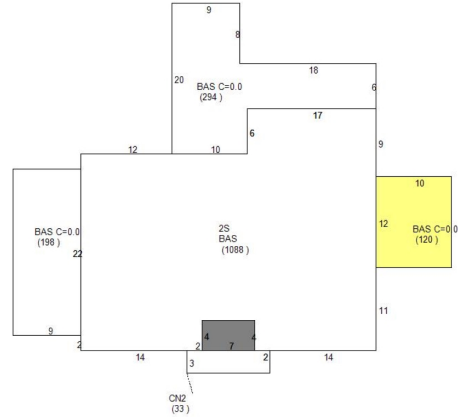
Roof Structure: Hip
Frame:
Primary Wall: CB Stucco
Secondary Wall:

Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 100%

Electric: MAXIMUM
Heat Type: FredHotAir
Heat Fuel: ELEC
Heated %: 100%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Tile-Ceramic
Sprinkled %: 0%



Building Information (2 of 2)

Finished Area: 1,488 SF
Gross Total Area: 1,506 SF

Exterior Data

View:
Building Type: LROF
Grade: Y_D
Story Height: 2 Story

Roof Cover: Fibrglss Shg
Year Built: 1920
Effective Year: 1960
No. Units: 0

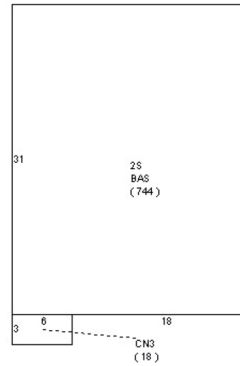
Roof Structure: Hip
Frame:
Primary Wall: CB Stucco
Secondary Wall:

Interior Data

Bedrooms: 0
Full Baths: 0
Half Baths: 0
A/C %: 100%

Electric: MAXIMUM
Heat Type: FredHotAir
Heat Fuel: ELEC
Heated %: 100%

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Tile-Ceramic
Sprinkled %: 0%



Special Features and Yard Items

Current Year Values

Current Values Breakdown

Building:	\$76,700
Land:	\$214,600
Just/Market:	\$291,300
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$275,900
Assessed:	\$15,400
Exemption(s):	\$0
Taxable:	\$15,400

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2006	0041	4.6	Fort Pierce Stormwater Charge	\$248.40

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

Permits

Number:	F00-000394
Issue Date:	Mar 27, 2000
Description:	Roof
Amount:	\$8,700
Fee:	\$0
Number:	F94-000209
Issue Date:	Mar 1, 1994
Description:	Alterations/Remodeling
Amount:	\$60,000
Fee:	\$60,000
Number:	F94-00209A
Issue Date:	Mar 22, 1994
Description:	Heat and Air Conditioning
Amount:	\$4,800
Fee:	\$4,800
Number:	MC2004198
Issue Date:	Jul 12, 2004
Description:	Air Conditioning Only
Amount:	\$1,461
Fee:	\$75
Number:	DK20057
Issue Date:	Jan 14, 2005
Description:	Dock
Amount:	\$20,000
Fee:	\$325
Number:	BP13-1899
Issue Date:	May 16, 2013
Description:	Alterations/Remodeling
Amount:	\$1,500
Fee:	\$329
Number:	BP13-2100
Issue Date:	Jun 18, 2013
Description:	Roof
Amount:	\$1,400
Fee:	\$79
Number:	BP13-3052
Issue Date:	Oct 14, 2013
Description:	Patio
Amount:	\$200
Fee:	\$79
Number:	BP13-1899
Issue Date:	Jan 23, 2014
Description:	Alterations/Remodeling
Amount:	\$1,800
Fee:	\$129
Number:	BP13-2100
Issue Date:	Jan 27, 2014
Description:	Re Roof Permit
Amount:	\$1,400
Fee:	\$129
Number:	BP14-0608
Issue Date:	Mar 10, 2014
Description:	Alterations/Remodeling
Amount:	\$1,900
Fee:	\$80
Number:	BP14-2597
Issue Date:	Oct 14, 2014
Description:	Electric
Amount:	\$500
Fee:	\$155
Number:	BP15-0257
Issue Date:	Feb 12, 2015
Description:	Plumbing
Amount:	\$1,800
Fee:	\$162
Number:	BP14-2597
Issue Date:	Dec 14, 2016
Description:	Electric