

PROJECT NARRATIVE & COVER LETTER
SUNRISE VW
Minor Site Plan Amendment
August 21, 2017

REQUEST

On behalf of the Petitioner, Engineering Design & Construction, Inc. is requesting approval of a minor site plan amendment for a parcel located at 5359 S US Highway 1 in Fort Pierce, Florida. The applicant is proposing an addition to the existing auto dealership located on the north side of the parcel. This project was originally approved by St. Lucie County Board of County Commissioners. Since that approval, the parcel has been annexed into the City of Fort Pierce. There is an existing 7,686 square foot building on the subject parcel. The application is requesting a minor amendment to the approved 45,000 sf structure of phase 2 for the completion of an 11,653 square foot showroom / office. The applicant is also requesting approval of a 2,900 square foot addition to the existing 7,686 square foot building located at the north side of the subject property.

SITE CHARACTERISTICS

The subject property is located at 5359 S US Highway 1 in Fort Pierce, Florida. It can be identified by the following parcel ID number:

Parcel	Parcel ID	Address	Acreage
1	3403-502-0078-000-4	5359 S US Highway 1	5.8

The parcel currently has a Future Land Use designation of General Commercial (GC) and a Zoning designation of General Commercial (C-3).

To the north of the subject property is a developed commercial parcel which is currently operating as a car dealership. This parcel have a future land use designation of Low Density and an underlying zoning category of Single Family Residential.

To the south of the subject property is a 100' drainage right-of-way of Port St. Lucie Blvd followed by vacant commercial parcels with a future land use designation of Residential Office Institutional (ROI) and an underlying zoning category of Professional (P).

East of the subject property is a developed commercial parcel currently occupied by Great Florida Insurance. This parcel has a future land use designation of Residential Office Institutional (ROI) and an underlying zoning category of Professional (P).

ENGINEERING DESIGN & CONSTRUCTION, INC
CIVIL ENGINEERS & SURVEYORS SPECIALIZING IN LAND DEVELOPMENT

To the west of the subject property is a development commercial parcel. The future land use designation of this property is Residential Office Institutional (ROI) and it is located in the Limited Mixed Use zoning district.

Per section 22-58 (Site Plan Review) of the City of Fort Pierce Code of Ordinances, most items on the checklist have been included. Due to the minor changes proposed, no storm drainage plan is included as part of this submittal. A drainage statement has been included on the site plan. The project has been previously approved and partially developed. Due to this, an environmental assessment and traffic statement are not included as part of this submittal. This parcel is not located within the beach / dune system protection area.

Based on the above and attached information, the applicant respectfully request approval of the proposed applications.

S:\EDC - Engineering\17Projects\17-255 - Sunrise VW\EDC Documents\Submittal Documents\Justification Statement\2017-08-21_Sunrise VW_Minor_SPA_Justification_Statement_17-255.docx



DEVELOPMENT REVIEW

Property address or Location 5359 S US Highway 1 Fort Pierce, FL 34982

Parcel ID #(s) 3403-502-0078-000-4

Project description Applicant is proposing the development of a new auto dealership as well as an addition to the existing building located on the north side of the parcel.

Sunrise Ford Company

Property Owner(s)

5435 S US Highway 1

Street Address

Fort Pierce FL 34982

City State Zip

772-461-6000

Phone Number

themikewetzel@yahoo.com

Email Address

David C. Baggett, P.E., Engineering Design & Construction, Inc.

Applicant/Representative, Title, Company

10250 SW Village Parkway, Suite 201

Street Address

Port St. Lucie FL 34987

City State Zip

772-462-2455

Phone Number

davidbaggett@edc-inc.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.

Mary So Tierney
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 6th day of July, 2017, by

Mary So Tierney who is personally known to me or has produced

as identification.

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

Site Information:

14,553

N/A

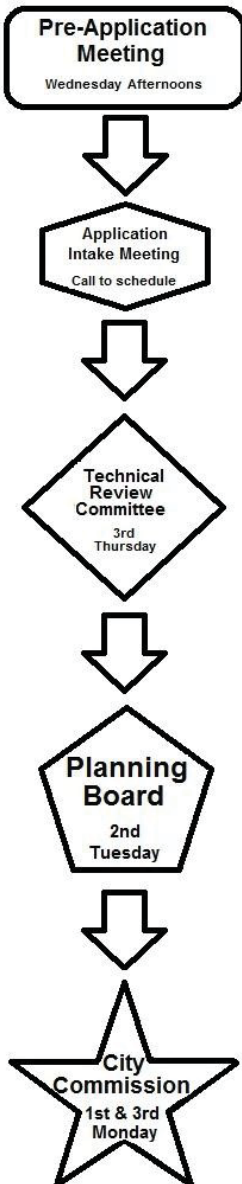
Non-Residential: Proposed Sq. Ft.: _____

Residential: Proposed Units: _____

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

North	South	East	West
Commercial	Commercial	Commercial	Commercial

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)
- Storm Drainage Plan (see Section 22-58.d.6)
- Environmental Impact Report
- Beach/Dune System protection plan, if applicable (see Section 22-58.d.7)
- Lighting Plan (see Section 22-58.d.8)
- Design Review submittals (see Design Review application)
- Traffic Impact Report
- Concurrency Review submittals (see Concurrency Review application)

SUNRISE FORD COMPANY

5435 S US Highway 1
Fort Pierce, FL 34982

AGENT CONSENT FORM

Project Name: Sunrise VW

Parcel ID: 3403-502-0078-000-4

BEFORE ME THIS DAY PERSONALLY APPEARED Brenda Thiel, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 7th day of June, 2017, by Brenda Thiel (Name of Person Acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification and who did (did not) take an oath.

Cynde Cooper
Notary Signature

Brenda Thiel
Owner's Signature

Cynde Cooper
Printed Name of Notary

Brenda Thiel
Owner's Name



533 SW Lucero Drive
Street Address

Port St Lucie, FL 34983
City, State, Zip

My commission expires _____

Telephone / Email _____

JoAnne Holman, Clerk of the Circuit Court - St. Lucie County
File Number: 1695618 OR BOOK 1201 PAGE 1557
Recorded: 02-05-99 08:51 A.M.

This Instrument Prepared By and Return to
Carol F. Keys, Attorney at Law
12700 Biscayne Boulevard
Suite 401
North Miami, Florida 33181
(305) 891-1600

Return to: J Stephen Tierney
CH Box #50
Tax Folio No. (4)

WARRANTY DEED (STATUTORY FORM - SECTION 689.02, F. S.)

THIS INDENTURE, made this 2 day of February, 1999, between J.B. Keys and Neal S. Keys, (hereinafter "Grantors"), and Sunrise Ford Company, a Florida corporation, whose Post Office address is 5435 South U.S. Highway 1, Fort Pierce, FL 34982, (hereinafter "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporation, wherever the context so admits or requires).

WITNESSETH that said Grantors, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations paid to Grantors by Grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to Grantee, and Grantee heirs and assigns forever, the following described land, situate, lying and being in St. Lucie County, Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

The above property is not the homestead of, nor is it contiguous to the homestead of Grantors. Both Grantors reside in Miami-Dade County, Florida.

SUBJECT TO:

1. Taxes for 1999 and subsequent years.
2. Conditions, easements, limitations and restrictions of records, provided that nothing set forth herein shall serve to reimpose the same.
3. Zoning ordinances and other restrictions and prohibitions imposed by applicable governmental authorities.

and Grantors hereby covenant with Grantee that the Grantors are lawfully authorized to sell and convey said land; that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

* DOC ASSUMP: \$ 0.00
* DOC Tax : \$ 3343.20
* Int Tax : \$ 0.00

OR BOOK 1201 PAGE 1558

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals this 2 day of February, 1999.

Signed, sealed and delivered in our presence:

[Signature]
(Signature of first witness) AS TO BOTH

ALMA M. BLYTH
(Printed name of first witness)

[Signature]
(Signature of second witness) AS TO BOTH

GLENDA PETERS
(Printed name of second witness)

[Signature]
J.B. Keys
1911 NE 172nd Street, North Miami Beach, FL 33162

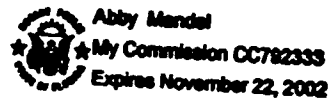
[Signature]
Neal S. Keys
1911 NE 172nd Street, North Miami Beach, FL 33162

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 2 day of February, 1999, by J.B. Keys and Neal S. Keys, who are personally known to me, or who have produced Florida drivers licenses or who have produced _____ as identification and who did not take an oath.

[Signature]
Notary Public State of Florida at large

My Commission Expires:



OR BOOK 1201 PAGE 1559

LEGAL DESCRIPTION

PARCEL 1:

Lot 51, in Section 3, Township 36 South, Range 40 East, WHITE CITY SUBDIVISION, according to the plat on file in Plat Book 1, Page 23 of the Public Records of St. Lucie, Florida, LESS AND EXCEPTING THEREFROM, the North 215 feet.

Together with all that part of North St. Lucie River Water Control District interest in Lateral Canal No. 17 right of way adjacent to aforesaid property on the East, as conveyed in O.R. Book 505, Page 2, Public Records of St. Lucie County, Florida.

EXHIBIT "A"

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 5359 S US HWY 1
 Sec/Town/Range: 03/36S/40E
 Map ID: 34/03S
 Zoning: C-3 - FP

Parcel ID: 3403-502-0078-000-4
 Account #: 39012
 Use Type: 2700
 Jurisdiction: Fort Pierce

Ownership

Sunrise Ford Company
 5435 S US Highway 1
 Fort Pierce, FL 34982

Legal Description

WHITE CITY S/D 03 36 40 LOT 51-LESS N 215 FT AND LESS RD AND CANAL R/W- (OR 505-2) (MAP 34/03S) (5.80 AC) (OR 1201-1557)

Current Values

Just/Market Value: \$1,253,100
 Assessed Value: \$1,253,100
 Exemptions: \$0
 Taxable Value: \$1,253,100
 Taxes for this parcel: SLC Tax Collector's Office
 Download TRIM for this parcel: [Download PDF](#)



Total Areas

Finished/Under Air (SF): 7,686
 Gross Area (SF): 7,686
 Land Size (acres): 5.8
 Land Size (SF): 252,648

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Feb 2, 1999	1201 / 1557	XX00	WD	J B Keys	\$477,600
May 1, 1986	0505 / 0002	XX01	CV		\$0
May 1, 1986	0500 / 1906	XX01	CV		\$0
Oct 1, 1972	0266 / 0951	XX00	CV		\$44,500

Building Information (1 of 1)

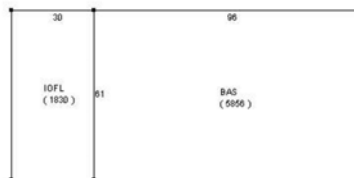
Finished Area: 7,686 SF
 Gross Total Area: 7,686 SF

Exterior Data

View:	Roof Cover: Sheet Metal	Roof Structure: Flat/Shed
Building Type: SRCT	Year Built: 2002	Frame:
Grade: Y_D	Effective Year: 2002	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 1	Heat Type: FredHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Raised Conc
A/C %: 25%	Heated %: 25%	Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	5856	5856	314
IOFL	INTERIOR OFFICE LOW QUALITY	1830	1830	182

Special Features and Yard Items

Type	Qty	Units	Year Blt
OHD AVG	1	1200	2002
CONCRETE LOW	1	402	2002
DOUBLE LIGHT	1	4	2002
TRIPLE LIGHT	1	26	2002
ASP2 LOW	1	132382	2002
CEMENT CURB	1	1937	2002

Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$444,600					
Land:	\$808,500					
Just/Market:	\$1,253,100					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$0					
Assessed:	\$1,253,100					
Exemption(s):	\$0					
Taxable:	\$1,253,100					

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	5.8	North St. Lucie Water Management District	\$84.10
2015	0041	52.1	Fort Pierce Stormwater Charge	\$2,813.40

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

Year	Just/Market	Assessed	Exemptions	Taxable
2016	\$1,253,100	\$1,253,100	\$0	\$1,253,100
2015	\$1,254,900	\$1,254,900	\$0	\$1,254,900
2014	\$1,259,700	\$1,259,700	\$0	\$1,259,700



Sunrise VW

Fort Pierce, Florida

General Location Map

