



### Conditional Use – No New Construction

Property address or Location 2732 S US 1  
 Parcel ID #(s) 2422-311-0002-000-1  
 Project description ARCADE - Mike's Arcade - 52 Machines

Property Owner(s) Stephen + Joey Fink  
 Street Address PO BOX 467  
 City Hollywood State FL Zip 33022  
 Phone Number \_\_\_\_\_  
 Email Address SWFINK@Tepsys.net  
 or swfink@hmswarehouse.com

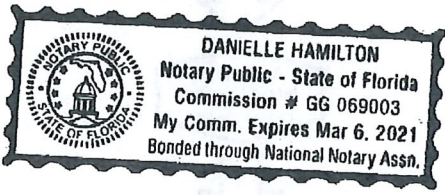
Applicant/Representative, Title, Company Mike MIRANDO  
 Street Address 11850 APPALOOSA CT  
 City Port St Lucie State FL Zip 34987  
 Phone Number 772-979-1858  
 Email Address M.MIRANDO 23 @ G.MAIL.COM

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.

Property Owner(s) Signature(s) Stephen G. Fink Joey Fink  
MANAGING PARTNER OF FINK'S LEVY INVESTMENTS

STATE OF FLORIDA - Broward COUNTY  
 The foregoing instrument was acknowledged before me this 28 day of July, 2017, by Stephen + Joey Fink who is personally known to me or has produced \_\_\_\_\_ as identification.

Signature of Notary Danielle Hamilton



(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:**

Building Size 3188 Parking Spaces: 42

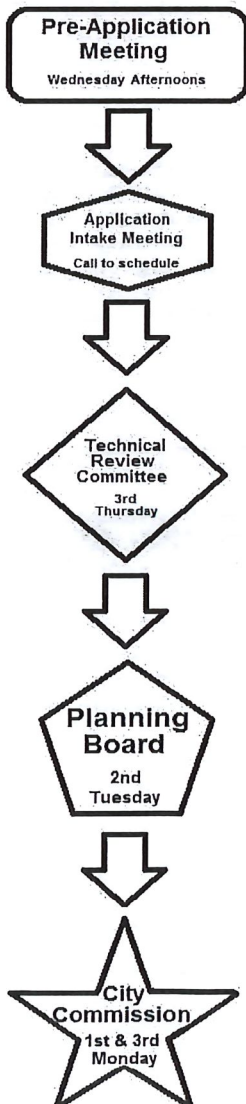
Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West
Church/Daysone	Commercial Gas	Stads of St. Lunch	Commercial

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**



M - T - W - R - F - S - S  
 10am → 10pm  
 Peak Hours: 7pm - 10pm M - R  
 F/S/S

Terry's Hours: 9-5 M-F  
 10-1 Sat.

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

### Property Identification

Site Address: 2732 S US HWY 1  
 Sec/Town/Range: 22/35S/40E  
 Map ID: 24/22S  
 Zoning: C3

Parcel ID: 2422-311-0002-000-1  
 Account #: 29786  
 Use Type: 1700  
 Jurisdiction: Fort Pierce

### Ownership

Stephen W Fink  
 Judy C Fink  
 Howard L Levy  
 PO Box 467  
 Hollywood, FL 33022

### Legal Description

22 35 40 FROM INT C/L US 1 AND E-W1/4 SEC LI RUN E 123 FT, TH S 275FT FOR POB, TH E 200 FT, TH S 169 FT, TH W 200 FT, TH N 169 FT TO POB (16B) (OR 828-2277)

### Current Values

Just/Market Value: \$459,200  
 Assessed Value: \$452,430  
 Exemptions: \$0  
 Taxable Value: \$452,430

Taxes for this parcel: SLC Tax Collector's Office [☑](#)

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



### Total Areas

Finished/Under Air (SF):	9,024
Gross Area (SF):	10,960
Land Size (acres):	0.78
Land Size (SF):	33,800

This information is believed to be correct at this time but it is subject to change and is not warranted.  
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