



DEVELOPMENT REVIEW

Property address or Location 1136 through 1172 Seaway Drive, Fort Pierce, FL

Parcel ID #(s) Multiple Parcels - See Attached

Project description Renovation and Reconstruction of Existing Dockage Facility (With Addition of 13 New Slips). See Project Description Attached

Dockside View, LLC

Property Owner(s)
2751 NE 48th Street

Street Address
Lighthouse Point, FL 33064

City State Zip
631-495-8452

Phone Number
jonathanRldroid@gmail.com

Email Address

Hayskar, Walker, Schwerer, Dundas & McCain, P.A.

Applicant/Representative, Title, Company
130 S. Indian River Dr., Suite 304

Street Address
Fort Pierce FL 34950

City State Zip
772-461-2310

Phone Number
schwererlaw@aol.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.

Jonathan W. Wilfinger MGR
Property Owner(s) Signature(s) Jonathan W. Wilfinger, Manager

STATE OF FLORIDA -- COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 31st day of August, 2017, by

Jonathan W. Wilfinger, Mgr., who is personally known to me or has produced

Fla. DA license as identification.

Debra A. McCain
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 _____





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.: _____ Residential: Proposed Units: _____

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

North	South	East	West

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)

**THE CITY OF FORT PIERCE
PLANNING DEPARTMENT**

In Re:

Application of **DOCKSIDE VIEW, LLC**
For Reconstruction and Expansion of Dockage

**STATEMENT OF OWNERSHIP AND CONTROL OF PROPOSED DEVELOPMENT,
INCLUDING CHARACTER AND INTENDED USE**

DOCKETSIDE VIEW, LLC, submits this statement on its application for renovation of existing dockage, with addition of thirteen (13) new slips, to immediately adjoin the six (6) contiguous littoral parcels, each of which is owned by the applicant (see attached map):

2401-501-0307-000-7
2401-501-0306-000-0
2401-501-0304-000-6
2401-501-0303-000-9
2401-501-0302-000-2
2401-501-0286-000-3

The dockage or moorage in question is an existing facility. There is need to renovate and reconstruct existing dockage due to deterioration and non-functionality and to also provide safer passage for boat traffic entering and exiting the facility. The proposed dockage provides no significant land side services for vessels, nor does it provide a solid breakwater.

The existing dockage has been in existence for decades, the last substantial renovation occurring following Hurricanes of 2004-2005. Although neither the existing or proposed dockage technically falls within the definition of a “Marina” operation per Fort Pierce Code Section 22-3, the facility has been and is licensed for marina operations. See, e.g., copies of current licenses attached.

The six (6) riparian parcels immediately served by such dockage, on the north side of Seaway Drive, are part of a group of nine (9) contiguous parcels all owned by applicant, including three (3) parcels on the south side of Seaway Drive (collectively known as the “property”). Such property comprises a motel complex known as Dockside Inn and a restaurant operation.

The project in question involves renovation of the existing dockage facility. Presently there are four (4) discreet docks with forty-three (43) boat slips. The docks will be reconstructed or renovated with such reconstruction to include improvements to the walkways and seawall. See attached. They will be reduced in number from four (4) docks to three (3) with a total of fifty-eight (58) slips, providing for a net increase overall of thirteen (13) mooring slips. Permits for the new dockage are in hand from the Florida Department of Environmental Protection (FDEP) and the Army Corp. of Engineers. A state submerged land lease is issued. Such submerged land lease authorizes construction and operation of the three (3) docking structures, the slips, and an observation platform, together with a connecting boardwalk. The proposed dockage does not include fueling facilities. There is an option for a sewage pump out station in compliance with regulatory requirements of the FDEP.


The six (6) littoral parcels are zoned C-5, while the three (3) upland lots are zoned R-4A. The dock project itself is located within the A-2 aquatic zone.

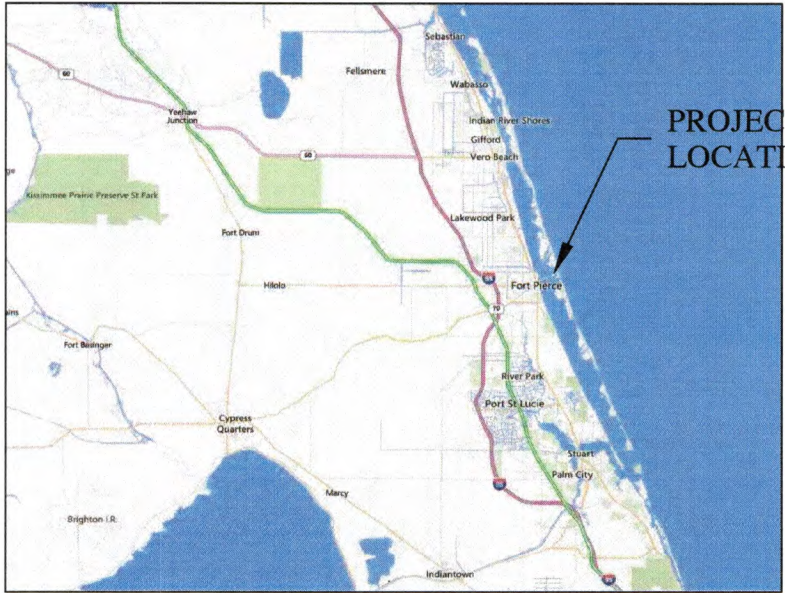
Any parking incident to guest use of the dockage is currently provided for. A parking inventory is attached. It reflects a total of 124 existing parking spaces which exceed code requirements for the three (3) current and proposed uses of the property, to-wit: (1) Dockside Inn motel comprising thirty-six (36) units, each of which is under 500 square feet; (2) Dockage Facility proposed for fifty-eight (58) slips; and (3) On The Edge restaurant facility. Neither Fort

Pierce nor St. Lucie County have minimum parking requirements for similar dockage facilities. Reference is therefore made to adjoining jurisdictions. For commercial “marinas”, Martin County currently requires one parking spot per five (5) slips, and the City of Stuart also requires one parking spot per five (5) slips. Applying these code equivalents, your applicant believes the property has excess parking.

The foregoing is intended as brief statement regarding the proposed project. **DOCKSIDE VIEW, LLC**, is happy to provide any further information that may be necessary to facilitate administrative review. Formal construction plans are currently being drawn and will be submitted to the building department for view once this application is approved.

Respectfully submitted,


JONATHAN WILFINGER, Manager
DATED: 8/31/2017



ST. LUCIE COUNTY

N.T.S.



PROJECT LOCATION

LOCATION MAP

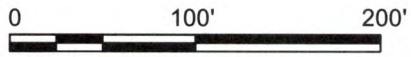
N.T.S.

SECTIONS 1 & 2, TOWNSHIP 35 SOUTH, RANGE 40 EAST

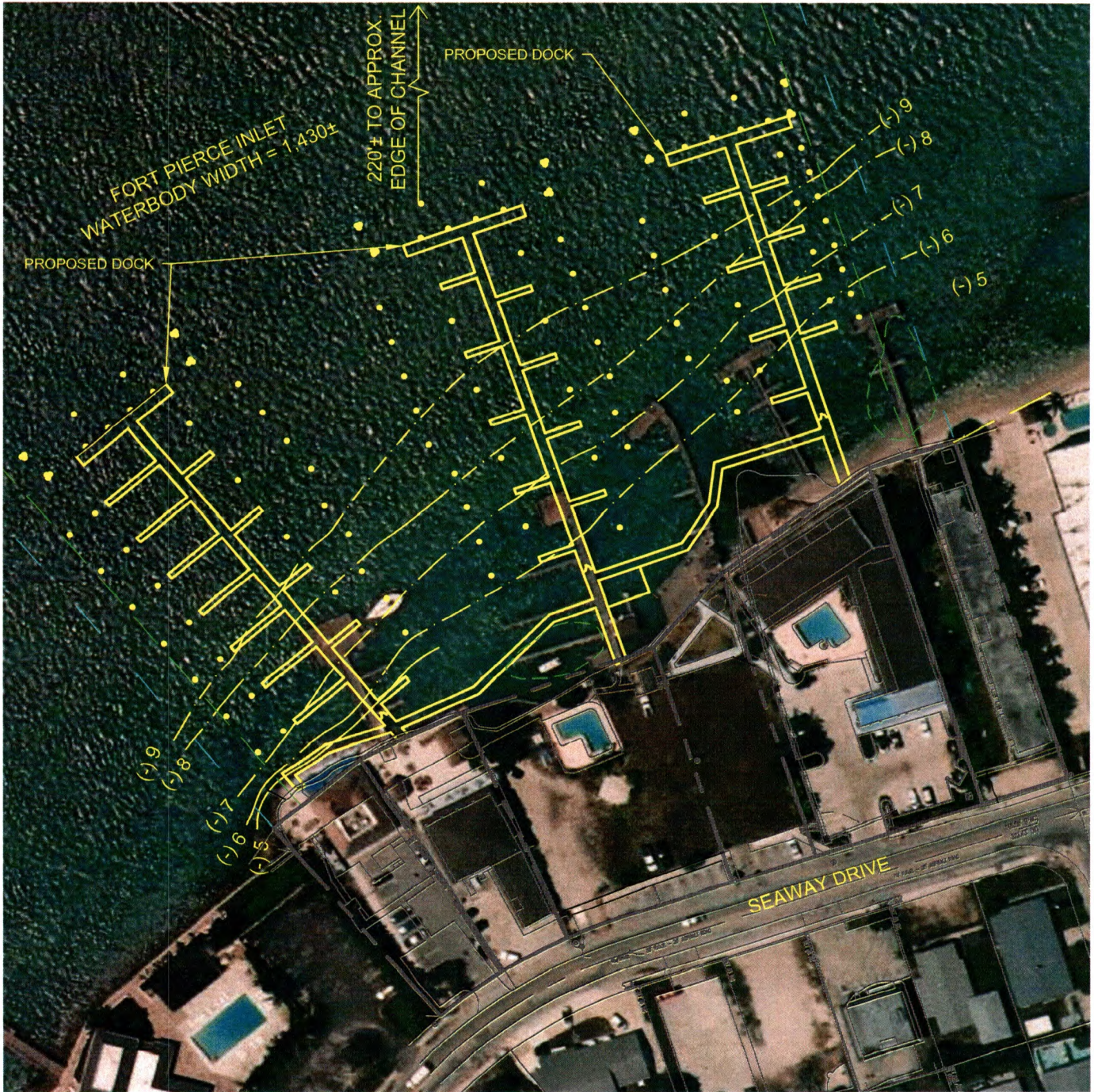
DLS Environmental Services, Inc.
 1901 SW Yellowtail Avenue
 Port St. Lucie, FL
 Tel (772)215-3997

LOCATION MAP
DOCKSIDE VIEW DOCK
FORT PIERCE, FL
SHEET 1 OF 6

Scale	NTS
Designed By	DLS
Drawn By	JKW
Date	11/19/14



SCALE: 1" = 100'



NOTES:

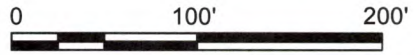
1. ELEVATION DATUM IS MLW= -2.16 NAVD 88, MHW= -0.14 NAVD 88
2. ELEVATIONS AND LOCATIONS ARE APPROXIMATE.

DLS Environmental Services, Inc.
 1901 SW Yellowtail Avenue
 Port St. Lucie, FL
 Tel (772)215-3997

AERIAL PHOTOGRAPH

**DOCKSIDE VIEW DOCK
 FORT PIERCE, FL
 SHEET 2 OF 6**

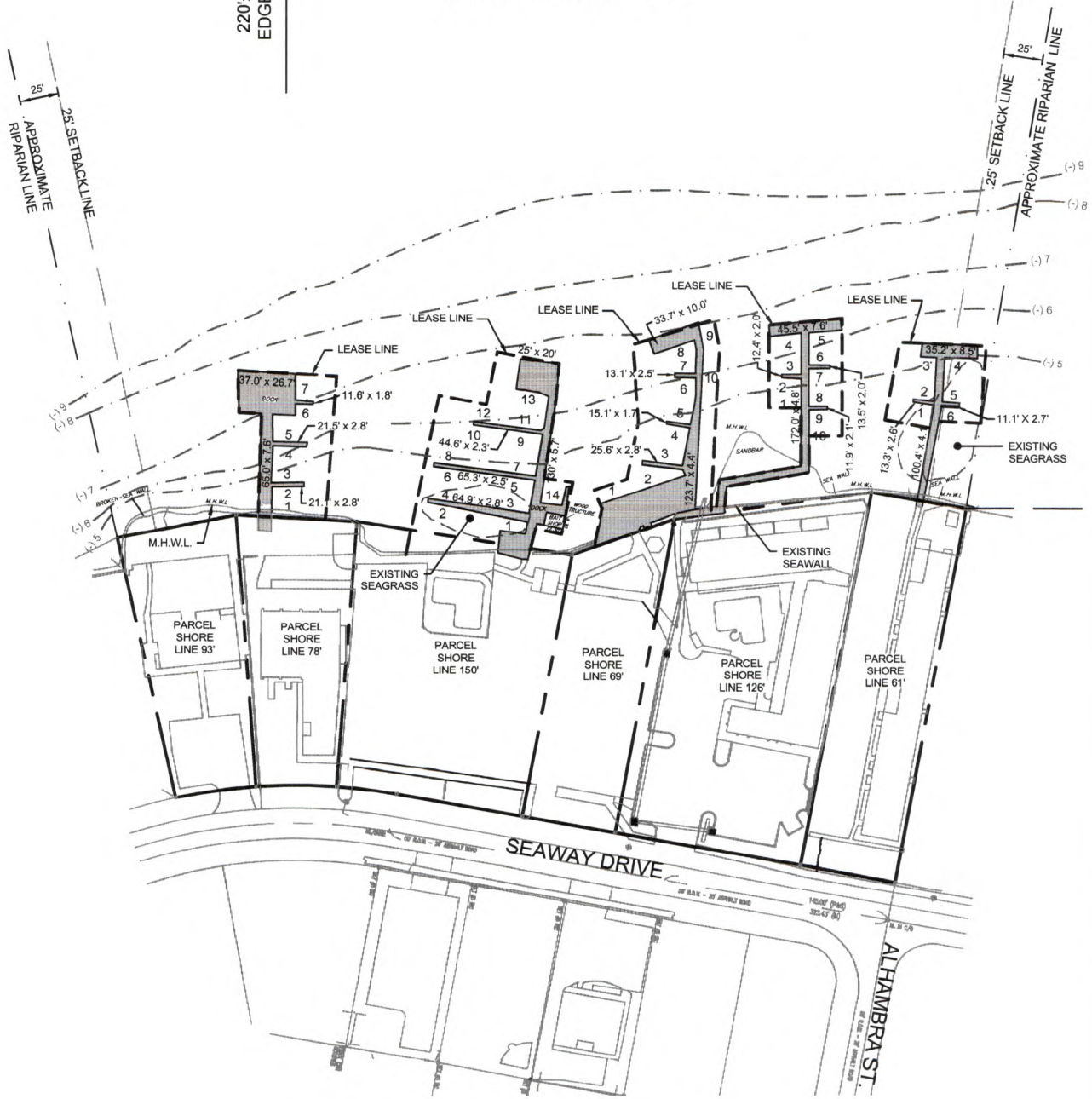
Scale	1"=100'
Designed By	DLS
Drawn By	JKW
Date	11/19/14



SCALE: 1" = 100'

FORT PIERCE INLET
WATERBODY WIDTH = 1,430'±

220'± TO APPROX.
EDGE OF CHANNEL



- NOTES:**
1. ELEVATION DATUM IS MLW= -2.16 NAVD 88, MHW= -0.14 NAVD 88
 2. EXISTING DOCK STRUCTURES: 8,141 SF ±
 3. EXISTING TOTAL SHORE LINE = 577 LF ±
 4. RESOURCE SURVEY PERFORMED ON 8/25/14 BY DLS ENVIRONMENTAL SERVICES, INC.

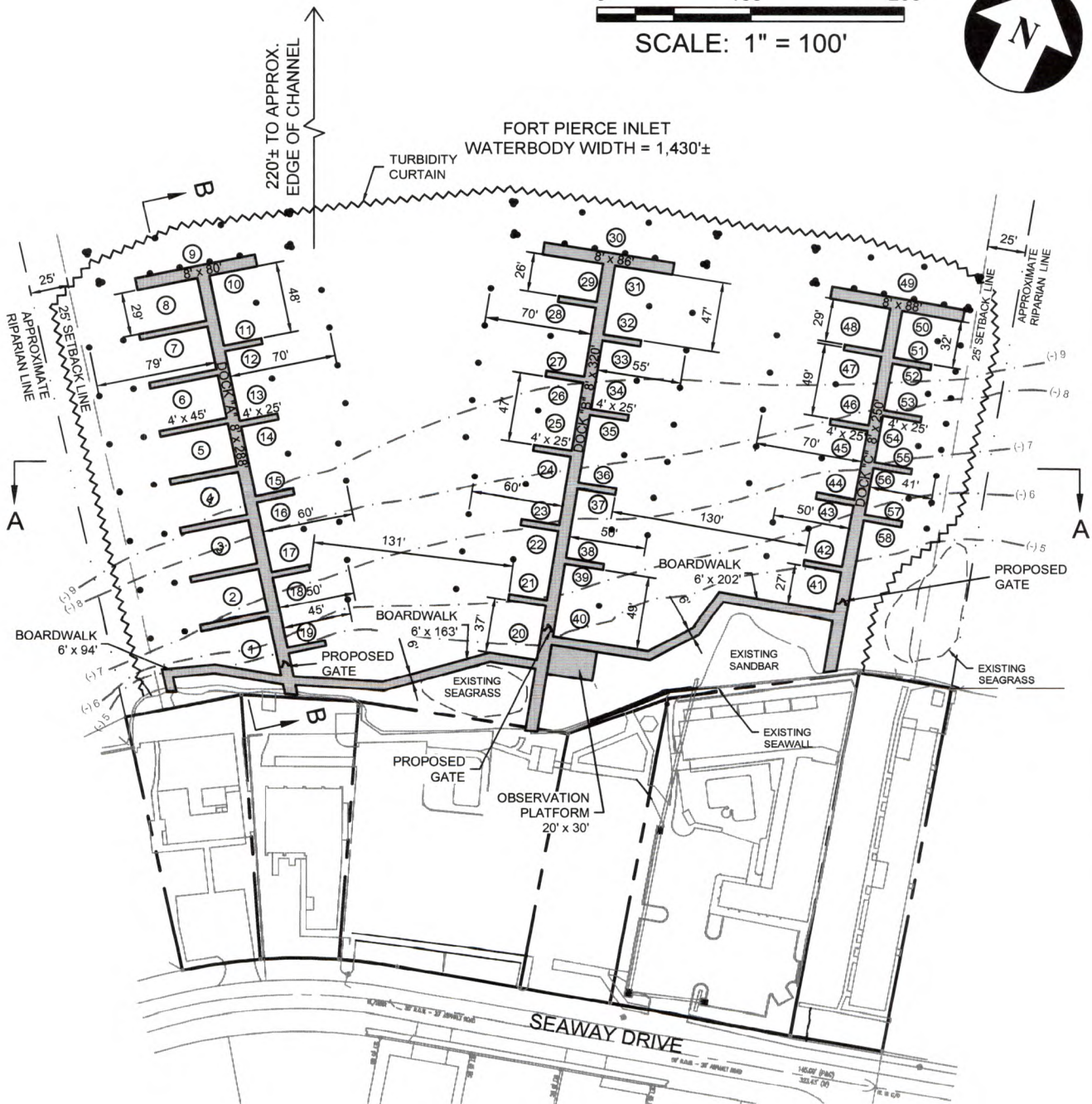
DLS Environmental Services, Inc.
 1901 SW Yellowtail Avenue
 Port St. Lucie, FL
 Tel (772)215-3997

EXISTING STRUCTURES
DOCKSIDE VIEW DOCK
FORT PIERCE, FL
SHEET 3 OF 6

Scale	1"=100'
Designed By	DLS
Drawn By	JKW
Date	11/19/14

0 100' 200'

SCALE: 1" = 100'



NOTES:

1. ELEVATION DATUM IS MLW=-2.16 NAVD 88, MHW=-0.14 NAVD 88
2. PROPOSED DOCK STRUCTURES TOTAL 15,713 SF
3. RESOURCE SURVEY PERFORMED ON 8/25/14 BY DLS ENVIRONMENTAL SERVICES, INC.
4. ALL NEW PILINGS TO BE WRAPPED IN INDUSTRY STANDARD, INERT, NON-LEACHING, SYNTHETIC MATERIAL
1' ABOVE MHW TO 1' BELOW SUBSTRATE.

SLIP TABLE:

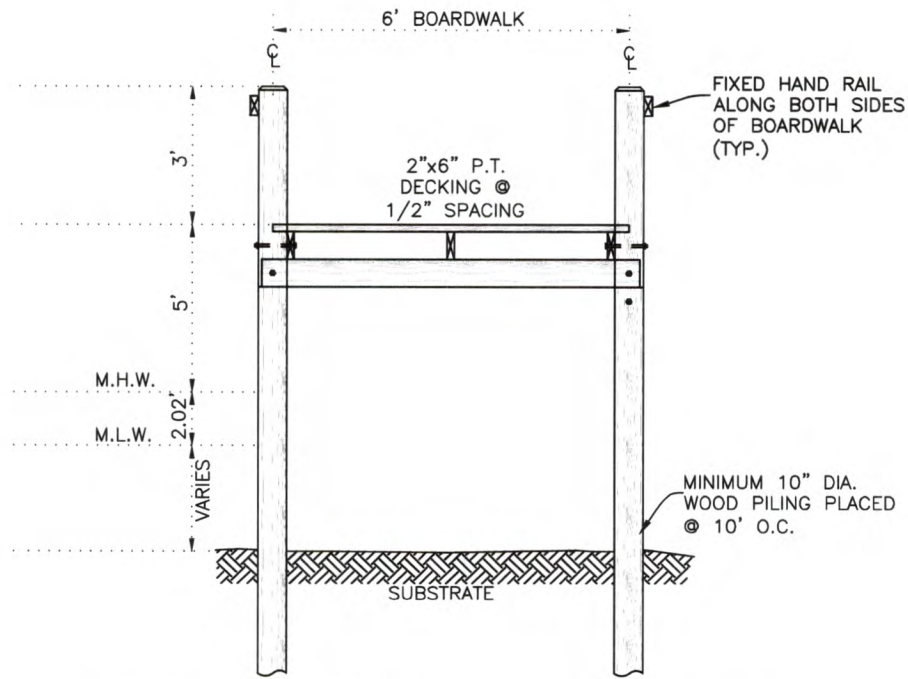
BOAT SIZE	SLIP NUMBERS	QTY
80' - 100'	9, 30, 49	3
65' - 80'	1 - 8, 29, 48	10
50' - 60'	10 - 13, 25 - 28, 44 - 47	12
40' - 50'	14 - 17, 21 - 24, 31 - 36	14
30' - 45'	18 - 20, 37, 38, 41 - 43	8
30' - 40'	50 - 58	9
20' - 30'	39, 40	2

DLS Environmental Services, Inc.
 1901 SW Yellowtail Avenue
 Port St. Lucie, FL
 Tel (772)215-3997

PROPOSED STRUCTURES

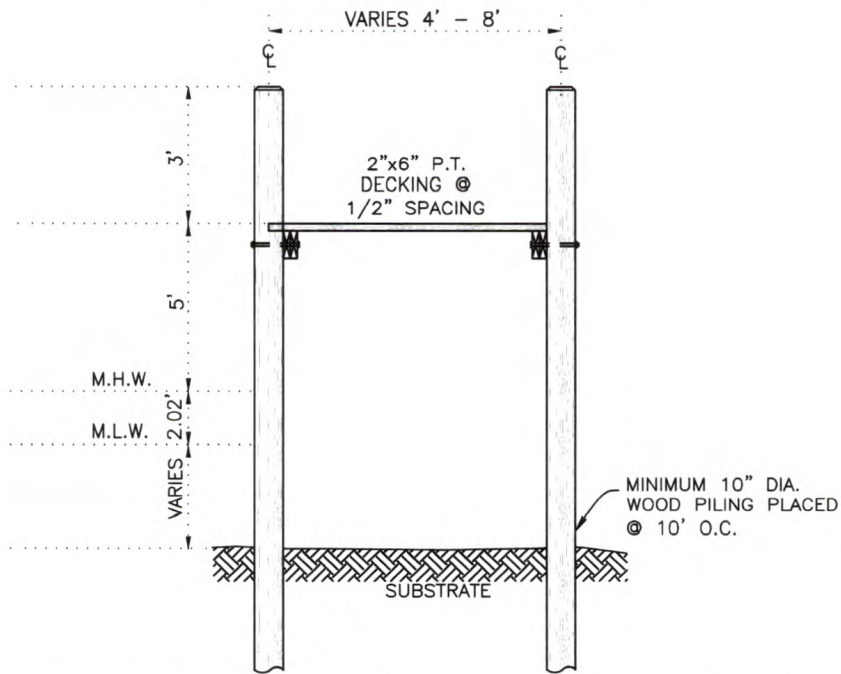
**DOCKSIDE VIEW DOCK
 FORT PIERCE, FL
 SHEET 4 OF 6**

Scale 1"=100'
 Designed By DLS
 Drawn By JKW
 Date 11/19/14



TYPICAL 6' BOARDWALK CROSS SECTION

N.T.S.



DOCK ACCESS & FINGER PIER CROSS SECTION

N.T.S.

NOTES:

- ELEVATION DATUM IS MLW= -2.16 NAVD 88, MHW= -0.14 NAVD 88
- ALL NEW PILINGS TO BE WRAPPED IN INDUSTRY STANDARD, INERT, NON-LEACHING, SYNTHETIC MATERIAL
1' ABOVE MHW TO 1' BELOW SUBSTRATE.

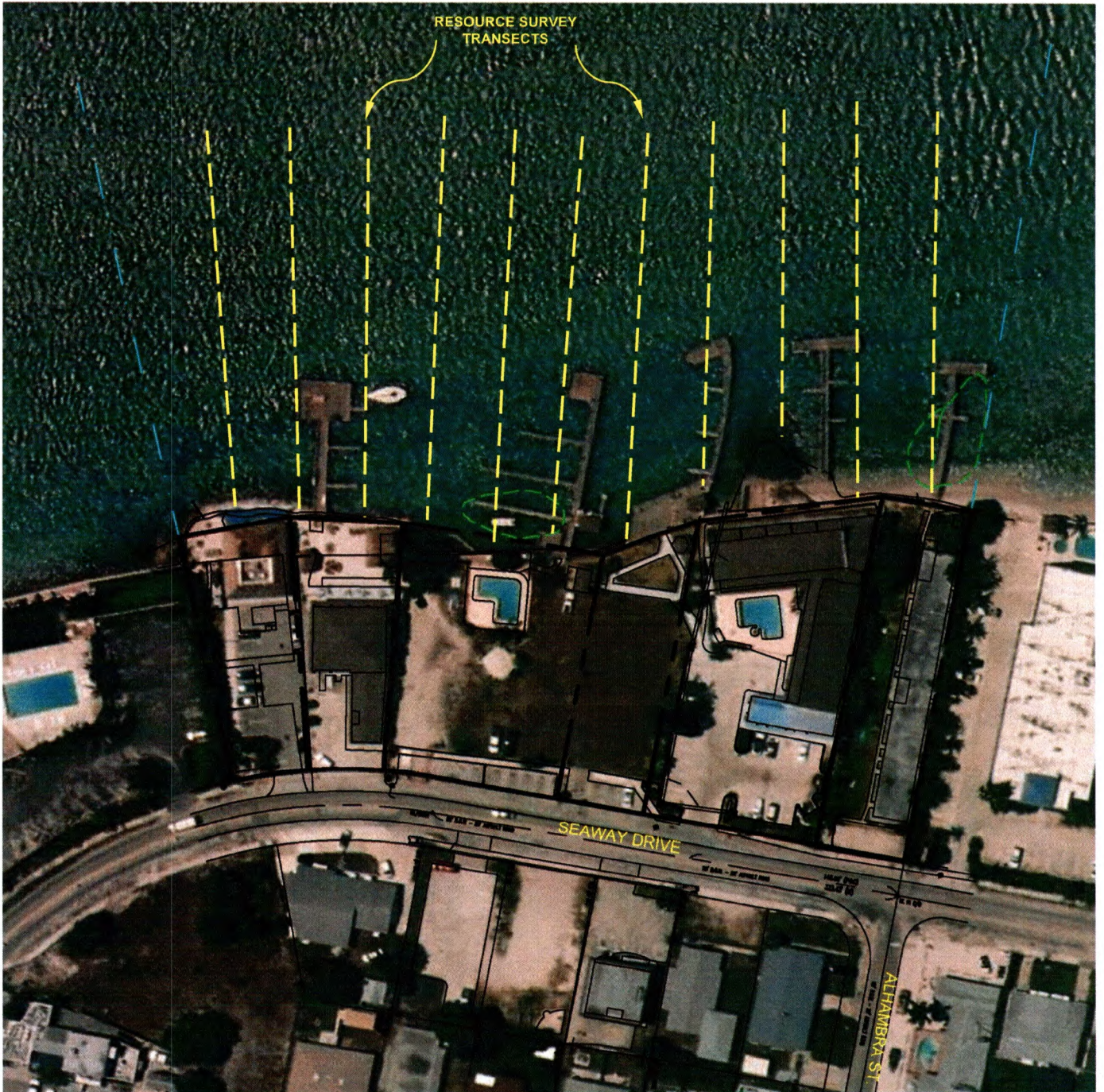
DLS Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port St. Lucie, FL
Tel (772)215-3997

CROSS SECTIONS
DOCKSIDE VIEW DOCK
FORT PIERCE, FL
SHEET 5 OF 6

Scale	N.T.S.
Designed By	DLS
Drawn By	JKW
Date	11/19/14

0 60' 120' 240'

SCALE: 1" = 120'



NOTES:
1. RESOURCE SURVEY PERFORMED 8/25/14 BY DLS ENVIROMENTAL SERVICES.

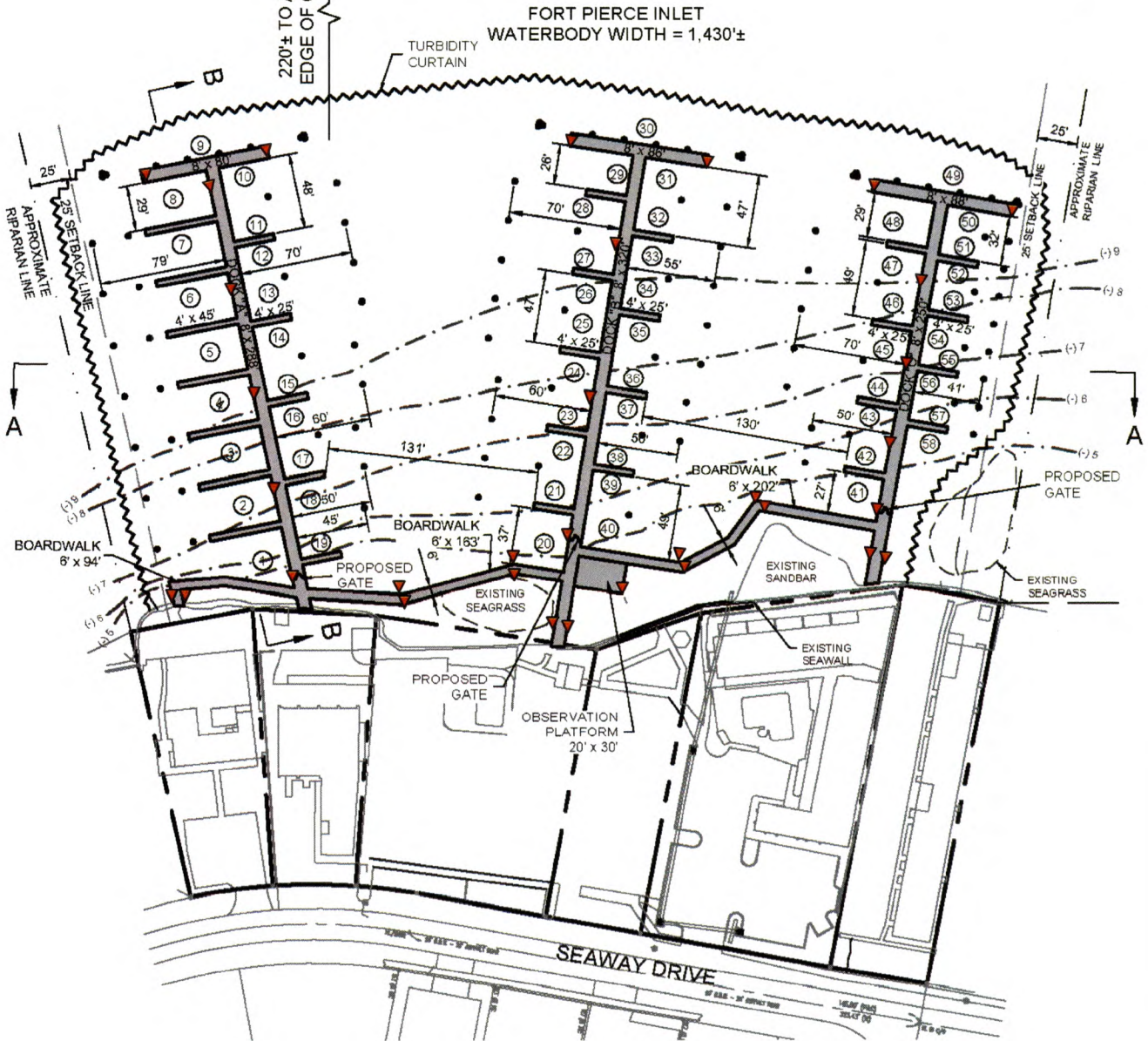
DLS Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port St. Lucie, FL
Tel (772)215-3997

EXHIBIT 1
DOCKSIDE VIEW DOCK
FORT PIERCE, FL

Scale 1"=100'
Designed By DLS
Drawn By JKW
Date 11/19/14

0 100' 200'

SCALE: 1" = 100'



LOW PRESSURE SODIUM LIGHTS
POLES LESS THAN 12' HEIGHT



DLS Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port Saint Lucie, FL 34953

Phone: 772-215-3997 Fax: 772-879-4520
www.dlsevenvironmentalservices.com

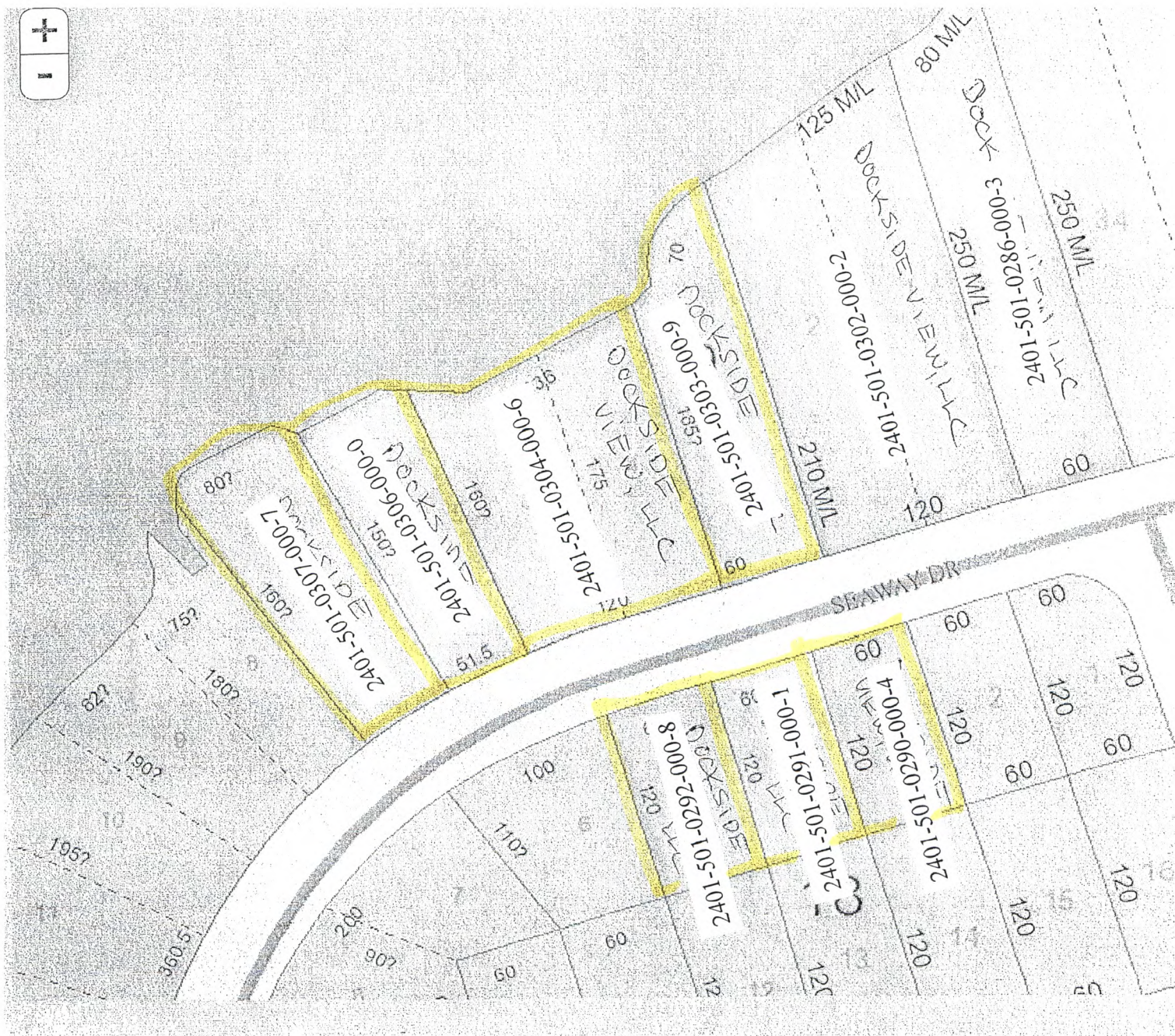
Proposed Marina Lighting

**Dockside View Dock
Fort Pierce, Florida**

SCALE: 1" = 100'

NOV 2015

EXHIBIT II



STATEMENT OF PARKING INVENTORY

DOCKSIDE VIEW, LLC, submits the attached Parking Exhibit documenting its existing Parking Inventory. The property has a total of 124 parking spaces for use by the Dockside Inn, Dockage Facility, and On The Edge restaurant facility.

Your applicant calculates minimum parking requirements per Code after the dockage expansion to be:

Dockside Inn – 36 units requiring 1.1 parking spaces per unit.	40 Spaces
Dockage Facility – 58 wet slips requiring 1 space per 5 slips.	12 Spaces
On The Edge Restaurant – Calculated per square foot of Building Area with Small Business provision.	10 Spaces <hr/>
TOTAL	62 Spaces

The attached Parking Exhibit is a copy of a Survey of the property with parking spaces as noted.

County, Florida.
 (C) Lot 35 in Block 16 of
 THE REVISED PLAT
 OF FORT PIERCE BEACH
 as recorded in Plat Book 8
 page 29 of the
 Public Records of St. Lucie
 County, Florida.

ABBREVIATIONS:

- (*) = Not verified by field measurement
- # = Value as plotted & field measured
- F. E. = Finished floor elevation
- SET = Set 5/8" iron nail with
- Yellow cap marked "FSM 5543"
- OH = Over Head Wire
- OH = Value as measured in field
- D. F. = Chg in Link Rebar
- O. W. = 8/8" Iron Rebar
- O. W. = Wood Pit May
- = Value as plotted
- R = Radius of curve
- L = Length of curve
- B. C. = Delta of Curve
- S. B. = Site Benchmark
- M = Measured
- S = Square Foot
- C = Concrete
- W. B. = Water Basin
- W. P. = Water Pipe
- P. B. = Power Pole
- U. B. = Utility Box
- E. B. = Elec. Box
- W. = Well



Dockside View -
 Parking Exhibit

City of Stuart
Land Development Code



- B. It shall be the responsibility of an applicant for shared parking approval to provide a description of the uses, plan document or civil plan as appropriate, trip generation report, parking study and other information necessary to permit a finding by the city development director regarding a request for shared parking.
(Ord. No. 2077-06, § 2, 7-10-06)
- C. Upon a finding by the city development director that shared parking is appropriate, the director may require that an agreement for shared parking be made between or among the appropriate parties in the form of a shared parking agreement with easement(s) in recordable form acceptable to the city attorney. Such document shall be filed with the city development department and shall be recorded in the public records of Martin County, Florida.
(Ord. No. 2077-06, § 2, 7-10-06)

Sec. 6.01.13. Off-street parking schedule.

Off-street parking spaces shall be provided in accordance with the minimum standards contained in the following schedule.

Land Use Type	Number of Spaces Required
<i>Residential Uses:</i>	
Single-family dwelling unit	2 per unit; garages count towards required off-street parking
Duplex dwelling unit	2 per unit; garages count towards required off-street parking
Multi-family dwelling units (studios or 1 bedroom)	1.5 per unit; garages count towards required off-street parking
Multi-family dwelling units (2 or more bedrooms)	2 per unit; garages count towards required off-street parking
Residential units combined with non-residential uses	2 per unit plus the applicable parking requirements for the non-residential use; garages count towards required off-street parking
Assisted Living Facility (ACLF)	1 per 4 living units, plus 1 space per employee during maximum shift
Adult Day Care Center	1 space for each 200 square feet of floor area. This may be reduced by 1 space for each 2 users for which the center agrees to provide alternative transportation
Bed and Breakfast Inn	1 per room or unit, plus 2 spaces for owner/manager

City of Stuart
Land Development Code



Catering Shop	1 per employee, plus 0.5 spaces per delivery truck, plus 2 spaces per 1,000 square feet
Cold Storage	1 per employee on largest shift
Commercial nursery or tree farm	1 per 250 square feet for enclosed retail floor area and outdoor display area open to the public.
Boat Storage, dry:	1 per 10 boat storage spaces. Required auto parking spaces cannot be used for wash and dry racks or for boats or trailers.
Dry Cleaning Establishment	1 per employee, plus 0.5 spaces per delivery truck, plus 1 space per 300 square feet
Dry Cleaning Plant	1 per employee, plus 0.5 spaces per delivery truck, plus 2 spaces per 1,000 square feet
Flea Market	1 per 200 square feet of sales area or outdoor display area
Health Club or Health Spa	1 per 200 square feet if located with retail, or 1 space per 150 square feet if located independently
Funeral Home	1 per 4 seats of chapel capacity, plus 1 per 3 employees
Gasoline or Other Motor Fuel Service Station, with or without bulk storage	1 per 250 square feet, plus 2 spaces per service bay, plus 1 space per vacuum. Pump locations are not to be included as a parking space. Gas stations with car washes shall also provide 1 parking space per wash unit or bay.
Kennel	1 per 1,000 square feet, plus 1 per employee
Laundry Establishment (Self Service)	1 per 250 square feet
Marina	1 per 5 boat slips, plus 1 space per employee
Massage therapy establishment:	1 per 300 square feet
Microbreweries and craft distilleries	1 per employee plus 1 per 250 square feet for tasting, tap room, and gift shops.
Newspaper or publishing plant	3.5 per 1,000 square feet
Office – Business or Professional	1 per 300 square feet
Office – Medical, Dental, Eye, Veterinary and Other Health- Related Uses	1 per 200 square feet
Office – Low Intensity Medical	1 per 300 square feet
Pain Management Clinic	1 per 200 square feet (also refer to Sec.

Chapter 6

6-15

Sec. 4.624. - Parking rates.

Off-street parking spaces shall be provided in accordance with the standards contained in the following Table 4.14.1. Land uses shall be as defined in section 3.3 of Article 3, Zoning Districts of the Martin County Land Development Regulations (LDR).

Table 4.14.1
Parking Rates

Land Use	Rate
Public and Institutional Uses	
Administrative services, not-for-profit	1 space/150 sf gross floor area
Cemetery/crematory operations and columbaria	1 space/3 seats in chapel plus 1 space/300 sf all other areas
Club or lodge	1 space/100 sf gross floor area
Correctional facility	1 space/employee plus 1 space/25 inmates
Day care, commercial	1 space/employee (largest shift) plus 1 space/10 people plus adequate drop off/pickup areas
Protective and emergency services	1 space/500 sf of gross floor area
Hospital	1 space/4 beds plus 1 space/doctor plus 1 space/2 employees
Library, public	1 space/300 sf gross building area
Nursing home	1 space/4 beds plus 1 space/2 employees

Hotel or motel	1 space/unit plus 1 space/3 seats for accessory restaurant or lounge plus 1 space/3 employees
Mobile home	2 spaces/unit
Amusement, Commercial and General	
Bar or cocktail lounge	1 space/100 sf gross floor area
Bowling alley	5 spaces/lane plus required parking for any other on-site use
Financial institutions	1 space/200 sf gross building area
Flea market	1 space/200 sf of sales area or outdoor display area
Golf course	3 spaces/green
Golf course driving range	<u>1.3</u> spaces/tee
Golf course, miniature	2 spaces/hole plus required parking for additional uses
Health and fitness center	1 space/200 sf building area without outdoor facilities 1 space/300 sf building area with outdoor facilities
Marina, commercial	1 space/5 wet or dry slips plus 1 space/employee
Racquetball and tennis courts	3 spaces/court (public) 2 spaces/court (private)



City of Fort Pierce

BUSINESS TAX RECEIPT

Please post in a conspicuous place or keep on person.

Business Name / Mailing Address:	Owner:
DOCKSIDE INN 1160 SEAWAY DR FT PIERCE FL 34949	DOCKSIDE VIEW LLC

Business Location*: 1160 SEAWAY DR

*This business tax receipt is valid at this location only.

Date Issued	Expiration Date	Control Number
May 01, 2017	September 30, 2017	0000565

The business stated above may be engaged in the following business, profession or occupation at the location above-described.		
BTR #	Classification	Restrictions
17-00029002	MOTELS	MOT6600024 EXP 04/01/2018



City of Fort Pierce

BUSINESS TAX RECEIPT

Please post in a conspicuous place or keep on person.

Business Name / Mailing Address:	Owner:
DOCKSIDE INN 1160 SEAWAY DR FT PIERCE FL 34949	DOCKSIDE VIEW LLC

Business Location*: 1160 SEAWAY DR

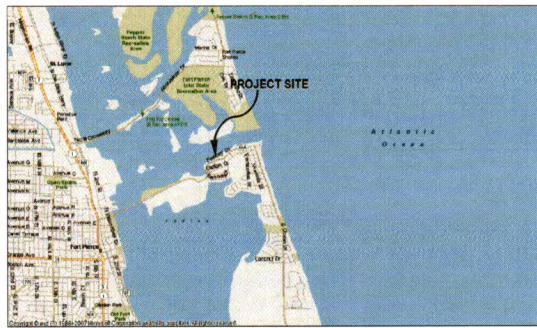
***This business tax receipt is valid at this location only.**

Date Issued	Expiration Date	Control Number
May 01, 2017	September 30, 2017	0000565

The business stated above may be engaged in the following business, profession or occupation at the location above-described.

BTR #	Classification	Restrictions
17-00029001	MARINA SALES AND SERVICE	DOCKAGE

CONSTRUCTION PLANS
FOR
DOCKSIDE VIEW DOCK
CITY OF FORT PIERCE, FL



VICINITY MAP
NTS

SHEET INDEX

SHEET D-1
SHEET D-2
SHEET D-3

COVER SHEET
OVERALL PLAN VIEW
DOCK DETAILS

DOCKSIDE VIEW, LLC
1136, 1142, 1143, 1151, 1152, 1156, 1160, 1161, AND 1172 SEAWAY DRIVE
CITY OF FORT PIERCE, FL



GENERAL NOTES:
 1. PROPOSED WORK IS TO CONSTRUCT THE 15,713 SQ. FT. DOCKING FACILITY SHOWN.
 2. DESIGN LOADS SHALL MEET ALL REQUIREMENTS OF 2014 FBC.

DATE	8/15/17	SCALE	1" = 20'	PROJECT NO.	1714
OVERALL PLAN VIEW		GENERATED BY	DLG	CLIENT	SEAWAY DRIVE FORT PIERCE, FL
D - 2		DESIGNED BY	DLG	PROJECT NO.	1714
DOCKSIDE VIEW DOCK		CHECKED BY	DLG	DATE	
SEAWAY DRIVE		DATE		REVISIONS	
FORT PIERCE, FL		DATE		BY	
Environmental ES Services, Inc. 1000 S. US HWY 1 Fort Pierce, FL 34949 Phone: 772-345-5897 Fax: 772-345-4033 www.environmentalservices.com					

