

**THE CITY OF FORT PIERCE  
PLANNING DEPARTMENT**

In Re:

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

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**RESPONSE TO STAFF'S COMMENTS AND FURTHER  
CLARIFICATION AND INFORMATION OF PROPOSED PROJECT**

**DOCKSIDE VIEW, LLC**, submits this statement in response to City staff's comments and additionally offers the following clarification and information in reference to the proposed project:

1. **Project Overview.** This project involves the reconstruction of existing dockage. Dockside View's existing dockage is currently permitted as a 43 wet slip facility. 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 in existence for decades and is licensed for marina operations, has all necessary permits for 43 slips from the Florida Department of Environmental Protection (FDEP), the Army Corps of Engineers, and enjoys a Sovereignty Submerged Land Lease issued for same by FDEP.

Dockside View proposes no change in upland facilities nor does it seek permits for site development. It seeks conditional use approval based solely on its application to increase the existing dockage from 43 slips to a total of 58 slips, a net increase of 15. The proposed dockage provides no significant land side services for vessels, nor does it provide a solid break water. There is no upland structural site construction contemplated and all dockage reconstruction

activities will occur seaward of the mean high water line and on state sovereignty submerged lands.

Dockside View has received all approvals from the State and Federal authorities for the new dockage facility and has been issued a Sovereignty Submerged Land Lease by FDEP for 58 wet slips. It is also currently paying increased rent for the 15 additional slips to the State of Florida. Funds are appropriated to commence construction of the new dockage upon issuance of a building permit.

2. **Traffic Impacts and Parking.** Staff requested additional information regarding traffic impacts and parking demands resulting from the increase in proposed slips. The applicant believes these will be de minimis at best. Parking for the proposed 15 slip increase will not impact or cause a need to increase existing parking. Dockside View's concept for its project is to operate as a water born destination resort.

Its site currently operates as a 36 room hotel/motel facility offering transient lodging accommodations to the general public, associated dockage, various amenities, and an on-site restaurant. Parking demands for the additional 15 slips is reduced by shared parking with the hotel/motel facility and the restaurant. Vessels entering the facility for overnight dockage are expected to rent a minimum of one of the hotel/motel rooms. The applicant anticipates many of the vessels will also be coming to the facility for the on-site restaurant and other transient useage.

Dockside View's existing parking facilities were legitimized by the City and FDOT, having been granted curb cuts and other access improvements during the total reconstruction of Seaway Drive. Existing parking is believed to be more than sufficient for both the existing facilities and the proposed 15 wet slip increase.

The applicant acknowledges that the parking facility in the center of the upland project site is constructed of gravel. Discussions have occurred with City staff to make certain improvements to this parking area, including the installation of landscape buffers, signage, landscaped isles, traffic signage, and temporary lighting. The applicant is amenable to considering the installation of such improvements concurrent with the reconstruction of the dockage.

3. **Construction Timetable.** It is critical to the success of this project that timely permits be issued for the reconstruction of the deteriorated and non-functional dockage. The applicant expects costs for this reconstruction project will easily exceed \$2.5 million based on current proposals. With the passing of Hurricane Irma through the entire State of Florida, marina and dockage materials and the scarcity of labor may prove detrimental and cause the project to be shelved if there are permitting delays.

4. **Survey.** The applicant will provide a signed and sealed Boundary Survey. It is believed City staff has agreed to eliminate any requirement of a Topographic Survey as there are no permanent improvements proposed for the upland site. Technical site plan details required by Sections 17-27, 17-28, and 17-29 addressing parking lot standards are also eliminated.

5. **Unity of Title.** All six (6) parcels comprising Dockside View's main resort project located north of Seaway Drive are under a single ownership and already share cross-access and parking. Additionally, under the terms of the FDEP lease, the dockage facility and any associated upland parcel cannot be divided. Therefore, this eliminates the need for discussion of a unity of title or similar title vehicle.

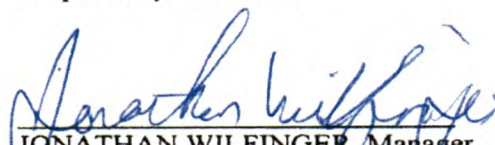
6. **Motorcycle and Bicycle Parking.** Current parking facilities include motorcycle parking spaces. The applicant will address the feasibility of bicycle parking per Section 22-60(f) if sufficient space and a proper location can be identified.

7. **Site Lighting.** The new dockage facility must meet certain lighting requirements with due consideration to specifications complying with turtle regulations. This will be included within the plans and specifications submitted to the Building Department. As discussed above, temporary lighting concurrent with any improvements to the gravel parking area will also be addressed with City staff.

8. **Attachments.** An aerial photograph with any overlay of the new dockage as well as a schematic of the proposed dockage structures is attached for ease of reference. A copy of the Business Tax Receipts issued by the City to Dockside View for the existing motel and dockage facility are also attached.

The foregoing is intended to supplement the applicant's initial submittal and to address City staff comments received to date. The applicant and its technical development team are available to provide any further information that may be necessary to facilitate the review and approval of Dockside View's reconstruction project.

Respectfully submitted,

  
JONATHAN WILFINGER, Manager  
DATED: 10/02/2017

0 100' 200'

SCALE: 1" = 100'



**NOTES:**

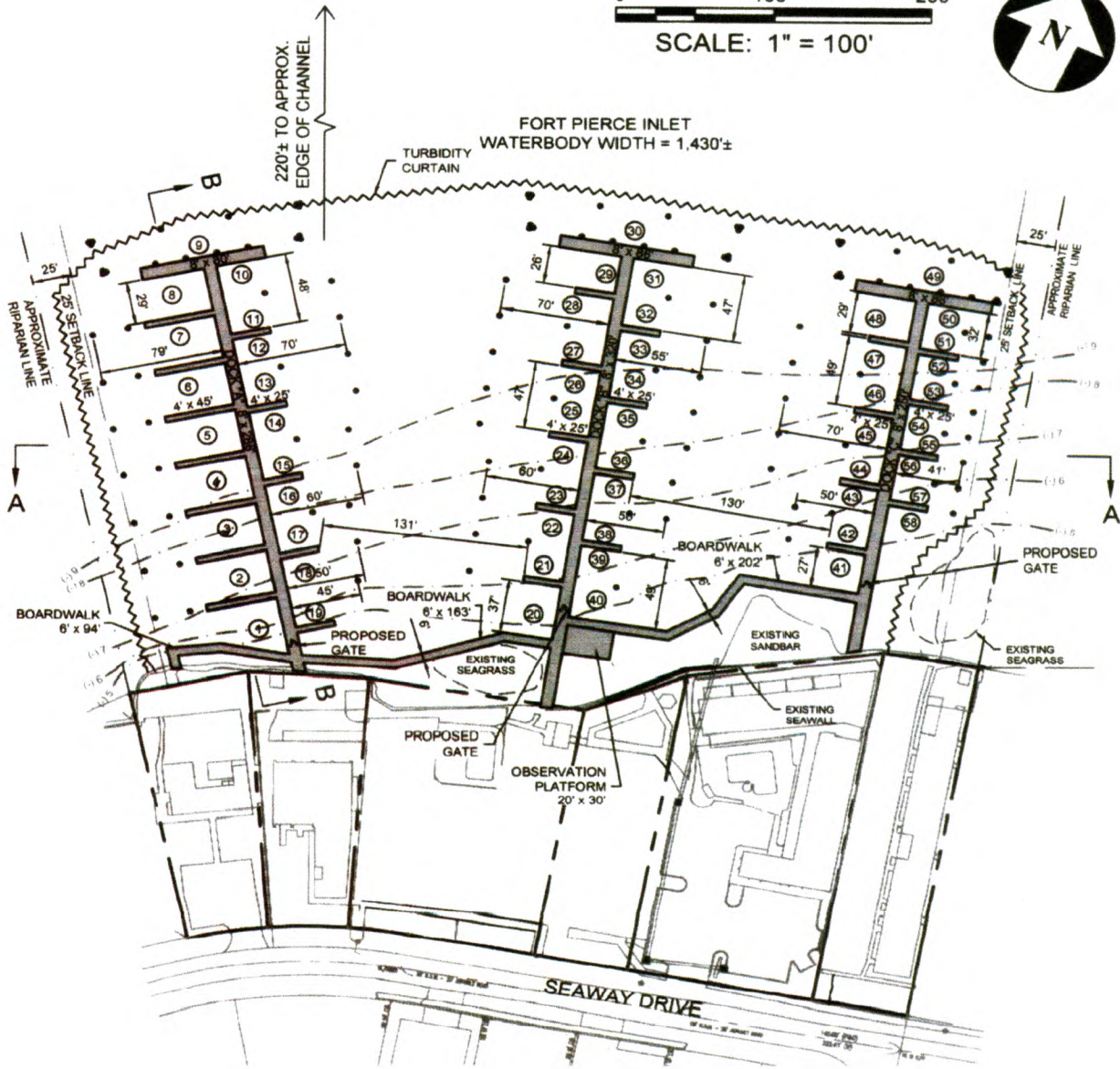
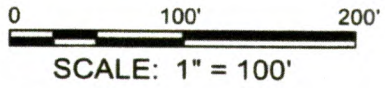
1. ELEVATION DATUM IS MLW= -2.16 NAVD 88, MHW= -0.14 NAVD 88
2. ELEVATIONS AND LOCATIONS ARE APPROXIMATE.

**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  |



**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, 20, 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



# City of Fort Pierce

## BUSINESS TAX RECEIPT

*Please post in a conspicuous place or keep on person.*

|  |                   |
|--|-------------------|
| <b>Business Name / Mailing Address:</b>                  | <b>Owner:</b>     |
| DOCKSIDE INN<br>1160 SEAWAY DR<br><br>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 |



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