



## Conditional Use – No New Construction

Property address or Location 614 N 7<sup>th</sup> Street Fort Pierce, FL 34950  
 Parcel ID #(s) 2403-712-0005-000-4  
 Project description Adult Congregate Living Facility

Hamid Slimane  
 Property Owner(s)  
614 N 7<sup>th</sup> Street  
 Street Address  
Fort Pierce FL 34950  
 City State Zip  
772-332-9374  
 Phone Number  
Hamid Slimane Hamid@hotmail.com  
 Email Address

Hamid Slimane  
 Applicant/Representative, Title, Company  
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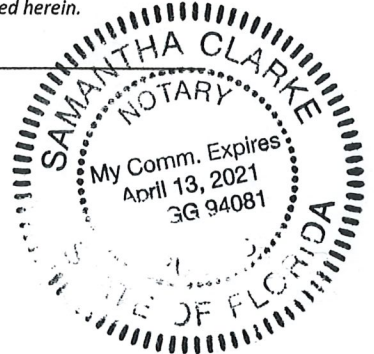
**Property Owner(s) Acknowledgements:** - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgment of the submission of this application. The property owner's signature below shall also authorize the Applicant (if 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.

[Signature]  
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY  
 The foregoing instrument was acknowledged before me this 03 day of August, 2017, by  
Hamid Slimane who is personally known to me or has produced  
Florida Driver License Close as identification.

[Signature]  
 Signature of Notary

(seal)

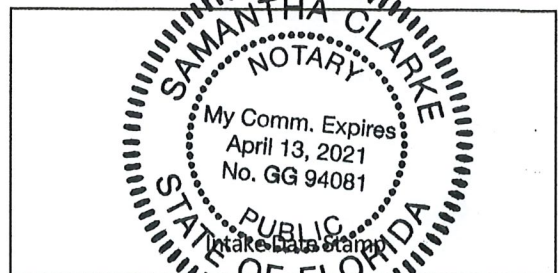


**INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729**

**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 # \_\_\_\_\_  
 Intake Planner \_\_\_\_\_  
 Planner Assigned \_\_\_\_\_  
 Approved By \_\_\_\_\_ Date \_\_\_\_\_  
 Comments \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



**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  
*-striping & Landscaping*

Site Information:

Building Size 13,902 Parking Spaces: \_\_\_\_\_

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

North	South	East	West
C-3	C-3	-C-3	R-4

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



# Architectonic Inc

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August 25, 2017  
City of Ft. Pierce  
Fort Pierce Planning Department  
100 North US #1  
Ft. Pierce, Florida 34950

RE: 7<sup>th</sup> Street Assisted Living Facility Conditional Use

To Whom it may concern:

We are proposing the conversion of the existing Mixed Use facility which currently contains a Single Family Residence on the top level, and Retail on the bottom two floors to become an Assisted Living Facility for non-transient elderly care.

The use of an Assisted Living facility is compatible with the surrounding neighborhood which consists of Single Family Residential, Multi-family Residential, and Commercial Uses including the House Authority, Retail and Childcare Facilities.

The proposed Assisted Living Facility will consist of 33 beds, full service kitchen, living, dining and activities areas with river views, along with nurses station and laundry facilities on the top two floors and maintaining retail on the bottom floor. By changing the use of the top two floors of the existing Mixed Use Retail and Residential Use to Assisted Living Facility will not affect the traffic or the required parking.

The renovations will consist of gutting the top two floors as required to redo plumbing, electrical, air conditioning, adding stairs, adding an elevator, installation of Fire Alarm and Sprinkler System per proposed preliminary layout.

Respectfully Submitted,



Michael Seal  
Architectonic Inc.

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

### Property Identification

Site Address: 614 N 7th ST  
 Sec/Town/Range: 03/35S/40E  
 Map ID: 24/03S  
 Zoning: C3

Parcel ID: 2403-712-0005-000-4  
 Account #: 16167  
 Use Type: 1200  
 Jurisdiction: Fort Pierce

### Ownership

Hamid Slimane  
 614 N 7th St  
 Fort Pierce, FL 34950

### Legal Description

ENGLAR'S RIVERVIEW HEIGHTS LOTS 5 AND 6 (MAP 24/03S) (OR 576-1752)

### Current Values

Just/Market Value: \$493,500  
 Assessed Value: \$491,555  
 Exemptions: \$50,000  
 Taxable Value: \$441,555

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

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



### Total Areas

Finished/Under Air (SF):	13,902
Gross Area (SF):	22,249
Land Size (acres):	0.56
Land Size (SF):	24,500

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