



DEVELOPMENT REVIEW

Property address or Location TBD Oleander Avenue Ft. Pierce FL 34982
 Parcel ID #(s) 2433-144-0001 -000-6
 Project description Low income Senior living Facility

Oleander Oaks LLC
 Property Owner(s)
5801 S. US HWY 1
 Street Address
Ft Pierce FL 34982
 City State Zip
772 834 8732
 Phone Number
toe645@hotmail.com
 Email Address

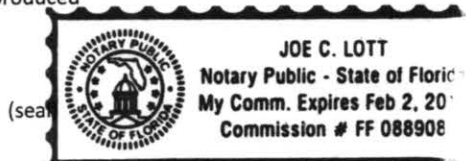
Ryan von Weller / Warwick Commons Ltd.
 Applicant/Representative, Title, Company
1105 Kensington Park Drive Suite 200
 Street Address
Altamonte Springs, FL 32714
 City State Zip
407-333-3233 Ex 294
 Phone Number
r.vonweller@wendovergroup.com
 Email Address

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 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. 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.

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

STATE OF FLORIDA -- COUNTY
 The foregoing instrument was acknowledged before me this 5 day of October, 2007, by
[Signature] who is personally known to me or has produced

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

Site Information:

Non-Residential: Proposed Sq. Ft.: _____

Residential: Proposed Units: 80-100

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

North	South	East	West
R	R	R	R

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)

**FLORIDA HOUSING FINANCE CORPORATION
LOCAL GOVERNMENT VERIFICATION OF STATUS
OF SITE PLAN APPROVAL FOR MULTIFAMILY DEVELOPMENTS**

FHFC Application Reference: _____
Indicate the name of the application process under which the proposed Development is applying/has applied for funding from the Corporation such as the Request for Proposal/Application number and/or the name of the Request for Proposal/Application.

Name of Development: _____

Development Location: _____
At a minimum, provide the address number, street name and city and/or provide the street name, closest designated intersection and either the city (if located within a city) or county (if located in the unincorporated area of the county).

Mark the applicable statement:

1. The above-referenced Development is (a) new construction, or (b) rehabilitation with new construction, or (c) rehabilitation, without new construction, that requires additional site plan approval or similar process. The final site plan, in the applicable zoning designation, was approved on or before the submission deadline for the above referenced FHFC Request for Proposal/Application by action of the appropriate City/County legally authorized body; e.g. council, commission, board, department, division, etc., responsible for such approval process.

2. The above-referenced Development is (a) new construction, or (b) rehabilitation with new construction, or (c) rehabilitation, without new construction, that requires additional site plan approval or similar process, and (i) this jurisdiction provides either preliminary site plan approval or conceptual site plan approval which has been issued, or (ii) site plan approval is required for the new construction work and/or the rehabilitation work; however, this jurisdiction provides neither preliminary site plan approval nor conceptual site plan approval, nor is any other similar process provided prior to issuing final site plan approval. Although there is no preliminary or conceptual site plan approval process and the final site plan approval has not yet been issued, the site plan, in the applicable zoning designation, has been reviewed.

The necessary approval and/or review was performed on or before the submission deadline for the above referenced FHFC Request for Proposal/Application by the appropriate City/County legally authorized body; e.g. council, commission, board, department, division, etc., responsible for such approval process.

3. The above-referenced Development, in the applicable zoning designation, is rehabilitation without any new construction and does not require additional site plan approval or similar process.

CERTIFICATION

I certify that the City/County of _____ has vested in me the authority to verify status of site plan
(Name of City or County)
Approval as specified above and I further certify that the information stated above is true and correct.

Signature

Print or Type Name

Print or Type Title

This certification must be signed by the applicable City's or County's Director of Planning and Zoning, chief appointed official (staff) responsible for determination of issues related to site plan approval, City Manager, or County Manager/Administrator/Coordinator. Signatures from local elected officials are not acceptable, nor are other signatories. If this certification is applicable to this Development and it is inappropriately signed, the certification will not be accepted.

WENDOVER

HOUSING PARTNERS, LLC

1105 KENSINGTON PARK DRIVE, SUITE 200
ALTAMONTE SPRINGS, FLORIDA 32714
TEL: (407) 333-3233 FAX: (407) 333-3919

Applicant Contact Information:

Ryan von Weller
Wendover Housing Partners
1105 Kensington Park Drive, Suite 200
Altamonte Springs, Florida 32714
Tel: (407) 333-3233 x294

Name of Development: Southwick Commons

Proposed Development:

Site Narrative: This development will be an affordable housing apartment complex exclusively for seniors 55 and older. The applicant will be submitting this site to Florida Housing (FHFC) for the competitive allocation of 9% tax credits that will fund the development of this complex. The development itself will consist of a maximum of 50 1BR/1BA units and a maximum of 50 2BR/2BA units for a total of no more than 100 units. The exact amount of units to be planned and applied for will be determined by many factors, including tax credit pricing at the time of application. However, in no instance will the unit count exceed 100 and will likely be 80 total units as shown on the attached preliminary site plan. A wide variety of amenities will also be included, such as a pool, outdoor recreation area, common dining area, movie room, etc. On site management will also be provided. This project is for independent living, and is not an ALF product. The building will be 3 stories with elevators and will be designed to comply with Ft. Pierce's development codes and guidelines.

Number of Buildings Proposed: 1

Building Height: 3 stories

Type of Construction: concrete or wood frame (depending on final FHFC RFA specs)

Number of Parking Spaces Required: as this is a development for senior 55 and older, the typical parking ratio we construct is around 1 space per unit. However, Southwick Commons will abide by the parking ratio mandated by Ft. Pierce.

Number of Parking Spaces Proposed: as this is a development for senior 55 and older, the typical parking ratio we construct is around 1 space per unit. However, Southwick Commons will abide by the parking ratio mandated by Ft. Pierce.

Number of Handicap Spaces: to be determined and final designed as per code requirements

Proposed legal description:

That part of the Northeast Quarter of the Southeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 33, Township 35 South, Range 40 East, St. Lucie County, Florida being more particularly described as follows:

Parcel 1:

The East Half of the Northeast Quarter of the Southeast Quarter of said Section 33 Less the South 630.00 feet and Less the East 92.00 feet thereof for Oleander Avenue and Canal.

AND

Parcel 2:

The South 208.80 feet of the Southeast Quarter of the Southeast Quarter of the Northeast Quarter of said Section 33 Less the East 92.00 feet thereof for Oleander Avenue and Canal.

Containing 12.00 acres more or less.

OFFICE OF THE CLERK OF THE CIRCUIT COURT
CITY OF FORT PIERCE
100 N. GAITHER
P.O. BOX 1700
FT PIERCE, FL 34954

ORDINANCE NO. K-474

AN ORDINANCE EXTENDING THE TERRITORIAL LIMITS OF THE CITY OF FORT PIERCE, FLORIDA, TO INCLUDE APPROXIMATELY 18 ACRES LOCATED ON THE WEST SIDE OF OLEANDER AVENUE, SOUTH OF BELL AVENUE AND NORTH OF TUMBLIN KLING ROAD (GENERALLY IN THE 4000 BLOCK OF OLEANDER AVENUE); DIRECTING THE ST. LUCIE COUNTY PROPERTY APPRAISER TO ASSESS SAID PROPERTY AND PLACE IT ON THE CITY TAX ROLLS AS OF THE FINAL DATE OF ENACTMENT OF THIS ORDINANCE; DIRECTING THE ST. LUCIE COUNTY TAX COLLECTOR TO COLLECT TAXES ON THE HEREIN DESCRIBED PROPERTY; CERTIFYING PUBLICATION OF THIS ORDINANCE; ZONING SAID LAND; ESTABLISHING THE FUTURE LAND USE DESIGNATION; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR THE EFFECTIVE DATE HEREOF.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA:

SECTION 1. The territorial limits of the City of Fort Pierce, Florida, be and they are hereby extended to annex to the said City approximately 18 acres located on the west side of Oleander Avenue, south of Bell Avenue and north of Tumblin Kling Road (generally in the 4000 block of Oleander Avenue); legally described as:

Parcel I.D. 2433-144-0001-000-6
Address: Oleander Avenue

33-35-40 - SE 1/4 OF SE 1/4 OF NE 1/4 - LESS RD AND CANAL RS/W - AND E 1/2 OF NE 1/4 OF SE 1/4 - LESS S 630 FT AND LESS RD AND CANAL RW/W (18.16 AC) (OR 379-1208, 1209: 988-882: 1194-1:1213-2569)

SECTION 2. That the St. Lucie County Property Appraiser and the St. Lucie County Tax Collector are directed to place upon and add to the assessment roll, and to collect taxes on the land described in Section 1 hereof as of the final date of enactment of this ordinance and subsequent years, and to enter the same at such valuation that it will bear an equal and just proportion of taxes as of that date and subsequent years.

SECTION 3. That the City Clerk shall cause notice of this annexation to be published once each week for two consecutive weeks prior to final passage in The Fort Pierce Tribune in Fort Pierce, Florida.

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3006688 04/05/2007 at 09:26 AM
OR BOOK 2793 PAGE 1039 - 1041 Doc Type: ORDIN
RECORDING: \$27.00

SECTION 4. That upon this ordinance becoming effective, the Future Land Use and Zoning of the land hereinabove described and annexed to the territorial limits of the City of Fort Pierce shall be as follows: (1) The NORTH 4.3 acres shall be and the same is zoned C-3, General Commercial Zone, and the Future Land Use Designation is CG, General Commercial Land Use; and (2) The SOUTH 12.88 acres shall be and the same is zoned R-4, Medium Density Residential Zone, and the Future Land Use Designation is RM, Medium Density Residential Land Use, in accordance with the Zoning Ordinance of the City of Fort Pierce, Florida.

SECTION 5. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

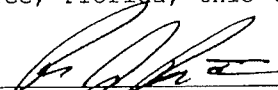
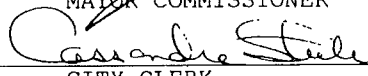
SECTION 6. This ordinance shall be and become effective immediately upon final passage.

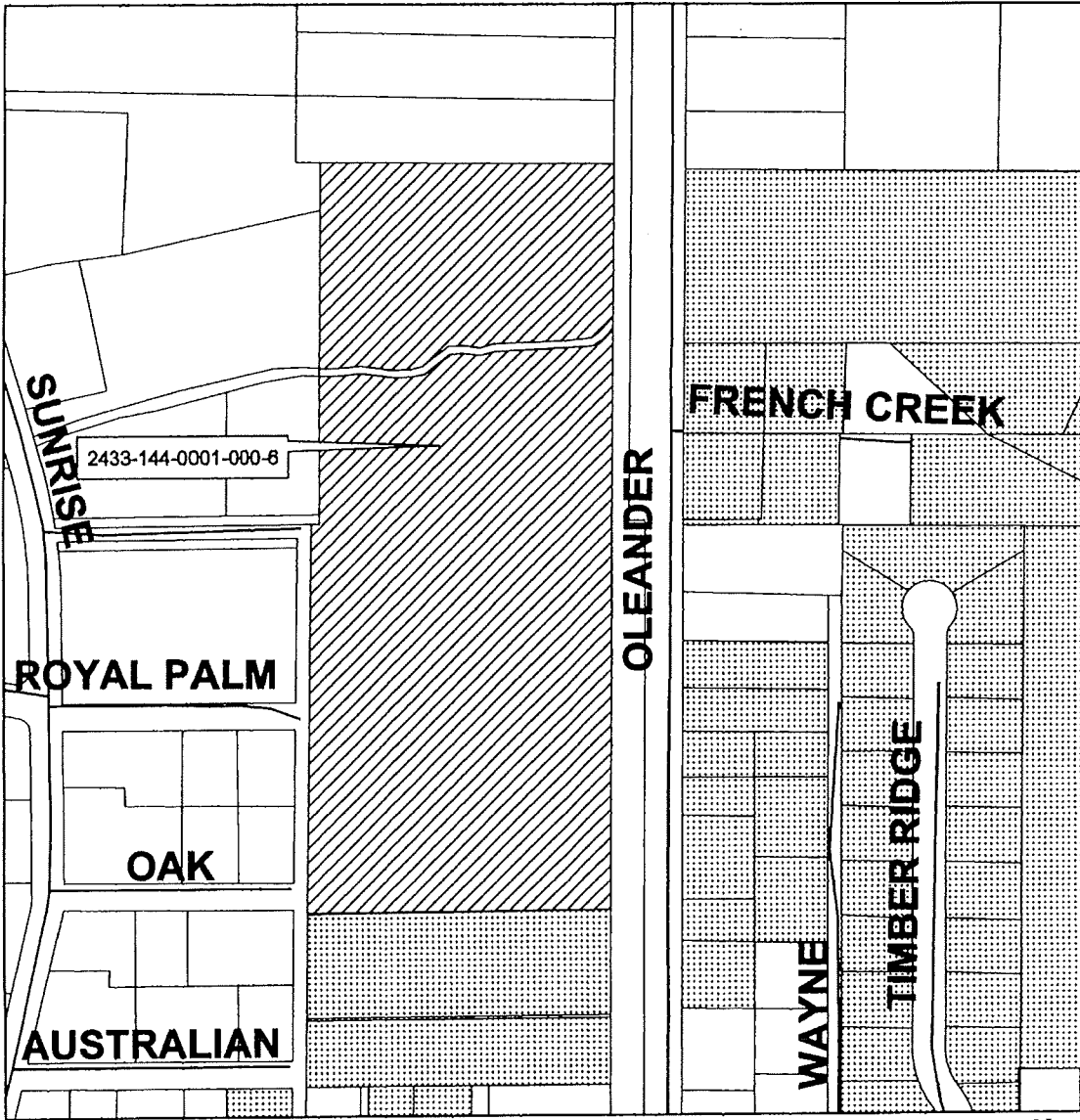
STATE OF FLORIDA)
ST. LUCIE COUNTY) ^{SS}

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. K-474 was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in the Fort Pierce Tribune on March 5, 2007, and on March 12, 2007; copy of said ordinance was made available at the office of the City Clerk to the public upon request; said ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on March 19, 2007; and was duly introduced, read by title only, and passed on second and final reading on April 2, 2007, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this the 3rd day of April 2007.




MAYOR COMMISSIONER

CITY CLERK



Revised Corporate Limits



Oleander Ave

Oleander Ave

Oleander Ave

Oleander Ave

Jetson Appliance & Electronics Experts



Coggin Honda Of Ft. Pierce



Weldon B. Lewis Park / Ancient Oaks Preserve



Winn-Dixie



Towne South Plaza

W Midway Rd

White City

Google

E Midway Rd

Property Identification

Site Address:	OLEANDER AVE
Parcel ID:	2433-144-0001-000-6
Account #:	33036
Map ID:	24/33N
Use Type:	4000
Zoning:	RM-9
City/County:	Fort Pierce

Ownership


Oleander Oaks LLC
5801 S US Highway 1
Fort Pierce, FL 34982-3946


Legal Description

33 35 40 SE 1/4 OF SE 1/4 OF NE 1/4-LESS RD AND CANAL RS/W-AND E 1/2OF NE 1/4 OF SE 1/4-LESS S 630 FT AND LESS RD AND CANAL RS/W- (18.16 AC) (OR 3988-1547; 3994-1479; 3995-2451; 4050-2327)

Current Values

Just/Market Value:	\$1,265,700
Assessed Value:	\$1,265,700
Exemptions:	\$1,265,700
Taxable Value:	\$0

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

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



Total Areas

Finished/Under Air (SF):	0
Gross Area (SF):	0
Land Size (acres):	18.16
Land Size (SF):	791,049.6