



DEVELOPMENT REVIEW

Property address or Location 903 SOUTH MARKET AVE.
 Parcel ID #(s) 243460100630003
 Project description A 26,704 SF WAREHOUSE ADDITION WITH 2 OFFICES AND SMALL PARKS COURTYARD

WILLIAM L. SAX, TRUSTEE
 Property Owner(s) OF A TRUST DATED 11/30/93
215-19 MEADOW RIDGE ROAD
 Street Address
BOONE, NC 28607
 City State Zip
828-265-7265
 Phone Number
WILLIAM.SAX@AOL.COM
 Email Address

JEFF FALKANGER - ARCHITECT
 Applicant/Representative, Title, Company
808 S. ANDREWS AVE. SUITE 300
 Street Address
FT. LAUDERDALE, FL 33316
 City State Zip
(954) 557-7472
 Phone Number
JEFALKANGER@FSMYARCH.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.

William L. Sax, Trustee

Property Owner(s) Signature(s)

STATE OF SOUTH CAROLINA COUNTY CHARLESTON
 The foregoing instrument was acknowledged before me this 13th day of JULY, 2017, by
William Sax who is personally known to me or has produced
NC DRIVERS LICENSE 9925217 as identification.

x
 Signature of Notary [Signature]

(seal)



INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3728

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

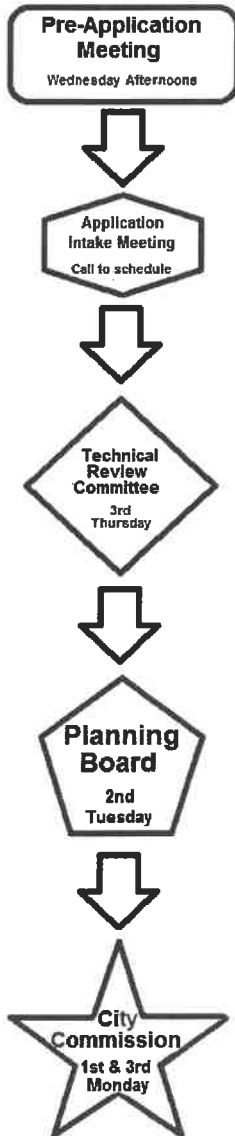
Site Information:

Non-Residential: Proposed Sq. Ft.: 27,507 Residential: Proposed Units: _____

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

North	South	East	West
INDUSTRIAL	INDUSTRIAL	INDUSTRIAL	INDUSTRIAL

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)

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

Property Identification

Site Address: 903 S MARKET AVE
 Sec/Town/Range: 34/35S/40E
 Map ID: 24/34N
 Zoning: I1

Parcel ID: 2434-601-0063-000-3
 Account #: 33467
 Use Type: 4800
 Jurisdiction: Fort Pierce

Ownership

William L Sax
 PO Box 3080
 Boone, NC 28607

Legal Description

KELLEM'S S/D FROM NW COR OF LOT 16 RUN S ALG W LI OF LOT 16 12 FT, TH E // WITH N LI OF LOT 16 311.80 FT TO POB, TH CONT E 322.20 FT TO E LI OF LOT 15, TH S648 FT, TH W 300 FT, TH N 448 FT, TH W 24.18 FT, TH N 201.01 FT TO POB (4.57 AC) (OR 924-141: 1116-1018)



Current Values

Just/Market Value: \$522,500
 Assessed Value: \$522,500
 Exemptions: \$0
 Taxable Value: \$522,500
 Taxes for this parcel: SLC Tax Collector's Office
 Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF): 11,452
 Gross Area (SF): 11,524
 Land Size (acres): 4.37
 Land Size (SF): 190,432

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 17, 1997	1116 / 1018	XX04	QC	William L Sax	\$5,000
Oct 4, 1994	0924 / 0141	XX02	WD	Charles E Mitchell	\$150,000
Jul 15, 1993	0850 / 2085	XX01	QC	Charles E Mitchell	\$100
Jun 15, 1993	0847 / 1805	XX01	CT	O'MALLEY PRECAST INC	\$100
Oct 1, 1987	0560 / 0895	XX00	CV		\$400,000

Building Information (1 of 1)

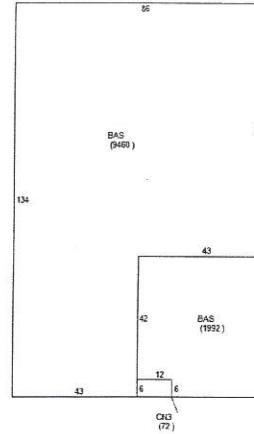
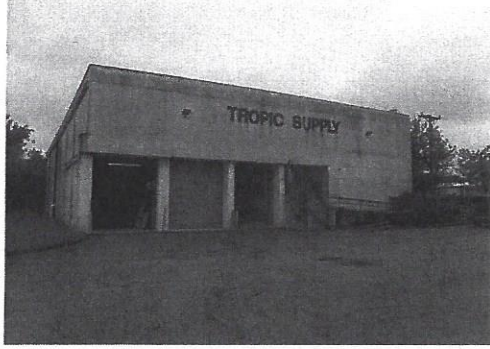
Finished Area: 11,452 SF
 Gross Total Area: 11,524 SF

Exterior Data

View:	Roof Cover: Tar & Gravel	Roof Structure: Precast Conc
Building Type: INDD	Year Built: 1996	Frame:
Grade: Y_C	Effective Year: 1996	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 2	Secondary Wall:

Interior Data

Bedrooms: 0	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Vinyl Tiles
A/C %: 17%	Heated %: 17%	Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	11452	11452	622
CN3	CANOPY	72	0	36

Special Features and Yard Items

Type	Qty	Units	Year Blt
CHAINLINK 6'	1	351	1996
BARB WIRE	1	351	1996
CEMENT CURB	1	494	1996
MEZZANINE	1	3139	1996
ASPI HIGH	1	22440	1996

Current Year Values

Current Values Breakdown

Building:	\$294,000
Land:	\$228,500
Just/Market:	\$522,500
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$522,500
Exemption(s):	\$0
Taxable:	\$522,500

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
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Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2015	0041	18	Fort Pierce Stormwater Charge	\$972.00

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office.

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2016	\$522,500	\$522,500	\$0	\$522,500
2015	\$590,200	\$590,200	\$0	\$590,200
2014	\$591,300	\$591,300	\$0	\$591,300

Permits

Number	Issue Date	Description	Amount	Fee
C95-02795	May 12, 1995	Commercial New Construction	\$291,666	\$291,666
C96-020231	Feb 16, 1996	Demolition	\$100	\$100
C96-020232	Feb 16, 1996	Demolition	\$100	\$100
c1104-0300	Apr 27, 2011	Demolition	\$0	\$0
C1211-0018	Nov 2, 2012	Plumbing	\$0	\$0

Notice: This does not necessarily represent all the permits for this property.

[Click the following link to check for additional permit data in Fort Pierce](#)

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

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THIS INSTRUMENT PREPARED BY:
WILLIAM E. RAIKES, III, ESQUIRE
100 Avenue A, Suite C
Fort Pierce, FL 34950

PARCEL I.D. NO. 2434-601-0063-000/3
Grantee S.S. No. [REDACTED]

**WARRANTY DEED TO TRUSTEE UNDER LAND TRUST AGREEMENT
PURSUANT TO SECTION 689.071, FLORIDA STATUTES**

THIS INDENTURE made this 4th day of October, 1994 between CHARLES E. MITCHELL and SUE U. MITCHELL, as Co-Trustees of the CHARLES E. MITCHELL REVOCABLE TRUST dated December 17, 1990, WALTER G. BURNUP and RUTH M. BURNUP, his wife, and EUGENE DUCHAC, Grantors, whose address is 2810 Jefferson Parkway, Fort Pierce, FL 34946, and WILLIAM L. SAX, TRUSTEE OF THAT CERTAIN TRUST DATED November 30, 1993, Grantee, whose tax address is 8180 N.W. 36th Street, Suite 100, Miami, FL 33166.

Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to Grantors in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Lucie County, Florida, to wit:

The West 300 feet of the East 1020 feet of the North 1/2 of Lots 13, 14, 15 and 16 of J.I. KELLEMS SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 3, at page 85, of the Public Records of St. Lucie County, Florida.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 1993.

The property described herein does not constitute the homestead of the Grantors. Grantors reside on lands other than those described herein.

Full power and authority is hereby granted to Trustee to improve, subdivide, protect, conserve, sell, lease, encumber and otherwise manage and dispose of the property or any part thereof and to deal with the property and every part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide the property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey the property or any part thereof to a successor or successors in trust and to grant such successor or successors in trust of all the title, estate, powers and authorities vested in the Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber the property, or any part thereof, to lease the property or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or in any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange the property, or any part thereof, for other real or personal property, to submit the property to condominium, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to the Property or any part thereof, and to deal with the property and every part thereof in all other

* Doc Assump: \$ 0.00
* Doc Tax : \$ 1050.00
* Int Tax : \$ 0.00

JoAnne Holman, Clerk of the Circuit Court - St. Lucie County
File Number: 135055 OR BOOK 0924 PAGE 0141
Recorded: 10-10-94 12:56 P.M.

ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter, and with Scott R. Willinger to be the Successor Trustee of the trust described above upon the death, disability or resignation of William L. Sax. The written acceptance by Scott R. Willinger, recorded among the public records in the county where the real property described herein is located, together with evidence of William L. Sax's death, disability, or resignation, shall be deemed conclusive proof that the Successor Trustee provisions of the trust described above have been complied with. Evidence of William L. Sax's death shall consist of a certified copy of his death certificate. Evidence of his disability shall consist of a licensed physician's affidavit establishing that William L. Sax is incapable of performing his duties as Trustee of the trust. Evidence of William L. Sax's resignation shall consist of a resignation, duly executed and acknowledged by him. The Successor Trustee shall have the same powers granted to the original Trustee, as set forth herein.

Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with the property shall be as Trustee of an express trust and not individually and the Trustee shall have no obligation or indebtedness except only so far as the trust property in actual possession of the Trustee shall be applicable for payment and discharge thereof; and it shall be expressly understood that any representations, warranties, covenants, undertakings and agreements hereinafter made on the part of the Trustee, while in form purporting to be the representations, warranties, covenants, undertakings and agreements of the Trustee, are nevertheless made and intended not as personal representations, warranties, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding the Trustee personally, but are made and intended for the purpose of binding only the trust property specifically described herein; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against the Trustee individually on account of any instrument executed by or on account of any representation, warranty, covenants, undertaking or agreement of the Trustee, either expressed or implied, all such personal liability, if any, being expressly waived and released and all persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

In no case shall any party dealing with the Trustee in relation to the property, or to whom the property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the property, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the Trustee in relation to the property shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance, lease or other instrument, (a) that at the time of delivery thereof the trust created by this Deed and by the trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each beneficiary under the trust agreement hereunder and of all persons claiming under them or any of them shall be only in the possession, earnings, avails and proceeds arising from the sale or other disposition of the property, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable in or to the real estate as such, but only as interest in the possession, earnings, avails and proceeds thereof as aforesaid.

TOGETHER, with all the tenements, hereditament and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantors hereby covenant with Grantees that Grantors are lawfully seized of the property in fee simple; that the Grantors have good right and lawful authority to sell and convey the property; that the Grantors hereby fully warrant the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1993.

IN WITNESS WHEREOF, the said Grantors have signed these presents the day and year first above written.

Signed and delivered in the presence of:

William E. Rakes III
Signature
William E. RAKES III
Printed Signature

Linda D. Campin
Signature
LINDA D. CAMPIN
Printed Signature

William E. Rakes III
Signature
William E. Rakes III
Printed Signature

Linda D. Campin
Signature
LINDA D. CAMPIN
Printed Signature

William E. Rakes III
Signature
William E. Rakes III
Printed Signature

Linda D. Campin
Signature
LINDA D. CAMPIN
Printed Signature

Charles E. Mitchell
CHARLES E. MITCHELL, Co-Trustee
2810 Jefferson Parkway
Address
Fort Pierce, FL 34946

Sue U. Mitchell
SUE U. MITCHELL, Co-Trustee
2810 Jefferson Parkway
Address
Fort Pierce, FL 34946

Walter G. Burnup
WALTER G. BURNUP
243 Marina Dr
Address
Fort Pierce, FL 34949

Ruth M. Burnup
RUTH M. BURNUP
243 Marina Drive
Address
Fort Pierce, FL 34949

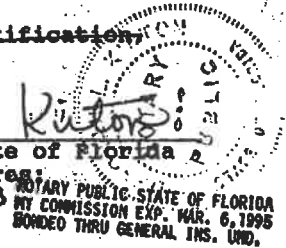
Eugene Duchac
EUGENE DUCHAC
4715 Kissimmee Park Rd.
Address
St. Cloud, FL 34772

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 4th
day of October, 1994 by CHARLES E. MITCHELL and SUE U.
MITCHELL.

Who are personally known OR who have produced identification
Type of Identification _____

Donald L. Kinton
Notary Public, State of Florida
My Commission expires:
CC 089333

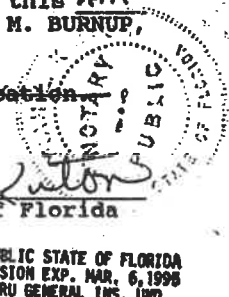


STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 4th
day of October, 1994 by WALTER G. BURNUP and RUTH M. BURNUP,
his wife.

Who are personally known OR who have produced identification
Type of Identification _____

Donald L. Kinton
Notary Public, State of Florida
My Commission expires:
CC 089333



STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 4th
day of October, 1994 by EUGENE DUCHAC.

Who is personally known OR who has produced identification
Type of Identification H. Drivers License D220-216-28-140-0

Donald L. Kinton
Notary Public, State of Florida
My Commission expires:
CC 089333



NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. MAR. 6, 1995
BONDED THRU GENERAL INS. LTD.

July 14, 2017

Mr. Kori Benton
City of Ft. Pierce Planning Department
100 N. US Highway 1
Ft. Pierce, FL 34950

**RE: TROPIC SUPPLY – WAREHOUSE ADDITION
903 SOUTH MARKET AVE.
OWNERSHIP & CONTROL, CHARACTER & INTENDED USE**

Mr. Benton,

The Tropic Supply property at the referenced location is under the ownership of William L. Sax, Trustee. The Trust's official name is the Charles F. Del Vecchio Trust, dated November 30, 1993.

Mr. Del Vecchio is the sole Owner of Tropic Supply which has 21 locations around the State. As such, Mr. Del Vecchio is in control of the development of the property.

Tropic Supply – Fort Pierce is an air conditioning and refrigeration resource center, wholesale only, not open to the public.

The proposed addition will be a continuation and enlargement of the existing facility.

Cordially yours,



Jeff Falkanger
Registered Architect
State of Florida # AR 4656

