



Conditional Use – No New Construction

Property address or Location 117 N. 2nd St Ft pierce FL 34950 (120 N Depot Drive)

Parcel ID #(s) 2410-503-0077 -000-9

Project description managment and leasing of parking spots

The Galleria of Downtown Ft Pierce LLC

Property Owner(s)

117 Orange Ave

Street Address

Fort Pierce FL 34950

City State Zip

772-801-5729

Phone Number

keaton@pierceharbor.com

Email Address

Galleria Administration

Applicant/Representative, Title, Company

117 Orange Ave

Street Address

Fort Pierce FL 34950

City State Zip

772-801-5729

Phone Number

keaton@pierceharbor.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.

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

STATE OF FLORIDA -- COUNTY StLucie

The foregoing instrument was acknowledged before me this 10 day of April, 2017, by

Gustavo Gutierrez who is personally known to me or has produced

Marcia Talbert as identification.

Marcia Talbert
Signature of Notary



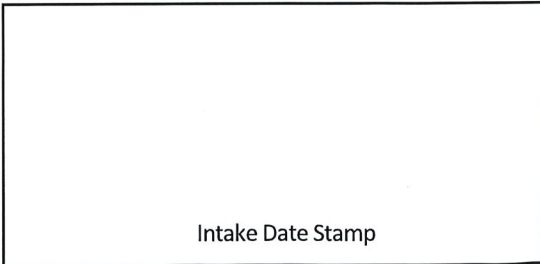
INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date _____
 Intake Planner _____
 Planner Assigned _____
 Approved By _____ Date _____
 Comments _____

Fees _____ Control # _____ B. Permit # _____



Intake Date Stamp



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

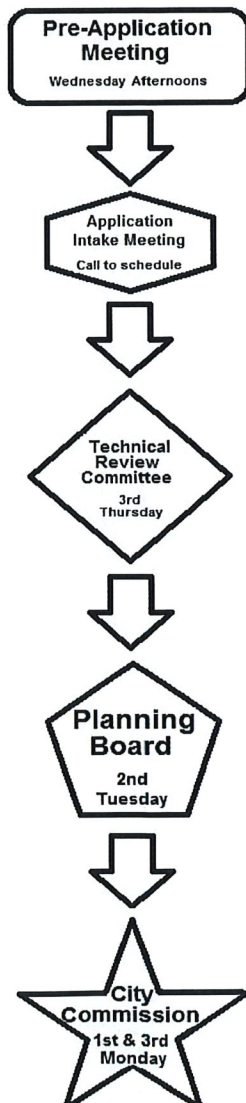
Site Information:

Building Size N/A Parking Spaces: 49

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

North	South	East	West

Application Outlook



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.

Conditional Use – Parking Lot

We would like to provide parking spaces on our private legal property based on supply and demand for the community. Estimated parking charge would be \$5.00.

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

Property Identification

Site Address: 117 N 2nd ST
 Sec/Town/Range: 10/35S/40E
 Map ID: 24/10N
 Zoning: C4

Parcel ID: 2410-503-0077-000-9
 Account #: 23073
 Use Type: 2800
 Jurisdiction: Fort Pierce

Ownership

Galleria at Downtown Fort Pierce LLC
 1239 Alton Rd
 Miami Beach, FL 33139

Legal Description

AARON LEE'S MAP OF FORT PIERCE BLK H LOTS 6 AND 7 AND W
 55 FT OF LOTS 13 AND 14 AND W 30 FT OF S 2 FT OF E 100 FT OF
 ALLEY ADJ ON N OF LOT 14 (MAP 24/10B) (OR 616-2920: 1179-750:
 1210-1614, 1616, 1618: 1210-16, 20) (OR 3611-363)

Current Values

Just/Market Value: \$114,000
 Assessed Value: \$114,000
 Exemptions: \$0
 Taxable Value: \$114,000
 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): 0.45
 Land Size (SF): 19,560

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