



Conditional Use – No New Construction

Property address or Location 305 South 7th Street
 Parcel ID #(s) _____
 Project description massage / yoga / spa

Charles Hayek
 Property Owner(s)
305 S. 7th St.
 Street Address
FP FL 34950
 City State Zip
772-828-1080
 Phone Number
cchawk77@aol.com
 Email Address
COLONNADES IV LLC

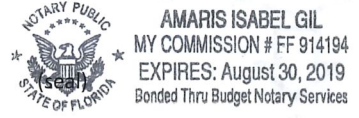
Angel French
 Applicant/Representative, Title, Company
305 South 7th St.
 Street Address
FP FL 34950
 City State Zip
772-519-7069
 Phone Number
Angel a
 Email Address

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
 The foregoing instrument was acknowledged before me this 3rd day of October, 2017, by Charles
Charles Hayek who is personally known to me or has produced
 _____ as identification.

[Signature]
 Signature of Notary

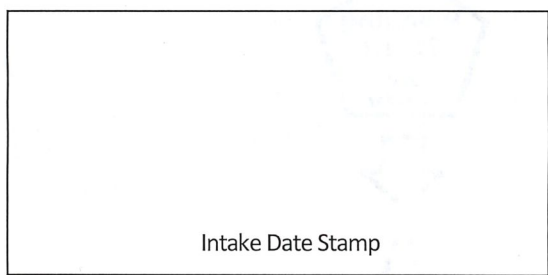


INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

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 _____





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 _____ Parking Spaces: _____

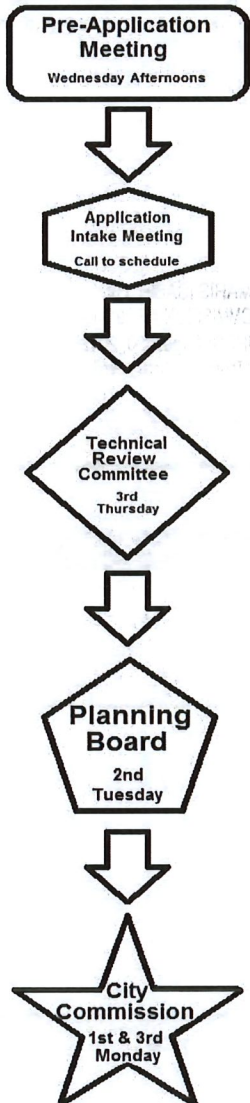
Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West
office			

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.

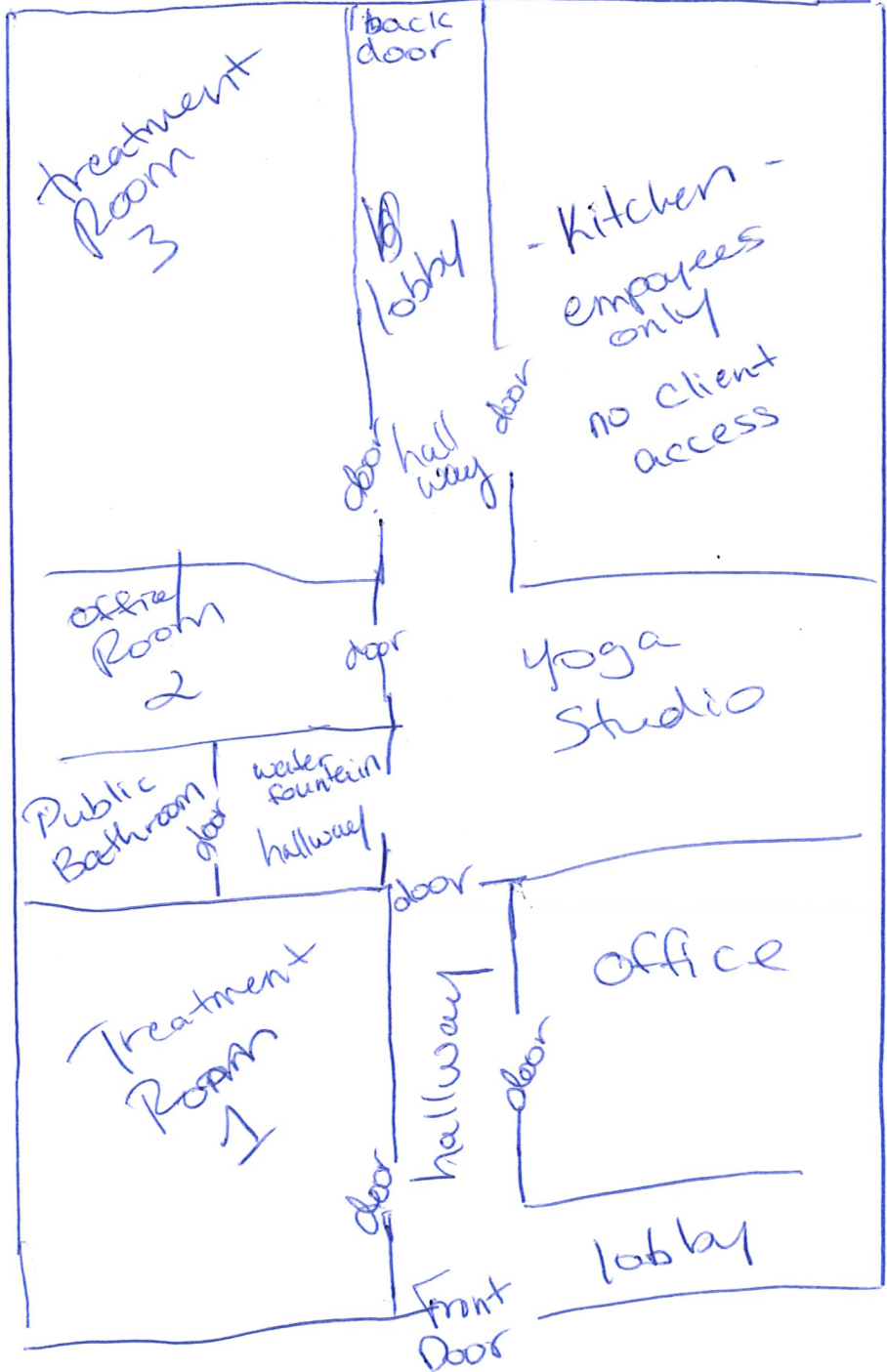
Application Outlook



Private lot
Parking
w/ handicap
parking

handicap ramps

Driveway



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

Property Identification

Site Address: 305 S 7th ST
 Sec/Town/Range: 10/35S/40E
 Map ID: 24/10S
 Zoning: HistoricDi

Parcel ID: 2410-705-0011-000-9
 Account #: 23559
 Use Type: 1700
 Jurisdiction: Fort Pierce

Ownership

Charles Hayek
 1111 Fernandina ST
 Fort Pierce, FL 34949

Legal Description

CANNING CO'S S/D N 19 FT OF E 210 FT OF LOT 5 AND S 35 FT OF E 210 FT OF LOT 6-LESS E 12 FT AND LESS: FROM SE COR LOT 5 RUN W 12 FT TO W R/W S 7 ST, TH N ON R/W 140 FT FOR POB, TH W 98 FT, TH S 1FT, TH E 98 FT, TH N 1 FT TO POB- (8) (MAP 24/10E) (OR 3844-2214)

Current Values

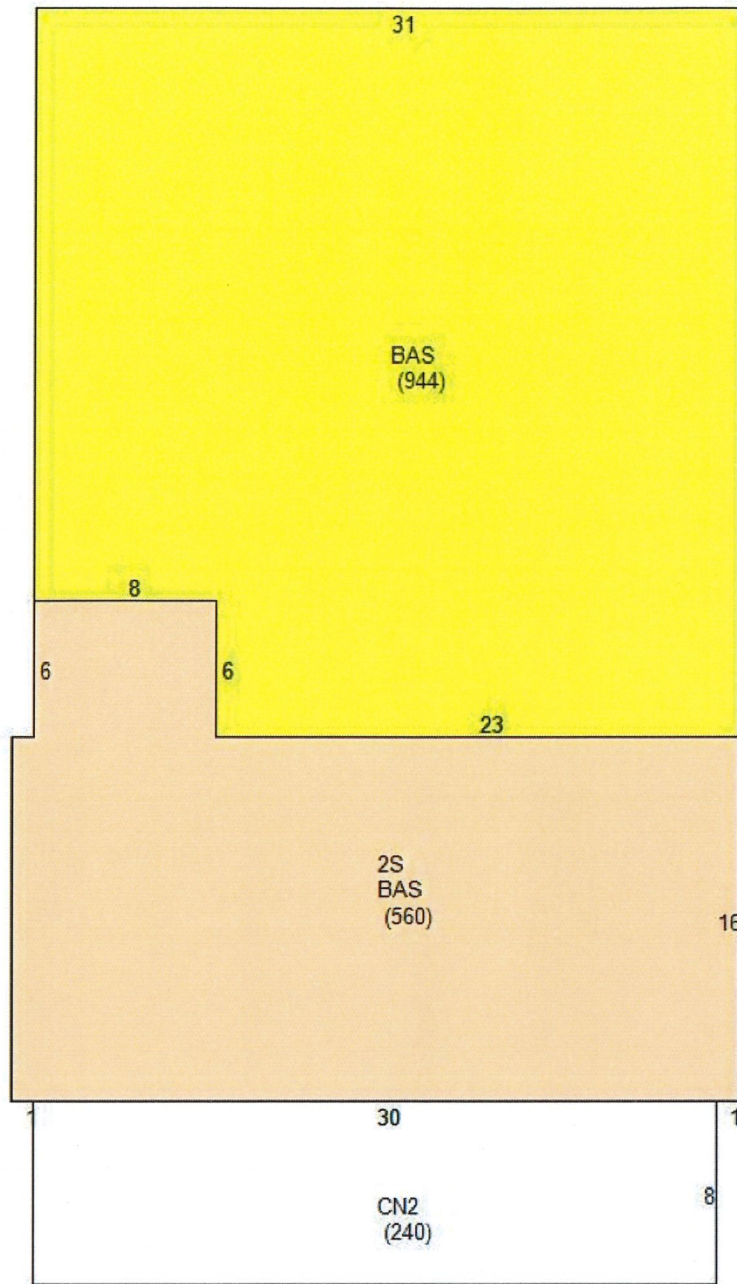
Just/Market Value:	\$106,000
Assessed Value:	\$106,000
Exemptions:	\$0
Taxable Value:	\$106,000
Taxes for this parcel: SLC Tax Collector's Office	
Download TRIM for this parcel: Download PDF	



Total Areas

Finished/Under Air (SF):	2,064
Gross Area (SF):	2,304
Land Size (acres):	0.24
Land Size (SF):	10,594

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

HC Ramp





**FOR SALE
OR LEASE**

CALL

**Joanne
McCurdy**

REAL ESTATE, INC.

772-216-2821

COMMERCIAL SPACE
APPROX. 2250 SQ. FT.
FINANCING AVAILABLE

To whom it concerns,

11/1/17

With my application & fees
I am attaching this letter to
request a reimbursement or partial
reimbursement of ~~\$500~~ temp use fees,
upon approval of the conventional use.
I am passionate about Fort Pierce
and excited to be part of the changes
happening around PAD & 7th St. district.
My spa originally in the Arcade Building
is going into 3rd yr. of business. A
need to grow & expand brought me
to 305 S. 7th St, we did not realize
it was not properly zoned. My vision
is to bring beauty, growth & opportunity
to this area through bodywork,
esthetics & yoga therapy. Thank
you for your time & consideration.

- Angel French