



Conditional Use – No New Construction

Property address or Location Indian Hills Drive, Fort Pierce
 Parcel ID #(s) 2422-1601-0001-000/14
 Project description VEHICULAR STORAGE

John A. Wilson, Sandra R. Wilson
 Property Owner(s)
5245 Loggerhead Pl
 Street Address
Fort Pierce FL 34949
 City State Zip
772-971-3852
 Phone Number
carsvalimitedline@icloud.com
 Email Address

Greg Boogs, Boogs Planning + Landscape Architecture
 Applicant/Representative, Title, Company
100 AVENUE A, Suite 2E
 Street Address
Fort Pierce FL 34950
 City State Zip
877-6473
 Phone Number
gboogs@gbplans.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.

Sandra R. Wilson, John A. Wilson
 Property Owner(s) Signature(s)

STATE OF FLORIDA – COUNTY

The foregoing instrument was acknowledged before me this 29 day of October, 2018, by

Sandra R. Wilson who is personally known to me or has presented
John A. Wilson as identification.

Laurie Lukos
 Signature of Notary



Laurie Lukos
 COMMISSION # GG267493
 EXPIRES: October 15, 2022
 Bonded Thru Aaron 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



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:

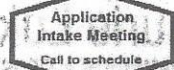
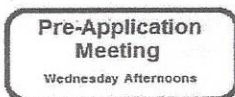
Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West
retail - drugstore	retail	residential	retail

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



LEGAL DESCRIPTION:

COMMENCE AT THE NORTHEAST CORNER OF THE PORTION OF LOT 67, LESS THE WEST 7 FEET FOR ROAD RIGHT-OF-WAY IN MARAVILLA GARDENS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 19, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID POINT OF BEGINNING OF THE TRACT OF LAND HERINAFTER DESCRIBED; THENCE RUN SOUTH 00°39'00" WEST, FOR A DISTANCE OF 168.37 FEET TO A POINT; THENCE WEST FOR A DISTANCE OF 142 FEET +/- TO A POINT; THENCE RUN NORTH 00°39'00" EAST FOR A DISTANCE OF 168 FEET +/- TO A POINT INTERSECTING THE NORTHERN LINE OF LOT 67; THENCE TURNING RIGHT AND RUN NORTH 89°05'04" EAST FOR A DISTANCE OF 142 FEET +/- TO THE POINT OF BEGINNING, SAID TRACT OF LAND LYING AND BEING SITUATED IN THE CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

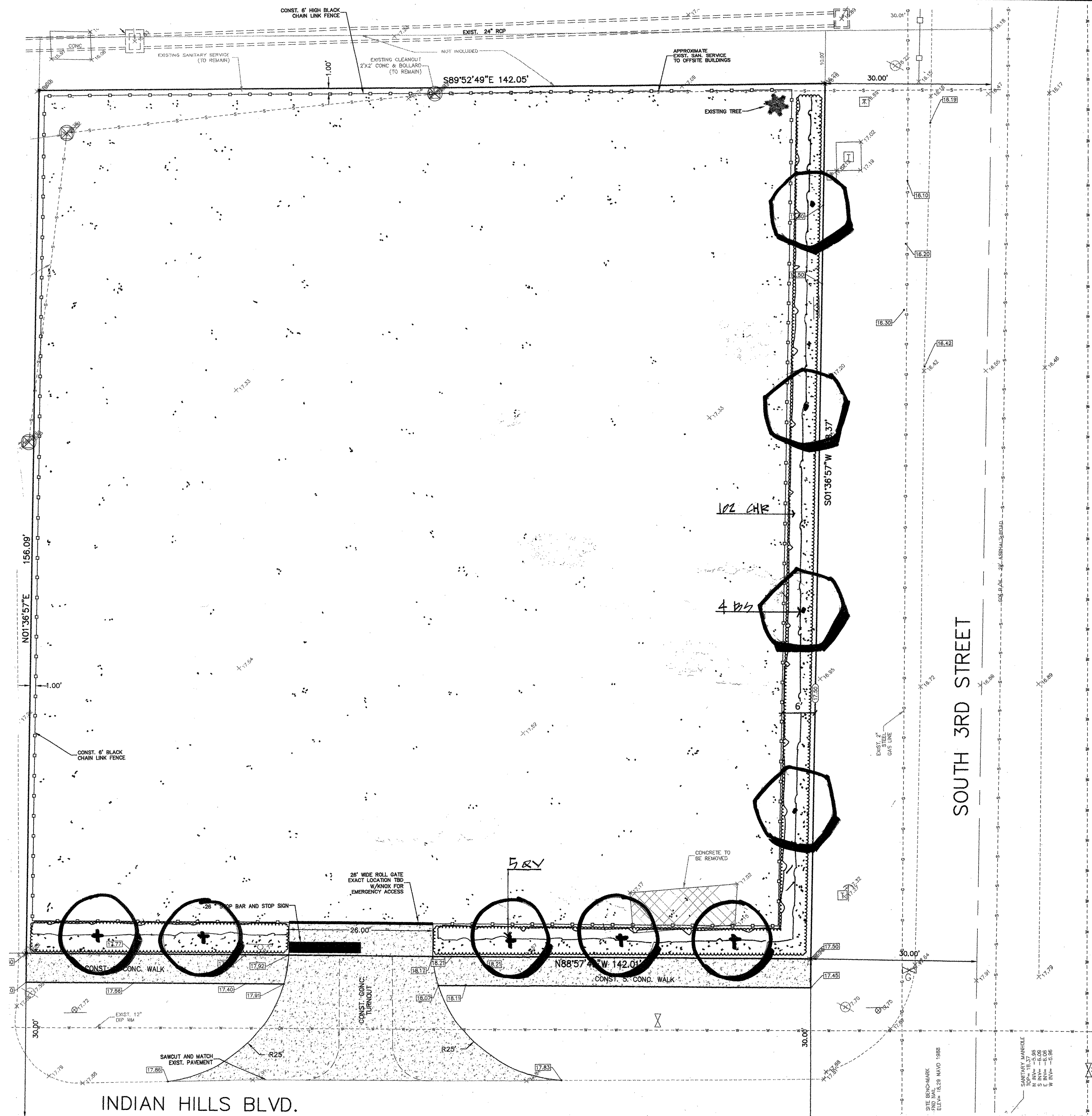
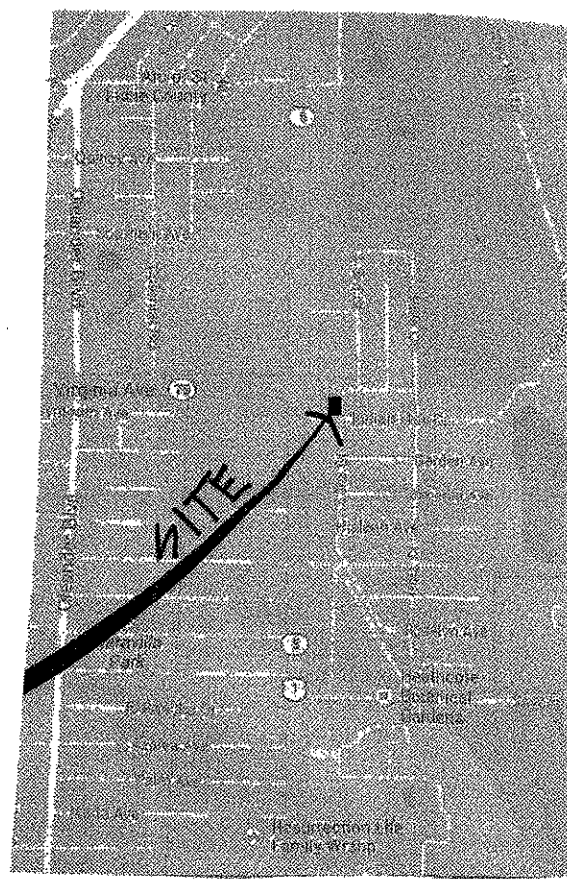
LESS AND EXCEPTING THE NORTH 10 FEET THEREOF.
CONTAINING 22,327 SQUARE FEET OR 0.513 ACRES, MORE OR LESS.

OWNER
JOHN A. WILSON, JR. & SANDRA R. WILSON
5245 Loggerhead Place,
Fort Pierce, FL 34949
772-971-3852
ENGINEER

STEPHEN COOPER, P.E. AND ASSOCIATES,
209 N.E. SAGAMORE TERRACE
PORT ST. LUCIE, FLORIDA 34983
(772) 336-2933

SURVEYOR
ALEXANDER J. PIAZZA PSM, INC.
619 SW Blitmore Street
Port St. Lucie, Florida 34983
Phone: (772) 340-7770

PARCEL ID:
2422-601-0001-000-4



Site Data

Acreage: .513 acres (22,327 s.f.)
Address: South 3rd Street and Indian Hills Boulevard
Zoning: C3, General Commercial
Land Use: GC, General Commercial
Proposed Use: Vehicle Storage

Landscape Data

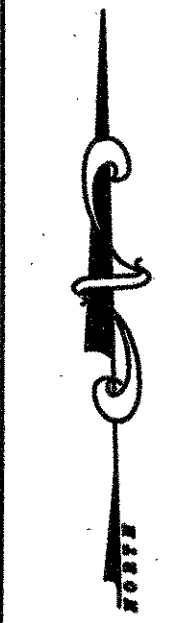
Tree Requirement - South; 115.5 l.f. / 30 l.f. = 4 Trees required
East; 153 l.f. / 30 l.f. = 5 Trees required
Total Trees Required = 9 Trees
Shrub Requirement - 225 total l.f./2.5' = 102 Shrubs @ 30' apart

Notes

- All Construction shall comply with Chapters 17 & 18 of the City of Fort Pierce Code and Ordinances.
- Surface for vehicle storage to be compacted shell rock or gravel.
- A 6' black vinyl coated chain link fence will provide security to the site, with a 26' rolling gate with Knox Box for emergency access
- All plant material shall be Florida #1 and comply with City landscape standards.
- All landscaping to be hand watered until plant establishment.
- Site lighting to be coordinated with FPUA in using post mounted LED fixtures prior to project certification.

PLANT LIST

Key	Botanical Name	Common Name	Qty.	Specification
Chr	Chrysobalanus icaco	Red Tip Cocoplum	102	24" ht., full, 30" o.c.
Bs	Bursera simaruba	Gumbo Limbo	4	12' ht., 5' spread, 2.5" d.b.h.
Qv	Quercus virginiana	Live Oak	5	12' ht., 5' spread, 2.5" d.b.h.



COMPUTER FILE REF.	FIELD BK./PG.

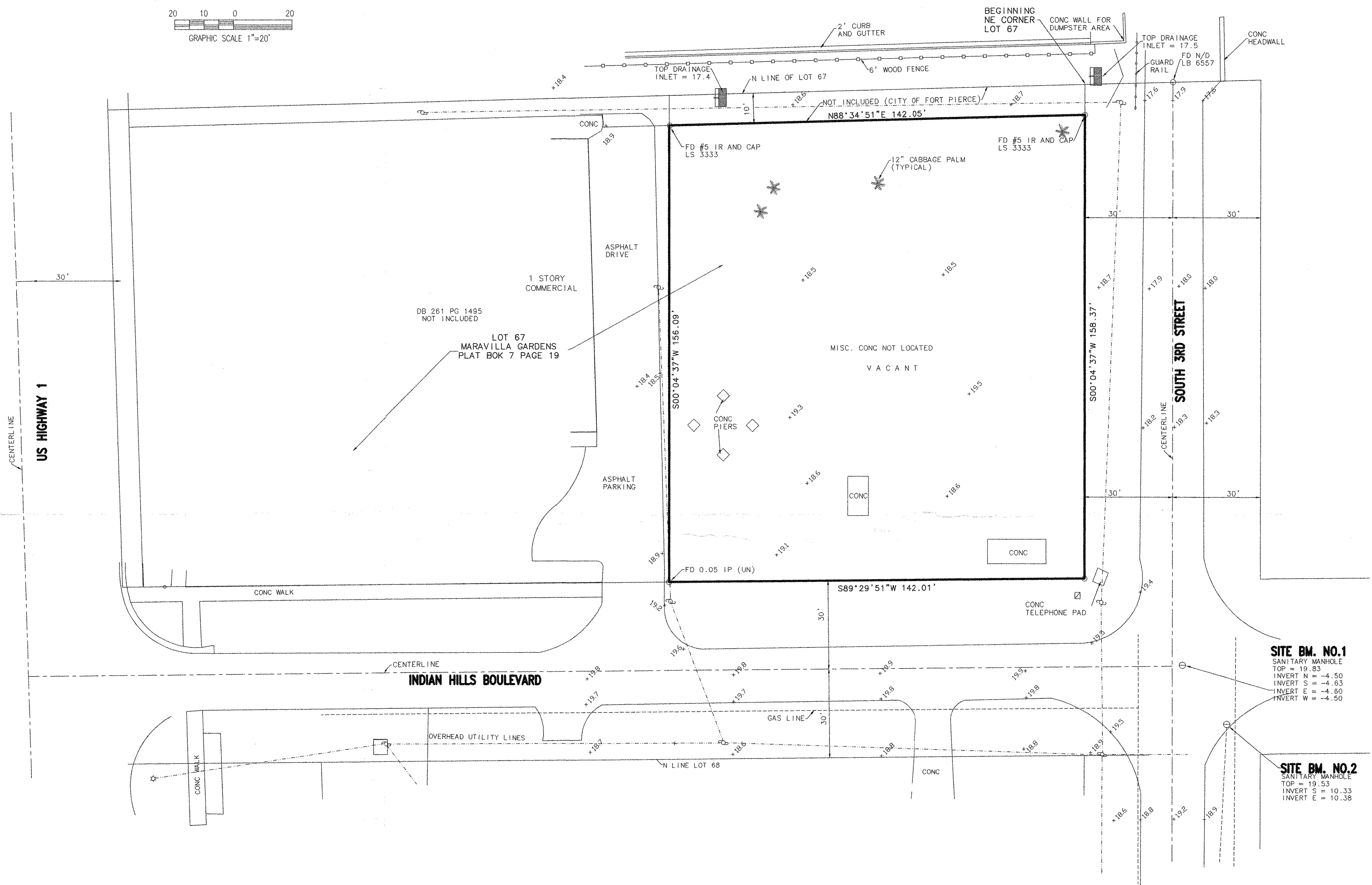
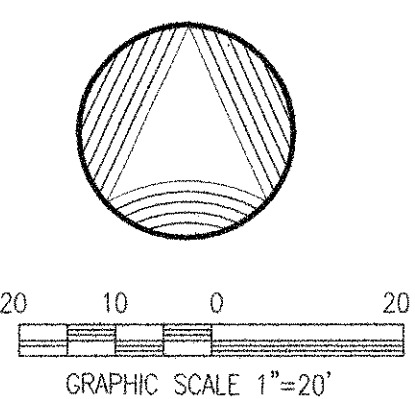
BOGGS
PLANNING + LANDSCAPE ARCHITECTURE
100 AVENUE A SUITE 2E
FORT PIERCE, FLORIDA 34950

- REVISIONS -		BY	DATE

DRAWN	BY	DATE
CHECKED		
APPROVED		

Wilson Vehicular Storage
Site and Landscape Plan for Conditional Use Approval
Fort Pierce, Florida

HORIZ. SCALE: 1" = 10'
JOB No.
SHEET 1 OF 1



LEGEND

REF COR	REFERENCE CORNER IRON ROD & CAP 2791 SET	△	DELTA
4"	4" X 4" CONCRETE MONUMENT (FD)	R	RADIUS
○	IRON ROD & CAP PSM 2791 SET	L	LENGTH OF ARC
—	FENCE	○	LIGHT POLE
(C)	CALCULATED DATA	⊙	SHADY MANHOLE
(D)	DEED DATA	⊕	DRAINAGE MANHOLE
(M)	MEASURED	⊖	CONCRETE UTILITY POLE
(P)	PLAT DATA	⊗	WOOD UTILITY POLE
DB	DEED BOOK	⊘	DRAINAGE INLET
PB	PLAT BOOK	⊙	ELECTRIC METER
D.R.B.	OFFICIAL RECORD BOOK	⊖	TELEPHONE BOX
MB	MINUTE BOOK	⊗	GUY POLE
PG	PAGE	⊘	CATCH BASIN
T	TOWNSHIP	⊙	GAS VALVE
R	RANGE	⊖	WATER VALVE
S	SECTION	⊗	WELL
S.R.	STATE ROAD	⊙	SIGN POLE
C.R.	COUNTY ROAD	⊖	SANITARY SEWER CLEAN-OUT
R/W	RIGHT-OF-WAY	⊗	WATER HOOK-UP
P/L	PROPERTY LINE	⊘	CABLE TV BOX
BC	BUILDING CORNER	⊙	
FC	FENCE CORNER		
CLF	CHAIN LINK FENCE		
WBF	WOODBOARD FENCE		
BM	BENCHMARK		
x0.0	ELEVATION		
F.F.	FINISH FLOOR		
C	CENTERLINE		
SC	SECTION CORNER		
1/4	1/4 SECTION CORNER		
N&D	NAL AND DISK		
E/P	EDGE OF PAVEMENT		
CONC	CONCRETE		
CBS	CONC. BLOCK STRUCTURE		
STY	STORY		
O.H.	OVERHANG		
PRM	PERMANENT REFERENCE MONUMENT		
PCP	PERMANENT CONTROL POINT		
IRC	IRON ROD & CAP (FD)		
IPC	IRON PIPE & CAP (FD)		
IR	IRON ROD		
IP	IRON PIPE		
UN	UNNUMBERED POINT		
EL	ELIGIBLE		
DU	DISTURBED		
PLU&E	PUBLIC UTILITY & DRAINAGE EASEMENT		
U.E.	UTILITY EASEMENT		
FD	FOUND		
P.O.C.	POINT OF COMMENCEMENT		
P.O.B.	POINT OF BEGINNING		
P.T.	POINT OF TANGENCY		
P.C.	POINT OF CURVE		
P.R.C.	POINT OF REVERSE CURVE		
P.C.C.	POINT OF COMPOUND CURVE		
C.B.	CHORD BEARING		
CH	LONG CHORD		
T	TANGENT		
R.R.S.	RAIL ROAD SPIKE		

NOTES

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA REGISTERED SURVEYOR AND MAPPER.
2. LAND DESCRIPTION(S) SHOWN HEREON WERE PROVIDED BY CLIENT. EASEMENTS SHOWN HEREON REFER TO DEEDS PROVIDED BY CLIENT.
3. ELEVATIONS SHOWN REFER TO NGV 1929 DATUM BASE ON CGS MONUMENT J231-1965. HAVING A PUBLISHED ELEVATION OF 8.2570 METERS.
4. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS MAP WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. 5. UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS WERE NOT LOCATED.
6. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF LOT 67, MARAVILLA GARDENS, PLAT BOOK 7, PAGE 19, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. HAVING A BEARING OF SOUTH 00°04'37" WEST.
7. THE RELATIVE DISTANCE ACCURACY FOR THIS SURVEY EXCEEDS THAT REQUIRED FOR A TYPE: COMMERCIAL/LINEAR: 1 FOOT IN 10,000 FEET.
8. THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS SHOWN UPON THIS GRAPHIC REPORT (SURVEY) ARE THE FINDINGS OF A FIELD SURVEY, SAID (SURVEY) WAS PREPARED FOR THE PARTY(S) SHOWN HEREON. IT IS EXPRESSLY PROHIBITED TO MODIFY OR ASSIGN THIS DOCUMENT WITHOUT THE EXPRESS AUTHORIZATION OF JOHN G. ALBRITTON & ASSOCIATES, INC. USE OF THIS DOCUMENT BY ANY PARTY(S) NOT SHOWN HEREON WILL RENDER THIS DOCUMENT VOID. JOHN G. ALBRITTON & ASSOCIATES, INC AND THE SURVEYOR OF RECORD WILL BE HELD HARMLESS FOR ALL MATTERS WHICH MAY ARISE FROM THE UN-AUTHORIZED USE OF THIS DOCUMENT.

LEGAL DESCRIPTION

COMMENCE AT THE N.E. CORNER OF THE PORTION OF LOT 67, LESS THE W. 7 FEET FOR ROAD RIGHT-OF-WAY IN MARAVILLA GARDENS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 19, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND HEREINAFTER DESCRIBED; THENCE RUN SOUTH 00°39'00" WEST, FOR A DISTANCE OF 168.37 FEET TO A POINT; THENCE WEST FOR A DISTANCE OF 142 FEET +/- TO A POINT; THENCE TURNING RIGHT AND RUN NORTH 00°39'00" EAST FOR A DISTANCE OF 166 FEET +/- TO A POINT INTERSECTING THE NORTHERN LINE OF LOT 67; THENCE TURNING RIGHT AND RUN NORTH 89°05'04" EAST FOR A DISTANCE OF 142 FEET +/- TO THE POINT OF BEGINNING. SAID TRACT OF LAND LYING AND BEING SITUATED IN THE CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

LESS THE NORTH 10.0 FEET THEREOF.

CONTAINING 0.513 ACRES, MORE OR LESS.

CERTIFIED TO:

JOHN A. WILSON, JR. AND SANDRA R. WILSON
 RIVERSIDE NATIONAL BANK
 MELVILLE, SOWERBY & McCARTY P.L.
 TICOR TITLE INSURANCE COMPANY OF FLORIDA

SURVEYOR'S SIGNATURE John G. Albritton, P.S.M. State of Florida Certification No. 2791 DATE ISSUED 12-2-06	SURVEYOR'S SEAL	DATE	REVISIONS	PREPARED FOR : JOHN A. AND SANDRA R. WILSON		
				SCALE : 1" = 20'	FIELD BOOK 88X	DATE : 1-24-05
				DRAWN BY : TMS	PAGE(S) 6-61	SHEET NO. 1 OF 1
				APPROVED BY : JGA	JOB NO: 25-1050	DRAWING NO: 802AC
				DATAFILE NO:25-1050MG	DATADISK N: N/A	DF NO: 25-1050Y02

BOUNDARY & TOPOGRAPHIC SURVEY

JOHN G. ALBRITTON & ASSOCIATES, INC.
 DEVELOPMENT CONSULTANTS • SURVEYORS AND MAPPERS

2280 NORTH U.S. Highway No.1 • Fort Pierce, Florida 34946
 CERTIFICATE OF AUTHORIZATION No. LB 6565
 (772)464-0081 Fax (772)464-1884

JGA