



Conditional Use – No New Construction

Property address or Location Indian Hills Drive, Fort Pierce
 Parcel ID #(s) 2422-1001-0001-000/4
 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

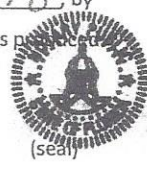
Greg Boogs, Progress Planning + Landscape Architecture
 Applicant/Representative, Title, Company
100 AVENUE A, Suite 2E
 Street Address
Fort Pierce FL 34950
 City State Zip
877-6473
 Phone Number
gboogs@gbplans.com
 Email Address

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 produced
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

Pre-Application Meeting
Wednesday Afternoons



Application Intake Meeting
Call to schedule



Technical Review Committee
3rd Thursday



Planning Board
2nd Tuesday



City Commission
1st & 3rd Monday

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 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.

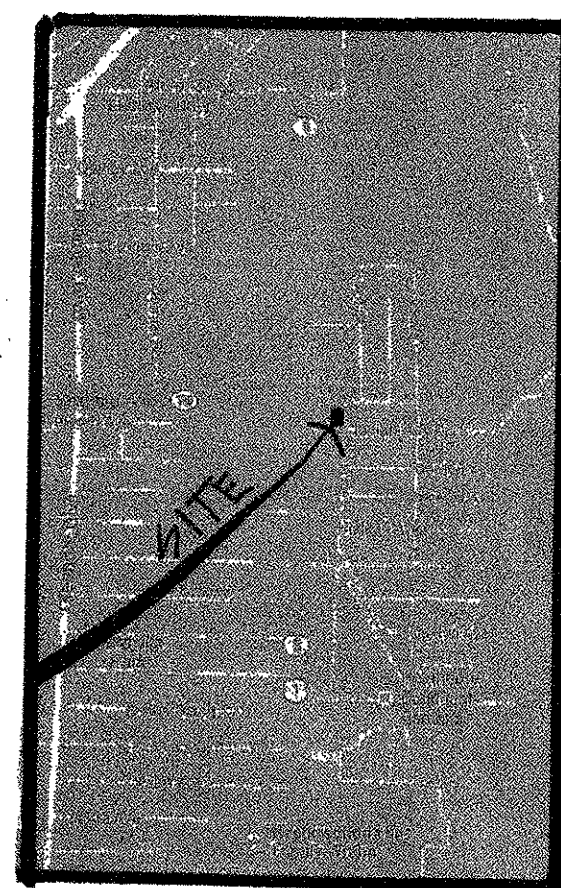
LESS AND EXCEPTING THE NORTH 10 FEET THEREOF.
CONTAINING 22,327 SQUARE FEET OR 0.513 ACRES, MORE OR LESS.

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

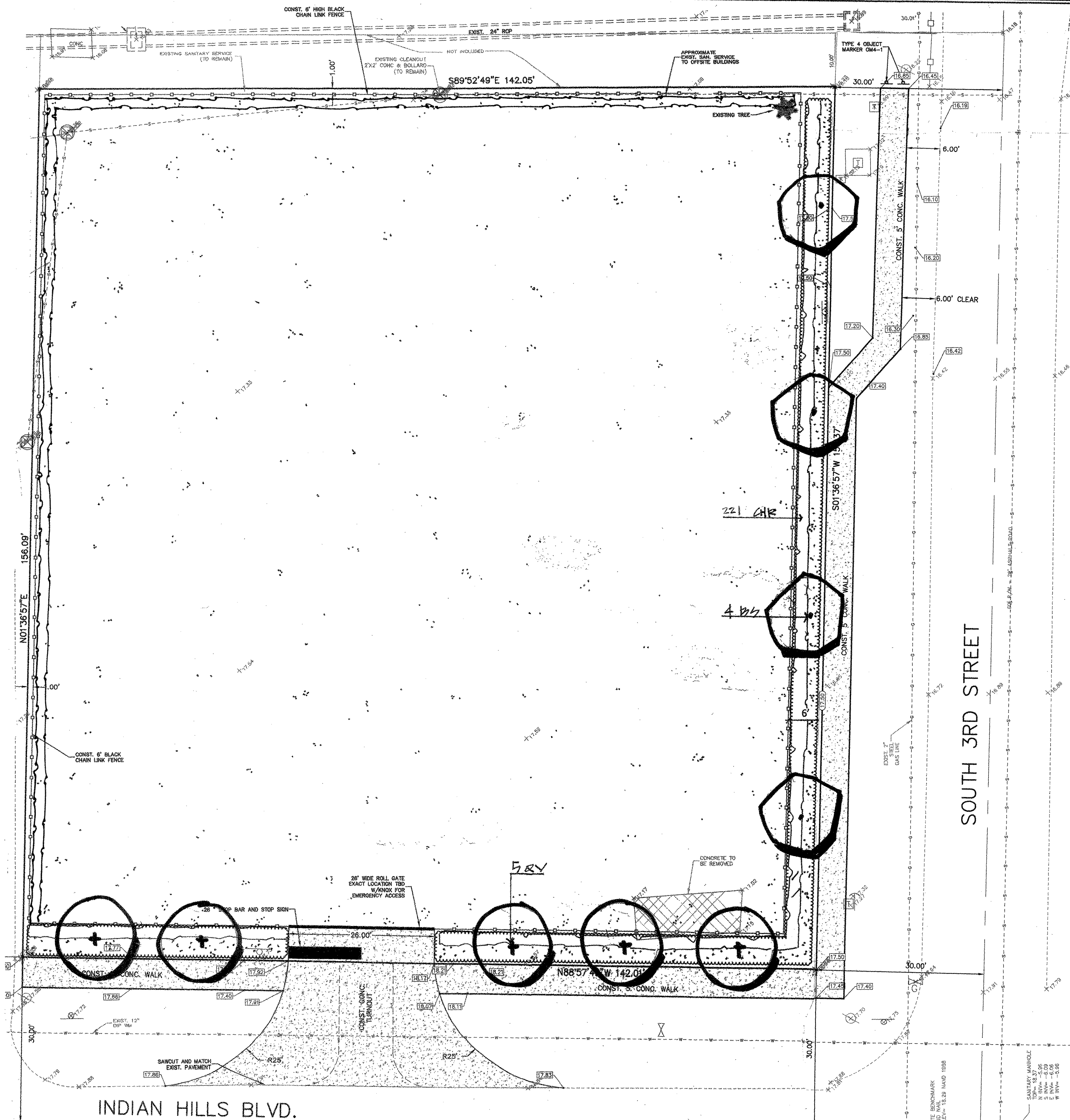
Tree Requirement - South; 115.5 l.f. / 30 l.f. = 4 Trees required
East; 153 l.f. / 30 l.f. = 5 Trees required
Total Trees Required = 9 Trees
Shrub Requirement - 225 total l.f./2.5' = 102 Shrubs @ 30" apart

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 | 221 | 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. |



GRAPHIC SCALE

| COMPUTER FILE REF. | FIELD BK./PG. |
|--------------------|---------------|
| | |

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

- REVISIONS -

| BY | DATE |
|----|------|
| | |
| | |

| BY | DATE |
|----|------|
| | |
| | |

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

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

