



**DEVELOPMENT REVIEW**

Property address or Location 410 S. Ocean Drive, Ft. Pierce, Fl. 34949  
 Parcel ID #(s) 2401-502-0006-000-0  
 Project description Small single family

Property Owner(s) Sid and Elissa Ghezzer Applicant/Representative, Title, Company Thomas T. Cooper, Architect  
 Street Address 6701 Mallards Cove Rd #2F Street Address 4498 N.E. Skyline Drive  
Jupiter, Fl. 33458 Jensen Beach, Fl. 34957  
 City State Zip City State Zip  
917-273-4254 772-232-1767  
 Phone Number Phone Number  
 Email Address sidghezzer@icloud.com Email Address thomastcooper@gmail.com

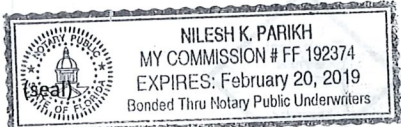
*Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other 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.*

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

STATE OF FLORIDA -- COUNTY Palm Beach  
 The foregoing instrument was acknowledged before me this 16 day of December, 2018, by

Sid & Elissa Ghezzer who is personally known to me or has produced

N.Y. Drivers Lic.  
[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 \_\_\_\_\_

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 type="checkbox"/> Site Plan                   | <input checked="" 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.: \_\_\_\_\_ Residential: Proposed Units: \_\_\_\_\_

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

North	South	East	West

### 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)



**Design Review**

Property address or Location 410 S. Ocean Drive, Ft. Pierce Fl  
 Parcel ID #(s) 2401-502-0006-000-0 34949  
 Project Description Small single family

Sid and Elissa Ghezzer  
 Property Owner(s)  
6701 Mallards Cove Rd #42F  
 Street Address  
Jupiter, Fl 33458  
 City State Zip  
917-273-4254  
 Phone Number  
sidghezzer@icloud.com  
 Email Address

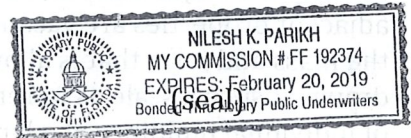
Thomas T. Cooper, Architect  
 Applicant/Representative, Title, Company  
4498 NE Skyline Drive  
 Street Address  
Jensen Beach, Fl. 34957  
 City State Zip  
772-232-1767  
 Phone Number  
thomastcooper@gmail.com  
 Email Address

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Sid Ghezzer  
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY Palm Beach  
 The foregoing instrument was acknowledged before me this 14 day of Dec, 2018, by  
Sid & Elissa Ghezzer who is personally known to me or has produced

N. V. Drowsky as identification.  
Kristen R. Barr  
 Signature of Notary



**TO BE COMPLETED BY STAFF**

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

Pre-Application Meeting Date \_\_\_\_\_ Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit \_\_\_\_\_  
 Intake Planner \_\_\_\_\_  
 Planner Assigned \_\_\_\_\_  
 Approved \_\_\_\_\_ Date \_\_\_\_\_  
 Comments \_\_\_\_\_

Intake Date Stamp

# Design Review Application Checklist

## (City Code of Ordinances 22-59)

### Submittal for Administrative Approval

- a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 22-194, location of bordering streets and, if applicable, wetlands and beaches.
- b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment and other site features that may influence design elements.
- c. A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis study results.
- d. Context photographs of neighboring uses and architectural styles.
- e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
- f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
- g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
- h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
- i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
- j. Exterior elevations showing architectural character, external architectural features and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
- k. Design review concurrent with conceptual development plan procedure according to subsection 22-58(e) is also available.

### Submittal for Board Approval

- a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
- b. A final site plan meeting the requirements of section 22-58
- c. A final site lighting plan that meets the requirements of subsection 22-58(d)(8).
- d. A final landscape plan that meets the requirements of Article XII, Landscaping and Trees.
- e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
- f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

Prepared by and Return to Veronika Swords ,  
an employee of First International Title, Inc.  
107 North 2nd Street  
Fort Pierce, FL 34950  
File No.: 127362-41

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT  
SAINT LUCIE COUNTY  
FILE # 4481802 09/20/2018 08:36:54 AM  
OR BOOK 4181 PAGE 2836 - 2837 Doc Type: DEED  
RECORDING: \$18.50  
Doc Tax: \$1953.00

## **WARRANTY DEED**

This indenture made on September 14, 2018, by **Drew K. Russ**

whose address is: 4025 Lawnview Avenue, Pittsburgh, PA 15227 hereinafter called the "grantor",

to **Sid M. Ghezzar and Elissa Ghezzar, husband and wife**

whose address is: 2336 SE Ocean Blvd., #268, Stuart, FL 34996 , hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Lucie County, **Florida**, to-wit:

Lot 6, Block 1, REVISED PLAT OF PALM HAVEN SUBDIVISION, according to the Plat thereof, recorded in Plat Book 8, Page(s) 44 of the Public Records of St. Lucie County, Florida, less that part lying Easterly of the line described in Quit Claim Deed recorded in Official Records Book 165, Page 1465, of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 2401-502-0006-000/0

**The land** is not the homestead of the Grantor under the laws and Constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

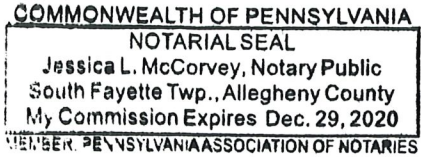
**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said 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 31st of 2017.



**In Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

✓ *Drew K. Russ*  
Drew K. Russ



**Signed, sealed and delivered in our presence:**

✓ *May Graham*  
Witness Signature  
Print Name: ✓ May Graham

✓ *Kathleen McNally*  
Witness Signature  
Print Name: ✓ Kathleen McNally

✓ State of Pennsylvania  
✓ County of Allegheny

**The Foregoing Instrument Was Acknowledged** before me on 9/14/2018  
by **Drew K. Russ**, who is/are personally known to me or who has/have produced a valid Pennsylvania Driver's License as identification.

✓ *Jessica McCorvey*  
Notary Public  
Printed Name: Jessica McCorvey  
My Commission expires: 12/29/2020





December 15, 2018

Fort Pierce Planning Department

100 North US1

Fort Pierce, FL 34950

SUBJECT: Single Family Home -2401-502-0006-000-0

Technical Review Project # 18-04000020

Conditional Use TRC and FPUA Comments, Engineering Advisory Comments, and SLC- Engineering Division Comments

Good Morning Brandon,

We have received the comments from the TRC and FPUA, please see our replies below.

1. We have revised the zoning district on page A1 of the drawings to say R -4A instead of R-1.
2. The structure will not exceed the maximum allowable height of 45 feet as outlined in the R-4A Zoning District and South Beach Overlay.
3. All outside lighting will comply with City Code 5-375, Lighting on the Beach. See notes on Construction Documents.
4. The House will be constructed of pilings, poured concrete columns and beams, Insulated Concrete Form (ICF) exterior walls with Hardie Board Vertical siding, wood trusses and MOP roofing over plywood decking.
5. We acknowledge that prior to any construction we shall obtain an FDOT Driveway Connection Permit.
6. We acknowledge that prior to construction activities we shall obtain approval from FDEP for construction activities seaward of the Coastal Construction Line. We have hired Coastal Waterways Design & Engineering LLC, coastal engineers, to provide these services.



7. We acknowledge that water available to the property will be via a 6- inch water main on the East side of South Ocean Drive.
8. We acknowledge that we are responsible for constructing/extending a sanitary sewer lateral from the existing lateral @ Palm Haven S/D Unit 1 Lot 7 ( approximately 46 feet from the southern property line).
9. We acknowledge that approved Point of Service for electric is located at the NW corner of the property
10. We acknowledge that construction will meet the requirements of the Florida Building Code 6th Edition
11. We acknowledge that the property exists in a Special Flood Hazard Area. All Federal and State requirements shall be addressed.
12. We acknowledge that a Flood Development Permit required.
13. We acknowledge that a Building Permit is required. We have hired Gregory Burke, architect, to provide permit documents.
14. We acknowledge that signed and sealed construction drawings are required.
15. We will provide a boundary and topographic survey of the site with flood zones depicted. In addition all wetland areas (if any) will be identified and shown on the survey. All elevations will be referenced to NAVD 1988. The survey will be performed by a professional surveyor licensed to practice in the State of Florida. We have hired Arnold Surveying Inc., to provide the services above.

Thank you,

Sid and Elissa Ghezzar



November 24, 2018

Fort Pierce Planning Department

100 North US1

Fort Pierce, FL 34950

SUBJECT: Single Family Home -2401-502-0006-000-0

Technical Review Project # 18-04000020

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Thank you,

Sid and Elissa Ghezzar



We , Sid and Elissa Ghezzar have ownership and control of proposed development on the parcel# 2401-502-0006-000-0 at 0 S.Ocean Drive, Ft Pierce, FL 34949. This is intended as a 792 sf single family dwelling. This will be our sole residence and we will be residing here year round. It will be a single story home on pilings and will have a coastal character. The home will be minimalist in design and in its environmental footprint as well as energy efficient and compliant to all Florida codes.



Our elevation is a single story 792 sf coastal home on pilings which scale is complementary of the existing buildings surrounding the parcel. The exterior cladding and other features are in keeping with many of the existing homes in the immediate area.



## Special Features and Yard Items

### Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown	
Building:	\$0		
Land:	\$167,200		
Just/Market:	\$167,200		
Ag Credit:	\$0		
Save Our Homes or 10% Cap:	\$0		
Assessed:	\$167,200		
Exemption(s):	\$0		
Taxable:	\$167,200		

Current Year Special Assessment Breakdown				
Start Year	AssessCode	Units	Description	Amount
2016	0041	0.2	Fort Pierce Stormwater Charge	\$10.80

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 [2](#).

## Historical Values

### Permits

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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Sale Code:	0111
Deed:	QC
Grantor:	Russ Drew K
Price:	\$100
Date:	Feb 21, 2017
Book/Page:	3972 / 2388
Sale Code:	0111
Deed:	QC
Grantor:	Forward Solutions LLC
Price:	\$100
Date:	Sep 16, 2015
Book/Page:	3790 / 1759
Sale Code:	0118
Deed:	DE
Grantor:	St Lucie County
Price:	\$100
Date:	Jan 1, 1900
Book/Page:	
Sale Code:	
Deed:	
Grantor:	
Price:	\$0

### Building Information (1 of 1)

Finished Area: 0 SF

Gross Total Area: 0 SF

#### Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: 2014	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

#### Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%



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

### Property Identification

Site Address: S OCEAN DR  
Parcel ID: 2401-502-0006-000-0  
Account #: 14870  
Map ID: 24/01B  
Use Type: 0000  
Zoning: R4A  
City/County: Fort Pierce

### Ownership

Sid M Ghezzar  
Elissa Ghezzar  
2336 SE Ocean BLVD # 268  
Stuart, FL 34996

### Legal Description

PALM HAVEN S/D-UNIT 1- BLK 1 LOT 6 PB 37-2- (OR 3790-1759) (0.20 AC- 8,646.75 SF)

### Current Values

Just/Market Value: \$167,200  
Assessed Value: \$167,200  
Exemptions: \$0  
Taxable Value: \$167,200  
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): 0.2  
Land Size (SF): 8,646.75

### Sale History

Date: Sep 14, 2018  
Book/Page: 4181 / 2836  
Sale Code: 0001  
Deed: WD  
Grantor: Russ Drew K  
Price: \$279,000  
  
Date: Jan 9, 2018  
Book/Page:



## Property Identification

Site Address:	S OCEAN DR
Parcel ID:	2401-502-0006-000-0
Account #:	14870
Map ID:	24/01B
Use Type:	0000
Zoning:	R4A
City/County:	Fort Pierce

## Ownership


Sid M Ghezzar  
Elissa Ghezzar  
2336 SE Ocean BLVD # 268  
Stuart, FL 34996


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Download TRIM for this parcel: [Download PDF](#) 



## Total Areas

Finished/Under Air (SF):	0
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Land Size (acres):	0.2
Land Size (SF):	8,646.75





411 S Ocean Dr

Reach Community  
Church At Archies

Google



< 408 S Ocean Dr



Google, Inc.

Google

© 2018 Google

27°27'52"N 80°17'24"W 13 ft



Street View



Google





**PRIVATE PROPERTY**  
NO TRESPASSING  
NO LOADING OR UNLOADING  
NO PARKING

