



DEVELOPMENT REVIEW

Property address or Location 1912 Surfside Drive Ft. Pierce Florida
 Parcel ID #(s) 2412-501-0121-000-3
 Project description Construct 2 story Single Family Residence

Anne E. Supina & Sandra L. Twoey
Property Owner(s)
 1563 Thumb Point Dr.
Street Address
 Ft. Pierce FI 34949
City State Zip
 1-814-280-7355
Phone Number
 boxerbills@gmail.com
Email Address

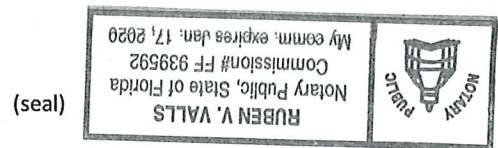
Mike Menard of Architectonic Inc.
Applicant/Representative, Title, Company
 806 Delaware Ave.
Street Address
 Ft. Pierce FI 34950
City State Zip
 772-460-7751
Phone Number
 mmenard@architectonicinc.com
Email Address

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. 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.

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

STATE OF FLORIDA -- COUNTY St. Lucie
 The foregoing instrument was acknowledged before me this 25 day of July, 2019, by
Anne E. Supina & Sandra L. Twoey who is personally known to me or has produced
[Signature] as identification.

[Signature]
 Signature of Notary



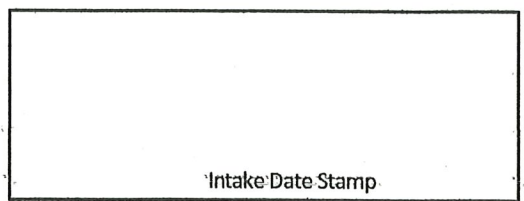
INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

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 _____





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 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: one

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

North	South	East	West
Residential	Residential	Ocean	Residential

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)



Conditional Use – No New Construction

Property address or Location 1912 Surfside Dr Fort Pierce FL 34949
 Parcel ID #(s) 2412-501-0121-000-3
 Project description 2 story SINGLE FAMILY HOME (34'-0")

ANNE E. SUPINA
SANDRA L. TWIDEY
 Property Owner(s)
1564 THUMB POINT DR
 Street Address
FORT PIERCE FL 34949
 City State Zip
814-280-7355
 Phone Number
BEVERBILLS @ GMAIL . COM
 Email Address

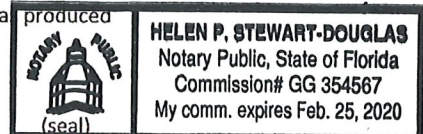
ARCHITECTRONIC INC
 Applicant/Representative, Title, Company
806 DELAWARE AVE
 Street Address
FORT PIERCE FL 34950
 City State Zip
772-460-7751
 Phone Number
MMONARD @ ARCHITECTRONICINC.COM
 Email Address

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 its 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 -- Florida COUNTY St. Lucie
 The foregoing instrument was acknowledged before me this 8th day of August, 2019, by
Anne E Sepuri & Sandra Lee Twidey who is personally known to me or has
Florida Driver Licenses as identification.

[Signature]
 Signature of Notary

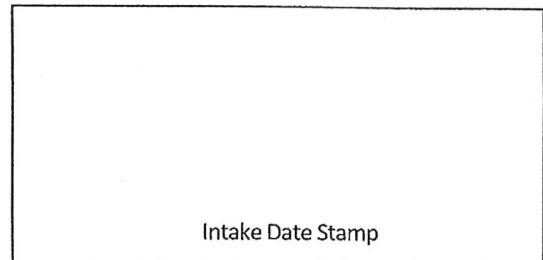


INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

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 _____



Record: 18.50
Doc Stamp: 3,339.00

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4339661 08/10/2017 02:54:39 PM
OR BOOK 4030 PAGE 710 - 711 Doc Type: DEED
RECORDING: \$18.50
Doc Tax: \$3339.00

17-06139C

Prepared By and Return To:
Treasure Coast Title & Settlement of Vero, LLC
Attn: Chrissy Canady
3375 20th Street, Suite 130
Vero Beach, FL 32960

Order No.: 17-06139C

Property Appraiser's Parcel I.D. (folio) Number:
2412-501-0121-000-3

Treasure Coast Title Agency of Vero, Inc.
3375 20th Street, Suite 130
Vero Beach, FL 32960
P: 772-299-5022 Fax: 772-299-5026
Courthouse Box # 60

WARRANTY DEED

THIS WARRANTY DEED dated July 27, 2017, by Vincent Apicella and Maria Clara Bago, his wife, whose post office address is 15350 Earhart Place, Wellington, Florida 33414 (the "Grantor"), to Anne E. Supina and Sandra L. Twoey, a married couple, whose post office address is 1564 Thumb Point Drive, FT Pierce, Florida, 34949 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN Dollars And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Saint Lucie, State of Florida, viz:

Lot 1, Block 11, Surfside Unit One, according to the map or plat thereof, as recorded in Plat Book 10, Page(s) 17, of the Public Records of St. Lucie County, Florida.

THIS PROPERTY IS VACANT LAND

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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: 2016.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Vincent Apicella
Vincent Apicella

Maria Clara Bago
Maria Clara Bago

Christopher Cronin
Witness Signature

Christopher Cronin
Printed Name of First Witness

Jennifer Dorsey
Witness Signature

Jennifer Dorsey
Printed Name of Second Witness

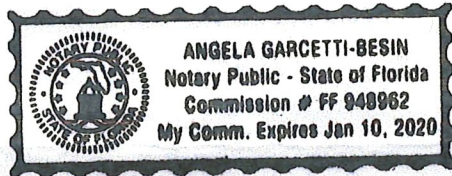
Grantor Address:
15350 Earhart Place
Wellington, FL 33414

STATE OF FLORIDA

COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 27 July, 2017 by Vincent Apicella and Maria Clara Bago, husband and wife who is personally known to me or who produced his/her Florida Drivers license as identification.

Angela Garcetti Besin
Printed Name: Angela Garcetti-Besin
My Commission Expires: Jan 10, 2020



Architectonic Inc

Design Intent:

Careful consideration and thought have been given to the design presented herein, regarding orientation, access, building design and budget.

Criteria as follows:

Auto access to the property is proposed to be from Surfside Drive, with a circular drive to allow for RV and boat maneuvering and to provide adequate parking for visitors.

The majority of the architectural details selected for the residence do exist on the nearby residences. Articulation of the building façade is achieved by the use of metal roofing, raised stucco banding around the windows and doors, detailed in such a way as to promote vertical proportions. Other design elements include horizontal stucco pattern to simulate lap siding. The building exterior colors will complement the façade articulation with accents colors distinguishing the stucco banding from the body colors of the building.

The building, though tall, is a two-story design with a variety of architectural designs with a variety of architectural details and architectural metal roofing, making it compatible with the existing structures.

SUPINA – TWOEY RESIDENCE

COLOR CHART

MAIN BODY FIRST FLOOR
SW 7551 GREEK VILLA

SW 7551
Greek Villa

FS 15

MAIN BODY SECOND FLOOR
SW 9019 GOLDEN PLUMERIA

SW 9019
Golden Plumeria

134-C5

DOORS
SW 7663 MONORAIL SILVER

SW 7663
Monorail Silver

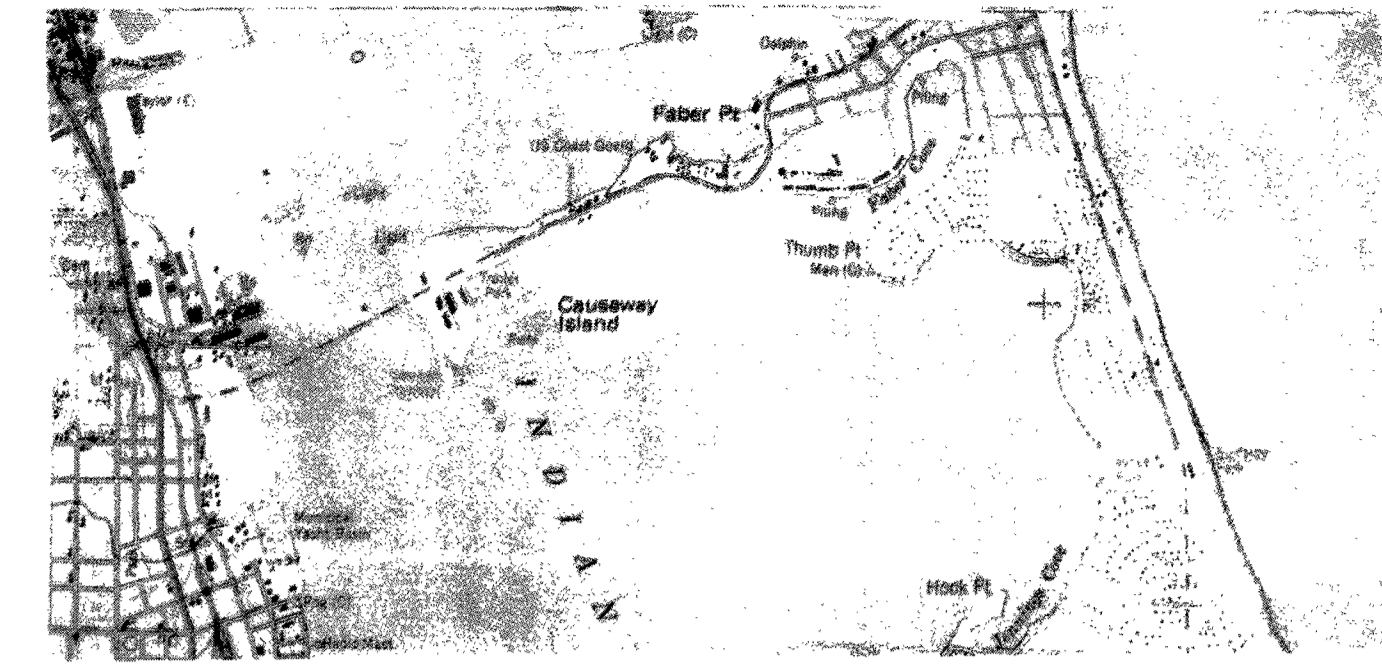
233-C3

TRIM (STUCCO BANDS & FASCIA)
SHERWIN WILLIAMS PURE WHITE

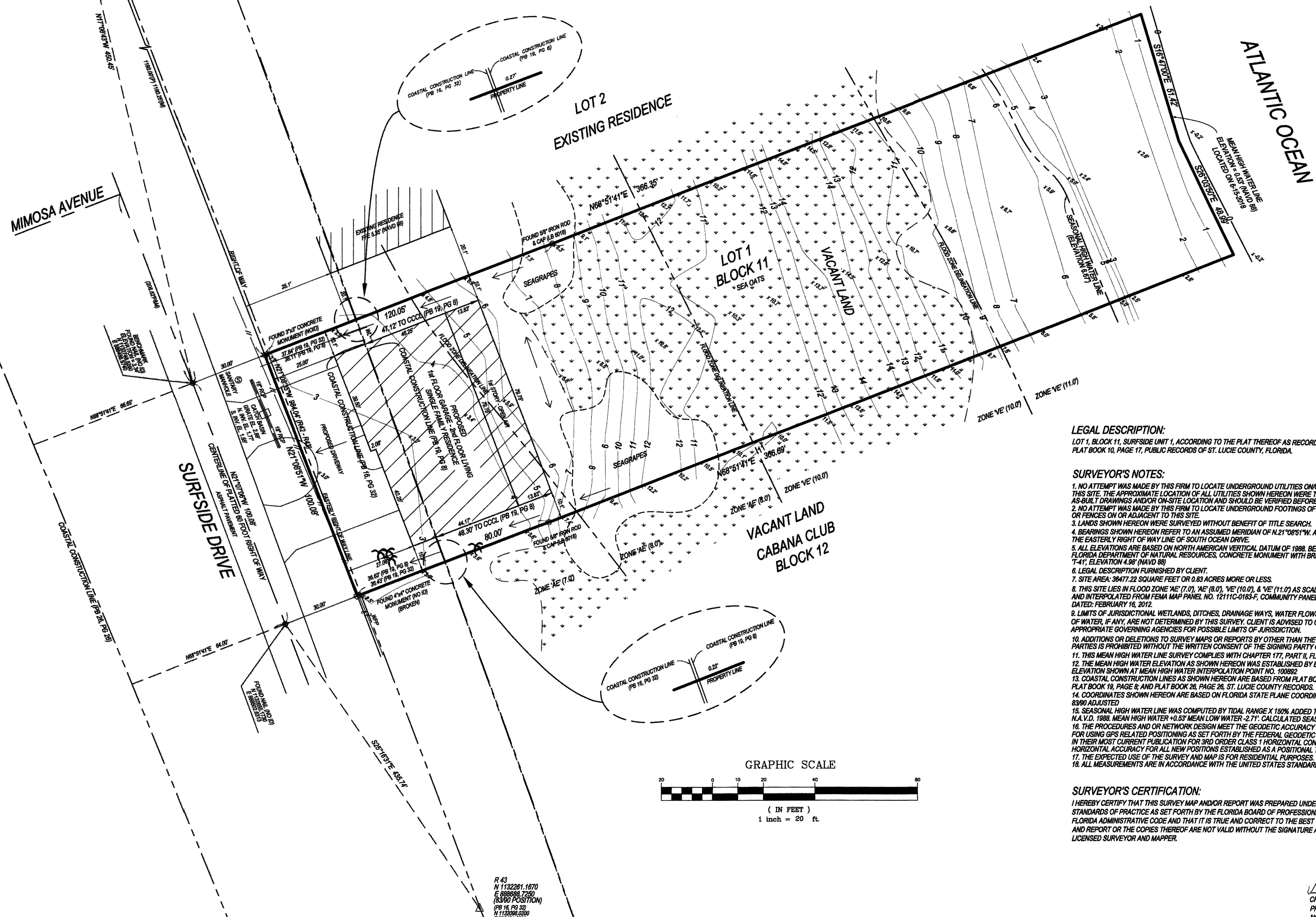
ROOFING MILL FINISH GALVALUME

BOUNDARY AND MEAN HIGH WATER SURVEY

LOT 1, BLOCK 11
SURFSIDE UNIT 1
PLAT BOOK 10, PAGE 17
FORT PIERCE, ST. LUCIE COUNTY, FLORIDA
(SITE PLAN)



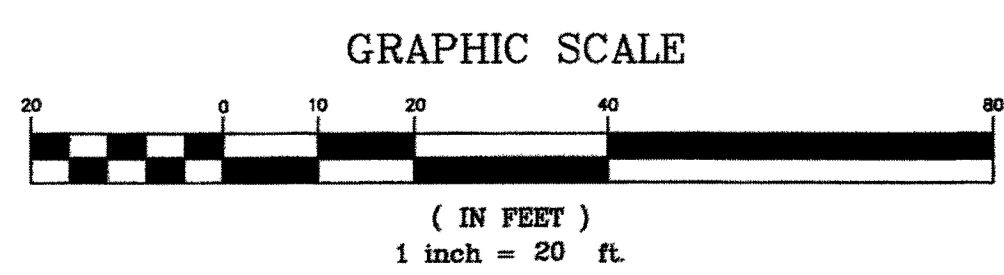
LOCATION MAP: QUAD SHEET



LEGAL DESCRIPTION:
LOT 1, BLOCK 11, SURFSIDE UNIT 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

- SURVEYOR'S NOTES:**
1. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND UTILITIES OR/ADJACENT TO THIS SITE. THE APPROXIMATE LOCATION OF ALL UTILITIES SHOWN HEREON WERE TAKEN FROM AS-BUILT DRAWINGS AND/OR ON-SITE LOCATION AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.
 2. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINGS OR FENCES ON OR ADJACENT TO THIS SITE.
 3. LANDS SHOWN HEREON WERE SURVEYED WITHOUT BENEFIT OF TITLE SEARCH.
 4. BEARINGS SHOWN HEREON REFER TO AN ASSUMED MERIDIAN OF N.21°08'51"W. ALONG THE EASTERLY RIGHT OF WAY LINE OF SOUTH OCEAN DRIVE.
 5. ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BENCHMARK REFERENCE: FLORIDA DEPARTMENT OF NATURAL RESOURCES, CONCRETE MONUMENT WITH BRASS DISK - STAMPED "T-41" ELEVATION 4.38' (NAVD 88)
 6. LEGAL DESCRIPTION FURNISHED BY CLIENT.
 7. SITE AREA: 38477.22 SQUARE FEET OR 0.83 ACRES MORE OR LESS.
 8. THIS SITE LIES IN FLOOD ZONE 1A (7.0'), 1A (8.0'), 1A (10.0'), & 1A (11.0') AS SCALED AND INTERPOLATED FROM FEMA MAP PANEL NO. 12111C-0163-F, COMMUNITY PANEL NO. 120286, DATED: FEBRUARY 16, 2012.
 9. LIMITS OF JURISDICTIONAL WETLANDS, DITCHES, DRAINAGE WAYS, WATER FLOWS, AND/OR BODIES OF WATER, IF ANY, ARE NOT DETERMINED BY THIS SURVEY. CLIENT IS ADVISED TO CONTACT APPROPRIATE GOVERNING AGENCIES FOR POSSIBLE LIMITS OF JURISDICTION.
 10. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 11. THIS MEAN HIGH WATER LINE SURVEY COMPLETES WITH CHAPTER 177, PART II, FLORIDA STATUTES.
 12. THE MEAN HIGH WATER ELEVATION AS SHOWN HEREON WAS ESTABLISHED BY EXTENDING THE ELEVATION SHOWN AT MEAN HIGH WATER INTERPOLATION POINT NO. 10082.
 13. COASTAL CONSTRUCTION LINES AS SHOWN HEREON ARE BASED FROM PLAT BOOK 16, PAGE 32; PLAT BOOK 19, PAGE 8; AND PLAT BOOK 26, PAGE 26, ST. LUCIE COUNTY RECORDS.
 14. COORDINATES SHOWN HEREON ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE 8390 ADJUSTED.
 15. SEASONAL HIGH WATER LINE WAS COMPUTED BY TIDAL RANGE X 150% ADDED TO MEAN HIGH WATER N.A.V.D. 1988. MEAN HIGH WATER +0.53' MEAN LOW WATER -2.71'. CALCULATED SEASONAL HIGH WATER 5.39'
 16. THE PROCEDURES AND OR NETWORK DESIGN MEET THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL SUB-COMMITTEE IN THEIR MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS 1 HORIZONTAL CONTROL SURVEY OR PROVIDE THE HORIZONTAL ACCURACY FOR ALL NEW POSITIONS ESTABLISHED AS A POSITIONAL TOLERANCE.
 17. THE EXPECTED USE OF THE SURVEY AND MAP IS FOR RESIDENTIAL PURPOSES.
 18. ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD, IN FEET.

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY MAP AND/OR REPORT WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



CRAIG D. WATSON
PROFESSIONAL SURVEYOR & MAPPER
NO. 5847 STATE OF FLORIDA

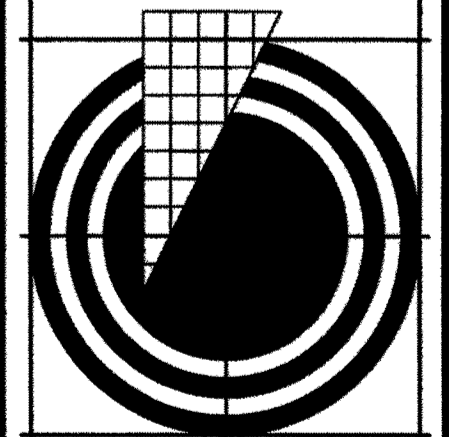
- LEGEND**
- POWER POLE
 - MANHOLE
 - LIGHT POST
 - INVERT
 - ELEVATION
 - IDENTIFICATION
 - LICENSED BUSINESS
 - P.L.S. PROFESSIONAL LAND SURVEYOR
 - C.B.S. CONCRETE BLOCK STRUCTURE
 - SPOT ELEVATIONS
 - PALM TREE
 - NAVD NORTH AMERICAN VERTICAL DATUM OF 1988
 - PB PLAT BOOK
 - PG PAGE
 - SL ST. LUCIE
 - WPP WOOD POWER POLE
 - OVERHEAD UTILITIES

R 43
N 1132261.1670
E 868686.7250
(8390 POSITION)
PB 16, PG 32
N 1132361.0280
E 732461.8800

DATE	REVISIONS	CHK	CDW
8-27-18	UPDATE	DPK	

PREPARED FOR:
ANNE E. SUPINA
SANDRA L. TWOEY
1912 SURFSIDE DRIVE
FORT PIERCE, FLORIDA

WATSON | KILLANE
SURVEYING AND MAPPING, INC.
2240 NE DIXIE HIGHWAY - JENSEN BEACH, FLORIDA 34957
PHONE 772-334-0868 - EMAIL: WATSONKILLANE@GMAIL.COM
LICENSED BUSINESS NO. 8241



JOB NUMBER: 18-379
FIELD DATE: 6-10-18
CHECKED BY: CDW
DRAWN BY: DPK
SCALE: 1" = 20'
SHEET 1 OF 1

