



THE SUNRISE CITY  
**FORT PIERCE**  
PLANNING DEPARTMENT *Florida*

### Conditional Use – No New Construction

Property address or Location 2610 Orange Ave

Parcel ID #(s) 2408-507-0018-000-3

Project description Office Furniture Sales Warehouse **WOOD WORKING**

Pinchuk Warehouse Properties LLC  
**Property Owner(s)**  
210 174th st Apt 2119  
Street Address  
Sunny isles Beach FL 33160  
City State Zip  
917-567-5327  
Phone Number  
Paul@officefurnitureplace.com  
Email Address

**Michael J Waldrop Innovation Contracting**  
**Applicant/Representative, Title, Company**  
**PO BOX 12757**  
Street Address  
**FT PIERCE FL 34979**  
City State Zip  
**772-519-9108**  
Phone Number  
**MWALDROP@Innovationcontracting.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.*

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

STATE OF FLORIDA -- COUNTY MIAMI-DADE  
The foregoing instrument was acknowledged before me this 8th day of December, 2018, by Pavel Pinchuk who is personally known to me or has produced DRIVER LICENSE as identification.

*[Signature]*  
Signature of Notary

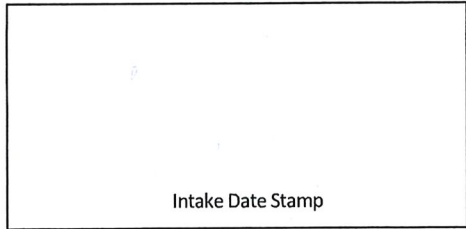


**INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729**

**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 18,400 SF Parking Spaces: \_\_\_\_\_

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

| North | South | East | West |
|-------|-------|------|------|
|       |       |      |      |

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

