

## **CITY PLANNING BOARD**

### **BOARD AGENDA**

Planning Board Regular Meeting - Tuesday, February 12, 2019 - 6:00 p.m.  
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **CONSIDERATION OF ABSENCES**
5. **APPROVAL OF MINUTES**
  - a. Minutes from the January 8, 2019 meeting
6. **NEW BUSINESS**
  - a. Text Amendment - Chapter 22 - Enforcement
  - b. Text Amendment - Chapter 22 - Required Signage
  - c. Text Amendment - Chapter 22 - Use Table
  - d. Text Amendment - Chapter 22 - Major and Minor Site Plans
  - e. Conditional Use - Office Furniture Consultants/Woodworking Room- 2610 Orange Avenue
  - f. Conditional Use - Kublitskiy Dwelling Rental - 2005 Mimosa Avenue
  - g. Conditional Use with New Construction - Ghezzar Residence - 410 S. Ocean Drive
  - h. Conditional Use with New Construction - Steve Tarr (TR) - 316 S. Ocean Drive
  - i. Abandonment - Easter Avenue Right-of-Way

7. **BOARD COMMENTS**

8. **ADJOURNMENT**

Any person seeking to appeal any decision by the Planning Board with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact (772) 467-3729, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

**Planning Board**

**5.a.**

Meeting Date: 02/12/2019

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Information

REQUESTED ACTION

Minutes from the January 8, 2019 meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

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Attachments

Planning Board Minutes 1.8.19

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**Form Review**

Form Started By: Alicia Rosenthal

Started On: 01/18/2019 04:43 PM

Final Approval Date: 02/06/2019

# DRAFT



## CITY OF FORT PIERCE PLANNING BOARD

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### Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, **JANUARY 8, 2019**, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Present: **Brian Paul; Gloria Johnson-Scott; Tim O'Connell; Michael Broderick; Bob Burdge; Frank Creyaufmiller, Chairman**

Absent: **Jovona Parker**

Staff Present: **Peter Sweeney, City Attorney**  
**Rebecca Grohall, Planning Director**  
**Maria Lewicka, Historic Preservation Planner**  
**Vennis Gilmore, Planning Analyst**  
**Brandon Creagan, Planner**  
**Alicia Rosenthal, Executive Assistant**

4. **CONSIDERATION OF ABSENCES**

Ms. Parker was excused.

5. **APPROVAL OF MINUTES**

- a. Minutes from the December 11, 2018 meeting

**Motion was made by Michael Broderick, and seconded by Gloria Johnson-Scott to approve the minutes from the December 11, 2018 meeting.**

**AYE: Tim O'Connell, Michael Broderick, Bob Burdge, Brian Paul, Gloria Johnson-Scott, Chairman Frank Creyaufmiller**

Passed

**6. NEW BUSINESS**

**a. Annexation - Robert Cleveland - 2607 Kerr Street**

Mr. Gilmore gave an overview of the application. Kathleen Nalley, Applicant Representative from Coldwell Banker, provided additional information on the purchaser of the property.

**Motion was made by Bob Burdge, and seconded by Michael Broderick to forward a recommendation of approval for the proposed annexation.**

**AYE: Michael Broderick, Bob Burdge, Brian Paul, Gloria Johnson-Scott, Tim O'Connell, Chairman Frank Creyaufmiller**

Passed

**b. Conditional Use - Little Scholars Academy/Child Day Care Facility - 810 S. 6th Street**

Ms. Lewicka gave an overview of the application and answered questions from the Board regarding the shopping center exits, fencing around the playground and placement of speed bumps.

Hoyt Murphy, Property Owner, provided additional information on the shopping center and stated there is little traffic in the back of the plaza, where the daycare will be located. Mr. Murphy said the Department of Children and Family Services (DCF) has specific requirements for an outdoor playground and the applicant's safety plan make sure it is well marked for any traffic coming through.

Rudolfo Diaz, Applicant, answered questions from the Board on staffing, DCF inspections, playground utilization, teacher/student ratio in playground area, fencing and playground surface area.

The Board expressed concerns with the safety of moving the kids from the classroom to the playground area, traffic, rustic and hard surface of the playground and having enough personnel to control the children walking to the playground.

Board discussion ensued on installing additional speed bumps and safety signage prior to getting to the playground area.

Ms. Grohall stated the city does not regulate where the speed bumps should be located on a private lot. Ms. Grohall suggested the applicant add the location of the speed bumps and signage to the site plan that will be presented to City Commission. Ms. Grohall stated she has not seen DCF get involved with speed bumps and signage and a precedent has not been set with the city regarding additional speed bumps and signage.

Mr. Sweeney stated the Board can put timing on a condition. Mr. Sweeney explained the Board and the City Commission will not be responsible for liability and the fact that the playground safety issues have been pointed out to Mr. Murphy, the onus is put on him and the tenant. Mr. Sweeney said the liability has been removed from the city and made imperative.

**Motion was made by Bob Burdge, and seconded by Gloria Johnson-Scott to forward a recommendation to approve the request with the following conditions:**

- 1. Comply with City Code Section 22-60. Off-street parking and loading (j) Lighting (1)a. Please provide the lighting plan with a minimum average of two (2) footcandles.**
- 2. Add at least two (2) additional speed bumps on the property and add additional safety signage.**

**AYE: Bob Burdge, Brian Paul, Gloria Johnson-Scott, Tim O'Connell, Michael Broderick, Chairman Frank Creyaufmiller**

Passed

**c. Conditional Use - We Buy Scrap - 3340 Enterprise Road**

Mr. Creagan gave an overview of the application and answered questions from the Board on the processing area, drainage, fencing and landscaping.

Jim Frogner, Planning and Zoning Consultant, provided additional information on the site, phasing plan and operation details. Mr. Frogner expressed concerns with some of the conditions, including the Unity of Title timing, being able to add an incinerator, and completion of the landscaping and abandonment in Phase 1. Mr. Frogner stated the landscape and drainage improvements cannot be done until the road is abandoned because the improvements are taking place in the roadway. Mr. Frogner answered questions from the Board on parking, drainage, and landscaping.

Ms. Grohall stated typically drainage is completed at the time of site plan application and the abandonment is subject to County Commission approval. Ms. Grohall stated a full landscape plan needs to be submitted and the recycling classification is the most generous of all the parking calculations. Ms. Grohall stated the Unity of Title turn around time is typically a couple of days and a survey is not required. Ms. Grohall said it is a reasonable interpretation that condition #6, no melting or burning, refers to no open fires and outdoor burning, excluding interior incinerators.

Board discussion ensued on the Unity of Title, phasing of the landscaping, site drainage improvements as well as the submittal of the abandonment application.

**Motion was made by Michael Broderick, and seconded by Bob Burdge to forward a recommendation of approval for the Conditional Use to the City Commission with the following conditions:**

- 1. A Landscape Plan that demonstrates compliance with City Code 22-187 will be required at the time of Building Permit.**
- 2. A Lighting Plan or Photometric Survey that demonstrates compliance with City Code 22-60 (j)(1)(a) will be required at the time of Building Permit.**
- 3. A Unity of Title or parcel combination will be required prior to submission of the building permit.**
- 4. The operations adheres to a submitted and approved truck route to and from the site. The truck route must be submitted to the Planning Department prior to City Commission.**
- 5. The facility confines operational hours to Monday through Saturday, 7:00 am to 5:00 pm.**
- 6. No melting or burning of any materials will take place on site.**
- 7. All storage of recycling materials must be contained in the buildings on site, no outdoor storage.**
- 8. All site drainage must be implemented with phase 1 of the project as well as submittal of the application with St. Lucie County for roadway abandonment of Grose Road and landscaping improvements on Enterprise Road must be completed in phase 1. Grose Road common area improvements are to be completed upon successful completion of the abandonment from St. Lucie County.**

**AYE: Brian Paul, Gloria Johnson-Scott, Tim O'Connell, Michael Broderick, Bob Burdge, Chairman Frank Creyaufmiller**

Passed

d. **Conditional Use - Jones Dwelling Rental - 355 S. Ocean Drive #601**

Mr. Gilmore gave an overview of the application. Kimberly Jones, Owner, stated she has accommodated all six conditions and she will be managing the property herself.

**Motion was made by Bob Burdge, and seconded by Gloria Johnson-Scott to forward a recommendation to approve the request with the following conditions:**

- 1) The maximum occupancy ensures compliance with City Code Section 8.5-43.- Required space in dwelling units, based upon the size of each unit;**
- 2) Registration of the property manager accessible at all times, to resolve complaints or violations of City Code;**
- 3) Issuance of guide booklets (available from Code Enforcement) for renters regarding local rules and public service resources to minimize conflicts; and**
- 4) The applicant files for and obtains St. Lucie County & City of Fort Pierce Business Tax Licenses within thirty (30) days of Conditional Use approval.**
- 5) Limit no more than 2 vehicles.**
- 6) Include the City of Fort Pierce Business Tax License number on all advertising.**

**AYE: Gloria Johnson-Scott, Tim O'Connell, Michael Broderick, Bob Burdge, Brian Paul, Chairman Frank Creyaufmiller**

Passed

**7. BOARD COMMENTS**

Chairman Creyaufmiller welcomed the new City Attorney, Peter Sweeney and congratulated Commissioner Alexander and Commissioner Perona on their re-election and the reinstatement of Mr. Burdge and Ms. Johnson Scott to the Planning Board. Chairman Creyaufmiller also congratulated the newly appointed Governor DeSantis and the newly appointed Senator Rick Scott.

**8. ADJOURNMENT**

**Planning Board**

**6.a.**

Meeting Date: 02/12/2019

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Information

REQUESTED ACTION

Text Amendment - Chapter 22 - Enforcement

LOCATION

N/A

RESPONSIBLE STAFF

Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director

RECOMMENDATION

Approval

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Attachments

Staff Report

Proposed Text Amendment

TRC Comments

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**Form Review**

Form Started By: Rebeca Guerra


Started On: 02/05/2019 05:27 PM


Final Approval Date: 02/06/2019



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**TO:** Planning Board Members

**THROUGH:** Rebecca Grohall, AICP, Planning Director 

**FROM:** Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director 

**RE:** Amendment to Chapter 22 - Zoning.  
Article X – Administrative Provisions

**DATE:** February 5, 2019

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**STAFF REPORT**

The City of Fort Pierce Planning Department is proposing a Zoning Text Amendment to Article X - Administrative Provisions, Section 22-138 through Section 22-155, of the City of Fort Pierce Code of Ordinances to allow provisions of Chapter 22 to be enforced by the City as a civil violation pursuant to Chapter 2, Article XIII, or Chapter 2, Article XIII.5 (supplemental Municipal Code Enforcement Procedures). Currently, only the City's Building Inspector has the power and principal responsibility of enforcing provisions of this Chapter. Unfortunately, this stipulation is in direct conflict with Florida Building Code Section 102.1.1 and Florida Statute 553.80(7) which expressly prohibit the Building Department from enforcing planning and zoning requirements. The proposed Text Amendment would have the effect of shifting this responsibility to the Code Enforcement Division.

In addition to the above, the proposed Text Amendment also seeks to remove all references to "Certificates of Zoning Compliance" from the Article X as this procedure is no longer conducted by the City. These certificates were once required for "Occupational Licenses" which were retitled "Business Tax Receipts" several years ago.

Lastly, this Text Amendment clarifies that appeals to the Board of Adjustment from rulings of an administrative officer be made by any person aggrieved by, or by any officer or bureau of the City affected by, any decision of the Planning Director or any other administrative officer of the City, instead of the Building Inspector, or any other administrative officer of the City.

The Technical Review Committee (TRC) reviewed this item on January 17, 2019. Comments from each department and agency are attached.

Attachments:  
Proposed text amendment  
TRC comments

# ARTICLE X. - ADMINISTRATIVE PROVISIONS

## Section 22-138. - Enforcement.

The building inspector shall have the power and principal responsibility for enforcing provisions of this chapter. Neither the building inspector nor any other administrative officer of the city shall issue any permit or license for any use, activity or structure which violates provisions of this chapter. Any permit or license issued in conflict with the provisions of this chapter, intentionally or otherwise, shall be void. An appeal from a ruling of the building inspector or any other administrative officer of the city regarding a provision of this chapter may be made only to the board of adjustment. Provisions of chapter 22 may be enforced by the city as a civil violation pursuant to chapter 2, article XIII, or chapter 2, article XIII.5 (supplemental municipal code enforcement procedures).

## Sec. 22-139. - Certificates of zoning compliance.

(a) General. Certificates of zoning compliance shall state that the building or the proposed use of a building or land complies with all provisions of this chapter. Such certificates shall be signed by the building inspector or a designated representative of the building inspector. A record of all certificates of zoning compliance shall be kept on file in the office of the building inspector or his subordinates and copies shall be furnished on request to any person having proprietary or tenancy interest in the building or land affected. (b) When required. Certificates of zoning compliance shall be required before any of the following occurs: (1) Occupancy and use of a building hereafter erected or structurally altered; (2) A change in a use of an existing building to a use of a different classification; (3) Occupancy and use of vacant land; (4) A change in the use of land to a use of a different classification; or (5) Issuance of a building permit.

A certificate of zoning compliance may also be required by any public employee or official of the city responsible for issuing permits or licenses, in addition to building permits, in order to determine if a use, activity or structure for which a permit or license has been requested will violate provisions of this chapter.

(c) Procedure. An application for a certificate of zoning compliance for a new building or for alteration of an existing building shall be made at the same time as the application for the building permit for such building. Applications for other required certificates of zoning compliance shall be made before the particular action in question takes place. All applications shall be filed with information specified in section 22-141. The building inspector shall grant or deny a certificate of zoning compliance, based on the provisions of this chapter, within three (3) working days of the filing of the application for such certificate, except the building inspector with good cause demonstrated may allow an extension of time. (d) Conditional certificates of zoning compliance. When the provisions of this chapter have been complied with except for landscaping provisions in section 22-59, a conditional certificate of zoning compliance may be granted by the building inspector for a period not to exceed sixty (60) days upon receipt of a written affidavit from the property owner that landscaping will be complete in accordance with this chapter in the specified length of time. Applications for conditional certificates of zoning compliance, stating reasons and/or extenuating circumstances, shall be submitted in writing to the building inspector. In the event the required landscaping is not completed within the period specified by the building inspector, then the property owner shall be subject to the provisions of section 22-144.

## Sec. 22-140. Sec. 139- Appeals from rulings of administrative officer.

(a) General. An appeal to the board of adjustment may be made by any person aggrieved or by any officer or bureau of the city affected by any decision of the building inspector planning director or any other administrative officer of the city regarding a provision of this chapter. Such appeal

shall be made within a reasonable time, as provided by the rules of the board, by filing with the officer from whom the appeal is made and with the board of adjustment a notice of appeal specifying the grounds thereof. The officer from whom the appeal is taken shall forthwith transmit to the board of adjustment all the papers constituting the record upon which the action appealed from was made.

(b) Authorization to grant or deny appeals. The board of adjustment, in conformity with the provision of this section, may reverse or affirm, wholly or partly, or may modify the decision appealed from and may make such decision as ought to be made, and to that end shall have all the power, concerning this chapter, of the officer from whom the appeal is made. The concurring vote of four (4) members of the board shall be necessary to reverse any decision of any such administrative official.

(c) Stay of proceedings. An appeal stays all proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is made certifies to the board of adjustment after the notice of appeal shall have been filed with him, that by reason of facts stated in the certificate, a stay would, in his opinion, cause imminent peril to life and property. In such a case, proceedings shall not be stayed otherwise than by a restraining order which may be granted by the board of adjustment or by a court of record on application, on notice to the officer from whom the appeal is made and on due cause shown.

(d) Appeals procedure. (1) Before the board of adjustment may act on an appeal from a ruling of an administrative officer pursuant to this section, it will hold a public hearing in accordance with the provisions of section 22-143. (2) Within thirty-five (35) days of the public hearing, except the board of adjustment with good cause demonstrated may allow an extension of time, the board of adjustment will make its decision on the appeal. (3) The board of adjustment decision will be sent by mail to the applicant within five (5) working days of its decision.

### ~~Sec. 22-141.~~ **Sec. 22-140- Supplemental application information.**

(a) General. Application for ~~certificates of zoning compliance~~, temporary uses, site plan reviews, conditional uses, nonconforming structures as special exception and variances shall be accompanied by plans and specifications, drawn to scale, showing the actual shape and dimensions of the property and the size and locations of all existing and proposed structures; the intended use of each structure, the number of households, if any, to be accommodated thereon; the relationship of the property to the surrounding area; and such other information as is needed to determine conformance with this chapter. These applications shall also be accompanied by a legal description of the property involved and any information required by other parts of this chapter.

~~(b) Certificates of zoning compliance. In addition to the information specified in subsection (a) of this section, the following information shall be submitted along with the applications for certificates of zoning compliance: A description of all landscape materials which will be used and plans showing the location of proposed parking spaces, driveways, other vehicular use areas and landscaped areas (including the location of sprinklers or water outlets).~~

Section 22-142 through Sections 22-149 – 22-155 shall be renumbered to **Section 22-141 through Sections 22-148 – 22-155.**



**TO : Rebeca Guerra, AICP, Assistant Planning Director**

**FROM : John R. Andrews, P.E., City Engineer**

*JRA*

**RE : Chapter 22-138 thru 22-155 Text Amendment  
 Administrative Procedures**

RECEIVED

JAN 17 2019

**DATE : January 15, 2019**

CITY OF FORT PIERCE  
 PLANNING & ZONING

This is to advise you that we have completed the review of the following documents as received by this office on January 4, 2019:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Text Amendment  | <input type="checkbox"/> P/D Drawings  |
| <input type="checkbox"/> Test Reports & Related Documents                                 | <input type="checkbox"/> Certificate of Completion                               |
| <input type="checkbox"/> Record Drawings  | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies |  |

Based on our reviews and appropriate site final inspection, we

- |   |   |                              |
|---|---|------------------------------|
| <input checked="" type="checkbox"/> Recommend             | <input type="checkbox"/> Do Not Recommend |                              |
| <input checked="" type="checkbox"/> Approval of Amendment | <input type="checkbox"/> Building Permit  | <input type="checkbox"/> C/O |

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

See attached for conditions of approval

JRA/jra



THE SUNRISE CITY  
**FORT PIERCE**  
POLICE DEPARTMENT  
"In Honor We Serve"

*Florida*

## Technical Review Committee meeting

January 17th, 2019

Case # 19-99800001

Zoning text amendment, Chapter 22, Admin provisions

**Comments:**

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



PUBLIC WORKS  
ENGINEERING DIVISION  
DEVELOPMENT REVIEW  
COMMITTEE

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January 14, 2019

**Project:** Zoning Text Amendment Article X  
**Subject:** SURVEY REVIEW  
**To:** Rebeca Guerra  
**From:** Rod Reed, PLS  
SLC-Engineering Division

I have no comments.

**Rod Reed, County Surveyor**  
St. Lucie County, Fl.  
2300 Virginia Avenue  
Ft. Pierce, Fl. 34982-5652  
[www.stlucieco.org](http://www.stlucieco.org)  
Ph. (772) 462-1721  
E-mail [reedr@stlucieco.org](mailto:reedr@stlucieco.org)



**BUILDING DEPARTMENT  
TECHNICAL REVIEW COMMITTEE (TRC)  
COMMENT FORM**

RECEIVED

JAN 17 2019

CITY OF FORT PIERCE  
PLANNING & ZONING

Meeting Date: 1.17.19  
Property Address: Text Amd – Chapter 22 Zoning, Article X – Admin. Prov.  
Property Name:  
Project Name:  
Planner: Rebecca Guerra

*Please be advised that the project may trigger the requirements indicated below:*

- 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
- 2. Pre-construction meeting with the City's Building Department is requested.
- 3. Any construction will need to meet the requirements of the Florida Building Code 6<sup>th</sup> Edition.
- 4. Means of egress is required.
- 5. Means of ingress is required.
- 6. Must meet the following Accessibility requirements:
  - Accessible route
  - Handicapped parking spaces
  - Means of egress
- 7. Change of Use required
  - to include a signed and sealed Life Safety Plan
  - to include a signed and sealed detailed comprehensive building plan.
- 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
- 9. Flood Development Permit required.
- 10. Building Permit required.
- 11. Signed and sealed construction drawings required.
- 12. Will need to meet the Fire Code.
- 13. Sprinkler system is required.
- 14. Smoke alarm system is required.
- 15. Other

**Additional Comments/Requirements:**


Building Official's or Representative's Signature

Date:

1/15/19

**Planning Board**

**6.b.**

Meeting Date: 02/12/2019

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Information

REQUESTED ACTION

Text Amendment - Chapter 22 - Required Signage

LOCATION

N/A

RESPONSIBLE STAFF

Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director

RECOMMENDATION

Approval

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Attachments

Staff Report

Proposed Text Amendment

Signage Examples

TRC & Support Comments

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**Form Review**

Form Started By: Rebeca Guerra

Started On: 02/05/2019 05:40 PM

Final Approval Date: 02/06/2019



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**TO:** Planning Board Members

**THROUGH:** Rebecca Grohall, AICP, Planning Director *rg*

**FROM:** Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director *RG*

**RE:** Amendment to Chapter 22 - Zoning  
Article X – Administrative Provisions  
Section 22-143

**DATE:** February 5, 2019

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**STAFF REPORT**

The proposed Text Amendment seeks to modify Section 22-143 regarding the posting of signage on any property seeking an amendment of the Zoning Atlas or an application for Conditional Use. Specifically, it is proposing simplify the information listed on the sign itself so as to provide the basic information necessary to the public in order to give notice of a pending application. Additionally, the Text Amendment looks to shift the responsibility of posting the required signage from City Staff to the applicant. The timing requirements for notice by signage set forth in Section 22-143 of City Code are not being changed as part of this amendment.

The signs themselves have been modified as well, changing from metal signs to corrugated plastic signage similarly used by the Code Enforcement Division. This will enable the applicant to post a sign easily by a variety of means so that it may be readily seen by the public from the right-of-way.

The Technical Review Committee (TRC) reviewed this item on January 17, 2019. Comments from each department and agency are attached.

Attachments:  
Proposed text amendment  
Proposed signage  
TRC comments

## Chapter 22 - Zoning

### ARTICLE X. - ADMINISTRATIVE PROVISIONS

Sec. 22-143. - Public hearings.

~~(c) Notice by signs. After an application has been filed for an amendment of the zoning atlas or an application for conditional use, the department of planning and development shall post a sign or signs on the property concerned at least five (5) days prior to the planning board meeting thereon. The sign or signs shall not be less than ten (10) square feet in size and located where, in the judgment of the department, the sign or signs would be in the most conspicuous place to the passing public. The sign will state that rezoning is proposed from one category to another and also the date of the public hearing before the city commission. The sign or signs shall be posted not less than ten (10) days prior to the public hearing. The city will only be responsible for erection of the sign or signs.~~

~~All notice by sign posting shall identify the existing zoning classification, the proposed zoning classification, if applicable, the type of use being requested, and in the date, time and location of the public hearing.~~

(c) Notice by signs. After an application has been filed for an amendment of the zoning atlas or an application for conditional use, the applicant shall post a sign or signs on the property concerned at least five (5) days prior to the planning board meeting thereon. The sign or signs shall not be less than 18 x 24 inches in size as provided by the Planning Department; and located where, in the judgment of the Planning Department, the sign or signs would be in the most conspicuous place to the passing public. The sign or signs shall be posted not less than ten (10) days prior to the public hearing.

# REZONING

**An application has been received  
for this property.**

**For more information:  
(772) 467-3737**



# CONDITIONAL USE

**An application has been received  
for this property.**

**For more information:  
(772) 467-3737**





THE SUNRISE CITY  
**FORT PIERCE**  
 ENGINEERING  
 DEPARTMENT

*Florida*



**TO : Rebeca Guerra, AICP, Assistant Planning Director**

**FROM : John R. Andrews, P.E., City Engineer**

RECEIVED

**RE : Chapter 22-143 Text Amendment  
 Signage**

JAN 17 2019

**DATE : January 15, 2019**

CITY OF FORT PIERCE  
 PLANNING & ZONING

This is to advise you that we have completed the review of the following documents as received by this office on January 4, 2019:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Text Amendment  | <input type="checkbox"/> P/D Drawings  |
| <input type="checkbox"/> Test Reports & Related Documents                                 | <input type="checkbox"/> Certificate of Completion                               |
| <input type="checkbox"/> Record Drawings  | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies |  |

Based on our reviews and appropriate site final inspection, we

- |   |   |                              |
|---|---|------------------------------|
| <input checked="" type="checkbox"/> Recommend             | <input type="checkbox"/> Do Not Recommend |                              |
| <input checked="" type="checkbox"/> Approval of Amendment | <input type="checkbox"/> Building Permit  | <input type="checkbox"/> C/O |

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

See attached for conditions of approval

JRA/jra



PUBLIC WORKS  
ENGINEERING DIVISION  
DEVELOPMENT REVIEW  
COMMITTEE

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January 14, 2019

**Project:** Text Amendment Chapter 22 Zoning Article III  
**Subject:** SURVEY REVIEW  
**To:** Rebeca Guerra  
**From:** Rod Reed, PLS  
SLC-Engineering Division

I have no comments

**Rod Reed, County Surveyor**  
St. Lucie County, Fl.  
2300 Virginia Avenue  
Ft. Pierce, Fl. 34982-5652  
[www.stlucieco.org](http://www.stlucieco.org)  
Ph. (772) 462-1721  
E-mail [reedr@stlucieco.org](mailto:reedr@stlucieco.org)



**BUILDING DEPARTMENT  
TECHNICAL REVIEW COMMITTEE (TRC)  
COMMENT FORM**

**RECEIVED**

**JAN 17 2019**

**CITY OF FORT PIERCE  
PLANNING & ZONING**

Meeting Date: 1.17.19  
Property Address: Zoning Text Amendment  
Property Name:  
Project Name:  
Planner: Rebecca Guerra

*Please be advised that the project may trigger the requirements indicated below:*

- 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
- 2. Pre-construction meeting with the City's Building Department is requested.
- 3. Any construction will need to meet the requirements of the Florida Building Code 6<sup>th</sup> Edition.
- 4. Means of egress is required.
- 5. Means of ingress is required.
- 6. Must meet the following Accessibility requirements:
  - Accessible route
  - Handicapped parking spaces
  - Means of egress
- 7. Change of Use required
  - to include a signed and sealed Life Safety Plan
  - to include a signed and sealed detailed comprehensive building plan.
- 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
- 9. Flood Development Permit required.
- 10. Building Permit required.
- 11. Signed and sealed construction drawings required.
- 12. Will need to meet the Fire Code.
- 13. Sprinkler system is required.
- 14. Smoke alarm system is required.
- 15. Other

**Additional Comments/Requirements:**

Building Official's or Representative's Signature \_\_\_\_\_ Date: 1/15/19



THE SUNRISE CITY  
**FORT PIERCE**  
POLICE DEPARTMENT  
"In Honor We Serve"

*Florida*

## Technical Review Committee meeting

January 17th, 2019

Case # 19-99800004

Zoning text amendment, Chapter 22, Admin provisions

### Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



THE SUNRISE CITY  
**FORT PIERCE**  
PUBLIC WORKS  
DEPARTMENT

*Florida*

TO : Rebecca Guerra, Assistant Planning Director

FROM : Mike Reals, Director of Public Works *MR*

RE : **TRC PROJECT NUMBER #19-99800004**  
**TEXT AMMENDMENT TO CHAPTER 22**

DATE : February 5, 2019

The Public Works Department is in full support of the proposed text amendment as presented. Public Works responds to the request from Planning with the specific information on where to place the sign, when to place the sign as well as the text to appear on the sign. This process is labor intensive and poses challenges on timely placement when multiple requests are received at one time. The signs are printed and prepared in the compound and then sent out for installation by the sign technician. They are bulky, heavy and cumbersome to install by one person and oftentimes require several trips to the compound before all are installed.

This office respectfully request that the City Commission and Planning Board support the recommendation from staff.

Please contact this office if you have any questions.

cc: Rebecca Grohall, Planning Director

**Planning Board**

**6.c.**

Meeting Date: 02/12/2019

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Information

REQUESTED ACTION

Text Amendment - Chapter 22 - Use Table

LOCATION

N/A

RESPONSIBLE STAFF

Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director

RECOMMENDATION

Approval

---

Attachments

Staff Report

Proposed Text Amendment

TRC Comments

---

**Form Review**

Form Started By: Rebeca Guerra

Started On: 02/05/2019 05:36 PM

Final Approval Date: 02/06/2019



THE SUNRISE CITY

# FORT PIERCE


PLANNING DEPARTMENT


Florida



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**TO:** Planning Board Members

**THROUGH:** Rebecca Grohall, AICP, Planning Director 

**FROM:** Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director 

**RE:** Amendment to Chapter 22 - Zoning  
Article III – Basic Zoning Districts  
Section 22-22 – Allowed Uses

**DATE:** February 5, 2019

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## STAFF REPORT

The City of Fort Pierce Planning Department is proposing a Zoning Text Amendment to Article III – Basic Zoning Districts, Section 22-22, Allowed Uses, of the City of Fort Pierce Code of Ordinances to allow some uses identified in the Use Table to be allowed by right, in lieu of needing a Conditional Use approval from City Commission. The Text Amendment would also allow some uses to be allowed with Conditional Use approval instead of being prohibited outright in certain zoning districts.

The purpose of the Text Amendment is to streamline the development process by providing for a broader range of uses to be allowed outright in certain zoning districts where the use itself is appropriate given the characteristics of each district and its location in the City. In particular, commercial and industrial uses have been expanded in such a manner so as to allow for a more streamlined review and development approval process. To this end, there are 44 instances where uses which are now only allowed with a Conditional use, or were prohibited outright, which are now being proposed to be deemed permitted by right. In addition, there are 14 instances where uses which are now prohibited outright are now being proposed to be allowed with Conditional use approval.

In addition to the above changes, the Text Amendment also serves to clarify how permitted and conditional uses are determined for properties in the Edgartown Settlement (ES) Zoning District, the Planned Development Zone (PD), and the Planned Unit Redevelopment Zone (PUR).

These proposed changes have been recommended by the Growth Management Task Force as well as the Saint Lucie County Chamber of Commerce.

The Technical Review Committee (TRC) reviewed this item on January 17, 2019. Comments from each department and agency are attached.

Attachments:  
Proposed text amendment  
TRC comments



ZONING DISTRICT	E 1	E 2	E 3	R 1	R 2	R 3	R 4	R4 A	R 5	C 1	C 2	C 3	C 4	C 5	C 6	C P	I1	I2	I3	OS 1	OS 2	A 1	A 2
<b>PUBLIC AND CIVIC</b>																							
<b>Community/Cultural</b> (except as noted below)	-	-	-	-	C	C	C	C	C	C	C	P	P	C	C	C	-	-	-	C	-	-	-
-Community Center	-	-	-	-	C	C	C	C	C	-	C	P	P	C	-	C	-	-	-	C	-	-	-
-Fraternal Organization/Lodge	-	-	-	-	C	C	C	C	C	-	C	P	P	C	-	C	-	-	-	C	-	-	-
-Library or Cultural Exhibit	-	-	-	-	C	C	C	C	C	-	C	P	P	C	-	C	-	-	-	C	-	-	-
-Environmental Research and Education Facilities	-	-	-	-	-	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
<b>Day Care</b>	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
-Adult Day Care Center	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
-Day Care Center	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
-Child Care Facility	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
-Family Day Care Home	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Educational Facilities</b>																							
-College or University	-	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	-
-Elementary, Middle or High School	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	-	-	-	-
-Marine Research/Education Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			P	-	-	-	C
<b>Government Facilities</b> (except as noted below)	-	-	-	-	-	-	-	-	-	C	C	P	P	C	-	C	-	-	-	-	-	C	C
-Post Office	-	-	-	-	-	-	-	-	-	C	C	P	P	-	-	C	-	-	-	-	-	-	-
-Safety Service	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	-	-	C	C
<b>Medical Facilities</b> (except as noted below)	-	-	-	-	C	C	C	-	C	C	-	C	-	C	-	-	-	-	-	-	-	-	-
-Hospital	-	-	-	-	C	C	C	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-
-Nursing Home	-	-	-	-	C	C	C	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-
<b>Park and Open Space</b> (except as noted below)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	-
- Cemetery/Columbarium/Mausoleum	C	C	C	C	C	C	-	-	C	C	C	C	-	-	-	-	-	-	-	C	-	-	-
-Country Club/Golf Course	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	C	-	-	-
-Game and Wildlife Management Preserves	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-
-Water Dependent Recreation Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C
<b>Passenger Terminal</b>																							
-Airport/Heliport	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
-Rail/Bus Terminal	-	-	-	-	-	-	-	-	-	C	C	C	C	-	C	C	C	C	C	-	-	-	-

ZONING DISTRICT	E 1	E 2	E 3	R 1	R 2	R 3	R 4	R4 A	R 5	C 1	C 2	C 3	C 4	C 5	C 6	C P	I1	I2	I3	OS 1	OS 2	A 1	A 2
-Bus Shelter	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-
-Taxi Terminal	-	-	-	-	-	-	-	-	-	C	C	C	C	-	C	C	C	C	C	-	-	-	-
<b>Religious Institution</b>	C	C	C	C	C	C	C	C	C	C	C	P	P	C	-	C	-	-	-	-	-	-	-
<b>Social Service Institution</b> (except as noted below)	-	-	-	-	-	-	-	-	-	C	-	C	C	-	-	-	C	C	-	-	-	-	-
-Halfway Houses	-	-	-	-	-	C	C	C	C	C	-	C	C	-	-	-	C	-	-	-	-	-	-
<b>Utilities</b>																							
-Minor, other	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P	C	C	C	C
-Major	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	P	C	C	C	C
-Utility Cabinets, Above Ground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	C
<b>COMMERCIAL</b>																							
<b>Eating and Drinking Establishments</b>																							
-Brew Pub	-	-	-	-	-	-	-	-	C	P	<del>G</del> P	P	P	P	P	C	C	C	-	-	-	-	-
-Coffee Shop	-	-	-	-	-	-	C	-	C	<del>G</del> P	P	P	P	P	P	C	C	C	-	-	-	-	-
-Neighborhood Bistro	-	-	-	-	-	-	-	-	C	<del>G</del> P	<del>G</del> P	P	P	P	P	C	C	C	-	-	-	-	-
-Neighborhood Café	-	-	-	-	-	-	-	-	C	<del>G</del> P	<del>G</del> P	P	P	P	P	C	C	C	-	-	-	-	-
-Restaurants, Fast Food	-	-	-	-	-	-	-	-	C	-	-	P	P	P	P	C	C	C	-	-	-	-	-
-Restaurant and Bar	-	-	-	-	-	-	-	-	C	C	C	P	P	P	P	C	C	C	-	C	-	-	C
-Wine/Cigar Bar	-	-	-	-	-	-	-	-	C	C	C	P	P	P	P	C	C	C	-	-	-	-	-
<b>Entertainment, Indoor</b> (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	C	-	-	-
-Adult Establishment	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
-Arcade Amusement Center/Amusement Arcade	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-
-Bar or Nightclub	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
-Theater	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
<b>Entertainment, Outdoor</b> (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	P	-	-	-	-	-	C	-	-	-
-Batting Cages, Driving Ranges	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
-Stables or Equestrian Facilities	C	C	C	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-	-	-	-	-	-
-Stadium or Arena	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	-	C	C	-	-	-	-	-
<b>Marine-Related Commercial</b> (except as noted below)	-	-	-	-	-	-	-	-	-	C	-	P	P	C	P	-	-	C	-	C	-	-	C
-Boat and Marine Equipment Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	P	-	-	C	-	-	-	-	-



ZONING DISTRICT	E 1	E 2	E 3	R 1	R 2	R 3	R 4	R4 A	R 5	C 1	C 2	C 3	C 4	C 5	C 6	C P	I1	I2	I3	OS 1	OS 2	A 1	A 2
-Educational Service Establishments	-	-	-	-	-	-	-	-	C	C	G P	P	P	C	P	P	P	C	C	-	-	-	-
-Laundry & Dry Cleaners Pick-Up	-	-	-	-	-	-	C	C	C	C	P	P	P	P	-	C	-	-	-	-	-	-	-
-Laundromat	-	-	-	-	-	-	C	C	C	C	P	P	P	C	-	C	-	-	-	-	-	-	-
-Mortuaries or Funeral Homes	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	C	-	-	-	-	-	-	-
-Neighborhood Commercial Services	-	-	-	-	C	C	P	P	P	G P	P	P	P	P	-	C	-	-	-	-	-	-	-
-Pawn Shop	-	-	-	-	-	-	-	-	-	-	-	P	P	C	-	C	-	-	-	-	-	-	-
-Personal Improvement Service	-	-	-	-	-	-	C	C	C	G P	- P	P	P	P	-	C	-	-	-	-	-	-	-
-Veterinary (Without Outdoor Runs)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
<b>Retail Sales &amp; Service, Repair-Oriented</b>	-	-	-	-	-	-	-	P	-	C	-	P	P	P	-	P	-	-	-	-	-	-	-
<b>Self-Service Storage</b>	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	-	P	-	P	-	-	-	-
<b>Vehicle Sales &amp; Service</b>																							
-Automobile Rentals	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	-
-Automobile Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	-
-Boat Rentals	-	-	-	-	-	-	-	-	-	-	-	P	C	P	C	C	P	-	P	-	-	C	P
-Boat Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	P
-Fueling Station	-	-	-	-	-	-	-	-	-	C	C	P	C	C	-	C	-	P	-	-	-	-	-
-Travel Plaza	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-	-	-	-	-	-	-
-Truck Stop	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-	-	-	-	-	-	-
-Vehicle Repair, General	-	-	-	-	-	-	-	-	-	-	-	G C	P	C	-	C	-	-	-	-	-	-	-
-Vehicle Repair, Limited	-	-	-	-	-	-	-	-	-	-	-	C	P	C	-	P	-	-	-	-	-	-	-
-Vehicle Storage	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	P	C	P	-	-	-	-
<b>INDUSTRIAL</b>																							
<b>Artisan</b>	-	-	-	-	-	-	-	-	-	-	-	G C	P	C	-	P	P	-	P	-	-	-	-
-Cabinet Shops, Woodworking	-	-	-	-	-	-	-	-	-	-	-	G P	C	-	C	P	P	-	P	-	-	-	-
<b>Light Industrial Service</b> (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	-	P	-	-	-	-
-Catering Facility, Large-Scale	-	-	-	-	-	-	-	-	-	-	-	G P	-	-	-	P	P	-	P	-	-	-	-
-Crematorium	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-
-Building Maintenance Facilities And Services	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	-	-	-	-	-	-	-
-Contractors/Others Performing Services Off-Site	-	-	-	-	-	-	-	-	-	-	-	G C	P	-	-	P	P	-	P	-	-	-	-





**TO : Rebeca Guerra, AICP, Assistant Planning Director**

**FROM : John R. Andrews, P.E., City Engineer**

*JRA*  
 RECEIVED

**RE : Chapter 22-22 Text Amendment  
 Allowed Uses**

**JAN 17 2019**

**DATE : January 15, 2019**

**CITY OF FORT PIERCE  
 PLANNING & ZONING**

This is to advise you that we have completed the review of the following documents as received by this office on January 4, 2019:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Text Amendment  | <input type="checkbox"/> P/D Drawings  |
| <input type="checkbox"/> Test Reports & Related Documents                                 | <input type="checkbox"/> Certificate of Completion                               |
| <input type="checkbox"/> Record Drawings  | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies |  |

Based on our reviews and appropriate site final inspection, we

- |   |   |                              |
|---|---|------------------------------|
| <input checked="" type="checkbox"/> Recommend             | <input type="checkbox"/> Do Not Recommend |                              |
| <input checked="" type="checkbox"/> Approval of Amendment | <input type="checkbox"/> Building Permit  | <input type="checkbox"/> C/O |

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

See attached for conditions of approval

JRA/jra

**January 14, 2019**

**Project:** Text Amendment Chapter 22 Zoning  
**Subject:** SURVEY REVIEW  
**To:** Rebeca Guerra  
**From:** Rod Reed, PLS  
SLC-Engineering Division

I have no comments.

**Rod Reed, County Surveyor**  
St. Lucie County, Fl.  
2300 Virginia Avenue  
Ft. Pierce, Fl. 34982-5652  
[www.stlucieco.org](http://www.stlucieco.org)  
Ph. (772) 462-1721  
E-mail [reedr@stlucieco.org](mailto:reedr@stlucieco.org)



**BUILDING DEPARTMENT  
TECHNICAL REVIEW COMMITTEE (TRC)  
COMMENT FORM**

Meeting Date: 1.17.19  
Property Address: Zoning Text Amendment  
Property Name:  
Project Name:  
Planner: Rebecca Guerra

*Please be advised that the project may trigger the requirements indicated below:*

- 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
- 2. Pre-construction meeting with the City's Building Department is requested.
- 3. Any construction will need to meet the requirements of the Florida Building Code 6<sup>th</sup> Edition.
- 4. Means of egress is required.
- 5. Means of ingress is required.
- 6. Must meet the following Accessibility requirements:
  - Accessible route
  - Handicapped parking spaces
  - Means of egress
- 7. Change of Use required
  - to include a signed and sealed Life Safety Plan
  - to include a signed and sealed detailed comprehensive building plan.
- 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
- 9. Flood Development Permit required.
- 10. Building Permit required.
- 11. Signed and sealed construction drawings required.
- 12. Will need to meet the Fire Code.
- 13. Sprinkler system is required.
- 14. Smoke alarm system is required.
- 15. Other

**Additional Comments/Requirements:**

Building Official's or Representative's Signature \_\_\_\_\_

Date: 1/15/19



THE SUNRISE CITY  
**FORT PIERCE**  
POLICE DEPARTMENT  
"In Honor We Serve"

*Florida*

## Technical Review Committee meeting

January 17th, 2019

Case # 19-99800002

Zoning text amendment, Chapter 22, Admin provisions

**Comments:**

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

**Planning Board**

**6.d.**

Meeting Date: 02/12/2019

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Information

REQUESTED ACTION

Text Amendment - Chapter 22 - Major and Minor Site Plans

LOCATION

N/A

RESPONSIBLE STAFF

Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director

RECOMMENDATION

Approval

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Attachments

Staff Report

Text Amendment

TRC Comments

Task Force Recommendations

---

**Form Review**

Form Started By: Rebeca Guerra

Started On: 02/07/2019 11:14 AM

Final Approval Date: 02/07/2019



THE SUNRISE CITY

**FORT PIERCE**  
PLANNING DEPARTMENT  
*Florida*



**TO:** Planning Board Members

**THROUGH:** Rebecca Grohall, AICP, Planning Director

**FROM:** Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Planning Director

**RE:** Amendment to Chapter 22 - Zoning  
Article III – Basic Zoning Districts  
Section 22-58 – Major and minor site plan applications

**DATE:** February 7, 2019

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**STAFF REPORT**

This is a Zoning Text Amendment to Article IV – Supplementary Regulations, Section 22-58 Major & Minor Site Plan Applications, of the City of Fort Pierce Code of Ordinances to increase the square foot thresholds for administrative review and approval of commercial and industrial site plans from 4,000 square feet to 50,000 square feet. The Text Amendment would also increase the administrative review threshold for multi-family residential projects from 20 to 50 units as well as establishing the same minimum thresholds for other residential projects. Public or private institutional developments which do not exceed one acre in land are also proposed to be eligible for administrative review. To this end, site plan reviews will be subject to approval from either a Major or Minor Site Plan Application.

The proposed Text Amendment also seeks to clarify the minimum submittal requirements for Major or Minor Site Plan Applications and delineate the process through which these applications are reviewed by the Technical Review Committee, Planning Board, and City Commission. In brief, all Site Plan applications will be reviewed by the Technical Review Committee. The distinction between both types of applications, however, is that Major Site Plans will require Planning Board review and City Commission approval, while Minor Site Plans may be ultimately approved by the Planning Director after it has been determined that the application is in compliance with City Code and no outstanding documents, actions, or information are needed.

These new thresholds have proposed by the Growth Management Task Force in June of 2018 as part of an evaluation of the City's regulatory/permitting process. Their recommendations have been discussed with the City Commission and this Text Amendment now seeks to formally adopt the previous consensus.

The Technical Review Committee reviewed this item on January 17, 2019. Comments from each department and agency are attached.

**Attachments:**

Proposed Text Amendment

Technical Review Committee Comments

St. Lucie County Development Review Task Force Recommendations

## **Sec. 22-59. - Major and minor site plan application.**

### (a) Major Site Plans

(1) General. A Major Site Plan is one which is:

- a. A residential project which exceeds 50 total dwelling units, or
- b. A non-residential or mixed-use development over 50,000 square feet in area, or
- c. A public or private institutional development exceeding one acre in land area.

(2) Pre-application conference required. Prior to filing for Major Site Plan review, the developer and/or consultant shall meet with the City Planning Department, and any other relevant departments, to discuss the development review. No person may rely upon any comment concerning a proposed development, or any expression of any nature about the proposal made by any participant at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form.

(3) Submittal requirements.

a. Application. Application forms for any Site Plan review shall be available from the City Planning Department. A completed application shall be signed by all owners, or their agent, of the property subject to the proposal, and notarized. Signatures by other parties will be accepted only with notarized proof of authorization by the owners. In a case of corporate ownership, the authorized signature shall be accompanied by a notation of the signer's office in the corporation. The completed application form shall be accompanied by appropriate review fees, a vicinity map, a Site Plan, and by any other information required by the City Planning Department.

b. Vicinity map. The vicinity map shall indicate the general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and all adjacent land uses.

c. Site Plan. A Site Plan shall include, at minimum, the following:

- i. Name, location, owner, and designer/consultant of the proposed development.
- ii. Present zoning for subject site.
- iii. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties.
- iv. Date, north arrow, and graphic scale not less than one inch equal to 50 feet.

- v. Area and dimensions of site.
- vi. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
- vii. Access to utilities and points of utility hook-up.
- viii. Location and dimensions of all existing and proposed parking areas and loading areas.
- ix. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).
- x. Location and size of any lakes, ponds, canals, or other waters and waterways.
- xi. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.
- xii. Location of dumpsters with details of any enclosures.
- xiii. For residential, hotel, motel, bed & breakfast, and mobile home park Site Plans:
  - 1) Tabulation of gross acreage.
  - 2) Tabulation of density.
  - 3) Number of dwelling units proposed.
  - 4) Location and percent of total open space and recreation areas.
  - 5) Percent of lot covered by buildings.
  - 6) Floor area of dwelling units.
  - 7) Number of proposed parking spaces.
  - 8) Street layout.
  - 9) Layout of mobile home stands (for mobile home parks only).
  - 10) Stormwater management plan.

(4) Technical Review Committee. Once review has been completed, the City Planning Department shall then route the application to each reviewing department and other agencies that are part of the Technical Review Committee or are determined necessary for intergovernmental review. Each reviewer shall then submit written comments to the City Planning Department by the Technical Review Committee's meeting date. The Technical Review Committee shall be held on the third Thursday of each month where comments from reviewing departments and other agencies shall be used to determine whether the application complies with

the requirements of this Code or if revisions or additional information is needed in order to proceed.

(5) Planning Board. Once the City Planning Department has determined the application is ready to proceed, the Department will prepare a staff report and recommendation for consideration by the City Planning Board. Notice of the public hearing shall be consistent with Section 22-143 of this Chapter.

(6) City Commission. The City Planning Department will prepare a staff report and recommendation for consideration by the Planning Board. The Planning Board may choose to approve, with or without conditions, deny, or table the item. In no case, however, may a Major Site Plan proceed to City Commission without action from the Planning Board. Notice of the public hearing shall be consistent with Section 22-143 of this Chapter.

(7) City Commission public hearing.

a. At the public hearing, the City Commission shall hear from all interested parties regarding whether the Major Site Plan Application complies with the requirements of this Code. The City Commission shall consider the application, the written comments of each responding department and agency, the compliance recommendation of the City Planning Department, and the comments presented to the Planning Board and City Commission.

b. The City Commission may choose to approve the Major Site Plan, with or without conditions, deny the Site Plan, withdraw the Site Plan, or continue the public hearing.

c. During the public hearing, the City Commission may decide that additional information is necessary to complete its review and may continue the public hearing for this purpose. A continuance shall be to a time certain and shall be announced at the public hearing. Not more than one continuance shall be granted for this purpose.

(b) Minor site plan

(1) General. A Minor Site Plan is one which is:

a. A single-family, duplex, triplex, townhouse, multi-dwelling building, manufactured home, or multi-family residential project of between 2 and 49 units, inclusive, or

b. A non-residential or mixed-use development under 50,000 square feet in area, or

c. A public or private institutional development less than one acre in land area.

(2) Pre-application conference. Prior to filing for Minor Site Plan review, the developer and/or consultant shall meet with the City Planning Department, and any other relevant departments, to discuss the development review. No person

may rely upon any comment concerning a proposed development, or any expression of any nature about the proposal made by any participant at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form. The Planning Director may have the option to waive the pre-application conference for any Minor Site Plan Application.

(3) Submittal requirements. Application forms for a Minor Site Plan review shall be available from the City Planning Department. A completed application shall be signed by all owners, or their agent, of the property subject to the proposal, and notarized. Signatures by other parties will be accepted only with notarized proof of authorization by the owners. In a case of corporate ownership, the authorized signature shall be accompanied by a notation of the signer's office in the corporation. The completed application form shall be accompanied by appropriate review fees, a vicinity map, a Site Plan, and by any other information required by the City Planning Department. The vicinity map and Site Plan shall be submitted in compliance with Section 55-58(a)(3) of this Chapter.

(4) Technical Review Committee. Once review has been completed, the City Planning Department shall then route the application to each reviewing department and other agencies that are part of the Technical Review Committee or are determined necessary for intergovernmental review. The Minor Site Plan Application shall be reviewed consistent with Section 55-58(a)(4) of this Chapter.

(5) Action on Minor Site Plan. The City Planning Department shall determine if the Minor Site Plan is either in compliance or not in compliance with City Code and ready to proceed.

a. If in compliance, and there are no outstanding documents, actions, or information needed, the Minor Site Plan shall be deemed approved.

b. If not in compliance, the Planning Director shall specify the reasons therefore, how the application may be brought into compliance, and convey this information to the applicant. Within 180 days of said conveyance the applicant may submit documents, actions, or information to comply with the requirements. In this event, the compliance review recommendation(s) of the Department shall be amended accordingly. If an application does not achieve compliance within the 180 days referenced above, the entire application shall be void.



THE SUNRISE CITY  
**FORT PIERCE**  
 ENGINEERING  
 DEPARTMENT

Florida



**To : Rebeca Guerra, AICP, Assistant Planning Director**

**FROM : John R. Andrews, P.E., City Engineer**

**RE : Chapter 22-22 Text Amendment  
 Allowed Uses**

**DATE : January 17, 2019**

RECEIVED  
 JAN 17 2019  
 CITY OF FORT PIERCE  
 PLANNING & ZONING

This is to advise you that we have completed the review of the following documents as received by this office on January 4, 2019:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Text Amendment  | <input type="checkbox"/> P/D Drawings  |
| <input type="checkbox"/> Test Reports & Related Documents                                 | <input type="checkbox"/> Certificate of Completion                               |
| <input type="checkbox"/> Record Drawings  | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies |  |

**Based on our review of the amendment, we have determined that the requested text amendment does not require engineering review or approval. This amendment should be solely approved by the City Commission and Planning staff.**

- |  |   |                              |
|--|---|------------------------------|
| <input type="checkbox"/> Recommend             | <input type="checkbox"/> Do Not Recommend |                              |
| <input type="checkbox"/> Approval of Amendment | <input type="checkbox"/> Building Permit  | <input type="checkbox"/> C/O |

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for engineering comments

JRA/jra

Q:\ENGINEERING\Site Development Projects\Miscellaneous\Zoning Text Amendments\Section 22\Text Amendment No Review Required - 011719.docx



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

**TO:** All Members of the TRC

**FROM:** Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Director of Planning

**RE:** TRC PROJECT NUMBER #19-99800003 (TEXT AMENDMENT TO CHAPTER 22)

**DATE:** JANUARY 4, 2019

---

### Zoning Text Amendment – Chapter 22

The attached draft takes a first attempt at increasing the square foot thresholds for administrative review and approval of site plans. The current threshold is 4,000 square feet and the Growth Management Task Force suggested increasing the thresholds. This report has been discussed with the City Commission and seeks to formally adopt their previous consensus.

---

January 16, 2019

**Project:** Zoning Text Amendment  
**To:** Rebeca A. Guerra  
**From:** Grant Chambers  
SLC-Engineering Division

1. The County has concerns regarding the raising the thresholds for Site Plan Review. The proposed thresholds could potentially allow for developments on County roadways to go through approval processes with the City before any traffic and access impacts can be properly addressed by the County. Applicants will typically wait to submit applications for driveway and Right-of-Way permits until they are set to begin construction. The County is looking for clarification on what the review process would be for projects falling below these thresholds.



**BUILDING DEPARTMENT  
TECHNICAL REVIEW COMMITTEE (TRC)  
COMMENT FORM**

**RECEIVED**

**JAN 17 2019**

**CITY OF FORT PIERCE  
PLANNING & ZONING**

Meeting Date: 1.17.19  
Property Address: Text Amd – Chapter 22 Zoning, Article 3 – Basic Zoning Districts, Sect. 22-23 Allowed Uses  
Property Name:  
Project Name:  
Planner: Rebecca Guerra

*Please be advised that the project may trigger the requirements indicated below:*

- 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
- 2. Pre-construction meeting with the City's Building Department is requested.
- 3. Any construction will need to meet the requirements of the Florida Building Code 6<sup>th</sup> Edition.
- 4. Means of egress is required.
- 5. Means of ingress is required.
- 6. Must meet the following Accessibility requirements:
  - Accessible route
  - Handicapped parking spaces
  - Means of egress
- 7. Change of Use required
  - to include a signed and sealed Life Safety Plan
  - to include a signed and sealed detailed comprehensive building plan.
- 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
- 9. Flood Development Permit required.
- 10. Building Permit required.
- 11. Signed and sealed construction drawings required.
- 12. Will need to meet the Fire Code.
- 13. Sprinkler system is required.
- 14. Smoke alarm system is required.
- 15. Other

**Additional Comments/Requirements:**

Building Official's or Representative's Signature \_\_\_\_\_

Date: \_\_\_\_\_

1/15/19



THE SUNRISE CITY  
**FORT PIERCE**  
POLICE DEPARTMENT  
"In Honor We Serve"

*Florida*

## Technical Review Committee meeting

January 17th, 2019

Case # 19-99800003

Zoning text amendment, Chapter 22

**Comments:**

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

---

**TO:** Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Director of Planning

**FROM:** Kori Benton, Senior Planner

**DATE:** January 17, 2019

**SUBJECT:** **City of Fort Pierce Proposed Zoning Text Amendment – Chapter 22  
Site Plan Approval - Threshold**  
Technical Review Project: # 19-99800003

---

The St. Lucie County Planning & Development Services Department has completed a review of the January 4, 2019 distribution of Technical Review Project# 19-99800003.

### **Background**

The City of Fort Pierce is coordinating with the Development Review Task force to evaluate the City's Land Development Code and review procedures for development. The subject proposal seeks to increase the square foot thresholds for administrative review and approval of site plans. The current threshold is 4,000 square feet and the Growth Management Task Force suggested increasing the thresholds. This report has been discussed with the City of Fort Pierce Commission and seeks to formally adopt their previous consensus.

The report notes that, "The Task Force recommends thresholds comparable to St. Lucie County thresholds for staff approval of projects be established.

1. Non-Residential site plan projects under 50,000 square feet should be approved by staff without requiring City Commission approval.
2. Residential site plans of 50 units or less should also be approved by staff without requiring City Commission approval."

### **Review Comments**

1. St. Lucie County's has designated non-residential development between 6,000 – 50,000 sq. ft., and multi-family residential development of less than fifty (50) units, that does not involve platting. This designation, per LDC Section 11.02.02, is coupled with review procedures as contained within LDC Section 11.02.03. - Review of Applications for Minor Site Plans, standards for review as found in LDC Section 11.02.07. - Standards for Site Plan Review, and detailed submittal as detailed in LDC Section 11.02.09. - Submittals for Minor and Major Site Plans.
  - The submittal requirements, review standards, and review procedure for Minor Site Plans is in substantial alignment with the guidelines for "Major Site Plan", however the final decision authority is administrative, with the Director of Development.
  - The review process includes evaluation of the application by the Development Review Committee (DRC), review standards accounting for Consistency With Local Ordinances and Comprehensive Plan, Effect on Nearby Properties, Adequacy of Public Facilities (including concurrency review and required certificate of capacity), Adequacy of Fire Protection, Adequacy of School Facilities, and Environmental Impact.

- Upon review and certification by the DRC, and final decision by the Director of Development as to the Site Plan and Certificate of Capacity, an “Order” containing detail of the project, conditions of approval (where applicable), and certificate of capacity, is signed and recorded in St. Lucie County Public Records.
2. The City of Fort Pierce is encouraged to evaluate the proposed amendment and consider coupling the amendment with procedures, submittal requirements, standards of review, accounting mechanisms for approved projects, and other support detail to ensure a detailed application procedure is presented and utilized for processing such development applications.
    - Due to the potential impacts to public facilities, including many County maintained facilities such as roadways, the amendment is encouraged to retain/include coordination with the Technical Review Committee (TRC) for application review.
    - The City may consider reviewing sections of the LDC pertaining to topics such as concurrency review, Environmental Assessment requirements for applications, Traffic Impact Analysis preparation by applicants, wetland impacts/preservation, tree protection, vehicle queuing and stacking requirements for projects, etc. to determine whether ancillary updates or amendments should be coupled with this proposal. As the amendment is currently presented, there may be limited opportunity to request such analysis or integrate conditions of approval for projects under 50,000 sq. ft., in the absence of complimentary policy amendments or adoption.
  3. The referenced or applicable sections of St. Lucie County Code pertaining to this threshold window are attached for reference.

Please contact me at 772-462-2518 if you have any questions or would like to discuss the presented comments.

June 2018



ST. LUCIE COUNTY  
DEVELOPMENT REVIEW  
**TASK FORCE**



# TABLE OF CONTENTS

- I. Introduction
- II. Summary of Findings
- III. Planning & Zoning
- IV. Building Department
- V. Utility Department

# I. INTRODUCTION

In October 2010, St. Lucie County's Economic Development Council and its Chamber of Commerce were asked by St. Lucie County's Administrator and Planning Director to evaluate the county's permitting and development processes for business. At that time, the Development Review Task Force was formed and in May of 2011, the task force shared their findings.

In August 2016, the Economic Development Council (EDC) discovered through meetings with their investors, regulatory processes in the City of Port St. Lucie were often called into question indicating there may be a need to establish a similar group to evaluate the City's permitting process. As a result, the EDC, the Chamber and the Treasure Coast Builders Association (TCBA) reestablished the Development Review Task Force.

Upon hearing of the reassembling of the group, Assistant City Manager Linda Cox, reached out to the Task Force to request an evaluation of the City of Fort Pierce's regulatory/permitting process.

The goal of the Task Force was identified as follows:

Establish easily recognizable expectations for the benefit of both the applicant and the City's departments; eliminate any misconception, confusion, duplication, or unessential items in an effort to streamline regulatory processes; improve upon the experience for all parties in order to establish a pro-business atmosphere.

The Task Force subsequently met with Ms. Cox and several department heads from the City of Fort Pierce. A monthly meeting time was established and the group would convene to discuss each department individually to go over concerns held by either staff or members of the Task Force. The order was as follows; Planning & Zoning, Building, Fort Pierce Utility Authority, Public Works/Engineering.

## II. SUMMARY OF FINDINGS

A. As meetings progressed, several recommendations universal to the process independent of department were identified. The items listed below are those established by the Task Force to be of upmost importance for all parties and should be deemed imperative to the process.

1. All department policies should be available online to allow applicants the best chance to prepare applications that meet policy and reduce staff review/comment time.
2. All departments must have a defined, mapped and time-lined process for any type of application and these time-lines should be made available online.
3. A centralized system should be established allowing all departments and applicants the ability to track processes and progression in all departments.
4. Design standards must be clearly set forth and available online for all types of projects. Including projects in the CRA and Historic District
5. A position should be established within the city to help applicants navigate the various approval processes in order to better serve the public.
6. Additionally, a similar position at the Fort Pierce Utility Authority should be similarly maintained.
7. The Technical Review Committee (TRC) should serve as the project overview meeting and all departments should have representation at TRC. Input from the county should be submitted in a timeframe that closely matches the city's and their comments should be restricted to matters within their jurisdiction.

## III. PLANNING AND ZONING

- A. The Task Force recommends thresholds comparable to St. Lucie County thresholds for staff approval of projects be established.
1. Non-Residential site plan projects under 50,000 square feet should be approved by staff without requiring City Commission approval.
  2. Residential site plans of 50 units or less should also be approved by staff without requiring City Commission approval..
- B. The ability to fast track targeted industries or job creating projects should be established and relevant to the process.
- C. The city should establish a voluntary, paid for, pre-application process with fees credited toward any future application fees.
- D. A table of allowed uses within each zoning category should be available to the public and online with ITE codes.
- E. The preliminary plat approval should be optional.
- F. Platting requirements should follow state statute and local requirements eliminated.
- G. Under the various zoning categories, an increase of permitted uses should be made in order to reduce the need for conditional use approvals.

## IV. BUILDING DEPARTMENT

- A. The ability to track the status of all projects among all departments online should be established.
- B. The Task Force supports the hiring of a Licensing Investigator.
- C. The approximate timeline for all permits should be made public.
- D. The ability to apply for and receive a “foundation only” permit is vital to the congruency and timeframe of a project and should be available.
- E. The Task Force recommends the hiring of a full-time inspector to increase service capabilities.
- F. The availability of fast-tracking and after-hours inspections should be established.
- G. A checklist for submittals should be established and available online.
- H. Electronic submittal for certain projects should be available.
- I. Update per CSR annually.
- J. Allow the submittal of civil construction plan separate from the building permit process. These plans can be submitted to the building department, but should be reviewed by the engineering department. This will allow for applicants to begin civil construction while building plans are being developed and/or approved.

## V. UTILITIES DEPARTMENT

- 1. A database that provides services available by address should be established.
- 2. A map of future use should be established.
- 3. Concessions for the initiation of economically viable corridors should be established.
- 4. Establish and maintain an economic development liaison.

## TASK FORCE MEMBERS

Terissa Aronson, President/CEO  
St. Lucie County Chamber of Commerce  
President@StLucieChamber.org

Brian Nolan, AICP, Senior Project Manager  
Lucido & Associates, PA  
BNolan@lucidodesign.com

Brad Currie, Vice-President  
Engineering, Design & Construction  
Bradcurrie@edc-inc.com

Rick Ross  
rr1853@aol.com

W. Lee Dobbins, Vice-President  
Dean, Mead, Minton & Zwemer  
LDobbins@deanmead.com

Steve Tarr, Managing Partner  
HST Development  
Hovenre@gmail.com

Jill Marasa,  
Economic Development Council of SLC  
jmarasa@youredec.com

Maddie Williams, Executive Director  
Treasure Coast Builders Association  
maddie@treasurecoasttba.com



**Planning Board**

**6.e.**

Meeting Date: 02/12/2019

---

Information

REQUESTED ACTION

Conditional Use - Office Furniture Consultants/Woodworking Room- 2610 Orange Avenue

LOCATION

2610 Orange Avenue (Parcel ID: 2408-507-0018-000-3)

RESPONSIBLE STAFF

Maria Lewicka, AICP  
Historic Preservation Planner

RECOMMENDATION

Staff recommends that the Planning Board forward a recommendation to approve the request subject to TRC conditions.

---

Attachments

Staff Report 2610 Orange Ave.  
Application  
Location Map  
Zoning Map  
Site Plan  
Life Safety Plan  
Floor Plan  
Site Survey  
TRC Comments  
Property Card

---

**Form Review**

Form Started By: Maria Lewicka  
Final Approval Date: 02/05/2019

Started On: 02/05/2019 01:17 PM



**TO:** Members of the City of Fort Pierce Planning Board

**THROUGH:** Rebecca Grohall, AICP, Planning Director *RG*

**FROM:** Maria Lewicka, AICP, Historic Preservation Planner *ML*

**RE:** **Application for Conditional Use with No New Construction  
 Office Furniture Consultants, Woodworking  
 2610 Orange Avenue**

**DATE:** February 5, 2019

---

**STAFF REPORT**

**Property Owner:** Pinchuk Warehouse Properties LLC  
 210 174<sup>th</sup> Street, Apt 2119  
 Sunny Isles Beach, FL 33160

**Applicant/Business Owner:** Michael J Waldrop Innovation Contracting  
 P.O. Box 12757  
 Fort Pierce, FL 34979

**Applicant's Request:** Approval of a Conditional Use Application (No New Construction) for woodworking activity.

**Site Location:** 2610 Orange Avenue

**Parcel ID:** 2408-507-0018-000-3

**Current Zoning:** C-3, General Commercial Zoning District

**Future Land Use:** GC, General Commercial

**Site Size:** **0.80 acres**

**Surrounding Zoning**

North	East	South	West
C-3	C-3	C-3	C-3

**Utilities:** Fort Pierce Utility Authority (FPUA)

## Staff Analysis:

### Request

In accordance with Sections 22-22, and 2276 Of the City Code, the applicant is asking for approval of a Conditional Use in order to accommodate the proposed woodworking activity.

### Background

The proposed 1127 square foot woodworking room will replace one of the storage areas of the Office Furniture Consultants warehouse of 15,584 square feet sales, office and storage.

The subject warehouse is located in General Commercial Zoning District (C-3). The Future Land Use of this property is General Commercial (GC).

### Parking Calculations

There is no additional parking required to accommodate the proposed conditional use (woodworking activity).

### Technical Review Committee

Technical Committee reviewed the request for a Conditional Use at January 17, 2019 meeting. Fort Pierce Building, Engineering and Police Departments, Fort Pierce Utilities Authority W/WW Engineering and St Lucie County Surveyor, provided comments (attached). All comments were acknowledged by the applicant.

### Staff Recommendation

The requested Conditional Use with No New Construction is consistent with City Code and the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare. Staff recommends that the Planning Board forward a recommendation to approve the request with the following conditions to be met prior to the Building Department Permit issuance:

1. Comply with City Code Section 22-60. *Off-street parking and loading (j) Lighting (1)a*. Please provide the lighting plan with a minimum average of two (2) footcandles.
2. Submit Change of Use Application to the Building Department to include a signed and sealed Life Safety Plan.
3. Provide a copy of a signed and sealed boundary survey.
4. Provide revisions to the parking in accordance with the existing structure features; Revise width of a handicapped access aisle to comply with ADA requirements, revise parking stall length to provide a minimum length of 18 feet, show the location of the stop sign and stop bar and indicate the standard parking stall width.
5. Relocate all proposed plantings to be situated within the limits of the property and not within the limits of the 27<sup>th</sup> Street public right-of-way.
6. Schedule a meeting with building department and the fire district to discuss possible sprinklers and dust collection requirements.



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

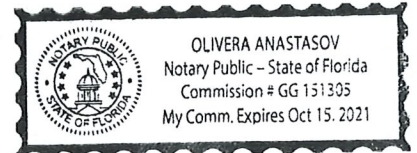
**Michael J Waldrop Innovation Contracting**  
**Applicant/Representative, Title, Company**  
**PO BOX 12757**  
Street Address  
**FT PIERCE FL 34979**  
City State Zip  
**772-519-9108**  
Phone Number  
**MWALDROP@Innovationcontracting.com**  
Email Address

*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

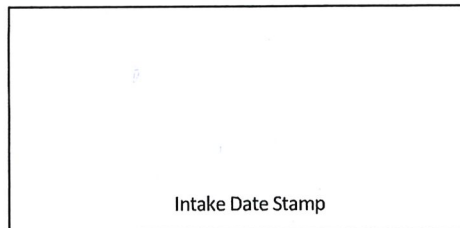


**INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729**

**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.

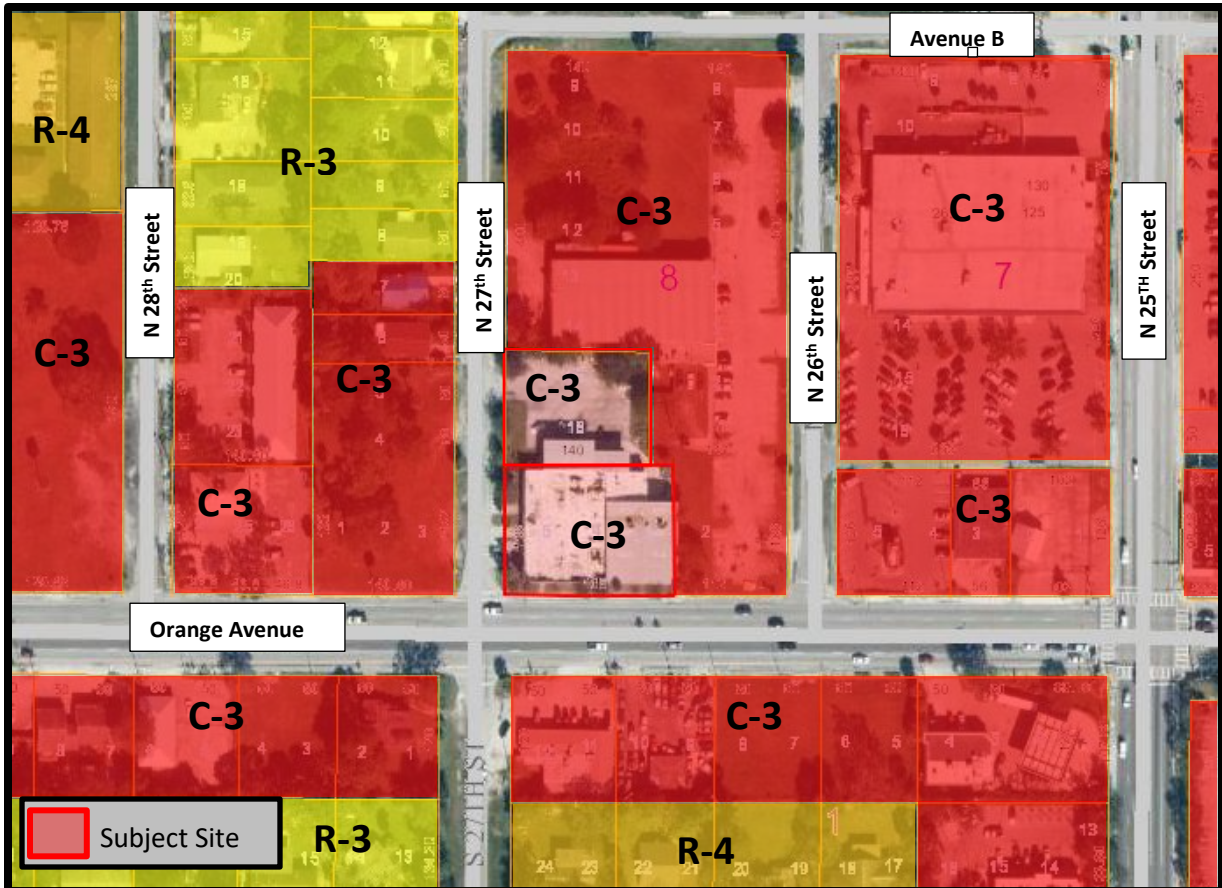
### Application Outlook





**Application for Conditional Use**  
**2610 Orange Avenue**  
**Location Map**

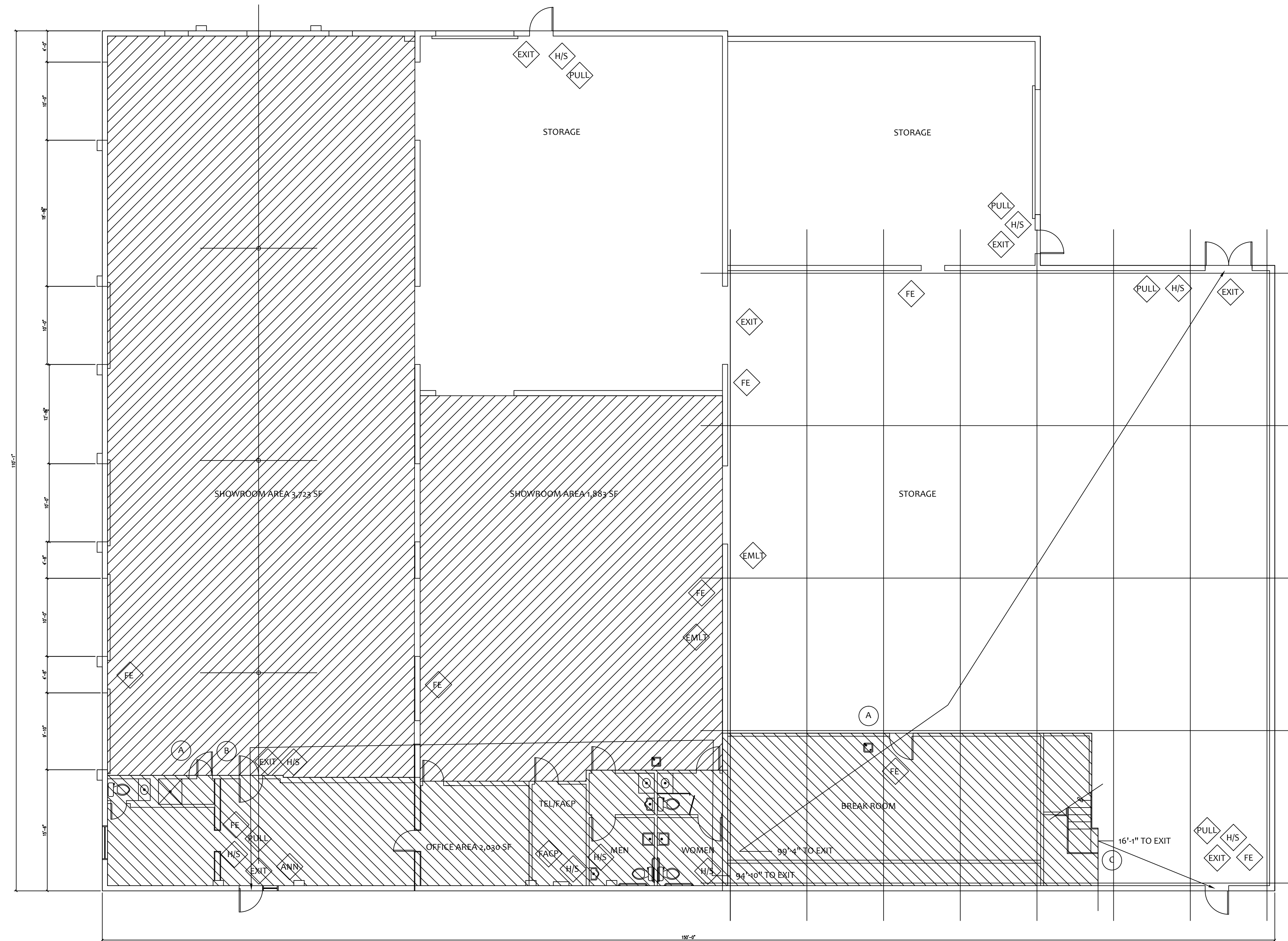




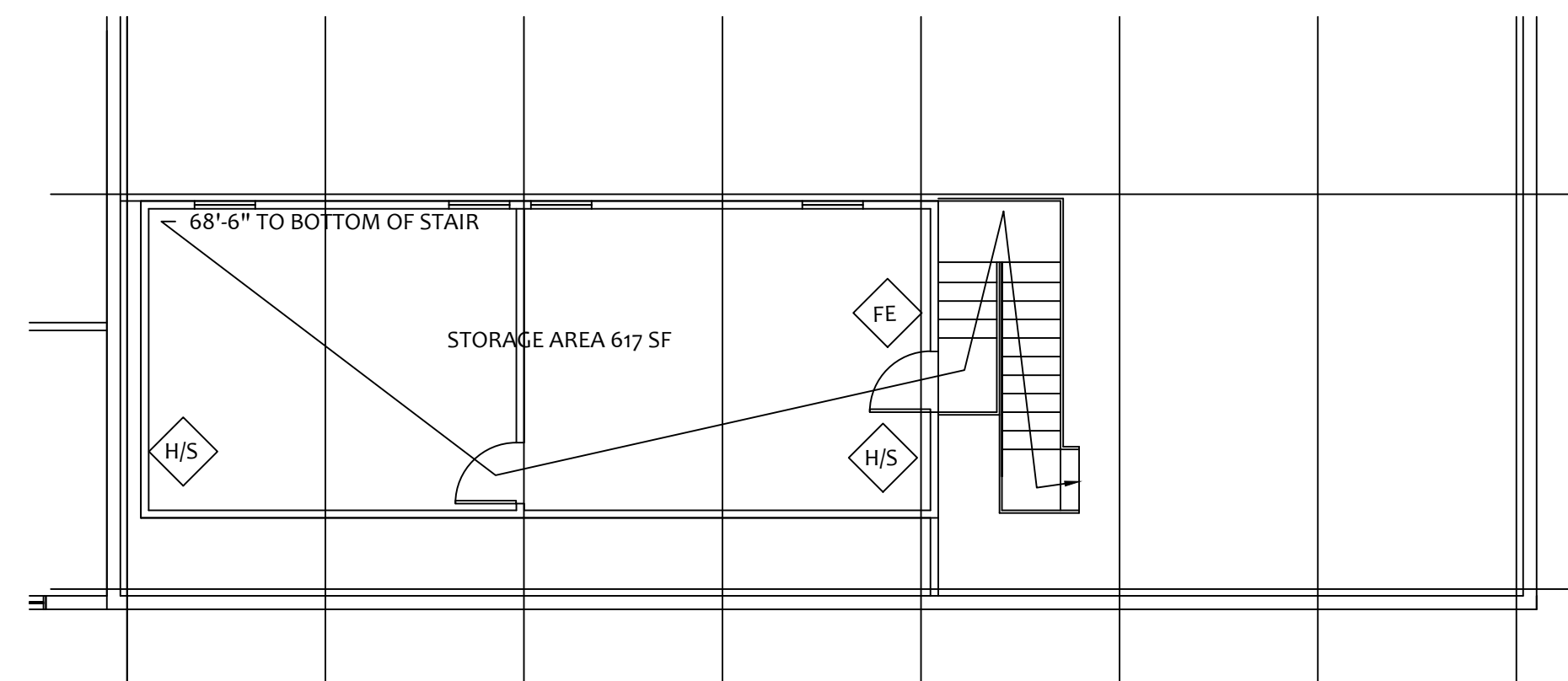
Application for Conditional Use  
2610 Orange Avenue  
Zoning Map







**1** LIFE SAFETY PLAN - FIRST FLOOR  
1/8" = 1'-0"



**2** LIFE SAFETY PLAN - STORAGE MEZZANINE  
1/8" = 1'-0"

**PROJECT DESCRIPTION AND DATA**

OWNER:  
PINCHUK WAREHOUSE PROPERTIES, LLC  
DBA OFFICE FURNITURE CONSULTANTS  
PAUL PINCHUK  
2610 ORANGE AVENUE  
FORT PIERCE, FL 34947

LIFE SAFETY PLAN ARCHITECT:  
NATIVE DESIGN ARCHITECTURE, LLC  
VALERIE DEKLE SLACK AIA, NCARB, LEED BD+C  
5103 PALMETTO AVENUE  
FORT PIERCE, FL 34982

SCOPE OF WORK:  
CHANGE OF OCCUPANCY FROM F-1 COMMERCIAL LAUNDRY  
TO M MERCANTILE  
MODIFICATIONS AS NOTED BELOW TO MEET 2014  
REQUIREMENTS OF FLORIDA EXISTING BUILDINGS CODE

**LEGAL DESCRIPTION:**

PARCEL 1  
LOTS 3, 4 AND 5, AND THE SOUTH HALF OF VACATED ALLEY ADJACENT ON THE NORTH, BLOCK 4 OF FORT PIERCE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 39, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE SOUTH 15 FEET THEREOF FOR ROAD RIGHT OF WAY.  
PARCEL 2  
LOTS 15 AND 16, AND THE WEST HALF OF VACATED ALLEY ADJACENT ON THE EAST, AND THE NORTH HALF OF VACATED ALLEY ADJACENT ON THE SOUTH, BLOCK 8 OF FORT PIERCE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 39, OF THE PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA.

**CODE REVIEW: CHANGE OF OCCUPANCY**

EXISTING BUILDING: CONSTRUCTION / ADDITIONS DATED:  
1950, 1955, 1966, 1970, 1992

CONSTRUCTION TYPE: TYPE III B  
FULLY SPRINKLED

TOTAL AREA: 15,584 SF

FORMER OCCUPANCY: FACTORY F-1  
COMMERCIAL LAUNDRY / MODERATE HAZARD  
14,304 SF  
AREA ALLOWANCE 100 SF / PERSON  
OCCUPANT LOAD 144 PERSONS  
OFFICE  
663 SF FIRST FLOOR; 617 SF SECOND FLOOR  
AREA ALLOWANCE 100 SF / PERSON  
OCCUPANT LOAD 13 PERSONS  
TOTAL OCCUPANCY 157 PERSONS

PROPOSED OCCUPANCY: MERCANTILE M WITH < 50% FURNITURE STORAGE S-1 / MOD HZD  
SHOWROOM AREA (MERCANTILE)  
5,606 SF  
AREA ALLOWANCE 30 SF / PERSON  
OCCUPANT LOAD 187 PERSONS  
SALES OFFICE  
2,030 SF  
AREA ALLOWANCE 100 SF / PERSON  
OCCUPANT LOAD 21 PERSONS  
FURNITURE STORAGE  
7,331 SF FIRST FLOOR; 617 SF MEZZANINE  
AREA ALLOWANCE 500 SF / PERSON  
OCCUPANT LOAD 16 PERSONS  
TOTAL OCCUPANCY 224 PERSONS

PROPOSED OCCUPANCY IS GREATER THAN FORMER; FEW SHOPPERS ARE EXPECTED IN SHOWROOM

PROPOSED HAZARD TYPE IS EQUIVALENT TO FORMER HAZARD

MAXIMUM TRAVEL DISTANCE TO EXIT: 100 FT PER FBC 2014 TABLE 1014.3 (S1, FULLY SPRINKLED);  
EGRESS PATHS COMPLIANT FROM ALL ROOMS, INCLUDING SECOND FLOOR OFFICES

TRAVEL THROUGH INTERVENING ROOMS PERMITTED IN OCCUPANCY S-1

PARKING REQUIREMENT: WAREHOUSE  
1 SPACE PER 600 SF  
7,948 SF / 600 SF = 13.2 SPACES  
FURNITURE STORE  
1 SPACE PER 1700 SF  
5,606 SF / 1,700 SF = 3.3 SPACES  
OFFICE  
1 SPACE PER 300 SF  
UTILIZE COMMERCIAL DISTRICT AREA REDUCTION OF 1,200 SF  
(2,030 SF - 1,200 SF) / 300 SF = 2.8 SPACES

TOTAL OFF-STREET PARKING REQUIRED: 20 SPACES, ONE OF WHICH MUST BE  
HANDICAPPED-ACCESSIBLE ON AN ACCESSIBLE ROUTE TO THE BUILDING

EXISTING PARKING 15 SPACES PER SURVEY, INCLUDING ONE VAN-ACCESSIBLE SPACE WITH  
ACCESSIBLE ROUTE TO BUILDING. RESTRIPING LOT PER SITE PLAN A-1 MEETS PKG REQMTS

EXISTING PLUMBING FIXTURES MEET OR EXCEED REQUIREMENTS OF 1 WC AND LAVATORY PER  
SEX, AND ONE DRINKING FOUNTAIN. EXISTING ACCESSIBLE TOILET ROOMS MEET 2014 FLORIDA  
ACCESSIBILITY CODE STANDARDS. SEE NOTE "A" BELOW RE: SERVICE SINK & ACCESSIBLE LAV

**BUILDING MODIFICATIONS REQUIRED:**

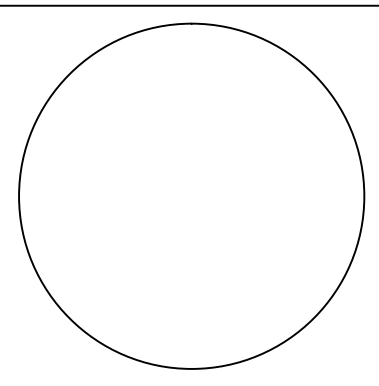
(A) REPLACE EXISTG SHOWER @ OFC. W/ SVC. SINK, SEALED CONC FLR, WALLS TILED TO 4' AFF.  
REPLACE DOOR W/ 3'-0" WIDE H.M. DR & FRM. INSTALL HC-ACC. WATER COOLER @ BRK RM

(B) REMOVE EXISTING DOOR. REFRAME FOR 3'-0" WIDE HOLLOW METAL DOOR AND FRAME.  
NEW DOOR TO INCLUDE LEVER HANDLE, SINGLE-MOTION UNLOCKING HARDWARE, AND  
CLOSER. IN LIEU OF SINGLE-MOTION HARDWARE, A DEADBOLT MAY BE USED, BUT MUST  
REMAIN UNLOCKED DURING BUSINESS HOURS

(C) EXTEND STAIR HANDRAIL 12" FROM BOTTOM OF LOWEST END OF RAIL TO MEET 2014 FBC  
CH 10

- (FACP) FIRE ACCESS CONTROL PANEL
- (ANN) FIRE ALARM ANNUCIATOR PANEL
- (EXIT) ILLUMINATED EXIT SIGN W/ EMERGENCY LIGHTING
- (PULL) FIRE ALARM PULL
- (H/S) HORN/STROBE
- (FE) FIRE EXTINGUISHER
- (EML) EMERGENCY LIGHTING

NO.	ISSUED FOR	DATE
	CHANGE OF OCCUPANCY	10/25/17



**Native Design**  
Native Design Architecture, L.L.C.  
5103 Palmetto Avenue  
Fort Pierce, Florida 34982  
(772) 519-1216  
vdsarch@gmail.com

Change of Occupancy for  
**OFFICE FURNITURE  
CONSULTANTS**  
2610 Orange Avenue  
Fort Pierce, Florida

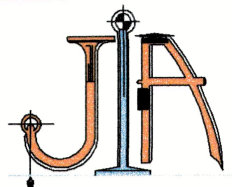
Ownership of these drawings and the design represented herein are protected by copyright & other applicable laws. Any duplication, distribution or use for any purpose without the written permission of Native Design Architecture, L.L.C. could result in criminal prosecution as well as civil liability.

SCALE:	
DRAWN:	
CHECKED:	VDS
APPROVED:	VDS
DATE:	25OCT2017
PROJ. NO.:	201705

TITLE :  
PROJECT DATA  
CODE REVIEW  
LIFE SAFETY PLAN

DRAWING NO.  
**A-1**  
SHEET 1 OF 2





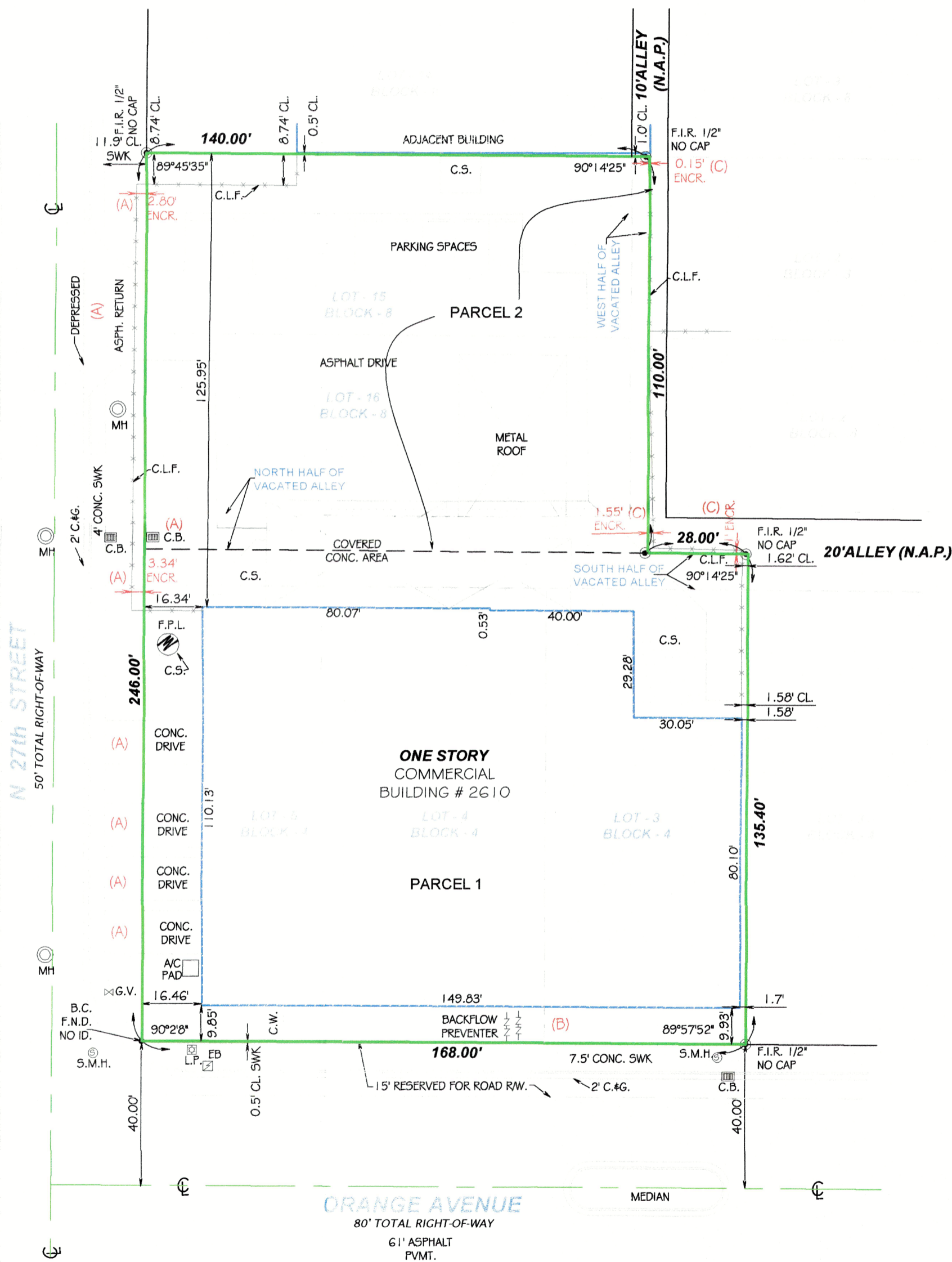
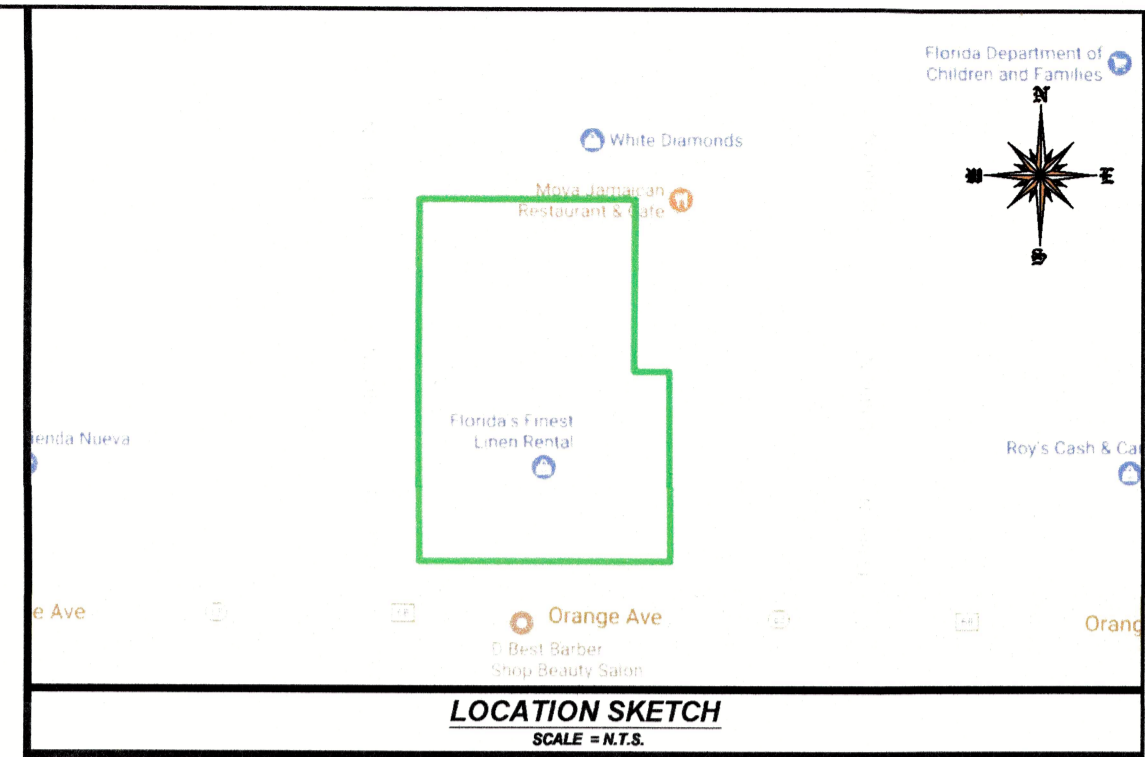
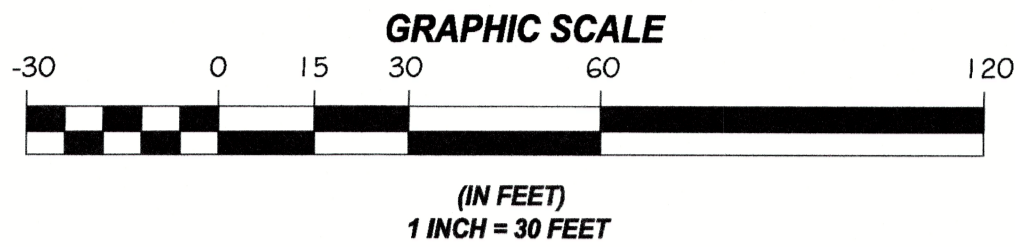
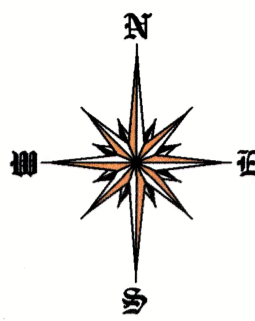
# JOHN IBARRA & ASSOCIATES, INC.

Professional Land Surveyors & Mappers

WWW.IBARRALANDSURVEYORS.COM  
777 N.W. 22ND AVENUE  
SUITE 3005  
MIAMI, FLORIDA 33125  
PH: (305) 262-0400  
FAX: (305) 262-0300



## MAP OF BOUNDARY SURVEY



**PROPERTY ADDRESS:**  
2610 ORANGE AVENUE, FORT PIERCE,  
FLORIDA, 34947  
(AND PARKING LOT ON NW 26th STREET)

**LEGAL DESCRIPTION:**  
PARCEL 1  
LOTS 3, 4 AND 5, AND THE SOUTH HALF OF VACATED ALLEY ADJACENT ON THE NORTH, BLOCK 4 OF FORT PIERCE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 39, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE SOUTH 15 FEET THEREOF FOR ROAD RIGHT OF WAY.  
PARCEL 2  
LOTS 15 AND 16, AND THE WEST HALF OF VACATED ALLEY ADJACENT ON THE EAST, AND THE NORTH HALF OF VACATED ALLEY ADJACENT ON THE SOUTH, BLOCK 8 OF FORT PIERCE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 39, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

### ABBREVIATIONS AND MEANINGS

- |   |   |
|---|---|
| A = ARC                                       | NGVD = NATIONAL GEODETIC VERTICAL DATUM |
| AC = AIR CONDITIONER PAD                      | N = NORTH                               |
| A.E. = ANCHOR EASEMENT                        | N.T.S. = NOT TO SCALE                   |
| AR = ALUMINUM ROOF                            | N.O. = NUMBER                           |
| AS = ALUMINUM SHED                            | OS = OFFSET                             |
| ASPH = ASPHALT                                | O.S. = OVERHEAD                         |
| B.C. = INDOOR CORNER                          | O.U.L. = OVERHEAD UTILITY LINES         |
| B.C.S. = BROWARD COUNTY RECORDS               | O.S.B. = OFFICIAL RECORDS BOOK          |
| B.L.D.G. = BUILDING                           | O.V.H. = OVERHANG                       |
| B.M. = BENCH MARK                             | P.M.T. = PAVEMENT                       |
| B.O.B. = BASIS OF BEARINGS                    | PL = PLASTER                            |
| B.S.L. = BUILDING SETBACK LINE                | PL = PROPERTY LINE                      |
| C = CALCULATED                                | P.C. = POINT OF CURVE                   |
| C.B. = CATCH BASIN                            | P.C.C. = POINT OF COMPOUND CURVE        |
| C.B.S. = CONCRETE BLOCK STRUCTURE             | P.O.C. = POINT OF BEGINNING             |
| CH. = CHORD                                   | P.O.C. = POINT OF COMMENCEMENT          |
| CH.B. = CHORD BEARING                         | P.R.C. = POINT OF REVERSE CURVE         |
| C. = CLEAR                                    | P.T.B. = PLAT BOOK                      |
| C.L.F. = CHAIN LINK FENCE                     | PG. = PAGE                              |
| C.M.E. = CANAL MAINTENANCE EASEMENTS          | PRWY = PARKWAY                          |
| CONC. = CONCRETE                              | PRM = PERMANENT REFERENCE MONUMENT      |
| C.P. = CONC. PORCH                            | P.L.S. = PROFESSIONAL LAND SURVEYOR     |
| C.S. = CONCRETE SLAB                          | R. = RECORDED INSTRUMENT                |
| C.U.P. = CONC. UTILITY POLE                   | RR. = RAIL ROAD                         |
| C.W. = CONCRETE WALK                          | RES. = RESIDENCE                        |
| D.E. = DRAINAGE EASEMENT                      | PROF. COR. = PROPERTY CORNER            |
| D.M.E. = DRAINAGE MAINTENANCE EASEMENTS       | R.O.W. = RIGHT-OF-WAY                   |
| DRIVE = DRIVEWAY                              | R.P. = RADIAL POINT                     |
| D. = DEGREES                                  | RSE = RANGE                             |
| E = EAST                                      | SEC. = SECTION                          |
| EB = ELECTRIC BOX                             | SEC. = SECTION                          |
| E.T.P. = ELECTRIC TRANSFORMER PAD             | SHY. = SHORTRUN                         |
| ELEV. = ELEVATION                             | S.I.P. = SET IRON PIPE I.B. #7906       |
| F.H. = FIRE HYDRANT                           | S.P. = SCHEDULED PORCH                  |
| F.I.P. = FOUND IRON PIPE                      | S = SOUTH                               |
| F.I.B. = FOUND IRON ROD                       | T = TANGENT                             |
| F.F.E. = FINISHED FLOOR ELEVATION             | T.B. = TELEPHONE BOOTH                  |
| F.A.D. = FOUND MAIL BOX                       | T.U.E. = TECHNOLOGY UTILITY EASEMENT    |
| FR = FRAME                                    | T.S.P. = TRAFFIC SIGNAL POLE            |
| FT = FEET                                     | TRM = TRIM                              |
| F.N.P. = FEDERAL NATIONAL INSURANCE           | TRM = TRIM                              |
| F.N. = FOUND NAIL                             | TRM = TRIM                              |
| H.C.V. = HIGH (RIGHT)                         | U.P. = UTILITY POLE                     |
| I.F. = IRON FENCE                             | W.M. = WATER METER                      |
| I.M.E. = INGRESS AND EGRESS EASEMENT          | W.F. = WOOD FENCE                       |
| L.B. = Certificate of Authorization I.D.#7906 | W.R. = WOOD ROOF                        |
| L.P. = LIGHT POLE                             | W.M. = WATER METER                      |
| L.F.E. = LOWEST FLOOR ELEVATION               | W.F. = WOOD FENCE                       |
| L.M.E. = LAKE MAINTENANCE EASEMENT            | W.R. = WOOD ROOF                        |
| M = MINUTES                                   | W.S. = WOOD SHED                        |
| M = MEASURED DISTANCE                         | W = WEST                                |
| M.B. = MAIL BOX                               | S = CENTER LINE                         |
| M.D.C.R. = MIAMI DADE COUNTY RECORDS          | S = CENTER LINE                         |
| M.E. = MAINTENANCE EASEMENTS                  | S.E. = CENTRAL ANGLE                    |
| MON. = MONUMENT LINE                          | ∠ = ANGLE                               |
| M.F. = MARIFFICE                              |   |
| M.L. = MONUMENT LINE                          |   |
| N.A.P. = NOT A PART OF                        |   |

**CERTIFICATION:**  
PINCHUK WAREHOUSE PROPERTIES LLC, A WYOMING LIMITED LIABILITY COMPANY  
THE JACOBS LAW GROUP  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
WELLS FARGO BANK,  
ITS SUCCESSORS AND OR ASSIGNS, AS THEIR INTEREST MAY APPEAR

**LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:**  
• THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.  
• THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.  
• EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.  
• THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.  
• LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.  
• BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE, THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.  
• EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.  
• THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.  
• ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.  
• UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.  
• FENCE OWNERSHIP NOT DETERMINED.  
• THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

**FLOOD ZONE INFORMATION:**  
THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:  
FLOOD ZONE: "A"  
BASE FLOOD ELEVATION: 21 FEET  
COMMUNITY: 120286  
PANEL: 1211100178  
SUFFIX: J  
DATE OF FIRM: 02/18/2012  
THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

**SURVEYOR'S NOTES:**  
1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.  
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.  
3. CERTIFICATE OF AUTHORIZATION LB # 7806.

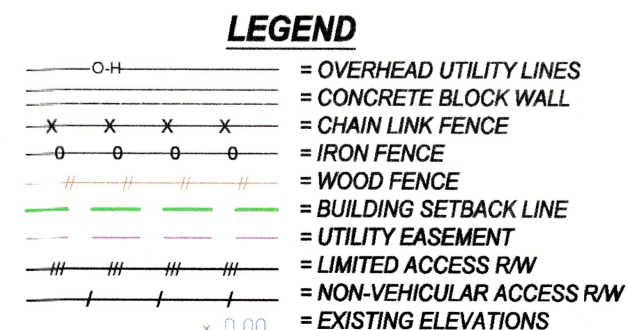
**SURVEYOR'S CERTIFICATION:**  
I HEREBY CERTIFY THIS BOUNDARY SURVEY OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: *John Ibarra* 08/01/2017  
JOHN IBARRA (DATE OF FIELD WORK)

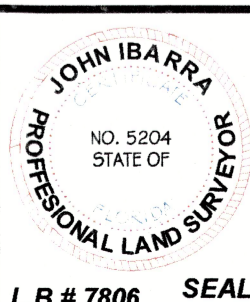
PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA  
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER)

REVISED ON: \_\_\_\_\_  
REVISED ON: \_\_\_\_\_

**ENCROACHMENT NOTES:**  
A. WEST SIDE OF THE SUBJECT PROPERTY, ASPHALT RETURN, CHAIN LINK FENCE AND CONCRETE DRIVES ARE ENCROACHING INTO THE RIGHT OF WAY OF N 27th STREET, AND CATCH BASIN FALLS INTO THE SUBJECT PROPERTY.  
B. SOUTH SIDE OF THE SUBJECT PROPERTY, BACKFLOW PREVENTERS FALL INTO THE SUBJECT PROPERTY.  
C. EAST SIDE OF THE SUBJECT PROPERTY, CHAIN LINK FENCES ARE ENCROACHING INTO THE NEIGHBOR'S PROPERTY.



<b>DRAWN BY:</b>	A.A.
<b>FIELD DATE:</b>	08/01/2017
<b>SURVEY NO.:</b>	17-003329-1
<b>SHEET:</b>	1 OF 1





**BUILDING DEPARTMENT  
TECHNICAL REVIEW COMMITTEE (TRC)  
COMMENT FORM**

**RECEIVED**

**JAN 17 2019**

**CITY OF FORT PIERCE  
PLANNING & ZONING**

Meeting Date: 1.17.19  
Property Address: CU Application – No New Construction – 2610 Orange Ave.  
Property Name:  
Project Name:  
Planner: Maria Lewicka

*Please be advised that the project may trigger the requirements indicated below:*

- 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
- 2. Pre-construction meeting with the City's Building Department is requested.
- 3. Any construction will need to meet the requirements of the Florida Building Code 6<sup>th</sup> Edition.
- 4. Means of egress is required.
- 5. Means of ingress is required.
- 6. Must meet the following Accessibility requirements:
  - Accessible route
  - Handicapped parking spaces
  - Means of egress
- 7. Change of Use required
  - to include a signed and sealed Life Safety Plan
  - to include a signed and sealed detailed comprehensive building plan.
- 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
- 9. Flood Development Permit required.
- 10. Building Permit required.
- 11. Signed and sealed construction drawings required.
- 12. Will need to meet the Fire Code.
- 13. Sprinkler system is required.
- 14. Smoke alarm system is required.
- 15. Other

**Additional Comments/Requirements:**

Building Official's or Representative's Signature \_\_\_\_\_

Date: 1/15/19



THE SUNRISE CITY  
**FORT PIERCE**  
ENGINEERING  
DEPARTMENT

*Florida*

**TO : Maria Lewicka, Historic Preservation Planner**

**FROM : John R. Andrews, P.E., City Engineer**

**RE : Office Furniture Consultants Conditional Use  
2610 Orange Avenue  
TRC No. 18-04000028**

**DATE : January 15, 2019**

This is to advise you that we have completed the review of the following documents as received by this office on January 4, 2019:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Conditional Use Application                           | <input type="checkbox"/> P/D Drawings  |
| <input type="checkbox"/> Test Reports & Related Documents                                 | <input type="checkbox"/> Certificate of Completion                               |
| <input type="checkbox"/> Record Drawings  | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies |  |

Based on our reviews and appropriate site final inspection, we

- |  |  |                              |
|--|--|------------------------------|
| <input type="checkbox"/> Recommend             | <input checked="" type="checkbox"/> Do Not Recommend |                              |
| <input type="checkbox"/> Approval of Site Plan | <input checked="" type="checkbox"/> Approval of C/U  | <input type="checkbox"/> C/O |

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for comments

ENGINEERING COMMENTS:

1. The applicant shall provide a copy of a signed and sealed boundary survey as referenced on site plan drawing A-2.
2. A north arrow shall be provided on the site plan.
3. The site plan depicts an existing open roof structure located on the north side of the building. This roof structure is supported by existing steel columns some of which are situated within the limits of parking spaces and vehicle access aisle area; please provide revisions to the parking in accordance with the existing structure features to ensure a safe parking lot is provided to patrons and employees.
4. The existing driveway drive-thru gate shall be re-installed to swing in as the operation of the current gate impedes pedestrians utilizing the public walk, refer to the attached photo.
5. The proposed 16' parking stall length at the north end of the parking lot shall be revised to provide a minimum length of 18'.
6. The site plan shall show the location of the stop sign and stop bar.
7. The site plan shall indicate the standard parking stall width.
8. The site plan depicts a line that encroaches into the parking lot and traverses across the north side of the building; please modify the plans to identify what this line signifies.
9. Relocate all proposed plantings to be situated within the limits of the property and not within the limits of the 27<sup>th</sup> Street public right-of-way.
10. The plans shall be updated to include the stall length for the western parking spaces.
11. The proposed 4' wide handicapped access aisle does not comply with ADA requirements which require a minimum 5' aisle width.

JRA/TST/tst



Fort Pierce Utilities Authority  
Water/Wastewater Engineering  
1701 South 37<sup>th</sup> Street  
Fort Pierce, FL 34947  
772.466.1600 x3473

## Technical Review Committee meeting

January 17, 2019

TECHNICAL REVIEW PROJECT # 18-04000028

Conditional Use Application (No New Construction) – 2610 Orange Avenue

### Comments

FPUA W/WW Engineering: There is a concern about the chemicals that will be used at this location for the treatment and staining of wood that could potentially get in to our collection system, given that this building was once a commercial laundry and has large drains throughout. Also, if there is a lot of sawing of wood and the sawdust was washed down the drain that could also cause additional expense to FPUA in cleaning the sewer lines and lift stations.

An inspection of the property will be required along with the customer filling out a survey/application to make a determination as to whether to permit them under the industrial pretreatment program.

FPUA Electric & Gas Engineering: No comment



Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.

[www.fpua.com](http://www.fpua.com)



January 14, 2019

**Project:** Orange Avenue Conditional Use Permit  
**Subject:** SURVEY REVIEW  
**To:** Maria Lewicka  
**From:** Rod Reed, PLS  
SLC-Engineering Division

All comments are based on the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes, per 5J-17.050 thru 5J-17.052.

**SURVEY:**

- 1) Please add accuracy statement per Ch.5J-17.051 (2) (b) paragraph 1 and (3) 15 b. (ii).
- 2) Please add "Additions or deletions... statement to your notes per Ch5J-17.051 (3) (b) paragraph 6.
- 3) Please add lot(s) and block numbers of adjoining per Ch.5J-17.052 (2) 7 a.
- 4) Please indicate whether distances on the boundary are Plat or field per Ch.5J-17.052 (2) 7b.
- 5) Please add missing interior angle on Boundary Survey in order to have a check on closure, since Bearings were not used.
- 6) Please add N.A.P. to abbreviations and meanings.
- 7) Please check drawing for missing line work along the East R/W of 27<sup>th</sup> St. and the North R/W of Orange Ave. and elsewhere. It could be the copy this office received.

Please provide a written response to all comments

**Rod Reed, County Surveyor**  
St. Lucie County, Fl.  
2300 Virginia Avenue  
Ft. Pierce, Fl. 34982-5652



THE SUNRISE CITY  
**FORT PIERCE**  
POLICE DEPARTMENT  
"In Honor We Serve"

*Florida*

## Technical Review Committee meeting

January 17th, 2019

Case # 18-0100004

Pinchuk, 2610 Orange Avenue, Ft. Pierce FL 34950

Conditional use, no new construction

### Comments:

Please ensure the lighting meets or exceeds code standards.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

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**Property Identification**

Site Address: 2610 ORANGE AVE  
 Sec/Town/Range: 08/35S/40E  
 Map ID: 24/08N  
 Zoning: C3

Parcel ID: 2408-507-0018-000-3  
 Account #: 20413  
 Use Type: 4800  
 Jurisdiction: Fort Pierce

**Ownership**

Pinchuk Warehouse Properties LLC  
 210 174th ST Apt 2119  
 Sunny Isles Beach, FL 33160-3345

**Legal Description**

FT PIERCE HTS BLK 4 LOTS 3, 4 AND 5-LESS S 15 FT FOR ST- AND S 1/2 OF VAC ALLEY ADJ ON N (OR 4034-2532)

**Current Values**

Just/Market Value: \$530,300  
 Assessed Value: \$530,300  
 Exemptions: \$0  
 Taxable Value: \$530,300

Taxes for this parcel: SLC Tax Collector's Office  
 Download TRIM for this parcel: Download PDF



**Total Areas**

Finished/Under Air (SF): 16,200  
 Gross Area (SF): 18,400  
 Land Size (acres): 0.49  
 Land Size (SF): 21,168

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
Aug 21, 2017	4034 / 2532	0205	WD	Olive Tree Properties Inc	\$700,000
Jan 20, 2017	3955 / 1484	0312	WD	Riteway Linen Services LLC II of Fort Pierce	\$100
Feb 1, 2016	3834 / 2022	0311	WD	Riteway Linen Services LLC II of Fort Pierce	\$1,199,900
Feb 1, 2016	3834 / 0830	0311	WD	Olive Tree Properties Inc	\$100
Nov 16, 2005	2419 / 2337	XX02	WD	Rent Wear Inc	\$447,000
Jan 22, 2004	1887 / 0339	XX01	WD	Indian River Uniform Rental	\$322,000
Jul 1, 1976	0254 / 1666	XX00	CV		\$242,000

**Building Information (1 of 1)**

Finished Area: 16,200 SF

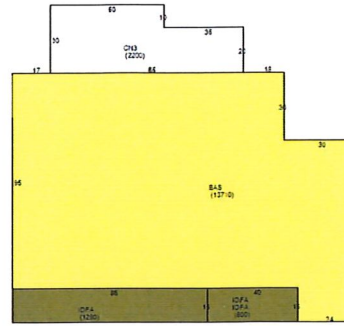
Gross Total Area: 18,400 SF

**Exterior Data**

View:	Roof Cover: Tar & Gravel	Roof Structure: BarJst/Rigid
Building Type: INDW	Year Built: 1950	Frame:
Grade: Y_D+	Effective Year: 1975	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall: Conc Block

**Interior Data**

Bedrooms: 0	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heat Type: FredHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: CONC GRD



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	13710	13710	520
CN3	CANOPY	2200	0	230
IOFA	INTERIOR OFFICE AVERAGE QUALITY	2490	2490	422

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
CHAINLINK 6'	1	372	2000
BARB WIRE	1	332	2000
CONCRETE LOW	1	8900	2008

**Current Year Values**

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$482,700					
Land:	\$47,600					
Just/Market:	\$530,300					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$0					
Assessed:	\$530,300					
Exemption(s):	\$0					
Taxable:	\$530,300					

**Current Year Special Assessment Breakdown**

Start Year	AssessCode	Units	Description	Amount
2008	0041	6.8	Fort Pierce Stormwater Charge	\$367.20

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

**Historical Values**

Year	Just/Market	Assessed	Exemptions	Taxable
2018	\$530,300	\$530,300	\$0	\$530,300
2017	\$486,400	\$486,400	\$0	\$486,400

## Permits

Number	Issue Date	Description	Amount	Fee
F93-000189	Feb 18, 1993	Fence	\$1,500	\$1,500
F93-000349	Mar 25, 1993	Additions to existing construction	\$5,400	\$5,400
F93-000198	May 21, 1993	Additions to existing construction	\$90,000	\$90,000
F93-00198A	May 21, 1993	Paving	\$20,000	\$20,000
F93-00349A	Jul 12, 1993	Sprinkler System	\$2,000	\$2,000
F93-00349B	Aug 17, 1993	Heat and Air Conditioning	\$2,200	\$2,200
RF20051711	Apr 21, 2005	Roof	\$68,583	\$686
0700000968	Nov 5, 2007	Alterations/Remodeling	\$60,000	\$1,450
0700001641	Jan 14, 2008	Alterations/Remodeling	\$300,000	\$6,730
BP12-1181	Jul 11, 2012	Air Conditioning Only	\$16,275	\$168
BP13-1126	Mar 21, 2013	Electric	\$2,300	\$155
BP13-1127	Mar 18, 2013	Plumbing	\$4,000	\$155
BP15-0937	May 1, 2015	Door Replacement	\$5,000	\$80
BP17-3054	Dec 8, 2017		\$2,400	\$0

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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**Property Identification**

Site Address: N 26th ST  
 Sec/Town/Range: 08/35S/40E  
 Map ID: 24/08N  
 Zoning: C3

Parcel ID: 2408-507-0063-000-3  
 Account #: 20434  
 Use Type: 1000  
 Jurisdiction: Fort Pierce

**Ownership**

Pinchuk Warehouse Properties LLC  
 210 174th ST Apt 2119  
 Sunny Isles Beach, FL 33160-3345

**Legal Description**

FT PIERCE HTS BLK 8 LOTS 15 AND 16AND W 1/2 VAC ALLEY ADJ  
 ON E AND N 1/2 VAC ALLEY ADJ ON S (OR 4034-2532)

**Current Values**

Just/Market Value: \$30,400  
 Assessed Value: \$30,400  
 Exemptions: \$0  
 Taxable Value: \$30,400

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): 0.31  
 Land Size (SF): 13,500

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
Aug 21, 2017	4034 / 2532	0205	WD	Olive Tree Properties Inc	\$700,000
Jan 20, 2017	3955 / 1484	0312	WD	Riteway Linen Services LLC II of Fort Pierce	\$100
Feb 1, 2016	3834 / 2022	0311	WD	Riteway Linen Services LLC II of Fort Pierce	\$1,199,900
Feb 1, 2016	3834 / 0830	0311	WD	Olive Tree Properties Inc	\$100
Nov 16, 2005	2419 / 2337	XX02	WD	Rent Wear Inc	\$447,000
Apr 1, 1983	0398 / 0131	XX01	CV		\$40,000

**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%



Image  
or  
Sketch  
unavailable  
for display

**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
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**Special Features and Yard Items**

Type	Qty	Units	Year Blt
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**Current Year Values**

Current Values Breakdown

Building:	\$0
Land:	\$30,400
Just/Market:	\$30,400
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$30,400
Exemption(s):	\$0
Taxable:	\$30,400

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
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Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	5.8	Fort Pierce Stormwater Charge	\$313.20

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 .

**Historical Values**

Year	Just/Market	Assessed	Exemptions	Taxable
2018	\$30,400	\$30,400	\$0	\$30,400
2017	\$30,400	\$30,400	\$0	\$30,400
2016	\$30,400	\$11,660	\$0	\$11,660

**Permits**

Number	Issue Date	Description	Amount	Fee
F89000939R	Sep 1, 1989	Roof	\$14,000	\$14,000

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



**Planning Board**

**6.f.**

Meeting Date: 02/12/2019

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Information

REQUESTED ACTION

Conditional Use - Kublitskiy Dwelling Rental - 2005 Mimosa Avenue

LOCATION

2005 Mimosa Avenue

RESPONSIBLE STAFF

Vennis Gilmore, Planning Analyst

RECOMMENDATION

The proposed use presents the provision of limited transient lodging accommodations to the general public, representing a limited commercial use that is not intended to serve the neighborhood, inconsistent with the City's Land Development Code and Comprehensive Plan. Based upon the Code and Comprehensive Plan restriction of commercial uses within the subject districts, Staff recommends the Planning Board forward a recommendation to **deny** the request.

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Attachments

Staff Report  
Application  
Property Record Card  
Project Narrative  
Site Aerial  
Zoning Map  
Rental Agreement  
Survey  
Floor Plan  
TRC Comments

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**Form Review**


Form Started By: Vennis Gilmore  
Final Approval Date: 02/06/2019

Started On: 02/05/2019 09:23 AM



**TO:** Members of the City of Fort Pierce Planning Board

**THROUGH:** Rebecca Grohall, AICP, Planning Director 

**FROM:** Vennis Gilmore, Planning Analyst 

**RE:** **Application for Conditional Use  
 Kublitskiy Dwelling Rental  
 2005 Mimosa Avenue**

**DATE:** February 5, 2019

**STAFF REPORT**

**Owner:** Igor Kublitskiy  
 2005 Mimosa Avenue  
 Fort Pierce, FL. 34949

**Applicant:** Jeff Binner, Weichert Realtors  
 2361 SE Seafury  
 Port St. Lucie, FL 34952

**Applicant's Request:** Approval of a Conditional Use to operate a Dwelling Rental, offering lodging for less than six months. The identified minimum rental period is identified as thirty-one (31) days.

**Location(s):** 2005 Mimosa Avenue

**Parcel ID:** 2412-503-0061-000-0

**Current Zoning:** Single-Family Intermediate Density Residential Zone (R-2)

**Future Land Use:** Low Density Residential (RL)

**Surrounding Zoning:**

North	East	South	West
R-2	R-2	R-2	R-2

**Utilities:** FPUA

**Site Size:** approx. 0.34 acres

**Staff Analysis:**

**Request**

In accordance with Sections 22-22, and 22-76 of the City Code, the applicant is requesting the review and approval of a Conditional Use to operate a Dwelling Rental at 2005 Mimosa Avenue to offer lodging of less than six (6) months and a minimum of thirty-one (31) days to guests. The subject property is a 2,970 finished sq. ft. single-family home. The subject single-family home contains four (4) bedrooms and three and a half (3 1/2) bathrooms. The subject single-family home has a one-car garage with a paved horseshoe driveway for parking. The property is zoned Single-Family Intermediate Density Residential Zone (R-2).

The property is located between S. Ocean Drive and Surfside Drive. The subject site is surrounded by single-family homes to the north, south, east, and west.

**Dwelling Rentals**

Pursuant to City Code Section 22-3. - Definitions—Generally, the rental of any dwelling unit for less than six (6) months, is classified as a “Dwelling rental (dwelling unit)”, and defined as follows: One or more rooms connected together in a building, constituting a separate, independent housekeeping establishment, other than a motel/hotel, for purposes of rental on a daily, weekly or longer basis.

The State of Florida provides further classification of a dwelling is rented for periods of less than one (1) month, declaring the use a “Vacation rental”, and defined such use as any unit that is also a transient public lodging establishment but that is not a timeshare project, which is rented to guests more than three times in a calendar year for periods of less than 31 days or 1 calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests. A dwelling rental, as locally defined, is also a Vacation Rental if the duration of stays are less than thirty-one (31) days. The rental of a dwelling for periods at a minimum of thirty-one (31) days, but less than six (6) months is a dwelling rental, but not a Vacation Rental.

Table 1, below, presents general characteristics to clarify Dwelling Rentals, and the transitioning threshold for Vacation Rentals.

**Table 1 – Dwelling & Vacation Rental Definitions**

	<b>Dwelling Rental</b>	<b>Vacation Rental</b>
<b>Length of Stay</b>	Less than 6 months	30 days or less
<b>Lodging Type(s)</b>	Non-Transient (more than 30 days)	Transient Lodging
<b>State License Requirement</b>	If rented 30 days or less (Vacation Rental)	Division of Hotels & Restaurants – Vacation Rental License
<b>Public lodging establishment (ADA &amp; Misc. Regulations)</b>	If rented 30 days or less (Vacation Rental)	Public lodging establishment

The rental of residential properties for short-term occupancy by tourists is a rapidly expanding sector of the hospitality industry. The traditional rental of apartments, houses, and cottages, in tourism centered towns, to travelers is evolving as new technology has furthered this niche. Websites, and mobile phone applications have been developed to advertise and process the booking of short-term rental properties. Short-term dwelling rentals offer an alternative to traditional hotel or bed and breakfast accommodations, generally offering unique amenities, and a higher capacity to accommodate families or more guests than a single hotel room. The benefits of increased tourism and economy activity related to short term rentals are discernable; however the necessity to regulate and guide the location for this use is well documented.

Residential neighborhoods have the capacity to be overwhelmed by a transient population of visitors, and the potential inflation of property values due to an abundance of second homes or investment properties that are rented for short terms. Furthermore, short term rentals are similar to hotels, however many are not subject to the same fire and safety standards, inspections, or tax requirements of hotels. Problems frequently reported of vacation rentals are related to noise, parking, and impacts to neighborhood stability.

Dwelling rentals have the capacity result in incompatible adverse impacts on neighborhoods including, but not limited to, increased noise, garbage, litter and traffic, changes to the private residential character of the neighborhood, the uncertainty and instability of the identity of occupants of neighboring properties, and a decline in the shared sense of community. Furthermore, short-term dwelling rental use and longer term residential use are generally incompatible, due to the rapid turnover associated with short-term dwelling rental use and the possible disruptive effect to the peaceful use and enjoyment of single-family residential areas. Short term rental periods to transient occupants are commercial in nature, which are better suited for more intense residential districts, or accommodated by hotels, motels, and resort hotels.

### ***Zoning & Land Use***

The subject site is located within the Single-Family Intermediate Density Residential Zone (R-2) district which is designed mainly for areas of single-family dwellings with an average net density of less than five (5) units per acre for conventional developments. In addition to housing, various public facilities and other non-residential uses are permitted. Areas in this classification should have public water and sewer service. The R-2 zone is compatible with the Low Density Residential designation in the comprehensive plan.

The Low Density Residential (RL) designation is intended for parcels that are best suited for lower density residential uses. The predominant development typology will consist of single-family detached housing but can also contain duplexes and multifamily residences. Limited commercial uses intended to serve the neighborhood shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This land use category ranges in density from 1 to 6.5 dwelling units per acre. This category combines the previously allowed Residential Suburban (RS), Residential Urban (RU) and Low Density Residential (RL) categories.

It has been brought to the attention of Staff and residents of the abutting neighborhood that the applicant has been renting his property as a duplex (2 units); using the guest house as a second

---

unit. Per City Code Section 22-22. – Allowed Uses; duplexes are not an allowed use in the R-2, Single-Family Intermediate Density Zone.

**Parking**

Pursuant to City Code Section 22-60 (d), b. Motels, hotels and resort hotels shall provide 1.6 spaces for each unit 500 square feet or larger. The subject single-family home features a one-car garage with a paved horseshoe driveway.

**Conditional Use**

The purpose of the conditional use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout the particular zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare. The use as presented features commercial aspects that are not generally appropriate for single-family, low-density environments.

**Technical Review Committee**

All affected departments have reviewed the proposed Conditional Use with regards requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided for viewing by the Planning Board.

**Staff Recommendation:**

The proposed use presents the provision of limited transient lodging accommodations to the general public, representing a limited commercial use that is not intended to serve the neighborhood, inconsistent with the City's Land Development Code and Comprehensive Plan. Based upon the Code and Comprehensive Plan restriction of commercial uses within the subject districts, Staff recommends the Planning Board forward a recommendation to **deny** the request.



### Conditional Use – No New Construction

Property address or Location 2005 Mimosa Ave Ft Pierce FL. 34949  
 Parcel ID #(s) 2412-503-0061-000-0  
 Project description Residential Rental 30-180day r.

Igor Kublitskiy  
 Property Owner(s)  
2005 Mimosa Ave  
 Street Address  
Ft Pierce FL. 34949  
 City State Zip  
720 499 6540  
 Phone Number  
Igor.kublitskiy@gmail.com  
 Email Address

Sarra. Jeff Binner *Weichert Realtors*  
 Applicant/Representative, Title, Company  
2361 SE Seafury  
 Street Address  
PSL FL. 34952  
 City State Zip  
772 398 6400  
 Phone Number  
Broker Binner@gmail.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.*

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY St Lucie  
 The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of Oct

Igor Kublitskiy who is personally known to me as Colocado DL #05-332102 as identification

Signature of Notary



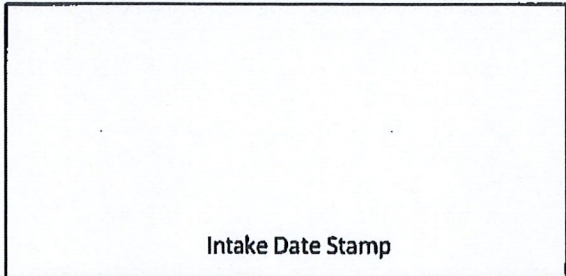
**INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS** 467-3729

**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 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



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

**Property Identification**

Site Address: 2005 MIMOSA AVE  
 Sec/Town/Range: 07/35S/41E  
 Map ID: 25/07N  
 Zoning: R2

Parcel ID: 2412-503-0061-000-0  
 Account #: 24121  
 Use Type: 0100  
 Jurisdiction: Fort Pierce

**Ownership**

Igor Kublitskiy  
 3333 Routt ST  
 Wheat Ridge, CO 80033

**Legal Description**

SURFSIDE-UNIT TWO- BLK 14 LOT 3

**Current Values**

Just/Market Value: \$412,700  
 Assessed Value: \$317,399  
 Exemptions: \$50,000  
 Taxable Value: \$267,399

Taxes for this parcel: SLC Tax Collector's Office  
 Download TRIM for this parcel: [Download PDF](#)



**Total Areas**

Finished/Under Air (SF): 2,970  
 Gross Area (SF): 4,915  
 Land Size (acres): 0.31  
 Land Size (SF): 13,710

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
Oct 15, 2018	4196 / 1171	0111	WD	Kublitskiy Igor	\$100
Oct 15, 2018	4196 / 1165	0001	WD	Gunther (TR) Juanita	\$500,000
Aug 14, 2012	3425 / 1207	0111	QC	Gunther (TR) Juanita	\$100
Jul 12, 1999	1236 / 2305	XX00	WD	Edward L Scarlett	\$272,000
Jun 1, 1987	0547 / 2483	XX00	CV		\$58,000
Jan 1, 1983	0542 / 1641	XX01	CV		\$0
Nov 1, 1979	0320 / 1656	XX00	CV		\$33,500

**Building Information (1 of 1)**

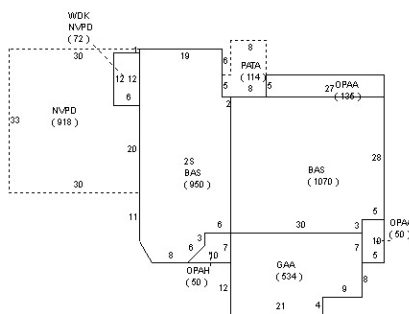
Finished Area: 2,970 SF  
 Gross Total Area: 4,915 SF

**Exterior Data**

View:	Roof Cover: Dim Shingle	Roof Structure: Gable
Building Type: HA-	Year Built: 1988	Frame:
Grade: A-	Effective Year: 1988	Primary Wall: CB Stucco
Story Height: 4 Ft Add Ht	No. Units: 1	Secondary Wall:

**Interior Data**

Bedrooms: 4	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 3	Heat Type: FredHotAir	Avg Hgt/Floor: 0
Half Baths: 1	Heat Fuel: ELEC	Primary Floors: Tile-Quarry
A/C %: 100%	Heated %: 100%	Sprinkled %: 0%



**Sketch Area Legend**

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	950	950	136
BAS	BASE AREA	2020	2020	268
GAA	Garage Attached Average	534	0	98
NVPD	Pool Deck for Sketch Only (Valued in SFYI)	990	0	174
OPAA	Open Porch Attached Average	185	0	94
OPAH	Open Porch Attached High	50	0	32
PATA	Patio Average (Plain Slab)	114	0	46
WDK	WOOD DECK	72	0	36

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
POOL DK-GOOD	1	468	1988
RES POOL HI	1	450	1988
WOOD FEN 6'	1	120	2005
5' ALUM FENC	1	51	2008

**Current Year Values**

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$230,100					
Land:	\$182,600	2018	2000	0500	Homestead Exemption	\$25,000
Just/Market:	\$412,700	2018	2008	0550	Homestead Exemption over \$ 50,000	\$25,000
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$95,301					
Assessed:	\$317,399					
Exemption(s):	\$50,000					
Taxable:	\$267,399					

**Current Year Special Assessment Breakdown**

Start Year	AssessCode	Units	Description	Amount
1999	0041	1	Fort Pierce Stormwater Charge	\$54.00

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 .

**Historical Values**

Year	Just/Market	Assessed	Exemptions	Taxable
------	-------------	----------	------------	---------

2018	\$412,700	\$317,399	\$50,000	\$267,399
2017	\$406,200	\$310,871	\$50,000	\$260,871
2016	\$378,100	\$304,477	\$50,000	\$254,477

### Permits

Number	Issue Date	Description	Amount	Fee
F88000023B	Jan 1, 1988	Residential New Construction	\$150,000	\$150,000
F88000023E	Jan 1, 1988	Additions to existing construction	\$150,000	\$150,000
F88000023M	Jan 1, 1988	Additions to existing construction	\$5,700	\$5,700
F88000023P	Jan 1, 1988	Pool	\$9,000	\$9,000
F88000023P	Jan 1, 1988	Paving	\$1,000	\$1,000
F88000023P	Jan 1, 1988	Additions to existing construction	\$0	\$0
F88000023S	Jan 1, 1988	Additions to existing construction	\$0	\$0
SHTR2002-1	Aug 25, 2002	Alterations/Remodeling	\$0	\$189
SHTR2002-1	Aug 21, 2002	Alterations/Remodeling	\$0	\$189
FE200563	Apr 29, 2005	Wood Fence	\$1,500	\$75
0800001604	Oct 8, 2008	Fence	\$2,985	\$100
BP12-1550	Aug 30, 2012	Garage Door	\$1,170	\$80
BP12-1621	Sep 5, 2012	Air Conditioning Only	\$1,800	\$425

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

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This information is believed to be correct at this time but it is subject to change and is not warranted.

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2005 Mimosa

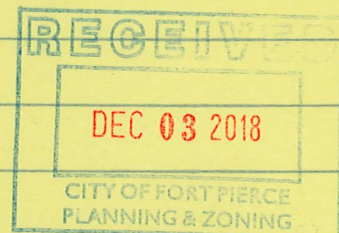
10/30/18

City of Ft. Pierce

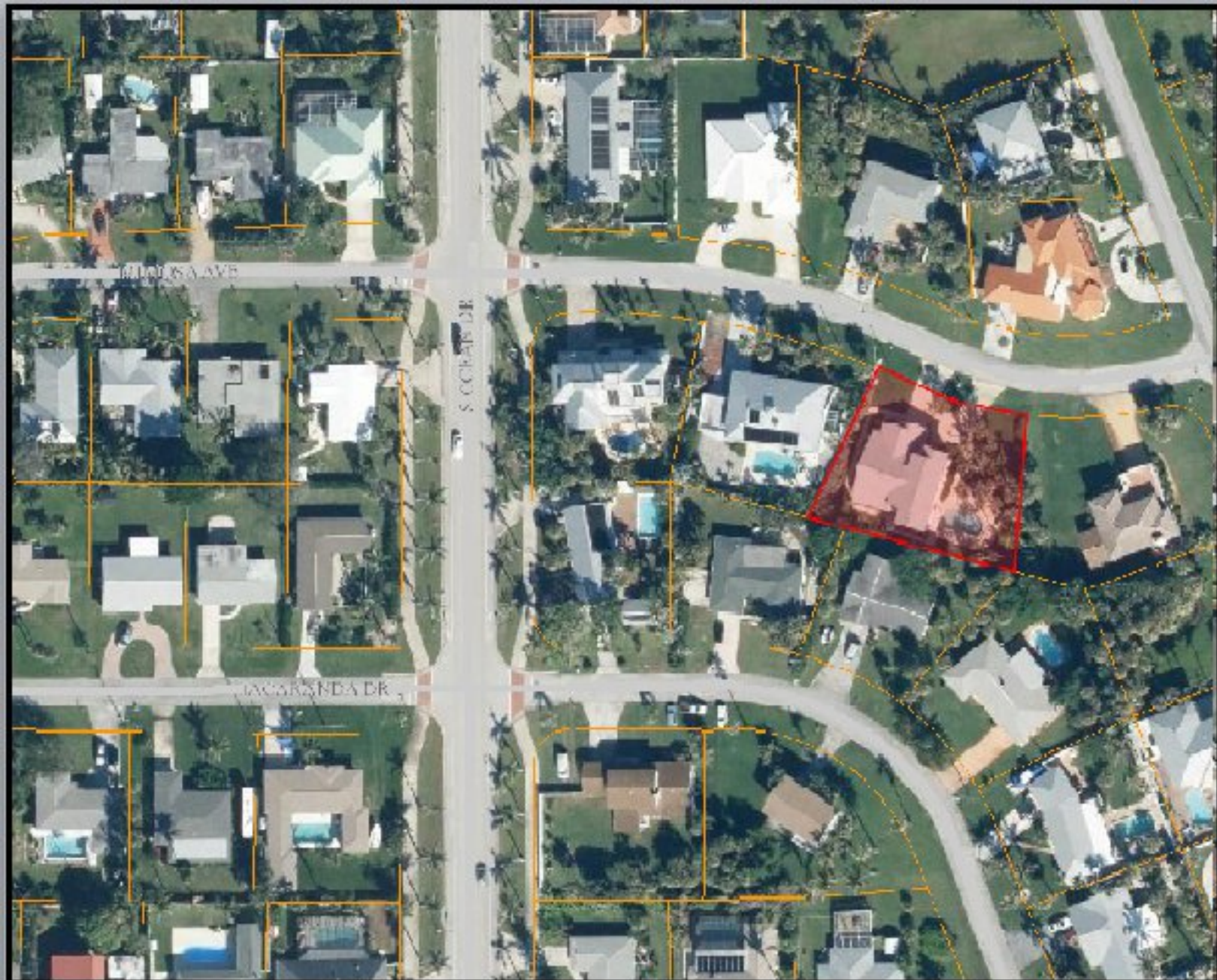
I purchased the home at  
2005 Mimosa Ave Ft. Pierce FL.  
I will use it as a 2nd home and  
I will from time to time be  
renting my home for periods  
of less than 6 months.

I live in Denver Colorado and  
Weichert Realtors Integrity Group  
will be managing the rentals  
when necessary.

Thank you  
Igor Kubliskey



U



**Kublitskiy Dwelling Rental**  
**2005 Mimosa Avenue**



THE SUNRISE CITY  
**FORT PIERCE**  
*Florida*

**Aerial Map**



**Kublitskiy Dwelling Rental**  
**2005 Mimosa Avenue**



R-2 =  R-1 = 



THE SUNRISE CITY  
**FORT PIERCE**  
*Florida*

**Zoning Map**

**Residential Lease for Single Family Home or Duplex  
 (FOR A TERM NOT TO EXCEED ONE YEAR)**

A BOX ( ) OR A BLANK SPACE ( ) INDICATES A PROVISION WHERE A CHOICE OR DECISION MUST BE MADE BY THE PARTIES.

THE LEASE IMPOSES IMPORTANT LEGAL OBLIGATIONS. MANY RIGHTS AND RESPONSIBILITIES OF THE PARTIES ARE GOVERNED BY CHAPTER 83, PART II, RESIDENTIAL LANDLORD AND TENANT ACT, FLORIDA STATUTES. A COPY OF THE RESIDENTIAL LANDLORD AND TENANT ACT IS ATTACHED TO THIS LEASE.

1. **PARTIES.** This is a lease (the "Lease") between \_\_\_\_\_  
 (name and address of owner of the property)

\_\_\_\_\_ ("Landlord") and

\_\_\_\_\_ (name(s) of person(s) to whom the property is leased)

\_\_\_\_\_ ("Tenant").

*Sample*  
*2005*  
*Mimosas*

Landlord's E-mail Address: \_\_\_\_\_

Landlord's Telephone Number: \_\_\_\_\_

Tenant's E-mail Address: \_\_\_\_\_

Tenant's Telephone Number: \_\_\_\_\_

2. **PROPERTY RENTED.** Landlord leases to Tenant the land and buildings located at \_\_\_\_\_  
 (street address)

\_\_\_\_\_, Florida \_\_\_\_\_  
 (zip code)

together with the following furniture and appliances [List all furniture and appliances. If none, write "none."] (In the Lease, the property leased, including furniture and appliances, if any, is called the "Premises"):

\_\_\_\_\_  
 \_\_\_\_\_

The Premises shall be occupied only by the Tenant and the following persons: \_\_\_\_\_

3. **TERM.** This is a lease for a term, not to exceed twelve months, beginning on \_\_\_\_\_ and  
 ending \_\_\_\_\_ (the "Lease Term").  
 (month, day, year) (month, day, year)

4. **RENT PAYMENTS, TAXES AND CHARGES.** Tenant shall pay total rent in the amount of \$ \_\_\_\_\_ (excluding taxes) for the Lease Term. The rent shall be payable by Tenant in advance in installments or in full as provided in the options below:

in installments. If in installments, rent shall be payable  
 monthly, on the \_\_\_\_\_ day of each month (if left blank, on the first day of each month) in the amount of \$ \_\_\_\_\_ per installment.

OR

weekly, on the \_\_\_\_\_ day of each week (If left blank, on Monday of each week.) in the amount of \$ \_\_\_\_\_ per installment.

in full on \_\_\_\_\_ in the amount of \$ \_\_\_\_\_.  
 (date)

Tenant ( ) ( ) and Landlord ( ) ( ) acknowledge receipt of a copy of this page, which is Page 1 of 18.

Tenant shall also be obligated to pay taxes on the rent when applicable in the amount of \$\_\_\_\_\_  with each rent installment  with the rent for the full term of the Lease. Landlord will notify Tenant if the amount of the tax changes.

**Payment Summary**

- If rent is paid in installments, the total payment per installment including taxes shall be in the amount of \$\_\_\_\_\_.
- If rent is paid in full, the total payment including taxes shall be in the amount of \$\_\_\_\_\_.

All rent payments shall be payable to \_\_\_\_\_ at \_\_\_\_\_ (name) \_\_\_\_\_ (address). (If left blank, to Landlord at Landlord's address.)

If the tenancy starts on a day other than the first day of the month or week as designated above, the rent shall be prorated from \_\_\_\_\_ through \_\_\_\_\_ in the amount of \$\_\_\_\_\_ and shall be due on \_\_\_\_\_ (date) (date) (date). (If rent paid monthly, prorate on a 30-day month.)

Tenant shall make rent payments required under the Lease by (choose all applicable)  cash,  personal check,  money order,  cashier's check, or  other \_\_\_\_\_ (specify). If payment is accepted by any means other than cash, payment is not considered made until the other instrument is collected.

If Tenant makes a rent payment with a worthless check, Landlord can require Tenant  to pay all future payments by  money order, cashier's check, or official bank check or  cash or other (specify) \_\_\_\_\_, and  to pay bad check fees in the amount of \$\_\_\_\_\_ (not to exceed the amount prescribed by Section 68.065, Florida Statutes).

**5. MONEY DUE PRIOR TO OCCUPANCY.** Tenant shall pay the sum of \$\_\_\_\_\_ in accordance with this paragraph prior to occupying the Premises. Tenant shall not be entitled to move in or to keys to the Premises until all money due prior to occupancy has been paid. If no date is specified below, then funds shall be due prior to Tenant occupancy. Any funds designated in this paragraph due after occupancy, shall be paid accordingly. Any funds due under this paragraph shall be payable to Landlord at Landlord's address or

to \_\_\_\_\_ (name)  
at \_\_\_\_\_ (address)

First <input type="checkbox"/> month's <input type="checkbox"/> week's rent plus applicable taxes	\$ _____	due _____
Prorated rent plus applicable taxes	\$ _____	due _____
Advance rent for <input type="checkbox"/> month <input type="checkbox"/> week of _____ plus applicable taxes	\$ _____	due _____
Last <input type="checkbox"/> month's <input type="checkbox"/> week's rent plus applicable taxes	\$ _____	due _____
Security deposit	\$ _____	due _____
Additional security deposit	\$ _____	due _____
Security deposit for homeowners' association	\$ _____	due _____
Pet Deposit	\$ _____	due _____
Other _____	\$ _____	due _____
Other _____	\$ _____	due _____

**Tenant (\_\_\_\_\_) (\_\_\_\_\_) and Landlord (\_\_\_\_\_) (\_\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 2 of 18.**  
RLHD-3x Rev 7/16 Approved on April 15, 2010, by the Supreme Court of Florida, for use under rule 10-2.1(a) of the Rules Regulating the Florida Bar.

6. **LATE FEES.** (Complete if applicable) In addition to rent, Tenant shall pay a late charge in the amount of \$\_\_\_\_\_ (If left blank, 4% of the rent payment) for each rent payment made \_\_\_\_\_ days after the day it is due (if left blank, 5 days if rent is paid monthly, 1 day if rent is paid weekly).

7. **PETS AND SMOKING.** Unless this box  is checked or a pet deposit is paid, Tenant may not keep pets or animals on the Premises. If Tenant may keep pets, the pets described in this paragraph are permitted on the Premises.

(Specify number of pets, type(s), breed, maximum adult weight of pets.)

Unless this box  is checked, no smoking is permitted in the Premises.

8. **NOTICES.**

\_\_\_\_\_ is Landlord's Agent. All notices must be sent to

Landlord \_\_\_\_\_ at \_\_\_\_\_

Landlord's Agent \_\_\_\_\_ at \_\_\_\_\_

unless Landlord gives Tenant written notice of a change. All notices of such names and addresses or changes thereto shall be delivered to the Tenant's residence or, if specified in writing by the Tenant, to any other address. All notices to the Landlord or the Landlord's Agent (whichever is specified above) shall be given by U.S. mail or by hand delivery.

Any notice to Tenant shall be given by U.S. mail or delivered to Tenant at the Premises. If Tenant is absent from the Premises, a notice to Tenant may be given by leaving a copy of the notice at Premises.

9. **UTILITIES.** Tenant shall pay for all utilities services during the Lease Term and connection charges and deposits for activating existing utility connections to the Premises except for \_\_\_\_\_, that Landlord agrees to provide at Landlord's expense (If blank, then "NONE").

10. **MAINTENANCE.** Landlord shall be responsible for compliance with Section 83.51, Florida Statutes, and shall be responsible for maintenance and repair of the Premises, unless otherwise stated below: (Fill in each blank space with "Landlord" for Landlord or "Tenant" for Tenant, if left blank, Landlord will be responsible for the item):

Landlord/Tenant	<input type="checkbox"/>	<input type="checkbox"/>	roofs	Landlord/Tenant	<input type="checkbox"/>	<input type="checkbox"/>	windows	Landlord/Tenant	<input type="checkbox"/>	<input type="checkbox"/>	screens	Landlord/Tenant	<input type="checkbox"/>	<input type="checkbox"/>	steps
	<input type="checkbox"/>	<input type="checkbox"/>	doors		<input type="checkbox"/>	<input type="checkbox"/>	floors		<input type="checkbox"/>	<input type="checkbox"/>	porches		<input type="checkbox"/>	<input type="checkbox"/>	exterior walls
	<input type="checkbox"/>	<input type="checkbox"/>	foundations		<input type="checkbox"/>	<input type="checkbox"/>	plumbing		<input type="checkbox"/>	<input type="checkbox"/>	structural components				
	<input type="checkbox"/>	<input type="checkbox"/>	heating		<input type="checkbox"/>	<input type="checkbox"/>	hot water		<input type="checkbox"/>	<input type="checkbox"/>	running water		<input type="checkbox"/>	<input type="checkbox"/>	locks and keys
	<input type="checkbox"/>	<input type="checkbox"/>	electrical system						<input type="checkbox"/>	<input type="checkbox"/>	cooling		<input type="checkbox"/>	<input type="checkbox"/>	smoke detection devices
	<input type="checkbox"/>	<input type="checkbox"/>	garbage removal/ outside receptacles												
	<input type="checkbox"/>	<input type="checkbox"/>	extermination of rats, mice, roaches, ants and bedbugs												
	<input type="checkbox"/>	<input type="checkbox"/>	extermination of wood-destroying organisms												
	<input type="checkbox"/>	<input type="checkbox"/>	lawn /shrubby		<input type="checkbox"/>	<input type="checkbox"/>	pool/spa/hot tub								
	<input type="checkbox"/>	<input type="checkbox"/>	water treatment		<input type="checkbox"/>	<input type="checkbox"/>	filters (specify) _____								
	<input type="checkbox"/>	<input type="checkbox"/>	ceilings		<input type="checkbox"/>	<input type="checkbox"/>	interior walls								
	<input type="checkbox"/>	<input type="checkbox"/>	Other (specify) _____												

Tenant shall notify \_\_\_\_\_ (name) at \_\_\_\_\_ (address)

(if left blank, Landlord at Landlord's address) and \_\_\_\_\_ (telephone number) of maintenance and repair requests.

11. **ASSIGNMENT.** Unless this box  is checked, Tenant may not assign the Lease or sublease all or any part of the Premises without first obtaining the Landlord's written approval and consent to the assignment or sublease.

12. **KEYS AND LOCKS.** Landlord shall furnish Tenant

- \_\_\_\_\_ # of sets of keys to the dwelling
- \_\_\_\_\_ # of mail box keys
- \_\_\_\_\_ # of garage door openers

Tenant (\_\_\_\_\_) (\_\_\_\_\_) and Landlord (\_\_\_\_\_) (\_\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 3 of 18.  
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If there is a homeowners' association, Tenant will be provided with the following to access the association's common areas/facilities:

\_\_\_\_\_ # of keys to \_\_\_\_\_  
\_\_\_\_\_ # of remote controls to \_\_\_\_\_  
\_\_\_\_\_ # of electronic cards to \_\_\_\_\_  
\_\_\_\_\_ other (specify) to \_\_\_\_\_

At end of Lease Term, all items specified in this paragraph shall be returned to \_\_\_\_\_ (name)  
at \_\_\_\_\_ (address) (If left blank, Landlord at Landlord's address).

**13. LEAD-BASED PAINT.**  Check and complete if the dwelling was built before January 1, 1978. **Lead Warning Statement** (when used in this article, the term Lessor refers to Landlord and the term Lessee refers to Tenant).

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

**Lessor's Disclosure (initial)**

\_\_\_\_\_ (a) Presence of lead-based paint or lead-based paint hazards (check (i) or (ii) below):  
(i)  Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).  
\_\_\_\_\_  
\_\_\_\_\_

(ii)  Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.  
\_\_\_\_\_ (b) Records and reports available to the Lessor (check (i) or (ii) below):  
(i)  Lessor has provided the Lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).  
\_\_\_\_\_  
\_\_\_\_\_

(ii)  Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**Lessee's Acknowledgment (initial)**

\_\_\_\_\_ (c) Lessee has received copies of all information listed above.  
\_\_\_\_\_ (d) Lessee has received the pamphlet **Protect Your Family From Lead in Your Home.**

**Agent's Acknowledgment (initial)**

\_\_\_\_\_ (e) Agent has informed the Lessor of the Lessor's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

**Certification of Accuracy**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

_____ Lessor's signature	_____ Date	_____ Lessor's signature	_____ Date
_____ Lessee's signature	_____ Date	_____ Lessee's signature	_____ Date
_____ Agent's signature	_____ Date	_____ Agent's signature	_____ Date

**14. SERVICEMEMBER.** If Tenant is a member of the United States Armed Forces on active duty or state active duty or a member of the Florida National Guard or United States Reserve Forces, the Tenant has rights to terminate the Lease as provided in Section 83.682, Florida Statutes, the provisions of which can be found in the attachment to this Lease.

Tenant (\_\_\_\_\_) (\_\_\_\_\_) and Landlord (\_\_\_\_\_) (\_\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 4 of 18.  
RLHD-3x Rev 7/16 Approved on April 15, 2010, by the Supreme Court of Florida, for use under rule 10-2.1(a) of the Rules Regulating the Florida Bar.

**15. LANDLORD'S ACCESS TO THE PREMISES.** Landlord's Agent may enter the Premises in the following circumstances:

- A. At any time for the protection or preservation of the Premises.
- B. After reasonable notice to Tenant at reasonable times for the purpose of repairing the Premises.
- C. To inspect the Premises; make necessary or agreed-upon repairs, decorations, alterations, or improvements; supply agreed services; or exhibit the Premises to prospective or actual purchasers, mortgagees, tenants, workers, or contractors under any of the following circumstances:
  - (1) with Tenant's consent;
  - (2) in case of emergency;
  - (3) when Tenant unreasonably withholds consent; or
  - (4) if Tenant is absent from the Premises for a period of at least one-half a rental installment period. (If the rent is current and Tenant notifies Landlord of an intended absence, then Landlord may enter only with Tenant's consent or for the protection or preservation of the Premises.)

**16. HOMEOWNERS' ASSOCIATION. IF TENANT MUST BE APPROVED BY A HOMEOWNERS' ASSOCIATION ("ASSOCIATION"), LANDLORD AND TENANT AGREE THAT THE LEASE IS CONTINGENT UPON RECEIVING APPROVAL FROM THE ASSOCIATION. ANY APPLICATION FEE REQUIRED BY AN ASSOCIATION SHALL BE PAID BY  LANDLORD  TENANT. IF SUCH APPROVAL IS NOT OBTAINED PRIOR TO COMMENCEMENT OF LEASE TERM, EITHER PARTY MAY TERMINATE THE LEASE BY WRITTEN NOTICE TO THE OTHER GIVEN AT ANY TIME PRIOR TO APPROVAL BY THE ASSOCIATION, AND IF THE LEASE IS TERMINATED, TENANT SHALL RECEIVE RETURN OF DEPOSITS SPECIFIED IN ARTICLE 5, IF MADE.** If the Lease is not terminated, rent shall abate until the approval is obtained from the association. Tenant agrees to use due diligence in applying for association approval and to comply with the requirements for obtaining approval.  Landlord  Tenant shall pay the security deposit required by the association, if applicable.

**17. USE OF THE PREMISES.** Tenant shall use the Premises for residential purposes. Tenant shall have exclusive use and right of possession to the dwelling. The Premises shall be used so as to comply with all state, county, municipal laws and ordinances, and all covenants and restrictions affecting the Premises and all rules and regulations of homeowners' associations affecting the Premises. Tenant may not paint or make any alterations or improvements to the Premises without first obtaining the Landlord's written consent to the alteration or improvement. However, unless this box  is checked, Tenant may hang pictures and install window treatments in the Premises without Landlord's consent, provided Tenant removes all such items before the end of the Lease Term and repairs all damage resulting from the removal. Any improvements or alterations to the Premises made by the Tenant shall become Landlord's property. Tenant agrees not to use, keep, or store on the Premises any dangerous, explosive, toxic material which would increase the probability of fire or which would increase the cost of insuring the Premises.

**18. RISK OF LOSS/INSURANCE.**

- A. Landlord and Tenant shall each be responsible for loss, damage, or injury caused by its own negligence or willful conduct.
- B. Tenant should carry insurance covering Tenant's personal property and Tenant's liability insurance.

**19. PROHIBITED ACTS BY LANDLORD.** Landlord is prohibited from taking certain actions as described in Section 83.67, Florida Statutes, the provisions of which can be found in the attachment to this Lease.

**20. CASUALTY DAMAGE.** If the Premises are damaged or destroyed other than by wrongful or negligent acts of Tenant or persons on the Premises with Tenant's consent, so that the use of the Premises is substantially impaired, Tenant may terminate the Lease within 30 days after the damage or destruction and Tenant will immediately vacate the Premises. If Tenant vacates, Tenant is not liable for rent that would have been due after the date of termination. Tenant may vacate the part of the Premises rendered unusable by the damage or destruction, in which case Tenant's liability for rent shall be reduced by the fair rental value of the part of the Premises that was damaged or destroyed.

**21. DEFAULTS/REMEDIES.** Should a party to the Lease fail to fulfill their responsibilities under the Lease or need to determine whether there has been a default of the Lease, refer to Part II, Chapter 83, entitled Florida Residential Landlord and Tenant Act which contains information on defaults and remedies. A copy of the current version of this Act is attached to the Lease.

**22. SUBORDINATION.** The Lease is automatically subordinate to the lien of any mortgage encumbering the fee title to the Premises from time to time.

**23. LIENS. THE INTEREST OF THE LANDLORD SHALL NOT BE SUBJECT TO LIENS FOR IMPROVEMENTS MADE BY THE TENANT AS PROVIDED IN SECTION 713.10, FLORIDA STATUTES.** Tenant shall notify all parties performing work on the Premises at Tenant's request that the Lease does not allow any liens to attach to Landlord's interest.

**24. RENEWAL/EXTENSION.** The Lease can be renewed or extended only by a written agreement signed by both Landlord and Tenant, but the term of a renewal or extension together with the original Lease Term may not exceed one year. A new lease is required for each year.

**25. TENANT'S TELEPHONE NUMBER.** Tenant shall, within 5 business days of obtaining telephone services at the Premises, send written notice to Landlord of Tenant's telephone numbers at the Premises.

**26. ATTORNEYS' FEES.** In any lawsuit brought to enforce the Lease or under applicable law, the party in whose favor a judgment or decree has been rendered may recover reasonable court costs, including attorneys' fees, from the non-prevailing party.

Tenant (\_\_\_\_) (\_\_\_\_) and Landlord (\_\_\_\_) (\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 5 of 18.

RLHD-3x Rev 7/16 Approved on April 15, 2010, by the Supreme Court of Florida, for use under rule 10-2.1(a) of the Rules Regulating the Florida Bar.

**27. MISCELLANEOUS.**

- A. Time is of the essence of the performance of each party's obligations under the Lease.
- B. The Lease shall be binding upon and for the benefit of the heirs, personal representatives, successors, and permitted assigns of Landlord and Tenant, subject to the requirements specifically mentioned in the Lease. Whenever used, the singular number shall include the plural or singular and the use of any gender shall include all appropriate genders.
- C. The agreements contained in the Lease set forth the complete understanding of the parties and may not be changed or terminated orally.
- D. No agreement to accept surrender of the Premises from Tenant will be valid unless in writing and signed by Landlord.
- E. All questions concerning the meaning, execution, construction, effect, validity, and enforcement of the Lease shall be determined pursuant to the laws of Florida.
- F. A facsimile copy of the Lease and any signatures hereon shall be considered for all purposes originals.
- G. As required by law, Landlord makes the following disclosure: "RADON GAS." Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county health department.

**28. BROKERS' COMMISSION.**  Check and complete if applicable. The brokerage companies named below will be paid the commission set forth in this paragraph by  Landlord  Tenant for procuring a tenant for this transaction.

\_\_\_\_\_  
Real Estate Licensee

\_\_\_\_\_  
Real Estate Licensee

\_\_\_\_\_  
Real Estate Brokerage Company

\_\_\_\_\_  
Real Estate Brokerage Company

\_\_\_\_\_  
Commission

\_\_\_\_\_  
Commission

**29. TENANT'S PERSONAL PROPERTY.** TENANT MUST INITIAL IN THIS BOX  FOR THE FOLLOWING PROVISION TO APPLY. BY SIGNING THIS RENTAL AGREEMENT, THE TENANT AGREES THAT UPON SURRENDER, ABANDONMENT, OR RECOVERY OF POSSESSION OF THE DWELLING UNIT DUE TO THE DEATH OF THE LAST REMAINING TENANT, AS PROVIDED BY CHAPTER 83, FLORIDA STATUTES, THE LANDLORD SHALL NOT BE LIABLE OR RESPONSIBLE FOR STORAGE OR DISPOSITION OF THE TENANT'S PERSONAL PROPERTY.

The Lease has been executed by the parties on the dates indicated below.

\_\_\_\_\_  
Landlord's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Landlord's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Landlord's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tenant's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tenant's Signature

\_\_\_\_\_  
Date

This form was completed with the assistance of:

Name of Individual: \_\_\_\_\_

Name of Business: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

**Copy of Current Version of Florida Residential Landlord and Tenant Act, Part II, Chapter 83, Florida Statutes to Be Attached**

**Tenant (\_\_\_\_\_) (\_\_\_\_\_) and Landlord (\_\_\_\_\_) (\_\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 6 of 18.**

RLHD-3x Rev 7/16 Approved on April 15, 2010, by the Supreme Court of Florida, for use under rule 10-2.1(a) of the Rules Regulating the Florida Bar.

## Early Termination Fee/Liquidated Damages Addendum

I agree, as provided in the rental agreement, to pay \$ \_\_\_\_\_ (an amount that does not exceed two months' rent) as liquidated damages or an early termination fee if I elect to terminate the rental agreement and the landlord waives the right to seek additional rent beyond the month in which the landlord retakes possession.

I do not agree to liquidated damages or an early termination fee, and I acknowledge that the landlord may seek damages as provided by law.

\_\_\_\_\_  
Landlord's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Landlord's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Landlord's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tenant's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tenant's Signature

\_\_\_\_\_  
Date

Tenant (\_\_\_\_\_) (\_\_\_\_\_) and Landlord (\_\_\_\_\_) (\_\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 7 of 18.  
RLHD-3x Rev 7/16 Approved on April 15, 2010, by the Supreme Court of Florida, for use under rule 10-2.1(a) of the Rules Regulating the Florida Bar.



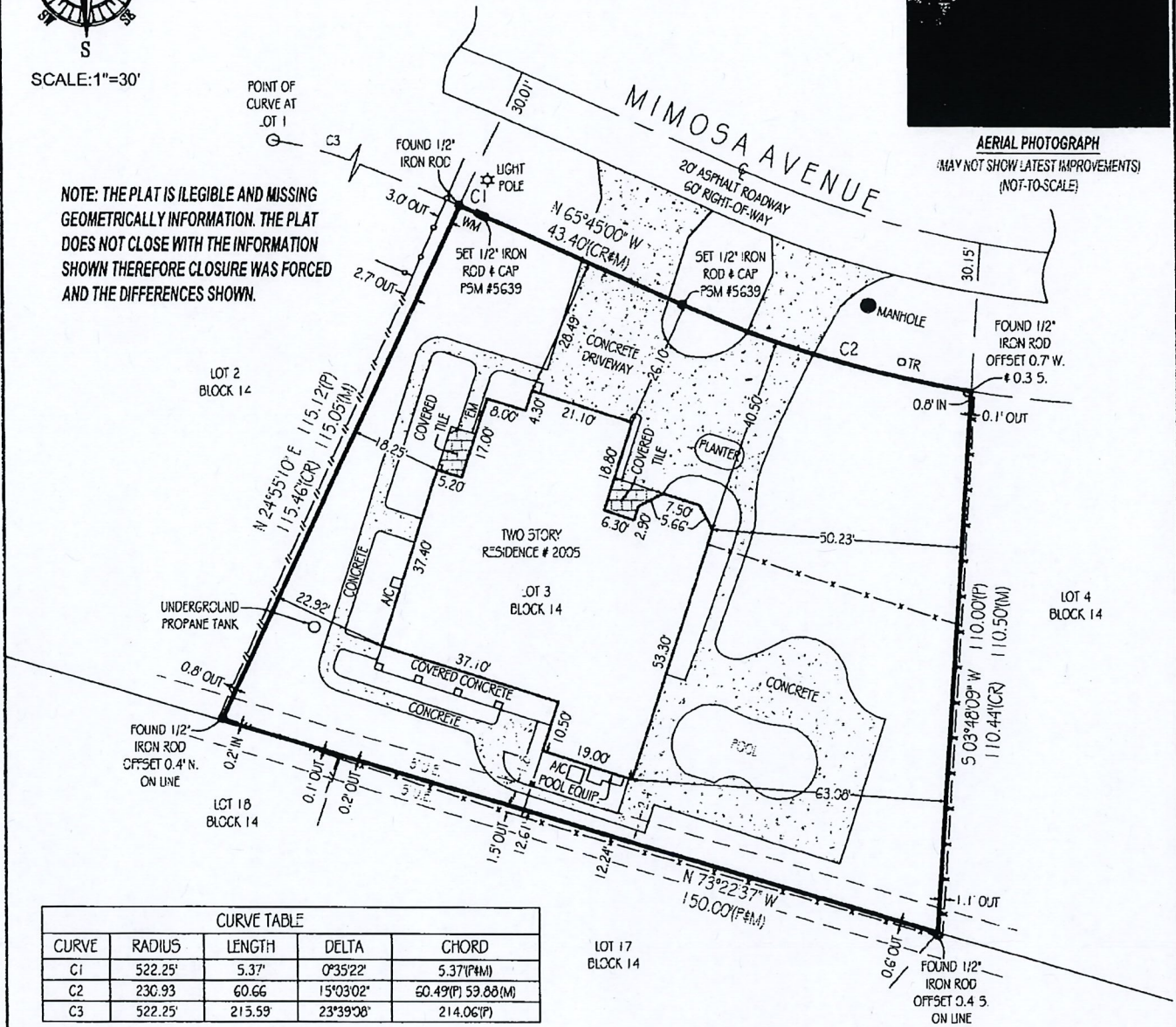
SCALE: 1"=30'

BEARING REFERENCE:  
 CENTER LINE OF MIMOSA AVENUE AS S. 65°44'44" E.  
 ALL BEARINGS SHOWN HEREON REFERENCED THERETO.



AERIAL PHOTOGRAPH  
 (MAY NOT SHOW LATEST IMPROVEMENTS)  
 (NOT-TO-SCALE)

NOTE: THE PLAT IS ILEGIBLE AND MISSING GEOMETRICALLY INFORMATION. THE PLAT DOES NOT CLOSE WITH THE INFORMATION SHOWN THEREFORE CLOSURE WAS FORCED AND THE DIFFERENCES SHOWN.



CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD
C1	522.25'	5.37'	0°35'22"	5.37'(P#M)
C2	230.93	60.66	15°03'02"	60.49'(P) 59.88'(M)
C3	522.25'	215.59'	23°39'08"	214.06'(P)

Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE  
 - 5' UTILITY EASEMENT ALONG & ADJACENT TO SOUTHERLY BOUNDARY LINE.  
 - FENCE & CONCRETE EXTEND THROUGH SOUTHERLY EASEMENT AS SHOWN.

This survey has been issued by the following Landtec Surveying office:  
 600 Fairway Drive - Ste. 101  
 Deerfield Beach, FL. 33441  
 Office: (561) 367-3587 Fax: (561) 465-3145  
 www.LandtecSurvey.com

PLEASE NOTE:  
 SUBJECT PROPERTY IS SERVICED BY PUBLIC UTILITIES.  
 NO APPROVAL FOR CONSTRUCTION HAS BEEN MADE BY THIS OFFICE.

Job Number: 92706-SE	Rev.:
Drawn By: C. Rand	Rev.:
Date of Field Work: 10/04/2018	Rev.:

**LANDTEC**  
 SURVEYING  
 Proudly Serving Florida's Land Title & Real Estate Industries.  
 ... measurably better!  
 LICENSED BUSINESS # 8007

**LEGAL DESCRIPTION:**

LOT 3, BLOCK 14, SURFSIDE UNIT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE(S) 8, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

**PROPERTY ADDRESS:**

2005 MIMOSA AVENUE  
FORT PIERCE, FL 34949

INVOICE NUMBER: 92706-SE

DATE OF FIELD WORK: 10/03/2018

**CERTIFIED TO**

DOWN HOME TITLE SERVICES, INC.  
WESTCOR LAND TITLE INSURANCE COMPANY  
PARAMOUNT RESIDENTIAL MORTGAGE GROUP, INC, ISAOA  
IGOR KUBLITSKIY

FLOOD ZONE: X

FLOOD MAP: 12111C

PANEL: 0183

SUFFIX: J

PANEL DATE: 02/16/2012

**PLATTED EASEMENTS, NOTABLE OR ADVERSE CONDITIONS (UNPLATTED EASEMENTS ALSO LISTED IF PROVIDED BY CLIENT):**  
IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.

- 5' UTILITY EASEMENT ALONG & ADJACENT TO SOUTHERLY BOUNDARY LINE.
- FENCE & CONCRETE EXTEND THROUGH SOUTHERLY EASEMENT AS SHOWN.

**GENERAL NOTES:**

1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM LANDTEC SURVEYING. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
3. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
4. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
5. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
6. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ABOVE.
7. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
8. CORNERS SHOWN AS "SET" ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) # 5639.

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS, AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER SJ-17.051 & SJ-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER SJ-17.052, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.



Digitally signed by Andrew Snyder  
DN: c=US, o=Landtec Surveying Inc,  
ou=A01427E00000165849526F  
C00006EA1, cn=Andrew Snyder  
Adobe Acrobat version:  
2019.008.20071

DATE: 10/05/2018

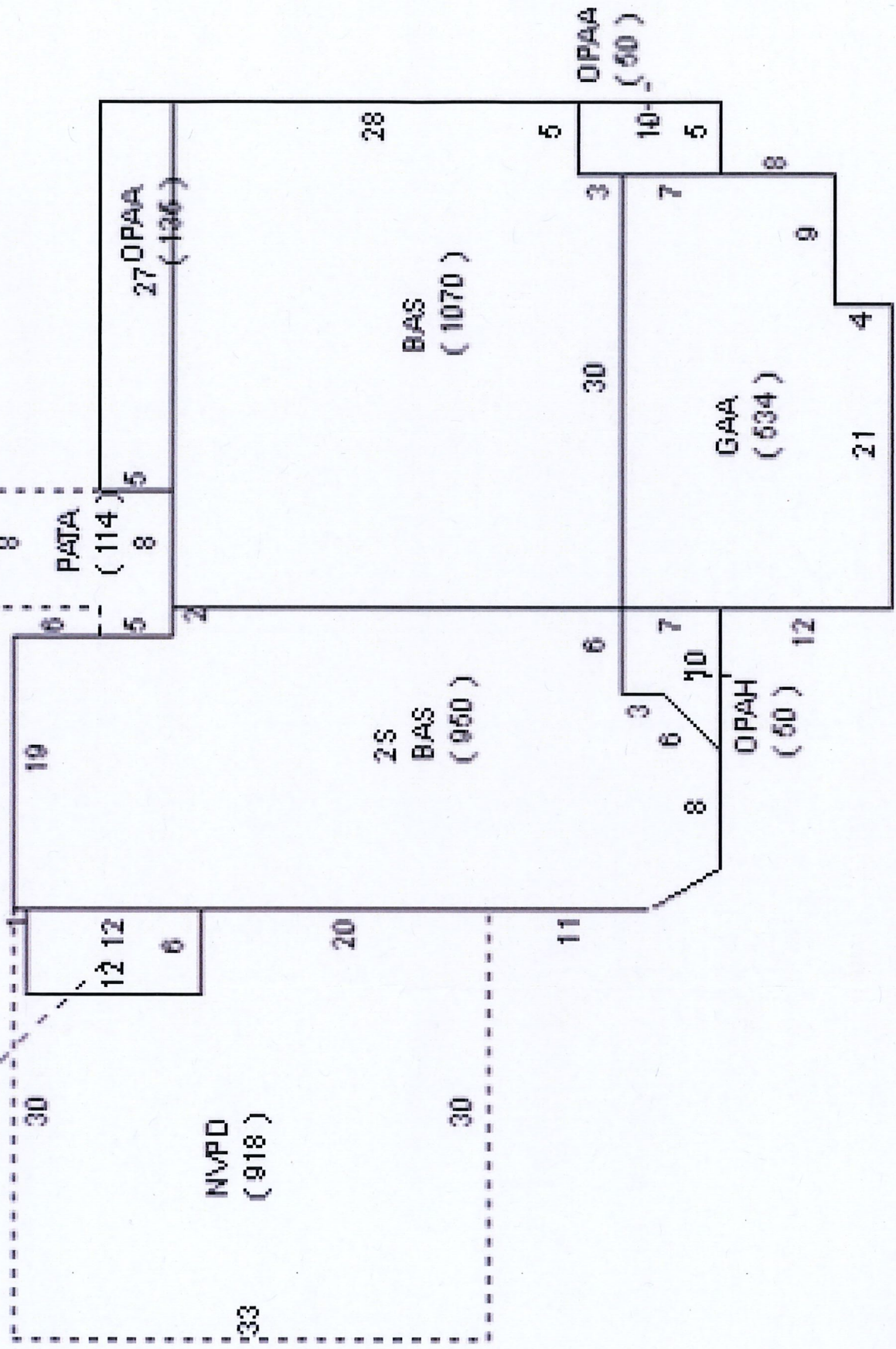
SIGNATURE \_\_\_\_\_  
ANDREW SNYDER - PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION No. 5639 (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

**LEGEND:**

- |                                     |                               |           |                |
|-------------------------------------|-------------------------------|-----------|----------------|
| A - DENOTES ARC LENGTH              | P - DENOTES PLAT              | ———       | BOUNDARY LINE  |
| CA - DENOTES CENTRAL ANGLE          | PH - DENOTES POOL HEATER      | ———       | BUILDING LINE  |
| CATV - DENOTES CABLE T.V. BOX       | PP - DENOTES POOL PUMP        | ———       | CENTERLINE     |
| CF - DENOTES CALCULATED FROM FIELD  | R - DENOTES RADIUS            | ———       | EASEMENT LINE  |
| CR - DENOTES CALCULATED FROM RECORD | SV - DENOTES SEWER VALVE      | — X — X — | METAL FENCE    |
| CH - DENOTES CHORD DISTANCE         | TR - DENOTES TELEPHONE RISER  | — // — // | WOODEN FENCE   |
| DE - DENOTES DRAINAGE EASEMENT      | UE - DENOTES UTILITY EASEMENT | — o — o — | PVC FENCE      |
| EM - DENOTES ELECTRIC METER         | UP - DENOTES UTILITY POLE     | —   —   — | OVERHEAD CABLE |
| FN - DENOTES FOUND NAIL             | WM - DENOTES WATER METER      |           |                |
| L - DENOTES LEGAL                   | WV - DENOTES WATER VALVE      |           |                |
| M - DENOTES MEASURED                |                               |           |                |
| OHC - DENOTES OVERHEAD CABLE        |                               |           |                |



WOK  
NVPD  
(72)







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Weichert Realtors – Jeff Binner  
2361 SW Seafury  
Port St Lucie, FL. 34952

Re: **Conditional Use – Kublitskiy Dwelling Rental – 2005 Mimososa Avenue**

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Dear Mr. Binner,

The following are comments from the Planning Department's review of the application for a Conditional Use with No New Construction in the R-2, Single-Family Intermediate Density Residential Zone (**Please Provide a Written Response and any revisions to all responsible Departments by December 31st to be placed on the January 8th Planning Board Agenda**):

- 1) The maximum occupancy of the home ensures compliance with City Code Section 8.5-43. - Required space in dwelling units, based upon the size of each unit;**
- 2) Registration of the property manager accessible at all times, to resolve complaints or violations of City Code;**
- 3) Issuance of guide booklets (available from Code Enforcement) for renters regarding local rules and public service resources to minimize conflicts; and**
- 4) The applicant files for and obtains St. Lucie County & City of Fort Pierce Business Tax Licenses within thirty-one (31) days of Conditional Use approval.**
- 5) Limit no more than 2 vehicles.**
- 6) Include the City of Fort Pierce Business Tax property control number on all advertising.**

If deemed necessary, please provide a written response to each comment in order to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3741 or by e-mail: [vgilmore@city-ftpierce.com](mailto:vgilmore@city-ftpierce.com).

Sincerely,

Vennis Gilmore  
Planning Analyst



**BUILDING DEPARTMENT  
TECHNICAL REVIEW COMMITTEE (TRC)  
COMMENT FORM**

**Meeting Date:** 12.20.18  
**Property Address:** 2005 Mimosa Ave.  
**Property Name:** Kublitsky Dwelling Rental  
**Project Name:**  
**Planner:** Vennis Gilmore

**Please be advised that the project may trigger the requirements indicated below:**

- 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
- 2. Pre-construction meeting with the City's Building Department is requested.
- 3. Any construction will need to meet the requirements of the Florida Building Code 6<sup>th</sup> Edition.
- 4. Means of egress is required.
- 5. Means of ingress is required.
- 6. Must meet the following Accessibility requirements:
  - Accessible route
  - Handicapped parking spaces
  - Means of egress
- 7. Change of Use required
  - to include a signed and sealed Life Safety Plan
  - to include a signed and sealed detailed comprehensive building plan.
- 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
- 9. Flood Development Permit required.
- 10. Building Permit required.
- 11. Signed and sealed construction drawings required.
- 12. Will need to meet the Fire Code.
- 13. Sprinkler system is required.
- 14. Smoke alarm system is required.
- 15. Other

**Additional Comments/Requirements:**

Building Official's or Representative's Signature \_\_\_\_\_

Date: 12/20/18



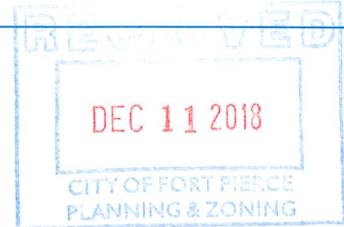
THE SUNRISE CITY

**FORT PIERCE**  
CODE ENFORCEMENT  
*Florida*

**TO** : Vennis Gilmore, Planning Analyst  
**FROM** : Peggy Arraiz, Code Compliance Manager  
**SUBJECT** : TRC # 18-0400027 – Kublitsky Vacation Rental  
**DATE** : December 19, 2018

Code Enforcement has the following comments:

1. It is recommended that Mr. Kublitsky consider including the following information in his rental application packet:
  - a. The packet should clearly identify who will be responsible for enforcement of the conditions imposed by the Conditional Use and who will be able to respond to any complaints or issues within a reasonable time.
  - b. Compliance with all local ordinances, including noise violations.
  - c. Advise if pets are permitted and if so, compliance with our local pet ordinances.
  - d. The number of people permitted to stay at one time.
  - e. The number of vehicles permitted and where they are required to be parked.
2. The owner is advised that short term rentals of 31 days to 6 months are required to have a SLC tourism tax, a Florida Sales Tax account as well as a City of Fort Pierce Business Tax Receipt.
3. All ads on AirBNB must be removed until approval to conduct short term rentals is approved. Rentals may not be conducted without approval and without a business tax receipt. Violations of this requirement may result in a hearing before the Special Magistrate, a fine and possible suspension of all utilities to the property.



**TO : Vennis Gilmore, Planning Analyst**

**FROM : John R. Andrews, P.E., City Engineer**

**RE : Kublitsky Residence Conditional Use – 2005 Mimosa Avenue  
 TRC No. 33-4000001**

**DATE : December 10, 2018**

This is to advise you that we have completed the review of the following documents as received by this office on December 6, 2018:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Conditional Use Application                           | <input type="checkbox"/> P/D Drawings  |
| <input type="checkbox"/> Test Reports & Related Documents                                 | <input type="checkbox"/> Certificate of Completion                               |
| <input type="checkbox"/> Record Drawings  | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies |  |

Based on our reviews and appropriate site final inspection, we

- Recommend       Do Not Recommend
- Approval of Conditional Use       Building Permit       C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

See attached for engineering comments

JRA/TST/tst

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1701 South 37<sup>th</sup> Street (34947)  
PO Box 3191, Fort Pierce, FL 34948

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Phone: 772.466.1600  
Fax: 772.468.2414

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**Water/Wastewater Engineering**  
*"Committed to Quality"*

**Technical Review Committee meeting**

**December 20, 2018**

TECHNICAL REVIEW PROJECT # 18-04000027 (Conditional Use w/ No New Construction)

Conditional Use – Kublitsky Dwelling Rental – 2005 Mimosa Avenue

**Comments**

FPUA W/WW Engineering: Approved

FPUA Electric & Gas Engineering: Approved



Our mission is to provide our customers with economical, reliable and friendly service  
in a continuous effort to enhance the quality of life in our community.

[www.fpu.com](http://www.fpu.com)



PUBLIC WORKS  
ENGINEERING DIVISION  
DEVELOPMENT REVIEW  
COMMITTEE

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**December 10th, 2018**

**Project:** Kublitsky Dwelling Rental-Conditional Use-2005  
Mimosa Ave.  
**Subject:** SURVEY REVIEW  
**To:** Vennis Gilmore  
**From:** Rod Reed, PLS  
SLC-Engineering Division

All comments are based on the Standards of Practice per 5J-17.050 thru 5J-17.052

**SURVEY:**

No comments for this Project.

***Rod Reed, County Surveyor***

*St. Lucie County, Fl.  
2300 Virginia Avenue  
Ft. Pierce, Fl. 34982-5652  
[www.stlucieco.org](http://www.stlucieco.org)  
Ph. (772) 462-1721  
E-mail [reedr@stlucieco.org](mailto:reedr@stlucieco.org)*

**Planning Board**

**6.g.**

Meeting Date: 02/12/2019

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Information

REQUESTED ACTION

Conditional Use with New Construction - Ghezzar Residence - 410 S. Ocean Drive

LOCATION

410 S. Ocean Drive

RESPONSIBLE STAFF

Brandon C. Creagan, LEED Green Associate, Planner

RECOMMENDATION

Approve with Conditions

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Attachments

Staff Report

Application & Supporting Documents

Aerial Map

Zoning Map

TRC Comments

Property Card

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**Form Review**


Form Started By: Brandon Creagan

Started On: 02/05/2019 01:43 PM

Final Approval Date: 02/06/2019



**TO:** Members of the City of Fort Pierce Planning Board

**THROUGH:** Rebecca Grohall, AICP, Planning Director 

**FROM:** Brandon Creagan, LEED Green Associate, Planner *BCC*

**RE:** Application for Conditional Use with New Construction & Design Review  
 Ghezzar Residence  
 410 South Ocean Drive

**DATE:** February 4, 2019

**STAFF REPORT**

**Property Owner/Applicant:** Sid & Elissa Ghezzar  
 6701 Mallards Cove Road Apt 42F  
 Jupiter, FL 33458

**Requested Action:** Approval with Conditions of a Conditional Use with New Construction & Design Review for a single family home seaward of the Coastal Construction Control Line (CCCL)

**Site Location:** 410 South Ocean Drive

**Parcel ID:** 2401-502-0006-000-0

**Parcel Size:** .20 acres

**Current Zoning:** R-4A, Hutchinson Island Medium Density Residential

**Future Land Use:** HIR, Hutchinson Island Residential

**Surrounding Zoning**

North	East	South	West
R-4A	Ocean	R-4A	C-5

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## Staff Analysis:

In accordance with Sections 22-59, 22-66 and 22-76 of the City Code, the applicant is requesting approval for a Conditional Use with New Construction & Design Review for a single family home seaward of the Coastal Construction Control Line (CCCL).

The proposed single family home is located at 410 South Ocean Drive. The proposed property that the single family home is planned to be built on is owned Sid & Elissa Ghezzar. The subject property is zoned R-4A, Hutchinson Island Medium Density Residential with a Future Land Use Designation of HIR, Hutchinson Island Residential. The properties to the north & south, are zoned R-4A, Hutchinson Island Medium Density Residential. The property to the west is zoned C-5, Tourist Commercial. The Atlantic Ocean and Aquatic Zone A-2 is to the east.

The site is seaward of the Coastal Construction Control Line (CCCL), therefore the proposed construction requires authorization of a Conditional Use to advance for permitting. The Florida Department of Environmental Protection (FDEP) regulates the seaward most limits for construction, and will review the final proposal according to established coastal construction guidelines. The seaward most limits depend on the existing line of construction in the immediate area, the landward toe of the frontal dune, and the landward limits of the projected 30-year erosion. There is also the St. Lucie County Perpetual Construction Easement that abuts the parcel to the east.

## Design Review

### *Design & Height*

The home will be constructed of pilings, poured concrete columns and beams, insulated concrete form exterior walls with hardie board vertical siding, wood trusses and a MOP roofing over plywood decking. The home will feature a modern and energy efficient design. The home will have a total living area square footage of 764 square feet and the overall square footage for the home, carport (under living area), entry deck, and rear balcony will be 1,071 square feet. The proposed height of the structure is 22.4 ft., to comply with City Code section 22-16(a)(3)b. guiding height within the South Beach Overlay District, for a single-family home in the R-4A zoning district. In the South Beach Overlay District, the height of a structure is not determined by measurement from existing grade, but rather from the FEMA Base Flood Elevation. The proposed single family home will have a front yard setback of 25ft with a rear setback of 15 feet and a side setback of 6 feet.

The structure meets the design review standards of City Code 22-59 because it meets the purpose and intent of the code. The intent of the code as stated in section 22-59(b) states that "The intent of the city's design review process is not to stifle innovative architecture but rather to assure respect for and reduce incompatible and adverse impacts on the visual experience throughout the city". The proposed structure meets the intent of the code because the overall design seeks to minimize the impacts to the surrounding neighborhood as well as minimize the impacts to the environment. The applicants have expressed that the structure follows the characteristics of Mid-Century Modern architecture and that is one of the recognized design styles in the Design Review section. The design of the structure will not detract from the built environment and will instead blend in with the build environment around it. This is achieved by the small footprint and color choices for the structure as these choices help to blend this structure in with surrounding structures. Further the applicants want to landscape the property so that the structure further blends into its surroundings. There are no additional design standards in the South Beach Overlay for Single Family Homes. A color rendering is included in the packet for review.

### *Lighting & Landscaping*

The proposed beachside lighting shall be in full compliance with City Code 5-375 (Lighting on the Beach). City Code section 5-375 provides for the protection of sea turtles and sea turtle hatchlings in regards to lights effect on the ability of

preventing them from reaching the sea. The Code specifies that lighting shall be mounted as low as possible and lights shall be shielded. These two specifications help to prevent visible light from the beach. The applicant has not provided a lighting plan, but is aware of the requirements above and will provide one at the time of building permit. The applicant has also not provided a landscape plan and is aware that they will need to provide one that is in compliance with City Code 22-186, Single Family & Two Family Dwelling Units. This landscape plan will be provided at the time of building permit.

### Technical Review Committee

All affected Departments have reviewed the submittals and provided comments regarding the proposed voluntary annexation application based on compliance with the requirements of the City Code and Comprehensive Plan. All comments received are attached for your review.

### Staff Comments:

The proposed single family home meets the requirements of the City Code, and is in compliance with the City's Comprehensive plan. Staff recommends that the Planning Board forward a recommendation to the City Commission for **approval** of the Conditional Use with New Construction & Design Review, seaward of the CCCL, for the Ghezzer Residence at 410 S Ocean Drive with the following conditions.

1. A landscape plan that demonstrates compliance with City Code 22-186 must be submitted with the building permit.
2. A lighting plan or photometric survey that demonstrates compliance with City Code 5-375 must be submitted with the building permit.
3. Prior to any construction the applicant shall obtain an FDOT Driveway Connection Permit.
4. Prior to construction activities the applicant shall obtain approval from the FDEP for construction activities seaward of the Coastal Construction Control Line.



**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

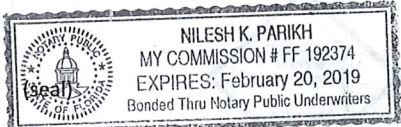
*Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other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

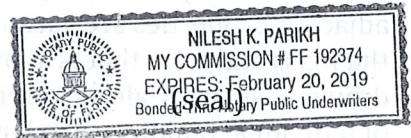
Thomas T. Cooper, Architect  
 Applicant/Representative, Title, Company  
4498 NE Skyline Drive  
 Street Address  
Jensen Beach, Fl. 34957  
 City State Zip  
772-232-1767  
 Phone Number  
thomastcooper@gmail.com  
 Email Address

**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 Application (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.

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

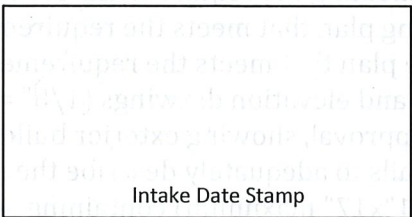
N. V. Drowsky as identification.  
Kristen R. Barr  
 Signature of Notary



**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 \_\_\_\_\_



# Design Review Application Checklist

## (City Code of Ordinances 22-59)

### Submittal for Administrative Approval

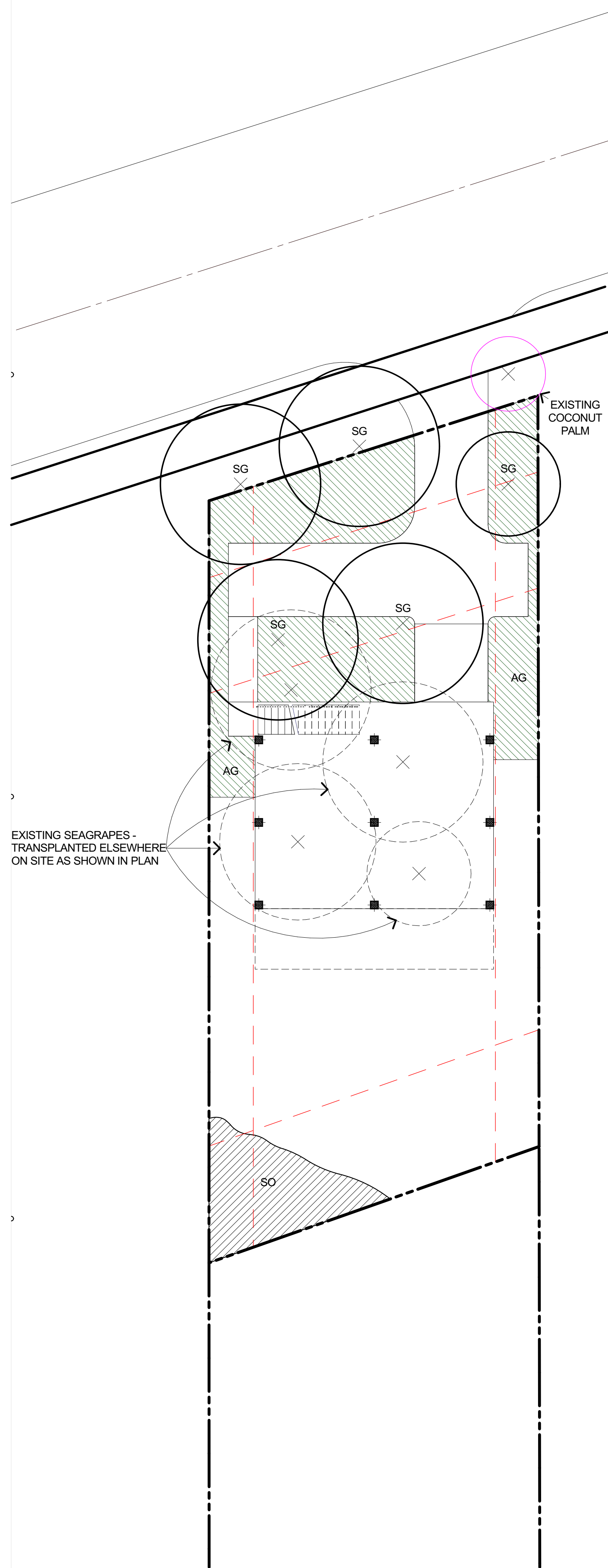
- a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 22-194, location of bordering streets and, if applicable, wetlands and beaches.
- b. A site analysis study to include a discussion of specimen trees 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

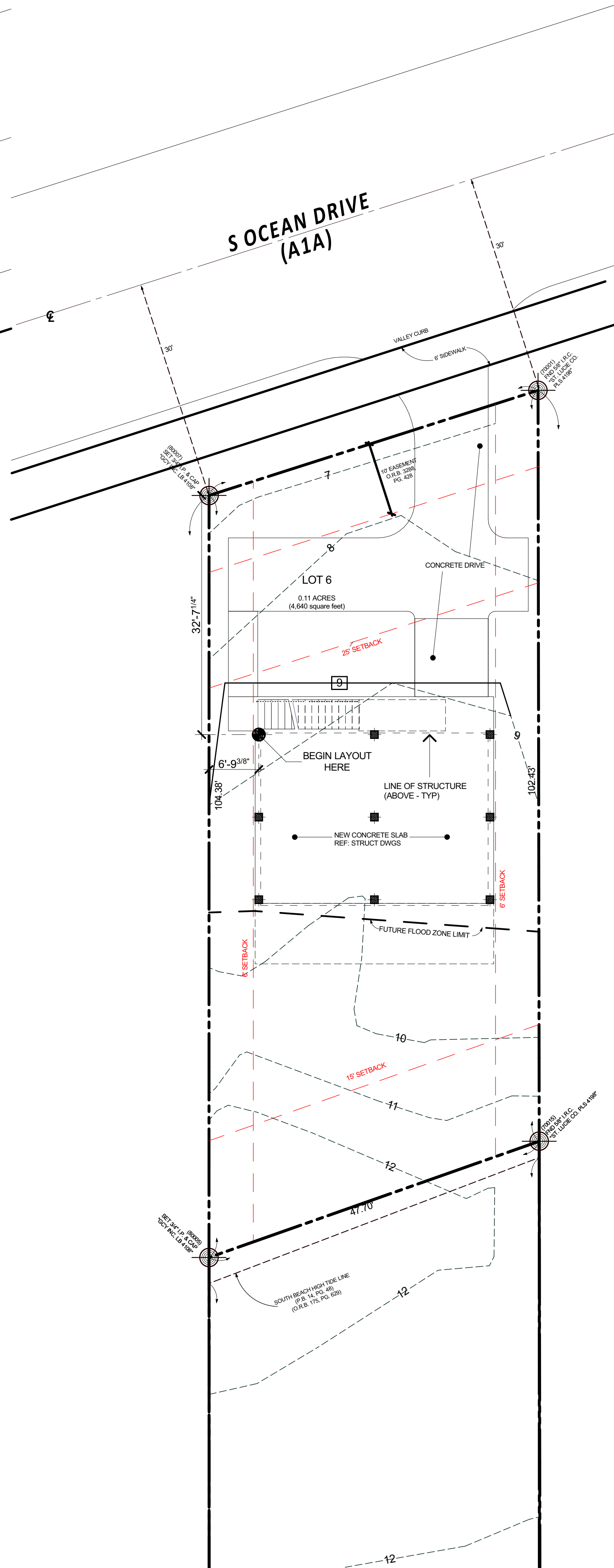
- a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
- b. A final site plan meeting the requirements of section 22-58
- c. A final site lighting plan that meets the requirements of subsection 22-58(d)(8).
- d. A final landscape 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.



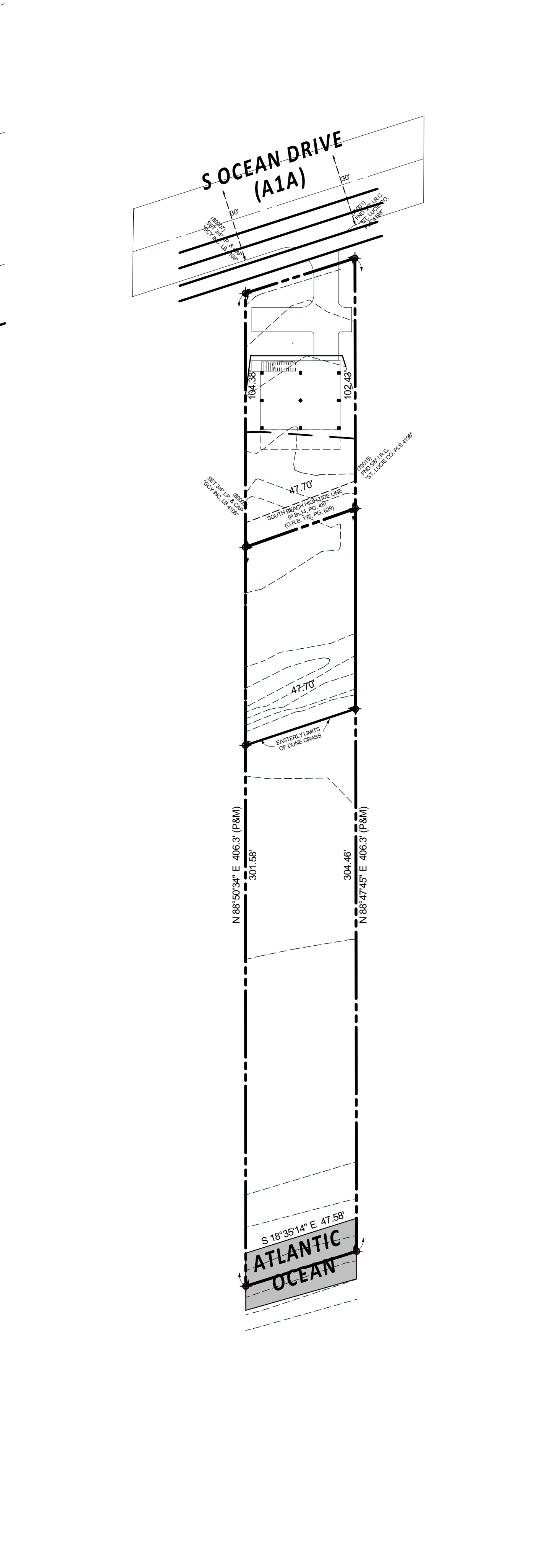




**03 PLAN: LANDSCAPE SITE**  
SCALE: 1" = 10'



**02 PLAN: DETAIL SITE**  
SCALE: 1" = 10'



**01 PLAN: OVERALL SITE**  
SCALE: 1" = 30'

**CODE COMPLIANCE DATA:**

01. **PROJECT SCOPE:** THE WORK EXTENDS TO THE NEW CONSTRUCTION OF A SINGLE FAMILY HOME.
02. **APPLICABLE CODES:**  
FLORIDA BUILDING CODE – BUILDING (FBC-B), 2017, 6<sup>TH</sup> EDITION  
FLORIDA BUILDING CODE – RESIDENTIAL (FBC-R), 2017, 6<sup>TH</sup> EDITION  
FLORIDA BUILDING CODE – ENERGY CONSERVATION (FBC-E), 2017, 6<sup>TH</sup> EDITION  
FLORIDA BUILDING CODE – GAS (FBC-G), 2017, 6<sup>TH</sup> EDITION  
FLORIDA FIRE PREVENTION CODE, 2014, 5<sup>TH</sup> EDITION  
NATIONAL ELECTRIC CODE (NEC), 2017 EDITION
03. **PALM HAVEN, FLORIDA ZONING REGULATIONS:**  
DESIGNATED ZONE: R-4-A  
MAXIMUM HEIGHT: 35' (30-684.(2))  
SETBACKS: 30-684.(e) (4)  
FRONT: 25'-0"  
REAR: 15'-0"  
SIDE YARD: 6'-0" SIDE  
6'-0" SIDE
04. **DESIGN PARAMETERS FOR WIND LOAD COMPLIANCE:**  
BUILDING CATEGORY: II  
CODE REFERENCE: FBC-B CHAP 16 & ASCE-7.10  
BUILDING DESIGN: ENCLOSED  
WIND SPEED: 170 MPH (Vult, 3 SEC GUST)  
132 MPH (Vult, 3 SEC GUST)  
MEAN ROOF HEIGHT: 22'-0"  
INTERNAL PRESSURE COEFFICIENT: +/- 0.18 PSF  
EDGE STRIP (a): 3'-0"  
END ZONE (2a): 6'-0"  
WIND EXPOSURE CLASSIFICATION: D  
ADJUSTMENT FACTOR FOR EXPOSURE & HEIGHT: 1.56
05. **OCCUPANCY CLASSIFICATION:** HOUSE RESIDENTIAL-R-3 (FBC-B 310.5)
06. **CONSTRUCTION CLASSIFICATION:** VB (FBC-B 602.5)
07. **HEIGHT & AREA:** ALLOWABLE: 3 STORY, UNLIMITED AREA (FBC-B Table 503)  
DESIGN: TOTAL LIVING: 792 GSF  
ENTRY DECK: 47 GSF  
BALCONY: 260 GSF  
1071 SF TOTAL
08. **OCCUPANT LOAD:** HOUSE ALLOWABLE: 200 GSF/P = 7 PERSONS (FBC-B Table 1004.1.2)
09. **BLOWER DOOR TEST VOLUME:** HOUSE: 23,867 CU FT
10. **WIND LOAD DESIGN CRITERIA:**  
A. DESIGN WIND LOAD ON INDIVIDUAL TRUSSES BASED UPON TRIBUTARY AREA AS FOLLOWS:  
B. SEE ROOF WIND LOAD DIAGRAM  
C. MAXIMUM DEAD LOAD UPLIFT SHOWN BELOW IS 8 PSF  
**FOR 0.5 : 12 ROOF PITCH: (ROOF 0 TO 7 DEGREES – FBC-R TABLE 301.2)**  

ZONE	AREA	POS PRESSURE	NEG PRESSURE
1	10	+19.7	-48.4
1	20	+18.6	-46.8
1	50	+16.9	-45.2
1	100	+15.6	-43.7
2	10	+19.7	-81.1
2	20	+18.6	-71.8
2	50	+16.9	-60.8
2	100	+15.6	-51.5
3	10	+19.7	-121.7
3	20	+18.6	-101.4
3	50	+16.9	-73.3
3	100	+15.6	-51.5

  
**WALLS:**  

ZONE	AREA	POS PRESSURE	NEG PRESSURE
4	10	+68.9	-74.7
4	20	+65.8	-71.6
4	50	+61.7	-67.5
4	100	+58.6	-64.4
5	10	+68.9	-92.2
5	20	+65.8	-86.0
5	50	+61.7	-77.8
5	100	+58.6	-571.6

  
**ROOFING:**  
A. ATTACH ROOFING MATERIALS AS PER MANUFACTURER'S SPECIFICATIONS & DESIGN CRITERIA SHOWN ON THESE DRAWINGS.  
B. METAL ROOFING AS PER MANUFACTURER'S SPECIFICATIONS AND PRODUCT APPROVAL  
  
**EXTERIOR COMPONENTS ATTACHED TO THE WALL (SIDING, ETC)**  
A. EXTERIOR WALL COMPONENTS SHALL BE ATTACHED PER MANUFACTURER'S REQUIREMENTS TO MEET THE WIND PRESSURES SHOWN.  
  

ZONE	POS PRESSURE	NEG PRESSURE
4	+36.2 PSF	-40.2 PSF
5	+40.4 PSF	-50.0 PSF

  
11. **GRAVITY LOADS:**  
FLOOR: 40 PSF  
ROOF | DEAD LOAD: 16 PSF  
ROOF | LIVE LOAD: 20 PSF  
WALL: 18 PSF  
PHOTOVOLTAIC DEAD LOAD: XX PSF  
  
12. **SOIL BEARING PRESSURE** 2,000 PSF  
13. **DEFERRED PERMITS (FBC-B 107.3.4.1):** PRE-ENGINEERED WOOD TRUSSES  
DESIGN BY OTHERS: ELECTRICAL  
HVAC  
PLUMBING  
  
**ZONING INFORMATION**  
Zoning: R-4A  
Lot Area: Minimum Required 5,000 s.f. Provided 18,720 s.f.  
Lot Coverage: House 792 s.f. 4.334%  
Set Backs: Front: 25'  
Side: 6'  
Rear: 15'  
Height from Flood Criteria: Allowed – 45' Actual – 22'-4"  
Flood Zone: AE 9' NAVD  
  
**LANDSCAPE NOTES**  

Common Name	Botanical Name	Number	Size
AG St. Augustine Grass	Stenotaphrum Secundatum	~900 s.f.	
SG Sea Grape	Coccoloba uvifera	6 Existing	10 Foot High
SO Sea Oats	Uniola Paniculea	4' o.c.	24" High

**Project:**

A Private Residence for  
**Elissa & Sid Ghezzer**  
Address

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PH: 772-299-6999 EM: gburke@burkearchitects.com  
Cert. of Author. No. AA26001974

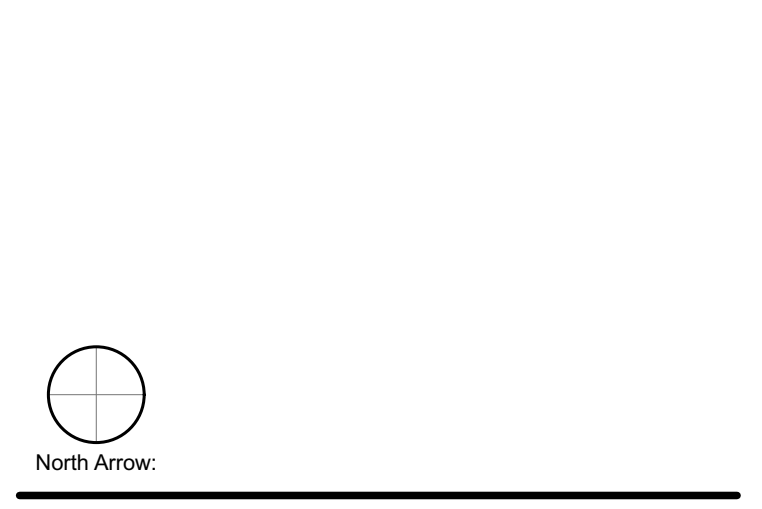
Design Architect:  
**Thomas T. Cooper, AIA** Emeritus  
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Jensen Beach, Florida 34957

Structural Engineer:  
**T. E. SCHLITZ ENGINEERING**  
1575 Indian River Boulevard  
Vero Beach, Florida 32960

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<a href="#">E</a>	01.29.19	Planning & Zoning Submittal
<a href="#">F</a>	02.05.19	Planning & Zoning Submittal

**Key Plan:**






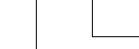



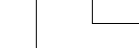
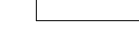







**ARCHITECTURAL SITE PLAN**

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BWM 1333.00  
Checked: GJB  
Scale: VARIES  
Date: \_\_\_\_\_

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Sheet No. AR00015750 Certificate No.: \_\_\_\_\_  
Date Signed: \_\_\_\_\_

**A1.01**

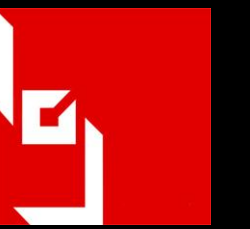
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FURR PARTITION
-  WALL SYSTEM  
EXTERIOR WALL FINISH
-  WALL SYSTEM  
POURED CONCRETE
-  WALL SYSTEM  
FURR PARTITION
-  WALL SYSTEM  
EXTERIOR WALL FINISH
-  WALL SYSTEM  
MASONRY
-  WALL SYSTEM  
FURR PARTITION
-  FRAME PARTITION  
GYPSUM WALLBOARD FINISH
-  FRAME PARTITION  
STUD FRAMING (INSULATION WHERE SHOWN)
-  FRAME PARTITION  
GYPSUM WALLBOARD FINISH
-  FRAME PARTITION  
STUD BEARING FRAMING (INSULATION WHERE SHOWN)
-  STRUCTURE  
EXISTING COLUMN
-  STRUCTURE  
CONCRETE COLUMN
-  STRUCTURE  
MASONRY COLUMN
-  STRUCTURE  
TUBE STEEL COLUMN

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NOT ALL SYMBOLS MAY BE USED ON THIS PROJECT

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02. FOR DIMENSIONED ARCHITECTURAL PLAN  
REF: A2.12
03. ANY REFERENCE OR NOTE CONTAINING "AFF" INDICATES THE TOP OF THE STRUCTURAL SLAB

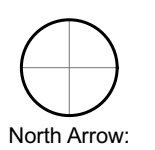
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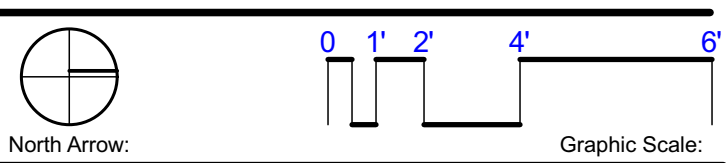
ARCHITECTURE PLAN KEY NOTES:

AREA CALCS:  
TOTAL LIVING: 764 S.F.  
ENTRY DECK: 47 S.F.  
BALCONY: 260 S.F.  
TOTAL: 1,071 S.F.

Key Plan:



LOWER LEVEL ARCHITECTURE PLAN



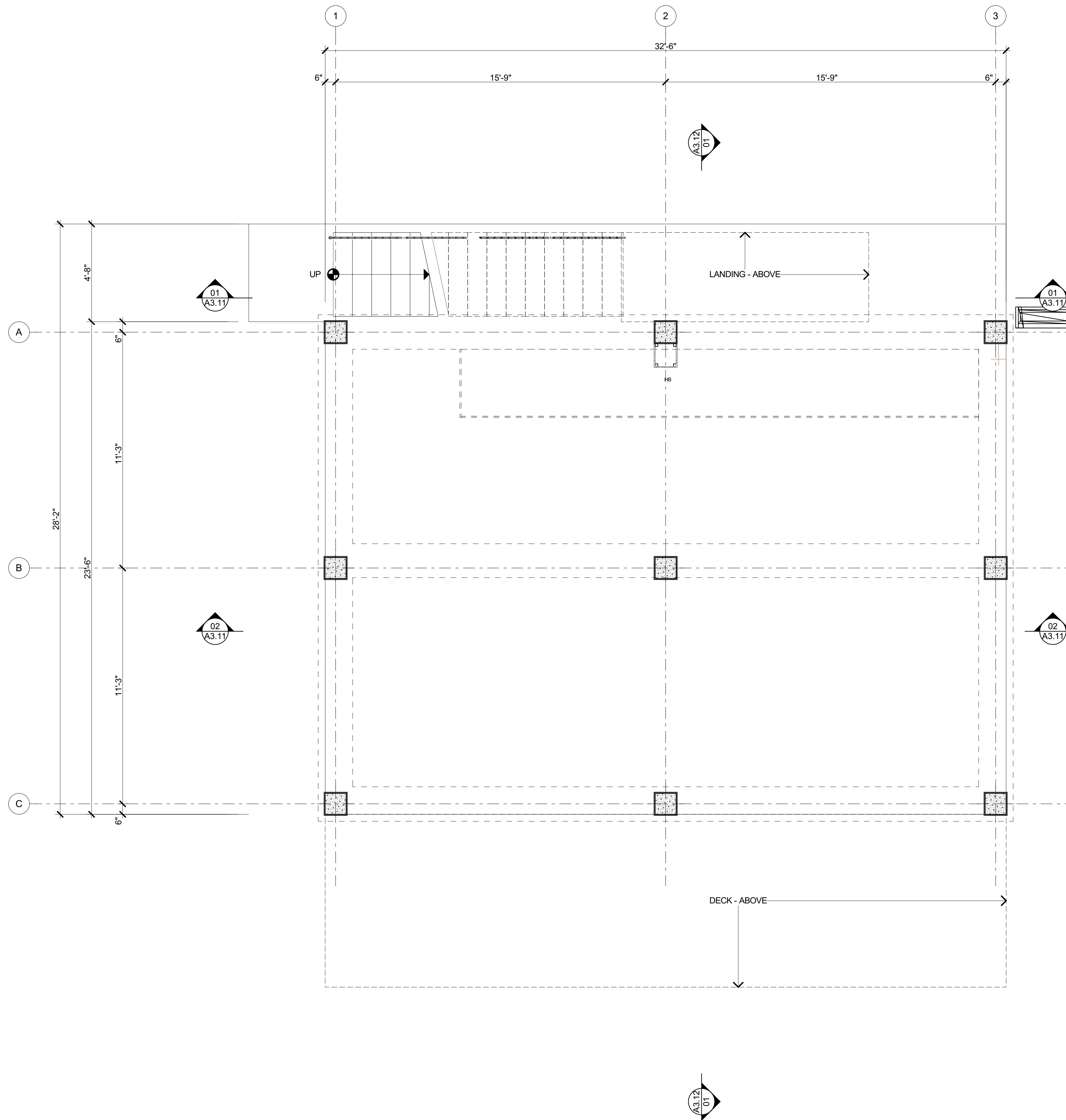
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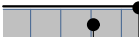








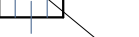

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**A2.01**

Date Signed:



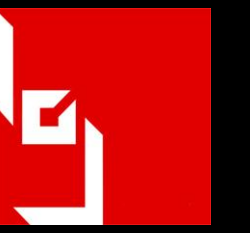
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CONCRETE COLUMN
-  STRUCTURE  
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-  STRUCTURE  
TUBE STEEL COLUMN

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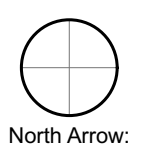
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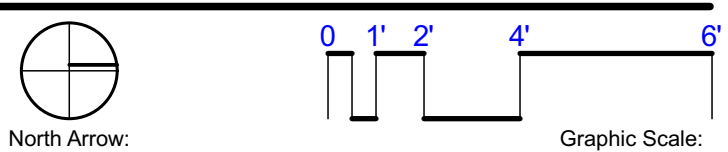
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Key Plan:



UPPER LEVEL ARCHITECTURE PLAN



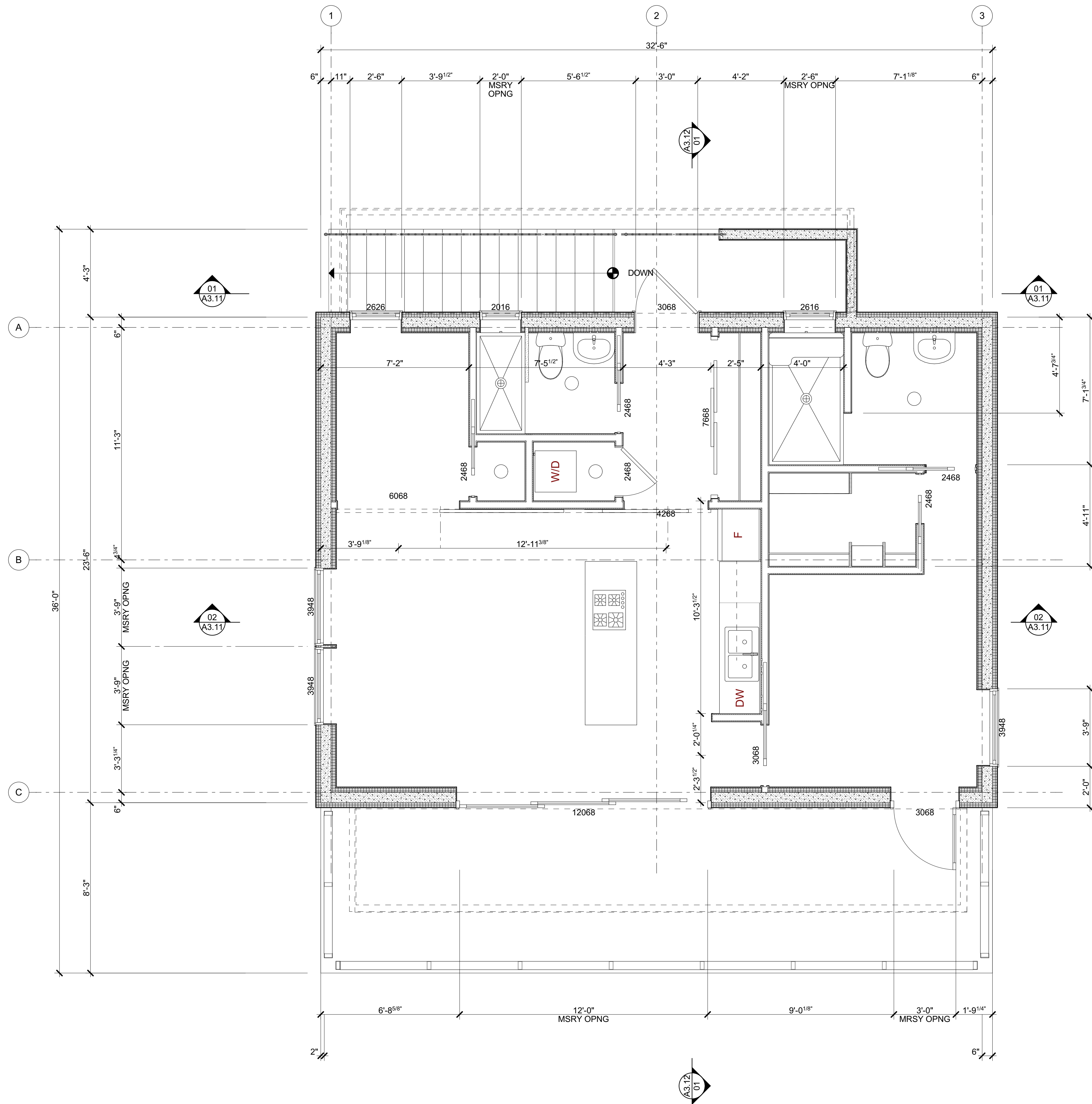
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Date:

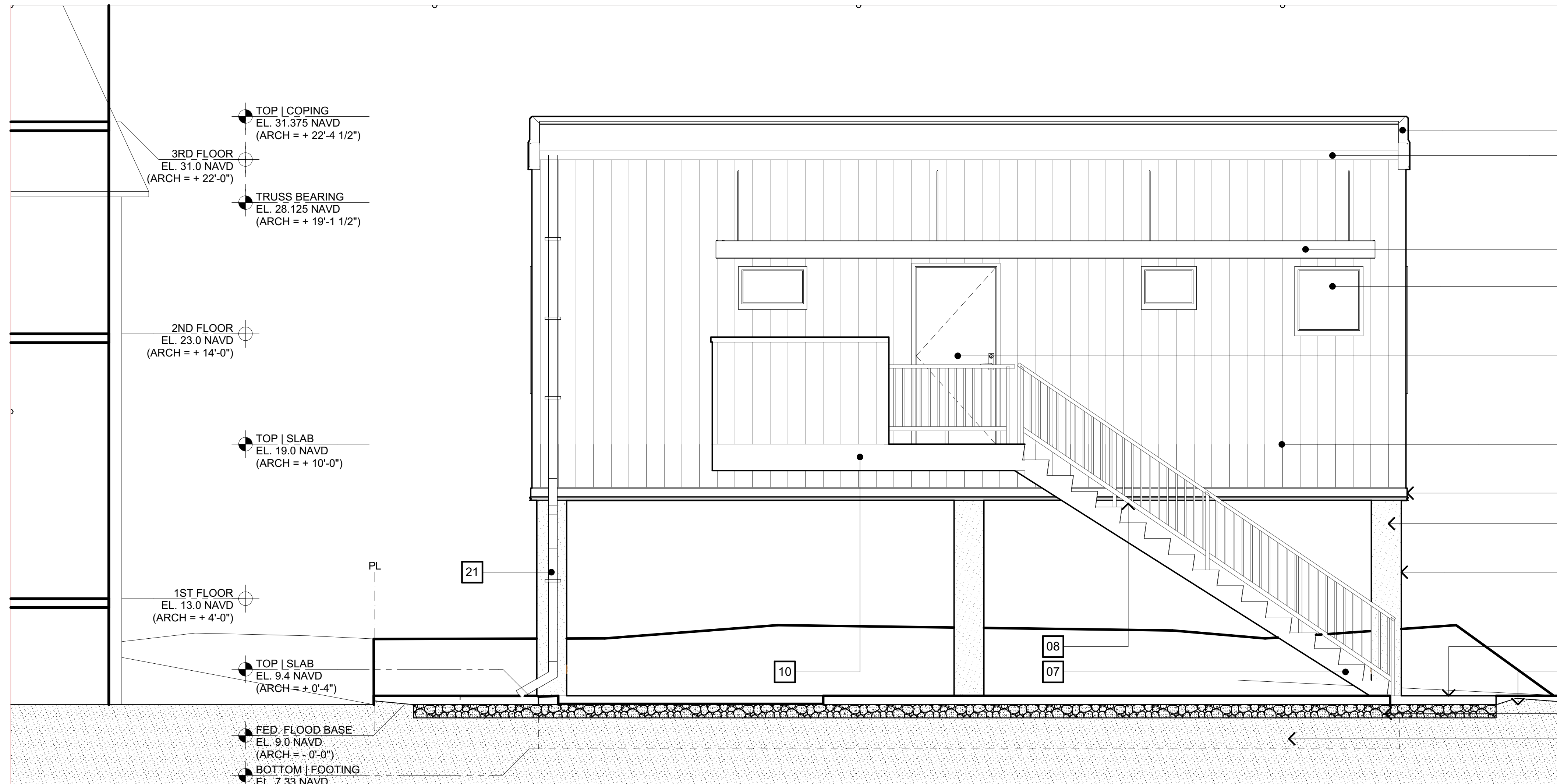
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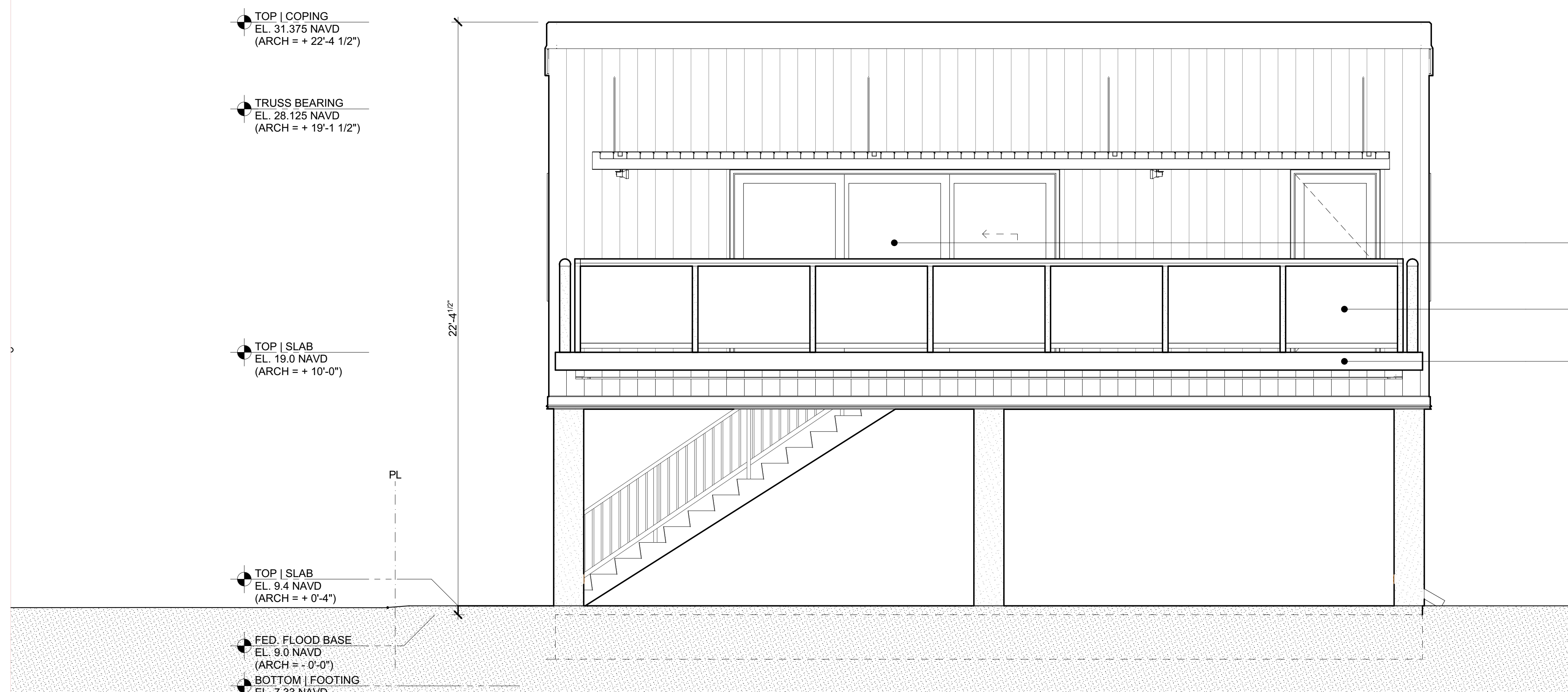
Date Signed:





**01 WEST ELEVATION**  
SCALE: 3/8" = 1'-0"

- BUILDING ELEVATION KEY NOTES:**
- 01. APPROXIMATE LINE OF FINISHED GRADE (TYP)
  - 02. 4" THK CONCRETE SLAB (TYP)
  - 03. LINE | 1'-8" CONCRETE FOOTING (TYP)
  - 04. GRAVEL DRIVEWAY
  - 05. CONCRETE RAMP
  - 06. CEMENT PLASTER CLAD CAST-IN-PLACE CONCRETE COLUMN (STUCCO FINISH - PAINT WHITE)
  - 07. CONCRETE STAIR (TYP - PAINT WHITE) REF: A7.00 SERIES DWGS
  - 08. ALUMINUM GUARD & HANDRAIL (TYP - PAINT WHITE)
  - 09. ALUMINUM & GLASS GUARD (TYP)
  - 10. 1" THK CAST-IN-PLACE CONCRETE ENTRY SLAB (TYP - PAINT WHITE)
  - 11. 8" THK CAST-IN-PLACE CONCRETE DECK (TYP - PAINT WHITE)
  - 12. ALUMINUM FLASHING (TYP - PAINT WHITE)
  - 13. VERTICAL FIBER CEMENT SIDING (TYP - PAINT WHITE)
  - 14. ALUMINUM ROOF FASCIA EXPOSURE SEE PRODUCT NOTE ON A2.03
  - 15. ALUMINUM METAL CANOPY w/ METAL TIE ROD (TYP - PAINT WHITE)
  - 16. SCHED. IMPACT RATED ENTRY DOOR (PAINT SAME COLOR AS EXPOSURE)
  - 17. SCHED. IMPACT RATED ALUMINUM SLIDING GLASS DOOR
  - 18. SCHED. IMPACT RATED, INSULATED STATIONARY WINDOW (TYP - PAINT WHITE)
  - 19. SCHED. IMPACT RATED, INSULATED CASEMENT WINDOW (TYP - PAINT WHITE)
  - 20. WALL-MOUNTED SPOT LAMP (TYP)
  - 21. 4" DIA (NOM) ALUMINUM DOWNSPOUT (TYP - PAINT WHITE)
  - 22. 6" DIA (NOM) ALUMINUM GUTTER (TYP - PAINT WHITE)
  - 23. HOSE BIBB (TYP)
  - 24. PLUMB CHASE (TYP - PAINT WHITE)



**02 EAST ELEVATION**  
SCALE: 3/8" = 1'-0"

FOR TYPICAL NOTES  
REF: 01/A3.01

**Project:**

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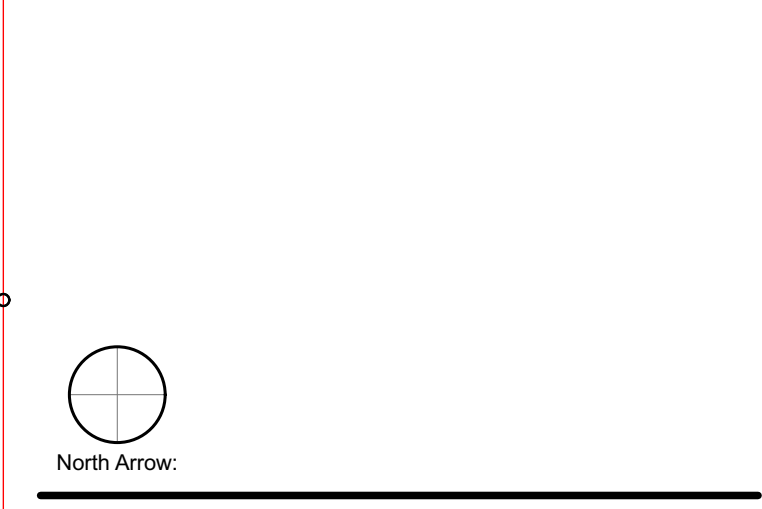
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F	02.05.19	Planning & Zoning Submittal

**Key Plan:**



**BUILDING ELEVATIONS**

Drawn:	BWM	Proj. No.:	1333.00
Checked:	GJB	Scale:	3/8" = 1'
Date:			

Gregory John Burke, AIA  
Sheet No. **A3.01** AR00015750 Certificate No.: \_\_\_\_\_ Date Signed: \_\_\_\_\_

TOP | COPING  
EL. 31.375 NAVD  
(ARCH = + 22'-4 1/2")

TRUSS BEARING  
EL. 28.125 NAVD  
(ARCH = + 19'-1 1/2")

TOP | SLAB  
EL. 19.0 NAVD  
(ARCH = + 10'-0")

TOP | SLAB  
EL. 9.4 NAVD  
(ARCH = + 0'-4")

FED. FLOOD BASE  
EL. 9.0 NAVD  
(ARCH = - 0'-0")

BOTTOM | FOOTING  
EL. 7.33 NAVD  
(ARCH = - 1'-8")

FOR TYPICAL NOTES  
REF: 01/A3.01



**01** NORTH ELEVATION  
SCALE: 3/8" = 1'-0"

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(ARCH = + 22'-4 1/2")

TRUSS BEARING  
EL. 28.125 NAVD  
(ARCH = + 19'-1 1/2")

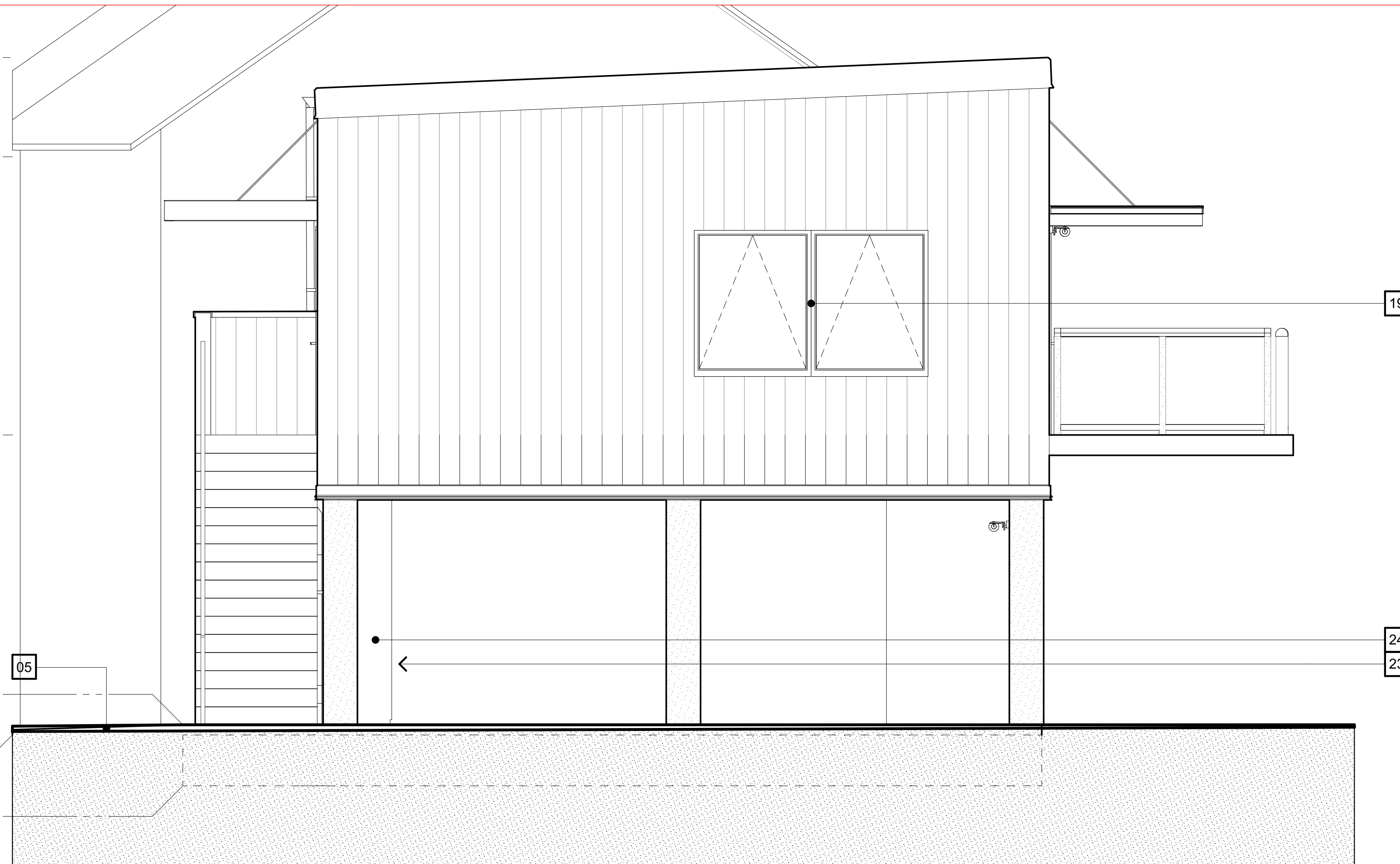
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EL. 19.0 NAVD  
(ARCH = + 10'-0")

TOP | SLAB  
EL. 9.4 NAVD  
(ARCH = + 0'-4")

FED. FLOOD BASE  
EL. 9.0 NAVD  
(ARCH = - 0'-0")

BOTTOM | FOOTING  
EL. 7.33 NAVD  
(ARCH = - 1'-8")

FOR TYPICAL NOTES  
REF: 01/A3.01



**02** SOUTH ELEVATION  
SCALE: 3/8" = 1'-0"

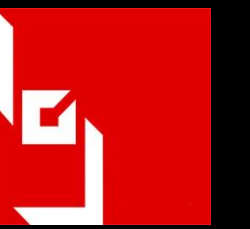
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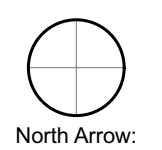
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Issues | Revisions:

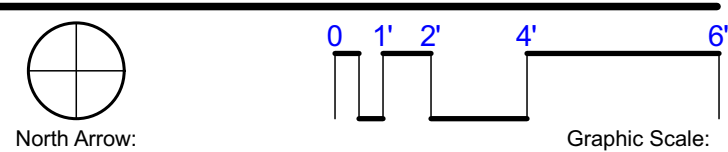
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Key Plan:



North Arrow:

BUILDING ELEVATIONS



North Arrow: Proj. No.:

BWM 1333.00

Checked: GJB

Scale: 3/8" = 1'

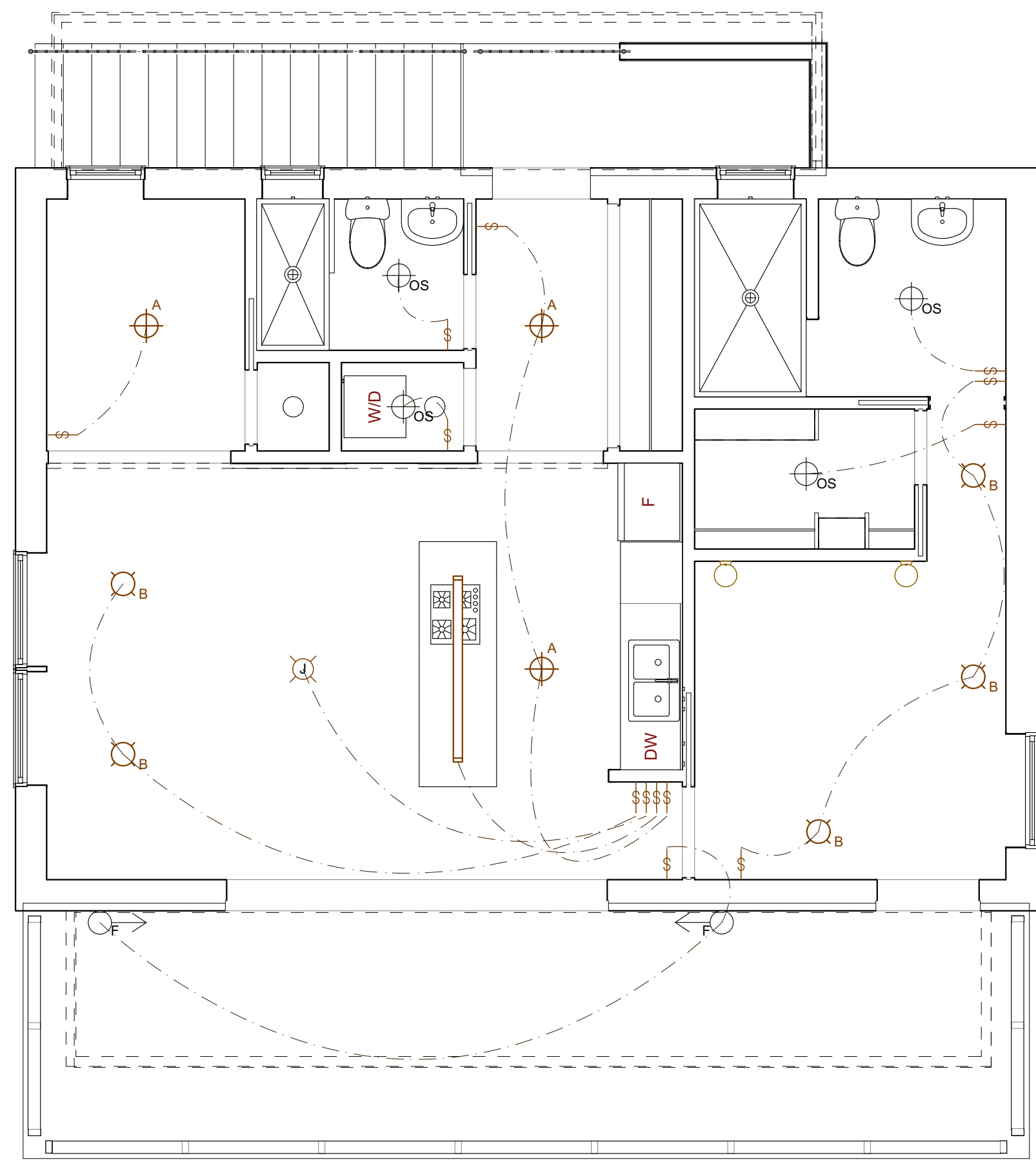
Date:

Gregory John Burke, AIA

Sheet No. AR00015750 Certificate No.:

**A3.02**

Date Signed:



**REFLECTED CEILING PLAN LEGEND:**

- RECESSED LIGHT FIXTURE
- ⊕ SURFACE MOUNTED LIGHT FIXTURE
- SPECIALTY STRIP LIGHT FIXTURE
- ⊙ WALL SCONCE LIGHT FIXTURE
- UTILITY LIGHT FIXTURE
- SPOT LIGHT ON MOTION SENSOR
- TRACK LIGHTING
- SUPPLY AIR GRILLE
- RETURN AIR GRILLE
- GYPSUM WALLBOARD CEILING @ 9'-10 3/8" AFF
- TONGUE & GROOVE WOOD CEILING @ 9'-10 1/2" AFF
- WOOD-GRAINED FIBER CEMENT PANEL CEILING @ 9'-10 1/2" AFF
- ⊙ CEILING FAN
- SINGLE-POLE LIGHT SWITCH
- THREE-POLE SWITCH
- EXHAUST FAN
- EXHAUST FAN LIGHT FIXTURE COMBINATION

**REFLECTED CEILING PLAN GENERAL NOTES:**

01. FOR SYMBOLS & ABBREVIATIONS REF. SHT A0.01
02. PROVIDE ARC FAULT INTERRUPT CIRCUITS FOR ALL ELECTRICAL DEVICES
03. SWITCHES ARE SHOWN IN A GENERAL MANNER. ROCKER TYPE "ON-OFF" ARE TYPICAL.
04. MOUNT ALL SWITCHES @ 39" AFF (UON).
05. ALL EXTERIOR LIGHTS (F) ARE SURFACE-MOUNTED EXTERIOR SCONCES WITH NO SEAWARD-FACING LIGHT SOURCES, AND UTILIZING LED LIGHT SOURCES, IN ACCORDANCE WITH CITY CODE 5-375.

**Project:**

A Private Residence for  
**Elissa & Sid Ghezzar**  
 Address

Copyright ©2018, Gregory John Burke | ARCHITECT, PA

**Gregory John Burke | ARCHITECT, PA**  
 333 17th Street, Suite J Vero Beach, Florida 32960  
 PH: 772.299.6999 EM: gburke@burkearchitects.com  
 Cert. of Author. No. AA26001974

Design Architect:  
**Thomas T. Cooper, AIA Emeritus**  
 4438 NE Skyline Drive  
 Jensen Beach, Florida 34957

Structural Engineer:  
**T. E. SCHLITT ENGINEERING**  
 1575 Indian River Boulevard  
 Vero Beach, Florida 32960

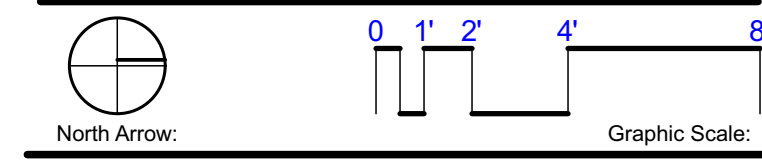
**Issues | Revisions:**

No.	Date	Description
A	08.29.18	75% Design Development Pkg.
B	09.12.18	100% Design Development Pkg.
E	01.29.19	Planning & Zoning Submittal
F	02.05.19	Planning & Zoning Submittal

**Key Plan:**



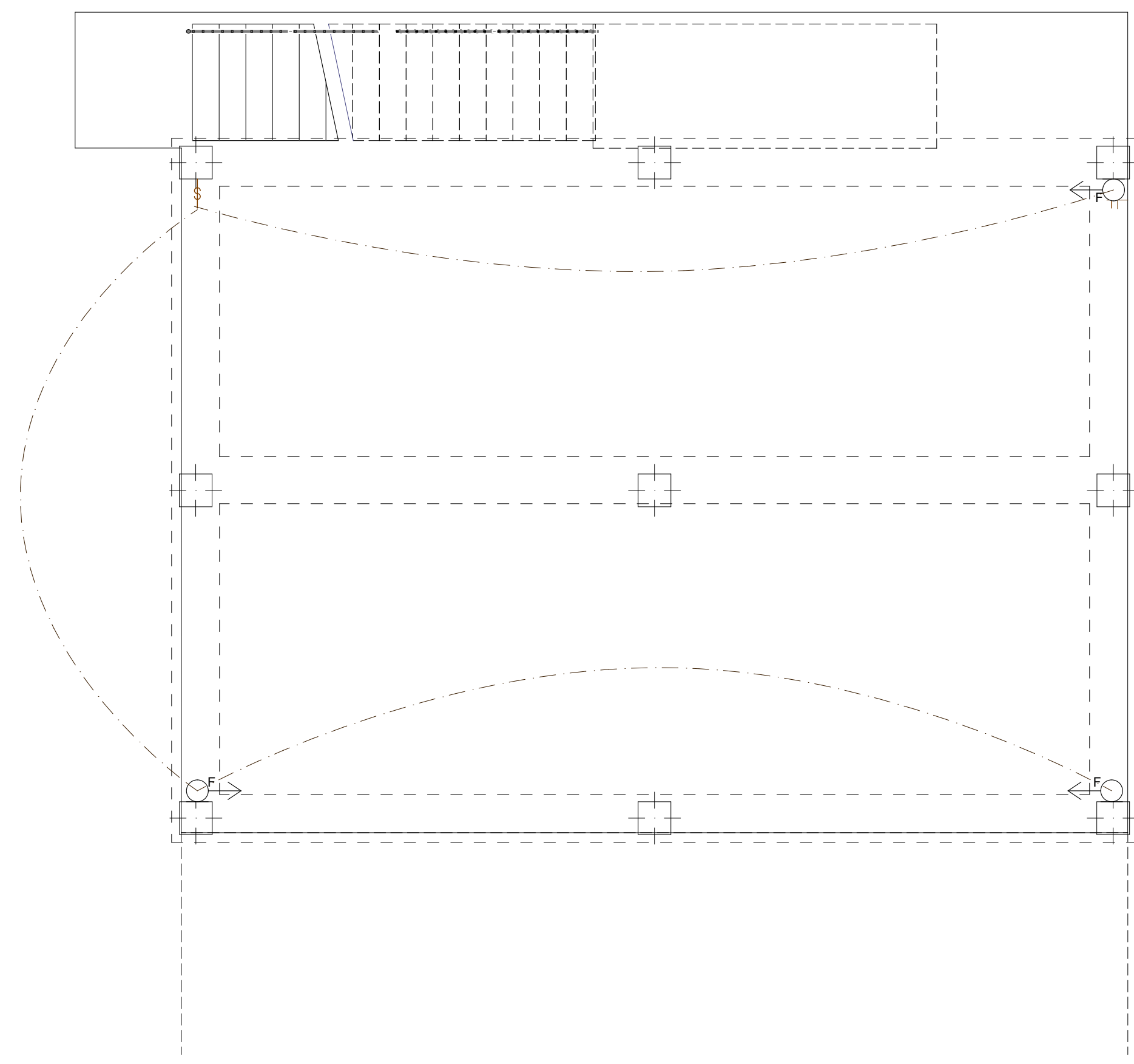
**REFLECTED CEILING PLAN**



Drawn: **BWM** Proj. No.: **1333.00**  
 Checked: **GJB**  
 Scale: **1/4" = 1'**  
 Date:

Sheet No. **A6.01** Certificate No.: **AR00015750**  
 Date Signed:

**01 UPPER LEVEL**  
 SCALE: 1/4" = 1'-0"



**01 LOWER LEVEL**  
 SCALE: 1/4" = 1'-0"

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.

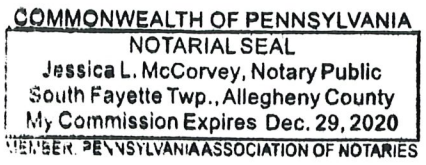
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

**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

Conditional Use TRC and FPUA Comments, Engineering Advisory Comments, and  
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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.  
© Copyright 2018 Saint Lucie County Property Appraiser. All rights reserved.

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

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## Total Areas

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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



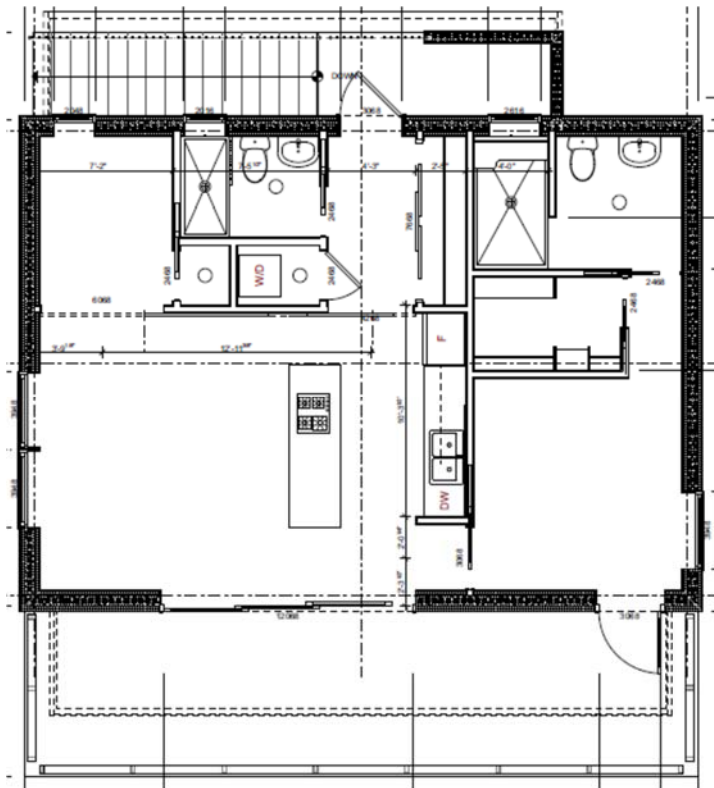
Google



**PRIVATE PROPERTY**  
NO TRESPASSING  
NO LOITERING  
NO DRUGS OR ALCOHOL  
NO WEAPONS

## Description of Construction Elements for 410 South Ocean Drive, Fort Pierce, Florida

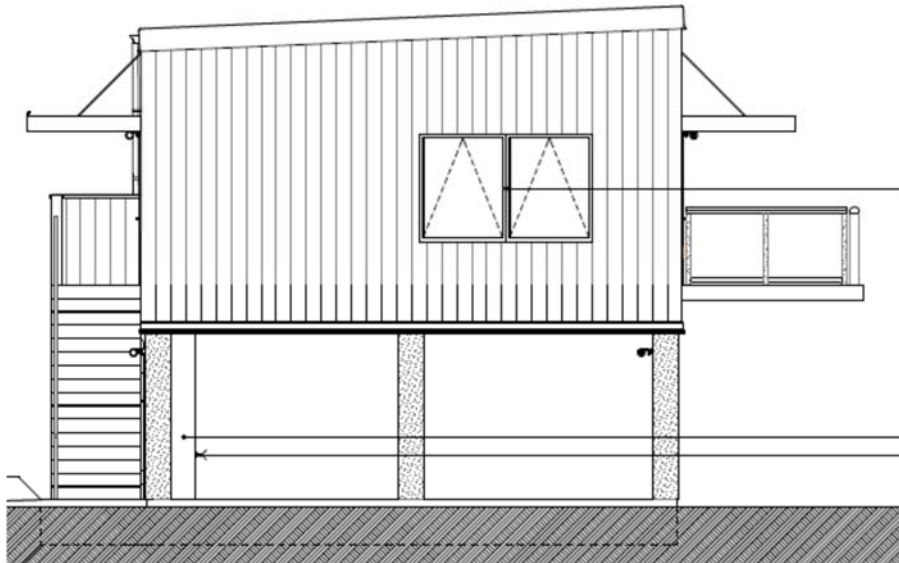
This single-family one-story residence is raised on poured concrete columns and beams to place its finished floor level at 19 feet NAVD or 10 feet above the Federal Flood Criteria of 9 feet NAVD. The home has 792 square feet of enclosed air-conditioned space with an 8-foot-wide open concrete deck on the ocean side of the house.



The structure consists of piles and grade beams supporting poured concrete columns and beams which in turn, support the main living level, a poured concrete floor system Insul-Deck. The walls are constructed of Insulated Concrete Forms (ICF). This provides a wall system that exceeds the structural requirements of the Florida Building Code and provides a R value that also exceeds the requirements of the Florida Energy Code.

The roof system is a wood truss with a gentle angle for the roof with a single-ply white membrane roof. The ceiling inside is wood, tongue and groove 1 x 6 with a pickled finish.

The exterior siding material is Hardy Board Cement Panel with vertical groves, painted white.



The windows are insulated hurricane impact resistant awning type windows with white frames with tinting applied to meet the Florida Energy Code and Turtle Nesting Requirements.

Landscaping is all native and ecologically friendly. The four existing sea grape trees will be transplanted to the west end of the property and clustered with another existing sea grape tree. The ground cover will be sea oats and dune grasses with driving/walking surfaces of sea shells.

# Mid-Century Modern

Mid-Century Modern grew out of the international style of architecture in the 1930's and developed until the late 1960's.

## Distinguishing Features

The distinguishing features of this style consist of a classic, understated look, and clean lines with minimal fuss.

- Functionality is important, as form follows function
- Uncluttered and sleek lines with both organic and geometric forms
- Minimal ornamentation
- An exploration of different traditional as well as non-traditional materials
- The juxtaposition of different, and sometimes contrasting materials

Examples of Mid-Century Modern can be seen below.







# Project Narrative for 410 South Ocean Drive, Fort Pierce, Florida

Thomas T. Cooper AIA Emeritus

December 19, 2018

## *Design Intent*

This recently retired couple desires to build their home on the ocean front on Hutchinson Island in Fort Pierce. They are looking for a house that reflects their personal aspirations and want to live a simple life with minimal impacts. They believe their house should reflect their objectives and desires for minimalist living and life style. The house should be as small as practical and yet livable in its simplicity.

The examples of homes that struck a personal cord with the Ghezzer's would be described as Mid-Century Modern Architecture. The general characteristics of this style as described by many are:

- Functionality is important, as form follows function
- Uncluttered and sleek lines minimal or no ornamentation
- An exploration of different traditional as well as non-traditional material
- The juxtaposition of different, and sometimes contrasting materials

It is encouraging that one of the accepted styles supported by Section 22-59 (b) is Mid-Century Modern influenced by the tropical climate and regional architectural patterns.

The roof on many examples of Mid-Century Modern are either flat or with a slight pitch. One example is shown below (see other examples in the attached Mid-Century Modern Report).



The windows as suggested in Section 22-59 (g) (4) e Proportion and composition of windows “Stylistically modern buildings may utilize horizontally proportioned openings where appropriate.” All these suggestions reinforce the use of Mid-Century Modern as the style that fits this residence.

### *Goals and Objectives*

Sid and Elisa Ghezzar when defining the goals and objectives for their retirement beach home listed the following items:

- The house should be very compact and efficient. They wished to live a simple, minimalist lifestyle.
- The house should be as strong as practicable to resist hurricane winds.
- Home should be as energy efficient as possible.
- The written program defined one bedroom, two baths, a simple small kitchen with a compact living/dining space with views of the ocean/beach and a small den adjacent to the living area for television viewing.
- The size of the house should be under 800 square feet.
- Views of the ocean and beach from all spaces except the bathrooms, which need privacy.
- Personal privacy and quiet environment are strongly desired characteristics inside the home.
- The house should be raised to allow parking underneath and for shaded outdoor space protected from inclement weather.
- Storage should be compact and minimal.
- The lines of the house should be clean, simple with no ornamentation or non-functional decoration. The beauty should come from its simplicity and proportions.
- Save the trees if possible
- The building should be all white with a charcoal gray entry door and a small band at the rooftop to match the door.

### *Design Conclusions*

The site analysis study when reviewed with the design intent and goals and objectives produced the following design conclusions.

Project Narrative for 410 South Ocean Drive, Fort Pierce, Florida  
Thomas T. Cooper AIA Emeritus  
December 19, 2018

The house will be less than 800 square feet raised on a concrete platform, simple and straight forward in design reflecting the minimalist values of Mid-Century Modern Architecture. The roof will be a single ply white roof tested to withstand high velocity requirements of the Florida Building Code and white for energy efficacy.

Major functional areas will have visual access to the views of the ocean and beach.

The turtle nesting requirements will be strongly enforced for both glazing and lighting fixtures.

Materials will be chosen for long life and reduced maintenance over time.

The house will be raised above the Federal Flood Criteria to protect against future flooding, increase views and encourage easy air flow under and around the residence for comfort of the property owners and the general neighborhood.

The house will be as energy efficient as possible. In addition to the insulated hurricane impact resistant windows with "E" coatings on south, east and west facing windows they will also have the light reduction shading required for turtle nesting.

Existing sea grape trees will be transplanted from their current location in the foot print of the home to an area near the street to provide street tree shade for those walking on the sidewalk. This also helps to dampen the street noise entering the property.

Project Narrative for 410 South Ocean Drive, Fort Pierce, Florida  
Thomas T. Cooper AIA Emeritus  
December 19, 2018



The ground plane should be the tall grasses like sea oats, dune grass or panic grass, both found on Hutchinson Island around the Jetty by the parking and streets etc. Ground cover and turf, natural indigenous grasses that wouldn't require extensive maintenance and would not need an irrigation system. Irrigation for decorative purposes is not ecologically sound. These grasses were on the lot when first purchased.



Project Narrative for 410 South Ocean Drive, Fort Pierce, Florida

Thomas T. Cooper AIA Emeritus

December 19, 2018

Manicured turf or mowed lawn is not as appropriate here as it is in the suburbs. Instead crushed seashells along with the natural grasses will be used.

This house will have a small environmental impact, coexist with nature and blend with the surroundings. This is what a house on the beach should be, this thoughtfully designed timeless beach house, understated with organic materials has classic clean lines echoing iconic beach homes, whose scale conforms specifically to the lot allowing the natural elements to be the main event, it is complementary, not imposing

# Site Analysis Study for 410 South Ocean Drive, Fort Pierce, Florida Prepared by Thomas T. Cooper AIA Emeritus

December 19, 2018

## *Description*

The property is an ocean front lot on Hutchinson Island in Fort Pierce. The lot extends from the primary access road on the west to the highwater mark at the ocean on the east. The property is approximately forty-five feet wide. The survey is attached showing the actual dimensions and site characteristics.

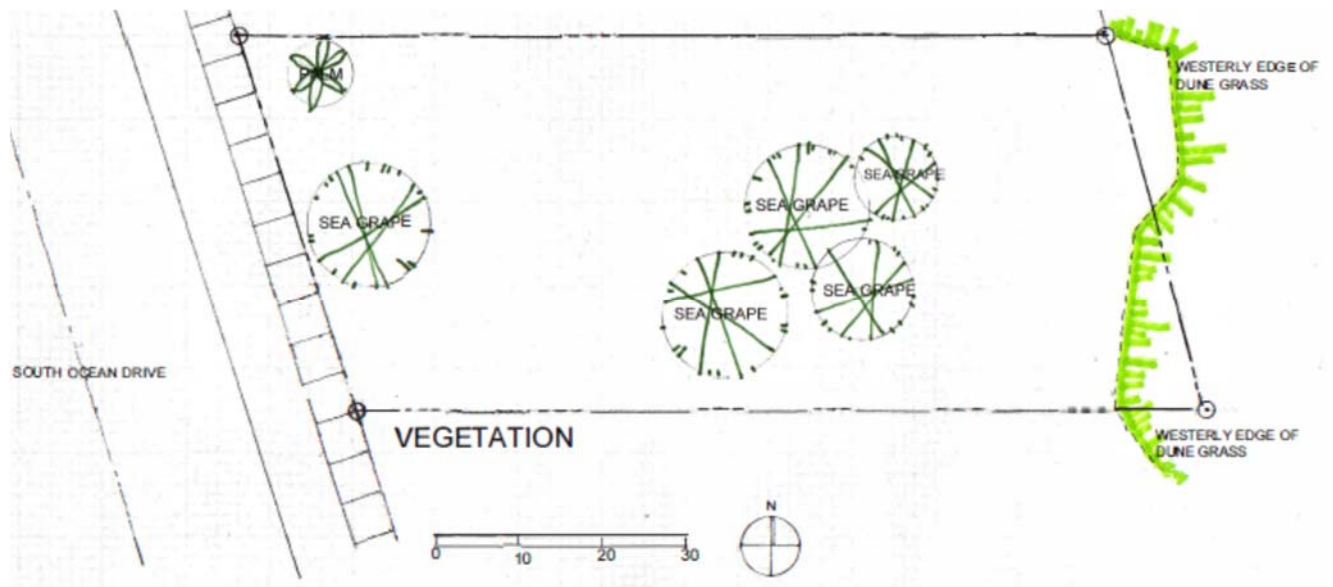
Section 22-227.1. – Hutchinson Island Medium Density Residential Zone (R-4A):

- Minimum lot area 5,000 square feet-this parcel has 18,270 square feet with a buildable area of 4,640 square feet between the north and south property lines, the west property line and the St. Lucie County South Beach Erosion Control Line. (See below)
- Minimum required lot width sixty (60) feet- this parcel is approximately 45 feet. According to Section 22-100. (1)– Nonconforming lots “a lot of record” which allows the site to “be used for a single-family dwelling”

## *Existing Vegetation*

The site has five existing sea grape trees, four in a cluster in the footprint of the new home and one on the west side of the property. It is the intent of the owners to transplant the four sea grape trees to the west side of the property to help soften the effects of the westerly afternoon sun and help with some of the night life noise from local establishments.





The one lone palm on the north property line will be kept in its present location.

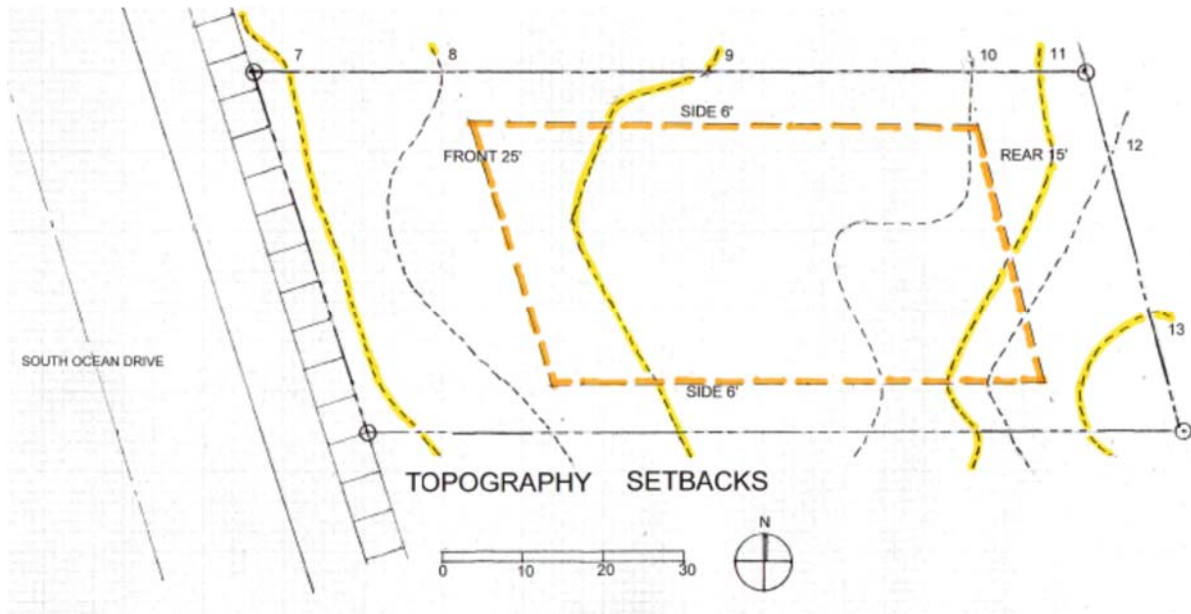
The only other existing vegetation are the volunteer grasses, sea oats and dune grasses that cover most of the property which will be replaced with a native salt tolerant grass such as sea oats and/or dune grass in the area close to the street and a small amount of dune grass as shown on the survey at the eastern side of the property.

### *Significant Topography*

The site is lowest on the west edge of the property being basically 7 feet above sea level or 7 feet NAVD. The site rises to slightly higher than 12 feet NAVD on the easterly edge of the buildable portion of the site. There is another slight rise in a smaller dune to the east of this point.

The Federal Flood Criteria for this site is 9 feet NAVD. The existing grade in the middle of the buildable area is also at 9 feet NAVD.

The soil is a white sand with presumed excellent percolation.

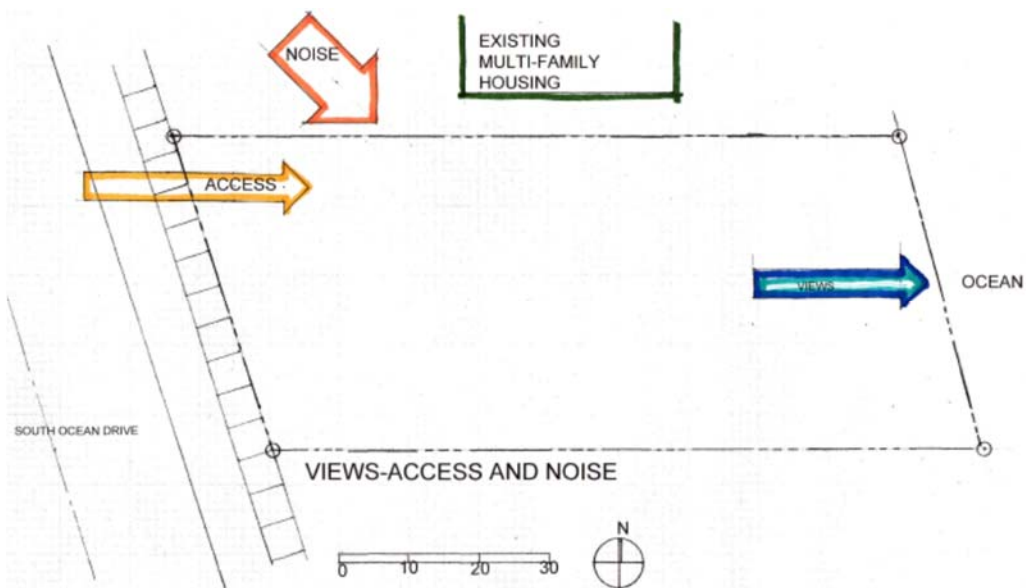


There are no observed wet lands on the property.

*Set Backs*

Front set back	25'
Side set back	6'
Rear set back	15'

*Views*



The primary view is to the east, toward the ocean. The

site has unobstructed great views to the ocean and beach.

### *Access*

South Ocean Drive is the major arterial running north and south on Hutchinson Island.

### *Orientation*

The access from the west and the views to the east dictate the orientation of the house. The orientation and especially the desire to have as much viewable wall space to the east will dictate care in working with the Florida Energy Code to relieve the easterly heat gain from the morning sun. The westerly side of the residence can be less open to protect against the afternoon sun, the road noise and late-night sounds from nearby commercial sites.

### *Surrounding Built Environment*

All the surrounding property is zoned R-4A. The property to the immediate north is built with a two story, four-unit multi-family residential unit.

The property adjacent to the south property line is vacant and un-built. Anticipating future development will probably be like the property north of the subject lot with multi-family, two story development and six-foot side yard setbacks.

The property across the street is a one- and two-story multi-family residential living unit.

### *Summary Observations*

After review of the site analysis study in coordination with the project goals and objectives the following elements will be incorporated into the design of the residence.

The house will be raised above the Federal Flood Criteria to protect against future flooding, increase views and encourage easy air flow under and around the residence for comfort of the property owners and the general neighborhood.

Access will be directly from the street to a parking space under the raised home. Parking spaces for two cars will be provided on the west side of the lot.

Site Analysis Study for 410 South Ocean Drive, Fort Pierce, Florida

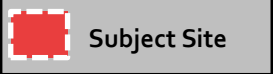
Thomas T. Cooper, AIA Emeritus

December 19, 2018

Existing sea grape trees will be transplanted from their current location in the foot print of the home to an area near the street to provide street tree shade for those walking on the sidewalk. This also helps to dampen the street noise entering the property. We will continue the natural native feel of the ground cover with native grasses and sea shell driving/walking surfaces.



Avalon Avenue



Subject Site

C-5

R-4A

Hernando Street

S. Ocean Drive

R-4A

R-4A

R-4A

R-4A

1

PORPOISE AVE



Application for Conditional Use  
Ghezzer Single Family Home  
Zoning Map





January 17, 2019

Sid & Elissa Ghezzar  
6701 Mallards Cove Road  
Jupiter, FL 33458

**SUBJECT: Single Family Home – 410 S. Ocean Drive**  
**TECHNICAL REVIEW PROJECT: # 18-04000020**  
**CONDITIONAL USE**

**Comments:**

1. Create a section of the site plan that list all of the zoning data for the proposed home. This would include the homes lot coverage percentage, setbacks from all property lines, and height from FEMA Base Flood Elevation.
2. Please define what is meant by a driving/walking surface of seashells. Driveways should be asphalt or concrete unless an alternate material has been approved for use by the Engineering Department.
3. Please ensure that all outside lighting complies with City Code 5-375, Lighting on the Beach. Provide an outside lighting plan that demonstrates compliance with this code.
4. Provide a landscape plan that demonstrates compliance with City Code 22-186, Single and two family dwelling units.
5. Provide a color rendering of the structure.
6. Clearly indicate on the plans where the dune line is located at.

Please provide a written response to all TRC comments and provide submittal (10 copies) of all application materials as well as any new or revised materials by January 29, 2018 to advance to the February Planning Board. The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: [bcreagan@city-ftpierce.com](mailto:bcreagan@city-ftpierce.com).

Sincerely,

Brandon Creagan, LEED Green Associate  
Planner



**To : Brandon Creagan, Planner**

**FROM : John R. Andrews, P.E., City Engineer**

**RE : Ghezzar Residence Conditional Use – South Ocean Drive  
 TRC No. 18-04000020**

RECEIVED

JAN 17 2019

CITY OF FORT PIERCE  
 PLANNING & ZONING

**DATE : January 17, 2019**

This is to advise you that we have completed the review of the following documents as received by this office on January 4, 2019:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Conditional Use Application                           | <input type="checkbox"/> P/D Drawings  |
| <input type="checkbox"/> Test Reports & Related Documents                                 | <input type="checkbox"/> Certificate of Completion                               |
| <input type="checkbox"/> Record Drawings  | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies |  |

Based on our reviews and appropriate site final inspection, we

- Recommend                       Do Not Recommend  
  
 Approval of Conditional Use     Building Permit                       C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for engineering advisory comments

ENGINEERING ADVISORY COMMENTS:

1. Prior to any construction the applicant shall obtain an FDOT Driveway Connection Permit.
2. Prior to construction activities the applicant shall obtain approval from FDEP for construction activities seaward of the Coastal Construction Line.

JRA/TST/tst





**BUILDING DEPARTMENT  
TECHNICAL REVIEW COMMITTEE (TRC)  
COMMENT FORM**

Meeting Date: 1.17.19  
Property Address: CU with New Construction – Single Family Home  
Property Name: 2401-502-0006-0000  
Project Name:  
Planner: Brandon Creagan

*Please be advised that the project may trigger the requirements indicated below:*

- 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
- 2. Pre-construction meeting with the City's Building Department is requested.
- 3. Any construction will need to meet the requirements of the Florida Building Code 6<sup>th</sup> Edition.
- 4. Means of egress is required.
- 5. Means of ingress is required.
- 6. Must meet the following Accessibility requirements:
  - Accessible route
  - Handicapped parking spaces
  - Means of egress
- 7. Change of Use required
  - to include a signed and sealed Life Safety Plan
  - to include a signed and sealed detailed comprehensive building plan.
- 8. Property <sup>may</sup> exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
- 9. Flood Development Permit required.
- 10. Building Permit required.
- 11. Signed and sealed construction drawings required.
- 12. Will need to meet the Fire Code.
- 13. Sprinkler system is required.
- 14. Smoke alarm system is required.
- 15. Other

**Additional Comments/Requirements:**

Building Official's or Representative's Signature \_\_\_\_\_ Date: 1/17/19



## Technical Review Committee meeting

January 17th, 2019

Case # 18-4000020

Ghezzar Residence, 410 S. Ocean Dr, Fort Pierce, FL 34949

Conditional Use with new construction.

### Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



PUBLIC WORKS  
ENGINEERING DIVISION  
DEVELOPMENT REVIEW  
COMMITTEE

---

**January 14, 2019**

**Project: Ghezzar Residence**  
**Subject: SURVEY REVIEW**  
To: Brandon Creagan  
From: Rod Reed, PLS  
SLC-Engineering Division

All comments are based on the Standards of Practice per 5J-17.050 thru 5J-17.052

**SURVEY:**

- 1) Please provide a boundary and topographic survey of the site with flood zones depicted. In addition all wetland areas (if any) will need to be identified and shown on the survey. All elevations will be referenced to NAVD 1988. The survey needs to be performed by a professional surveyor licensed to practice in the State of Florida.

Please provide a written response to all comments

***Rod Reed, County Surveyor***

*St. Lucie County, Fl.  
2300 Virginia Avenue  
Ft. Pierce, Fl. 34982-5652  
[www.stlucieco.org](http://www.stlucieco.org)  
Ph. (772) 462-1721  
E-mail [reedr@stlucieco.org](mailto:reedr@stlucieco.org)*



Fort Pierce Utilities Authority  
Water/Wastewater Engineering  
1701 South 37<sup>th</sup> Street  
Fort Pierce, FL 34947  
772.466.1600 x3473

## Technical Review Committee meeting

January 17, 2019

TECHNICAL REVIEW PROJECT #18-04000020

Conditional Use with New Construction – Single Family Home – 2401-502-0006-0000

### Comments

FPUA W/WW Engineering: Approved

FPUA Electric & Gas Engineering: Approved. Electric point of service is at the NE corner of the property.



Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.

[www.fpua.com](http://www.fpua.com)



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


## Legal Description

PALM HAVEN S/D-UNIT 1- BLK 1 LOT 6 PB 37-2- (OR  
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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

## Special Features and Yard Items

### Current Year Values

Current Values 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 Exemption Value Breakdown

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.  
© Copyright 2018 Saint Lucie County Property Appraiser. All rights reserved.

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%

**Planning Board**

**6.h.**

Meeting Date: 02/12/2019

---

Information

REQUESTED ACTION

Conditional Use with New Construction - Steve Tarr (TR) - 316 S. Ocean Drive

LOCATION

316 S. Ocean Drive

RESPONSIBLE STAFF

Rebecca Grohall, AICP Planning Director

RECOMMENDATION

Recommendation of Approval with Conditions

---

Attachments

Staff Report

Application

Property Card

Aerial Map

Zoning Map

TRC Comments

---

**Form Review**

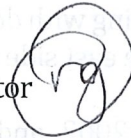
Form Started By: Rebecca Grohall

Started On: 02/06/2019 08:56 AM

Final Approval Date: 02/06/2019



**TO:** Planning Board Members

**FROM:** Rebecca Grohall, AICP, Planning Director 

**RE:** **Application for Conditional Use (Coastal Construction Control Line) CCCL Steve Tarr (TR) - 316 South Ocean Drive**

**DATE:** February 4, 2019

**STAFF REPORT**

**Property Owner**

**Applicant:** Steven Tarr (TR)  
 4521 PGA Boulevard #201  
 Palm Beach Gardens, FL 33418

**Requested Action:** Recommendation of Approval with Conditions for a Conditional Use with New Construction submitted by property owner Steve Tarr (TR), for new construction of an exterior staircase to the residence and a dune crossover with a deck, located seaward of the Coastal Construction Control Line (CCCL).

**Site Location:** 316 S. Ocean Drive

**Parcel IDs:** 2401-501-0022-000-5

**Current Zoning:** R4A, Hutchinson Island Medium Residential

**Future Land-Use** HIR, Hutchinson Island Residential

North	East	South	West
R4A	N/A	R4A	R4A

**Staff Analysis:**

In accordance with Section 22-66 and 22-76 of the City Code, the applicant is requesting the review and approval of an elevated dune crossing with deck, and an exterior staircase to the existing residence. The structure is a duplex located on the east side of Ocean Drive.

This site was first constructed in 2002, and in general, vertical construction seaward of the Coastal Construction Control Line (CCCL) requires additional review and approval as a Conditional Use. The CCCL is intended to help reduce beach erosion through protection of the dune. In compliance with the FDEP Permit, all work near dunes must cease by sea turtle nesting season, which is March 1<sup>st</sup> through October for the Atlantic coast.

During the course of review, St. Lucie County provided information on the St. Lucie County Perpetual Construction Easement that exists but was not shown on the survey, including support documentation on the recordation of the easement.

The proposed construction was reviewed according to Sec. 22-74 and would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare provided that the applicant reaches an agreement with St. Lucie County in accordance with the conditions of the perpetual construction easement.

**Technical Review Committee:**

All affected City Departments have reviewed the proposed Application for Conditional Use with New Construction; and have provided conditional approval based on compliance with requirements of the City Code. The comments generated from the technical review are provided for review. The applicant has reviewed the comments and will work with St. Lucie Erosion Control district.

**Staff Recommendation:**

The requested Application for Conditional Use meets the requirements of the City Code specifically Section 22-66, Coastal Construction Control Line (CCCL) and Article V- Conditional Uses Sec 22.74. Therefore, Staff recommends that the Planning Board recommend approval of the request as presented, subject to the following Conditions of Approval:

1. The segment of the proposed dune cross-over extending into the perpetual construction easement, contained in Resolution No. 98-016, as recorded in OR Book 1154, Pages 1351-1360, is approved by the St. Lucie County Erosion District in accordance with the requirements of said easement *or* is eliminated, prior to issuance of a building permit by the City of Fort Pierce. The contact information for St. Lucie County Erosion District is: Joshua Revord, P.E., Coastal Engineer St. Lucie County Erosion District - (772) 462-1269 / [RevordJ@stlucieco.org](mailto:RevordJ@stlucieco.org).
2. The proposed observation deck (12ft. by 12ft. – Future) will not be located the perpetual construction easement contained in Resolution No. 98-016, as recorded in OR Book 1154, Pages 1351-1360, with the construction drawings and DEP permit updated accordingly.
3. The work is completed in compliance with DEP rules for dune construction, and in accordance with sea turtle compliant lighting (Sec 5-375 if lighting is to be used).



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

\$250

**DEVELOPMENT REVIEW**

Property address or Location 316 S. Ocean Dr  
Parcel ID #(s) 2401-501-0022-000-5  
Project description stairs and dune walkover

Property Owner(s) Steven Tarr  
Street Address 316 S. Ocean Dr.  
City F.P. State FL Zip 34949  
Phone Number \_\_\_\_\_  
Email Address hovenre@gmail.com

Applicant/Representative, Title, Company \_\_\_\_\_  
Street Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone Number \_\_\_\_\_  
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.*

Property Owner(s) Signature(s) \_\_\_\_\_

STATE OF FLORIDA FL COUNTY ST. LUCIE  
The foregoing instrument was acknowledged before me this 10th day of January, 2019, by STEVE TARR who is personally known to me or has produced \_\_\_\_\_ as identification.

Signature of Notary \_\_\_\_\_

NOTARY PUBLIC  
AMARIS ISABEL GIL  
MY COMMISSION # FF 914194  
EXPIRES: August 30, 2019  
Bonded Thru Budget Notary Services

**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

- Site Plan       Conditional Use with New Const.       Major Amendment  
 Conceptual Development Plan       Minor Amendment

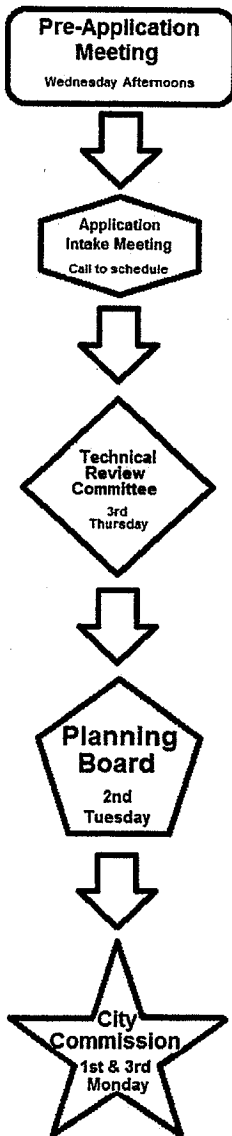
### Site Information:

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 <sup>(13)</sup> hard copies and one (1) <sup>thumb</sup> 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.  
**STEVEN TARR - OWNER PRIVATE USE OF DUNE WALKOVER AND ENTRY STAIRS.**
- 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) - **NO NEW LANDSCAPING**
- Storm Drainage Plan (see Section 22-58.d.6) - **NO IMPACT ON DRAINAGE.**
- Environmental Impact Report - **DEP PERMIT**
- Beach/Dune System protection plan, if applicable (see Section 22-58.d.7) - **DEP PERMIT**
- Lighting Plan (see Section 22-58.d.8) - **NONE, NO LIGHTS.**
- Design Review submittals (see Design Review application) - **ABOVE**
- Traffic Impact Report - **NO NEW TRAFFIC**
- Concurrency Review submittals (see Concurrency Review application) - **NO IMPACT ON CONCURRENCY**
- BUILDING PLANS - REVISED PAGE**

Prepared by and Return to:  
S. A. Tarr  
4521 PGA Blvd., #201  
Palm Beach Gardens, FL 33418

Property Appraisers Parcel Identification  
(Folio)Number(s): 2401-501-0022-000/5

Space Above This Line for  
Recording

This Quit Claim Deed is a corrective deed to define the proper ownership of said property.

**QUIT-CLAIM DEED**

**THIS QUIT-CLAIM DEED**, Executed this 19<sup>th</sup> day of March, 2018, by

**316 Ocean, LLC, a Florida limited liability company** first party, whose address is 4521 PGA Blvd., #201, Palm Beach Gardens, FL 33418, to **Steven Tarr, as Trustee, of the Steven Tarr Revocable Trust dated September 16, 2015**, second party, whose address is 4521 PGA Blvd., #201, Palm Beach Gardens, FL 33418:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successor and assigns corporations, wherever the context so admits or requires.)

**WITNESSETH**, that the said first party, for and in consideration of the sum of ten Dollars (\$10.00), in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said second party forever, all the right, title, interest, claim, and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of St. Lucie, State of Florida, to-wit:

The following property located at: 316 S. Ocean Drive, Fort Pierce, FL 34949 which is not the homestead of grantor or grantee:

Legal:

**Lots 8 & 9, Block 3, Revised Map Fort Pierce Beach, according to the map or plat thereof as recorded in Plat Book 8, page 29, Public Records of St. Lucie County,**

Prepared by and Return to:  
S. A. Tarr  
4521 PGA Blvd., #201  
Palm Beach Gardens, FL 33418

Property Appraisers Parcel Identification  
(Folio)Number(s): 2401-501-0022-000/5

Space Above This Line for  
Recording

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(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successor and assigns corporations, wherever the context so admits or requires.)

**WITNESSETH**, that the said first party, for and in consideration of the sum of ten Dollars (\$10.00), in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said second party forever, all the right, title, interest, claim, and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of St. Lucie, State of Florida, to-wit:

The following property located at: 316 S. Ocean Drive, Fort Pierce, FL 34949 which is not the homestead of grantor or grantee:

Legal:

**Lots 8 & 9, Block 3, Revised Map Fort Pierce Beach, according to the map or plat thereof as recorded in Plat Book 8, page 29, Public Records of St. Lucie County,**

### Property Identification

Site Address: 316 S OCEAN DR  
Sec/Town/Range: 01/35S/40E  
Map ID: 24/01A  
Zoning: R4A

Parcel ID: 2401-501-0022-000-5  
Account #: 14615  
Use Type: 0800  
Jurisdiction: Fort Pierce

### Ownership

Steven Tarr (TR)  
4521 PGA BLVD # 201  
Palm Beach Gardens, FL 33418

### Legal Description

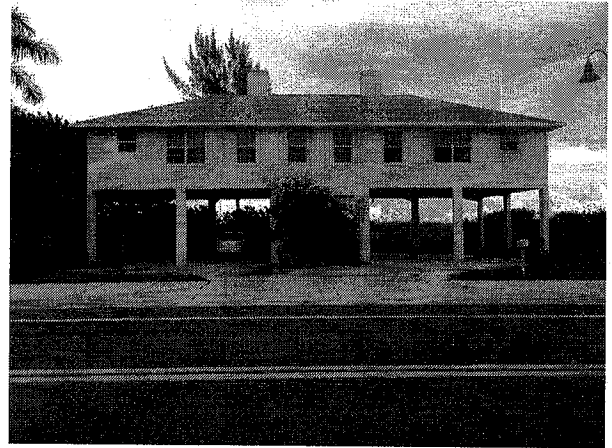
FT PIERCE BEACH S/D BLK 3 LOTS 8AND 9-LESS THAT PART LYG  
E OF LI IN PL BK 37-2- (OR 4022-2507; 4024-532; 4109-1878)

### Current Values

Just/Market Value:	\$623,200
Assessed Value:	\$623,200
Exemptions:	\$0
Taxable Value:	\$623,200

Taxes for this parcel: SLC Tax Collector's Office

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



### Total Areas

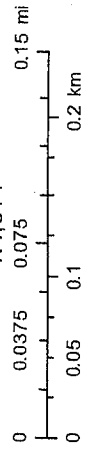
Finished/Under Air (SF):	1,944
Gross Area (SF):	4,608
Land Size (acres):	0.32
Land Size (SF):	13,860

Michelle Franklin, CFA - Saint Lucie County Property Appraiser



January 16, 2019

1:4,514

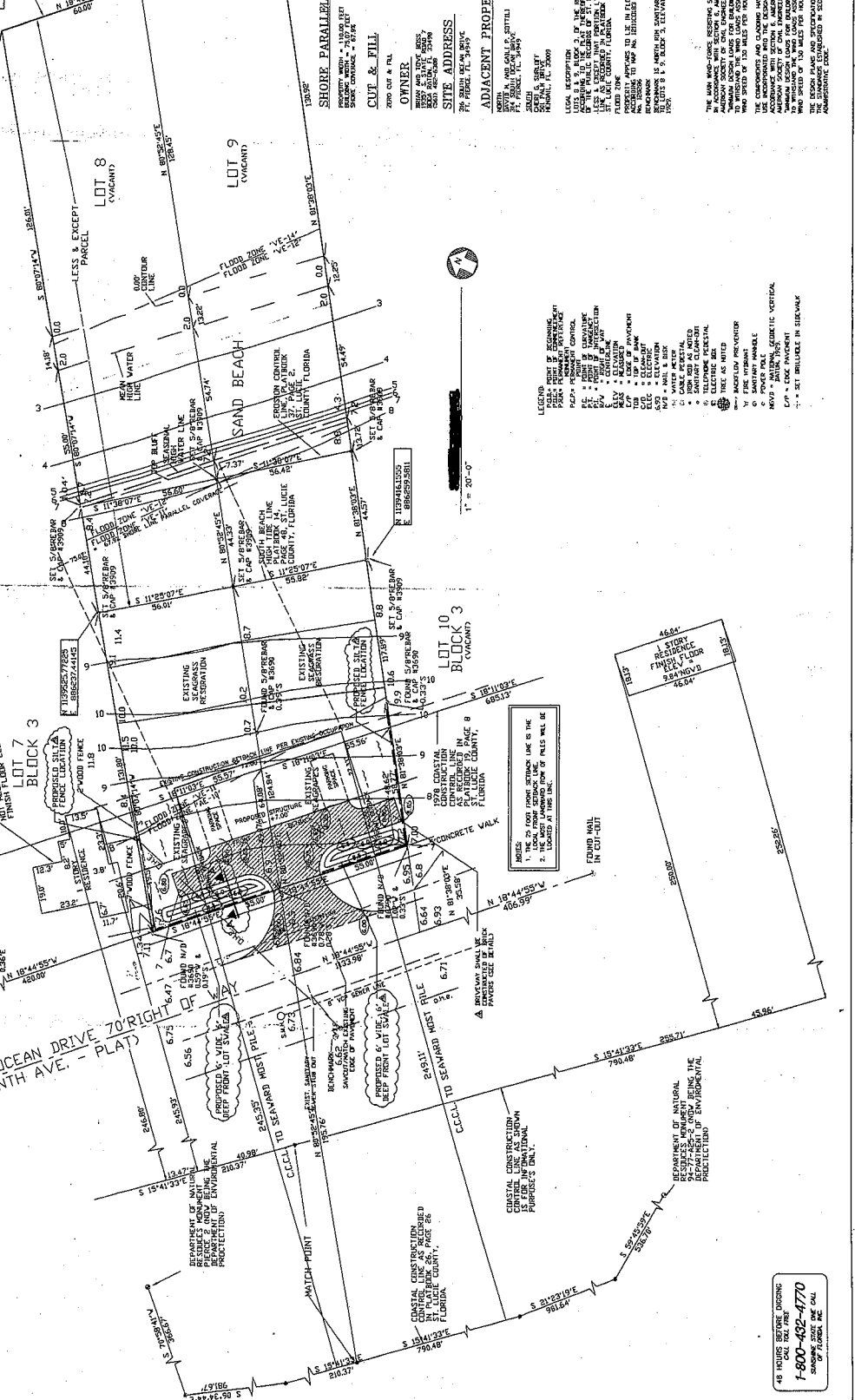
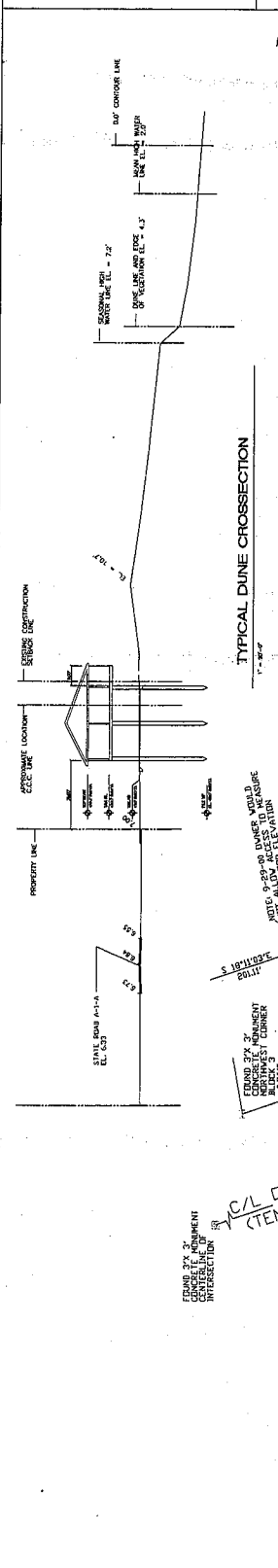


DATE	1-20-07
SCALE	1" = 20'-0"
JOB NO.	98-163
ENGINEER	ALY
DRAWN BY	ALY
CHECKED BY	ALY
DATE	1-20-07
PROJECT	PLAT
CLIENT	MOSSBY AND ASSOCIATES, INC.
ADDRESS	1000 N. BEACH, FLORENCE, FL 32430
PHONE	(904) 271-1111
FAX	(904) 271-1111
PROJECT	PLAT
CLIENT	MOSSBY AND ASSOCIATES, INC.
ADDRESS	1000 N. BEACH, FLORENCE, FL 32430
PHONE	(904) 271-1111
FAX	(904) 271-1111

**MOSSBY AND ASSOCIATES, INC.**  
 1000 N. BEACH, FLORENCE, FL 32430  
 PHONE (904) 271-1111  
 FAX (904) 271-1111



**ST. LUCIE COUNTY, FLORIDA**  
 SHEET 10 OF 2  
 10  
 FEB 23 2007  
 PARALLEL LEE MAPS, INC.



**SHORE PARALLEL COVERAGE**  
 PROJECT WITH A 1000' SET  
 BACK FROM THE BEACH  
 SHORE COVERAGE - 70' WIDE

**CUT & FILL**  
 2000 CUB YD FILL  
 2000 CUB YD CUT

**SITE ADDRESS**  
 70' WIDE SETBACK  
 100' WIDE SETBACK  
 100' WIDE SETBACK

**ADJACENT PROPERTY OWNERS**  
 NORTH: N. AND ONLY, SR174  
 WEST: N. AND ONLY, SR174  
 SOUTH: N. AND ONLY, SR174  
 EAST: N. AND ONLY, SR174

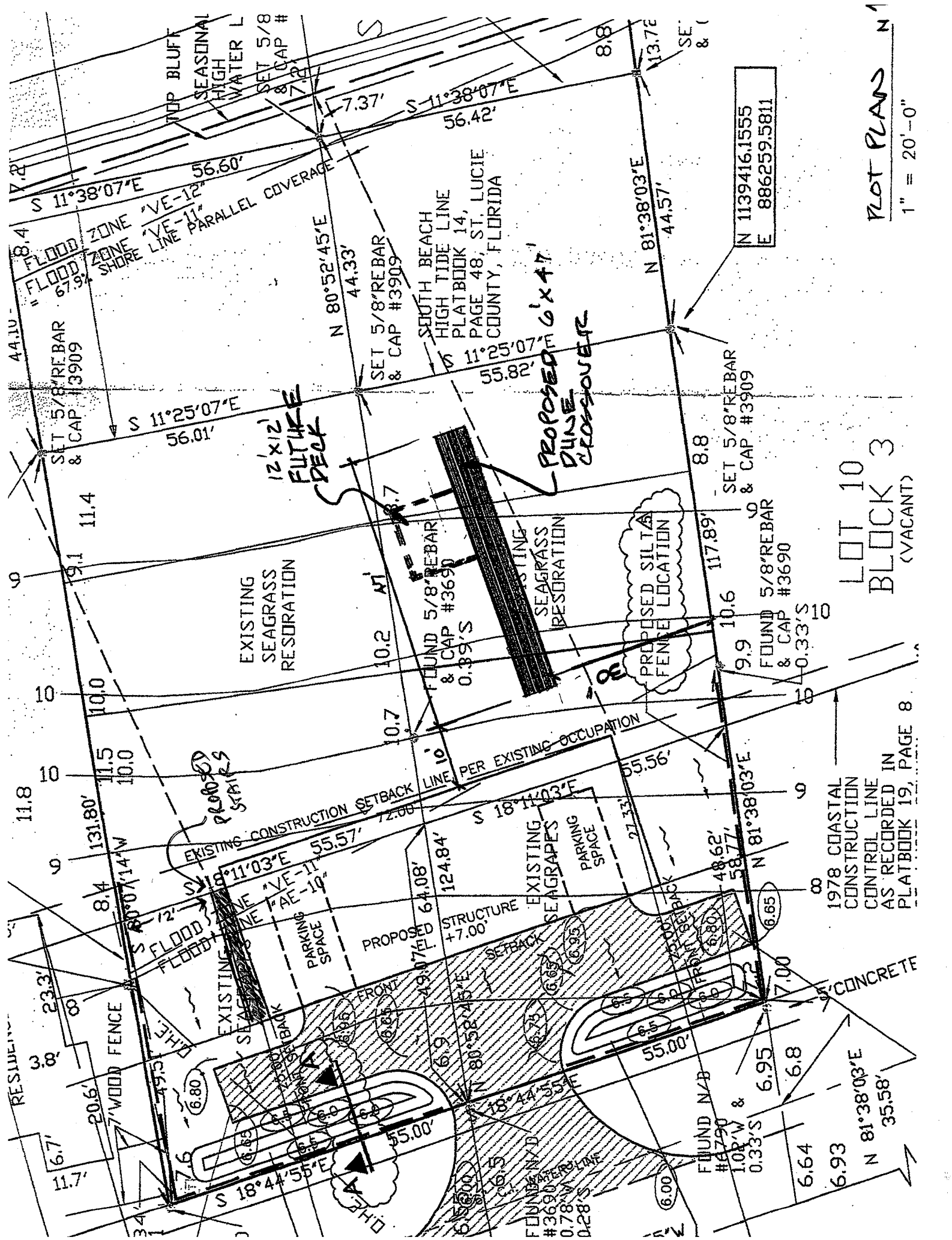
- LEGEND**
- 1. EASEMENT
  - 2. EASEMENT
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**NOTES**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA BUILDING CODE.
2. THE SHORE PARALLEL COVERAGE IS AS SHOWN ON THIS PLAN.
3. THE SETBACKS ARE AS SHOWN ON THIS PLAN.
4. THE EASEMENTS ARE AS SHOWN ON THIS PLAN.
5. THE UTILITIES ARE AS SHOWN ON THIS PLAN.
6. THE DRAINAGE IS AS SHOWN ON THIS PLAN.
7. THE FLOOD ZONE IS AS SHOWN ON THIS PLAN.
8. THE WIND SPEED IS AS SHOWN ON THIS PLAN.
9. THE SOIL TYPE IS AS SHOWN ON THIS PLAN.
10. THE VEGETATION IS AS SHOWN ON THIS PLAN.
11. THE HISTORICAL SIGNIFICANCE IS AS SHOWN ON THIS PLAN.
12. THE CULTURAL RESOURCES ARE AS SHOWN ON THIS PLAN.
13. THE ARCHAEOLOGICAL RESOURCES ARE AS SHOWN ON THIS PLAN.
14. THE PALEONTOLOGICAL RESOURCES ARE AS SHOWN ON THIS PLAN.
15. THE HISTORICAL ARCHITECTURE IS AS SHOWN ON THIS PLAN.
16. THE HISTORICAL LANDSCAPE IS AS SHOWN ON THIS PLAN.
17. THE HISTORICAL STRUCTURES ARE AS SHOWN ON THIS PLAN.
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48 HOURS BEFORE DRAINING  
 1-800-462-4770  
 STATE OF FLORIDA  
 DEPARTMENT OF ENVIRONMENTAL PROTECTION

SURVEY



N 1139416.1555  
E 886259.5811

LOT 10  
BLOCK 3  
(VACANT)

PLAT PLAN N 1  
1" = 20'-0"

1978 COASTAL  
CONSTRUCTION  
CONTROL LINE  
AS RECORDED IN  
PLATBOOK 19, PAGE 8

12'x12'  
FUTURE  
DECK

PROPOSED 6'x4'  
DUNE  
CROSSOVER

PROPOSED SILT  
FENCE LOCATION

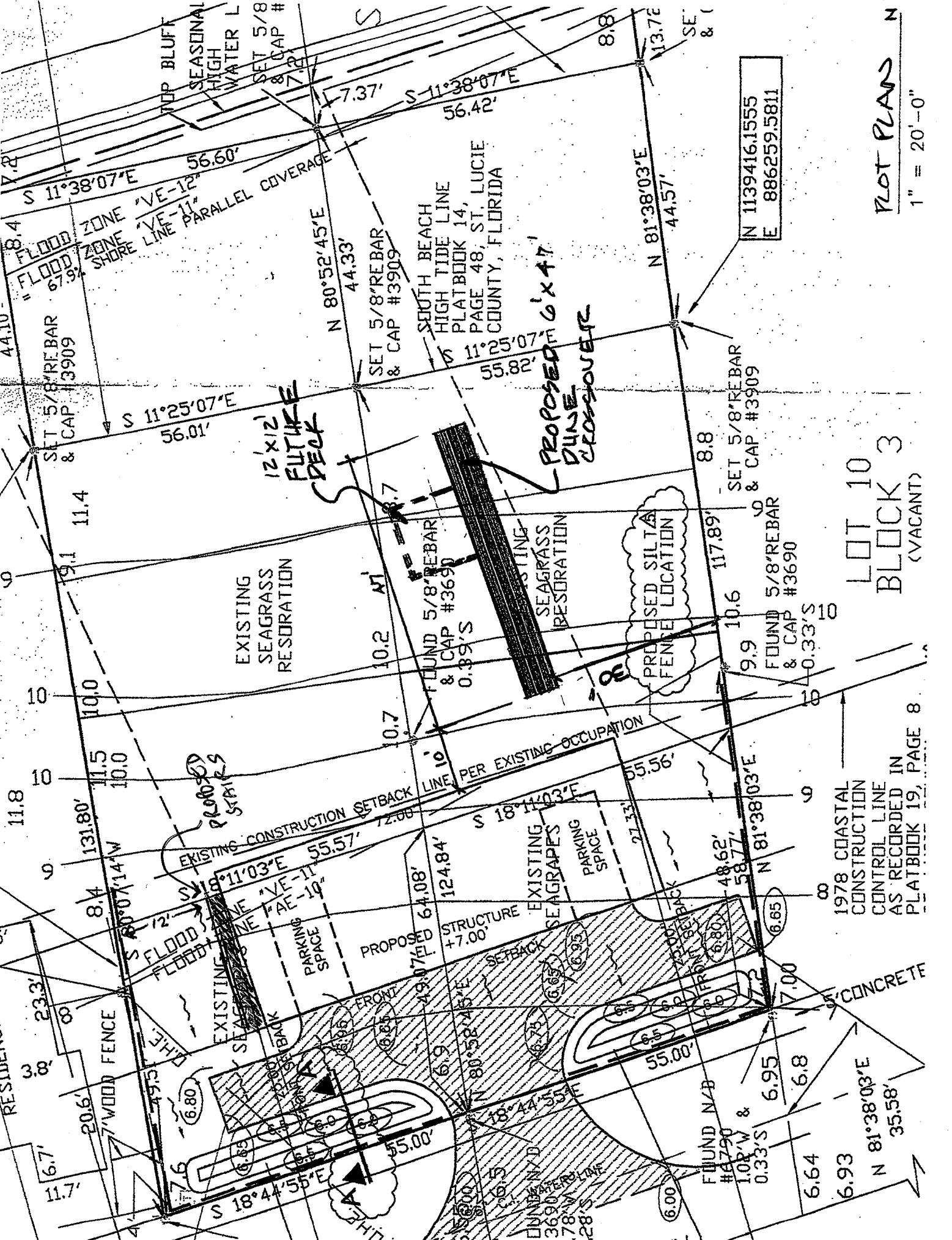
PROPOSED  
STAIRS

EXISTING CONSTRUCTION SETBACK LINE PER EXISTING OCCUPATION

EXISTING SEAGRASSES  
PARKING SPACE

PROPOSED STRUCTURE +7.00'

CONCRETE





**FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION**

Division of Water Resource Management  
Coastal Construction Control Line Program  
2600 Blair Stone Road, M.S. 3522  
Tallahassee, FL 32399-2400  
Phone: (850) 245-8336

Permit No. 8033417 - SL

No. of Pages Attached: 9

**FIELD PERMIT PURSUANT TO SECTION 161.053 OR 161.052, FLORIDA STATUTES**

**FINDINGS OF FACT AND CONCLUSION OF LAW:** The request for a field permit was considered by the staff designee of the Department of Environmental Protection and found to be in compliance with the requirements of Chapter 62B-33, Florida Administrative Code (F.A.C.). Approval is specifically limited to the activity in the stated location and by the project description, approved plans (if any), attached standard conditions, and any special conditions stated below pursuant to Paragraph 161.053(5), Florida Statutes (F.S.). This permit may be suspended or revoked in accordance with Section 62-4.100, F.A.C.

**PROJECT LOCATION:**

S0200/S0300 of DEP R-35  
316 S. Ocean (Steve Tarr)  
Fort Pierce

**PROJECT DESCRIPTION:**

As proposed and in location(s) specified permittee may construct stairway along north side of dwelling from upper floor to ground level. In addition, permittee is also authorized to construct multi-family dune walkover in area generally void of native dune vegetation.

**SPECIAL PERMIT CONDITIONS:** The permit is valid only after all applicable federal, state, and local permits are obtained and does not authorize contravention of local setback requirements or zoning or building codes. This permit and public notice shall be posted on the site immediately upon issuance and shall remain posted along with local approval until the completion of any activity authorized by this permit. Other special conditions of this permit include:

Standard field permit conditions and dune walkover guidelines prevail.  
 No additions and/or modifications w/o prior DEP approval.  
 All seaward work on dune walkover must be complete prior to marine turtle nesting season (3/1/19)  
 Any impacted/removed native dune vegetation must be replaced/replanted in equal square footage on other areas of the dune, if applicable.

**STANDARD PERMIT CONDITIONS:** The permittee shall comply with the attached standard field permit conditions.

**APPLICANT INFORMATION:** I hereby certify that I am either: (1a) the owner of the subject property or (1b) I have the owner's consent to secure this permit on the owner's behalf; and that (2) I shall obtain any applicable licenses or permits which may be required by federal, state, county, or municipal law prior to commencement of the authorized work; (3) I acknowledge that the authorized work is what I requested; and (4) I accept responsibility for compliance with all permit conditions.

Applicant's Signature [Signature] Date 1/1/2019 Telephone No. (561) 622-3386  
 Applicant's Printed Name Steve Tarr Address 316 S Ocean Dr Ft. Pierce, FL 34949

If applicant is an agent:

See above  
 Printed name of property owner / Property owner's address ( ) Property owner's telephone no. /

**DEPARTMENT FINAL ACTION AND FILING AND ACKNOWLEDGMENT:** This field permit is approved on behalf of the Department of Environmental Protection by the undersigned staff designee, and filed on this date, pursuant to section 120.52, F.S., with the undersigned designated Deputy Clerk, receipt of which is hereby acknowledged.

Jason M. Spanier / Jason M. Spanier / 12/27/18  
 Staff Designee/Deputy Clerk Printed Name of Designee/Deputy Clerk Date

EXPIRATION DATE: 02/28/19

(Emergency permits issued pursuant to Section 62B-33.014, F.A.C., are valid for no more than ninety days and other field permits are valid for no more than 12 months. The staff designee may specify a shorter time limit.)

EMERGENCY PERMIT:  YES  NO

Approved plans are attached:  YES  NO

**POST PERMIT AND PUBLIC NOTICE CONSPICUOUSLY ON THE SITE****PUBLIC NOTICE**

The foregoing constitutes final agency action. Any person whose substantial interests are affected by any decision made by the Department on the Field Permit has a right to request an administrative hearing in accordance with the provisions of Sections 120.569 and 120.57, F.S. The request for an administrative hearing must comply with the provisions of Rule 28-106.201, F.A.C., and must be received by the Department (at the address given below) within twenty-one (21) days from the date of this notice.

When the Department receives an adequate and timely filed request for hearing, the Department will request the assignment of an administrative law judge. Once the administrative law judge is requested, the Division of Administrative Hearings will have jurisdiction over the formal proceeding and the Department (as the referring agency) will take no further action with respect to the proceeding except as a party litigant.

Section 120.54(5)(b)4, F.S., and Rule 28-106.201(2), F.A.C., explain that the following items must be included in a petition for a formal administrative hearing

- (a) The name and address of each agency affected and each agency's file or identification number, if known;
- (b) The name, address, any e-mail address, any facsimile number, and telephone number of the petitioner, if the petitioner is not represented by an attorney or a qualified representative; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceedings; and an explanation of how the petitioner's substantial interests will be affected by the agency determination;
- (c) A statement of when and how the petitioner received notice of the agency decision;
- (d) A statement of all issues of material fact disputed by the petitioner, or a statement that there are no disputed facts;
- (e) A concise statement of the ultimate facts alleged, including a statement of the specific facts that the petitioner contends warrant reversal or modification of the Department's action;
- (f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the Department's action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
- (g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wants the Department to take with respect to its action.

A person may request an extension of time to petition for an administrative hearing. The person filing the request for extension must do so within the time limits for filing a petition described above. The request must state why an extension of time is needed. The Department will grant an extension only when good cause is shown.

If a petition or a request for time extension is filed, further order of the Department becomes necessary to effectuate this Field Permit. Accordingly, the Department's final action may be different from the position taken in this notice. Actions undertaken by any person under this permit, pending the lapse of time allowed for the filing of such a request for hearing, may be subject to modification, removal, or restoration.

Failure to petition within the allowed time frame constitutes waiver of any right that a person has to request a hearing under Section 120.57, F.S., and to participate as a party to the proceeding. If a legally sufficient petition for hearing is not timely received, this notice constitutes final agency action.

When this order becomes final and is filed with the Department Clerk, any party to the order has the right to seek judicial review under Section 120.57, F.S., and Rule 9.030(b)1(c) and 9.110, Florida Rules of Appellate Procedure. A notice of appeal must be filed within thirty (30) days with both the Department Clerk (see address below) and with the appropriate district court of appeal. The notice filed with the district court must be accompanied by the filing fee specified in Section 35.33(3), F.S. Any subsequent intervention will be only by the approval of the presiding officer on motion filed under Rules 28-5.207 or 60Q-2.010, F.A.C.

All requests for hearings are to be filed with the Department at the following address:

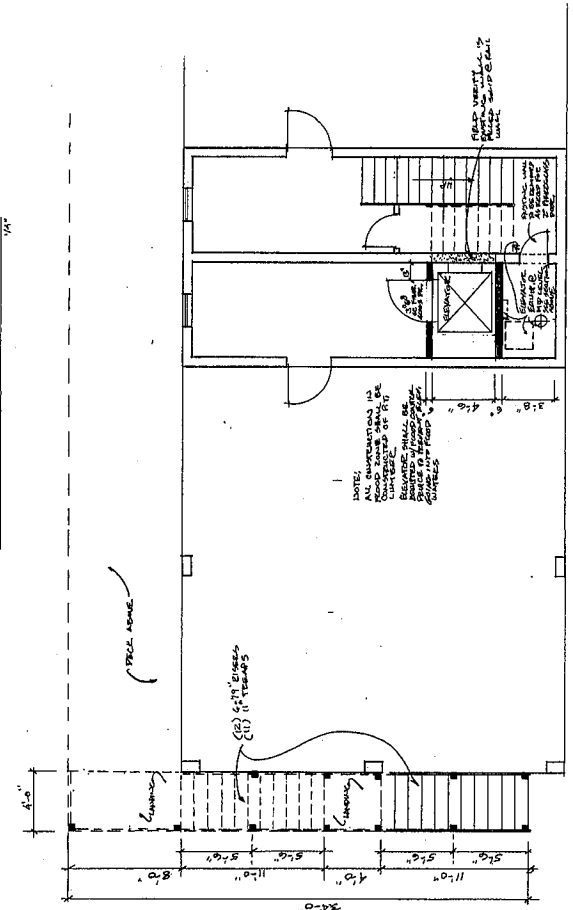
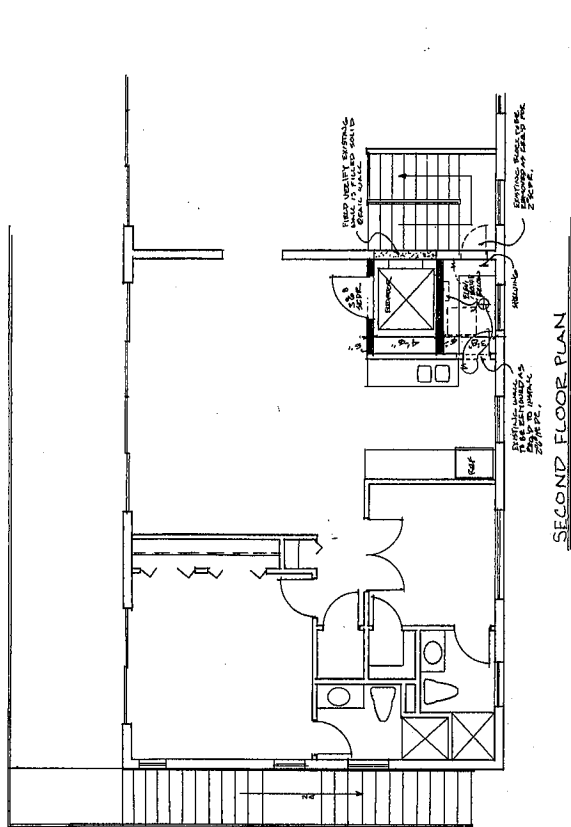
Florida Department of Environmental Protection  
Office of General Counsel  
Department Clerk  
3900 Commonwealth Boulevard Mail Station 35  
Tallahassee, Florida 32399-3000

**STANDARD FIELD PERMIT CONDITIONS**

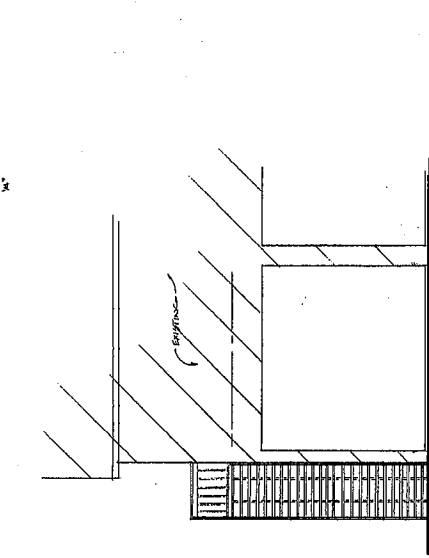
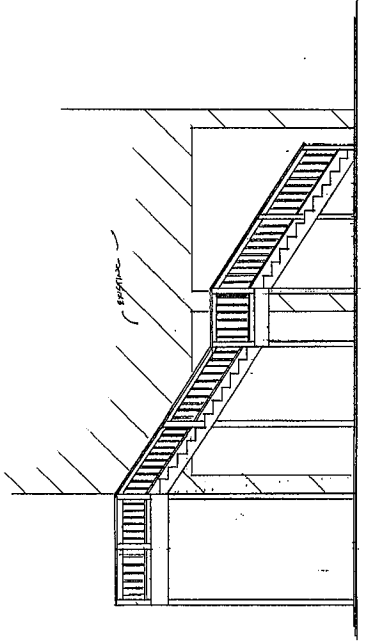
The following conditions shall apply to **FIELD PERMITS** (unless waived by DEP or modified by special permit condition). In the event of a conflict between a field permit condition and a special permit condition, the special condition shall prevail.

- 1) The permittee shall carry out the construction or activity for which the permit was granted in accordance with the plans and specifications that were approved by DEP as part of the permit. Any deviation there from shall be grounds for suspension of the work and revocation of the permit pursuant to Section 120.60(7), F.S., and may result in assessment of civil fines or issuance of an order to alter or remove the unauthorized structure, or both. No other construction or activities shall be conducted. No modifications to project size, location, or structural design are authorized. A copy of the permit shall be conspicuously displayed at the project site.
- 2) The permittee shall conduct the construction or activity authorized under the permit using extreme care to prevent any adverse impacts to the beach and dune system, marine turtles and their nests and habitats, or adjacent property and structures.
- 3) The permittee shall allow any duly authorized member of the staff to enter upon the premises associated with the project authorized by the permit for the purpose of ascertaining compliance with the terms of the permit and with the rules of DEP, until all construction or activities authorized or required in the permit have been completed and the project accepted by DEP.
- 4) The permittee shall hold and save the State of Florida, DEP, its officers and employees, harmless from any damage (no matter how occasioned and no matter what the amount) to persons or property that might result from the construction or activity authorized under the permit and from any and all claims and judgments resulting from such damage.
- 5) The permittee shall allow DEP to use all submitted records, notes, monitoring data, and other information relating to construction or any activity under the permit for any purpose it may deem necessary or convenient, except where such use is otherwise specifically forbidden by law.
- 6) Construction traffic shall not operate and building materials shall not be stored on vegetated areas seaward of the control line, unless specifically authorized by the permit. If (in the opinion of DEP staff) this requirement is not being met, positive control measures shall be provided by the permittee at the direction of DEP staff. Such measures may include temporary fencing, designated access roads, adjustment of construction sequence, or other requirements.
- 7) The permittee shall not disturb existing beach and dune topography and vegetation except as expressly authorized in the permit. Before the project is considered complete, any disturbed topography or vegetation shall be restored (as prescribed in the permit) with suitable fill material or revegetated with appropriate beach and dune vegetation.
- 8) The fill material shall be obtained from a source landward of the control line and shall consist of sand which is similar to that already on the site in both grain size and coloration. This fill material shall be free of construction debris, rocks, or other foreign matter. A sample of the sand shall be provided to the staff representative of the Bureau of Beaches and Coastal Systems during the preconstruction conference.
- 9) If surplus sand fill results from any approved excavation seaward of the CCCL, such material shall be distributed seaward of the CCCL on the site, as directed by DEP staff (unless otherwise specifically authorized by the permit).
- 10) Any native salt-resistant vegetation destroyed during construction shall be replaced with plants of the same species or, by authorization of DEP, with other native salt-resistant vegetation suitable for beach and dune stabilization. Unless otherwise specifically authorized by the staff, all plants installed in beach and coastal areas (whether to replace vegetation displaced, damaged, or destroyed during construction or otherwise) shall be of species indigenous to Florida beaches and dunes (i.e., sea oats, sea grape, saw palmetto, panic grass, salt meadow hay cord grass, seashore salt grass, and railroad vine).
- 11) All topographic restoration and revegetation work is subject to approval and acceptance by DEP staff.
- 12) If not specifically authorized elsewhere in this permit, no operation, transportation, or storage of equipment or materials is authorized seaward of the dune crest or rigid coastal structure during the marine turtle-nesting season. The marine turtle-nesting season is May 1 through October 31 in all counties (except Brevard, Indian River, St. Lucie, Martin, Palm Beach and Broward counties where marine turtle nesting occurs during the period of March 1 through October 31).
- 13) If not specifically authorized elsewhere in this permit, no temporary lighting of the construction area is authorized at any time during the marine turtle-nesting season and no additional permanent exterior lighting is authorized.
- 14) This permit has been issued to a specified property owner and is not valid for any other person.





- CONSTRUCTION SPECIFICATIONS**
1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2017 F.L.A.C.C. (Florida Building Code) and the 2017 F.L.A.C.C. (Florida Building Code) Supplement and the 2017 F.L.A.C.C. (Florida Building Code) Supplement.
  2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2017 F.L.A.C.C. (Florida Building Code) Supplement and the 2017 F.L.A.C.C. (Florida Building Code) Supplement.
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## Beach and Dune Walkover Guidelines

Florida Department of Environmental Protection  
Division of Water Resource Management  
Bureau of Beaches and Coastal Systems  
3900 Commonwealth Boulevard, MStation  
Tallahassee, Florida 32399-3000  
(850) 488-7708

On many of Florida's beaches, sand dunes and coastal vegetation provide significant protection to upland property, upland development, and the beach dune system. The Florida Department of Environmental Protection (DEP) encourages the design of beach access, including beach and dune walkovers, to protect the dune topography and dune vegetation from pedestrian traffic and allow for the natural recovery of damaged or eroded dunes.

### PERMIT REQUIREMENTS

A permit from DEP is required for construction of walkovers on most sandy beaches fronting on the open waters of the Atlantic Ocean or Gulf of Mexico. In areas where a Coastal Construction Control Line (CCCL) has been established pursuant to provisions of Section 161.053, Florida Statutes (F.S.), a permit is required for all excavation, construction, or other activities with the potential to cause beach erosion or damage coastal vegetation. On sandy shorelines where a CCCL line has not been established, a permit is required for construction activities within 50 feet of the mean high water line (see Section 161.052, F.S.).

Permits for walkovers contain standard conditions that require construction to be conducted in a manner that minimizes short-term disturbance to the dune system and existing vegetation. Replacing vegetation destroyed during construction with similar plants suitable for beach and dune stabilization is required. Only limited excavation for the placement of support posts is authorized, and construction of walkovers may not occur during the marine turtle-nesting season, which extends May 1 through October 31 (except for Brevard through Dade counties, which extends March 1 through October 31).

### GENERAL SITING GUIDELINES

The walkover shall be designed and sited to protect dune features, to minimize disturbance of native vegetation, to not restrict lateral beach access and to minimize the amount of construction material that may become debris during a storm. Elevated walkovers are not required for all beach accesses, such as in sparsely vegetated, low profile dune areas where on-grade sand or shell paths are suitable for controlling foot traffic. Walkovers should generally be constructed perpendicular to the shoreline and extend at least to the seaward toe of the frontal dune or the existing line of vegetation but not farther than 10 feet seaward of the vegetation. The optimum siting of the walkover structure can be determined by contacting a CCCL field inspector.

### GENERAL DESIGN GUIDELINES

Walkovers are designed to be minor, expendable structures that pose a minimal interference with coastal processes and generate minimal amounts of debris. Walkovers constructed across native beach and dune vegetation should be post-supported and elevated a sufficient distance above the existing or proposed vegetation to allow for sand build-up and clearance above the vegetation. Whenever possible, stairways and ramps leading from the dune bluff or crest down to the beach should be designed with posts that completely span the seaward slope of the dune. The structure should be designed to minimize the quantity of material used in construction, such as avoiding the use of vertical wood pickets, and reducing the length and width of construction on the beach.

Single family walkovers should not exceed 4 feet in overall width and the support posts shall not be greater than 4-inch wide posts. Multi-family walkovers shall not exceed 6 feet in overall width and the support posts shall not be greater than 6-inch wide posts. Round posts are preferred to square posts. Support posts shall not be

encased in concrete nor installed into dune slopes that are steeper than approximately 30 degrees. Support posts should have a minimum 5 feet of soil penetration. Applicants should consult with the Bureau prior to requesting a permit for a walkover that contains switchbacks, long ramps or other features required to comply with the Americans with Disabilities Act Accessibility Guidelines.

## **WALKOVER ELEVATION GUIDELINES**

Site conditions affecting walkover heights vary as the structure traverses the beach/dune system. The ground cover changes from the uplands, commonly covered with woody scrub or coastal strand vegetation (saw palmetto/sea grape/scrub oaks), over a dune bluff or one or several dune crest(s), covered with either coastal strand or coastal grassland (sea oats/bitter panicum/marsh hay), down the slope to the dry sand beach, either uncovered bare escarpment or partially covered with beach/dune vegetation (railroad vine/sea rocket/sea oats). The type of structure and height from the dune bluff or crest down to the beach also must be considered in setting the walkover elevation. Increased elevation of the structure requires a longer run to the beach and additional construction material within this high energy area. This creates additional storm generated debris, sea turtle nesting habitat impacts, sand losses due to storm wave scour, and interferes with people's ability to walk along the beach.

Walkover Elevations in Uplands. The upland environment of coastal scrub/coastal strand habitat is characterized by more stable soil conditions with less blowing sands and infrequent storm overwash events. The stable conditions allow for the development of a mature woody vegetation and saw palmetto dominated plant community. In addition to thick above ground stem and leaf vegetation between 5 and 15 feet in height, this plant community has an extensive below ground woody root mat. Walkovers in these upland habitats need be elevated only a sufficient distance above the ground to avoid disturbance of the soil and root systems or cutting of low tree and palmetto trunks. An elevation of the stringers from 6" to 2'-0" above existing grade should be sufficient. Walkover elevations crossing coastal wetlands within upland areas may require increased elevations. Elevation of the walkover above the leaf canopy is in most cases impractical in coastal scrub or coastal strand habitats.

Walkover Elevations over Bluffs. The low stringer elevation recommended for uplands can be carried to an eroded bluff line. This will reduce the length of a ramp or walkover down to the beach. Again the objective the walkover elevation is to reduce damage to coastal scrub soils and root systems.

Walkover Elevations over Dune Crests. Dune environments are characterized by mobile sands subject to storm effects (which lower grade elevations) and wind effects (which can raise elevation as sand is trapped). Dunes are dominated by coastal grassland plants adapted to the dynamic environment. These include sea oats, bitter panicum, and little bluestem. Walkovers sited within active dune systems are required to be elevated sufficiently to allow for sand movement and growth of vegetation. Walkover designs published in "Beach/Dune Walkover Structures" referenced below specify a 3'-10" minimum clearance from existing grade to the bottom of the stringers of an up to 6-foot wide (overall dimension) multi-family or public beach access structures, and a 3'-0" minimum clearance to the top of the deck for an up to 4-foot wide single family structures.

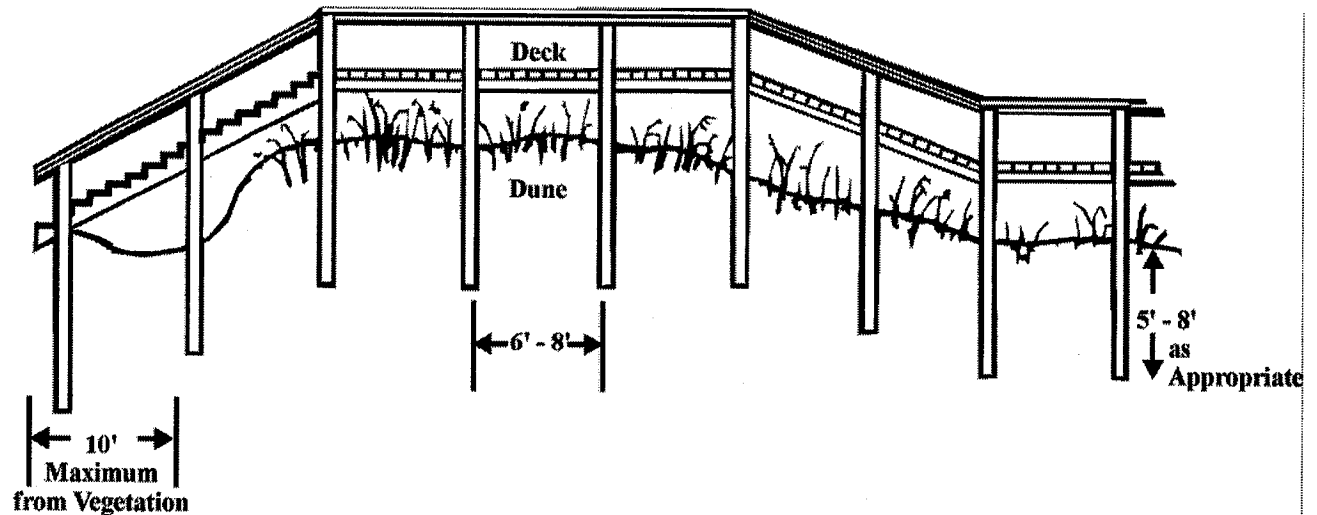
Walkover Elevations on Seaward Dune or Bluff Slopes. The elevation of the walkover at the dune crest and the distance of the seaward terminus from the water's edge determine the height of the steps or ramps crossing the seaward slope. The design objective is to get the structure down to the beach in as short a shore-normal (perpendicular to the shoreline) distance as possible while reducing the shore-parallel coverage of the slope. Department guidelines require that the seaward terminus of the structure be no farther seaward than 10 feet from the line of permanent beach dune vegetation or the toe of the frontal dune. Reducing the seaward encroachment and shore-parallel width decreases the potential for storms interacting with the structure, occupation of sea turtle nesting habitat by the structure, and interference with lateral public beach access. Walkovers designed for the Americans with Disabilities Act often increase the length of walkover ramps on the beach. This requires the need for a site specific review for environmental impacts. The burial of the ramp or

step terminus a minimum amount (0.5 to 1.0 feet)-foot below grade may allow for use of the walkover after some lowering of the beach elevation from minor storms. However, placement of this terminus below the depth of a post storm beach profile is discouraged as this portion of the walkover will most likely have been damaged by larger storms and to have interfered with coastal processes.

On Grade Walkovers. Elevated walkovers are not necessary in all site conditions and use situations. Where dune development is minimal, beach dune vegetation sparse or use infrequent, on-grade footpaths may be preferred. The Department discourages solid concrete walks and footpath surfaces such as stepping stones that create debris or missiles. Other surfaces such as geotextile fabrics, cabled wood planks, or shell require a case by case review. No permanent path surfaces are allowed seaward of the dune or within sea turtle nesting habitat.

### TYPICAL WALKOVER PROFILE

⇐ To the Beach

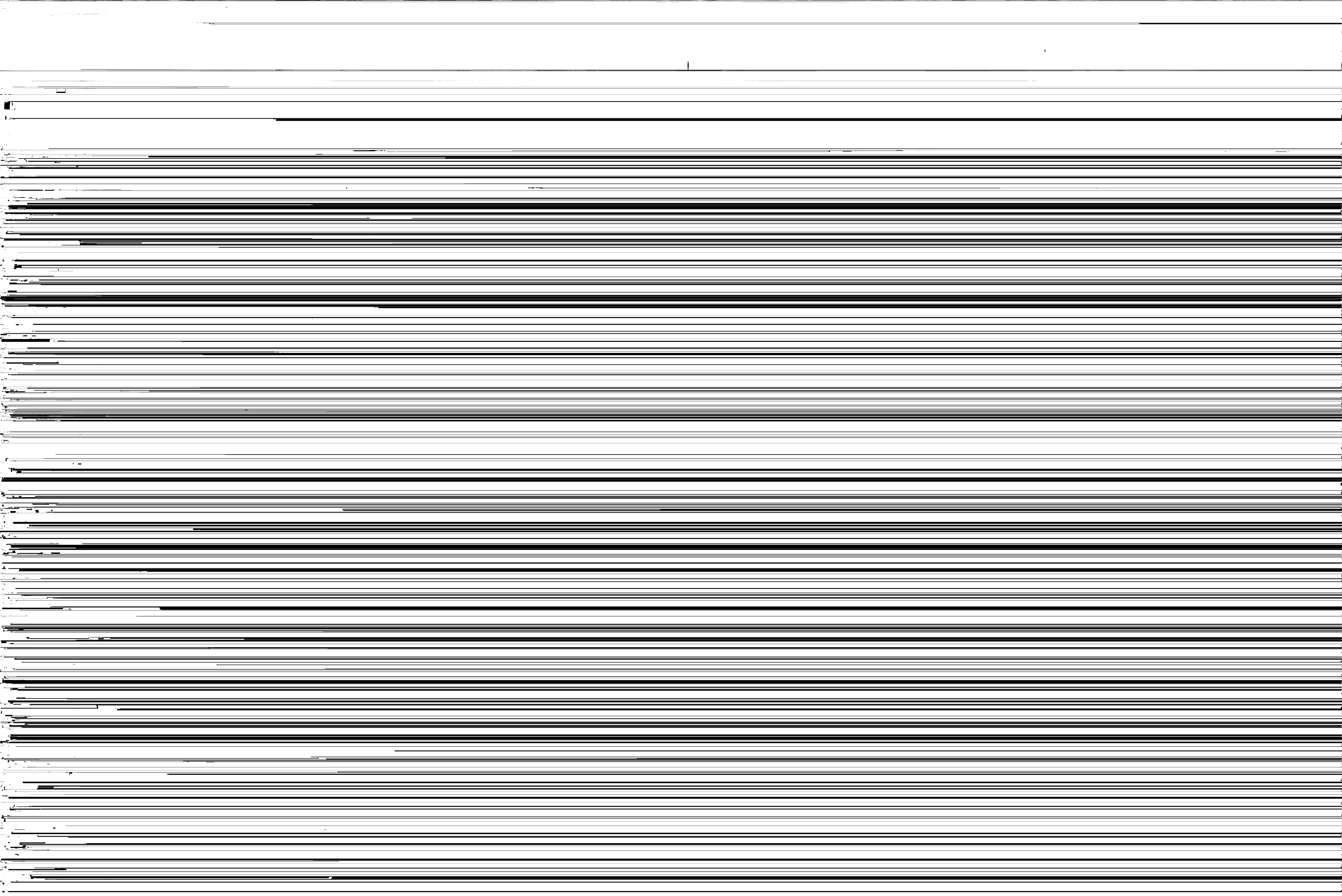


### References

Beach/Dune Walkover Guidelines, the Florida Bureau of Beaches and Coastal Systems, Florida Department of Environmental Protection, Revised January 1998.

Beach/Dune Walkover Structures, SUSF-SG-76 by Todd L. Walton, Jr., and Thomas C. Skinner. Published by the Marine Advisory Program of the Florida Cooperative Extension Service and the Florida Sea Grant, March, 1983.





### Property Identification

Site Address: 316 S OCEAN DR  
Parcel ID: 2401-501-0022-000-5  
Account #: 14615  
Map ID: 24/01A  
Use Type: 0800  
Zoning: R4A  
City/County: Fort Pierce

### Ownership

Steven Tarr (TR)  
4521 PGA BLVD # 201  
Palm Beach Gardens, FL 33418

### Legal Description

FT PIERCE BEACH S/D BLK 3 LOTS 8AND 9-LESS THAT PART LYG E  
OF LI IN PL BK 37-2- (OR 4022-2507: 4024-532; 4109-1878)

### Current Values

Just/Market Value: \$623,200  
Assessed Value: \$623,200  
Exemptions: \$0  
Taxable Value: \$623,200

Taxes for this parcel: SLC Tax Collector's Office [📄](#)

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



### Total Areas

Finished/Under Air (SF): 1,944  
Gross Area (SF): 4,608  
Land Size (acres): 0.32  
Land Size (SF): 13,860

### Sale History

Date: Mar 19, 2018  
Book/Page: 4109 / 1878  
Sale Code: 0111  
Deed: QC  
Grantor: 316 OCEAN LLC  
Price: \$0

Date: Jul 19, 2017  
Book/Page: 4024 / 0532  
Sale Code: 0116  
Deed: WD  
Grantor: 316 OCEAN LLC  
Price: \$330,000

Date: Jul 19, 2017  
Book/Page: 4022 / 2507  
Sale Code: 0116  
Deed: WD  
Grantor: Dallett Richard

Price:	\$310,000
Date:	Mar 16, 2004
Book/Page:	1925 / 1601
Sale Code:	XX00
Deed:	WD
Grantor:	Boss Brian D
Price:	\$975,000
Date:	Apr 5, 2001
Book/Page:	1382 / 1406
Sale Code:	XX00
Deed:	WD
Grantor:	Tillinger Robert
Price:	\$165,000
Date:	Dec 21, 1999
Book/Page:	1271 / 2674
Sale Code:	XX04
Deed:	QC
Grantor:	Tillinger Robert
Price:	\$100
Date:	Mar 12, 1998
Book/Page:	1132 / 2796
Sale Code:	XX01
Deed:	WD
Grantor:	George B Hardie
Price:	\$38,000
Date:	Mar 12, 1998
Book/Page:	1132 / 2795
Sale Code:	XX01
Deed:	WD
Grantor:	George B Hardie
Price:	\$38,000
Date:	Sep 1, 1974
Book/Page:	0231 / 2275
Sale Code:	XX00
Deed:	CV
Grantor:	
Price:	\$40,000

### Building Information (1 of 1)

Finished Area: 1,944 SF

Gross Total Area: 4,608 SF

#### Exterior Data

View:  
 Building Type: MFH  
 Grade: MFAQ  
 Story Height: 2 Story

Roof Cover: Dim Shingle  
 Year Built: 2003  
 Effective Year: 2003  
 No. Units: 2

Roof Structure: Hip  
 Frame:  
 Primary Wall: CB Stucco  
 Secondary Wall:

#### Interior Data

Bedrooms: 0  
 Full Baths: 2  
 Half Baths: 0  
 A/C %: 100%

Electric: MAXIMUM  
 Heat Type: FredHotAir  
 Heat Fuel: ELEC  
 Heated %: 100%

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors: Carpet  
 Sprinkled %: N/A%



72		
10	OPAA ( 720 )	10
28	16	28
UBS CPAA ( 756 )	UBS URAA ( 432 )	UBS CPAA ( 756 )
27	27	

### Special Features and Yard Items

### Current Year Values

#### Current Values Breakdown

Building:	\$208,200
Land:	\$415,000
Just/Market:	\$623,200
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$623,200
Exemption(s):	\$0
Taxable:	\$623,200

#### Current Year Exemption Value Breakdown

#### Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2004	0041	1.2	Fort Pierce Stormwater Charge	\$64.80

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 .

### Historical Values


#### Permits

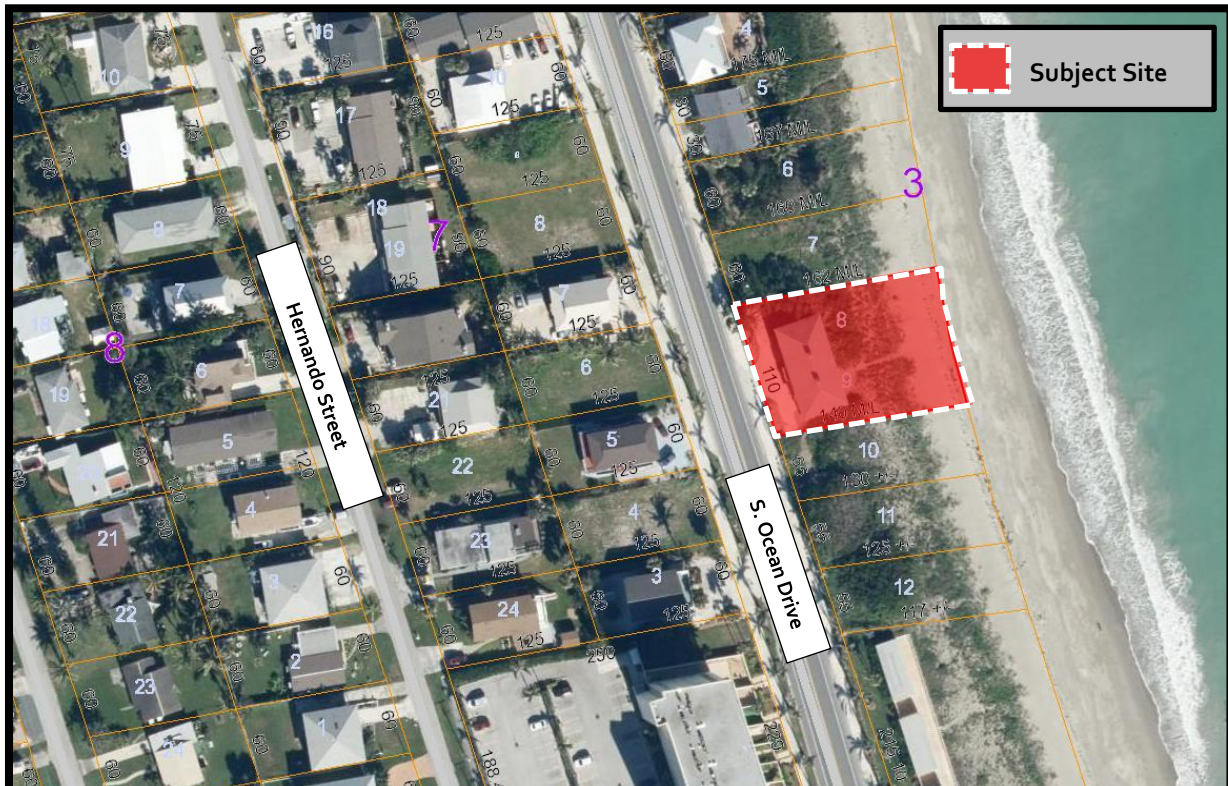
Number:	FD2002-2
Issue Date:	Oct 10, 2002
Description:	Unknown
Amount:	\$0
Fee:	\$150
Number:	RD2002-1
Issue Date:	Nov 6, 2002

Description:	New Residential Multi Family
Amount:	\$0
Fee:	\$3,272
Number:	IRR200341
Issue Date:	Dec 22, 2003
Description:	Yard Sprinkler System
Amount:	\$1,950
Fee:	\$100
Number:	BP09-1311
Issue Date:	Aug 7, 2009
Description:	Alterations/Remodeling
Amount:	\$310
Fee:	\$50
Number:	BP13-2585
Issue Date:	Aug 5, 2013
Description:	Air Conditioning Only
Amount:	\$3,403
Fee:	\$155
Number:	BP18-0953
Issue Date:	Jun 4, 2018
Description:	Enclosure
Amount:	\$500
Fee:	\$0
Number:	BP18-1271
Issue Date:	Jun 4, 2018
Description:	Enclosure
Amount:	\$500
Fee:	\$0
Number:	BP19-0146
Issue Date:	Jan 16, 2019
Description:	Roof
Amount:	\$40,000
Fee:	\$0

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

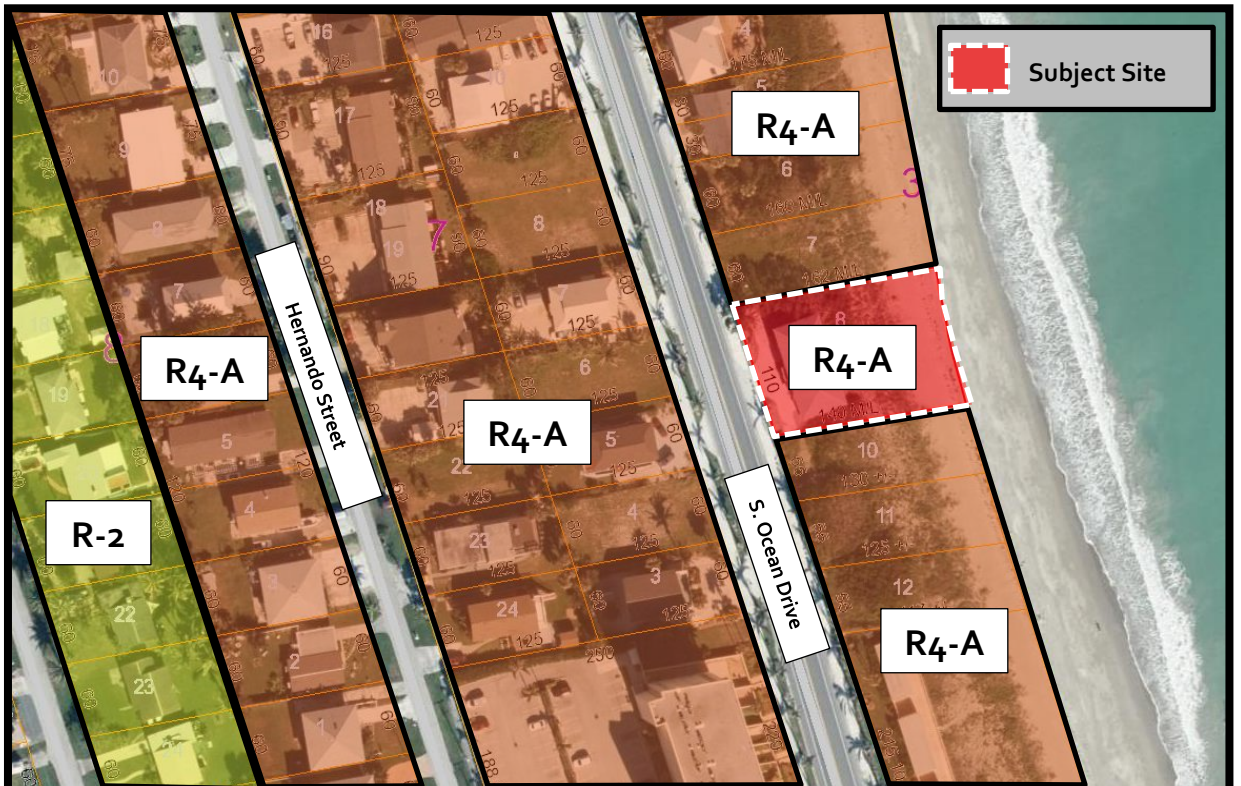
This information is believed to be correct at this time but it is subject to change and is not warranted.  
© Copyright 2019 Saint Lucie County Property Appraiser. All rights reserved.


 Subject Site



Conditional Use  
316 S. Ocean Drive  
Aerial Map





 Subject Site

R4-A

R-2

Hernando Street

R4-A

S. Ocean Drive

R4-A

R4-A

R4-A



Conditional Use  
316 S. Ocean Drive  
Zoning Map





**TO:** Steve Tarr, Applicant  
**FROM:** Rebecca Grohall, AICP Planning Director  
**RE:** **TECHNICAL REVIEW COMMITTEE REVIEW COMMENTS**  
**DATE:** FEBRUARY 1, 2019

---

### Conditional Use with New Construction – 316 S. Ocean Dr.

Attached are the comments received from the TRC. Please review the comments received for the proposed dune crossing and exterior staircase. Please note comments were not received from the Transportation Planning Organization (TPO), FP Public Works, or St. Lucie County Engineering, although comments were received from St. Lucie County.

FP Building – lighting, if any, should comply with regulations for the protection of sea turtles.

FP Planning – the 12 x 12 deck is not reflected on the DEP permit. Please ensure the permit is modified if you wish to proceed.

SLC Planning, in conjunction with SLC Erosion Control District:

1.) The Conditional Use Plan is updated to certify the proposed observation deck (12ft. by 12ft. – Future) will not be located the perpetual construction easement contained in Resolution No. 98-016, as recorded in OR Book 1154, Pages 1351-1360.

2.) The segment of the proposed dune cross-over extending into the perpetual construction easement, contained in Resolution No. 98-016, as recorded in OR Book 1154, Pages 1351-1360, is approved by the St. Lucie County Erosion District where applicable in accordance with the requirements of said easement or is eliminated, prior to issuance of a building permit by the City of Fort Pierce. The contact information for St. Lucie County Erosion District is:

Joshua Revord, P.E., Coastal Engineer St. Lucie County Erosion District - (772) 462-1269 / [RevordJ@stlucieco.org](mailto:RevordJ@stlucieco.org).

Alternatively, the applicant may consider modification to the proposed conditional use plan to reflect adjustment to the observation deck location and note acknowledging appropriate approval or elimination of a portion of the structural crossover extending into this easement.

This project is scheduled for Feb. 12<sup>th</sup> Planning Board meeting at 6:00 PM and Tuesday, Feb. 19<sup>th</sup> City Commission meeting at 6:00 PM.

If you have questions, please feel free to email [rgrohall@city-ftpierce.com](mailto:rgrohall@city-ftpierce.com) or call 467-3729. Thank you!



Conditional Use with New Construction - 316 S. Ocean Dr.

Martha Kerr

to:

'arosenenthal@city-ftpierce.com'

01/22/2019 12:04 PM

Hide Details

From: "Martha Kerr" <mkerr@fpua.com>

To: "'arosenenthal@city-ftpierce.com'" <arosenenthal@city-ftpierce.com>

Good morning,

Below are FPUA comments on the submission for Conditional Use with New Construction – 316 S Ocean Dr.

W/WW Engineering: Approved

Electric & Gas Engineering: Approved

Thank you



Martha Kerr

*Staff Assistant*

*W/WW Engineering Department*

*Fort Pierce Utilities Authority*

1701 S. 37<sup>th</sup> Street,

Fort Pierce, FL 34984

772.466.1600 Ext. 3473

772.468.2414 Fax

---

Please note: Florida has a very broad public records law. Most written communications to or from Fort Pierce Utilities Authority employees regarding government business are public records, available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

(For additional information, go to [http://www.fpua.com/important\\_information/privacy.php](http://www.fpua.com/important_information/privacy.php))



THE SUNRISE CITY  
**FORT PIERCE**  
ENGINEERING  
DEPARTMENT

Florida

RECEIVED

**To : Rebecca Grohall, AICP, Planning Director**

JAN 18 2019

**FROM : John R. Andrews, P.E., City Engineer**

CITY OF FORT PIERCE  
PLANNING & ZONING

**RE : 316 South Ocean Drive Conditional Use - Dune Crossover  
TRC No. 18-01000003**

**DATE : January 18, 2019**

This is to advise you that we have completed the review of the following documents as received by this office on January 17, 20189:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Conditional Use Application                           | <input type="checkbox"/> Construction Drawings                                   |
| <input type="checkbox"/> Test Reports & Related Documents                                 | <input type="checkbox"/> Executed Construction Contract                          |
| <input type="checkbox"/> Record Drawings  | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies |  |

Based on our reviews and appropriate site final inspection, we

- |   |   |                              |
|---|---|------------------------------|
| <input checked="" type="checkbox"/> Recommend       | <input type="checkbox"/> Do Not Recommend |                              |
| <input checked="" type="checkbox"/> Conditional Use | <input type="checkbox"/> Building Permit  | <input type="checkbox"/> C/O |

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

See attached for engineering comments

JRA/TST/tst

Q:\ENGINEERING\Site Development Projects\Addresses\305 South Ocean Drive\CU Approval- 011819.docx



**Fw: TRC Review Needed by Jan. 31, 2019**

**Peggy Arraiz** to: Rebecca Grohall

Cc: Alicia Rosenthal

01/24/2019 05:39 PM

Code does not have any comments.

**Margaret M. (Peggy) Arraiz | Code Compliance Manager | City of Fort Pierce**

Community Response Divisions

Code Enforcement & Animal Control

Phone: 772.467.3148 • Fax: 772.468.0457 • 100 North U.S. 1 Fort Pierce, FL 34950

[Website](#) | [Facebook](#) | [Survey](#)



----- Forwarded by Peggy Arraiz/cfp on 01/24/2019 05:38 PM -----

From: Alicia Rosenthal/cfp  
To: jschramm@fppd.org, EngelD@stlucieco.org, ReedR@stlucieco.org, base@stlucieco.org, ChambersG@stlucieco.org, haysd@stlucieco.org, pendarvisl@stlucieco.org, mreals@fppwd.com, jcisneros@fpua.com, jcarnes@fpua.com, dekleM@stlucieco.org, definie@stlucieco.org, buchwaldp@stlucieco.org, olsonl@stlucieco.org, djohnson@fppwd.com, marty.sanders@stlucieschools.org, WWW\_FP UA@fpua.com, plaguerre@fpua.com, jmittler@fpua.com, dingy@stlucieco.org, mkerr@fpua.com, lammers@fpua.com, keymail@fpua.com, dknupp@slcfd.org, dhobley-burney@fppd.org, david.koerner@flhealth.gov, Peggy Arraiz/cfp@cfp, Tracy Telle/cfp@cfp, Paul Bertram/cfp@cfp, Julie Bye/cfp@cfp, Mike Reals/cfp@cfp, Linda Cox/cfp@cfp, Karen Murphy/cfp@CFP, Landryb@stlucieco.org, Paul Thomas/cfp@cfp, Keona.Gardner@tcpalm.com, Lhudson@city-ftpierce.com, Rsessions@city-ftpierce.com, Ralexander@city-ftpierce.com, Tperona@city-ftpierce.com, in2lawfl@aol.com, sarah772@bellsouth.net, Tomperona@gmail.com, Jeremiah Johnson/cfp@CFP, osteen@slccommercial.com, PLangel@slcfd.org, bentonk@stlucieco.org, santamariam@stlucieco.org, anjohnson@fpua.com, dspotts@fppd.org, knorris@fppd.org, rridle@fppd.org  
Cc: Rebecca Grohall/cfp@cfp  
Date: 01/23/2019 01:08 PM  
Subject: TRC Review Needed by Jan. 31, 2019

Good afternoon Technical Review Committee,

Please review the attached TRC packet for 316 S. Ocean Drive and send comments by January 31, 2019.

Thank you.

Alicia



TRC Packet 316 S. Ocean Drive.pdf

**Alicia Rosenthal | Executive Assistant | City of Fort Pierce**

Planning Department

Phone: 772.467.3729 • Fax: 772.466-5808 • 100 North U.S. 1 Fort Pierce, FL 34950

[Website](#) | [Facebook](#) | [Survey](#)



Tell us how we are doing! Customer Service is a Priority for the City of Fort Pierce. Please take a moment to complete our customer service survey by following this link:

<http://cityoffortpierce.com/FormCenter/Planning-13/Planning-Department-Customer-Service-Fee-81>



THE SUNRISE CITY  
**FORT PIERCE**  
POLICE DEPARTMENT  
"In Honor We Serve"

*Florida*

## Technical Review Committee meeting

January 31st, 2019

**(Quick turnaround project to meet turtle season deadline)**

Case # (no case # provided) Parcel ID # 2401-501-0022-000-5

(Steven Tarr residence) 316 S. Ocean Dr, Ft. Pierce FL 34950

Conditional use, no new construction

### Comments:

No comments at this time

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



Condition Use 316 S. Ocean Drive TRC Review SANDERS, MARVIN E. to: Alicia Rosenthal 01/23/2019 01:55 PM  
 Cc: "Rebecca Grohall"  
 From: "SANDERS, MARVIN E." <marvin.sanders@stlucieschools.org>  
 To: "Alicia Rosenthal" <arosenthal@City-FtPierce.Com>  
 Cc: "Rebecca Grohall" <rgrohall@city-ftpierce.com>

The St. Lucie County School District has reviewed the above reference project and have we do not have any comments or concerns.

Please feel free to contact me if you have any questions.

Marty E. Sanders, P.E.  
 Growth Management, Land Acquisition & Inter-Governmental Relations  
 School Board of St. Lucie County  
 Temporary office  
 582 NW University Blvd., Ste 500  
 Port St. Lucie, FL 34986

cell 772.216.5755

---

**From:** Alicia Rosenthal <arosenthal@City-FtPierce.Com>

**Sent:** Wednesday, January 23, 2019 1:08 PM

**To:** jschramm@fppd.org; EngelD@stlucieco.org; ReedR@stlucieco.org; base@stlucieco.org; ChambersG@stlucieco.org; hayds@stlucieco.org; pendarvisl@stlucieco.org; mreals@fppwd.com; jcisneros@fpua.com; jcarnes@fpua.com; deklem@stlucieco.org; definie@stlucieco.org; buchwaldp@stlucieco.org; olsonl@stlucieco.org; djohnson@fppwd.com; SANDERS, MARVIN E.; WWW\_FPUA@fpua.com; plaguerre@fpua.com; jmittler@fpua.com; dingy@stlucieco.org; mkerr@fpua.com; lammers@fpua.com; keymail@fpua.com; dknupp@slcfd.org; dhobley-burney@fppd.org; david.koerner@flhealth.gov; Peggy Arraiz; Tracy Telle; Paul Bertram; Julie Bye; Mike Reals; lcox@city-ftpierce.com; Karen Murphy; Landryb@stlucieco.org; Paul Thomas; Keona.Gardner@tcpalm.com; Lhudson@city-ftpierce.com; Rsessions@city-ftpierce.com; Ralexander@city-ftpierce.com; Tperona@city-ftpierce.com; in2lawfl@aol.com; sarah772@bellsouth.net; tomperona@gmail.com; Jeremiah Johnson; osteen@slccommercial.com; PLangel@slcfd.org; bentonk@stlucieco.org; santamariam@stlucieco.org; anjohnson@fpua.com; dspotts@fppd.org; knorris@fppd.org; rridle@fppd.org

**Cc:** Rebecca Grohall

**Subject:** TRC Review Needed by Jan. 31, 2019

Good afternoon Technical Review Committee,

Please review the attached TRC packet for 316 S. Ocean Drive and send comments by January 31, 2019.

Thank you.

Alicia

---

**Alicia Rosenthal | Executive Assistant | City of Fort Pierce**

Planning Department  
Phone: 772.467.3729 Fax: 772.466-5808 100 North U.S. 1 Fort Pierce, FL 34950

[Website](#) | [Facebook](#) | [Survey](#)



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Please Note: Florida has very broad public records laws. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please immediately notify the sender by reply e-mail and delete the e-mail and any associated materials from all devices.

ST. LUCIE COUNTY FIRE DISTRICT  
FIRE PREVENTION BUREAU  
Office of the Fire Marshal



Telephone: (772) 621-3322  
Fax: (772) 621-3604

## BUREAU OF FIRE PREVENTION

### SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: 316 S. Ocean Dr. (Staircase)

REVIEW DATE: January 28, 2019

PLANNER: ALICIA ROSENTHAL

REVIEWED BY: Captain Paul Langel

---

Site Plan Approved:   X  

Site Plan Approved with conditions: \_\_\_\_\_

Site Plan Approval withheld pending written acknowledgement of conditions: \_\_\_\_\_

Site Plan Rejected: \_\_\_\_\_

---

#### The Following Revisions Are Necessary:

- ~~1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <http://www.slcfcd.com/permits.htm>~~
- ~~2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.~~
- ~~3. Please provide an electronic copy of the Site Plan (pdf format)~~
- ~~4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.~~

*"Our Family Serving Yours"*

5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392

Telephone: (772) 621-3400 Fax: (772) 621-3500

[www.slcfcd.com](http://www.slcfcd.com)

January 28th, 2019

**Project:** 316 South Ocean Drive Conditional use with new  
construction  
**Subject:** SURVEY REVIEW  
**To:** Rebecca Grohall  
**From:** Rod Reed, PLS  
SLC-Engineering Division

All comments are based on the Standards of Practice per 5J-17.050 thru 5J-17.052

**SURVEY:**

- 1) I have no comments.

**Rod Reed, County Surveyor**  
St. Lucie County, Fl.  
2300 Virginia Avenue  
Ft. Pierce, Fl. 34982-5652  
[www.stlucieco.org](http://www.stlucieco.org)  
Ph. (772) 462-1721  
E-mail [reedr@stlucieco.org](mailto:reedr@stlucieco.org)

**TO:** Rebecca Grohall, AICP, Planning Director

**FROM:** Kori Benton, Senior Planner

**DATE:** January 31, 2019

**SUBJECT:** **Conditional Use with New Construction - 316 S. Ocean Dr.**  
Technical Review Project: # (None Provided)

---

The St. Lucie County Planning & Development Services Department has completed a review of the January 23, 2019 distribution of Technical Review Project# (None Provided), as described below.

### Background

Application for Conditional Use for construction seaward of the Coastal Construction Control Line (CCCL). The new construction is primarily for an exterior stair case on the north elevation, with a 6ft. by 47ft. foot dune crossover structure, and a proposed 12ft. by 12ft. observation deck adjacent to the dunes.

Review of the subject project was coordinated with the St. Lucie County Erosion Control District and Environmental Resources Department staff.

### *FDEP Project Description*

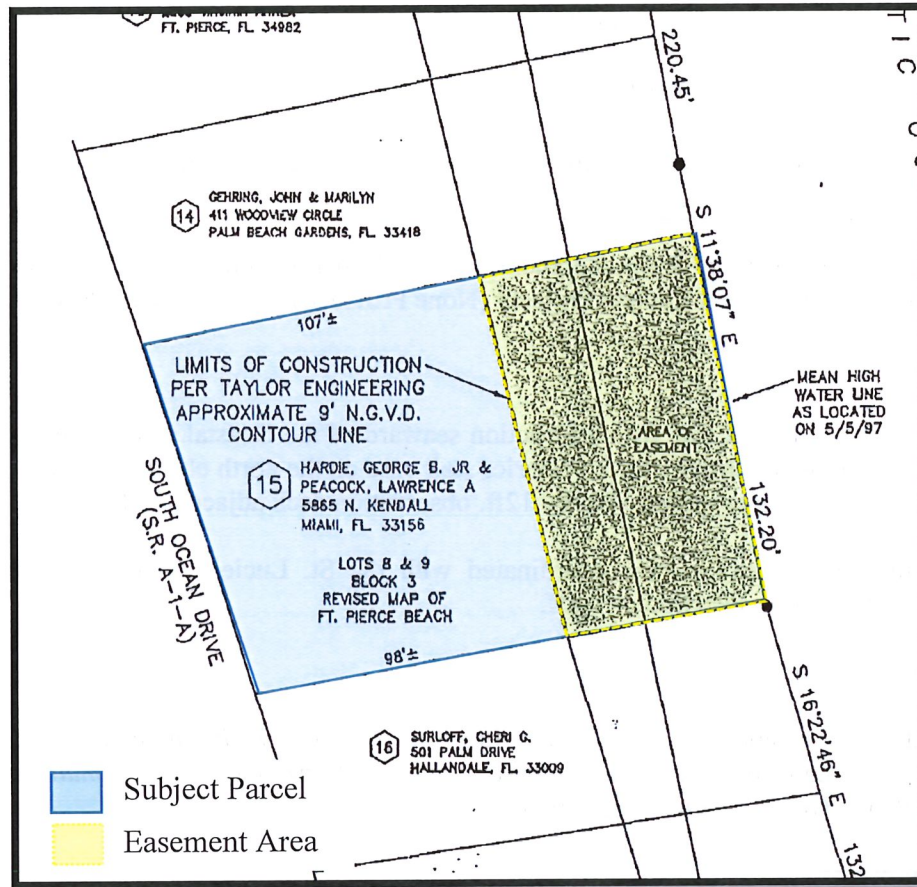
As proposed and in location(s) specified permittee may construct *stairway along north side of dwelling* from upper floor to ground level. In addition, permittee is also authorized to *construct multi-family dune walkover in area generally void of native dune vegetation.*

### Review Comments

- **Stair case on the north elevation**
  - No Comments or Objection
- **6ft. by 47ft. foot dune crossover**
  - St. Lucie County's Erosion District holds an irrevocable perpetual and assignable easement and right-of-way in, on, over and across a portion of the subject parcel, as display in the exhibit below and further described in Schedule "A" within the attached resolution recorded in Public Records. This easement is for the purpose of activities, structures, etc. intended for renourishment and maintenance of the Fort Pierce, Florida, Shore Protection Project and other beach and shorelines renourishment, maintenance and management projects (easement attached).
  - The proposed structure's eastern edge extends into this perpetual construction easement. The easement's language establishes the Grantor's right to construct "dune overwalk structures" within this area, as approved by the Grantee (St. Lucie County's Erosion District), but provides that such structures are "subordinate to the construction, operation, maintenance, repair,

rehabilitation and replacement of the project (Fort Pierce Beach Shore Protection Project). The applicant is encouraged to transition the proposed dune crossover structure to a non-structure, at-grade, walk within the easement area in order to avoid future impacts to improvements within this easement.

*Sketch of Easement Area:*



- **12ft. by 12ft. observation deck adjacent to the dunes.**
  - The observation deck is not identified in the FDEP Field Permit; the addition of the structure may require a different FDEP permit, and possibly further review by St. Lucie County Environmental Resources Department & Erosion Control upon determination of location, impacts to dune vegetation and mitigation if/where applicable. A site visit based upon final plans/location may be requested in coordination with FDEP to evaluate impacts to vegetation. The applicant should avoid proposal of this structure within the easement.

In accordance with the established easement, the Grantor (owner) shall obtain prior approval of the plans and specifications for such structures from the Grantee (St. Lucie County – Erosion Control District).

Please contact me at 772-462-2518 if you have any questions or would like to discuss the presented comments.

**Attachment**

Resolution 98-016: A resolution accepting a perpetual easement on behalf of St. Lucie County Erosion District: Perpetual Easement - Parcel ID #2401-501-0022-0005.

of the easement; reserving, however, to the **GRANTOR(s)**, (his) (her) (its) (their) (heirs), successors and assigns, the right to construct dune overwalk structures in accordance with any applicable Federal, State or Local laws or regulations provided that such structures shall not violate the integrity of the dune in shape, dimension or function, and that **prior approval of the plans and specifications for such structures shall have been obtained from the GRANTEE;** and provided further that such structures are subordinate to the construction, operations, maintenance, repair,

*Text  
CO-sac  
7/10/98  
PJ*

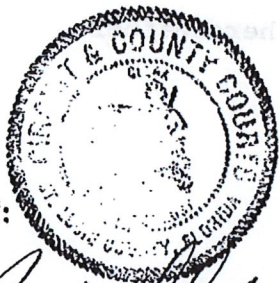
RESOLUTION NO. 98-016

A RESOLUTION ACCEPTING A  
PERPETUAL EASEMENT  
ON BEHALF OF ST. LUCIE COUNTY EROSION DISTRICT

BE IT RESOLVED by the St. Lucie County Erosion District, a Special Taxing District  
of the State of Florida, that:

The foregoing Perpetual Easement is duly accepted on behalf of St. Lucie County  
Erosion District this 9th day of June, 1998.

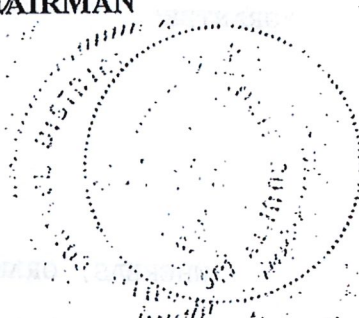
ST. LUCIE COUNTY EROSION DISTRICT  
a Special Taxing District



ATTEST:

*[Signature]*  
CLERK

BY: *[Signature]*  
CHAIRMAN



APPROVED AS TO FORM AND  
CORRECTNESS:

*[Signature]*  
COUNTY ATTORNEY

*Please return to: County Attorney*

This Document Prepared By  
Belinda H. Vose  
under the Direction of  
Daniel S. McIntyre, St. Lucie County Attorney  
St. Lucie County  
2300 Virginia Avenue  
Ft. Pierce, FL 34982  
Project Name: Fort Pierce, Florida, Shore Protection Project  
Parcel No.: 15/Hardie & Peacock nka Tillinger  
Part of Tax ID# 2401-501-0022-000/5

PERPETUAL EASEMENT

THIS EASEMENT is made this 11<sup>th</sup> day of MAY  
1998, by and between ROBERT TILLINGER, A MARRIED ADULT AND  
WENDALL TILLINGER, A MARRIED ADULT, AS TENANTS IN COMMON whose  
mailing address is 905 MOSLEY ROAD, LAKE ALFRED, FL 33850  
hereinafter "GRANTOR", and ST. LUCIE COUNTY EROSION DISTRICT, a  
Special Taxing District of the State of Florida, whose address is  
2300 Virginia Avenue, Ft. Pierce, FL 34982 hereinafter  
"GRANTEE".

R E C I T A L S :

WHEREAS, GRANTOR owns beach front property in Ft. Pierce,  
St. Lucie County, Florida; and

WHEREAS, the property described in Schedule "A" is not the  
homestead of the GRANTOR, who resides at 22707 SW 179 PL, MIAMI, FL 33170  
(Robert Tillinger) and 905 MOSLEY RD, LAKE ALFRED, FL (Wendall  
33850  
Tillinger); and

WHEREAS, the property line for GRANTOR'S property extends seaward to either the Erosion Control Line ("ECL") or the Mean High Water Line ("MHWL"); and

WHEREAS, the GRANTEE desires to assist in the implementation of a beach renourishment project landward of the ECL or MHWL onto a portion of the GRANTOR'S property as more particularly described on Schedule "A", said project more particularly described hereafter as the Fort Pierce, Florida, Shore Protection Project (hereinafter referred to as the "Project"), and other beach and shorelines renourishment maintenance and management projects which may be undertaken in the future by other local, state and federal agencies and GRANTOR will benefit directly therefrom; and

WHEREAS, some of the sand so deposited may be at points landward of both the ECL and MHWL and thus on the GRANTOR'S lands; and

WHEREAS, said Project may involve persons and equipment crossing over (landward of) the MHWL and ECL and on the GRANTOR'S property in order to place the sand according to the Project plans; and

WHEREAS, the GRANTOR acknowledges and agrees that the GRANTEE may grant and convey any and all rights vested in the GRANTEE hereunder to such other entities as it deems necessary in order to fully carry out the intent of the Project; and

WHEREAS, GRANTOR recognizes that its remaining land shall benefit from this Beach Renourishment Project; and

WHEREAS, GRANTOR hereby waives any and all rights to compensation which may be due GRANTOR by reason of the transactions contemplated herein in consideration of the benefits to be derived from the Project.

NOW THEREFORE, in consideration of the mutual benefits, covenants and conditions contained herein:

1. The parties acknowledge that the above recitals are true and correct and hereby incorporate same as part of this Agreement.
2. GRANTOR does hereby grant, establish and convey unto the GRANTEE, its agents, successors and assigns, an irrevocable perpetual and assignable easement and right-of-way in, on, over and across the land described in Schedule "A" for use by the GRANTEE, its representatives, agents, contractors, and assigns, to construct, preserve, patrol, repair, nourish,

rehabilitate, replace, operate, and maintain a public beach, a dune system and other erosion control and storm damage reduction measures together with appurtenances thereto, including the right to deposit sand; to accomplish any alterations of contours on said land; to construct berms and dunes to nourish and restore periodically; to move, store and remove equipment and supplies; to erect and remove temporary structures, and to perform any other work necessary and incident to the construction, periodic renourishment and maintenance of the Fort Pierce, Florida, Shore Protection Project and other beach and shorelines renourishment, maintenance and management projects which may be undertaken in the future by other local, state and federal agencies and the GRANTEE, together with the right of public use and access; to plant vegetation on said dunes and berms; to erect, maintain and remove silt screens and snow fences; to facilitate preservations of dunes and vegetation through the limitation of access to dune areas; to trim, cut, fell, and remove from said land all trees, underbrush, debris, obstructions, and any other vegetation, structures and obstacles within the limits of the easement; reserving, however, to the GRANTOR(s), (his) (her) (its) (their) (heirs), successors and assigns, the right to construct dune overwalk

structures in accordance with any applicable Federal, State or Local laws or regulations provided that such structures shall not violate the integrity of the dune in shape, dimension or function, and that prior approval of the plans and specifications for such structures shall have been obtained from the GRANTEE; and provided further that such structures are subordinate to the construction, operations, maintenance, repair, rehabilitation and replacement of the project; and further reserving to the GRANTOR(s), (his) (her) (its) (their) (hers), successors and assigns all such rights and privileges as may be used and enjoyed without interfering with or abridging the rights and easements hereby acquired, subject however to existing easements for public roads and highways, public utilities, railroads and pipelines.

3. This easement shall run with the land and shall be binding upon the GRANTOR and (his) (her) (its) (their) (heirs), successors and/or assigns.

IN WITNESS WHEREOF, this instrument is executed this 11<sup>th</sup>  
day of MAY, 1998.

TWO SEPARATE WITNESSES:

Matthew Tillinger  
1st Witness Signature

Robert Tillinger  
ROBERT TILLINGER, GRANTOR

Matthew Tillinger  
Printed Name of 1st Witness

William Robertson  
2nd Witness Signature

WILLIAM ROBERTSON  
Printed Name of 2nd Witness

Matthew Tillinger  
1st Witness Signature

Wendall Tillinger  
WENDALL TILLINGER, GRANTOR

Matthew Tillinger  
Printed Name of 1st Witness

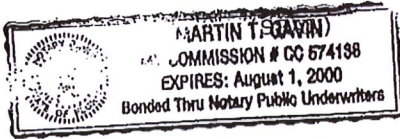
William Robertson  
2nd Witness Signature

WILLIAM ROBERTSON  
Printed Name of 2nd Witness

STATE OF FLORIDA )  
COUNTY OF POLK )

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized to take acknowledgments, personally appeared WENDALL TILLINGER AND ROBERT TILLINGER, to me known to be the person(s) described in and who executed the foregoing instrument (described type and date of attached instrument) PERPETUAL EASEMENT, MAY 11, 1998 that BOTH acknowledged before me that THEY executed the same. I relied upon the following form(s) of identification of the above named person(s) PERSONALLY KNOWN AND an oath (was / was not) taken.

WITNESS my hand and official seal in the County and State last  
aforesaid this 11<sup>th</sup> day of MAY, 1998.

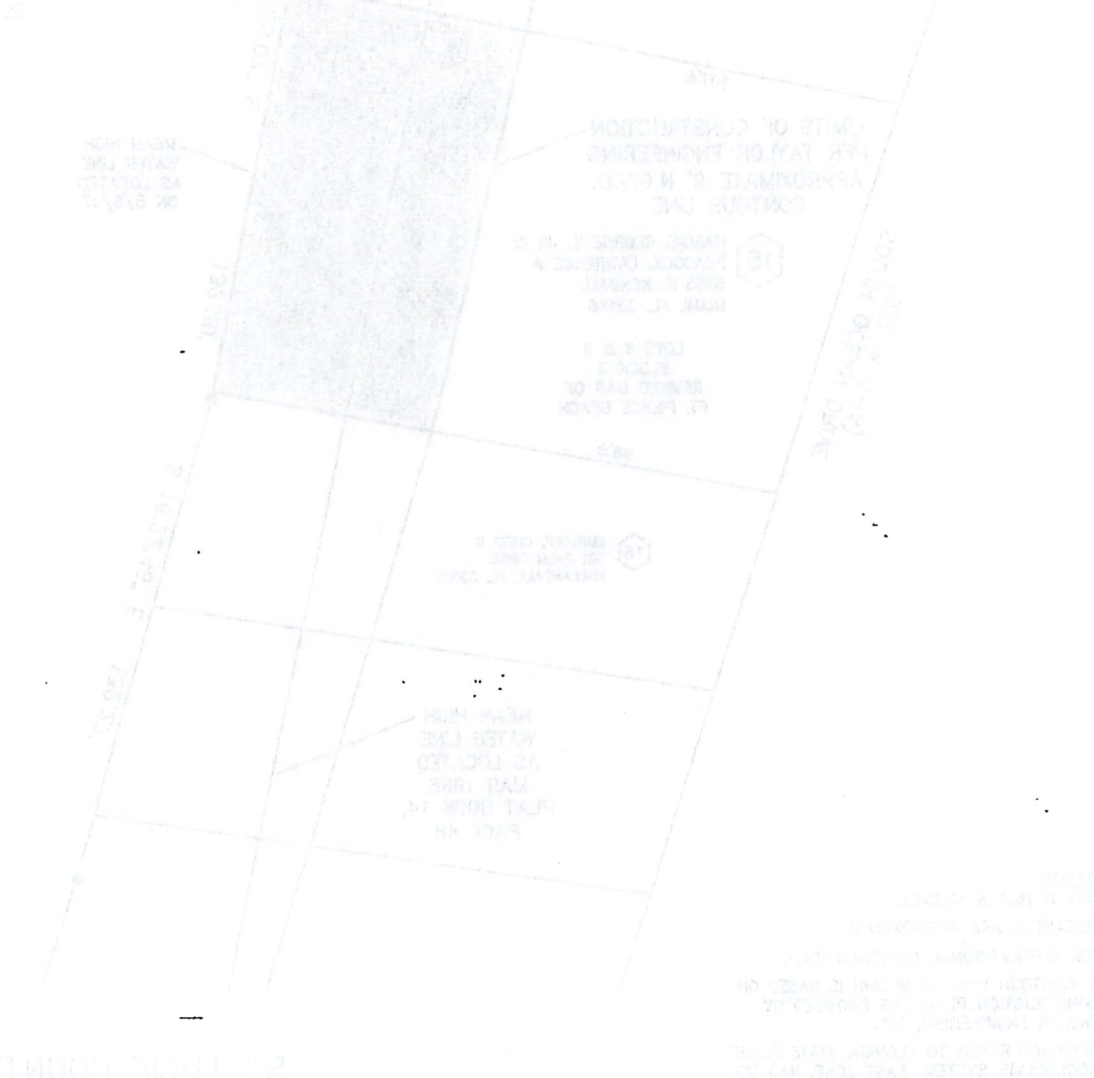


*Martin T. Gavin*  
Notary Public  
MARTIN T. GAVIN  
Printed Name of Notary Public  
My Commission Expires: 8/1/00

DESCRIPTION OF EASEMENT  
PARCEL 15

ALL THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL LYING  
EASTERLY (SEAWARD) OF CONTOUR ELEVATION 9.0 FEET NATIONAL  
GEODETIC VERTICAL DATUM (1929).

LOTS 8 AND 9, BLOCK 3, REVISED MAP OF FT. PIERCE BEACH SUBDIVISION,  
AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 29, OF THE  
PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE  
LAND LYING EASTERLY OF A LINE AS SHOWN ON THE SKETCH OF SURVEY  
RECORDED IN PLAT BOOK 14, AT PAGE 48 OF THE PUBLIC RECORDS OF ST.  
LUCIE COUNTY, FLORIDA.



OR BOOK 1154 PAGE 1359



Objection, if location is confirmed within Easement: In accordance with the easement restrictions, the observation deck should be relocated outside of the easement, in a location acceptable to federal/state/local jurisdictions with minimal impact to dune system and vegetation.

No Objection to these improvements/segments

Request: Applicant should file request to St. Lucie County Erosion District (Attn: Joshua Revord, PE) for this extension of the proposed crossover within a Perpetual Construction Easement, per easement restrictions. The TRC Comments encourage transition from the deck crossover into a sand walkway/crossing (non-fixed) within the easement, where feasible, to avoid impacts in the future during beach renourishment events.

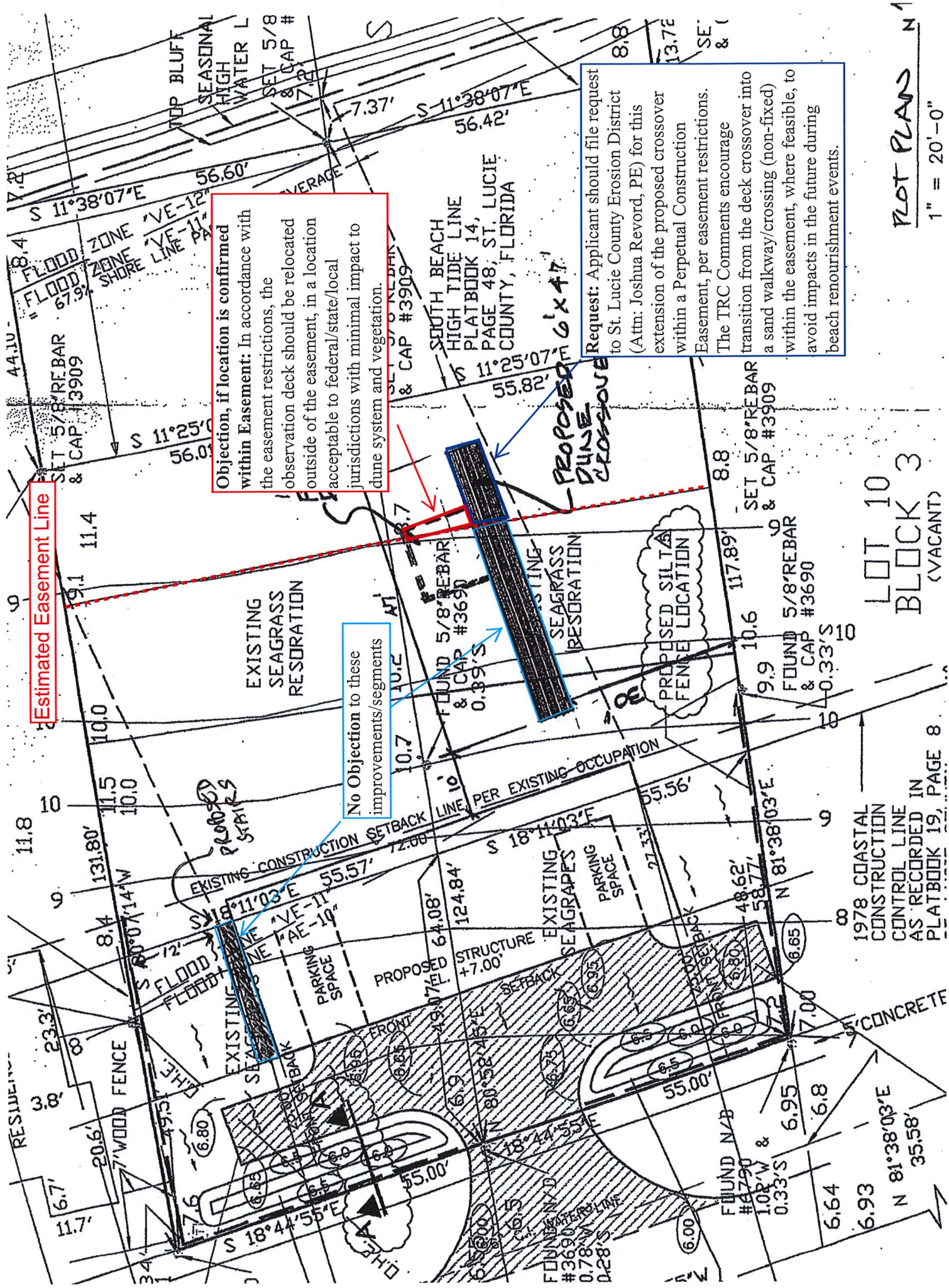
Estimated Easement Line

PROPOSED DUNE CROSSOVER

LOT 10  
BLOCK 3  
(VACANT)

1978 COASTAL CONSTRUCTION CONTROL LINE AS RECORDED IN PLATBOOK 19, PAGE 8


Plot Plans  
1" = 20'-0"







**MEMORANDUM**

**TO:** Rebecca Grohall, Planning Director  
**FROM:** Paul Thomas, CBO, CFM, Building Official   
**RE:** 316 S. Ocean Dr. – Conditional Use with New Construction -Tarr Residence  
**DATE:** January 30, 2019

---

If lighting is installed, the lighting shall comply with Article XIV "Protection of Sea Turtles," Section 5-375.

PT/km




THE SUNRISE CITY

**FORT PIERCE**  
BUILDING DEPARTMENT *Florida*

**MEMORANDUM**

**TO:** Rebecca Grohall, Planning Director

**FROM:** Paul Thomas, CBO, CFM, Building Official 

**RE:** 316 S. Ocean Dr. – Conditional Use with New Construction -Tarr Residence

**DATE:** January 30, 2019

---

If lighting is installed, the lighting shall comply with Article XIV "Protection of Sea Turtles," Section 5-375.

PT/km

**Planning Board**

**6.i.**

Meeting Date: 02/12/2019

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Information

REQUESTED ACTION

Abandonment - Easter Avenue Right-of-Way

LOCATION

Unopened Easter Avenue right-of-way east of S. Indian River Drive

RESPONSIBLE STAFF

Vennis Gilmore, Planning Analyst

RECOMMENDATION

Denial

---

Attachments

Staff Report

Applications

Survey

Easement

Plat

Title Search

Appraisal

TRC Comments

---

**Form Review**


Form Started By: Vennis Gilmore


Started On: 02/05/2019 09:20 AM

Final Approval Date: 02/06/2019



**TO:** Members of the City of Fort Pierce Planning Board

**THROUGH:** Rebecca Grohall, AICP, Planning Director 

**FROM:** Vennis Gilmore, Planning Analyst 

**RE:** **Abandonment of Unopened Right-of-Way  
 Easter Avenue**

**DATE:** February 5, 2019

**STAFF REPORT**

**Property Owner:** City of Fort Pierce

**Applicants:** RealTime Property Development Services, Inc., Steven M. Weaver  
 1157 Bel Air Drive  
 Daytona Beach, FL 32118

Botanical Sanctuary LLC, Gus Guitierrez  
 117 Orange Avenue  
 Fort Pierce, FL 34950

**Applicant's Request:** Approval of Abandonment of an unopened Easter Avenue right-of-way east of S. Indian River Drive

**Abutting Parcel ID(s):** 2410-810-0005-000-7 & 2410-810-0006-010-7

**Surrounding Zoning:**

North	East	South	West
C-1	A-2/Indian River	R-4	ROW

**Land Area of Subject ROW:** Approximately 0.11 acres

## **Staff Analysis:**

### ***Request***

In accordance with City Code Sections 17-1: Abandonment , the applicants, are requesting the City of Fort Pierce abandon an Easter Avenue right-of-way east of S. Indian River Drive, which abuts their land holdings.

The applicants own the properties adjacent to the northern and southern half of the subject Easter Avenue ROW. The applicant has provided utility location reports and has stated that there is a drainage easement along the center of the Easter Avenue ROW. The northern and southern half of the right-of-way segment is being considered for abandonment, based upon Florida State Statutes Chapter 336. Florida State Statutes Chapter 336 states that right-of-way is granted to adjacent property owners. The applicant to the north would receive the northern portion of the ROW and the other applicant will receive the southern portion. The applicants have provided the appraisal value of the entire Easter Avenue Right-of-Way. The entire Right-of-Way appraisal is \$9,000. Fifty (50) percent of the appraisal value equals \$4,500. Therefore, each applicant is required to pay the City of Fort Pierce a total of \$4,500.

The segment of Easter Avenue has been unimproved and has been utilized for utility infrastructure. The right-of-way segment sought for abandonment does however offer the City of Fort Pierce pedestrian and utility design advantage to the city, for future purposes. In the future, the City may opt to add recreational amenities similar to Melody Lane Pier or Citrus Avenue Kayak Launch. At their present state, the unopened right of ways provide additional view-points to the waterfront for anyone traveling along Indian River Drive, a Nationally Designated Scenic Highway. Abandonment of the subject ROW is not consistent with several sections of the City of Fort Pierce's Comprehensive Plan. Listed below are a few examples:

Section 1.8.2 Policy: (3) The City will coordinate with the Community Redevelopment Agency to encourage redevelopment and reinvestment within the Community Redevelopment Area by enhancing public open spaces, small community centers, amphitheaters, and address public access to the waterfront.

Section 7.4.3 Policy: The City of Fort Pierce shall actively pursue the development of linear parks and integrated open space systems along waterfront properties. This shall be accomplished by collocating pathways, pedestrian accommodations and plantings alongside waterways and water bodies such as, but not limited to, canals, creeks, streams, rivers, lakes, channels and other water features. Public access to waterfront areas shall be secured through the recordation of access easements or land dedication as outlined in the Land Development Regulations.

Section 7.4.5 Policy: The City of Fort Pierce, in conjunction with St. Lucie County, shall actively pursue the development of open space corridors that establish continuous linkages between park and recreation facilities, conservation areas, environmentally sensitive lands, non-vehicular pathways, natural water bodies, and other open space areas located throughout the City and extending beyond the City's municipal boundary.

Section 7.4.6 Policy: The City of Fort Pierce shall discourage development proposals that would degrade visual corridors or vistas, compromise peaceful enjoyment, or otherwise produce incompatibilities that may encroach upon public recreation facilities and open space resources. The Land Development Regulations shall be updated by December 2010 to account for this requirement.

Section 7.4.9 Policy: The City of Fort Pierce shall prohibit the encroachment of unrelated easements, dedications, reservations, encumbrances, utilities and tracts within the boundaries of required recreation acreages and facilities.

The Fort Pierce Utilities Authority (FPUA) has provided approval with conditions of the proposed abandonment. FPUA requires a 10' wide utility easement along the west side of the requested abandoned right-of-way. Additionally, they require a 5' easement on either side of the proposed drainage easement to accommodate for potential future service installations.



**Technical Review Committee**

All affected Departments have reviewed the proposed Abandonment.

**Staff Recommendation:**

Staff recommends the Planning Board forward a recommendation to **deny** the requested abandonment.



## Abandonment

Property address or Location 609 South Indian River Drive (Easter Avenue Right of way East of South Indian River Drive)

Parcel ID #(s) None for parcel to be abandoned. Parcel to North- 2410-810-0005-000-7 Parcel to South=2410-810-0006-010-7

Project description Abandonment and Sale of unimproved 50' Road Right of way to adjoining property owners

Rivers Edge Residence LLC Steven M. Weaver Managing Member

**Property Owner(s)**  
1157 Bel Aire Drive

**Street Address**  
Daytona Beach FL 32118

**City State Zip**  
772 370 0384

**Phone Number**  
realtimelfa@aol.com

**Email Address**

RealTime Property Development Services, Inc., Steven M. Weaver

**Applicant/Representative, Title, Company**  
1157 Bel Aire Drive

**Street Address**  
Daytona Beach FL 32118

**City State Zip**  
772 370 0384

**Phone Number**  
realtimelfa@aol.com

**Email Address**

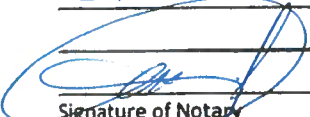
*Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

  
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of December, 2018, by Steve Weaver

who is personally known to me or has produced \_\_\_\_\_ as identification.

  
Signature of Notary



AMARIS ISABEL Gil.  
MY COMMISSION # FF 914194  
EXPIRES: August 30, 2019  
Bonded Thru Budget Notary Services

**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

# ABANDONMENT

Submit eight (8) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- Current survey, including property size
- Current Appraisal, Sketch, Size (in sq. ft.) & Legal Description of property for proposed abandonment
- Encumbrance Title Search
- Complete, notarized application

Application Type: Right-of-Way Abandonment

Reason for Abandonment Request: \_\_\_\_\_

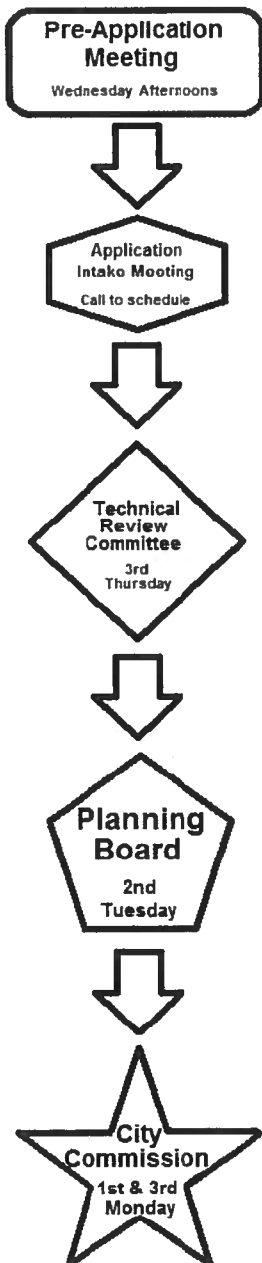
Add Property to Tax Role, Ensure property maintenance, eliminate vagrants & City liability

List any utilities visible or known to exist in the right of way: \_\_\_\_\_

**Storm Drain (See Attached Easement)**

Is the right of way in use or unopened?  In Use  Unopened

## Application Outlook





Bot:

## Abandonment

Property address or Location 600 South Indian River Drive (Easter Avenue Right of way East of South Indian River Drive)

Parcel ID #(s) None for parcel to be abandoned. Parcel to North-2410-810-0005-000-7 Parcel to South =2410-810-0006-010-7

Project description Abandonment and Sale of unimproved 50' Road Right of way to adjoining property owners

Botanical Sanctuary LLC (Gus Gutierrez)  
**Property Owner(s)**  
117 Orange Ave  
**Street Address**  
Fort Pierce Florida 34950  
**City State Zip**  
(772) 801-5729  
**Phone Number**  
HouseAndDesigns@Gmail.com  
**Email Address**

Botanical Sanctuary LLC (Gus Gutierrez)  
**Applicant/Representative, Title, Company**  
117 Orange Ave  
**Street Address**  
Fort Pierce Florida 45940  
**City State Zip**  
(772) 801-5729  
**Phone Number**  
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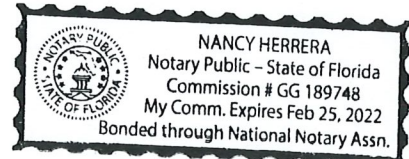
*Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other 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 St. Lucie  
 The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of January, 2019, by Gus Gutierrez who is personally known to me or has produced personally known as identification.

*[Signature]*  
 Signature of Notary

(seal)



**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 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



# ABANDONMENT

Submit eight (8) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- Current survey, including property size
- Current Appraisal, Sketch, Size (in sq. ft.) & Legal Description of property for proposed abandonment
- Encumbrance Title Search
- Complete, notarized application

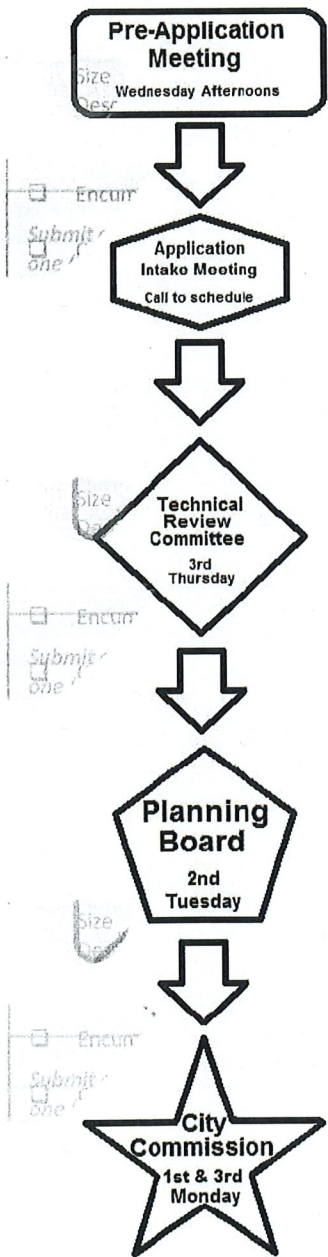
Application Type: Right-of-Way Abandonment

Reason for Abandonment Request: Make improvements for betterment for City

List any utilities visible or known to exist in the right of way: none at this time

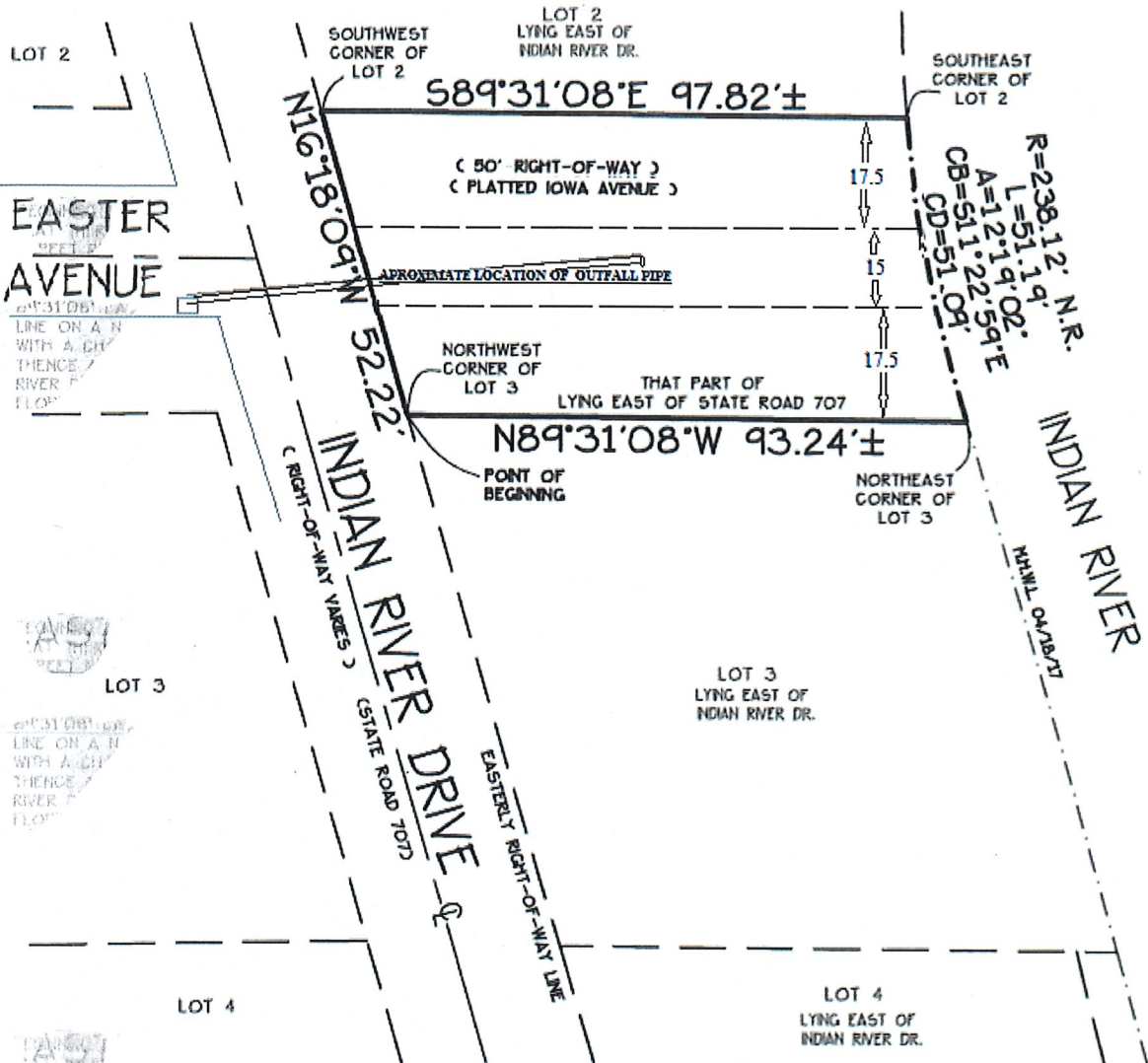
Is the right of way in use or unopened?  In Use  Unopened

## Application Outlook



# EXHIBIT "A"

ABANDONED ROAD RIGHT-OF-WAY OF EASTER AVENUE, LYING EAST OF STATE ROAD 707 (INDIAN RIVER DRIVE) MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THAT PART OF LOT 3 LYING EAST OF STATE ROAD 707 OF ANDREWS + RICHARDS RE-SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, AT PAGE 199, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AS SHOWN ON PLAT OF EXTENSION OF FINE STREET, RECORDED IN PLAT BOOK 2, PAGE 24, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 707 (INDIAN RIVER DRIVE), NORTH 16°18'09" WEST, TO THE SOUTHWEST CORNER OF THAT PORTION OF LOT 2 OF SAID ANDREWS + RICHARDS RE-SUBDIVISION LYING EAST OF SAID STATE ROAD 707, A DISTANCE OF 52.22 FEET, THENCE ALONG THE SOUTH LINE OF SAID PORTION OF LOT 2, SOUTH 89°31'08" EAST, TO THE MEAN HIGH WATER LINE OF THE INDIAN RIVER, A DISTANCE OF 97.82 FEET (MORE OR LESS), THENCE ALONG THE MEAN HIGH WATER LINE ON A NON-RADIAL CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 238.12 FEET, AN ARC LENGTH OF 51.19 FEET, A DELTA OF 12°19'02" ALONG WITH A CHORD BEARING SOUTH 11°22'59" EAST AND A CHORD DISTANCE OF 51.09 FEET TO THE NORTHEAST CORNER OF SAID PORTION OF SAID LOT 3, THENCE ALONG THE NORTH LINE OF SAID PORTION OF LOT 3, NORTH 89°31'08" WEST, TO THE EASTERLY RIGHT-OF-WAY OF STATE ROAD 707 (INDIAN RIVER DRIVE), A DISTANCE OF 93.24 FEET (MORE OR LESS) TO THE PLACE AND POINT OF BEGINNING. ALL LANDS LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.



*William E. Hayhurst*  
**WILLIAM E. HAYHURST**  
 PROFESSIONAL SURVEYOR & MAPPER  
 FLORIDA REGISTRATION NO 4416

*Alvin*  
 DATE SIGNED

- N.R. - NON-RADIAL
- L - LENGTH
- A - DELTA
- C.B. - CHORD BEARING
- C.D. - CHORD DISTANCE
- N - NORTH
- S - SOUTH
- E - EAST
- W - WEST
- MHWL - MEAN HIGH WATER LINE

\*SKETCH IS NOT A SURVEY\*

THIS DRAWING AND COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



**HAYHURST LAND SURVEYING INC.**  
 CERTIFICATE OF AUTHORIZATION NUMBER (L.B. 7364)  
 SURVEYING & MAPPING COMPANY  
 446 6TH ST. S.W. Unit-7  
 VERO BEACH, FL 32982  
 PHONE: (772) 569-6680  
 FAX: (772) 770-3446  
 hayhurstla@live.com

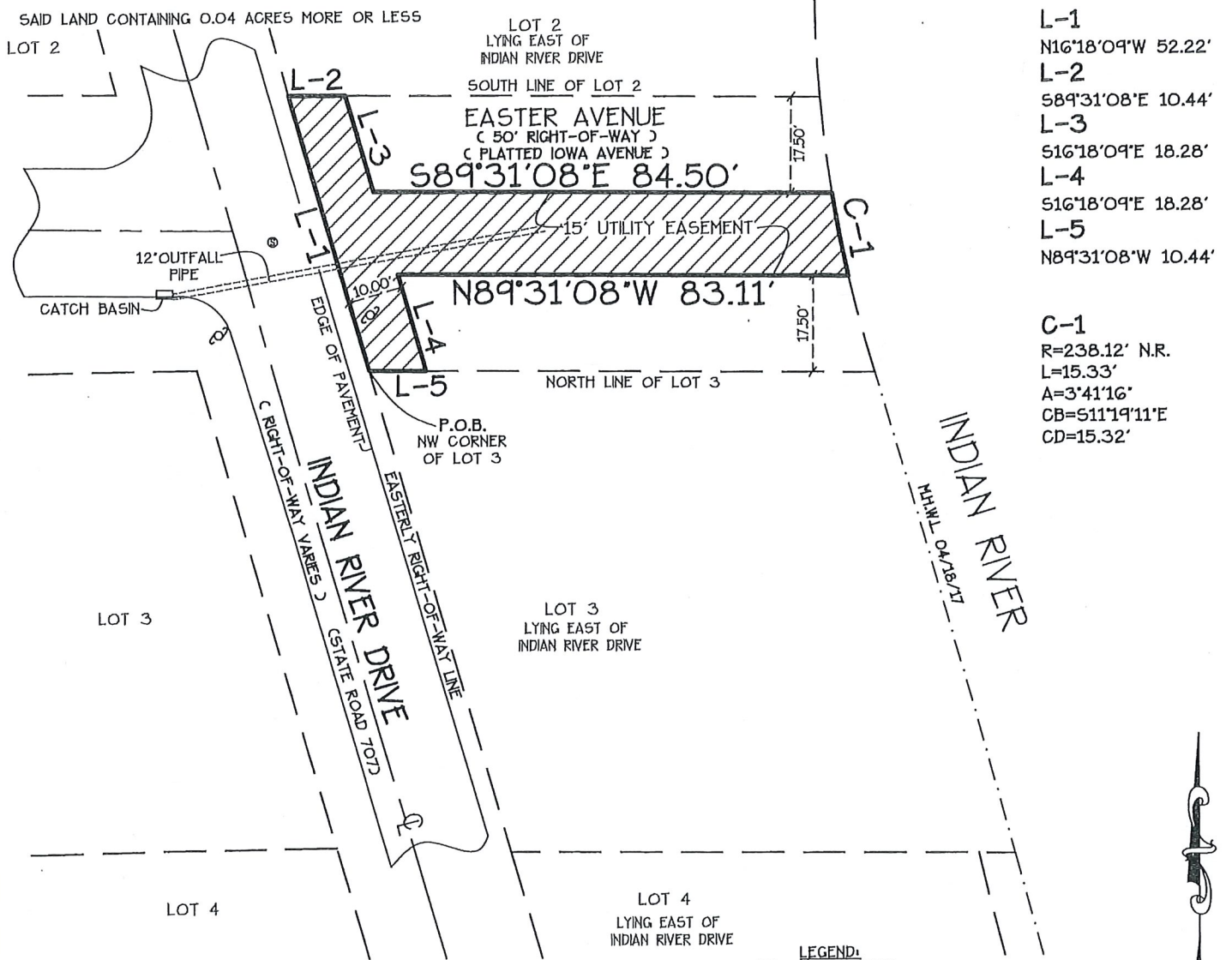
SURVEY TYPE	DATE	INT.	REVISIONS
SKETCH			
DRAWN BY: L.E.H.			
CHECKED BY: W.E.H.			
FIELD BOOK: 313			
PAGE NO: 42			
DATE PREP: 04/18/18			
SCALE: 1"=30'			
JOB NO: 11-063-L			

A UTILITY EASEMENT

# EXHIBIT "A"

LYING WITHIN A 50 FOOT RIGHT OF WAY OF EASTER AVENUE, EAST OF STATE ROAD 707 (INDIAN RIVER DRIVE), ANDREWS AND RICHARD RE-SUBDIVISION OF TYLER'S SUBDIVISION, SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 199, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LANDS LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3 OF SAID ANDREWS AND RICHARD RE-SUBDIVISION, THENCE ALONG THE EAST RIGHT OF WAY LINE OF STATE ROAD 707 (INDIAN RIVER DRIVE), NORTH 16°18'09" WEST, TO THE SOUTHWEST CORNER OF LOT 2 OF SAID RE-SUBDIVISION, A DISTANCE OF 52.22 FEET, THENCE ALONG THE SOUTH LINE OF SAID LOT 2, SOUTH 89°31'08" EAST, A DISTANCE OF 10.44 FEET, THENCE PARALLEL TO SAID EAST RIGHT OF WAY, SOUTH 16°18'09" EAST, A DISTANCE OF 18.28 FEET, THENCE, SOUTH 89°31'08" EAST, TO THE MEAN HIGH WATER LINE, A DISTANCE OF 84.50 FEET TO A NON-RADIAL CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 238.12 FEET, AN ARC LENGTH OF 15.33 FEET, A DELTA OF 03°41'16", ALONG WITH A CHORD BEARING SOUTH 11°19'11" EAST AND A CHORD DISTANCE OF 15.32 FEET TO A NON-TANGENT LINE, THENCE PARALLEL TO THE NORTH LINE OF SAID LOT 3, NORTH 89°31'08" WEST, A DISTANCE OF 83.11 FEET, THENCE PARALLEL TO SAID EAST RIGHT OF WAY, SOUTH 16°18'09" EAST, TO THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 18.28 FEET, THENCE ALONG THE NORTH LINE OF SAID LOT 3, NORTH 89°31'08" WEST, A DISTANCE OF 10.44 FEET TO THE PLACE AND POINT OF BEGINNING.



- L-1 N16°18'09"W 52.22'
- L-2 S89°31'08"E 10.44'
- L-3 S16°18'09"E 18.28'
- L-4 S16°18'09"E 18.28'
- L-5 N89°31'08"W 10.44'

- C-1 R=238.12' N.R.  
L=15.33'  
A=3°41'16"  
CB=511°19'11"E  
CD=15.32'

**LEGEND:**  
 N.R. - NON-RADIAL  
 N.R. - NON-RADIAL  
 L - LENGTH  
 A - DELTA  
 C.B. - CHORD BEARING  
 C.D. - CHORD DISTANCE  
 C.L. - CENTERLINE  
 POB - POINT OF BEGINNING  
 N - NORTH  
 S - SOUTH  
 E - EAST  
 W - WEST  
 MHWL - MEAN HIGH WATER LINE  
 POC - POINT OF COMMENCEMENT  
 LOC - LOCATION

*William E. Hayhurst*  
**WILLIAM E. HAYHURST**  
 PROFESSIONAL SURVEYOR & MAPPER  
 FLORIDA REGISTRATION NO 4416  
 1/24/19  
 DATE SIGNED

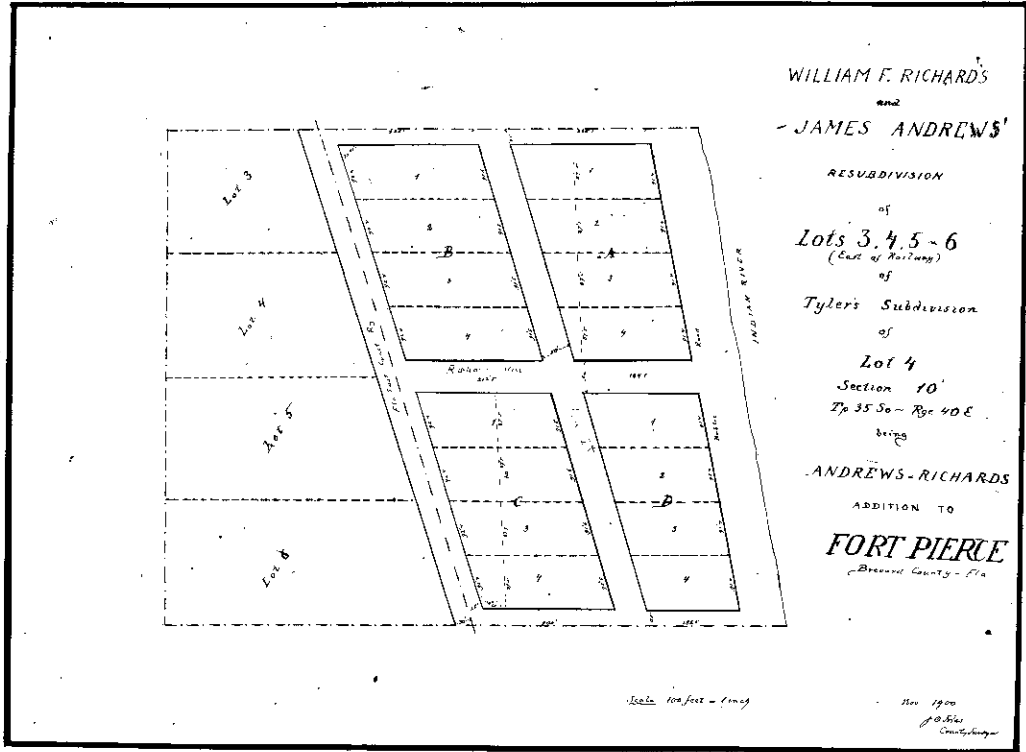
#SKETCH IS NOT A SURVEY#

SURVEY TYPE	DATE	INT.	REVISIONS
SKETCH			
DRAWN BY: L.E.H.	1/15/19	LEH	REV. LEGAL
CHECKED BY: W.E.H.	1/24/19	WEH	UTILITY DEPTH PIPE
FIELD BOOK: 313	1/24/19	WEH	REMOVED NOTE
PAGE NO: 42			
DATE PREP: 12/28/18			
SCALE: 1"=30'			
JOB NO: 11-063-L			

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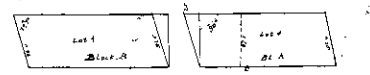
**HAYHURST LAND SURVEYING INC.**  
 CERTIFICATE OF AUTHORIZATION NUMBER (C.B. 7364)  
**SURVEYING & MAPPING COMPANY**  
 445 9TH ST. S.W. Unit-7  
 VERO BEACH, FL. 32968  
 PHONE: (772) 569-6680  
 FAX: (772) 770-3446  
 hayhurstla@live.com



Filed for Record in the Clerk's  
Office Brevard County, Florida  
This... P.L. ... July 1 1900  
and Recorded in Book... 112  
Page... 112

*W. F. Richards*  
D. Richards  
By *W. F. Richards*

Transcribed from the Original  
Nov 18 1900 by J. O. Price  
County Surveyor



Resubdivision of  
Lot 1 - Block A and Lot 1 Block B  
of above Addition  
Dec 10 1900

See line and note above plat  
for the new subdivision

I hereby authorize the 10' highway in the road  
as shown by red line in Lot 1 of B. & F. P.  
James Andrews for  
Andrews & Richards

Order #

## RELIABLE TITLE SEARCH, INC.

5110 Buchanan Dr.  
Ft. Pierce, Fl. 34982

Telephone 772-489-9650  
Fax 772-489-9651  
E-mail: ReliableTitleSearch@comcast.net

### SEARCH

DATE: January 14, 2019

Search No. 1916  
From 1/1/1897  
Through 1930 at 5:00 p.m.

The undersigned has commenced this search with the first date aforementioned and ended said search as stated above. There has been no attempt to review the instruments for accuracy.

---

A search for the road/easement for Iowa Avenue now known as Easter Ave was conducted, in the Public Records of St. Lucie County, Florida for the aforesaid dates and the following of record was found.

The road is located on the plat map of Andrews and Richards Re-subdivision of Tyler's subdivision, in Section 10, Township 35 South, Range 40 East, as per plat thereof on file in Plat Book 1, Page 199, of the Public Records of Brevard County, Florida, now known as St. Lucie County, Florida. This is a re-subdivision of Tyler's subdivision. The plat does not state who platted the property but I researched Tyler, Andrews and Richards for property related to the 10-35-40. The subdivision was platted and developed in 1902 in Brevard County, Florida, now known as St. Lucie County, Florida. A copy of the plat is attached from Brevard County and from St. Lucie County, Florida.

A sale of real estate by Guardian document was found in 1920. This document was ordering the sale of the property in question in 1897 from the Estate of Fred R. Tyler but does not state to whom the property was sold to. Nor any deed was found. A copy of this document is attached.

In 1905 a deed was found into James Andrews for the property abutting the Iowa Avenue easement in Deed Book 1, Page 78, of the public records of Brevard County, Florida, now known as St. Lucie County, Florida. A copy of this document is attached.

Further evidence of the Iowa Avenue easement was address in the City Minutes on June 2, 1909. It address's the width of the right of way to be 30 feet and the surplus of 10 feet on each side to revert to the abutting lot owners. A copy of this document is attached.

No other documents, encumbrances or ordinances have been found at this time, from St. Lucie County public records, nor through the engineering department of the City of Fort Pierce, Florida. At some point the street was renamed to Easter Avenue, but no ordinance or document was found stating when that took place. The two properties abutting the now known Easter Avenue have been searched and no additional information was obtained regarding the easement for right of way.

**RELIABLE TITLE SEARCH, INC.**

*Teresa S. Kaulson*

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**APPRAISAL OF THE EASTERLY EXTENSION OF  
EASTER AVENUE RIGHT OF WAY  
EAST OF SOUTH INDIAN RIVER DRIVE  
FRONTING THE WEST BANK OF THE  
INDIAN RIVER  
FORT PIERCE, FLORIDA**

**PREPARED FOR  
Steve M. Weaver, Sr.  
c/o Rivers Edge Residence, LLC  
1157 Bel Aire Drive  
Fort Pierce, FL 32118**

**DATE OF APPRAISAL: December 28, 2018 (Date of inspection)**

**Prepared by:**

**Daniel D. Fuller, MAI  
State-Certified General  
Real Estate Appraisal RZ567**

**FULLER-ARMPFIELD-WAGNER  
Appraisal & Research, Inc.  
200 S. Indian River Dr., Suite 309  
Fort Pierce, Florida 34950**

Appraisal No. 20069

**FULLER-ARMFIELD-WAGNER Appraisal & Research, Inc.**

200 S. Indian River Dr., Suite 309, Fort Pierce, FL 34950

772-468-0787 / [faw\\_app@bellsouth.net](mailto:faw_app@bellsouth.net)

Daniel D. Fuller, MAI, SRA, State-Certified General Real Estate Appraiser RZ567

December 31, 2018

Steve M. Weaver, Sr.  
c/o Rivers Edge Residence, LLC  
1157 Bel Aire Drive  
Fort Pierce, FL 32118

**RE: Easter Avenue right of way east of S. Indian River Drive, fronting the west bank of the Indian River, Fort Pierce, FL**

Dear Mr. Weaver:

As per our appraisal services contract, on December 28, 2018 I completed an inspection of the referenced property, and I have completed an analysis of the market influences affecting the subject property to provide an opinion of the market value of the fee simple interest in the property as of my date of inspection.

Because research did not provide sales of properties similar too subject, an "across the fence" appraisal method is applicable where adjacent property is appraised establishing an incremental unit of value which is then applied to the subject as an indication of market value.

ACROSS THE FENCE METHOD of VALUATION - Defined *Source, Appraisal Institute, Dictionary of Real Estate Appraisal, 5th ed.* A land valuation method often used in the appraisal of corridors. The across the fence method is used to develop a value opinion based on comparison to abutting land.

Your attention is directed to the Scope of Work, and introductory comments within the Sales Comparison Approach section of this report.

The appraisal adheres to the Uniform Standards of Professional Appraisal Practice (USPAP), presented in a USPAP defined "Appraisal Report".

- Client: Steven M. Weaver, Sr. representing principals within Rivers Edge Residence, LLC.
- The Intended Use of this appraisal is for purchase negotiations by representatives of Rivers Edge Residence, LLC and the appraisal is not intended for another use.
- The Intended User of this report are representatives of Rivers Edge Residence, LLC, representatives of the northerly adjacent property owner, Botanical Sanctuary, LLC, and the Fort Pierce City Commission and/or Commission representatives.
- The appraisal and report are subject to the Ordinary Limiting Conditions, Extraordinary Assumptions, and Certification included within this report.

---

Mr. Weaver  
December 31, 2018  
Page Two

In summary, based upon the available data and analysis of the data as presented in this report, it is my opinion the Market Value of the Fee Simple Interest in the subject of this appraisal, "as is", as of December 28, 2018, is:

**NINE THOUSAND DOLLARS -\$9,000-**

I believe you will find the appraisal and report complete, but if there are questions, please contact me at your convenience.

Sincerely,



Daniel D. Fuller, MAI  
State-Certified General Real Estate Appraiser RZ567

DDF/asf -20069 Weaver report

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SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

Property Type: Platted, unopened Easter Avenue right of way.  
 Current Use: Vacant.  
 Address/Location: East side of South Indian River Drive and west bank of Indian River, Ft. Pierce, FL.

Date of Appraisal: December 28, 2018  
 Date of Inspection: December 28, 2018  
 Date of Report: December 31, 2018  
 Inspected by: Daniel D. Fuller, MAI

Purpose of the Appraisal: Estimate Market Value  
 Property Rights Appraised: Fee Simple  
 Report Prepared: December 2018  
 Report Format: "Appraisal Report" as defined in USPAP.

Land: Area: \*0.10965 acres (4,777 square feet)  
 Frontage: 52.22+ feet (S. Indian River Dr.)  
 51.09+ feet (west bank of Indian River)  
 Depth: 95.53+ feet (average depth)

\*Note – subject's site size & dimensions were extracted from a survey compiled by William E. Hayhurst, professional survey & mapper, Florida Registration No 4416, Job No. 11-063-L, dated 4/18/18, and County Property Appraiser's Assessment Maps and the data is assumed accurate.

Improvements: None.

Census Tract: 3805  
 Flood Zone: Zone X – Area of Minimal Flood Hazard &  
 Zone AE (el 5') along Indian River shoreline  
 (FEMA Map12111C0179J, Community  
 Panel #120286 0179K, Preliminary 2/16/12)

Highest and Best Use "as is": Assemblage with adjacent properties.

Market value, Fee Simple Interest, "as is", as of December 28, 2018, is: **-\$9,000-**

---

### PROPERTY TYPE / CURRENT USE

- Property Type: Platted, unopened Easter Avenue right of way.
- Current Use: Vacant.

### SCOPE OF WORK

Mr. Steve M. Weaver, Sr., representing principals of Rivers Edge Residence, LLC, engaged my services to provide an opinion of the Market Value of the Fee Simple Interest in the subject as of my date of inspection.

MARKET VALUE – Defined *Market Value, as defined in Chapter 12, Code of Federal Regulation, Part 34.42, is:*

The most probable price in terms of money which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated.
2. Both parties are well informed or well advised, and each acting in what he considers his own best interest.
3. A reasonable time is allowed for exposure in the open market.
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents a normal consideration for the property sold unaffected by special or created financing or sales concessions granted by anyone associated with the sale.

FEE SIMPLE ESTATE - Defined *Source, Appraisal Institute, Dictionary of Real Estate Appraisal, 5th ed.*

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Because research did not provide sales of properties similar to subject, an "across the fence" appraisal method is applicable where adjacent property is appraised with the incremental unit of value of the adjacent property applied to the subject as an indication of market value.

ACROSS THE FENCE METHOD of VALUATION - Defined *Source, Appraisal Institute, Dictionary of Real Estate Appraisal, 5th ed.* A land valuation method often used in the appraisal of corridors. The across the fence method is used to develop a value opinion based on comparison to abutting land.

The subject is a vacant tract of land, thus valued exclusively via the Sales Comparison Approach.

Valuation within the Sales Comparison Approach developed for this appraisal assignment requires research for sales and list data from physically similar properties with a highest and best use similar to subject of the appraisal.

The subject is a unique property being an average 51.66 feet wide x an average 95.53 feet deep, plus as will be further discussed, the subject's topography consists of a steep

---

## SCOPE OF WORK (continued)

downward slope from South Indian River Drive to the Indian River shoreline. Thus, per zoning the subject does not meet minimum size and area for development as an independent property, plus subject's topography creates significant development challenges. Therefore, valuation via the "across the fence" method considers the subject's functional utility as a part of the valuation of an adjacent property.

Research was conducted for sales and listings of functional/developable properties similar too subject's immediate location and although research found limited data, the most similar properties are located within the City of Fort Pierce, thus the data analyzed is limited to properties located within or immediately adjacent to the Fort Pierce CBD.

Data gathered was verified with a knowledgeable participant of a transaction, and then the data was analyzed to interpret market trends. The analyzed data was then applied to the subject for a value indication. The final step was reconciliation of the values derived from the analysis of various properties to a final estimate of value.

The Cost Approach is not applicable as the subject does not include improvements. Also, the Income Approach is not applicable as properties in subject's market segment are not typically purchased for rental income.

The appraisal adheres to the Uniform Standards of Professional Appraisal Practice (USPAP), presented in a USPAP defined "Appraisal Report".

- Client: Steven M. Weaver, Sr. representing principals within Rivers Edge Residence, LLC.
- The Intended Use of this appraisal is for purchase negotiations by representatives of Rivers Edge Residence, LLC and the appraisal is not intended for another use.
- The Intended User of this report are representatives of Rivers Edge Residence, LLC, representatives of the northerly adjacent property owner, Botanical Sanctuary, LLC, and the Fort Pierce City Commission and/or Commission representatives.
- The appraisal and report are subject to the Ordinary Limiting Conditions, Extraordinary Assumptions, and Certification included within this report.

### APPRAISAL REPORT FORMAT

*Per Uniform Standards of Appraisal Practice (USPAP 2016-2017) – Standards Rule 2-2, each written real property appraisal report must be prepared under one of the following options and prominently state which options is used: Appraisal Report or Restricted Appraisal Report.*

The following report format is as stated within USPAP as an "Appraisal Report".

---

## EXPOSURE

**Exposure time:** - Source, *Appraisal Institute, Dictionary of Real Estate Appraisal*, 5th ed.

1. The time a property remains on the market.
2. The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market.

Exposure periods for the sale properties range from a few months to several years, with the extended periods caused by initial above market listing prices and market softening. However, it is expected that assuming the subject listed for sale at or near my opinion of value the subject would have sold within a 12-months period prior to the date of appraisal.

---

## ORDINARY LIMITING CONDITIONS AND UNDERLYING ASSUMPTIONS

1. The opinions value given in this report represents the opinion of the signer as of the DATE SPECIFIED. Real estate is affected by an enormous variety of forces and conditions will vary with future conditions, sometimes sharply within a short time. Responsible ownership and competent management are assumed.
2. This report covers the premises herein described only. Neither the figures herein nor any analysis thereof, nor any unit values derived therefrom are to be construed as applicable to any other property, however, similar the same may be.
3. It is assumed that the title to said premises is good; that the legal description of the premises is correct; that the improvements are entirely and correctly located on the property; but no investigation or survey has been made, unless so stated.
4. The opinion(s) given in this appraisal report are gross, without consideration given to any encumbrance, restriction or question of title, unless so stated.
5. Easements on the subject parcel may be unknown. Easements may not be recorded or may exist by customary use or other legal means. The appraiser has not nor is the appraiser qualified to search legal records as to the existence of easements.
6. Information as to the description of the premises, restrictions, improvements and income features of the property involved in this report is as has been submitted by the applicant for this appraisal or has been obtained by the signer hereto. All such information is considered correct; however, no responsibility is assumed as to the correctness thereof unless so stated in the report.
7. The physical condition of the improvements described herein was based on visual inspection. No liability is assumed for the soundness of structural members since no engineering tests were made of the same. The property is assumed to be free of termites and other destructive pests.
8. Possession of any copy of this report does not carry with it the right of publication, nor may it be used for any purpose by any but the applicant without the previous written consent of the appraiser or the applicant, and in any event, only in its entirety.
9. Neither all nor part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales or other media, without the written consent of the author; particularly as to the valuation conclusions, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute, or to the SRA or MAI designations.
10. The appraiser herein, by reason of this report is not required to give testimony in court or attend hearings, with reference to the property herein appraised, unless arrangements have been previously made.
11. The Contract for the appraisal/consulting services is fulfilled by the signer hereto upon the delivery of this report duly executed.
12. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and zoning laws unless non-compliance is stated, defined and considered in the appraisal report.
13. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in the field, if desired.
14. The Americans with Disabilities Act (ADA) became effective January 26, 1992, we have not made a specific compliance survey and analysis of this property to determine whether it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of ADA in estimating the value of the property.

---

### EXTRAORDINARY ASSUMPTIONS

(Note: extraordinary assumptions may influence the appraiser's opinion of value)

**EXTRAORDINARY ASSUMPTION** — *Source, Appraisal Institute, Dictionary of Real Estate Appraisal, 5th ed.*

An assumption, directly related to a specific assignment, which, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions.

Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis.

1. Subject's site size & dimensions were extracted from a survey complied by William E. Hayhurst, professional survey & mapper with Hayhurst Land Surveying, Inc., Florida Registration No 4416, Job No. 11-063-L, dated 4/18/18, and County Property Appraiser's Assessment Maps and my opinion of value assumes the data is accurate.

---

## CERTIFICATE OF APPRAISAL

I certify that, to the best of my knowledge and belief:

- a) The statements of fact contained in this report are true and correct.
- b) The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
- c) I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- d) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- e) My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- f) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- g) My analysis, opinion, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- h) I have made a personal inspection of the property that is the subject of this report.
- i) No one provided significant real property appraisal assistance to the person signing this certification.
- j) The reported analyses, opinion, and conclusions were developed, and this report has been prepared, in conformity with the requirement of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute including the Uniform Standards of Professional Appraisal Practice.
- k) The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- l) "As of the date of this report, I, Daniel D. Fuller, MAI, SRA, have completed the continuing education program for Designated members of the Appraisal Institute."
- m) This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
- n) I have not previously appraised this property no provided any services in any capacity related to this property in the three years prior to engagement for this assignment.



---

Daniel D. Fuller, MAI  
State-Certified General Real Estate Appraiser RZ 567

---

OWNER OF RECORD AND SALES HISTORY

Owner of Record

The subject is owned by the City of Fort Pierce, dedicated as right of way within the plat of Plat of Andrews & Richards Re-subdivision of Tyler's Subdivision, recorded in Plat Book 1, Page 199 of the Public Records of St. Lucie County, Florida

Sales History

No sales of the subject have ever occurred:

Lease Data

The subject is not leased.

Listing / Contract Data

The subject is not offered for sale and is not under a sale/purchase agreement.

LEGAL DESCRIPTION

The subject's legal description found in the following Legal Description Exhibit was authored by William E. Hayhurst, professional survey & mapper, Florida Registration No 4416, Job No. 11-063-L, dated 4/18/18:

Easements

Fort Pierce Utilities Authority underground lines appears to run along the east side of Indian River Drive and likely encumber some portion of the subject east of and adjacent to Indian River Drive. However, the subject is City owned thus easements are unlikely to be in-place, but upon a sale of the subject to a private owner, easements will likely be put in-place.

This is typical along most City neighborhood streets and the properties analyzed also have utility lines along street frontages, likely with easement within areas of utility lines.

Also, under private ownership the City may require a drainage easement to direct drainage from Indian River Drive & Easter Avenue to the river, although it does not appear formal drainage structures are in-place on the subject as of the date of my inspection.

I am unaware of other easements which may encumber the subject, but because easements may not be recorded or may exist by long term use or agreements, your attention is directed to Ordinary Limiting Conditions #5.

A map locating the subject and photographs of the subject comprise Exhibits following the Legal Description Exhibit.

---

LEGAL DESCRIPTION EXHIBIT

**EXHIBIT "A"**

ABANDONED ROAD RIGHT-OF-WAY OF EASTER AVENUE, LYING EAST OF STATE ROAD 707 (INDIAN RIVER DRIVE) MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THAT PART OF LOT 3 LYING EAST OF STATE ROAD 707 OF ANDREWS + RICHARDS RE-SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, AT PAGE 194, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AS SHOWN ON PLAT OF EXTENSION OF PINE STREET RECORDED IN PLAT BOOK 2, PAGE 24, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 707 (INDIAN RIVER DRIVE), NORTH 16°18'09" WEST, TO THE SOUTHWEST CORNER OF THAT PORTION OF LOT 2 OF SAID ANDREWS + RICHARDS RE-SUBDIVISION LYING EAST OF SAID STATE ROAD 707, A DISTANCE OF 52.22 FEET; THENCE ALONG THE SOUTH LINE OF SAID PORTION OF LOT 2, SOUTH 89°31'08" EAST, TO THE MEAN HIGH WATER LINE OF THE INDIAN RIVER, A DISTANCE OF 97.82 FEET (MORE OR LESS); THENCE ALONG THE MEAN HIGH WATER LINE ON A NON-RADIAL CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 238.12 FEET, AN ARC LENGTH OF 511.9 FEET, A DELTA OF 12°1'02" ALONG WITH A CHORD BEARING SOUTH 11°22'59" EAST AND A CHORD DISTANCE OF 51.09 FEET TO THE NORTHEAST CORNER OF SAID PORTION OF SAID LOT 3; THENCE ALONG THE NORTH LINE OF SAID PORTION OF LOT 3, NORTH 8°43'08" WEST, TO THE EASTERLY RIGHT-OF-WAY OF STATE ROAD 707 (INDIAN RIVER DRIVE), A DISTANCE OF 93.24 FEET (MORE OR LESS) TO THE PLACE AND POINT OF BEGINNING. ALL LANDS LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.



Subject Photographed 12/28/18



Subject's S. Indian River Dr. frontage



Easterly downward slope of subject to Indian River



Indian River view from subject

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## AREA DATA

A summary of City of Ft. Pierce and St. Lucie County Area Data is found in Addendum A of this report.

- The subject is located within the southerly environs of the Fort Pierce CBD.
- The subject is located within the southerly Fort Pierce city limits, but best identified as between Fort Pierce's primary development and north of the City of Port St. Lucie, a suburban location fronting a primary intra County arterial street.
- There are three incorporated cities within St. Lucie County, Fort Pierce, Port St. Lucie and St. Lucie Village.
- Fort Pierce is the oldest city with a 2010 census population of 41,590 and 2017 US Census Bureau population estimate of 44,581, an increase of approximately 7.2% for the seven-year period (1.0%/year).
- Port St. Lucie was incorporated in the early 1960's with population in 2010 of 164,603, and 2017 US Census Bureau population estimate of 189,344, an increase of approximately 15% for the seven-year period (2.2% per year).
- St. Lucie Village is a mostly residential community with a population of some 600 persons, and historically very little change in the community thus the community has nominal impact on the County.
- The 2010 census placed the County's total population at 277,789 with 2017 US Census Bureau population estimate of 313,506, an increase of approximately 12.8% for the seven-year period (1.8% per year).
- Over the past seven years the population growth within the City of Fort Pierce remained relatively nominal and expected to continue to grow at a relatively slow pace. A majority of the near-term growth in St. Lucie County is expected to occur in and surrounding the City of Port St. Lucie. To a great degree this occurs because the City of Ft. Pierce has little vacant land for new growth vs. the platted areas of the City of Port St. Lucie approximately 70% developed, plus large acreage tracts in the southwest environs of the City remain available for development.
- Demand in most market segments collapsed between late 2005 and early 2007 and demand remains inadequate to support new project development although within the City of Port St. Lucie housing construction is returning with new subdivision construction noted in 2018 with a majority of the County's near-term growth expected to occur in and around the City of Port St. Lucie with near term growth in the City of Ft. Pierce and northerly St. Lucie County expected to continue at its slow pace.

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## NEIGHBORHOOD DATA

Neighborhoods are defined as – “a group of complementary land uses; a congruous grouping of inhabitants, buildings, or business enterprises” - Source: Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 5th ed. (Chicago: Appraisal Institute, 2010)

### Neighborhood Boundaries

- North: Fisherman’s Wharf, 12± blocks north of the subject.
- South: Easter Avenue, at the subject.
- East: Indian River, subject’s east property line.
- West: 7<sup>th</sup> Street, 5± blocks west.

A Neighborhood Map depicting approximate neighborhood boundaries comprises the following Exhibit.

### Neighborhood Access

- North - South: U.S. 1, Second Street, Indian River Drive and Seventh Street.
- East – West: In the center of the CBD, Orange Avenue and Avenue A. At the north end of the neighborhood, Seaway Drive, and at the south end of the neighborhood, Citrus Avenue east of U.S. 1, and southerly east of the FEC railroad Easter Avenue, and Georgia Avenue west of the FEC railroad tracks, with Delaware Avenue in the middle of the south ½ of the neighborhood.

U.S. 1 is a primary high-volume highway which in the past was the prominent north-south route along Florida’s east coast and U.S. 1 remains a heavily traveled route for inter and intra county and Treasure Coast connections.

The primary east – west route through the CBD is Orange Avenue (S.R. 68).

Delaware Avenue, west of the FEC right of way extends west to 17<sup>th</sup> Street, 13 blocks west. East of the FEC right of way Delaware Avenue extends east two blocks, then crossing Indian River Drive the right of way connects to the Indian River.

Easter Avenue within subject’s immediate neighborhood runs east three blocks from the FEC RR R/W and includes the subject east of S. Indian River Drive. Easter Avenue is a neighborhood street.

Second Street is the center north-south street through the central CBD. Throughout its length Second Street is accessed by the primary and secondary east-west routes such as Orange Avenue, Avenue “A”, Citrus Avenue, Delaware Avenue and Easter Avenue. Second Street remains the primary street through the CBD and provides direct access to the County Courthouse and access from the CBD to Seaway Drive and the Ft. Pierce Beach neighborhood. Within the area of the subject Second Street is secondary, primarily servicing immediate neighborhood development.



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## NEIGHBORHOOD DATA (continued)

Indian River Drive is also a primary north-south street running through the east portion of the neighborhood, accessing CBD properties, providing inter and intra county access to south St. Lucie County and continues south into Martin County. The subject fronts the east side of Indian River Drive.

Streets such as Avenue "A", Citrus Avenue and Backus Avenue support Orange Avenue and Indian River Drive providing access from U.S. 1 to north and south portions of the neighborhood.

Seventh Street forms the approximate westerly CBD neighborhood boundary and provides a secondary north-south route from just north of the CBD neighborhood to residential neighborhoods lying south of the CBD.

Overall, access to the subject and all portions of the neighborhood is adequate and typical for a CBD neighborhood.

### Percent Developed and Property Uses

The neighborhood is approximately 90% developed. While very limited new development has occurred in the neighborhood in recent years, in approximately 2006 an office project was constructed on a site on Citrus Avenue and South 7<sup>th</sup> Street, and a federal courthouse was completed in December 2012 on a site forming the southwest corner of US 1 and Orange Avenue. Plus, during the past high demand period of 2004 – 2007, The Renaissance, a mixed-use project was constructed within the CBD. Since construction of the mentioned projects, no new development has occurred within the CBD.

There are a limited number of developable vacant sites within the neighborhood, and most remaining vacant sites are larger, capable of supporting mixed-use projects, thus development interest has been tempered. Redevelopment via razing older improvements is not expected to occur until demand strengthens, but even in a high demand market because of historic designations of older improvements, legally some improvements may not be legally razed.

The neighborhood consists of a mix of commercial properties including retail, office, restaurants, plus the neighborhood is heavily weighted with governmental properties including the St. Lucie County and Federal court facilities, plus social services agencies with residential properties located north, south and west of the neighborhood, plus as mentioned, The Renaissance mixed residential / commercial property was constructed in recent years, although there are a modest number of residential units in the project.

#### NEIGHBORHOOD DATA (continued)

The subject's neighborhood is the historical Central Business District (CBD) of the City of Ft. Pierce. Like most CBDs in older Florida cities the neighborhood flourished until the 1960's when modern suburban retail centers became vogue and the CBD could not compete with new modern large retail facilities with adequate convenient parking.

The subject's neighborhood experienced its economic bottom approximately thirty-five years ago and since then economic and property conditions have gradually improved. The City has invested heavily in refurbishing infrastructure within the CBD, the Main Street organization, and Community Redevelopment Agency (CRA) have also invested in the neighborhood, plus until about 2007 individual investor interest increased.

By early 2007 almost all properties in the core of the CBD, Avenue "A" to Citrus Avenue and U.S. 1 to the Indian River were restored. Some restorations were total and some to a much lesser degree but in most instances' property conditions were vastly improved. Also, as mentioned, one or two new properties were developed. However, beginning in early 2007 the economy moved into a recession with demand in the real estate markets all but totally disappearing. While in recent years' demand in the City's residential markets has significantly strengthened, demand in the commercial markets has only slowly absorbed space with rental rates and sales prices slowly increasing. Within the CBD owners are again refurbishing properties, although a neighborhood 7-11 developed in 2014 closed in early 2018, but there remains a relatively new Subway sandwich shop and local tenants now occupy a once long term vacant building located on the NE corner of Orange Avenue and 2<sup>nd</sup> Street, and a former bank property at the SE corner of Orange Avenue and 2<sup>nd</sup> Street has been totally remodeled to a mixed use retail center with two restaurants as anchor tenants. The former "JC Penny" building at the SE corner of 2<sup>nd</sup> Street and Avenue "A" has been remodeled to accommodate a local brewery tenant. A local owner of a many commercial properties within the CBD began construction on a modest size two story retail/office building fronting Avenue A, but reportedly city building regulations pushed development costs above economic feasibility so to date the project remains idle. Also, city officials are working to attract a developer for the former HD King power plant site. The site in total encompasses 7.2-acres fronting North Indian River Drive, North Second Street, and Backus Avenue. Because of the property's size, and potential magnitude of the development, interest in the project from private developers has been limited, perhaps requiring further market strengthening before a project on the property can be financially feasible.

Finally, with the center of the CBD the City Commissioners recently approved redevelopment and re-lease of a restaurant located on the City Marina property.

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## NEIGHBORHOOD DATA (continued)

There is a vacant site adjacent to the north of the subject with owners in development planning process, plus there are two vacant lots approximately two blocks north of the subject in re-permitting for development with a modest size townhouse project, and between Indian River Drive & S. 2<sup>nd</sup> Street and south of citrus Avenue there is a vacant site with a proposed mixed-use improvement, although the listing Realtors report interest in the properties has been nominal

### Future Economic Conditions

The City Commission has spent a significant amount of monies and effort upgrading the CBD infrastructure, including rebuilding the City Marina, upgrade most waterfront areas, recently redeveloping Veteran's Park at the north end of the broad CBD neighborhood, development of round-a-bouts to improve traffic flow, and numerous other improvements, all positive to attract neighborhood development and business to the CBD, and attracting owners to follow with property refurbishments and upgrades. However, economic strengthening has followed very slowly. Real estate rental units have leased but rental rates remain modest and small businesses tend to financially struggle, especially absent "snowbirds" during the summer season, which is a historical trend that is not expected to change.

Certainly, the City government is attempting to attract new development and activity within the CBD, but there are other issues within the city which likely slow economic development, and at the current pace adequate demand to increase real estate values may not occur for an extended period.

Additionally, although the County and the region is generally experiencing an economic boom, the current strong economic pace needs to continue for several years to further strengthen the financial feasibility of remodeling existing properties and support financial feasibility of developing new projects with the City.

Within other City neighborhoods, several new "dollar stores" have opened, catering to the city's economic base, and in most instances throughout the Treasure Coast the "dollar stores" appear to be financially successful. Also, within other city neighborhoods niche market users are in the planning, approval or construction stage i.e. a "Chick Fil a" restaurant recently opened and a Starbucks coffee store is in planning on sites within the State Road 70/I-95/Florida Turnpike interchange neighborhood, as well as a Wawa store opened in 2018 in the same neighborhood, and also in 2018 an Aldi Grocery store opened on a S. U.S. 1 site, south of the CBD neighborhood, however, new development remains soft with only the occasional new project which is a negative to absorbing vacant sites within the CBD.

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## NEIGHBORHOOD DATA (continued)

### Conclusion

For many years' the CBD neighborhood experienced relatively drastic swings in demand. In recent years' demand has moved in a positive direction but the economic recovery has been slow in all Fort Pierce commercial real estate markets, generally well behind the recovery curve experienced within the City of Port St. Lucie and southerly coastal communities.

A currently unidentified niche market user may be found to absorb a vacant property within the CBD, but in the near-term demand is not expected to fully absorb a large size class vacant site and while it is unknown when economic strengthening will support the cost of all new construction, when strengthening occurs the subject's immediate neighborhood is expected to experience positive demand.

<b>CENSUS TRACT</b>
A small, relatively permanent statistical subdivision of a county delineated by a local committee of census data users for the purpose of presenting data. Census tract boundaries normally follow visible features but may follow governmental unit boundaries and other non-visible features in some instances; they always nest within counties. Designed to be relatively homogeneous units with respect to population characteristics, economic status, and living conditions at the time of establishment, census tracts average about 4,000 inhabitants. They may be split by any sub-county geographic entity. (U.S. Census Bureau) Source: Appraisal Institute, <i>The Dictionary of Real Estate Appraisal</i> , 5th ed. (Chicago: Appraisal Institute, 2010).
<b>Per St. Lucie County Census Map, subject is located within Census Tract 3801</b>

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## ZONING/LAND USE CLASSIFICATIONS

Authority - Fort Pierce City Commission

Administration - Ft. Pierce City Planning and Zoning Department.

The subject is laid between two zoning and land use classification, divided by Easter Avenue.

**North** of the subject the zoning classification is C-1, Office Commercial with the land use classification "OP, Offices – Professional and Business.

**South** of the subject the zoning classification is R-4, Medium Density Residential with the land use classification RM, Medium Density Residential.

Summaries of the zoning and land use classifications begin below:

North property -

**Zoning Classification – Sec. 22-29. - Office Commercial Zone (C-1):**

Purpose. This commercial classification is intended primarily for uses involving business and institutional uses which do not involve the direct sale or display of goods, the production of goods or the storage or shipment of bulk or large volume materials. Convenience commercial facilities, restaurants and certain other uses are allowed when appropriate conditions and safeguards indicated in this section are fulfilled. Uses in this district should have good access to arterial or collector streets. This district is sometimes suitable for use as a buffer separating other commercial zones from residential districts.

**Land Use Classification - Offices – Professional and Business Services (OP):**

The OP designation provides for office and limited commercial developments or horizontal and vertical mixed-use developments. Commercial uses that do not directly sell, store, or display goods, and generate limited auto trips are allowed within this district. Permitted uses allowed within this designation include limited convenience commercial uses, restaurants, and hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. Multifamily residences also allowed. This land use designation allows a maximum density of 18 dwelling units per acre and a maximum FAR of 1.0. Residential uses shall comprise up to 20% of the total floor area of the OP future land use designation.

South Property -

**Zoning Classification - Sec. 22-27. - Medium Density Residential Zone (R-4).**

Purpose. The medium density residential district is designed to accommodate a variety of housing types, including conventional single-family dwellings, duplexes and, where desirable, townhome dwellings, mobile homes or multifamily housing with three (3) or more dwelling units. Maximum gross densities should generally not exceed ten (10) units per acre for conventional developments and twelve (12) units per acre for innovative residential developments. This intensity of residential use is envisioned for locations which have public water and sewer service, and which have adequate access to arterial or collector streets. Certain nonresidential uses are permitted under the parameters and safeguards set forth in this section.

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## ZONING AND LAND USE CLASSIFICATIONS (Continued)

### Land Use Classification – **Medium Density Residential (RM):**

The Medium Density Residential (RM) designation is intended for parcels that are best suited for multifamily residential uses ranging in density from 6.5 to 12 dwelling units per acre. This category allows small-lot single family units and multifamily dwellings including duplexes, condominiums and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed.

### Conclusion

The subject's size and dimensions generally fall below zoning standards thus unless subject is granted conditional use approval the subject cannot be developed as an independent physical unit. Assemblage with an adjacent property will provide subject either OP-1 zoning / OP land use classification or R-4 zoning / RM land use classification, or if abandoned by the city it is possible the property will be split by adjacent owners thus subject can potentially fall within two zoning/land use classifications.

The OP zoning/land use classifications allow low intensity commercial development, i.e. business offices, but higher intensity development than allowed within the R-4/RM zoning/land use classifications. However, it is noted the RM land use classification allows low intensity commercial development, likely in the form of an office improvement or a mixed residential / office project.

The subject is northeast of a multi-unit apartment project, and south of a modest intensity commercial property but the property east of the mentioned multi-unit apartment property is vacant with medium density residential zoning and land use classifications. South of the southerly adjacent property, properties are within low density residential classifications, thus the subject has a transitional location with its legal use likely affected by both the low intensity office and residential classifications.

<b>CONCURRENCY</b>
<p>Concurrency is the comparison of any proposed development's impact on public facilities and the capacity of the public facilities that are, or will be, available to serve the proposed development. Compliance with Concurrency is required of all proposed new development in St. Lucie County. Concurrency is determined when a site plan is submitted to the County Commission for approvals.</p>
<p><b>The subject is vacant thus Concurrency review and approval will be addressed when a site plan is submitted for approval.</b></p>

### ASSESSED VALUE and TAXES

The primarily taxing authorities for the subject are the City of Fort Pierce and St. Lucie County governmental entities, plus the St. Lucie County School Board. Taxes are based on Just Values estimated by the St. Lucie County Property Appraiser and millage rates set by the Tax Collector using various taxing districts' approved budgets. Taxes are assessed in arrears based on valuations as of January 1st of the tax year. Tax bills are delivered in November and become payable in total March 31<sup>st</sup> of the following year.

Florida's Constitution requires all property to be appraised as "Just Value", a concept which is not adequately defined by the Florida statutes. While it is generally taken to mean "Full Value", in practice, assessments vary widely and do not provide a reliable indication of Market Value as defined herein.

- The subject is not titled on the County Property Appraiser's Assessment Roll thus taxes are not assessed on the subject.
- Since subject is considered a street right of way thus city property, the subject is not taxed.

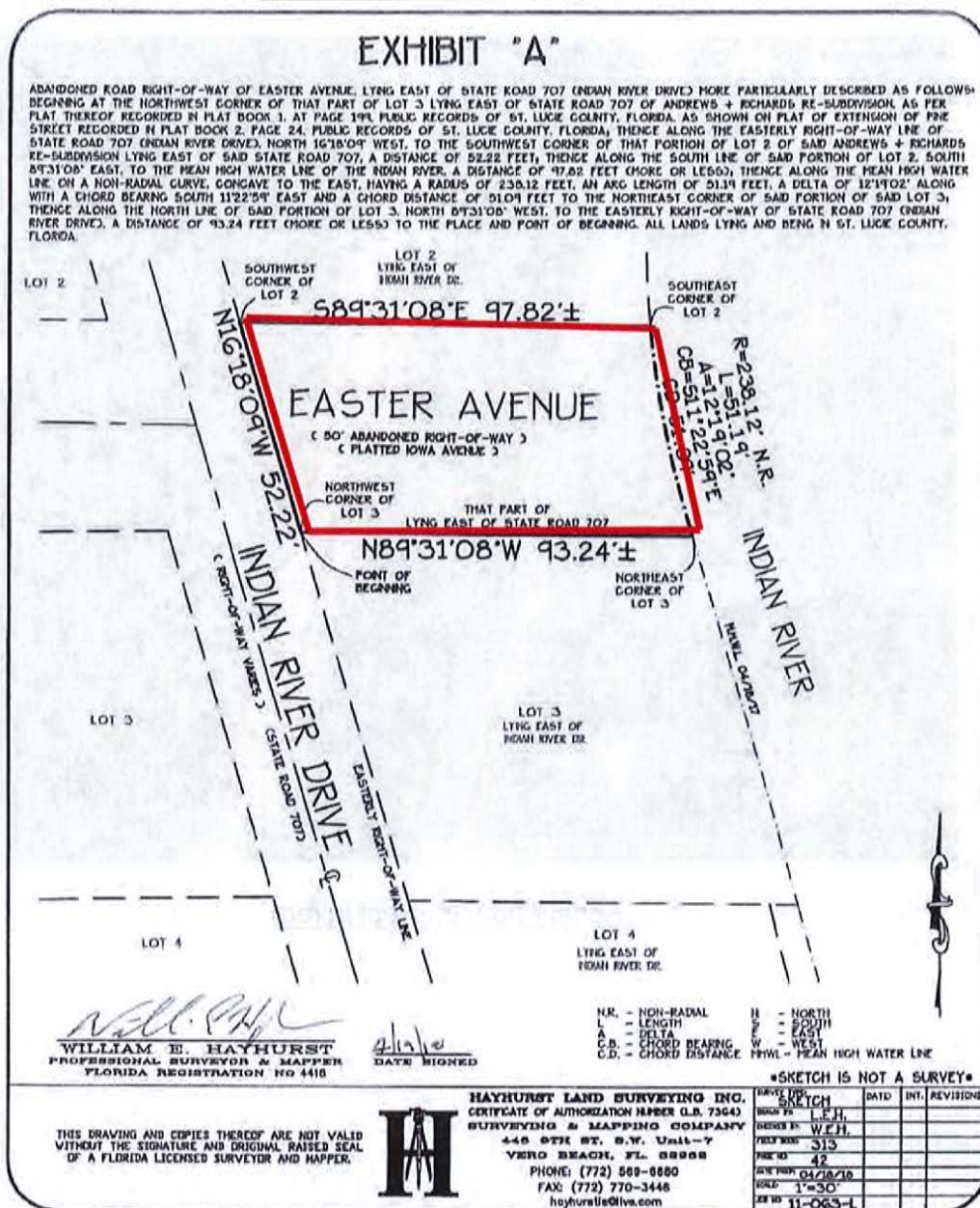
Under private ownership the assessed value is expected to equate to an assessment ratio to market value in the range of 70% to 95%.

<b>UTILITIES</b>	
<b>SERVICE</b>	<b>PROVIDER</b>
Electric	Fort Pierce Utilities Authority
Water	Fort Pierce Utilities Authority
Sewer	Fort Pierce Utilities Authority
Gas	Fort Pierce Utilities Authority
Trash	City of Fort Pierce
Utilities are typical for the subject's market segment.	

<b>FLOOD ZONE DESIGNATION</b>		
<b>FEMA MAP #</b>	<b>MAP DATE</b>	<b>FLOOD ZONE</b>
12111 C 0179J Community Panel # 12111 0179 J	February 2, 2012	X & AE (el 5' at Indian River shoreline)
Flood Zone X – Areas determined to be outside the 2% annual chance floodplain. Along subject's Indian River Shoreline, the flood zone designation is AE with elevation of 5 feet.		



SITE MAP EXHIBIT (subject in red)





Aerial Photo (subject in red)

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## HIGHEST AND BEST USE

The value of real property is directly related to the use to which it can be put. It follows that a property may have several different value levels under alternative uses. Accordingly, the property appraised herein is appraised under its Highest and Best Use, which is defined as:

"The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability".

"Alternatively, the probable use of land or improved property—specific with respect to the user and timing of the use—that is adequately supported and results in the highest present value."

In each appraisal of improved property there are two considerations of Highest and Best Use: one for the land considered as though vacant and one for the property as improved.

Highest and Best Use of Land or a Site as though Vacant is:

"Among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labor, capital, and coordination. The use of a property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements".

Highest and Best Use of the property As Improved:

"The use that should be made of a property as it exists. An existing improvement should be renovated or retained as is so long as it continues to contribute to the total market value of the property, or until the return from a new improvement would more than offset the cost of demolishing the existing building and constructing a new one."

Source: Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 5th ed. (2010)

The subject is a vacant site thus only Highest and Best Use analysis "as vacant" or "as is" is required.

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## HIGHEST AND BEST USE (continued)

### **Site “as is”**

#### Physically Possible Use

Physically, the subject is a small size, narrow, 52+ feet wide x some 95+ feet from Indian River Drive to the mean high-water line of the Indian River, calculating to approximately 4,777 square feet or 0.10865 acres of area. Plus, the subject's topography includes a relatively significant downward slope to the Indian River.

The subject's shape, size and topography severely limit subject's development potential.

The subject can be assembled with adjacent properties to improve subject's functional utility, otherwise physically subject has very few development options other than possibly one residential unit.

#### Legally Permissible Use

The property's use is affected by zoning and land use regulations. “As is” it appears the subject's zoning and land use classification could include the northerly OP classifications or the southerly residential classifications

Thus, depending upon ownership the subject's legal use could range from low intensity commercial to very modest intensity commercial/residential legal use.

#### Financially Feasible / Maximally Productive Use

Financially Feasible and Maximally Productive development typically produces a positive net income and the highest return to the investment. A new financially feasible use typically is not negatively affected by obsolescence, in other words the cost of construction and a profit is earned through the income the property generates.

Quite often financially feasible uses are found in new construction occurring within a neighborhood. Within the subject's neighborhood, no mixed-use construction in the subject's potential size class has occurred since 2005. There is a current proposal to develop a retail/office improvement on a site within the central CBD neighborhood, but the ultimate financial feasibility of the project is unknown as of the date of this appraisal. Plus, a small townhouse development is in planning/approvals for a site approximately three blocks north of the subject, to be located on a superior property compared to the subject. No new construction has occurred on sites in the subject's size range and because of the subject's size limits, a very modest size improvement on the subject may prove financially unfeasible, i.e. assuming permitted, a small residence could be constructed on subject, but increased development costs caused by the subject's topography and adjacent river exposure will likely not be recovered in the residential market. Additionally, demand for a residential site in the subject's size range and within the location is expected to be very nominal.

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## HIGHEST AND BEST USE (continued)

However, subject can be assembled with adjacent properties providing adjacent properties land area for increased density or ancillary use within a development on an adjacent larger property, possibly providing higher contributory value to an adjacent site vs. development as an independent property.

Therefore, as of the date of appraisal it is my opinion the financially feasible and maximally productive use of the subject is to assemble subject with adjacent ownership(s).

### Conclusion of Highest and Best Use "as is"

Physically, subject's very modest size width and topography severely limits subject's development potential. Legally the subject will require additional approvals such as a conditional use approval to develop the subject as an independent property. The financially feasible and maximally use is not expected to be development as an independent parcel, but assemblage with an adjacent property.

Therefore, it is my opinion, the highest and best use of the subject is assemblage with adjacent properties.

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## SALES COMPARISON APPROACH

SALES COMPARISON APPROACH — *Source, Appraisal Inst., Dictionary of Real Estate Appraisal, 5th ed.*

The process of deriving a value indication for the subject property by comparing market information for similar properties with the property being appraised, identifying appropriate units of comparison, and making qualitative comparisons with or quantitative adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison.

ARM'S LENGTH TRANSACTION — *Source, Appraisal Institute, Dictionary of Real Estate Appraisal, 5th ed.*

A transaction between unrelated parties who are each acting in his or her own best interest.

The Sales Comparison Approach is a form of comparison shopping. In the Sales Comparison Approach (often called the "Market Approach") the subject is compared to recently sold or listed properties most similar too subject in physical and legal characteristics and with similar highest and best use.

Sales and listings of properties within the subject's market segment may require adjustments to the sales or listing prices to account for transaction and/or physical differences between the sales or listed properties and the subject. With sufficient number of comparable sales and listings the approach often proves to be the best indication of value as market participant's tendencies can be readily measured and applied to the subject of the appraisal.

### Comparable Selection

Research was conducted for sales and listings of properties within the subject's immediate location and although research found limited data, the most similar properties are located within the City of Fort Pierce. The properties analyzed and located within or adjacent to the Fort Pierce CBD neighborhood generally have higher development potential than the properties adjacent to the subject and because properties adjacent to the subject have either low intensity commercial zoning or medium density residential and/or mixed-use potential, research extended to lower density properties with two residential properties analyzed.

### Unit of Comparison

Sale properties are analyzed based on sales price per square foot of land area.

### Adjustments

As previously mentioned, sales and listed properties within the subject's market segment may require adjustments to the sales or listing prices to account for transaction and/or physical differences between the properties analyzed and the subject. Ideally, adjustments will be market derived but at times when data is minimal or erratic then adjustments can be based on an appraiser's knowledge and experience in the subject's market segment or as in this case of the following analysis, a qualitative analysis is

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## SALES COMPARISON APPROACH (continued)

performed where properties are compared to the subject utilizing Superior, Inferior or Similar comparisons based on observations of primary physical features.

The adjustment process begins with analysis of transaction conditions and/or physical differences. Transaction conditions analysis includes verification of cash equivalent financing, verification of conditions of sale (arm's length transactions, etc.), and addressing changing market conditions (time of sale), followed by required adjustments for physical differences

The first adjustments considered are for transaction conditions as follows:

### Financing

Sale 3, the December 2016 sale of the property located nearby the subject closed within conventional lender financing, determined to equate to cash equivalent financing. Sale 5 closed with a 3<sup>rd</sup> party mortgage or 92% of the sales price but at a higher than conventional lender interest rate and reportedly considered market equivalent financing. The other closed sales analyzed were cash transactions. Thus, adjustments for non-cash equivalent financing were not required.

### Conditions of Sale

Each sale was an arm's length transaction, closing with typical market conditions, thus adjustments for non-market Conditions of Sale are not required.

### Market Condition (Time)

At times adjustments are required to account for changes in market conditions in the period between the date a sale occurred and the date of the appraisal.

The sales closing in September 2017, May 2017, December 2016, December 2015 are felt to represent current market conditions thus do not require adjustment for changing market conditions. Sale 6, however, closed in November 2012 as market conditions were improving from the previous recession which would indicate an adjustment for improving demand is required. However, overall analysis, in my opinion, indicates the sale 6 sales price remains representative of current market conditions within the property's location and for this reason an adjustment for changing market conditions is not applied.

### Adjustments for Physical Differences

Observed physical differences between the properties analyzed and the subject include location within the neighborhood and exposure, street access, size, shape, topography, including waterfront access, zoning etc., and approvals/permitting.

### SALES COMPARISON APPROACH (continued)

Because there are several physical differences between the properties analyzed and the subject, adjustments may be required to sales and listing prices for the differences. However, with the limited data, extracting adjustments from the data for specific physical characteristics is greatly weakened, therefore, as previously discussed a qualitative analysis is performed.

#### Sales Analysis

The following Exhibits consists of the Summary of properties analyzed, and analysis of the properties. followed by a map locating the properties. Following the Exhibits there is a reconciliation and conclusion of the per square feet value of adjacent vacant acreage properties derived via the Sales Comparison Approach.

**SALES SUMMARY**

TRANSACTION DETAILS	Subject	CBD or adjacent properties				Residential properties	
		Sale 1	Sale 2	Sale 3	Sale 4	Sale 5	Sale 6
Location	East side S. Indian River Dr & end of Easter Avenue Fort Pierce, FL	N. RD, Backus Ave, N 2nd St & Ave "D" Fort Pierce, FL	N Indian River Dr. & Ave "A" Fort Pierce, FL	S. Indian River Dr / S. 2nd St-south of 635 N. 2nd Street Delaware Avenue Fort Pierce, FL	635 N. 2nd Street Fort Pierce, FL	6207 S. Indian River Dr. St. Lucie Co., FL	1411 S. Indian River Dr. Fort Pierce, FL
Grantor	CAMERL City of FL Pierce	FP 2nd, C3, C4, D1, DW, & DX, LLC's	FP-100 LLC	Kraaz & Kraaz Finance, LLC	635 N. 2nd Street Fort Pierce, FL	Firley, Stephen Baker, Cametta	Pepperline University
Grantee	n/a	Fort Pierce Resorts, LLC	Kraaz & Kraaz Finance, LLC	Crownman FL, LLC	AABAA International, Inc.	Williams, Gary	Darrnhower, William D. & Suzanne
Date of Sale	Date of Appraisal: December 28, 2018	01/7 4000/103	01/7 4003/2123	12/16 38432503	12/16 38181826	01/7 4002/600	11/12 3454/1029 & 1027
Months Since Sale	n/a	9	19	24	36	-11	73
Financing	Cash Equivalent	Cash	Cash	Conv. Lender - 62.5% loan to PP Cash equivalent financing	Cash	Private 3rd party mort. 92% of PP Considered cash equivalent	Cash No recent prev. arm's length sales.
Previous Sales	N/A	No recent previous arm's length sales. Listed 23+ months.	No recent previous arm's length sales. Listed 19+ months. Previously approved site plans for 41 residential units plus 1st floor retail space. Buyer proposing retail office development. Property reflected at \$790,000 w/ city plans for 0.14 as portion of property. Ask price \$16,555/sf, almost double \$17 PP.	No recent previous arm's length sales. Listed 102 months. 1.05 as vacant sale 1/15 @ \$400K, 12/16 @ \$600K includes two remodeled office bldgs. Office portion of property 0/14 @ \$330K, plus \$100K cost to complete remodeling for \$420K investment. Office portion of property 7/13 @ \$200K -	No recent previous arm's length sales. Very extended listing period.	No recent prev. arm's length sales.	No recent prev. arm's length sales.
Verification		Listing / selling Realtor	Listing / selling Realtor	Listing / selling Realtor / owner	Listing Realtor data / Public records	Listing / Selling Realtor	Listing Realtor
LEGAL / PHYSICAL CHARACTERISTICS							
Zoning	C1 and/or R-4 CP and/or RM	R5, Residential High Density RH, Residential High Density	PUR, Planned Unit Redev. CBD, Central Business District	C1, Office Commercial CBD, Central Business District	PUR, Planned Unit Redev. GC, General Commercial	RE-2, S. Fam. Density - 2 / acre RL, Residential Low Den - 2 / acre	E1, Single Fam. Estate Density RL, Residential Low Density
Urban Services Area	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Site Area (SF) (acres)	4,777 0.10965	118,403 2.72	45,302 1.04	45,738 1.05	66,684 1.99	30,056 0.69	44,431 1.02
Comments:	Site fronts east side of Indian River Dr. being the easterly extension of Easter Avenue, between Indian River Drive & mean high water line of the Indian River. The right of way is unimproved & runs the Indian River Drive the right of way topography remains flat for about 20 feet then topography sharply slopes down to the river. The area is overgrown with ground cover and brush.	Site fronts west side N. RD, between Backus Ave. (Ave "C") & Ave "D", with driveway frontage on N 2nd St. Site irregular shape but functional. Located NW of city marina, access from Maritime Observation Center, Backus Art Museum & C of G Welcome House. North of elevated CBD. Site is cleared & level. City leaves portion of site for parking. Good exposure & access. Distant city marina & Indian River views but no water access. High density residential or mixed use development likely for property.	Site fronts west side N. RD, 100' N. north of Ave "A" & west of city marina. Site is "L" shape of 50 ft long fronting Ave "A", 110+ ft fronting N RD. Site has frontage on Ave "D". Site slopes up from RD, mostly cleared. Average exposure & access. Access street views of city marina & distant Indian River. No water access.	Site fronts Indian River Dr., S. 2nd St. forming rear property line, & Delaware Ave. along north prop. line. Access BID ROW extends to Indian River with riparian rights & dock permitted. Indian River frontage comprised of steep bank to river, body severely limits development potential. But good river views from site. Property includes two other buildings providing lease income. Listing Realtor reported 30 residential units can be developed on site, allowed per CBD land use classification.	Site fronts SW corner of Seaway Dr. & N. 2nd St. Rear line along FEC Rd Ave. along north prop. line. Access BID ROW could be a negative to some improvement types. There is a narrow riparian rights & dock permitted. Indian River frontage comprised of steep bank to river, body severely limits development potential. But good river views from site. Property includes two other buildings providing lease income. Exposure to Seaway Drive is good. Access is average with only N. 2nd St. access. No water frontage.	20' wide unimproved easement. Property located within residential neighborhood south of Walton Road. Property lacks river frontage but there is community access to river. With 2 floor improvement river view is available.	Property within City of Ft. Pierce, approx. 3/4 miles south of subject. Property across street from Indian River - no legal water access. 100 ft on Indian River Drive. Good view of Indian River. Rectangle with slope to front & mostly cleared. Purchased for new home construction.
SALES / LISTINGS PRICE ANALYSIS							
Recorded Sale Price	n/a	\$610,000	\$460,000	\$480,000	\$475,000	\$63,000	\$60,000
Price per SF		\$5.49	\$8.83	\$8.75	\$5.46	\$2.10	\$1.60
Financing Adjustment		\$0	\$0	\$0	\$0	\$0	\$0
Adjusted Sale Price		\$610,000	\$460,000	\$480,000	\$475,000	\$63,000	\$60,000
Conditions of Sale Adjustment		\$0	\$0	\$0	\$0	\$0	\$0
Adjusted Sale Price		\$610,000	\$460,000	\$480,000	\$475,000	\$63,000	\$60,000
Market Conditions Adjustment		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Adjusted Sale Price		\$610,000	\$460,000	\$480,000	\$475,000	\$63,000	\$60,000
Adjusted Sale Price per SF		\$5.49	\$8.83	\$9.75	\$5.48	\$2.10	\$1.80

FULLER-ARMFIELD-WAGNER

**SALES ANALYSIS**

	Subject	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5	Sale 6
<b>SALES / LISTINGS PRICE ANALYSIS</b>							
Recorded Sale Price	nil	\$850,000	\$400,000	\$400,000	\$475,000	\$63,000	\$80,000
Price per SF		\$5.49	\$8.83	\$8.75	\$5.48	\$2.10	\$1.80
Financing Adjustment		\$0	\$0	\$0	\$0	\$0	\$0
Adjusted Sale Price		\$850,000	\$400,000	\$400,000	\$475,000	\$63,000	\$80,000
Conditions of Sale Adjustment		\$0	\$0	\$0	\$0	\$0	\$0
Adjusted Sale Price		\$850,000	\$400,000	\$400,000	\$475,000	\$63,000	\$80,000
Market Conditions Adjustment		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Adjusted Sale Price		\$850,000	\$400,000	\$400,000	\$475,000	\$63,000	\$80,000
Adjusted Sale Price per SF		\$5.49	\$8.83	\$8.75	\$5.48	\$2.10	\$1.80
<b>COMPARABILITY TO SUBJECT</b>							
Location / Exposure	Three blks. south of CBD within a transitional area of neighborhood, transitioning from low intensity commercial development potential to medium density residential development. / Average exposure.	North of but adjacent to delineated FL Pierce CBD. No waterfront / Good exposure. Location somewhat superior to subject's location. / Superior exposure.	Good FL Pierce CBD location, no water access. / Average exposure.	Immediate north of subject. / Superior three street exposure.	Superior - Three blks. north of CBD. Good commercial exposure potential, but railroad potentially a negative feature, plus no waterfront. / Superior exposure.	Inferior - interior residential very southerly Indian River Dr. neighborhood.	Superior - Indian River Drive estate area developed with single family homes, most with river frontage.
Access	Average	Superior - Good potential 4 st access.	Average	Superior 3 street access.	Average	Inferior 25 feet easement access.	Average
Size - Acres	0.10965	25 times larger, with superior development potential.	9.5 times larger, with superior development potential.	9.5 times larger, with superior development potential.	18 times larger, with superior development potential.	6 times larger, with superior development potential.	9 times larger, with superior development potential.
Shape	Rectangle but narrow. Nominal size & sloping topography negatively affects functional utility.	Superior - very irregular, but functional.	Superior - "L" shape, functional.	Superior shape & functional utility.	Superior shape & functional utility.	Superior shape & functional utility.	Superior shape & functional utility.
Topography	Overgrown with steep slope to shoreline	Superior topography, cleared, but no waterfront	Superior topography, cleared, but no waterfront	Superior - main property level & cleared, - waterfront across Indian River Dr overgrown & w/ steep slope to shoreline, like subject.	Superior topography, cleared, but no waterfront	Superior topography, cleared, level, but no waterfront.	Superior topography, cleared, but no waterfront
Zoning & Other Restrictions	Adjacent north property with - C-1 zoning & OIP land use classification. Adjacent south property with R-4 zoning and RM land use classification. Very low intensity commercial or mixed use improvement likely can be permitted as condition use development.	Superior - High density residential with potential of approval of mixed use project.	Superior - PUR zoning & CBS land use classifications allow high intensity development.	Superior - C-1 zoning with CBD land use classification.	Superior - PUR zoning with CG, general commercial land use classification.	Private street & interior neighborhood exposure limit development potential to 1 single family residence. Possible distant Indian River view.	Inferior low density estate zoning/land use classifications.
Approvals/Permitting	None	None, past approvals expired.	None, past approvals expired.	None	None, past approvals expired	None	None
HET DIFFERENCE	Subject - appraised utilizing an "across the fence" analysis.	Property is superior to adjacent subject properties indicating adjacent property value likely lower than sales price / value indication of \$5.49 per square feet.	Property is very superior to adjacent subject properties indicating adjacent property values are significantly lower than sales price / value indication of \$8.83 per square feet.	Property is very superior to adjacent subject properties indicating adjacent property values are significantly lower than sales price / value indication of \$8.75 per square feet.	Property is superior to adjacent subject properties indicating adjacent property values are likely lower than sales price / value indication of \$5.48 per square feet.	Property is inferior to adjacent subject properties indicating adjacent property values are higher than sales price / value indication of \$2.10 per square feet.	Property is physically superior to adjacent subject properties, but density is inferior, thus development potential is inferior indicating adjacent property values likely higher than sales price / value indication of \$1.80 per square feet.



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SALES COMPARISON APPROACH (continued)

Reconciliation and Conclusion of Value

As per the previous data summary comparisons, the properties analyzed are rated as follows as value indications for vacant acreage properties adjacent to the subject.

<u>Sale / Listing</u>	<u>Price per Sq. Ft.</u>	<u>Comparability</u>
Sale 1	\$5.49	Superior property, adjacent property's values are lower than sales price/value indication per square feet.
Sale 2	\$8.83	Very superior, adjacent property's values significantly lower than sales price/value indication per square feet.
Sale 3	\$8.75	Very superior, adjacent property's values significantly lower than sales price/value indication per square feet.
Sale 4	\$5.48	Superior property, adjacent property's values are lower than sales price/value indication per square feet.
Sale 5	\$2.10	Inferior property, adjacent property's values higher than sales price/value indication per square feet.
Sale 6	\$1.80	Inferior property, adjacent property's values higher than sales price/value indication per square feet.

In summary, the data provides a wide range of value indicators caused by either superior properties or inferior properties with no ideally similar sales for analysis.

Therefore, based on the available data and my analysis of the data, it is my opinion the most probable market value for properties adjacent to the subject is within the range of say \$2.00 to \$5.48 per square foot and considering subject's physical features, it is my opinion subject's most probable value is say within the range of \$3.75 per square feet.

Finally, I am aware of two properties listed within the subject's neighborhood, with one listing at \$25 per square feet and one at \$44 per square feet with approved site plan with Realtors reporting very nominal interest in the properties and for this reason the listing prices are not considered applicable indicators of value thus not weighted when forming my opinion of subject's value.

Conclusion of Subject's Value

The subject is an estimated 4,777 square feet of area and applying \$3.75 per square foot to the subject's size calculates to a value indication of \$17,914, assuming the subject contributes full value to an adjacent property.

The subject's width is expected to add minimally to an adjacent property's street or river frontage, plus because of subject's topography conditions, primarily assembling the subject with adjacent properties will provide properties an increase in the number

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SALES COMPARISON APPROACH (continued)

of units allowed to develop an adjacent property or alternatively provide additional ancillary land area.

The adjacent property to the north of the subject is improved and the addition of the subject will only provide a larger buffer along the property's south line.

The adjacent property to the south of the subject, some 0.17 total acres remains vacant and because of the property's very nominal size the subject would contribute significantly to the southerly property, in my opinion. However, the subject's and adjacent properties topography consist of a steep downward slope to the river negatively affecting the functional utility of the properties with markets at best marginally supporting the expected excess development costs caused by the topographic conditions. Therefore, as indicated, assembling the subject with the adjacent property, again, at best provides the adjacent properties with additional future legal development potential but most likely the subject provides only additional site green area.

In other words, the subject does not significantly increase the functional utility of either adjacent property which is expected to have a negative effect on subject's value.

Therefore, for the reasons mentioned, it is my opinion an adjacent owner will not pay full value for the subject.

As previously analyzed, the value of adjacent properties is within the range of \$3.75 per square feet and applying \$3.75 per square feet to subject's estimated 4,777 square feet of area calculates to a total value indication of \$17,914 but that would assume the subject contributes full functional utility to an adjacent property. However, as per previous analysis, it is my opinion the subject does not provide full functional utility to either of the adjacent ownerships but there is no direct market evidence of the contribution. It is noted, however, that historically properties with limited functional utility contribute lower value levels, as an example, properties accessed via easements sell for lower value levels than properties with public road frontage, and in a worst-case scenario, land locked properties can sell at extreme low-price levels with properties with negative functional utility, as mentioned, noted experiencing 25% to 75% reductions from price levels of similar properties with full functional utility. Therefore, it is my opinion the subject's value contribution under assemblage scenario with adjacent properties or as an independent economic unit is say 50% of full value as if the subject contributed full functional utility, for a value indication of say \$9,000 (\$17,914 at full value x 50%, rounded).

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SALES COMPARISON APPROACH (continued)

In summary, based on the available data and my analysis of the data as presented in this report, it is my opinion the Market Value of the Fee Simple Interest in the subject of this appraisal, "as is" as of December 28, 2018 is:

**NINE THOUSAND DOLLARS -\$9,000-**

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QUALIFICATIONS OF THE APPRAISER  
DANIEL D. FULLER, MAI

Education

Indian River Community College, Graduated 1967, A/S Degree

Professional Memberships

Member Appraisal Institute (MAI)#7876 - Appraisal Institute  
Senior Real Property Appraiser (SRPA) - Appraisal Institute  
Senior Residential Appraiser (SRA) - Appraisal Institute  
Florida - State Certified General Real Estate Appraiser RZ567  
Registered Florida Real Estate Broker

Work Experience

1992 - Pres. President, Fuller-Armfield-Wagner Appraisal & Research, Inc., Fort Pierce, FL  
1987 - 1992 Vice President & Partner, Armfield-Wagner Appraisal & Research, Inc., Fort Pierce, FL  
1983 - 1987 Staff Appraiser, Armfield-Wagner Appraisal & Research, Inc., Vero Beach, FL  
1981 - 1983 Salesman/Appraiser, Florida Licensed Realtor-Associate, Procino Realty, Ft Pierce, FL  
1979 - 1983 Staff Appraiser, Harbor Federal Savings and Loan Association, Fort Pierce, FL  
1974 - 1979 Staff Appraiser, St. Lucie County Property Appraiser's Office, Fort Pierce, FL

Real Estate Appraisals made for the following:

Accountants	PNC Bank
Attorneys	Port St. Lucie, City of
Dept. of Natural Resources	Regions Bank
Federal Deposit Ins. Corp.	Resolution Trust Corporation
Federal Home Loan Bank Board	Seacoast Bank
Federal National Mortgage Corp.	St. Lucie County
Florida Community Bank	South Florida Water Management District
Fort Pierce, City of	SunTrust Banks
Centerstate Bank	TD Bank
Iberia Bank	TITF
Indian River County	Vero Beach, City of
Martin County	Wells Fargo

Types of Appraisals Completed

Airplane Hangars	Offices
Automobile Dealerships	Packing Houses
Car Washes	Ranches
Commercial	Recreational Vehicle Parks
Groves	Residential
Industrial	Restaurants
Insurable Value	Retail Shopping Centers
Land Locked Parcels	Service Stations
Mini-Warehouses	Subdivision
Motels	Warehouses
Multi-Family	Wetlands
	Vacant Lands

Qualified as Expert Witness

Circuit Court -  
St. Lucie County  
Martin County  
Indian River County  
Okeechobee County  
Palm Beach County  
U.S. Bankruptcy Court -  
West Palm Beach District

Accomplishments

Past President - Society of Real Estate Appraisers - Indian River Chapter 211 (1989 - 1990)  
Past Instructor - Indian River Community College - Appraising Income Producing Real Estate  
Past Board Member - East Florida Chapter of Appraisal Institute

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## ADDENDUM – ST. LUCIE COUNTY AREA DATA

### ST. LUCIE COUNTY AREA DATA

St. Lucie County is located on the east coast of Florida some 120 miles north of the City of Miami and 220 miles south of the City of Jacksonville. St. Lucie County is within the center of the Treasure Coast region with Indian River County to the north, Martin County to the south, and although not typically included with the region, Okeechobee County to the west, and the Atlantic Ocean to the east. St. Lucie County encompasses land area of approximately 581 square miles.

St. Lucie County ranks 21st in state population. St. Lucie County combined with Martin County is an U.S. Census Bureau Metropolitan Statistical Area (MSA).

With nearly 74% of the state's population within a 150 miles radius of St. Lucie County, Fort Pierce maintains a position as the transportation hub of the area with its easy accessibility to I-95, Florida's Turnpike, U.S. 1 and the Treasure Coast (St. Lucie Co.) International Airport. The distance from Fort Pierce to other Florida cities are as follows:

Distance – Fort Pierce to Florida Cities

<i><b>NORTH</b></i>		<i><b>SOUTH</b></i>	
Vero Beach	15 miles	Port St. Lucie	6 miles
Melbourne	50 miles	Stuart	17 miles
Orlando	120 miles	West Palm Beach	55 miles
Daytona Beach	140 miles	Miami	123 miles
Jacksonville	220 miles	Key West	250 miles

#### St. Lucie County

St. Lucie County enjoys a central Florida east coast location which can be a long-term positive for regional development as Martin County to the south has limited westward expansion as Lake Okeechobee forms the county's west boundary, and to the north, Indian River County's westerly expansion is blocked by the headwaters of the St. John's River. St. Lucie County, however, has the ability of almost unrestricted physical expansion to the west to Okeechobee County in Central Florida.

St. Lucie County ranks in the mid to upper range of Florida counties in the State of Florida Office of Planning and Budgeting 2018 Florida Price Level Index. The local index is at 99.81 with the state average at 100 representing the state average. This index is computed from the price of an identical market basket of goods and services across the state. Most counties with higher indexes (higher costs of goods) are heavily populated metro areas.

The area economic base was historically dominated by agricultural operations of citrus and cattle production. The citrus industry and economy are contracting with tree diseases, etc. and with no eminent cure, and no other dominate crops, cattle ranching is growing, but in 2018 demand for cattle range land appears to be stabilizing. In the recent past the construction industry gained to an economic mainstay, but demand in building can severely fluctuate with economic change. Tourism is also considered a very important part of the local economy. Trends indicate that winter residents occupying long term rental or retirement homes eventually become full-time residents. This trend helps build a strong economic base, indicating that tourism is no longer only a transient, seasonal business. Plus, several small to mid-size manufacturing businesses have been attracted to the area in the last ten years, ranging from boat builders to plastic water pipe production, metal parts production, and a Tropicana juice plant, etc. Additionally, in recent years the county developed more aggressive recruitment methods to a variety of industries to provide more stable employment for all county residents.

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**ST. LUCIE COUNTY AREA DATA (continued)**

The County Commission also succeeded in receiving approval of the Central Florida Foreign-Trade Zone (CFFTZ) within various industrial parks, the port and airport. The CFFTZ exempts duties on some manufacturer's imports/exports, if the industry is located a CFFTZ.

Fort Pierce/St. Lucie County has one of the few deep-water inlets on the east coast of Florida. The County Commission to some degree controls development of the port with the County Commission gradually purchasing various ownerships within the port neighborhood including purchasing some 12 acres on the port's deep water. In the 4<sup>th</sup> quarter of 2018 the Commission is expected to choose a luxury yacht refurbishing firm as a tenant on the County's 12 acres ownership. The Commission is of the opinion luxury yacht refurbishment is a business suited for the port. There is also a small investment group entertaining opening a similar business on property the investment group purchased mid-2018.

Also, although in recent years the Count Commission let the Treasure Coast International Airport run on idle but beginning in 2017 the Commission began investing in new facilities such as total redevelopment of the passenger terminal and new U.S. Customs facility, plus a runway extension to accommodate larger aircraft and construction of a larger hangar is underway to lease to an attract aircraft repair businesses.

In addition to the St. Lucie County International Airport and Port facilities, previously discussed, St. Lucie County is served by several other major forms of transportation.

St. Lucie County is served by Federal Highway U.S. 1 serving as a major inter and intra-county route. The area is also served by five primary state highways including the Florida Turnpike, plus Interstate 95. St. Lucie County has the distinction of being the only area where the Florida Turnpike and Interstate 95 have closely located interchanges.

Fort Pierce is also served by Florida East Coast Railway, (freight only) and is the terminal point for the railroad cut-off to the Lake Okeechobee area. Community delivery service is by Federal Express, United Parcel Service (UPS), Greyhound, and several common carriers. There are several trucking terminals in St. Lucie County including AAA Cooper, and Gator Freightways. There are also several locally owned taxicab companies and Community Transit, a division of Council on Aging of St. Lucie, Inc., and the Treasure Coast Connector operated by Council on Aging with financial support thru St. Lucie County Board of County Commissioners of St. Lucie County.

Service and professional fields also compose a large part of the area's economic base. Among the professional fields, real estate has played an important part in the area's growth with some 240 brokers in the county and over 900 MLS members.

Although the local economy is supported by agriculture, construction, and tourism, other employment centers include manufacturing, retail trade, finance, insurance, real estate, services and governmental jobs. Total percentages listed below are based on the total non-agricultural labor force\*.

**Other Employment - Non-agricultural\***

NATURAL RESORUCE & MINING	1.3%
CONSTRUCTION	15.2%
MANUFACTURING	3.1%
TRADE, TRANSPORTATION AND PUBLIC UTILITIES	19.4%
INFORMATION	0.9%
FINANCE, PROFESSIONAL & BUSINESS SERVICES	27.4%
EDUCATION & HEALTH SERVICES	13.0%
LEISURE & HOSPITALITY	8.2%
OTHER SERVICES	8.6%
GOVERNMENT JOBS	1.5%

\*Estimated by the Enterprise Florida/Florida County Profile (2017)

## ST. LUCIE COUNTY AREA DATA (continued)

The County's top ten largest employers are listed below:

<u>Largest Employers</u>	
SCHOOL BOARD – ST. LUCIE COUNTY	5,471
INDIAN RIVER STATE COLLEGE	2,338
LAWNWOOD REGIONAL MEDICAL CENTER (HCA)	1,455
TELEPERFORMANCE (Aegis Communications)	1,200
CITY OF PORT ST. LUCIE	1,157
WAL-MART DISTRIBUTION CENTER	890
MARTIN HEALTH SYSTEM	850
ST LUCIE MEDICAL CENTER (HCA)	850
ST LUCIE COUNTY	778
FLORIDA POWER & LIGHT	774

\*Per employers to Economic Development Council of St. Lucie Co. – 12/21/17

Historically unemployment was generally higher in St. Lucie County than in neighboring counties, historically the main contributor to high employment was the large number of seasonal workers in agriculture, and seasonally oriented tourist businesses. However, with a now more diversified workforce unemployment rate generally parallel rates for neighboring counties, except Fort Pierce tends to carry somewhat higher unemployment than many of the state's cities within the size class of Fort Pierce.

Below is a summary of unemployment rates for recent years and as can be seen from the data, the boom year of 2006 unemployment rate of 4.2% average for the County is an all-time low with unemployment spiking after the end of the 2008 economic recession followed by gradual declines to 2017 with the average annual rate of 5.1%.

Labor Force and Unemployment\*

Year	Total Labor Force	Unemployment Rate
2006	119,477	4.2%
2007	123,851	5.8%
2008	124,487	8.9%
2009	123,665	13.4%
2010	128,690	13.8%
2011	128,670	12.6%
2012	1129,176	11%
2013	129,131	10%
2014	130,594	8.0%
2015	131,114	6.3%
2016	135,255	5.8%
2017	138,067	5.1%

\*Florida Department of Economic Opportunity

St. Lucie County government operates as a five-member commission with a professional county administrator as mandated by the state. The City of Fort Pierce operates as a five-member commission presided over by a mayor and city manager. Port St. Lucie operates as a five-member commission presided over by a mayor and city manager. St. Lucie Village has a five-member board of aldermen and a mayor however generally only limited city business is transacted by the group.

Each city provides its own law enforcement department along with a County Sheriff's Department for the unincorporated areas. Fire protection is provided by a county wide district.

The school system is operated under one county wide five-member board. The system has seventeen elementary schools (grades K-6), eight K-8 schools, four middle schools, 1 – 6<sup>th</sup>-12<sup>th</sup> school, five high schools, one virtual school, and two alternative schools.

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**ST. LUCIE COUNTY AREA DATA (continued)**

Also, there are several private schools including St. Anastasia elementary and John Carroll High Schools. Plus St. Edwards grades K-12. Higher education facilities consist of Indian River State College, plus Florida State University offers medical school courses at the Indian River State College campus in Fort Pierce and St. Lucie West. Also, the University of Florida Institute of Food and Agriculture Science offers bachelor's and master's degree programs at its UF Indian River Research and Education Center local campus. There are also private colleges such as Kaiser college. Plus, Florida Atlantic University (FAU) maintains a campus on the Harbor Branch Oceanographic Institute (HBOI) campus for marine studies in undergraduate and graduate degree programs.

There are three hospitals within the county. Lawnwood Regional Medical Center, located in Fort Pierce, and St. Lucie Medical Center located within the City of Port St. Lucie, operated by HCA corporation, plus Martin Memorial Health system operates a hospital within the Tradition DRI of westerly Port St. Lucie, soon to be affiliated with the Cleveland Clinic. Additionally, there are two in-patient psychiatric hospitals, Lawnwood Pavilion located in Fort Pierce, and Savannas Hospital located in Port St. Lucie, plus a regional publicly funded mental health facility, New Horizons of the Treasure Coast. There are also several privately-operated walk-in medical clinics, plus assisted living facilities and nursing homes spread throughout the county.

Fort Pierce, the oldest city in the county, is located on the eastern edge of the county adjacent to the Indian River - Intercoastal Waterway and the Atlantic Ocean. In addition to Fort Pierce there are two other incorporated communities within St. Lucie County; Port St. Lucie and St. Lucie Village. Plus, the county government oversees a large portion of unincorporated area, also providing support to the cities in the area of court systems, criminal detention facilities, fire protection, etc., along with the Treasure Coast Regional Planning Council, providing input on large scale growth / planning issues.

Population statistic is as follows:

	County and City Populations*						
	1960*	1970*	1980*	1990*	2000*	2010	2017***
<b>St. Lucie County</b>	39,294	50,836	87,182	150,171	190,677	277,789	313,506
<b>Fort Pierce</b>	25,256	29,721	33,802	36,830	38,683	41,590	45,581
<b>Port St. Lucie</b>		330	14,690	55,866	85,751	164,603	189,344
<b>St. Lucie Village</b>			593	584	638	590	639

\* U.S. Census Bureau, 2000 census

\*\*Total including all unincorporated areas.

\*\*\*U.S. Census Bureau 7/1/2017 estimates.

The greatest population growth from 2010 census to 2017 estimates occurred within the City of Port St. Lucie with an average annual increase of some 2.15%. The City of Fort Pierce experienced a modest increase, partially accredited to annexations, with an average annual increase of approximately 1.3%, during the same period. The total average annual percentage population growth for the County for the same period was 1.8%. Per the U.S. Census Bureau, the state's average annual growth for the same period was approximately 1.7%. Thus, the County's overall growth has paralleled the state average.

A majority of the growth between 2000 and 2010 occurred between 2003 and 2007. In 2008 growth slowed with the national economic recession. Population growth was modest from 2008 to mid-2011 when the economy and demand in the real estate markets began to strengthen.

Long term growth is expected to follow past patterns with a majority of the County's growth occurring in the City of Port St. Lucie with the City of Fort Pierce and St. Lucie County overall achieving a lesser but steady growth. Limited growth can be predicted for the beachfront areas caused primarily by stringent development regulations imposed by county, state, and federal governments, plus environmental and concurrency regulations combining to create a general negative affect on development.

## ST. LUCIE COUNTY AREA DATA (continued)

## Population Age Groupings\*

0-18	20%
18-24	7%
25-44	22%
45-64	27%
65-84	21%
85 & up	3%

\*US Census 7/11/2018 estimates.

Population age distribution is about equal in age groupings, except significantly lower in the 18-24 years age group which is likely caused by the age group attending out of County colleges, military service, etc. It is expected that the age levels will remain relatively the same with a stronger increase in the over 65 group as people continue to move to Florida at retirement.

Along with the St. Lucie County population growth, household growth and size are reported as follows. The summary indicates while households are growing, household size is slightly declining, but a better picture will be available after the 2020 census.

## Household Growth and Household Size\*

YEAR	NUMBER OF HOUSEHOLDS	HOUSEHOLD SIZE
1980	32,506	2.65
1990	58,174	2.54
2000	76,933	2.47
2010	136,800	2.03
2017	141,028	2.22

\*US Census 7/11/2018 estimates.

**City of Fort Pierce**

Fort Pierce, incorporated in 1901, is the oldest city in the County and covers approximately 29 square miles. Because the city is approximately 80%+ developed, new growth is expected to be minimal unless annexation continues and/or gentrification occurs. The City Commission is on an annexation track to bring developments adjacent to the city limits and serviced by city utilities into the city for an expanded tax base. Also, because of the age of the city, the City's Redevelopment Agency has been in a redevelopment phase including infrastructure and community service facilities such as restoration of the historic Sunrise Theater.

Although the City of Ft. Pierce is the oldest community in the County, the City has many advantages such as one of the best Florida east coast inlets to the Atlantic Ocean providing access to some of the best boating waters along Florida's east coast.

The City of Fort Pierce is also adjacent to a good transportation network including central access to Interstate 95, the Florida Turnpike, State Road 70 crossing the state, and the Treasure Coast (St. Lucie Co.) International Airport and the Port of Fort Pierce. However, because the city is older, the City of Ft. Pierce also has a large inventory of older residential and commercial properties and a lower income base, thus attracting name brand retailers, chain restaurants, etc. has slowly moved forward. But new residential and commercial projects located adjacent to the city are annexing into the city to receive utility service, thus long term the city's economic position should improve.

**City of Port St. Lucie**

The City of Port St. Lucie is located at the southern end of St. Lucie County some two to six miles south of Fort Pierce. The City of Port St. Lucie has surpassed Fort Pierce in population and is now the largest city in the county.

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**ST. LUCIE COUNTY AREA DATA (continued)**

Port St. Lucie was incorporated in 1960, originally developed by Mackell Brothers and continued by General Development Corporation (now Atlantic Gulf Communities). Port St. Lucie originally encompassed approximately 120 square miles with development predominately in single family residences of moderate price ranges with areas of high-priced homes concentrated around the community's golf courses and the North Fork of the St. Lucie River. Within the original General Development plats of Port St. Lucie approximately 30% of the lots remain to be improved.

Although housing in the cities of Fort Pierce and Port St. Lucie, as well as St. Lucie County overall is generally considered to be very affordable compared to neighboring counties to the north and south, although the area has attracted large generally upscale developments within the St. Lucie West, Tradition and the Reserve DRIs.

The St. Lucie West development is a mixed-use community opening for sales in 1988. St. Lucie West lays west of the Florida State Turnpike, east of Interstate 95, and north and south of the original city limits of Port St. Lucie. The location, because of the major road boundaries, provides defined boundaries that maintain the integrity of the project. The project is an approved Development of Regional Impact (DRI). Residential projects within St. Lucie West are essentially built-out with the commercial and industrial neighborhoods 75% to 90% developed. Residential population totals approximately 14,000, plus the community was proposed to include 500 acres of industrial development, 426 acres of commercial/retail/office development, along with 90 acres of college campuses and over 100 acres of public parks and recreational facilities including the Tradition Stadium (the spring training facilities for the New York Mets). Plus, within the St. Lucie West development is a Jim Fazio-designed championship 18-hole golf course. The golf course was purchased in 1995 by the Professional Golfers Association (PGA) but is presently offered for sale as PGA is consolidating their operations in a location west of I-95.

West of Interstate 95 there is a modest size luxury residential community, The Reserve. The Reserve is an upper price range; golf course-oriented community on 2,700 acres of land approved for 4,100 residences. The central amenity of the development was originally a private 18-hole George Fazio designed championship golf course. Within The Reserve, PGA of America owns two Tom Fazio and one Pete Dye designed 18-hole PGA golf courses. The PGA courses are supported by a 12,000 square foot clubhouse with pro-shop, etc. Also, a PGA complex includes a "Learning Center". The PGA's winter headquarters is presently in Palm Beach County some 25 miles south of The Reserve.

In addition to the existing Reserve PUD, the Reserve developers completed permitting for a DRI covering a 3,000 acres tract of land lying immediately south of the existing Reserve, Verano. The DRI is permitted for 6,500 residential units, plus 50K square feet of specialty retail and a total of three golf courses to be developed by PGA, 100K square feet of golf course maintenance, etc. facilities, and 250K square feet of non-residential space associated with the golf courses, i.e. clubhouse. Also, located on the north parcel in the area of its southeast corner, the DRI will be permitted for 200K square feet of commercial use, plus a 350 rooms hotel.

The St. Lucie West developer began development on another community lying west of Interstate 95, at the I-95 / Gatlin Boulevard interchange, Tradition. Tradition is a community created under a DRI process with plan approval in September 2003. Tradition covers some 3,000 acres, projected to be developed in four phases with a total 7,245 residential units with a projected build-out date of 2022.

Adjacent to Tradition three other DRIs are permitted, Southern Grove, Riverland / Kennedy, also in the initial development stages, and the Wilson Groves DRI, both covering some 6,300 acres with potential of 60,000 population. Southern Grove DRI is predominantly planned for commercial / industrial multi-family, plus there is an area developing with detached residential projects. A residential project within the Riverland / Kennedy DRI is in the initial development stage, plus a builder is seeking approvals for some 4,000 homes to be constructed west of the Tradition / Western Grove DRI.

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## ST. LUCIE COUNTY AREA DATA (continued)

Initial development, 2003 – 2008, within the Tradition DRI includes the Town Square consisting of some 125,000 square feet of commercial space anchored by a Publix grocery store. Plus, the Landings at Tradition; a 500,000 square foot retail center anchored by a Target store, including out parcel development. The center could total 600,000 square feet.

The Tradition developers also achieved DRI approval in 2008 for the Southern Groves project covering another 3,200 acres lying southeast of the Tradition development, Southern Groves, is approved for a total of 4,000 residences and 4 million square feet of non-residential uses. Initially, within southern Grove DRI, the "Tradition Center for Innovation Research Park", initially developed within two bio-tech firms, the headquarters of the Torrey Pines Institute of Molecular Studies, plus VGIT gene research facility. The VGIT project, however, has closed.

Long term, the eventual impact of St. Lucie West / Tradition and The Reserve on Port St. Lucie and St. Lucie County is expected to be substantial. The St. Lucie West / Tradition and The Reserve developments also spawned several smaller developments within the City of Port St. Lucie. These new PUD's either feature golf course amenities or nature preserve amenities. New or proposed developments include River Place on the St. Lucie, St. James Golf Club, Waterville Golf and Country Club, and Sawgrass Lakes.

Within southeastern Port St. Lucie the Ginn Company purchased a 1,200± acre tract of land developed under the Tesoro PUD. Tesoro was a planned very upscale golf course community home to a grand Italianate Clubhouse, and Arnold Palmer and Tom Watson signature golf courses for Tesoro owners. Tesoro initially experienced strong demand, demand significantly retracted following general real estate trends and in 2009 the project mortgage was foreclosed with assets purchased by a Palm Beach County developer, with demand in 2018 returning at a very slow pace. Also, southeast of Tesoro a tract of land is being developed by DiVosta Homes with a mid-price range residential community.

### **St. Lucie Village**

Adjacent to the northerly city limits of Fort Pierce there is St. Lucie Village, the third incorporated community within St. Lucie County. St. Lucie Village is operated by city council with a mayor, but the city maintains a steady population base in the range of 600 people and imposes only a minimal tax, offering minimal services to its residences. St. Lucie Village is primarily a residential community with many residents with deep St. Lucie County roots, and the population does not desire further expansion of its community, thus St. Lucie Village is not expected to change, at least for the near-term years.

### **Summary**

In the near term, demand in the various real estate markets throughout the County ranges from modest to very strong with new projects experiencing the highest demand levels. Long term the overall economic outlook for St. Lucie County is good. Projections show the most rapid expansion will be in the City of Port St. Lucie. However, all incorporated or unincorporated areas should, by all forecasts, show a steady growth rate.

With governing and private forces vigorously working toward industrial expansions, new stable industries should add a great deal to the overall employment picture. Along with new industrial employment, growth will create many new jobs in the service and professional fields again adding to the overall economic strength for the area. Thus, the area should continue to be attractive to new residents as well as continuing to offer existing residents an attractive place in which to live and work.

Of course, the pace of economic growth will depend upon national trends. As in the past, economic highs and lows brought about by national economic policies affect the local economy thus real estate values.



THE SUNRISE CITY  
**FORT PIERCE**  
 ENGINEERING  
 DEPARTMENT

Florida



**To : Vennis Gilmore, Planning Analyst**

**FROM : John R. Andrews, P.E., City Engineer**

**RE : Easter Ave. R/W Abandonment – East side of S. Indian River Dr.  
 TRC No. 18-01000004**

**DATE : January 24, 2019**

TST  
 RECEIVED  
 JAN 24 2019  
 CITY OF FORT PIERCE  
 PLANNING & ZONING

This is to advise you that we have completed the review of the following documents as received by this office on January 24, 2019:

- R/W Abandonment Application
- Test Reports & Related Documents
- Record Drawings
- Clearances from all applicable Local, State and Federal Agencies
- Construction Drawings
- Executed Construction Contract
- Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- Recommend
- Do Not Recommend
- R/W Abandonment
- Building Permit
- C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

See attached for engineering comments

JRA/TST/tst

C:\Users\sttelle\Desktop\RW Abandonment Approval - 012419.docx



Fort Pierce Utilities Authority  
Water/Wastewater Engineering  
1701 South 37<sup>th</sup> Street  
Fort Pierce, FL 34947  
772.466.1600 x3473

## Technical Review Committee meeting

January 17, 2019

TECHNICAL REVIEW PROJECT #18-01000004 (Abandonment)

Abandonment – Easter Avenue ROW

### Comments

FPUA W/WW Engineering: No comment

FPUA Electric & Gas Engineering: Approved, as noted. FPUA requires a 10' wide utility easement along the west side of the requested abandoned right-of-way. Additionally, we require a 5' easement on either side of the proposed drainage easement to accommodate for potential future service installations. Approved, per condition easement will be provided.



Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.

[www.fpu.com](http://www.fpu.com)





PUBLIC WORKS  
ENGINEERING DIVISION  
DEVELOPMENT REVIEW  
COMMITTEE

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**January 14, 2019**

**Project:** Easter Ave. Abandonment  
**Subject:** SURVEY REVIEW  
**To:** Vennis Gilmore  
**From:** Rod Reed, PLS  
SLC-Engineering Division

All comments are based on the Standards of Practice per 5J-17.050 thru 5J-17.052

**SURVEY:**

- 1) I have no comments for this Project.

Please provide a written response to all comments

***Rod Reed, County Surveyor***

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