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**TO:** TECHNICAL REVIEW COMMITTEE  
**FROM:** VENNIS GILMORE, PLANNER  
**RE:** TECHNICAL REVIEW PROJECT# 21-04000002  
**MEETING DATE:** JANUARY 21, 2021

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### **Conditional Use & Design Review – Lucky 7 Arcade – 1702 Delaware Avenue**

The above referenced **Conditional Use w/ No New Construction and Design Review Applications** are being submitted for your review and comments. The request seeks to establish an Amusement Arcade; with fifty (50) game machines. The subject site is zoned General Commercial Zone (C-3) with a Future Land Use of General Commercial (GC). Per City Code Section 125-187. – Allowed Uses; Amusement Arcades are classified as a Conditional Use in the General Commercial Zone (C-3). The Amusement Arcade is approximately 4,709 gross sq. ft. The subject site location has approximately a total of 0.98 acres.

Please review and provide two copies of comments on the project. Please send all comments to the following emails [vgilmore@cityoffortpierce.com](mailto:vgilmore@cityoffortpierce.com), [arosenthal@cityoffortpierce.com](mailto:arosenthal@cityoffortpierce.com), or through interoffice mail to the Planning Department. If you have comments please respond in a timely manner before the date of the Technical Review Committee Meeting.

Please do not hesitate to contact me should you require any additional information at 772-467-3741.

Thank you.

Vennis Gilmore, Planner



### Conditional Use – No New Construction

Property address or Location 1702 Delaware Ave. Fort Pierce FL 34950  
 Parcel ID #(s) 2409-314-0027-000-0  
 Project description Arcade and Restaurant.

Alvaro Campuzano  
 Property Owner(s)  
184 N Visto Ct  
 Street Address  
Fort Pierce FL 34950  
 City State Zip  
(954) 410-2279  
 Phone Number  
alcampuz43@gmail.com  
 Email Address

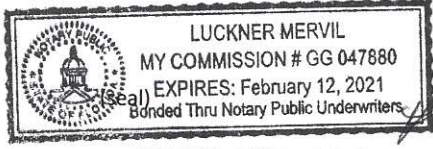
Maria Alvarez  
 Applicant/Representative, Title, Company  
145 New Dorchester St  
 Street Address  
Port St Lucie FL 34983  
 City State Zip  
(772) 708-1028  
 Phone Number  
Shreiteh88@gmail.com  
 Email Address

**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.

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

STATE OF FLORIDA -- COUNTY  
 The foregoing instrument was acknowledged before me this 27 day of May, 2020, by  
Campuzano Alvaro who is personally known to me or has produced  
[Signature] Driver's license as identification.

[Signature]  
 Signature of Notary

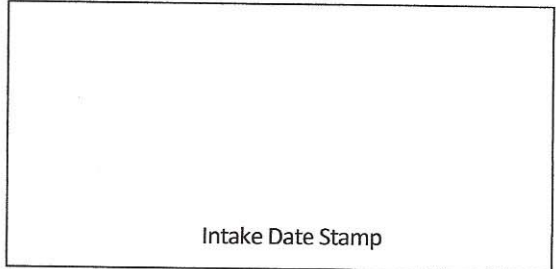


**INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729**

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





### Design Review

Property address or Location 1702 Delaware Ave. Fort Pierce FL 34950  
 Parcel ID #(s) 2469-314-0027-000-0  
 Project Description Arcade and Restaurant

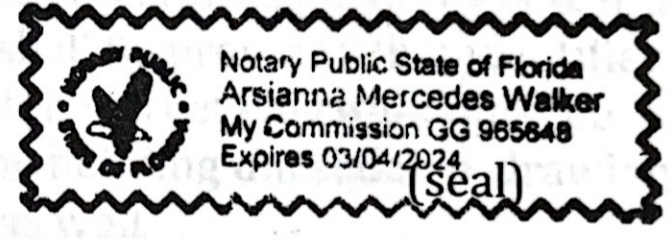
Alvaro Campuzano  
 Property Owner(s)  
184 W Vista Ct.  
 Street Address  
Fl. Pierce FL 34947  
 City State Zip  
954 410 2279  
 Phone Number  
alcampu43@gmail.com  
 Email Address

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

STATE OF FLORIDA -- St COUNTY  
 The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of June, 2021, by  
Alvaro Campuzano who is personally known to me or has produced  
Driver License as identification.



[Signature]  
 Signature of Notary

**TO BE COMPLETED BY STAFF**

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

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 Intake Planner \_\_\_\_\_  
 Planner Assigned \_\_\_\_\_  
 Approved \_\_\_\_\_ Date \_\_\_\_\_  
 Comments \_\_\_\_\_

Intake Date Stamp



### Property Identification

Site Address: 1702 DELAWARE AVE  
Parcel ID: 2409-314-0027-000-0  
Account #: 20973  
Map ID: 24/09N  
Use Type: 2100  
Zoning: General Co  
City/County: Fort Pierce

### Ownership

Delaware Avenue And S 18th Street LLC  
Alvaro Campuzano  
184 U Vista CT  
Fort Pierce, FL 34947

### Legal Description

9 35 40 FROM SE COR OF NE 1/4 OF SW 1/4 RUN N 30 FT, TH W 50 FT FOR POB, TH CONT W 185 FT, TH N 140 FT, TH E 52 FT, TH N 79.75 FT, TH E 163 FT, TH S 189.75 FT, TH SW 42 FT M/L TO POB

### Current Values

Just/Market Value: \$293,600  
Assessed Value: \$293,600  
Exemptions: \$0  
Taxable Value: \$293,600



### Total Areas

Finished/Under Air (SF): 7,698  
Gross Sketched Area (SF): 7,900  
Land Size (acres): 0.98  
Land Size (SF): 42,608

### Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

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

### Sale History

Date: Aug 7, 2019  
Book/Page: 4305 / 2561  
Sale Code: 0338  
Deed: WD  
Grantor: Rico Miguel  
Price: \$225,000  
  
Date: Oct 8, 2007  
Book/Page: 2889 / 2654  
Sale Code: XX03  
Deed: QC  
Grantor: Rico Miguel  
Price: \$100  
  
Date: Apr 27, 2000  
Book/Page: 1295 / 2715

Sale Code:	XX02
Deed:	WD
Grantor:	Quandt Laverne W
Price:	\$350,000
Date:	Nov 18, 1994
Book/Page:	0940 / 2585
Sale Code:	XX02
Deed:	WD
Grantor:	BUSHMANS CORP
Price:	\$445,800
Date:	Jun 28, 1994
Book/Page:	0915 / 2540
Sale Code:	XX02
Deed:	QC
Grantor:	RIVERSIDE SUN CORP
Price:	\$557,000
Date:	May 20, 1992
Book/Page:	0791 / 0422
Sale Code:	XX02
Deed:	WD
Grantor:	
Price:	\$500,000

### Building Information (1 of 1)

Finished Area: 7,698 SF

Gross Sketched Area: 7,900 SF

#### Exterior Data

View:  
 Building Type: REST  
 Grade: Y\_C  
 Story Height: 1 Story

Roof Cover: Dim Shingle  
 Year Built: 1977  
 Effective Year: 1977  
 No. Units: 1

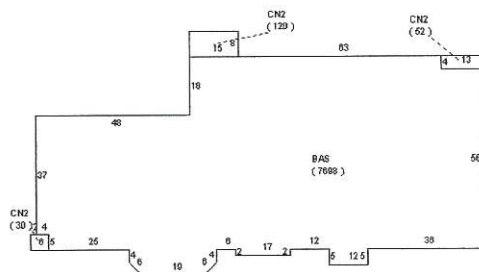
Roof Structure: Hip  
 Frame:  
 Primary Wall: Cypress BB  
 Secondary Wall:

#### Interior Data

Bedrooms: 0  
 Full Baths: 0  
 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: Tile-Quarry  
 Sprinkled %: 0%



# Lucky 7 Arcade Inc.

Ph:(772)708-1028 Email:Shreiteh88@gmail.com

1702 Delaware Ave. Fort Pierce FL, 34950

To whom it may concern,

Lucky 7 Arcade Inc. is intended for amusement only; it is a place where people can come and have fun and distract themselves. we will serv soft drinks and snacks for our customers to enjoy while they play. we will be open daily from 8:00am to 12:00am, there will be no alcohol served in this location. We will have approximately 5-10 employees including helping staff. If you have any questions please feel free to contact me at (772)708-1028 thank you.

A handwritten signature in black ink, appearing to read "Mohamed Alamy". The signature is written in a cursive, flowing style.



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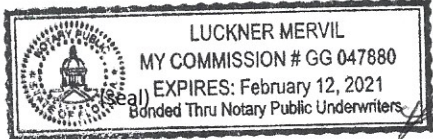
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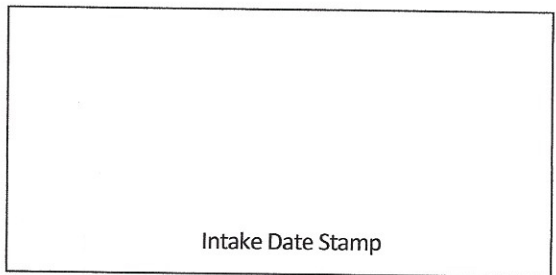


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 Intake Planner \_\_\_\_\_  
 Planner Assigned \_\_\_\_\_  
 Approved By \_\_\_\_\_ Date \_\_\_\_\_  
 Comments \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



# 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.







Z = Luminaire Mounting Height

Expanded Luminaire Location Summary		
LumNo	Label	Z
1	C-2	17
2	C-2	17
3	C-2	17
4	C-2	17
5	C-2	17
6	C-2	17
7	C-2	17
8	C-2	17
9	C-2	17
10	C-2	17
11	D-2	17
12	C-2	17
13	D-2	17
14	D-2	17
Total Quantity: 14		

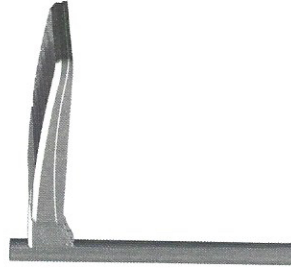
Luminaire Schedule

Symbol	Qty	Label	Description	Lum. Watts	Arm	Arrangement	BUG Rating	Tag	Filename
C-2	11	C-2	SEPA275	60	2	SINGLE	B1-U0-G2	4	VP-S-36L-80-4K7
D-2	3	D-2	SEPA275	60	2	SINGLE	B1-U0-G2	2-BC	VP-S-36L-80-4K7

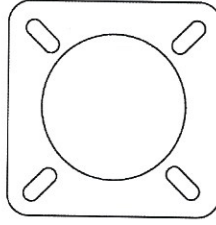
Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking_Top	Illuminance	Fc	2.03	4.7	0.5	4.06	9.40

Project Fixtures



Important Note:  
Bolt Down Poles Require  
Special Foundation Orientation  
As Shown Below



→ SOUTH

The calculations provided in this report are predicted lighting levels based on the above described input data and characteristics. All information should be reviewed for accuracy, understanding and agreement with all information. Any discrepancies should be noted and the preparer of this report immediately advised to clarify or change as required.

Actual lighting levels may vary from this report due to a variety of circumstances, such as: reflectances, voltage variations, objects blocking or reflecting light, different mounting heights, installation, lamp and ballast tolerances, etc. Room is considered complete and as recommended for lighting levels.

Solar Electric Power Company (SEPCO) assumes no responsibility for any such variances and will not be held responsible for lighting levels different from predicted levels in this report. Recipient of this report must verify that lighting fixtures physically fit within the specified location(s). Catalog numbers of lighting fixtures may not be complete as all conditions may not be known.

PROPERTY OF SOLAR ELECTRIC POWER COMPANY (SEPCO)  
THESE DRAWINGS ARE THE SOLE AND EXCLUSIVE PROPERTY OF SEPCO,  
AND SHALL NOT BE USED, REPRODUCED, OR DISCLOSED TO ANY THIRD PARTY  
FOR ANY PURPOSE, WITHOUT THE EXPRESS WRITTEN CONSENT OF  
SOLAR ELECTRIC POWER COMPANY



1521 SE Palm Court, Stuart, FL 34994  
P (772) 220-6615 F (772) 220-8616

#	Date	Comments

Revisions

Drawn By: Bud Straszewski  
Checked By:  
Date: 1/21/2020  
Scale:

1702 Delaware Ave

1702 Delaware Ave

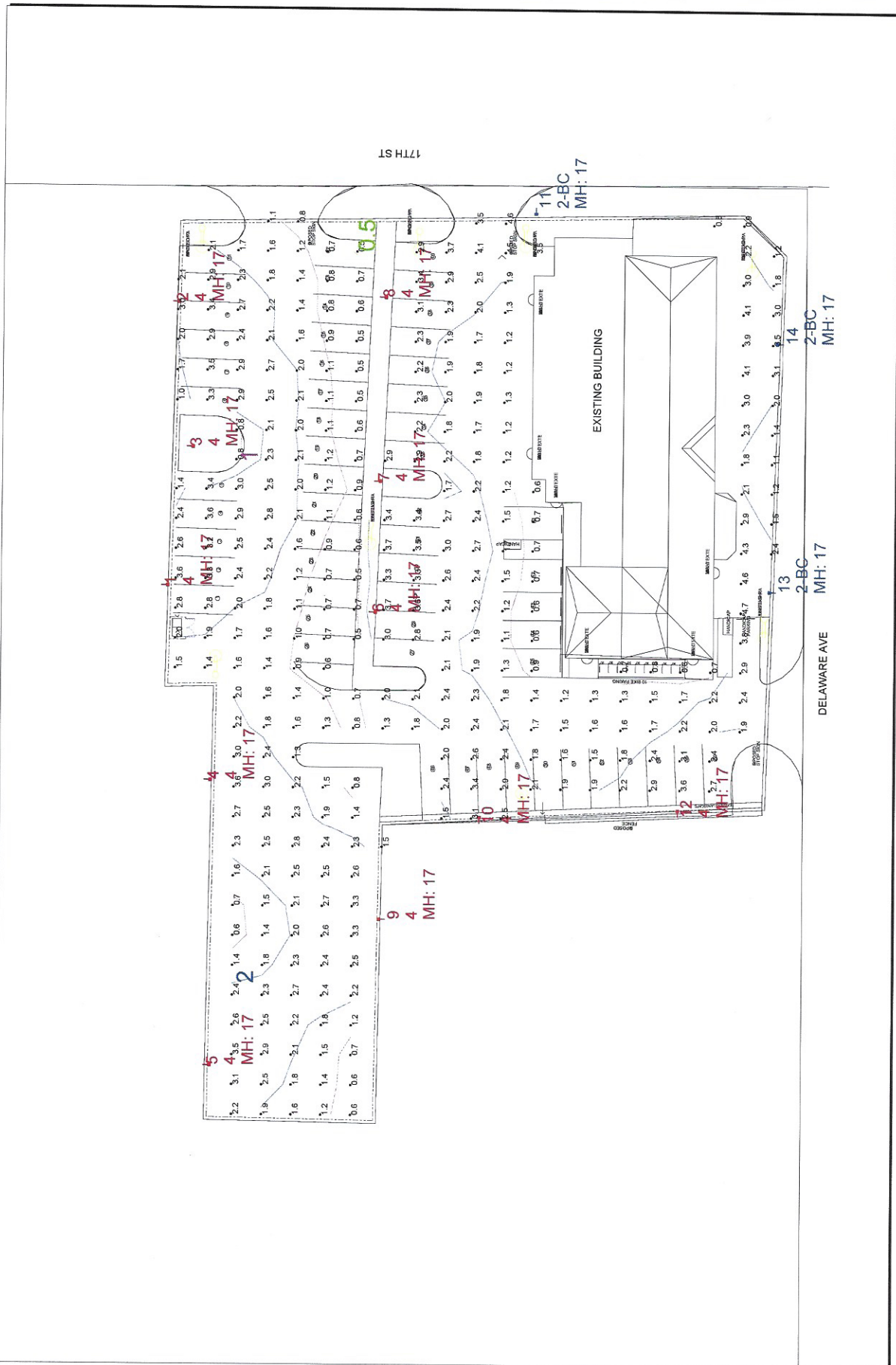
Drawn By: Bud Staszewski  
Checked By:  
Date: 12/21/2020

Scale:

#	Date	Comments



1521 SE Palm Court, Stuart, FL 34994  
p (772) 220-6615 f (772) 220-6616



Model Layout with 10 X 10 Calculation Grid

1702 Delaware Ave

Drawn By: Bud Straszewski

Checked By:

Date: 12/1/2020

Scale:

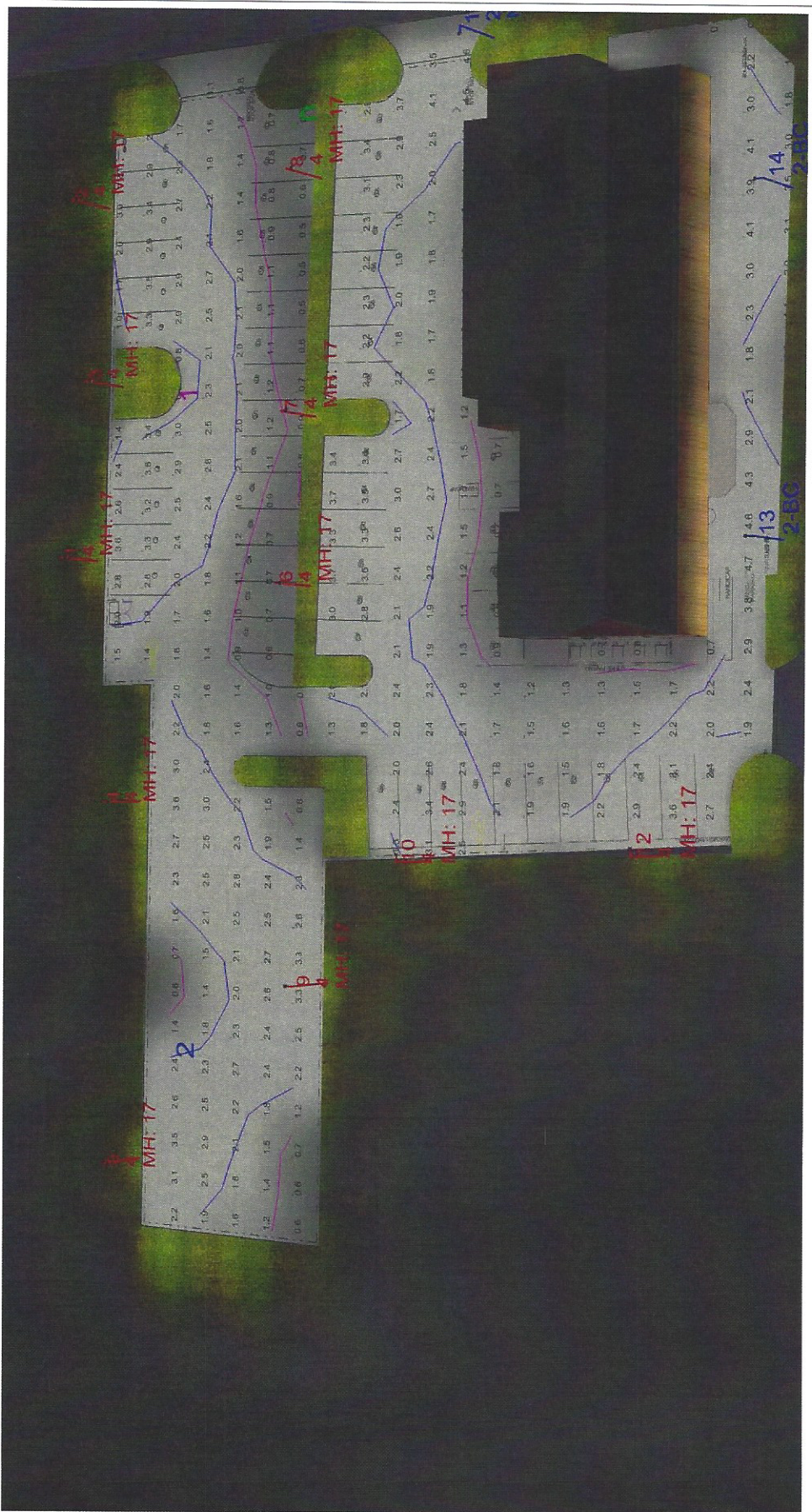
REVISIONS	
#	Date

# Date Comments

1521 SE Palm Court, Stuart, FL 34994  
p (772) 220-6615 f (772) 220-6616



Surveying  
Professional Seal



# ASL FIXTURE



DC SOLAR POWERED LIGHT FIXTURE

## Area Site Lighter Fixture Overview

The ASL Area Site Lighter fixture assembly is a Cobrahead style fixture and comes complete with LEDs and driver used to operate the fixture from the solar charged batteries. The ASL fixture is typically used for roadways, parking lots, pathways and perimeters and typically uses our SP - Side of Pole Upsweep bracket in 4', 6', and 8' lengths, or the ST - Side of Pole Tenon bracket in 5" or 24" length, to attach to a pole below the solar power assembly.



SEPCO solar light fixtures are used in our complete solar lighting systems and includes the solar power assembly with mounting, battery assembly, fixture and fixture mounting bracket. SEPCO can also provide a pole to meet wind load specifications.

## Features & Benefits:

- The ASL fixture uses solid state / light emitting diode (LED) light source
- 12 VDC electronic dimming drivers
- Die cast aluminum housing
- Multiple light distributions available

**APPLICATIONS:** Roadways, Parking Lots, Walkways, Area, Perimeters

**HOUSING:** Die Cast Aluminum

**FINISH:** Black, Bronze, Gray, White, Platinum Silver

**OPTICAL ASSEMBLY:** Each LED has an individual optical lens

**LAMPING:** ASL1 = 15 – 50 Watt LED Type II, III, IV, and V / ASL2 = 50 – 100 Watt LED

**DIMENSIONS:** ASL1 = 17.25" Long x 11.7" Wide x 3.6" High / ASL2 = 22.4" Long x 11.7" Wide x 3.6" High

**WEIGHT:** ASL1 = 15 lbs / ASL2 = 19 lbs

**EPA:** ASL1 = .50 sq ft / ASL2 = .62 sq ft

Project Name: \_\_\_\_\_

Project Notes: \_\_\_\_\_

Wattage - \_\_\_\_\_

Distribution - \_\_\_\_\_

Color - \_\_\_\_\_

Finish - \_\_\_\_\_



# SGDB



## STEEL GALVANIZED POLE DIRECT BURIAL

### SGDB Specifications

ASTM A-53 (Tested) AND ASTM A-500 GRADE B (Structural)

Schedule 40 pipe conforms to ASTM A53, A500B

Transportation, structural pipe with resistance to corrosion

Nominal: 4" OD Min

Wall: 0.226"

Weight: 9.109 lbs per foot

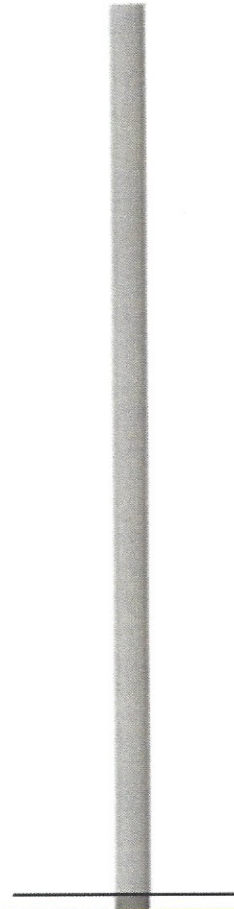
Lengths available – Up to 25 Feet

Typical burial depths\* per wind speed

16" diameter Augured Hole filled concrete

- 80 - 90MPH - 5 Feet
- 100 - 120MPH - 6 Feet
- 130 - 140MPH - 7 Feet
- 150 - 170MPH - 8 Feet

Consult Local P.E. to verify soil conditions



#### Burial Depth

SEPCO™ assumes no responsibility as there are many variables in types of soil. Please consult a local P.E. for actual soil conditions. The guidelines above are for informational purposes only. Please consult a local registered P.E. to provide actual installed depth needed

Project Name: \_\_\_\_\_

Project Notes: \_\_\_\_\_

PZ1 - PZ8 - Load Category \_\_\_\_\_

Pole Height - \_\_\_\_\_

Finish - \_\_\_\_\_









# SEPA275-QS



## SOLAR ELECTRIC POWER ASSEMBLY

### Features & Benefits:

- The SEPA275 features a single module ranging between 255-300 Watts mounted to our double support power bracket, optional full panel backside.
- The 328 Amp hour battery is contained within a vented aluminum battery box and includes a wiring harness and control electronics.
- There are 14 different controllers to choose for different types of applications such as dusk to dawn dusk activated, motion detector, etc.
- The systems are built for easy installation with quick connect terminals, easily mounted to a wall, roof, or pole.
- Every system is available to produce DC or AC power depending on the needs of the device.
- Meets AASHTO wind force ratings.
- Powder coating and custom design available.
- 5 year maintenance free and system warranty up to 25 years (see warranty).



### Panel Assembly

The SEPA275 single array consists of one 255-300 watt module which is mechanically fastened to a vented aluminum panel pan with stainless steel fasteners, optional full sheet metal backside protection, terminated in industry standard MC4 connectors. Solar array produces 20 +/- amps charge current and measures 40"L x 66"W x 2.1"D. The array has a 10 year warranty for 10% power loss and 25 year warranty for 20% power loss. The solar array has a life cycle and actual field proven life of over 30 years.

### Battery Assembly

A vented aluminum enclosure containing four 82 amp hour sealed GEL batteries, totaling 328 amp hours, which are integrally mounted and pre-wired to include a standard wire harness with simple plug in connections for the SEPCO MPPT Maximum Power Point Tracker and the solar panel assembly. The low profile design contains a preformed and welded back mounting plate for easy slide on attachment to the power bracket. Battery assembly contains SEPCO unique "Through the Pole" rear wire routing output for no exposed wiring to provide a neat clean appearance for the finished installation. The battery is warranted for 5 years. Battery assembly is complete with all stainless steel mounting hardware. All metal crafting has been performed by high speed robotic presses using computer programmed instructions.

### Power Bracket

Aluminum power bracket consists of a substantial aluminum channel for mounting to any pole or wall and providing a low profile, only 20" on the pole, to provide maximum strength for wind loading. The power bracket contains predrilled and tapped battery slide mount bolts of stainless steel and two 11/16" mounting holes for utility standard 5/8" mounting bolts. The bracket contains the unique "Through the Pole" battery wire hole for no exposed system wiring. The SEPCO solar electric power assemblies have proven themselves as the most rugged and robust design in thousands of installations worldwide since their introduction in 1994. SEPCO systems surpass all codes, compliances, and quality controls.

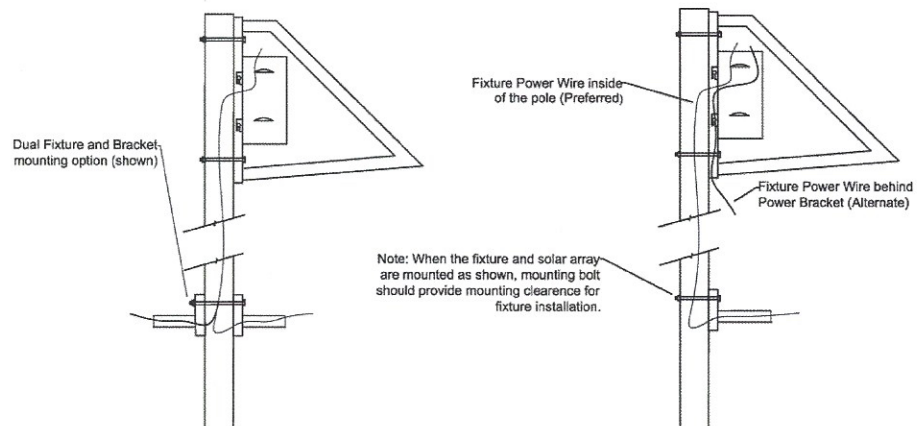
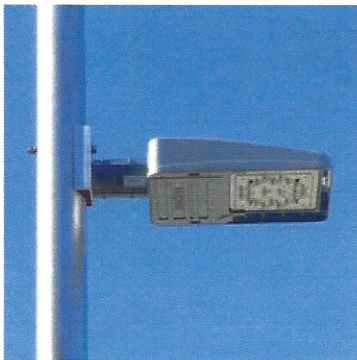
# ST BRACKET



SOLAR FIXTURE BRACKETS

## ST - Side of Pole Tenon Bracket

SEPCO Solar Lighting Fixture Brackets are used with complete solar lighting systems to complete the system and allow for mounting the fixtures to a pole or ground mounting for some applications.



The Side of Pole Tenon Bracket (ST) is a short straight bracket arm for close to pole installations. The bracket is available in 5" and 24" lengths. The wire can be routed inside the pole and into the back of the bracket foot for no exposed wiring. Brackets are standard in brushed aluminum but can be powder coated to match the fixture color.

## Project Specifics

Project Name: \_\_\_\_\_

Project Notes: \_\_\_\_\_

- ST5 - Side of Pole Tenon 5"
- ST24 - Side of Pole Tenon 24"



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Sale Code: XX03  
Deed: QC  
Grantor: Rico Miguel  
Price: \$100  
  
Date: Apr 27, 2000  
Book/Page: 1295 / 2715



### Special Features and Yard Items

Type:	ASP2 LOW
Quantity:	1
Units:	22535
Year Built:	1970
Type:	CEMENT CURB
Quantity:	1
Units:	132
Year Built:	1977
Type:	SINGLE LIGHT
Quantity:	1
Units:	1
Year Built:	1977
Type:	DOUBLE LIGHT
Quantity:	1
Units:	1
Year Built:	1977
Type:	SINGLE LIGHT
Quantity:	1
Units:	2
Year Built:	1995
Type:	WOOD FEN 6'
Quantity:	1
Units:	56
Year Built:	2002

### Current Year Values

#### Current Values Breakdown

Building:	\$144,500
Land:	\$149,100
Just/Market:	\$293,600
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$0
Assessed:	\$293,600
Exemption(s):	\$0
Taxable:	\$293,600

#### Current Year Exemption Value Breakdown

#### Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	17.6	Fort Pierce Stormwater Charge	\$1,214.40

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:	F01-000175
Issue Date:	Feb 12, 2001
Description:	Demolition
Amount:	\$1,000
Fee:	\$0
Number:	F01-000255
Issue Date:	Jun 13, 2001
Description:	Alterations/Remodeling
Amount:	\$20,000
Fee:	\$0
Number:	F01-000255
Issue Date:	Jun 13, 2001
Description:	Heat and Air Conditioning
Amount:	\$0
Fee:	\$0
Number:	F01-000601
Issue Date:	May 8, 2001
Description:	Roof
Amount:	\$15,400
Fee:	\$0
Number:	F98-001481
Issue Date:	Nov 25, 1998
Description:	Roof
Amount:	\$1,800
Fee:	\$1,800
Number:	F01-0255
Issue Date:	Nov 21, 2001
Description:	Alterations/Remodeling
Amount:	\$0
Fee:	\$75
Number:	F01-1624
Issue Date:	Dec 10, 2001
Description:	Alterations/Remodeling
Amount:	\$0
Fee:	\$75
Number:	F02-0855
Issue Date:	Jun 13, 2002
Description:	Fence
Amount:	\$500
Fee:	\$75
Number:	BP13-1894
Issue Date:	Jun 18, 2013
Description:	Electric
Amount:	\$1,000
Fee:	\$155

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

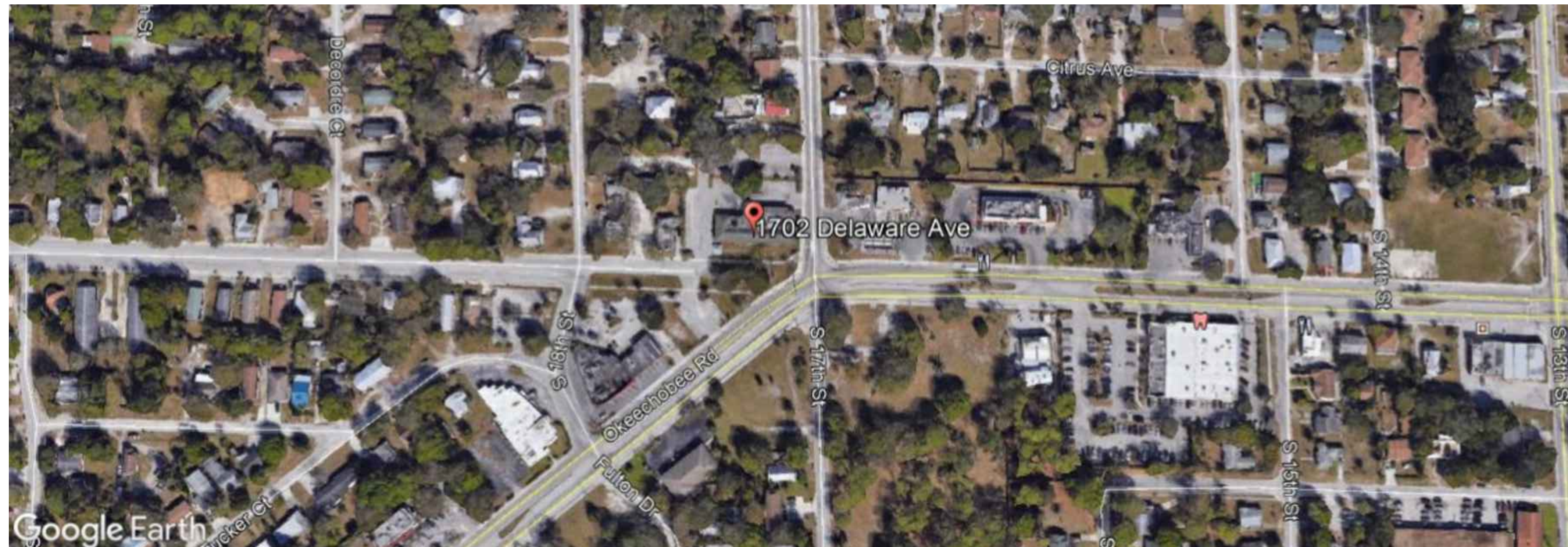
PROPOSED ARCADE/RESTAURANT  
 1702 DELAWARE AVE  
 FORT PIERCE, FLORIDA 34950



AERIAL SITE  
 (N.T.S.)



GOOGLE ELEVATION  
 (N.T.S.)

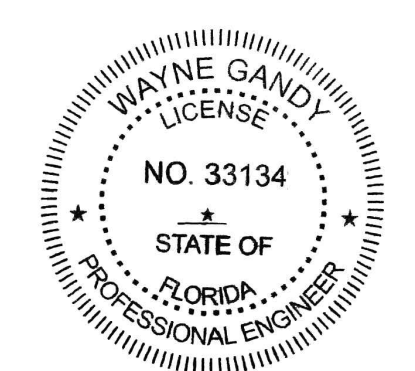


AERIAL LOCATION MAP  
 (N.T.S.)

DESIGNENGINEERING LLC.

Fine Engineering Design  
 720 S.O.B.T. ORLANDO, FL. 32805  
 Ph. 203-514-4221 Fax. 772-201-2850  
 E-MAIL : DESIGNENGINEERING7@GMAIL.COM

SHEET NO  
**A-1**  
 OF SHEETS



**D W** ENGINEERING NOTES: ENGINEERING MEETS OR EXCEEDS 2014 FLORIDA BUILDING CODE AND 5TH ADDITIONS 2014.  
**A C** MECH/ELECT/PLUMB/ENERGY ACCESSIBILITY/LIFE SAFETY AND FIRE CODE  
 UNPROTECTED CONSTRUCTION 180MPH WIND SPEED 2. BUILDING WIND EXPOSURE CATEGORY C AND WIND IMPORTANCE  
 MEETS OR EXCEEDS RESISTANCE AND CURRENT EBC.  
 DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_

CONSULTING ENGINEERS  
 WAYNE GANDY, P.E. 33134  
 5923 FOREST CITY RD.  
 ORLANDO, FL. 32810  
 Phone: (203) 514-4221

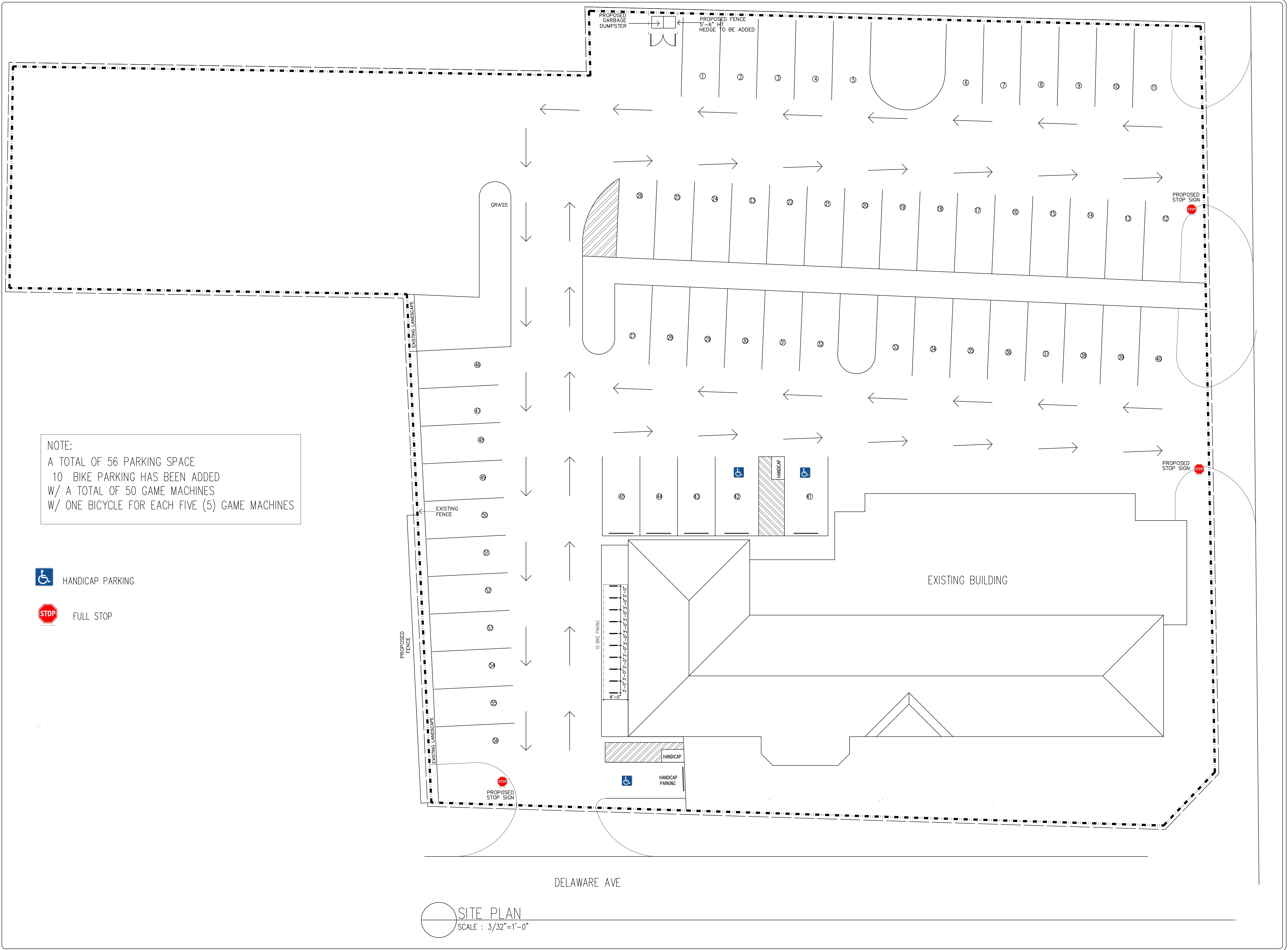
SCALE  
**AS SHOWN**

PROPOSED ARCADE/RESTAURANT  
 1702 DELAWARE AVE  
 FORT PIERCE, FLORIDA 34950

Notes: Drawings are based on information provided by the client. Design Engineer shall not be responsible for the accuracy of the information provided. Drawings are not to be used for any other purpose without the written consent of the design engineer. The design engineer shall not be responsible for the accuracy of the information provided. The design engineer shall not be responsible for the accuracy of the information provided. The design engineer shall not be responsible for the accuracy of the information provided.

NOTE:  
 A TOTAL OF 56 PARKING SPACE  
 10 BIKE PARKING HAS BEEN ADDED  
 W/ A TOTAL OF 50 GAME MACHINES  
 W/ ONE BICYCLE FOR EACH FIVE (5) GAME MACHINES

-  HANDICAP PARKING
-  FULL STOP



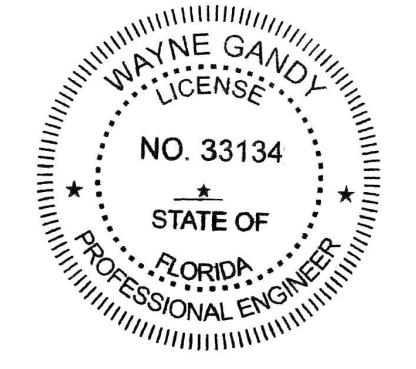
SITE PLAN  
 SCALE : 3/32"=1'-0"

17TH ST

**DESIGNENGINEERING LLC.**

Fine Engineering Design  
 720 S.O.B.T. ORLANDO, FL . 32805  
 Ph. 203-514-4221 Fax. 772-201-2850  
 E-MAIL : DESIGNENGINEERING7@GMAIL.COM

SHEET NO  
**A-2**  
 OF SHEETS



**D W A C**  
 ENGINEERING NOTES: ENGINEERING MEETS OR EXCEEDS 2014 FLORIDA BUILDING CODE AND 5TH ADDITIONS 2014  
 MECH/ELECT/PLUMB/ENERGY, ACCESSIBILITY, LIFE SAFETY AND FIRE CODE  
 UNPROTECTED CONSTRUCTION 160MPH WIND SPEED 2. BUILDING WIND EXPOSURE CATEGORY C AND WIND IMPORTANCE  
 DATE: 11/11/14 DRAWN BY: [Redacted]

FR CONSULTING ENGINEERS  
 WAYNE GANDY, P.E. 03164  
 6923 FOREST CITY RD.  
 ORLANDO, FL . 32810  
 Phone: (203) 514-4221

WG SCALE AS SHOWN

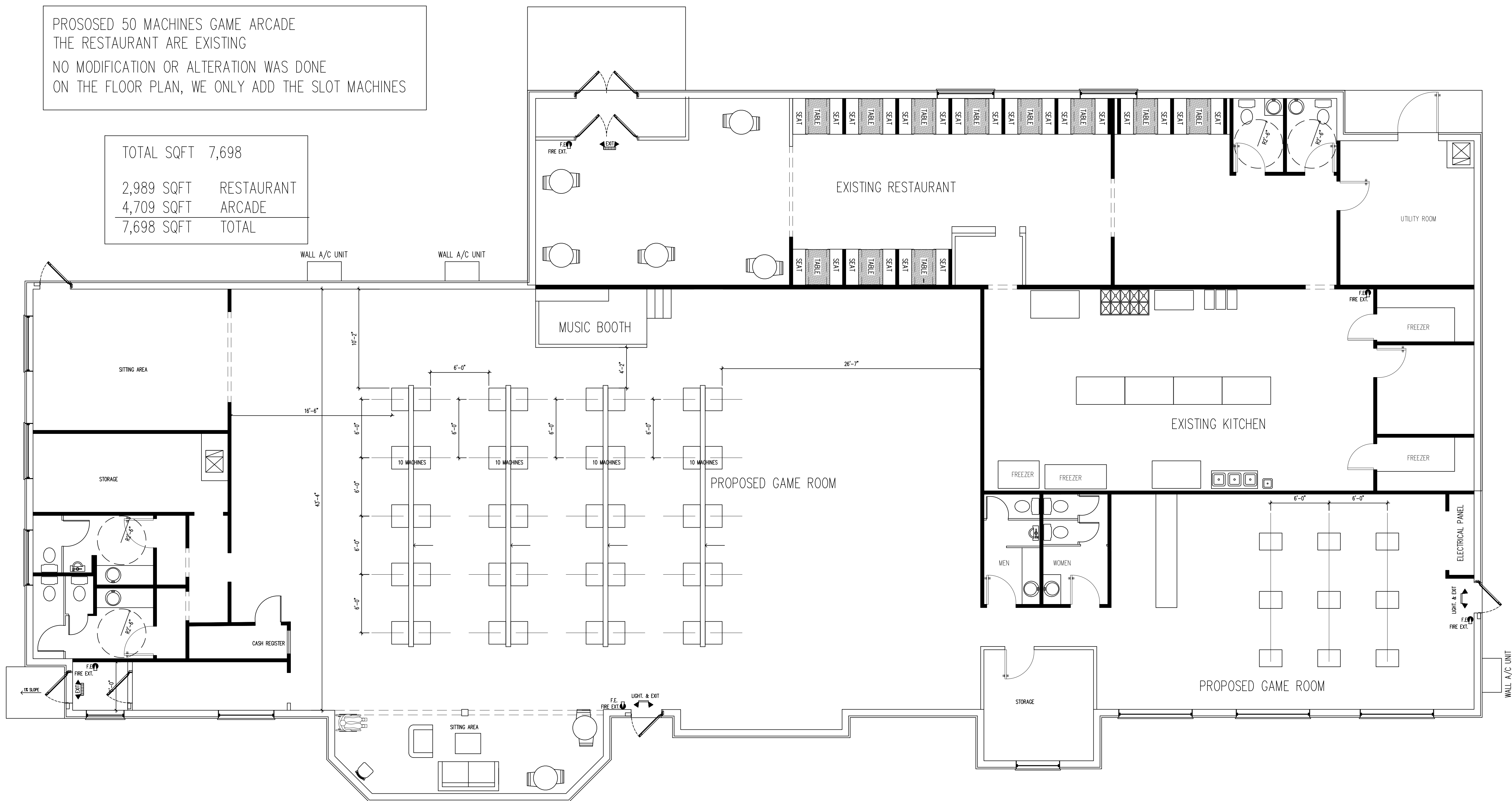
PROPOSED ARCADE / RESTAURANT  
 1700 DELAWARE AVE  
 FORT PIERCE, FLORIDA 34950

When dimensions on these drawings are in parentheses and precede the word "dimension", they are intended to be used in lieu of the dimensions and annotations shown on these drawings. If any dimension is in conflict with the annotations and annotations shown on these drawings, the annotations shall govern.

NOTE: AS BUILT FLOOR PLAN

PROPOSED 50 MACHINES GAME ARCADE  
THE RESTAURANT ARE EXISTING  
NO MODIFICATION OR ALTERATION WAS DONE  
ON THE FLOOR PLAN, WE ONLY ADD THE SLOT MACHINES

TOTAL SQFT	7,698
2,989 SQFT	RESTAURANT
4,709 SQFT	ARCADE
7,698 SQFT	TOTAL



**FLOOR PLAN**  
SCALE : 3/16"=1'-0"

**DESIGNENGINEERING LLC.**

SHEET NO  
**A-3**  
OF SHEETS

**D W A C**  
DRAWING

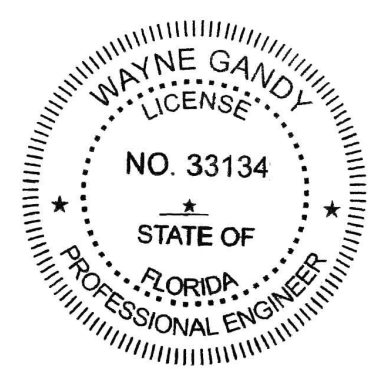
SCALE  
**AS SHOWN**

Fine Engineering Design  
720 S.O.B.T. ORLANDO, FL. 32805  
Ph. 203-514-4221  
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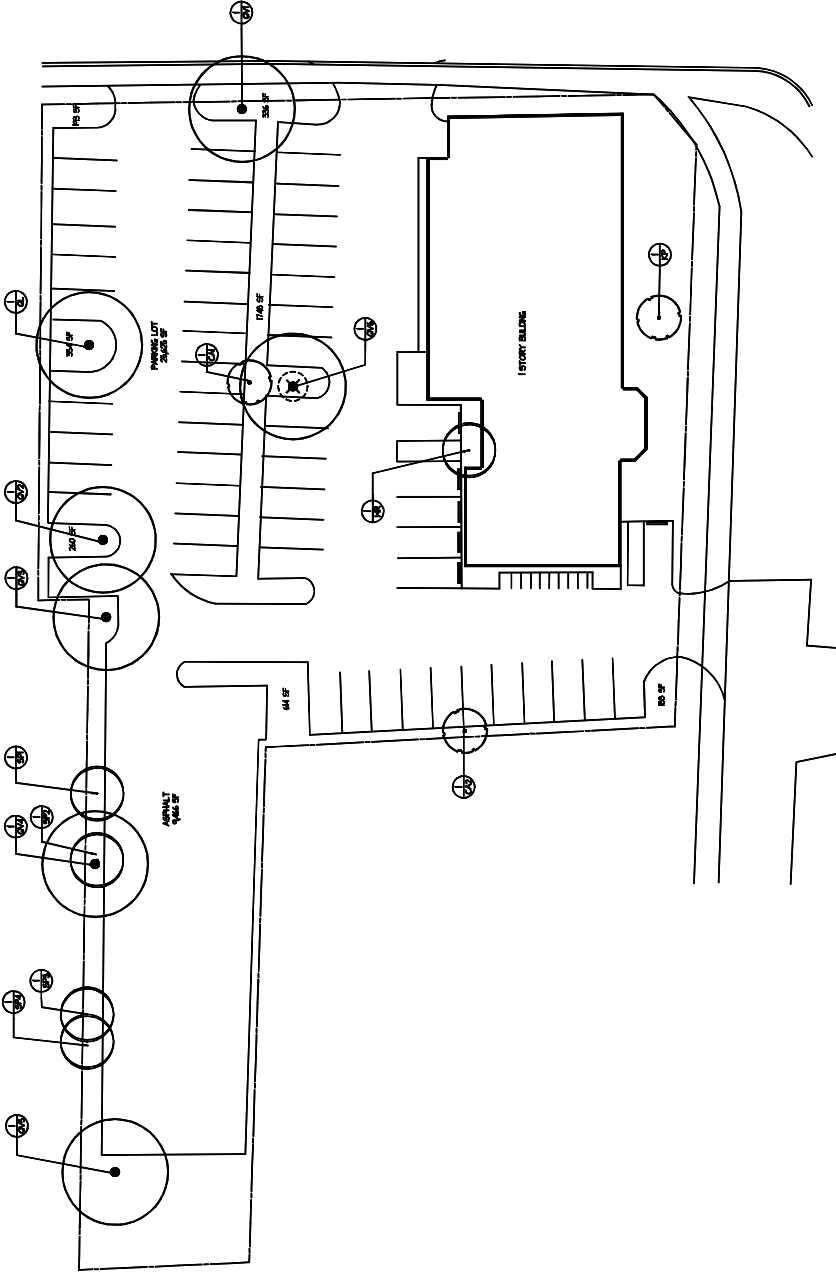
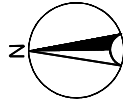
CONSULTING ENGINEERS  
WAYNE GANDY, P.E. 33164  
5923 FOREST CITY RD.  
ORLANDO, FL. 32810  
Phone: (203) 514-4221

PROPOSED ARCADE / RESTAURANT  
1702 DELAWARE AVE  
FORT PIERCE, FLORIDA 34950

ENGINEERING NOTES: ENGINEERING MEETS OR EXCEEDS 2014 FLORIDA BUILDING CODE AND 5TH ADDITONS 2014  
MECH, ELECT, PLUMB, ENERGY, ACCESSIBILITY, LIFE SAFETY AND FIRE CODE  
UNPROTECTED CONSTRUCTION 160MPH WIND SPEED 2. BUILDING WIND EXPOSURE CATEGORY C AND WIND IMPORTANCE  
MEETS OR EXCEEDS RESISTANCE AND CURRENT EBC.

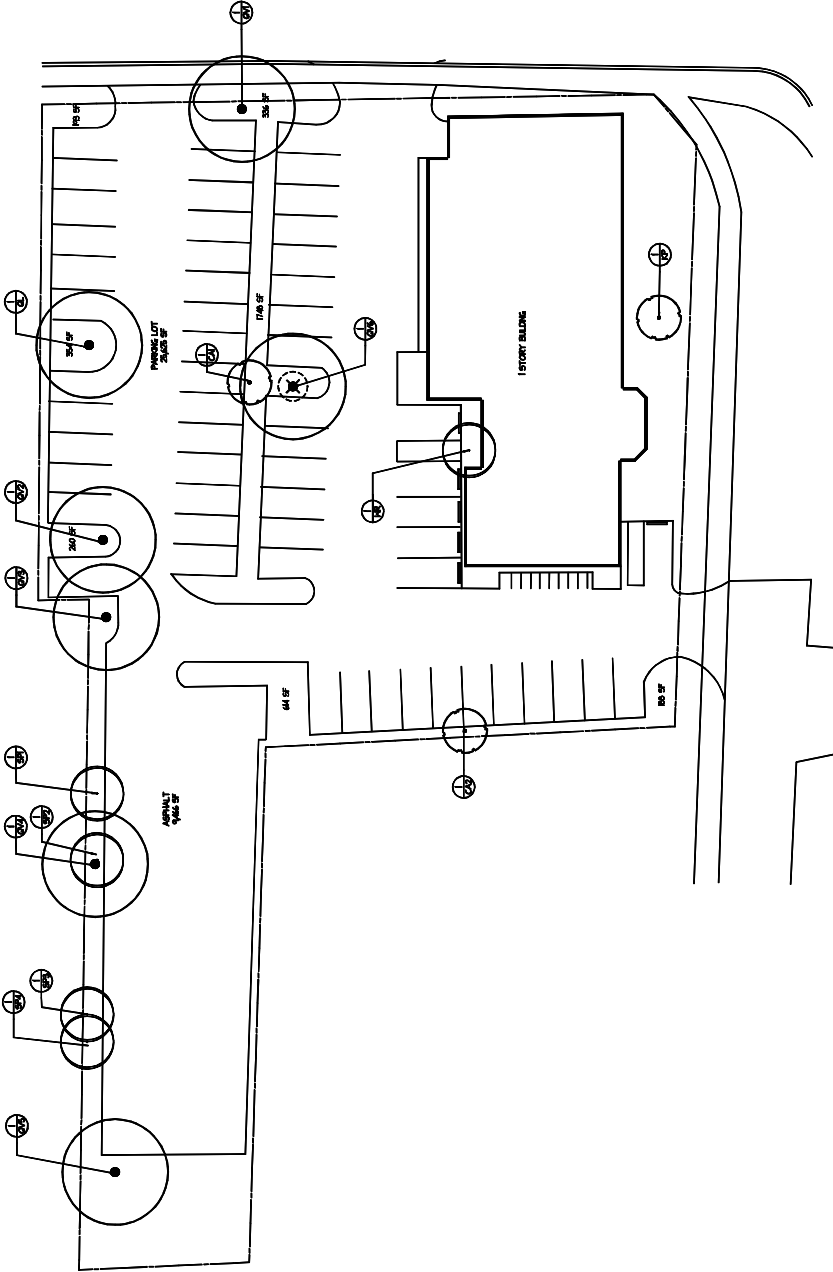
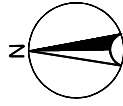


DVA, hereby, certifies that the design and construction of the project shown on these plans and drawings are in accordance with the applicable laws, rules and regulations of the State of Florida. The design and construction of the project shown on these plans and drawings are in accordance with the applicable laws, rules and regulations of the State of Florida. The design and construction of the project shown on these plans and drawings are in accordance with the applicable laws, rules and regulations of the State of Florida.



TREE DISPOSITION TABLE

SYMB	QTY	BOTANICAL NAME	COMMON NAME	DIMENSIONS (HT X SFR, DBH)	CONDITION (GOOD, FAIR, POOR)	REMAIN, REMOVE, RELOCATE
<b>PALMS</b>						
SP1	1	Sabal Palmetto	Cabbage Palm	22' HT x 16" SFR	Good	Remain
SP2	1	Sabal Palmetto	Cabbage Palm	16' HT x 16" SFR	Good	Remain
SP3	1	Sabal Palmetto	Cabbage Palm	18' HT x 16" SFR	Good	Remain
SP4	1	Sabal Palmetto	Cabbage Palm	20' HT x 16" SFR	Good	Remain
WR	1	Washingtonia robusta	Washington Palm	30' HT x 16" SFR	Good	Remain
<b>TREES</b>						
CA2	1	Quercus macrocarpa	Chickwood	16' HT x 6" DBH, 17" CAL	Good	Remain
CA2	1	Quercus macrocarpa	Chickwood	20' HT x 16" SFR, 16" CAL	Good	Remain
KP	1	Kopelia pruriens	Savanna Tree	19' HT x 26" SFR, 20" CAL	Good	Remain
OL	0	Quercus laurifolia	Laurel Oak	26' HT x 46" SFR, 86" CAL	Good	Remain
OV1	1	Quercus virginiana	Live Oak	18' HT x 24" SFR, 30" CAL	Good	Remain
OV2	1	Quercus virginiana	Live Oak	32' HT x 52" SFR, 72" CAL	Good	Remain
OV3	1	Quercus virginiana	Live Oak	28' HT x 50" SFR, 64" CAL	Good	Remain
OV4	1	Quercus virginiana	Live Oak	38' HT x 52" SFR, 80" CAL	Good	Remain
OV5	1	Quercus virginiana	Live Oak	36' HT x 72" SFR, 108" CAL	Good	Remain
OV6	1	Quercus virginiana	Live Oak	24' HT x 36" SFR, 82" CAL	Poor	Remove



TREE DISPOSITION TABLE

SYMI	QTY	BOTANICAL NAME	COMMON NAME	DIMENSIONS (HT X SFR, DBH)	CONDITION (GOOD, FAIR, POOR)	REMAIN, REMOVE, RELOCATE
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OV6	1	Quercus virginiana	Live Oak	24' HT x 36" SFR, 82" CAL	Poor	Remove







Z = Luminaire Mounting Height

Expanded Luminaire Label	LumNo	Location	Summary
C-2	1	Z	
C-2	2		17
C-2	3		17
C-2	4		17
C-2	5		17
C-2	6		17
C-2	7		17
C-2	8		17
C-2	9		17
C-2	10		17
D-2	11		17
C-2	12		17
D-2	13		17
D-2	14		17
Total Quantity:			14

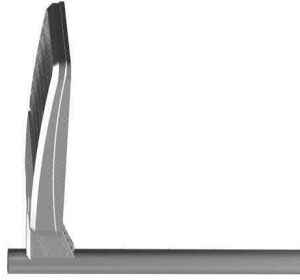
Luminaire Schedule

Symbol	Qty	Label	Description	Lum. Watts	Arm	Arrangement	BUG Rating	Tag	Filename
☐	1	C-2	SEPA275	60	2	SINGLE	B1-U0-G2	4	VP-S-36L-80-4K7
☐	3	D-2	SEPA275	60	2	SINGLE	B1-U0-G2	2-BC	VP-S-36L-80-4K7

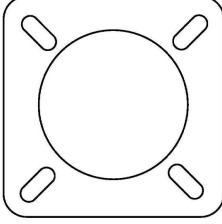
Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking_Top	Illuminance	Fc	2.03	4.7	0.5	4.06	9.40

Project Fixtures



**Important Note:**  
Bolt Down Poles Require  
Special Foundation Orientation  
As Shown Below



→ SOUTH

The calculations provided in this report are predicted lighting levels based on the above described input data and characteristics. All information should be reviewed for accuracy, understanding and agreement with all information. Any discrepancies should be noted and the preparer of this report immediately advised to clarify or change as required.

Actual lighting levels may vary from this report due to a variety of circumstances, such as: reflectances, voltage variations, objects blocking or redirecting light, different mounting heights, installation, lamp and ballast tolerances, etc. Room is considered completely empty unless noted otherwise above. Unless specifically stated otherwise, predicted foot candles are not a recommendation of lighting levels.

Solar Electric Power Company (SEPCO) assumes no responsibility for any such variances and will not be held responsible for lighting levels different from predicted levels in this report. Recipient of this report, or someone designated by recipient, must verify that lighting fixtures physically fit within the specified location(s). Catalog numbers of lighting fixtures may not be complete as all conditions may not be known.

PROPERTY OF SOLAR ELECTRIC POWER COMPANY (SEPCO). THESE DRAWINGS ARE THE SOLE AND EXCLUSIVE PROPERTY OF SEPCO AND SHALL NOT BE USED, REPRODUCED, OR DISCLOSED TO ANY THIRD PARTY FOR ANY PURPOSE, WITHOUT THE EXPRESS WRITTEN CONSENT OF SOLAR ELECTRIC POWER COMPANY.

#	Date	Comments

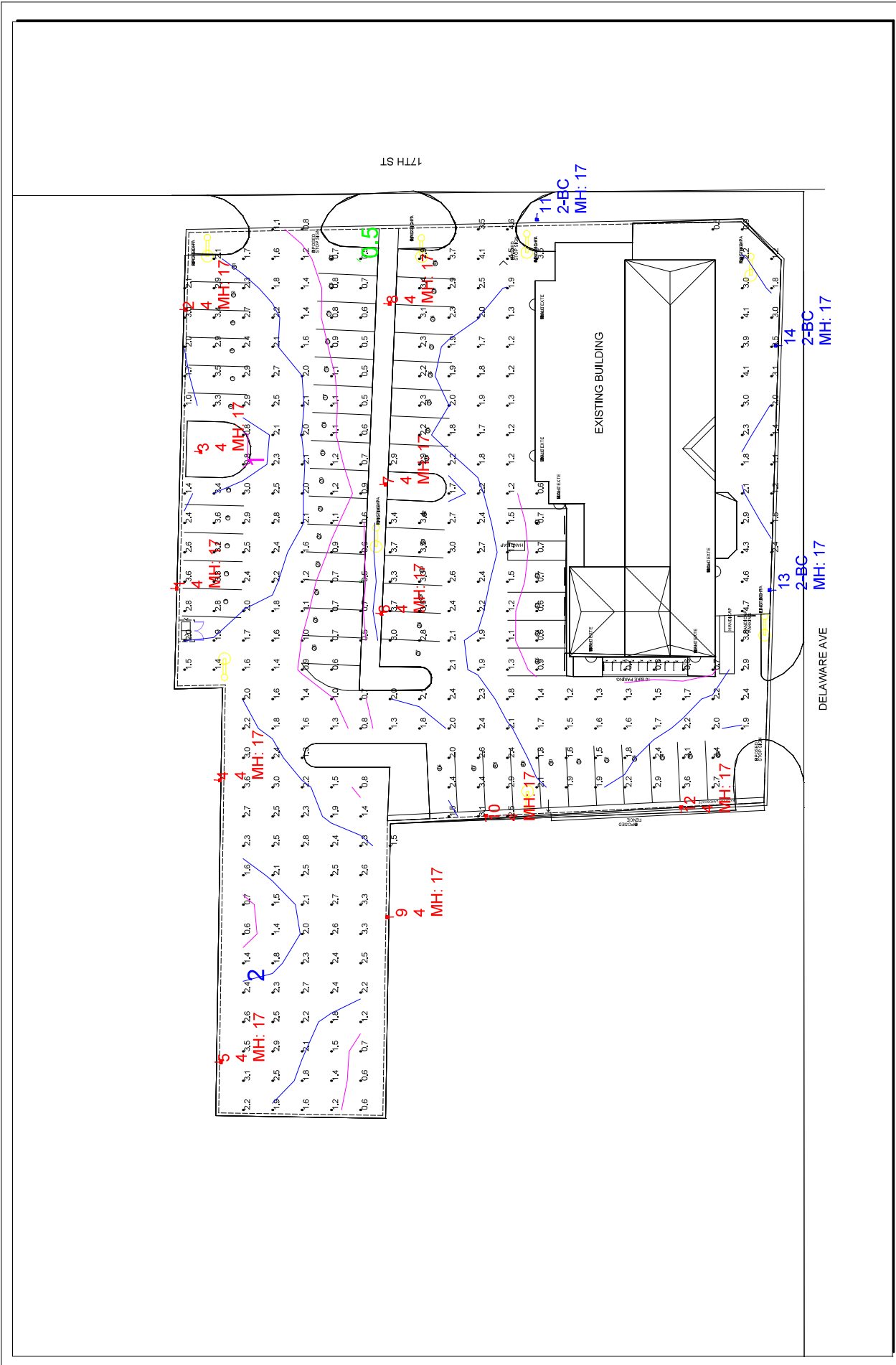
Drawn By: Bud Straszewski
Checked By:
Date: 12/21/2020
Scale:

1702 Delaware Ave

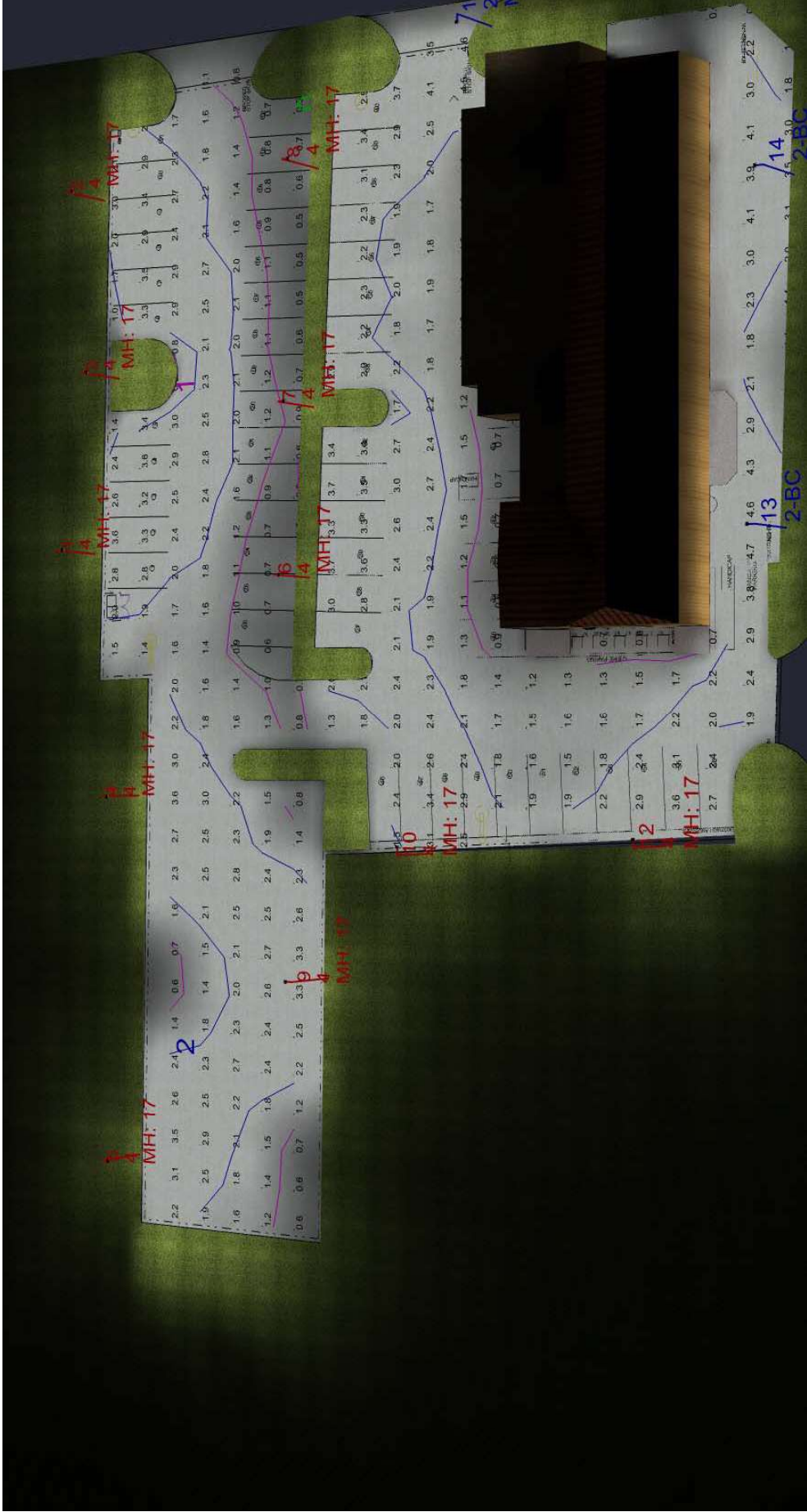
#	Date	Comments

Drawn By: Bud Straszewski  
 Checked By:  
 Date: 12/21/2020  
 Scale:

1702 Delaware Ave



Model Layout with 10 X 10 Calculation Grid



#	Date	Comments

REVISIONS

Scale: \_\_\_\_\_  
Date: 12/21/2020  
Checked By: \_\_\_\_\_  
Drawn By: Bud Straszewski