



DEVELOPMENT REVIEW

Property Information

Property address or Location 1627 Thumb Point Drive Fort Pierce Florida 34949
 Parcel ID #(s) 2401-700-0001-000-3
 Project description New Single family home with Height 33'-11"-5/8

Application Type

- Site Plan Conditional Use w/New Construction Conceptual Development Plan
 Minor Amendment Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: _____ Site Acreage: _____
Residential: Proposed Units: one Proposed Sq. Ft.: 3260 living Site Acreage: 11,979 SF

Property Owner(s)
Huey & Karen Blackman
 Street Address
411 Baker Ave FL 32714
 City State Zip
Altamonte Springs
 Phone Number
407-509-7266
 Email Address

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.

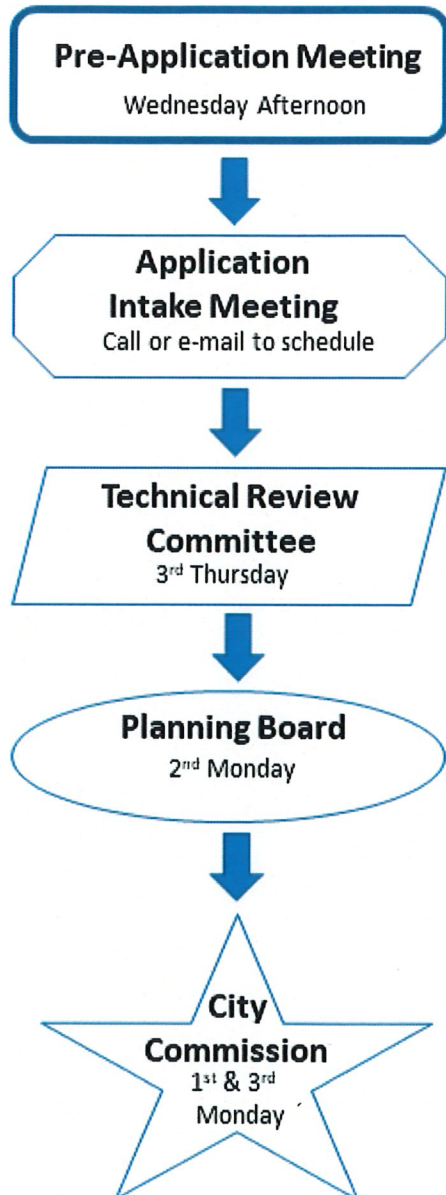
Huey W Blackman

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS
 CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM
 For more information, please refer to the website:
<https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Rev>

General Information

- **Incomplete application packets will not be accepted.**
- In-take meetings are required for application submittals.
- Site plan approval is valid for one (1) year following City Commission approval. To maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date.
- Fee Schedule - <https://www.cityoffortpierce.com/DocumentCenter/View/2620/Fee-Schedule->
- Public Notice Fees - <https://www.cityoffortpierce.com/DocumentCenter/View/8818/Public-Notice-Fees->



Site Plan submittal requirements:

Submit one (1) original & three (3) hard copies and one (1) CD or Flash Drive of the following. Additional copies will be required of subsequent submittals.

- Complete application
- Warranty Deed
- SLC Property Record Card
- Detailed project description
- General location map (see Section 125-313)
- Survey (see Section 125-313)
- Site Plan (see Section 125-313)
- Landscaping Plan (see Section 123-37)
- Conceptual Drainage Plan (see Section 125-313)
- Environmental Impact Report
- Beach/Dune System protection plan, if applicable (see Section 125-313)
- Lighting Plan (see Section 125-313)
- Design Review submittals (see Design Review application)
- Traffic Impact Report
- Concurrency Review submittals (see Concurrency Review application)

Detailed Project Narrative

1627 Thumb Point Drive

Fort Pierce, Florida 34949

Our goal is to create a single family coastal home with an appreciation of this location's natural beauty. My parents have lived in Fort Pierce 30 plus years just down the street from our lot. This is the main reason why we brought the lot, and will be moving from Altamonte Springs to Fort Pierce. This is even more important living here due to my father/father in law passing last September 2021. My mother/mother in law is 85 years old, and my wife plans is to take care of her and create memories with our children/grandchildren.

We have obtained the services of A.J. Kroeger, Architect, and MK structural engineers to ensure that the structure meets our needs, is properly designed, and incorporates into the neighborhood and surrounding location. The home we have designed is two story plan with the first floor is all garage and storage, and second level is 3260 square feet in living area, with 3 bedrooms, 3 full baths, 2 half baths, office, and playroom for our grandchildren. It has architectural detail and metal roofing that makes it compatible with neighboring structures. Design elements include first and second floor CEM with texture stucco. All windows will be PGT impact windows, and many will have electric hurricane shutters. We have chosen for exterior color by Sherwin Williams 7004 snowbound for the main body of the house, SW 7070 Site White for Trim, and the Accent shutters will be SW 6508 Secure Blue, and the front door and garage doors will be SW 2808 Rookwood Dark Brown (See attached samples colors). Our landscape plants and trees will be supplied by Greenland Nursery and Landscaping. They came highly rated in Fort Pierce and been in business since 1986.

We submit this conditional use application to ask for approval of our building's height at 33 feet 11-5/8 inches. This will allow us to meet our needs without increasing our footprint on the lot, and we feel it will assimilate into the neighborhood and be in keeping with the architecture and height of the surrounding homes.

Thank you for your attention to this matter. We look forward to speaking with you and addressing any questions you may have.

Huey and Karen Blackman

Huey: 407-509-7266

This Instrument Prepared By and Return to:
FRANK H. FEE, III, ESQ. of
FEE, YATES & FEE, PLLC
426 Avenue A
Fort Pierce, FL 34950

Property Appraiser's Parcel Identification (Folio Number):

2401-700-0001-000-3

THIS CONVEYANCE IS MADE PURSUANT TO A CONFIRMED
BANKRUPTCY PLAN AND AS SUCH IT IS NOT SUBJECT TO
FLORIDA DOCUMENTARY TAXES BEYOND THE MINIMUM
PURSUANT TO THE PROVISIONS OF RULE 12B-4.015(15) F.A.R.
SEE AFFIDAVIT OF BANKRUPTCY COUNSEL FILED
IMMEDIATELY FOLLOWING THIS DEED.

WARRANTY DEED

THIS WARRANTY DEED, made the 15th day of September, 2020, by JOHN B. CULVERHOUSE a/k/a JOHN B. CULVERHOUSE, SR., a single adult, and JOHN B. CULVERHOUSE, JR., a single adult, as tenants in common, whose post office address is 1635 Thumbpoint Drive, Fort Pierce, Florida, 34949, hereinafter called the Grantor, to HUEY BLACKMAN, whose post office address is 411 Baker Avenue, Altamonte Springs, Florida, 32714, hereinafter called the Grantee.

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to the instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the Grantor, for and in consideration of the sum of \$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, viz:

Lot 1 of SUSAN D. CULVERHOUSE ESTATES, according to the plat thereof on file in Plat Book 89, page 21 of the Public Records of St. Lucie County, Florida.

SUBJECT TO restrictions, reservations, limitations and easements of record, if any; this reference to said restrictions shall not operate to reimpose the same, and taxes for the current and subsequent years.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with the 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, and hereby 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 31, 2019.



Michelle Franklin
Certified Florida Appraiser

2401-700-0001-000-3

Tax Code: 9022 Fort Pierce
Location: 1627 THUMB POINT DR

Account Number: 188496
Legal Desc: SUSAN D. CULVERHOUSE ESTATES (PB 89-21) LOT 1 (0.275 AC - 11,979 SF)

Property Valuation

Market Value	Last Year	This Year
	278,300	477,300

Taxing Authority	Assessed Value		Exemptions		Taxable Value	
	Last Year	This Year	Last Year	This Year	Last Year	This Year
County	278,300	477,300	0	0	278,300	477,300
Public Schools	278,300	477,300	0	0	278,300	477,300
Municipality	278,300	477,300	0	0	278,300	477,300
Water Management	278,300	477,300	0	0	278,300	477,300
Independent Districts	278,300	477,300	0	0	278,300	477,300
Voter Approved Debt Service						

Assessment Reductions / Portability	Applies to	Value

Exemptions*	Applies to	Last Year	This Year

*Where more than one value exists, county value of exemption will be indicated

If you feel that the market value of your property is inaccurate or does not reflect fair market value, or if you are entitled to an exemption or classification that is not reflected on this form, contact the Saint Lucie County Property Appraiser at:
2300 Virginia Ave Rm 121, Fort Pierce, FL 34982
OR (772) 462-1021

If the property appraiser's office is unable to resolve the matter as to market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available from the County Property Appraiser and must be filed
ON OR BEFORE:
September 10, 2021

Market Value: Market (also called "just") value is the most probable sale price for your property in a competitive, open market. It is based on a willing buyer and a willing seller.

Assessed Value: Assessed value is the market value of your property minus any assessment reductions. The assessed value may be different for levies made by different taxing authorities.

Assessment Reductions / Portability:
Properties can receive an assessment reduction for a number of reasons. Some of the common reasons are below.

- There are limits on how much the assessment of your property can increase each year. The Save Our Homes program and the limitation for non-homestead property are examples.
- Certain types of property, such as agricultural land and land used for conservation, are valued on their current use rather than their market value.
- Some reductions lower the assessed value only for levies of certain taxing authorities.

If your assessed value is lower than your market value because limits on increases apply to your property or because your property is valued based on its current use, the amount of the difference and reason for the difference are listed in the box titled "Assessment Reductions".

Exemptions: Exemptions that apply to your property are listed in this section along with its corresponding exemption value. Specific dollar or percentage reductions in assessed value may be applicable to a property based upon certain qualifications of the property or property owner. In some cases, an exemption's value may vary depending on the taxing authority. The tax impact of an exemption may also vary for the same taxing authority, depending on the levy (e.g., operating millage vs. debt service millage).

Taxable Value: Taxable value is the value used to calculate the tax due on your property. Taxable value is the assessed value minus the value of your exemptions and discounts.

**2021 NOTICE OF PROPOSED PROPERTY TAXES AND
PROPOSED OR ADOPTED NON-AD VALOREM ASSESSMENTS
SAINT LUCIE COUNTY TAXING AUTHORITIES**

Parcel ID 2401-700-0001-000-3

Huey Blackman (LF EST) / Karen Blackman
411 Baker AVE
Altamonte Springs, FL 32714-5421

**DO NOT PAY
THIS IS NOT A BILL**

The taxing authorities which levy property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of the PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax change and budget PRIOR TO TAKING FINAL ACTION. Each taxing authority may AMEND OR ALTER its proposals at the hearing.

Account Number: 188496
Tax Code: 9022 Fort Pierce
Location: 1627 THUMB POINT DR
Legal Desc: SUSAN D. CULVERHOUSE ESTATES (PB 89-21) LOT 1
(0.275 AC - 11,979 SF)

TAXING AUTHORITY	Column 1*		Column 2*		Column 3*		A Public Hearing on the Proposed Taxes and Budget will be held:
	Your Last Year's Tax Rate & Property Taxes		Your Tax Rate & Taxes This Year If No Budget Change is Made		Your Tax Rate & Taxes This Year If Budget Change is Made		
	Tax Rate	Tax Amount	Tax Rate	Tax Amount	Tax Rate	Tax Amount	
GENERAL COUNTY							
SLC General Fund	4.2077	1,171.00	3.9640	1,892.02	4.2077	2,008.34	September 9, 2021 6:00 PM 2300 Virginia Ave 3rd Floor, Fort Pierce (772) 462-1670
Jail/Law Enf	3.2324	899.58	3.0542	1,457.77	2.9824	1,423.50	
Erosion Dist E	0.1763	49.06	0.1656	79.04	0.1763	84.15	
Mosquito Control	0.1352	37.63	0.1269	60.57	0.1352	64.53	
County Parks	0.2313	64.37	0.2172	103.67	0.2313	110.40	
County Transit	0.1269	35.32	0.1192	56.89	0.1269	60.57	
PUBLIC SCHOOLS							
By State Law	3.7010	1,029.99	3.4525	1,647.88	3.6050	1,720.67	September 14, 2021 5:01 PM 9461 Brandywine Ln, PSL (772) 429-3970
By Local Board	3.2480	903.92	3.0299	1,446.17	3.2480	1,550.27	
MUNICIPALITY							
Fort Pierce	6.9000	1,920.27	6.5954	3,147.98	6.9000	3,293.37	September 7, 2021 5:05 PM 100 North US Hwy 1, Fort Pierce (772) 467-3000
WATER MANAGEMENT							
S FL Wtr Mgmt Dist	0.1103	30.70	0.1061	50.64	0.1103	52.65	September 9, 2021 5:15 PM 3301 Gun Club Rd Bldg B-1, WPB (561) 686-8800
SFWM-D-Okee Basin	0.1192	33.17	0.1146	54.70	0.1192	56.89	
Everglades Project	0.0380	10.58	0.0365	17.42	0.0380	18.14	
INDEPENDENT DISTRICTS							
SLC Fire Dist	3.0000	834.90	2.8191	1,345.56	3.0000	1,431.90	September 8, 2021 5:01 PM 5160 NW Milner Dr, PSL (772) 621-3400
FL Inland Nav Dist	0.0320	8.91	0.0306	14.61	0.0320	15.27	September 9, 2021 5:30 PM 200 Military Trl, Jupiter (561) 627-3386
Children's Services	0.4765	132.61	0.4478	213.73	0.4544	216.89	September 7, 2021 5:01 PM 546 NW University Blvd, PSL (772) 408-1100
VOTER APPROVED DEBT SERVICE							
Total Property Taxes		\$7,162.01		\$11,588.65		\$12,107.54	

SEE BELOW FOR EXPLANATION OF THE COLUMNS ABOVE.

***Column 1 - "Your Last Year's Tax Rate & Property Taxes"**

This column shows the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.

***Column 2 - "Your Tax Rate & Taxes This Year If No Budget Change is Made"**

This column shows what the tax rate and your taxes will be this year IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.

***Column 3 - "Your Tax Rate & Taxes This Year If Budget Change is Made"**

This column shows what the tax rate and your taxes will be this year under the BUDGET ACTUALLY PROPOSED by each local taxing authority. The proposal is NOT final and may be amended at the public hearings shown above. The difference between columns 2 and 3 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.

*NOTE: Amounts shown on this form DO NOT reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form.)

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	PURPOSE OF ASSESSMENT	UNITS	RATE	AMOUNT
Fort Pierce Stormwater	Stormwater Mgmt (772) 467-3782	0.40000	69.000	27.60

Total Non-Ad Valorem Assessment

\$27.60

Non-ad valorem assessments are placed on this notice at the request of the respective local governing boards. Your tax collector will be including them on the November tax notice. For details on particular non-ad valorem assessments, contact the levying local governing board.

Your final tax bill may contain non-ad valorem assessments which may not be reflected on this notice, such as assessments for roads, fire, garbage, lighting, drainage, water, sewer, or other governmental services and facilities which may be levied by your county, city or any special district.

**TOTAL AD VALOREM TAXES AND
NON-AD VALOREM ASSESSMENTS
IF BUDGET CHANGES ARE MADE** \$12,135.14

Site Address: 1627 THUMB POINT DR
 Sec/Town/Range: 01/35S/40E
 Parcel ID: 2401-700-0001-000-3
 Jurisdiction: Fort Pierce

Use Type: 0000
 Account #: 188496
 Map ID: 24/01S
 Zoning: SF Low Den

Property Identification

Ownership

Huey Blackman (LF EST)
 Karen Blackman (LF EST)
 411 Baker AVE
 Altamonte Springs, FL 32714

*Image
 or
 Sketch
 unavailable
 for display*

Legal Description

SUSAN D. CULVERHOUSE ESTATES (PB 89-21) LOT 1 (0.275 AC - 11,979 SF)

Current Values

Just/Market Value: \$477,300
 Assessed Value: \$477,300
 Exemptions: \$0
 Taxable Value: \$477,300

Total Areas

Finished/Under Air (SF): 0
 Gross Sketched Area (SF): 0
 Land Size (acres): 0.28
 Land Size (SF): 11,979

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.

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	170

Sources/links:

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

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