

Site Address: 4510 PROSPERITY DR

Sec/Town/Range: 31/35S/40E

Parcel ID: 2431-506-0007-000-2

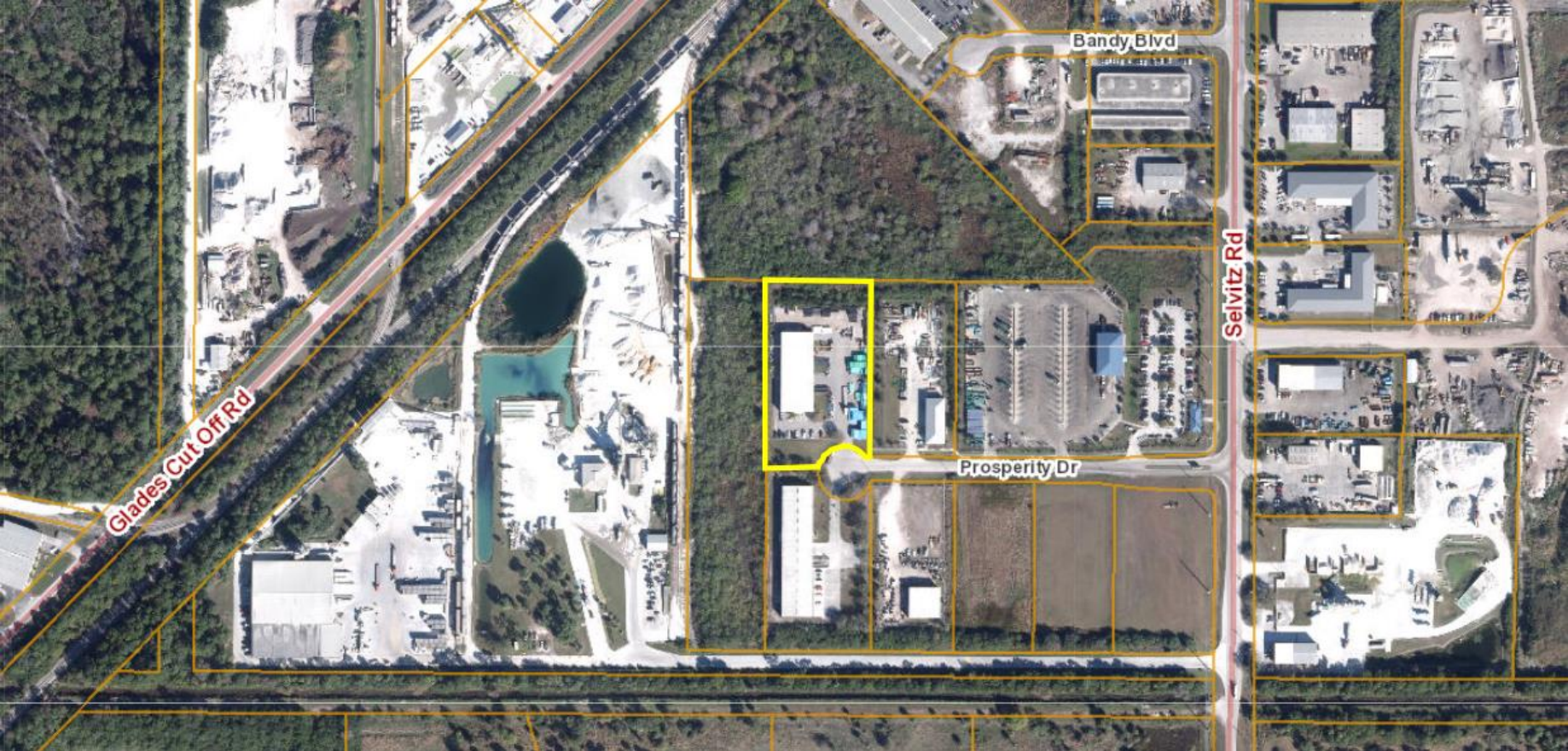
Jurisdiction: Fort Pierce

Use Type: 4800

Account #: 130880

Map ID: 24/31N

Zoning: Light Indu





### Pre-Application Meeting

Pre-application meetings are scheduled on the 4th Wednesday of each month at 10:00 AM and the deadline for submittal is the first Friday of the month. The meetings are held both in person, in the 2nd Floor Conference Room of City Hall, or virtually via Microsoft Teams, which is set up by the Planning Department. The applicant or property owner is required to attend (in-person or virtually); architects, engineers, or contractors for the proposal are encouraged to attend. The fee for a pre-application meeting is **\$300** (\$250 + \$50 Building Department Fee) with an additional \$250 fee for a "no show". To discuss or schedule a pre-application meeting please contact the Planning Department at **(772) 467-3737** or email us at **planning\_dl@cityoffortpierce.com**.

The minimum submittal requirements are as follows:

- Site Plan     
  Detailed Project Narrative     
  Floor Plan     
  Survey

**Proposed Use of the Property:** The proposed site improvements are intended to increase the outdoor storage area.

Property address or location

4510 Prosperity Drive, Ft. Pierce, FL 34891

Parcel ID(s)

2431-506-0007-000-2

Property Owner(s) Name

Strang Warehouse

Applicant/Representative, Company

Bruce Brooks

Street Address

280 Detroit Ave

Street Address

PO Box 3410

City                      State      Zip  
 Staten Island      NY      10312

City                      State      Zip  
 N Chesterfield      VA      23235

Phone Number

718 755-5831

Phone Number

804.513.8581

Email Address

Mullane\_K@yahoo.com

Email Address

bruce@fsd-llc.com

The property owner is aware that a Pre-Application meeting has been requested.

Property Owner's Signature

*Kathleen Mullane*

The purpose of the pre-application meeting is to assist the applicant in assembling a complete application. The pre-application meeting provides an applicant or property owner with specific process information, code requirements, and feedback from representatives of the Planning, Building, Engineering and Utilities Departments, for the proposal. The meeting also provides the applicant an opportunity to address any concerns or challenges that may arise during the process.

## MEMORANDUM

RE: **Project Narrative**

Preliminary Outline to determine viability for Planning & Due-Diligence Study for the following goal:

- New Permeable Pavers in the Outdoor Storage Yard

for Real property located:

4510 Prosperity Drive

Ft. Pierce, FL 34981

### General Information:

This Memorandum outlines a project narrative for proposed site improvements for the above referenced property – the project intends to:

- Alter existing areas of grass between warehouse bay doors will be replaced with new asphalt paving, matching the existing pavement – appr 6,043 SF
- Replace existing areas of gravel on the site perimeter with new asphalt paving, matching the existing pavement – appr 24,400 SF.

### 1st Impressions

- The proposed project is feasible, fits on the site, within all identified setbacks and easements and centerline drive clearances.
- The project is in a commercial corridor, without violations, and without apparent plans to alter the zoning.
- Pending a successful review of the Pre-Application, a formal survey and site plan will be required.

### Links:

Planning Department

<https://www.cityoffortpierce.com/183/Planning>

[https://library.municode.com/fl/fort\\_pierce/codes/code\\_of\\_ordinances?nodeId=SPBLADEOR](https://library.municode.com/fl/fort_pierce/codes/code_of_ordinances?nodeId=SPBLADEOR)

<https://paslc.gov/property-search/real-estate/basic-site-address>

### GIS

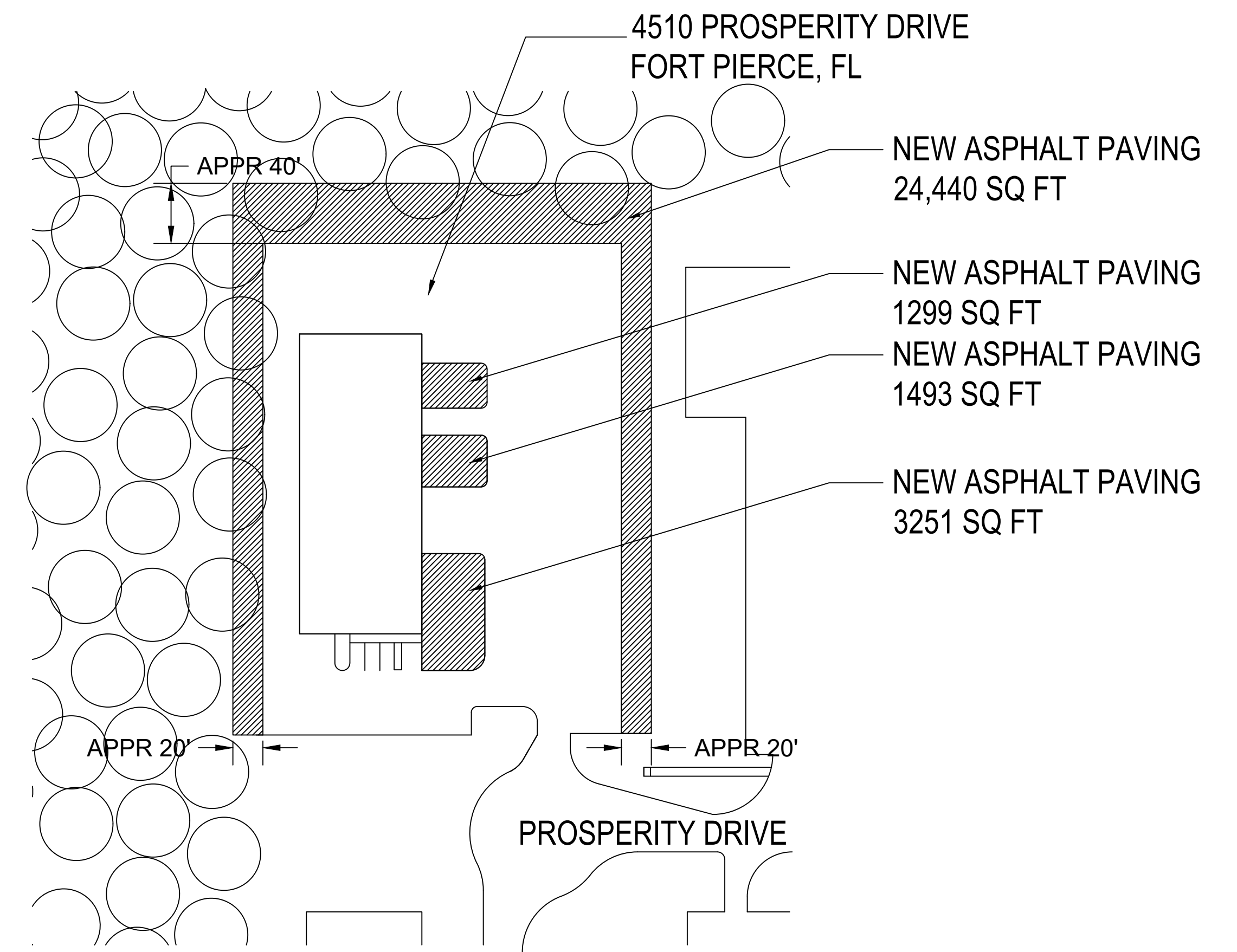
<https://paslc.gov/map/?ParcelID=2431-506-0007-000-2>

### Attachments

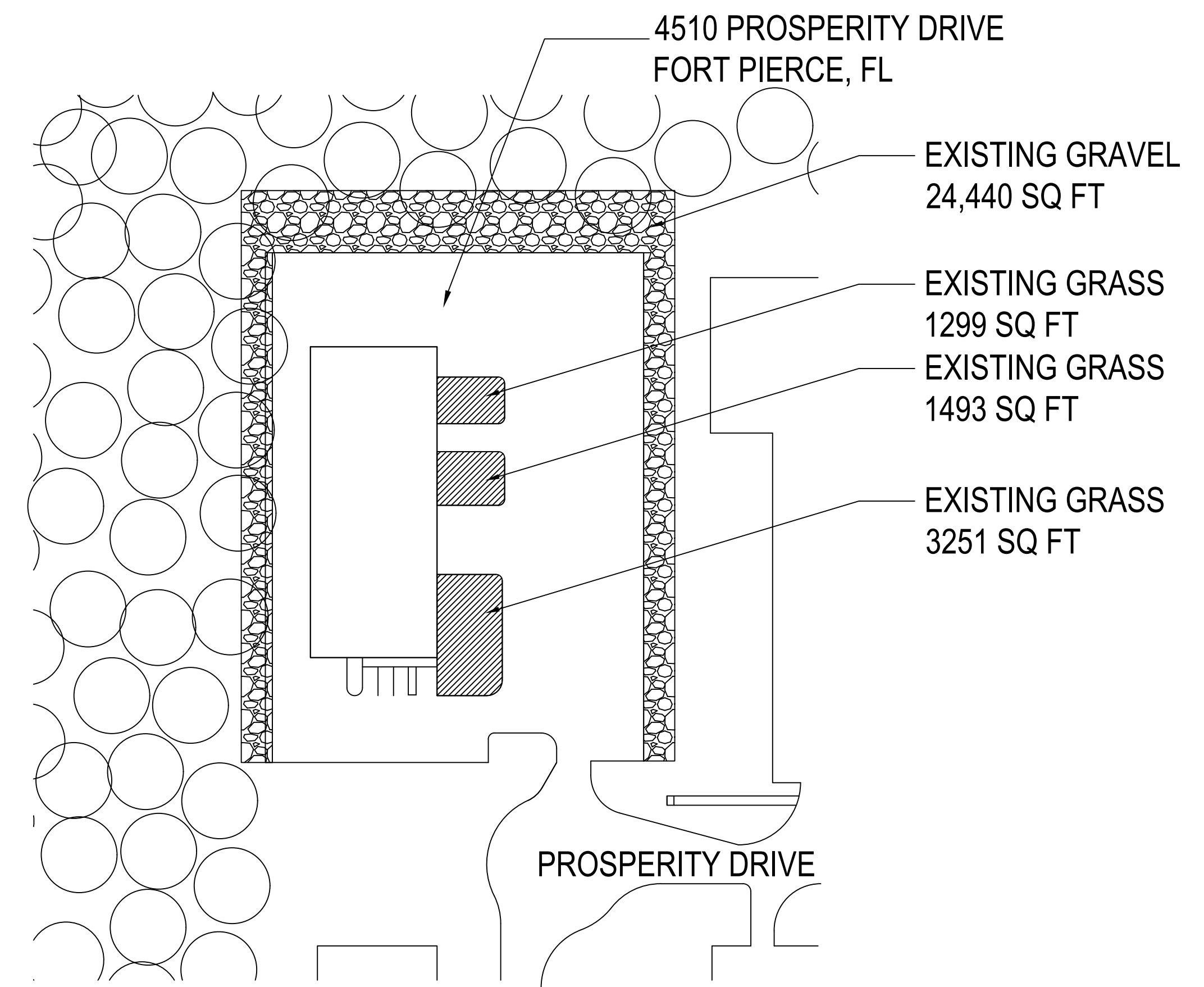
Preapplication Meeting Form

220201\_FEI-Ft-Pierce-prelimASP\_2436

End of Memo



**PRELIMINARY / PROPOSED ARCHITECTURAL SITE PLAN**



**EXISTING ARCHITECTURAL SITE PLAN**

1
2
3
4
5

**NEW GRAVEL ADDITION  
4510 PROSPERITY DRIVE**

**FERGUSON**  
FACILITIES MANAGEMENT  
12500 JEFFERSON AVE  
FORT WORTH, TX 76154  
PH: 757-874-7795  
FAX: 757-989-2315

2/1/2022

THE PATINA GROUP

#281300