

Site Address: S US HIGHWAY 1
Sec/Town/Range: 27/35S/40E
Parcel ID: 2427-601-0031-000-8
Jurisdiction: Fort Pierce

Use Type: 4000
Account #: 31592
Map ID: 24/27S
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: Proposed office / flex space with associated site improvements
Proposed office / flex space with associated site improvements

Property address or location
S. US Highway 1 (TBD)

Parcel ID(s)
2427-601-0031-000-8

Property Owner(s) Name
K & K Properties of Sarasota, Inc.

Applicant/Representative, Company
Engineering Design & Const., Inc. / Brad Currie

Street Address
691 NW Sunset Drive

Street Address
10250 SW Village Parkway, Suite 201

City **State** **Zip**
Stuart, FL 34994

City **State** **Zip**
Port St. Lucie FL 34987

Phone Number
941-356-0220

Phone Number
772-462-2455

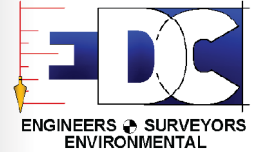
Email Address
k2kreye@gmail.com

Email Address
bradcurrie@edc-inc.com

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

Property Owner's Signature  **PRESIDENT**

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.



PROJECT NARRATIVE & COVER LETTER

7th Street

February 15, 2022

REQUEST

On behalf of the Petitioner, Engineering Design & Construction, Inc. would like to request a pre-application meeting to discuss the development of two (2) office / flex space buildings with associated site improvements. The subject parcel is noted below is located east of S. 7th Street and north of Farmers Market Road in the City of Fort Pierce.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject parcel can be identified in the below table:

Petitioner Parcel ID:	Address:	Acreage:	FLU:	Zoning:
2427-601-0031-000-8	S US 1 (TBD)	4.01	I	I-1

The subject parcels have a Future Land Use designation of Industrial (I) and an underlying Zoning designation of Light Industrial Zone (I-1). The petitioner is proposing two (2) office/flex space buildings totaling 40,000 sf +/- with associated site improvement.

To the north of the subject parcels a developed parcel which is located in the jurisdiction of St. Lucie County. This parcel has a split Future Land Use designation of Mixed-Use Development (MXD) and Industrial (IND) and a split Zoning designation of Residential, Multiple-Family – 11 (RM-11), Industrial, Light (IL) and Commercial, General (CG).

To the south of the subject parcels lies developed commercial parcels. The southwestern parcel has a Future Land Use designation of Industrial and an underlying Zoning designation of Light Industrial Zone (I-1). The parcel to the southeast has a Future Land Use designation of County Industrial (CI) and an underlying Zoning designation of Light Industrial Zone (I-1).

East of the subject parcel is an undeveloped industrial tract. This parcel has a Future Land Use designation of Industrial (I) and an underlying Zoning designation of Light Industrial Zone (I-1).

West of the subject parcel lies the right-of-way of S. 7th Street, a St. Lucie County owned and maintained right-of-way. West of the right-of-way are residential parcels to the northwest and industrial parcels directly west which are located in the jurisdiction of St. Lucie County and an industrial parcel southwest of the parcel located in the City of Fort Pierce. The parcels located northwest of the site have a St. Lucie County Future Land Use designation of Residential High (RH) and an underlying zoning designation of Residential, Multiple-Family – 11 (RM-11). The parcel directly west of the subject parcel has a St. Lucie County Future Land Use designation of Industrial (IND) and an underlying

Zoning designation of Industrial, Light (IL). The parcel located southwest of the subject parcel is located in the City of Fort Pierce and has a Future Land Use designation of Industrial (I) and an underlying Zoning designation of Light Industrial Zone (I-1).

The applicant is submitting a pre-application request to obtain general feedback as to the approval process, fees, and any comments by City Staff regarding this proposed development

Based on the above and attached information, the applicant respectfully requests a pre-application meeting to discuss this parcel.

Z:\EDC-2021\21-269 - K & K Properties - 7th Street CSP & Pre-App\ENGINEERING\Documents\Submittal Documents\Justification Statement\2022-02-15_K&K_7th_Street_Pre-App_Justification_Statement_21-269.docx

Prepared by and return to:
Richard V. Neill Jr.
Neill Griffin Marquis, PLLC
311 S 2nd Street, Suite 200
Fort Pierce, FL 34950
(772) 464-8200
File Number: 95-190-005
Parcel Identification No. 2427-601-0031-000-8

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 17th day of May, 2021 between South Florida Land Clearing, Inc., a Florida Corporation whose post office address is 15701 ORANGE AVE, Fort Pierce, FL 34945 of the County of St. Lucie, State of Florida, grantor, and K & K Properties of Sarasota, Inc., a Florida Corporation whose post office address is 691 NW Sunset Dr Stuart, FL 34994, of the County of Martin, State of Florida, grantee,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Lucie County, Florida, to-wit:

The West one-half of the following described parcel:


The North 200 feet of Lot 171 and the South 100 feet of Lot 172, UNIT THREE MARAVILLA GARDENS, according to the plat thereof, as recorded in Plat Book 6, Page 62, Public Records of Saint Lucie County, Florida; LESS AND EXCEPT: The West 60 feet thereof, for additional right-of-way for South 7th Street.

SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORD, IF ANY, WHICH REFERENCE SHALL NOT OPERATE TO REIMPOSE THE SAME, AND TAXES FOR THE YEAR 2021 AND THEREAFTER.

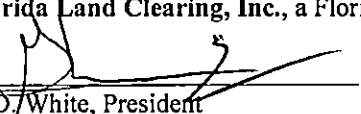
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

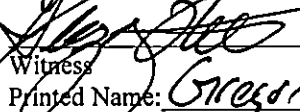
Signed, sealed and delivered in our presence:



Witness
Printed Name: Richard V. Neill, Jr.

South Florida Land Clearing, Inc., a Florida Corporation
By: 

Gary D. White, President



Witness
Printed Name: Gregory Neill

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17th day of May, 2021 by Gary D. White, President of South Florida Land Clearing, Inc., a Florida Corporation, on behalf of said corporation who is personally known or has produced a driver's license as identification.

[Seal]



[Handwritten Signature]

Notary Public
Print Name: Gregory Neill
My Commission Expires: 10/01/2023

K & K Properties of Sarasota, Inc.
691 NW Sunset Drive
Stuart, FL 34994

AGENT CONSENT FORM

Project Name: K & K Properties

Parcel ID: 2427-601-0031-000-8

BEFORE ME THIS DAY PERSONALLY APPEARED KENNETH W. KREYE, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 15th day of Feb, 2022, by Kenneth W. Kreye (Name of Person Acknowledging) who is personally known to me or who has produced Florida Drivers License (type of identification) as identification and who did (did not) take an oath.

[Signature]
Notary Signature

[Signature]
Owner's Signature

Roger Melhem
Printed Name of Notary

KENNETH W. KREYE
Owner's Name PRESIDENT



691 NW SUNSET DR
Street Address

STUART, FL. 34994
City, State, Zip

941-356-0220, K&KREYE@GMAIL.COM
Telephone / Email



Fra Mar Pl

Wagner Pl

S 7th St

Subject Parcel

Market Rd

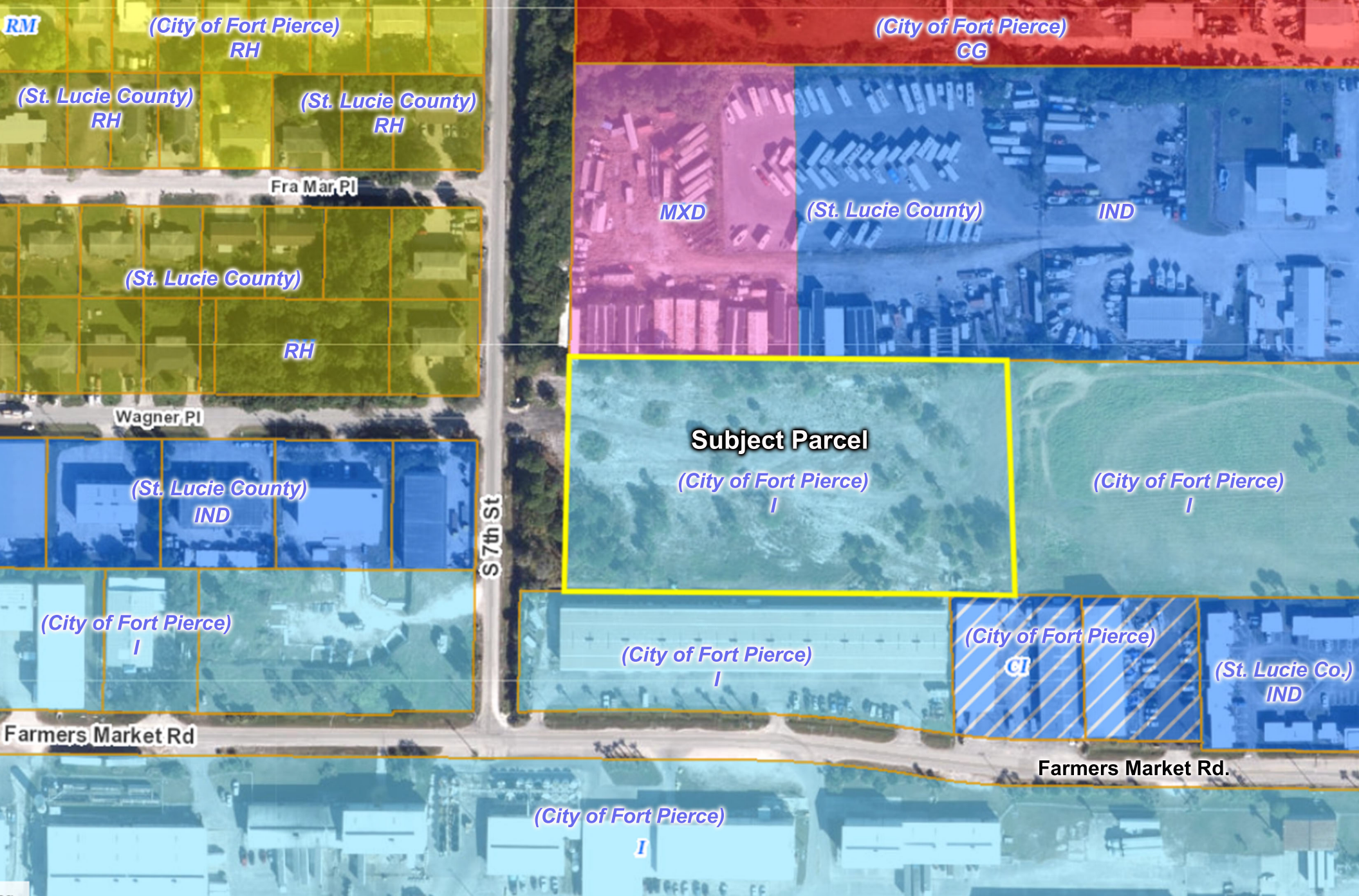
Farmers Market Rd.

K & K - 7th Street

Fort Pierce, FL

Aerial Map





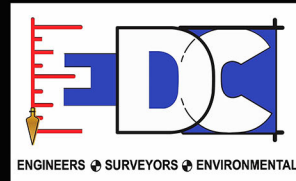
Subject Parcel

(City of Fort Pierce)
I

K & K - 7th Street

Fort Pierce, FL

Future Land Use Map





K & K - 7th Street

Fort Pierce, FL

Zoning Map

