



THE SUNRISE CITY

FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Technical Review Committee

THROUGH: Kevin Freeman, Planning Director

FROM: Ryan Altizer, Planner

RE: **Conditional Use- 22-04000005**
415 Avenue A

BOARD DATE: October 20, 2022

Conditional Use at 415 Avenue A

The above referenced project is being submitted for your review and comments. The applicant is requesting a Conditional Use for 415 Avenue A.

Please send all comments to raltizer@cityoffortpierce.com, planning@cityoffortpierce.com and/or through interoffice mail to the Planning Department

If you have comments, please respond prior to Tuesday, October 18, 2022. If you have any questions, please contact the Planning Department at 772-467-3737.

Thank you



CONDITIONAL USE - NO NEW CONSTRUCTION

Property Information

Property address or Location

415 Avenue A Suite 100 Ft. Pierce FL 34938

Parcel ID #(s)

2410-506-0005-000-3

Project description

Adult daycare social model

Site Information

Building Size: 19,778 Parking Spaces: 21

Kraaz & Kraaz Finance

Property Owner(s)

201 S 2nd St., Suite 206

Street Address

Ft Pierce FL 34952

City

State

Zip

772 370 4777

Phone Number

bstore@boatloan.com

Email Address

Brighter Care Adult Daycare Center LLC

Applicant/Representative, Title, Company

415 AVE A

Street Address

Fort Pierce FL 34950

City

State

Zip

772-828-3045

Phone Number

Brighter Care 5@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. 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)

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-Rev1>

General Information

- **Incomplete application packets will not be accepted.**
- In-take meetings are required for application submittals.
- Conditional Use approval is valid for one (1) year following City Commission approval.
- Fee Schedule - <https://www.cityoffortpierce.com/DocumentCenter/View/2620/Fee-Schedule->
- Public Notice Fees - <https://www.cityoffortpierce.com/DocumentCenter/View/8818/Public-Notice-Fees->



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.

- As-built Survey
- Floor Plan of Existing Buildings
- Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage
- Lighting Plan
- Complete Application

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 125-236, shall be reviewed as a unit in accordance with the requirements of section 125-313 except that:

1. The City Commission shall hold a public hearing in accordance with the provisions of section 125-38 prior to acting on the application for conditional use.
2. 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.



Fort Pierce Engineering, Inc.

Dependable Mechanical, Electrical & Plumbing Design
CA# 28173

September 7, 2022

To: Chief Building Official, City of Fort Pierce, Florida

RE: 415 Avenue A, Fort Pierce, Florida, Report on Exterior Lighting

Sir:

This letter is to certify that at the subject building address the lighting of the means of egress from the north front door to the public way exceeds 5 fc and thus complies with FBC 1008.2.3.

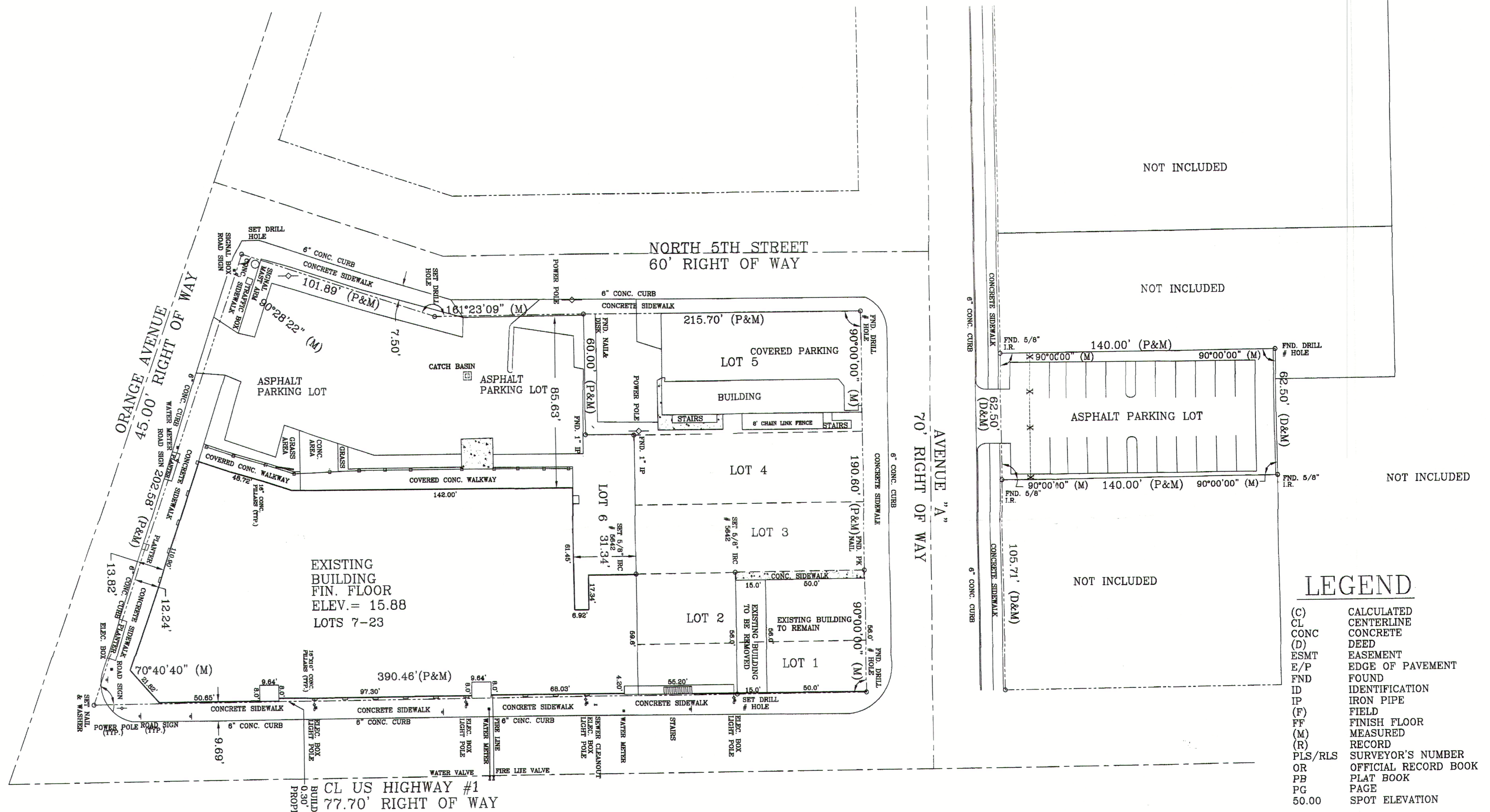
This is also to certify that the private parking spaces at the subject address are illuminated by Fort Pierce Utilities Authority rental lights and this lighting system does not comply with the City of Fort Pierce Municipal Code Chapter 22, Article IV, Section 22-60. Measured values were between 0.5 and 0.8 fc.

Recommendation: That FPUA research and procure an LED upgrade for its decorative acorn fixtures with sufficient lumens and distribution to comply with Section 22-60. FPUA may need to add poles and fixtures to achieve compliance. It is also recommended that tree branches creating shadows on the parking lot surface be trimmed back.

Sincerely,

Timothy C. Trewyn, PE FL 61580
Electrical Engineer

BOUNDARY SURVEY BRACKETT FAMILY LIMITED PARTNERSHIP



BENCHMARK
TOP S.E. FLANGE NUT OF FIRE HYDRANT
AT THE S.W. CORNER ORANGE AVE. AND US #1
ELEV. = 18.76

LEGAL DESCRIPTION

THE SOUTH ONE FOOT OF LOT 6 AND ALL LOTS 7 TO 23, INCLUSIVE, BLOCK 1 OF THE RESUBDIVISION OF LOTS 1 TO 6, INCLUSIVE, OF RECEIVER'S SUBDIVISION, OF BLOCK L, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 35, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TOGETHER WITH:
THE SOUTH 50' OF LOTS 1 AND 2 AND THE NORTH 24' OF LOT 6 OF THE RESUBDIVISION OF LOTS 1 TO 6, INCLUSIVE, OF RECEIVER'S SUBDIVISION, OF BLOCK L, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 35, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

THE NORTH 65.00' OF LOTS 1 AND 2 OF THE RESUBDIVISION OF LOTS 1 TO 6 INCLUSIVE, OF RECEIVER'S SUBDIVISION, OF BLOCK L, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 35, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL I:

LOT 5, BLOCK 1, OF THE SUBDIVISION OF PART OF BLOCK 1, CITY OF FT. PIERCE (SOMETIMES KNOWN AS RECEIVER'S SUBDIVISION), ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 35 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

(PARKING LOT)

BEGINNING AT A POINT ON THE NORTH LINE OF PALMETTO AVENUE (NOW AVENUE A) 115 FEET WEST OF THE SOUTHEAST CORNER OF BLOCK M OF AARON LEE'S MAP OF FT. PIERCE, AS PER PLAT THEREOF ON FILE IN PLAT BOOK 1, PAGE 189 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, RUN NORTHERLY AT RIGHT ANGLES TO THE NORTH LINE OF PALMETTO AVENUE, 140 FEET TO A POINT; THENCE TURN AND RUN WESTERLY PARALLEL WITH THE NORTH LINE OF PALMETTO AVENUE FOR A DISTANCE OF 62.5 FEET TO A POINT; THENCE TURN AT RIGHT ANGLES AND RUN SOUTHERLY 140 FEET TO A POINT ON THE NORTH LINE OF PALMETTO AVENUE; THENCE TURN AND RUN EASTERLY ALONG THE NORTH LINE OF PALMETTO AVENUE FOR A DISTANCE OF 62.5 FEET TO THE POINT OF BEGINNING.

PARCEL II

LOTS 3 AND 4, BLOCK 1 OF THE RESUBDIVISION OF PART OF BLOCK "L", OF RECEIVERS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 35, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SURVEYOR'S NOTES

1. ANGULAR MEASUREMENT WAS USED ON THIS SURVEY.
2. DATE OF FIELD SURVEY FEBRUARY 22, 2000.
3. THERE ARE NO VISIBLE ENCOACHMENTS UNLESS CLEARLY SHOWN. ALSO, THERE MAY BE UNDERGROUND IMPROVEMENTS ON THIS PROPERTY THAT WERE NOT LOCATED.
4. THIS SURVEY IS NOT VALID WITHOUT AN EMBOSSED SURVEYOR'S SEAL
5. THE SURVEYED REAL PROPERTY EXISTS IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLANE) AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NUMBER 179, MAP NUMBER 12111C0179C, EFFECTIVE DATE NOVEMBER 4, 1992.
6. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, OR LIMITATIONS, EITHER RECORDED OR IMPLIED. NO OPINION OF TITLE OR OWNERSHIP IS HEREBY EXPRESSED OR IMPLIED BY THE SURVEYOR.
7. LEGAL DESCRIPTION WAS PROVIDED BY CLIENT.

LEGEND

- (C) CALCULATED
- CL CENTERLINE
- CONC CONCRETE
- (D) DEED
- ESMT EASEMENT
- E/P EDGE OF PAVEMENT
- FND FOUND
- ID IDENTIFICATION
- IP IRON PIPE
- (F) FIELD
- FF FINISH FLOOR
- (M) MEASURED
- (R) RECORD
- PLS/RLS SURVEYOR'S NUMBER
- OR OFFICIAL RECORD BOOK
- PB PLAT BOOK
- PG PAGE
- 50.00 SPOT ELEVATION

SURVEYOR'S CERTIFICATION

CERTIFIED TO:
BRACKETT FAMILY LIMITED PARTNERSHIP
CITRUS BANK, N.A. it's successors and/or assigns
TREASURE COAST ABSTRACT & TITLE INSURANCE CO.

IN WITNESS WHEREOF I HAVE HEREUNTO EXECUTED
THIS SURVEY THIS 12 DAY OF March 2002.

DANIEL W. TALBOTT
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5642

DANIEL W. TALBOTT
PROFESSIONAL SURVEYOR AND MAPPER

2066 14TH AVENUE SUITE 102B VERO BEACH, FL 32960
TELE. (561) 569-8884 FAX (561) 564-2071

SHEET 1 OF 1			
SCALE	1"=30'	FILENAME	ARCADES
DRWN BY	DATE	CHG BY	DATE
DWT	3/4/02	DWT	3/6/02

BOUNDARY SURVEY
BRACKETT FAMILY LIMITED PARTNERSHIP

REV. NO.	DATE	DESCRIPTION