



**DEVELOPMENT REVIEW**

**Property Information**

Property address or Location 2817 PETERS ROAD FT. PIERCE, FL 34945  
 Parcel ID #(s) 2324-311-0005-000-1  
 Project description Tesla Electric Vehicle Charging Station

**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: 0 Proposed Sq. Ft.: 1000 Site Acreage: N/A

Crossroads Plaza FP I LLC  
 Property Owner(s)  
4800 N Fed Hwy Ste B-205  
 Street Address  
Boca Raton, FL 33431  
 City State Zip  
(305) 527-8180  
 Phone Number  
sherylblasi@comcast.net  
 Email Address

Miguel Yepes, Deployment Manager  
 Applicant/Representative, Title, Company  
3500 Deer Creek Rd  
 Street Address  
Deer Creek, CA 94304  
 City State Zip  
305 - 527-8180  
 Phone Number  
sherylblasi@comcast.net  
 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](mailto:PLANNING_DL@CITYOFFORTPIERCE.COM)  
 For more information, please refer to the website:  
<https://www.cityoffortpiece.com/971/Application-Submittal-for-Technical-Rev1>

**Property Identification**

Site Address: 2765 PETERS RD  
 Sec/Town/Range: 24/35S/39E  
 Parcel ID: 2324-311-0005-000-1  
 Jurisdiction: Fort Pierce

Use Type: 1700  
 Account #: 128079  
 Map ID: 23/24S  
 Zoning: General Co

**Ownership**

Crossroads Plaza FP I LLC  
 4800 N Fed Hwy Ste B-205  
 Boca Raton, FL 33431



**Legal Description**

24 35 39 COMM NE COR OF SW 1/4 RUN N 89 DEG 41 MIN 32 SEC W 768.20 FT, TH S 00 DEG 18 MIN 28 SEC W 45 FT TO SLY R/W ANDREWS AV AND POB, TH S 89 DEG 41 MIN 32 SEC E ALG SD SLY R/W 683.72 FT TO PC CONC SW, CA 89 DEG 36 MIN 19 SEC, R OF 30 FT, CB S 44 DEG 53 MIN 22 SEC E, TH ALG SD CURVE 46.92 FT TO WLY R/W PETERS RD, TH S 00 DEG 05 MIN 03 SEC E ALG WLY R/W 261.67 FT TO PC CONC WLY, CA OF 26 DEG 42 MIN 20 SEC, R OF 560 FT, CB S 13 DEG 15 MIN 57 SEC W, TH SWLY ALG ARC OF SD CURVE 261.02 FT, TH S 26 DEG 37 MIN 08 SEC W 235 FT TO PC CONC N, CA 77 DEG 16 MIN 03 SEC, R OF 435 FT, CBS 65 DEG 15 MIN 09 SEC W, TH SWLY ALG ARC OF SD CURVE 586.63 FT TO A PT OF REV CURVE CONC SLY, CA OF 45 DEG 27 MIN 09 SEC, R OF 515 FT, CB S 81 DEG 09 MIN 36 SEC W, TH NELY ALG ARC OF SD CURVE 408.55 FT TO PT OF CURVE CONC N, CA OF 80 DEG 06 MIN 22 SEC, CB N 81 DEG 30 MIN 48 SEC W, R OF 30 FT, TH ALG ARC OF SD CURVE 41.94 FT TO ELY R/W ENTRY BV AND PT OF CURVE CONC NELY WITH CA 21 DEG 31 MIN 01 SEC, R OF 625 FT, TH NWLY ALG ARC OF SD CURVE 234.71 FT, TH N 19 DEG 56 MIN 35 SEC W 100.87 FT, TH N 70 DEG 04 MIN 02 SEC E 459.41 FT, TH N 25 DEG 04 MIN 02 SEC E 226.43 FT, TH N 00 DEG 18 MIN 28 SEC E 405.04 FT TO POB. BEING PART OF VAC VILLA VISTA S/D AS IN PB 6 PG 27 (18.61 AC) (OR 2851-331)

**Total Areas**

Finished/Under Air (SF):	158,300
Gross Sketched Area (SF):	174,927
Land Size (acres):	18.61
Land Size (SF):	810,651.6

**Building Design Wind Speed**

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

**Current Values**

Just/Market Value:	\$9,741,600
Assessed Value:	\$6,698,923
Exemptions:	\$0
Taxable Value:	\$6,698,923

**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](#)

April 6, 2023

**RE: Tesla Electric Vehicle Charging Station**

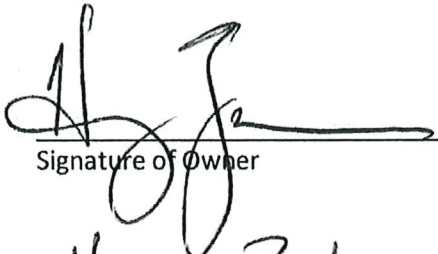
To Whom It may Concern:

Please accept this as an original Letter of Authorization for Tesla, Inc. to sign and represent any and all documents relating to Planning and Zoning and Building for the Proposed Electric Vehicle Charging station located at:

2817 Peters Road Ft. Pierce, FL 34945

Please feel free to contact us with any questions or concerns.

Best Regards,



Signature of Owner

Harry Zuker  
Print Owner's Name:

Sworn to and subscribed before me on this 6 Day of April, 20023.

By Harry Zuker

Personally Known or Produced ID \_\_\_\_\_ Notary

Public RO  
Print Notary's Name: Rodolfo Ortega

Oath taken  Oath not taken \_\_\_\_\_

Commission Expiration: 2/17/25  
Address: 2707 Peters rd F.P. FL 34945





Dewberry Engineers Inc. | 407.843.5120  
800 N. Magnolia Ave, Suite 1000 | 407.649.8664 fax  
Orlando, FL 32803 | www.dewberry.com

June 20, 2023

Ft. Pierce, FL – Building Department  
Attn: Plans Examiner  
300 Orange Ave, 3<sup>rd</sup> Floor  
Fort Pierce, FL 34950

RE: Tesla TRT: 33519 – Ft. Pierce, FL – Nexus Park

Dear Plans Examiner,

Dewberry Engineers Inc. (Dewberry) is pleased to present this Scope of Work Summary and traffic impact response for the proposed Tesla electric vehicle charging station for your review. The project is proposed within an existing parking lot located at 2817 Peters Road, Ft. Pierce, FL 34945. The parcel is identified by St. Lucie County as parcel 2324-311-0005-000/1, located within the city limits of Ft. Pierce.

The proposed project area is currently used as parking for the existing strip mall. Tesla is proposing to add electric vehicle charging to forty (40) of the existing reconfigured parking stalls with ancillary support equipment installed on concrete pads behind the existing parking curb and two (2) proposed utility transformers to be installed by FPUA.

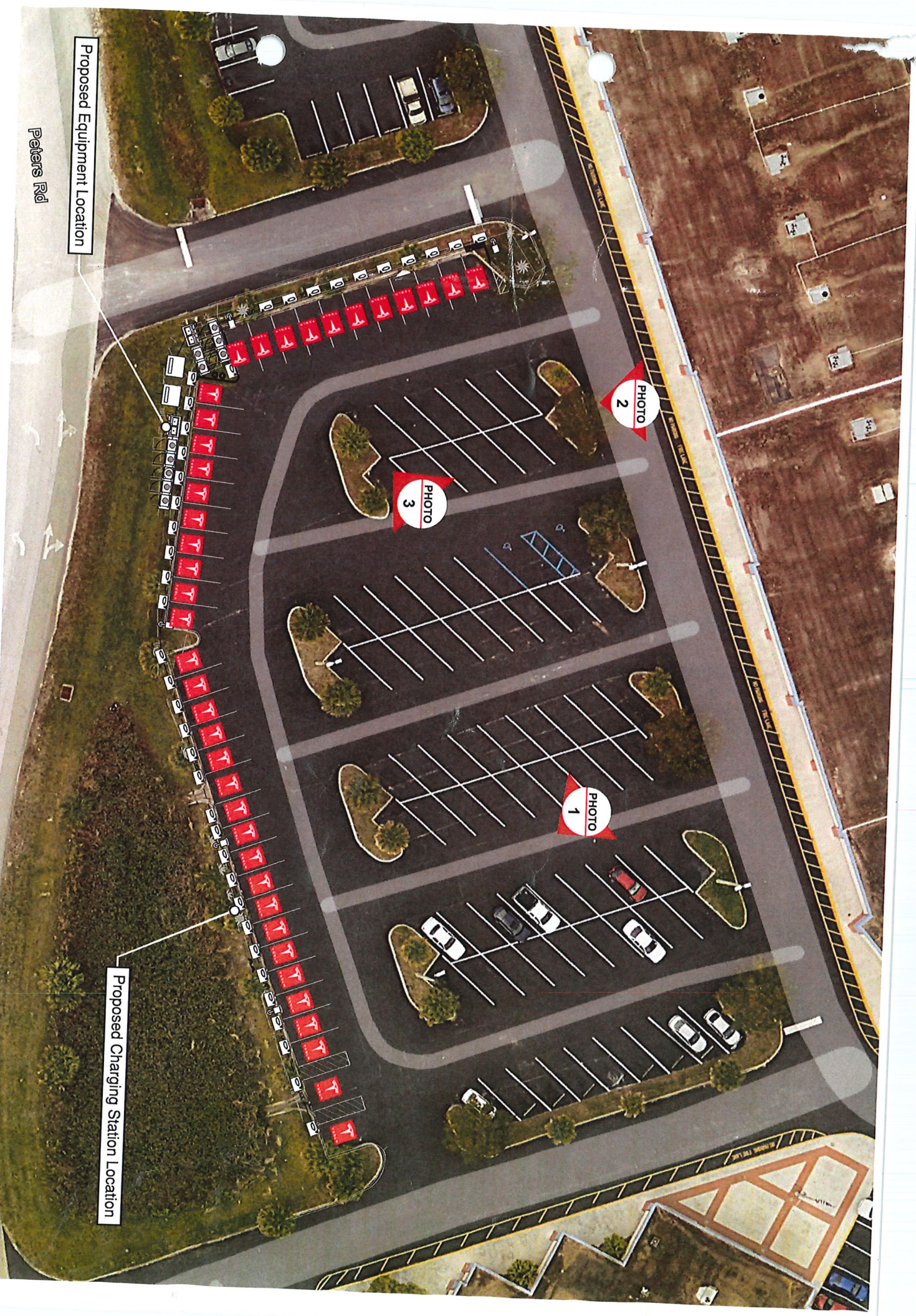
The existing 158,300 square foot strip mall is approximately 70% unoccupied and the additional traffic load generated by the new charging stations will be negligible (less than 500 ADT anticipated) in relation to the original design and intended use of the approximately 617 stall parking lot.

If you have any questions or concerns, please do not hesitate to contact me at (321) 354-9755 or by email at [nkreuser@dewberry.com](mailto:nkreuser@dewberry.com). Thank you for your consideration.

Sincerely,  
**DEWBERRY**

A handwritten signature in black ink, appearing to read "Nathan Kreuser", written over a horizontal line.

Nathan Kreuser, P.E.  
Project Manager  
Florida C.O.A. #8794



Proposed Equipment Location

Peters Rd

PHOTO 2

PHOTO 3

PHOTO 1

Proposed Charging Station Location

T35LN

FT. Pierce, FL - Nexxus

2817 Peters Road  
FT. Pierce, FL 34945

Dewberry



BEFORE



Proposed Tesla Charging Post (Typ. 40)



AFTER

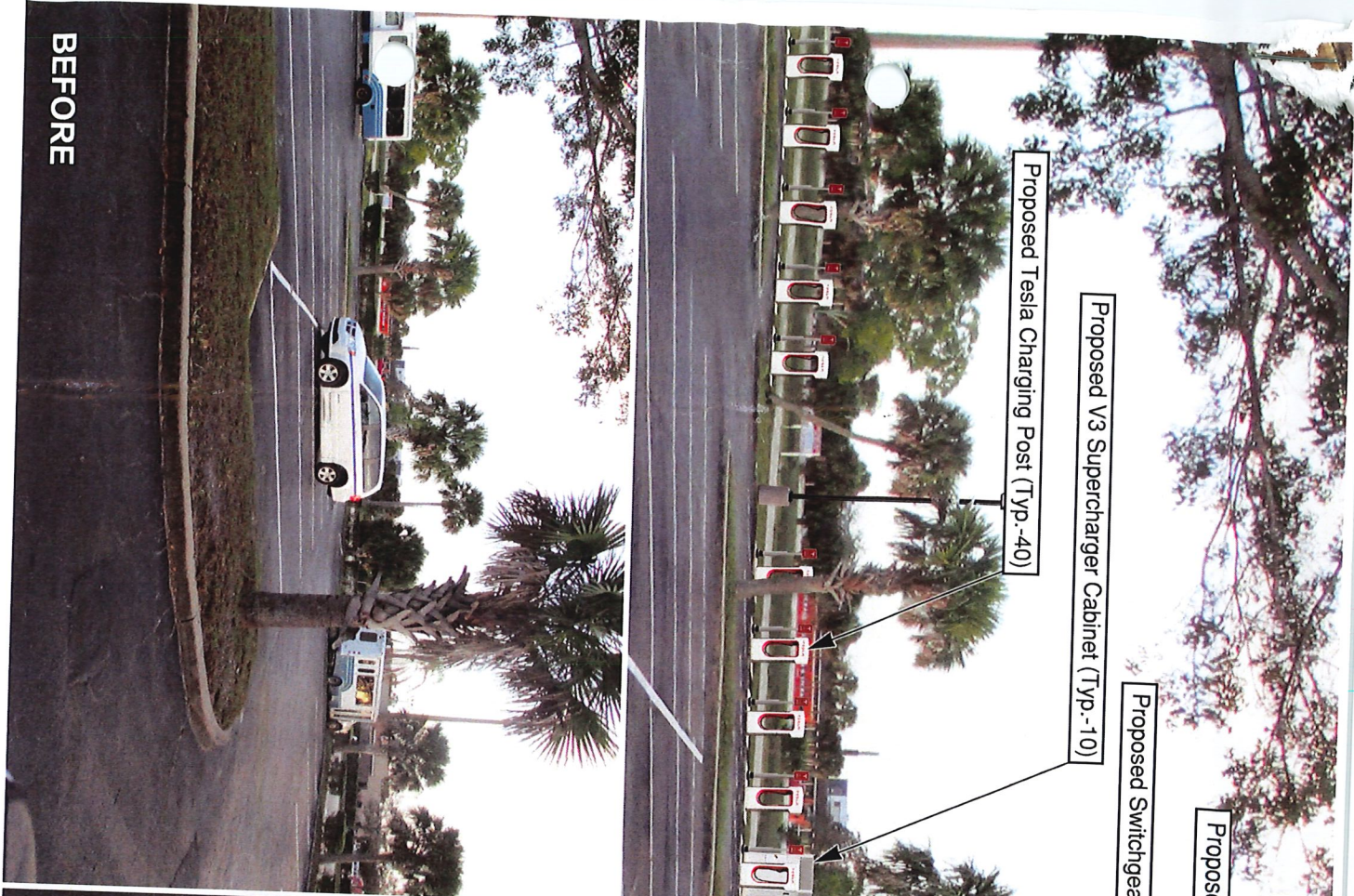
TESLA

FT. Pierce, FL - Nexus

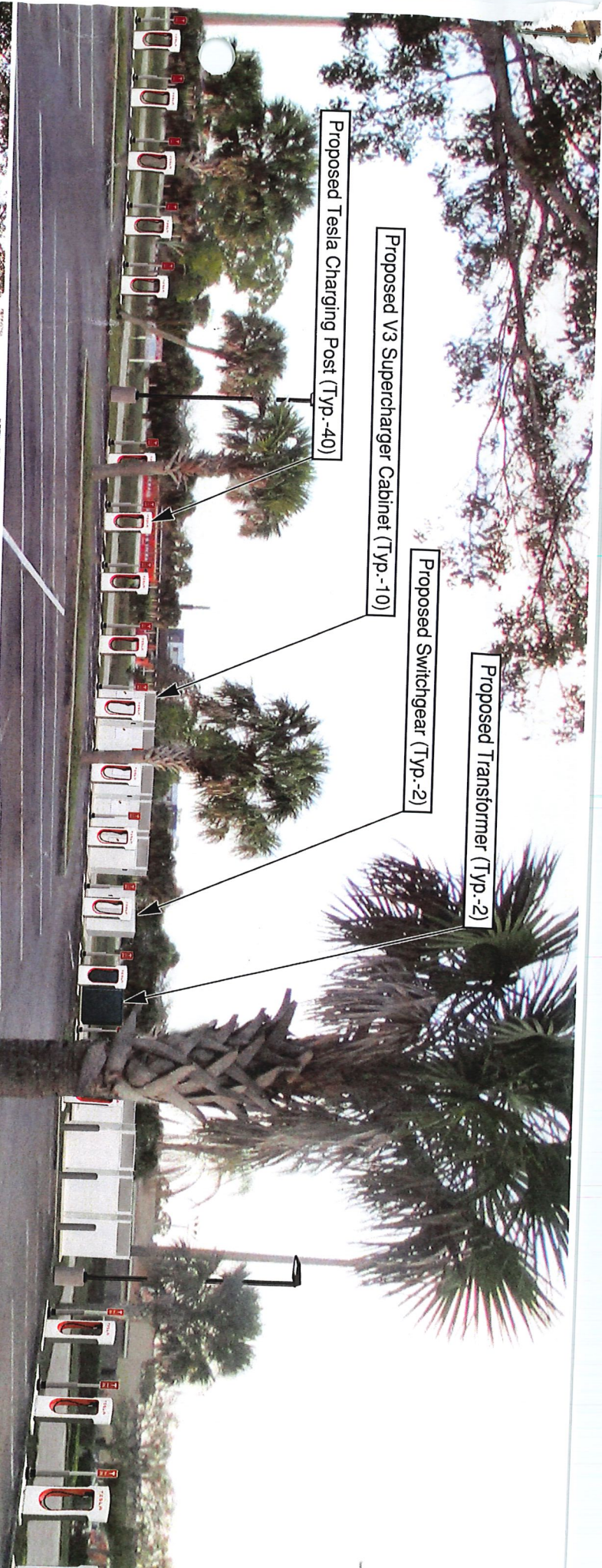
View Facing Southeast From Parking lot

PHOTO 1

Dewberry



BEFORE



Proposed Transformer (Typ.-2)

Proposed Switchgear (Typ.-2)

Proposed V3 Supercharger Cabinet (Typ.-10)

Proposed Tesla Charging Post (Typ.-40)



AFTER

TESLA

FT. Pierce, FL - Nexxus

View Facing South From Parking lot

PHOTO 1

Dewberry



Proposed Transformer (Typ.-2)

Proposed Switchgear (Typ.-2)

Proposed V3 Supercharger Cabinet (Typ.-10)

Proposed Tesla Charging Post (Typ.-40)

AFTER



Proposed V3 Supercharger Cabinet (Typ.-10)

Proposed Tesla Charging Post (Typ.-40)

BEFORE

TESLA

FT. Pierce, FL - Nexus  
View Facing Southwest From Parking lot  
PHOTO 3

Dewberry











PROJECT NAME: TESLA  
 FT. PIERCE, FLORIDA  
 DRAWING NUMBER: RL-8935-S1

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