



RECEIVED

DEC 06 2023

DEVELOPMENT REVIEW

CITY OF FORT PIERCE
PLANNING & ZONING

Property Information

Property address or Location 5300 Melville Rd, Ft. Pierce
Parcel ID #(s) 3403 S02 0075 010 Co
Project description _____

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: _____ Proposed Sq. Ft.: _____ Site Acreage: _____

Firehouse Youth Center
Property Owner(s)

5300 Melville Rd
Street Address
White City FL 34982
City State Zip

Phone Number

KidLifePreschool@gmail.com
Email Address

Steve Croce Owner TCO
Applicant/Representative, Title, Company

5088 Slash Pine Trail
Street Address
Ft. Pierce FL 34951
City State Zip

Phone Number

772 924-9990
TCO.CROCE0126@hotmail.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.

Chai E Hecton
Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

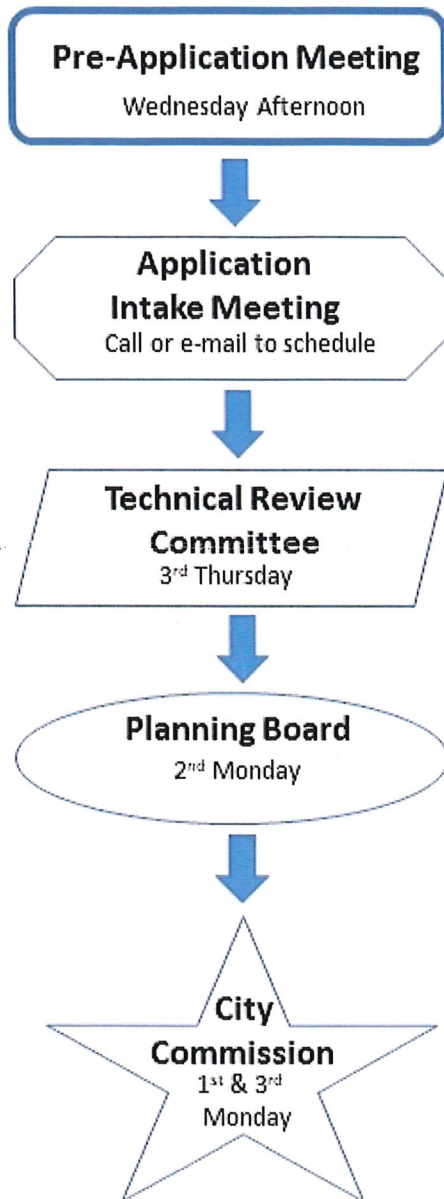
CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

<https://www.cityoffortpiece.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)

Alicia Rosenthal

From: Kevin Freeman
Sent: Tuesday, December 5, 2023 2:48 PM
To: Steve Croce; Vennis Gilmore; Alicia Rosenthal
Cc: Paul Thomas; Shaun Coss
Subject: RE: 5300 MELVILLE RD - OFFICE - 23-20001067

Steve, I can see you at 10 a.m. tomorrow.

From: Steve Croce <scroceconllc@hotmail.com>
Sent: Tuesday, December 5, 2023 2:27 PM
To: Kevin Freeman <kfreeman@cityoffortpierce.com>; Vennis Gilmore <vgilmore@cityoffortpierce.com>
Cc: Paul Thomas <pthomas@cityoffortpierce.com>; Shaun Coss <scoss@cityoffortpierce.com>
Subject: Re: 5300 MELVILLE RD - OFFICE - 23-20001067

Some people who received this message don't often get email from scroceconllc@hotmail.com. [Learn why this is important](#)

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

Kevin,

I tried to drop this off yesterday and Kat week as well. Nobody was in yesterday morning. Last week, I tried to get some help, but no luck. You told me a drawing and the form. I was told ?3) copies of each. I needed help with the form, but was told no.

>

Steve Croce
President/Owner
Treasure Coast Developers/Croce Construction, LLC
772 924 9990
scroceconllc@hotmail.com

From: Kevin Freeman <kfreeman@cityoffortpierce.com>
Sent: Monday, November 20, 2023 10:04 AM
To: Steve Croce <scroceconllc@hotmail.com>; Vennis Gilmore <vgilmore@cityoffortpierce.com>
Cc: Paul Thomas <pthomas@cityoffortpierce.com>; Shaun Coss <scoss@cityoffortpierce.com>
Subject: 5300 MELVILLE RD - OFFICE - 23-20001067

Good morning Steve,

For this structure you will need to complete the attached planning form (this is separate from building permitting) for a **Minor Amendment** to a Site Plan. [Development-Review-REVISED-82421 \(cityoffortpierce.com\)](#)

The minimum you will need is a site plan drawn to scale and a legal survey for the property, together with the same information that was provided for the building permit review. A statement of the use of the building will also need to be provided.

This will be reviewed by planning administratively as a priority.

Kev Freeman | Planning Director | City of Fort Pierce

Planning Department

Cell: 772.529.4264 Phone: 772.467.3730 Fax: 772.466.5808

100 North U.S. 1 Fort Pierce, FL 34950

[Website](#) | [Facebook](#) | [Survey](#)



From: Steve Croce <scroceconllc@hotmail.com>

Sent: Thursday, November 2, 2023 11:20 AM

To: Vennis Gilmore <vgilmore@cityoffortpierce.com>; Cesar Flores <cflores@cityoffortpierce.com>; Planning Department <planning@cityoffortpierce.com>; Engineering Shared Mailbox <engineering@cityoffortpierce.com>; Deborah Savrda <savrda@fpua.com> <savrda@fpua.com>; Melody Nelson <mnelson@fpua.com>

Subject: Re: 5300 MELVILLE RD - OFFICE - 23-20001067

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

I am confused. This is not a temporary structure. Also, on another note, I would like to sit down with you folks because we need to talk about my permits in general. I want to know if there is anything I can do to help with this process?

Sincerely,

Steve Croce

President of Operations

Treasure Coast Developers

CGC1527304

772 924 9990

scroceconllc@hotmail.com

From: Vennis Gilmore <vgilmore@cityoffortpierce.com>
Sent: Monday, October 30, 2023 1:41 PM
To: Cesar Flores <cflores@cityoffortpierce.com>; Planning Department <planning@cityoffortpierce.com>; Engineering Shared Mailbox <engineering@cityoffortpierce.com>; Deborah Savrda <savrda@fpu.com> <savrda@fpu.com>; Melody Nelson <mnelson@fpu.com>
Cc: scroceconllc@hotmail.com <scroceconllc@hotmail.com>
Subject: RE: 5300 MELVILLE RD - OFFICE - 23-20001067

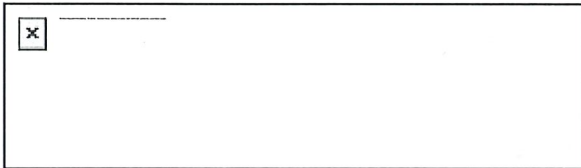
DPCR Denied. Per City Code Section 125-320, a temporary structure requires review through a Temporary Use application. See the link below and attachment.

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

Vennis Gilmore | Assistant Planning Director | City of Fort Pierce

Planning Department
Phone: 772.467.3741 100 North U.S. 1 Fort Pierce, FL 34950

[Website](#) | [Facebook](#) | [Survey](#)



From: Cesar Flores <cflores@cityoffortpierce.com>
Sent: Friday, September 29, 2023 11:55 AM
To: Planning Department <planning@cityoffortpierce.com>; Engineering Shared Mailbox <engineering@cityoffortpierce.com>; Deborah Savrda <savrda@fpu.com> <savrda@fpu.com>; Melody Nelson <mnelson@fpu.com>
Cc: scroceconllc@hotmail.com
Subject: 5300 MELVILLE RD - OFFICE - 23-20001067

Good afternoon,

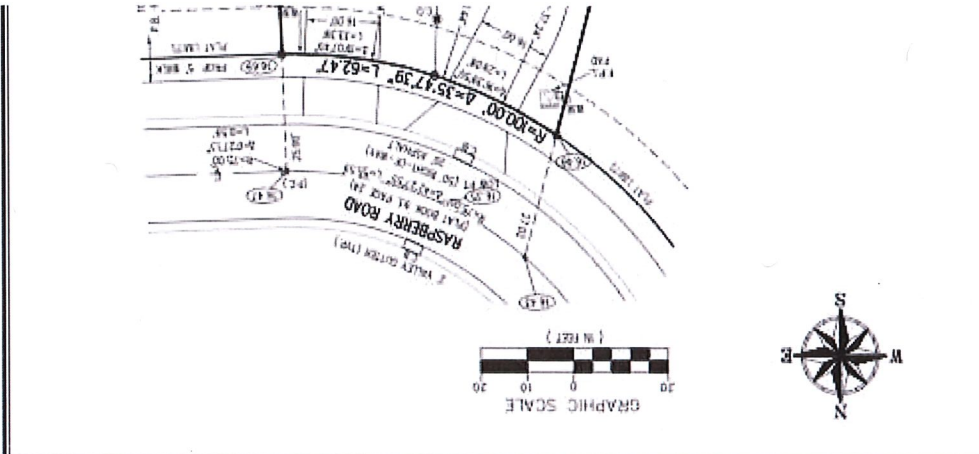
Link to

CoreShare: <https://core.opentext.com/views/folder/public/viewFolder.html?shortLink=b86cc821342be9f552e94255c934d427ecada4b207a75128>

Reviewers: The attached application/plan(s) have been submitted for your review. Paper plans, if applicable, have been routed via inter-office mail. Upon completion of your review, enter your approval, approval with conditions, or rejection with comments into Naviline. Also, "Reply All" to this email with your approval, approval with condition(s), or rejection with comments. Please do not return any paper plans to the Building Department.

Applicant: This email is being provided for your information and tracking purposes. All the review agencies above will reply to this email with their approval, approval with conditions, or rejection with comments. Upon approval from all required departments, you'll receive a final approval email from the Building Department advising of the status of your review and ability to apply for the building permit. In the event of a rejection, please wait until you receive all review comments before submitting revisions.

Thank you!



AVALON CROSSING PHASE II LOTS 138 & 139 - BOUNDARY SURVEY	
CIVIL ENGINEERS - LAND SURVEYING 100 S. JESSIE STREET, SUITE 100 TAMPA, FLORIDA 33604-2900 (813) 281-1111	
DATE: 9/21/2023 DRAWN BY: DS F.B./P.G.: N/A SCALE: 1" = 20' JOB NO.: 8433	
PERMITS SET/ISSUED 9/21/2023 DS	REVISIONS DATE BY
FILE NAME: 8433 LOT 138-139.DWG	

STATE OF FLORIDA - TB 1550
 DAVIS, JAMES E., P.E.
 REG. LAND SURVEYOR #125

CERTIFICATE
 I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS SURVEYOR UNDER MY PRESSION, ON SEPTEMBER 21, 2023, I FORSWORE UNDER OATH THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 45-17, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 451.07.

NOTES

1. THIS SURVEY OR REPLICATION THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL OF THE AUTHORIZED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPERS.
2. THE LOTS, AS SHOWN HEREON, WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, EASEMENTS, OR OTHER INTERESTS OF RECORD.
3. THE EASEMENTS, AS SHOWN HEREON, ARE RELAYED TO THE NORTH AVALON VERTICAL CURVE OF 1988, SUPERSEDED BY LATER EDITIONS, BEYOND DATE OF 1993 AND 1997 PER SECTION 10.07, CHAPTER 319, FLORIDA STATUTES.
4. BEARINGS SHOWN HEREON REFER TO RECORD PLAT AND ASSUMES THE EAST LINE OF LOT 138 AS SHOWN PLAT.
5. THE DESCRIPTION, AS SHOWN HEREON, IS ACCORD WITH THE INSTRUMENT OF RECORD AS SHOWN PLAT.
6. ANY UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
7. ADJUSTMENTS OR DELETIONS TO SURVEY DATA BY OTHER THAN THE SURVEY PARTY OR PARTIES IS PROHIBITED, WITHOUT WRITTEN CONSENT OF SAID SURVEY PARTY OR PARTIES.
8. FLOOD ZONE: "A" FLOOD HAZARD ZONE (FHA) COMMAND NO. 10206; DATED: FEBRUARY 16, 2012.
9. BOUNDARY: "A" RIGHT, ST. LUCE COUNTY 2001 METRIC CONTROL, BETWEEN "A" AND "B" NUMBER 10 PROPERTY ADDRESS, LOT 138, 200 RASPBERRY ROAD.
10. LOT 138, 200 RASPBERRY ROAD.

DESCRIPTION
 LOTS 138 AND 139, "AVALON CROSSING PHASE II", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGE 23 THROUGH 25, OF THE PUBLIC RECORDS OF ST. LUCE COUNTY, FLORIDA. SAID LANDS SITING IN CITY OF FORT PINE, ST. LUCE COUNTY, FLORIDA. CONTAINING 11.538 SQUARE FEET OR 0.267 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, RESTRICTIONS, ABSTRACTS, EASEMENTS, AND RIGHTS-OF-WAY IN RECORD.

LOCATION MAP
 NOT TO SCALE

LEGEND

1.00	Lot Boundary	1.00	Lot Boundary
1.01	Lot Boundary	1.01	Lot Boundary
1.02	Lot Boundary	1.02	Lot Boundary
1.03	Lot Boundary	1.03	Lot Boundary
1.04	Lot Boundary	1.04	Lot Boundary
1.05	Lot Boundary	1.05	Lot Boundary
1.06	Lot Boundary	1.06	Lot Boundary
1.07	Lot Boundary	1.07	Lot Boundary
1.08	Lot Boundary	1.08	Lot Boundary
1.09	Lot Boundary	1.09	Lot Boundary
1.10	Lot Boundary	1.10	Lot Boundary
1.11	Lot Boundary	1.11	Lot Boundary
1.12	Lot Boundary	1.12	Lot Boundary
1.13	Lot Boundary	1.13	Lot Boundary
1.14	Lot Boundary	1.14	Lot Boundary
1.15	Lot Boundary	1.15	Lot Boundary
1.16	Lot Boundary	1.16	Lot Boundary
1.17	Lot Boundary	1.17	Lot Boundary
1.18	Lot Boundary	1.18	Lot Boundary
1.19	Lot Boundary	1.19	Lot Boundary
1.20	Lot Boundary	1.20	Lot Boundary
1.21	Lot Boundary	1.21	Lot Boundary
1.22	Lot Boundary	1.22	Lot Boundary
1.23	Lot Boundary	1.23	Lot Boundary
1.24	Lot Boundary	1.24	Lot Boundary
1.25	Lot Boundary	1.25	Lot Boundary
1.26	Lot Boundary	1.26	Lot Boundary
1.27	Lot Boundary	1.27	Lot Boundary
1.28	Lot Boundary	1.28	Lot Boundary
1.29	Lot Boundary	1.29	Lot Boundary
1.30	Lot Boundary	1.30	Lot Boundary
1.31	Lot Boundary	1.31	Lot Boundary
1.32	Lot Boundary	1.32	Lot Boundary
1.33	Lot Boundary	1.33	Lot Boundary
1.34	Lot Boundary	1.34	Lot Boundary
1.35	Lot Boundary	1.35	Lot Boundary
1.36	Lot Boundary	1.36	Lot Boundary
1.37	Lot Boundary	1.37	Lot Boundary
1.38	Lot Boundary	1.38	Lot Boundary
1.39	Lot Boundary	1.39	Lot Boundary
1.40	Lot Boundary	1.40	Lot Boundary
1.41	Lot Boundary	1.41	Lot Boundary
1.42	Lot Boundary	1.42	Lot Boundary
1.43	Lot Boundary	1.43	Lot Boundary
1.44	Lot Boundary	1.44	Lot Boundary
1.45	Lot Boundary	1.45	Lot Boundary
1.46	Lot Boundary	1.46	Lot Boundary
1.47	Lot Boundary	1.47	Lot Boundary
1.48	Lot Boundary	1.48	Lot Boundary
1.49	Lot Boundary	1.49	Lot Boundary
1.50	Lot Boundary	1.50	Lot Boundary
1.51	Lot Boundary	1.51	Lot Boundary
1.52	Lot Boundary	1.52	Lot Boundary
1.53	Lot Boundary	1.53	Lot Boundary
1.54	Lot Boundary	1.54	Lot Boundary
1.55	Lot Boundary	1.55	Lot Boundary
1.56	Lot Boundary	1.56	Lot Boundary
1.57	Lot Boundary	1.57	Lot Boundary
1.58	Lot Boundary	1.58	Lot Boundary
1.59	Lot Boundary	1.59	Lot Boundary
1.60	Lot Boundary	1.60	Lot Boundary
1.61	Lot Boundary	1.61	Lot Boundary
1.62	Lot Boundary	1.62	Lot Boundary
1.63	Lot Boundary	1.63	Lot Boundary
1.64	Lot Boundary	1.64	Lot Boundary
1.65	Lot Boundary	1.65	Lot Boundary
1.66	Lot Boundary	1.66	Lot Boundary
1.67	Lot Boundary	1.67	Lot Boundary
1.68	Lot Boundary	1.68	Lot Boundary
1.69	Lot Boundary	1.69	Lot Boundary
1.70	Lot Boundary	1.70	Lot Boundary
1.71	Lot Boundary	1.71	Lot Boundary
1.72	Lot Boundary	1.72	Lot Boundary
1.73	Lot Boundary	1.73	Lot Boundary
1.74	Lot Boundary	1.74	Lot Boundary
1.75	Lot Boundary	1.75	Lot Boundary
1.76	Lot Boundary	1.76	Lot Boundary
1.77	Lot Boundary	1.77	Lot Boundary
1.78	Lot Boundary	1.78	Lot Boundary
1.79	Lot Boundary	1.79	Lot Boundary
1.80	Lot Boundary	1.80	Lot Boundary
1.81	Lot Boundary	1.81	Lot Boundary
1.82	Lot Boundary	1.82	Lot Boundary
1.83	Lot Boundary	1.83	Lot Boundary
1.84	Lot Boundary	1.84	Lot Boundary
1.85	Lot Boundary	1.85	Lot Boundary
1.86	Lot Boundary	1.86	Lot Boundary
1.87	Lot Boundary	1.87	Lot Boundary
1.88	Lot Boundary	1.88	Lot Boundary
1.89	Lot Boundary	1.89	Lot Boundary
1.90	Lot Boundary	1.90	Lot Boundary
1.91	Lot Boundary	1.91	Lot Boundary
1.92	Lot Boundary	1.92	Lot Boundary
1.93	Lot Boundary	1.93	Lot Boundary
1.94	Lot Boundary	1.94	Lot Boundary
1.95	Lot Boundary	1.95	Lot Boundary
1.96	Lot Boundary	1.96	Lot Boundary
1.97	Lot Boundary	1.97	Lot Boundary
1.98	Lot Boundary	1.98	Lot Boundary
1.99	Lot Boundary	1.99	Lot Boundary
2.00	Lot Boundary	2.00	Lot Boundary

