



THE SUNRISE CITY

FORT PIERCE
PLANNING DEPARTMENT
Florida

VARIANCE/CONDITIONAL USE

**JON NOLLI
1207 SEAWAY DR
FORT PIERCE
34949**

APRIL 12, 2024

LOCATION: 411 N 2nd Street. Parcel ID#: 2403-705-0119-000-4

OWNER: JON NOLLI, PIERCED CIDERWORKS

REQUEST: CONDITIONAL USE APPROVAL TO DEVIATE FROM CITY CODE SECTION 125-197, WHICH ALLOWS A MAXIMUM 800 SQUARE FEET FOR OUTDOOR ENTERTAINMENT SPACE.

Dear Applicant and Owner:

On Monday, March 25, 2024, the Historic Preservation Board (HPB) approved a request for a conditional use for an **Expansion of the Existing Outdoor Entertainment Area - 411 N. 2nd Street.**

The HPB approved with the following conditions:

1. The total area used for outdoor entertainment at the property subject of the variance/conditional use be limited to a maximum of 5,000 square feet.
2. The Conditional Use will run with the property following all provisions of Article II - Noise, of the City Code of Ordinances.

If you have any questions, please contact the Planning Department.

Very truly yours,

Kev Freeman.
Planning Director



RECEIVED

FEB 05 2024

CONDITIONAL USE - NO NEW CONSTRUCTION

CITY OF FORT PIERCE
 PLANNING & ZONING

Property Information

Property address or Location

411 N 2nd St Fort Pierce, FL 34950

Parcel ID #(s)

2403-705-0119-000-4

Project description

Change of ~~Use~~ Expanding outdoor Use

Site Information

Building Size: 2400 sq ft+ Parking Spaces: Street

The House That Cider Built LLC Jon Nalli, Owner

Property Owner(s)

411 N 2nd St

Street Address

Fort Pierce FL 34950

City State Zip

561-758-6457

Phone Number

jon@piercedcider.com

Email Address

Applicant/Representative, Title, Company

1207 Seaway Pl

Street Address

Fort Pierce, FL 34949

City State Zip

561-758-6457

Phone Number

jon@piercedcider.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-Rev>

Maria Lewicka

From: jon noll jon@piercedcider.com
Sent: Sunday, December 31, 2023 7:06 PM
To: Maria Lewicka
Subject: Re: conditional use
Attachments: Image (188).jpg

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 didn't see this email until a little bit ago. Attached is the site plan to scale. The outdoor entertainment area is to be determined as there are so many different functions of the land. In the rear, we have a large truck stage that we had gotten approved a couple years ago. There is also different areas where there is shade, along with areas that are not shaded. The area is one large area that is designed to give comfort and options for our patrons without being crowded. The parking is only street parking for this facility. There is not a driveway. The paved walkways along with the wooden deck are included. There are many more small bushes and trees other than those noted. It is just very hard to convey this on a drawing.

On 12/19/2023 1:03 PM, Maria Lewicka wrote:

Good afternoon,

Thank you,

I received your conditional use application. However, the application is not complete without site plan, to scale, showing the outdoor entertainment area, parking, driveways, walkways, and landscaping.

Thank you,

Maria

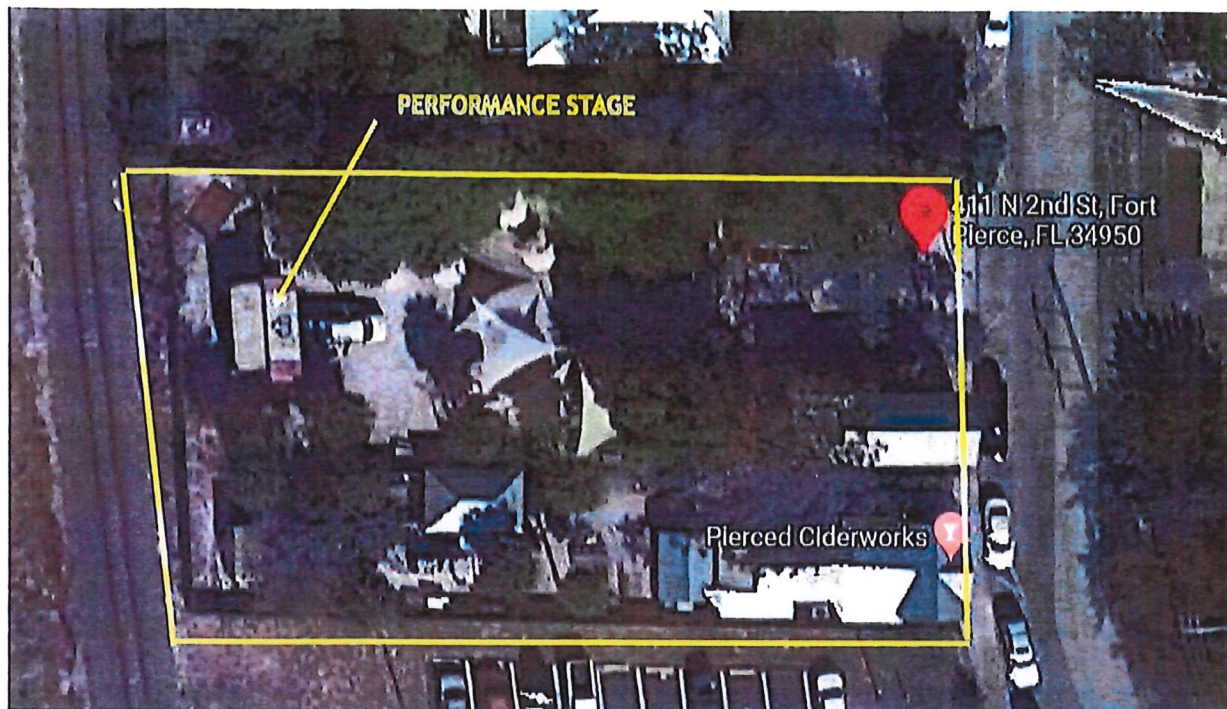
Maria Lewicka, AICP | Historic Preservation Planner | City of Fort Pierce
Planning Department

From: jon@piercedcider.com <jon@piercedcider.com>
Sent: Tuesday, December 19, 2023 7:17 AM
To: Maria Lewicka <mlewicka@cityoffortpierce.com>; Planning Department <planning@cityoffortpierce.com>
Subject: conditional use

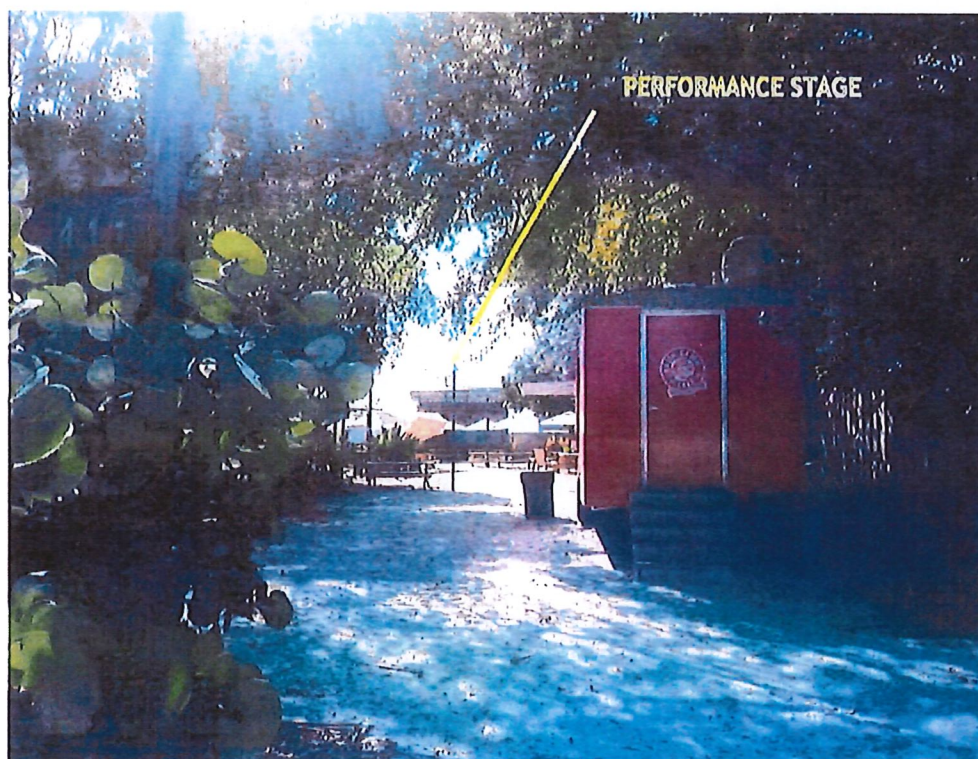
SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

Begin forwarded message:

From: Jon <jon@piercedcider.com>
Date: December 18, 2023 at 8:01:44 PM EST

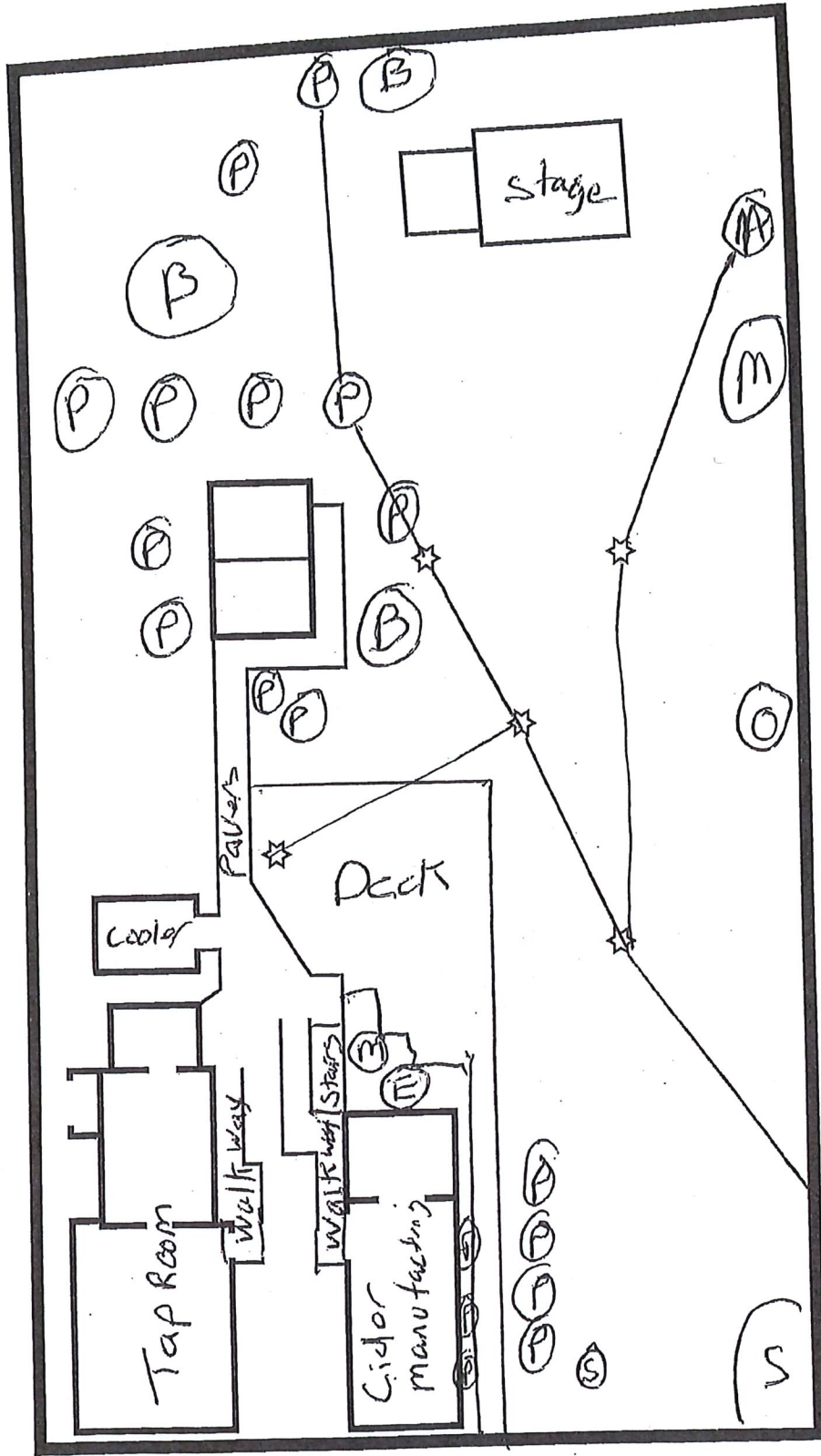


Subject property - aerial photo



View from the street

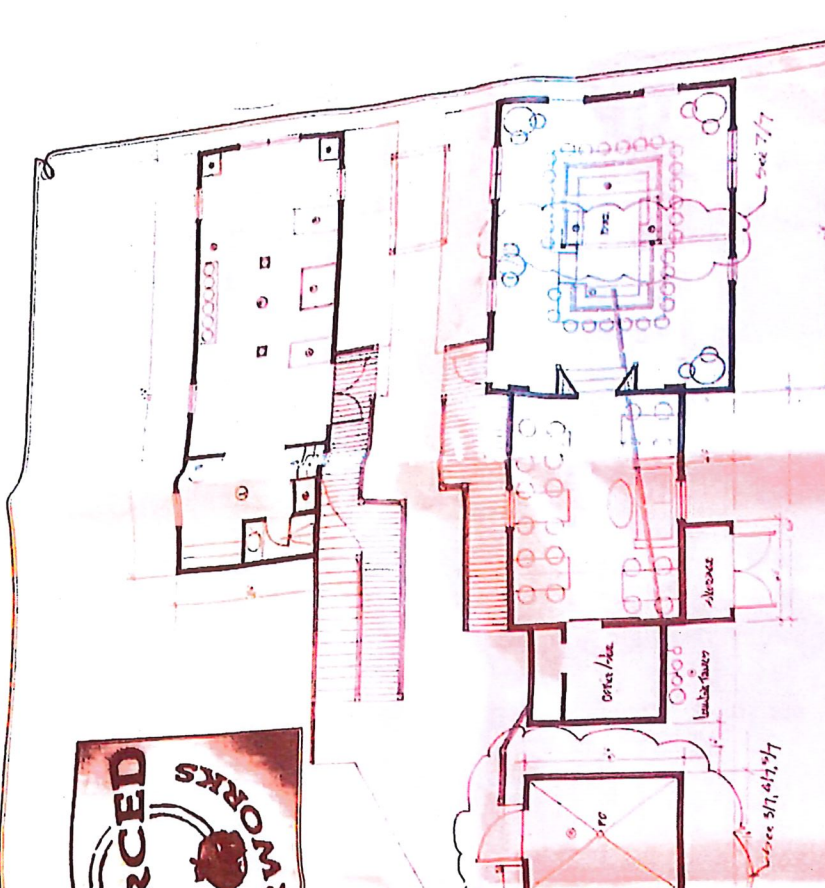
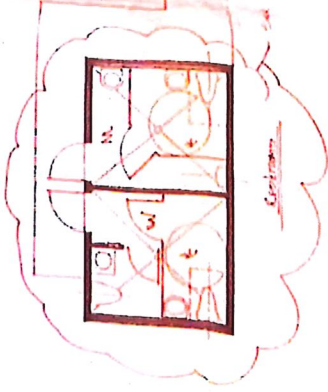
- ★ = Electric pole
- Ⓟ = Palm
- Ⓜ = Mango
- Ⓟ = Bamboo
- Ⓢ = Seagrass
- Ⓛ = Eucalyptus



2nd Street: All parkings is Street Parking



LABORATIONS
 CIDER 595 SQ. FT.
 SERVICE/PATRON AREA 970 SQ. FT.
 OFFICE 92 SQ. FT.
 RESTROOMS 240 SQ. FT.
 STORAGE AREA 322 SQ. FT.
 TOTAL AREA 1929 SQ. FT.



411
 -4077409 NORTH SECOND STREET
 FORT PIERCE, FLORIDA
 34950

SCALE IS 1/4"=1'0"

PLAN PREPARED BY:
 CLEVELAND DESIGN GROUP INC.
 100 AVENUE A, SUITE 2E
 FORT PIERCE, FLORIDA
 34950
 772-464-2010, VIDARD12@YAHOO.COM

V7

- | | |
|-----|--------------------|
| 1. | LABORATORY |
| 2. | DESK |
| 3. | REFRIGERATOR |
| 4. | SINK |
| 5. | CIDERY |
| 6. | COOLER |
| 7. | PLASTIC TOTE |
| 8. | WASH STATION |
| 9. | WATER FILTER |
| 10. | RACK WITH CARBOYS |
| 11. | SHELF |
| 12. | HAND WASH SINK |
| 13. | COOLER |
| 14. | 3-COMPARTMENT SINK |
| 15. | WALKIN' COOLER |
| 16. | LONGLINE TANKS |
| FD | = FLOOR DRAINS |

Architectonic Inc
 10000 N. ...
 ...
 ...

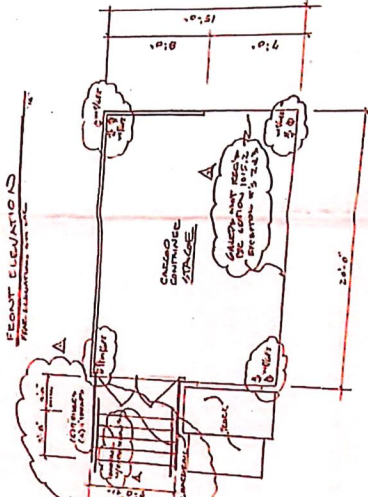
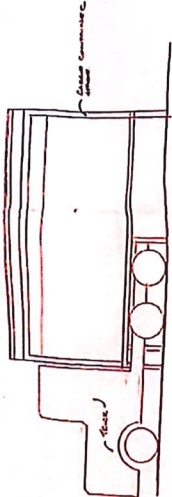
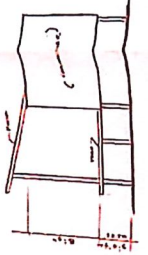
PROJECT: ...
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NO.	DATE	DESCRIPTION
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ONE OF 1 REVISIONS
 PROJECT NUMBER: ...
 DATE: ...
 DRAWN BY: ...

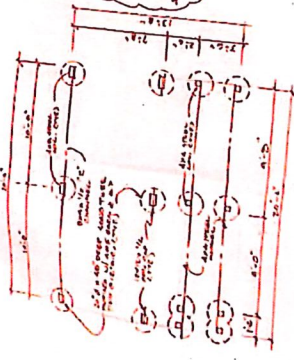
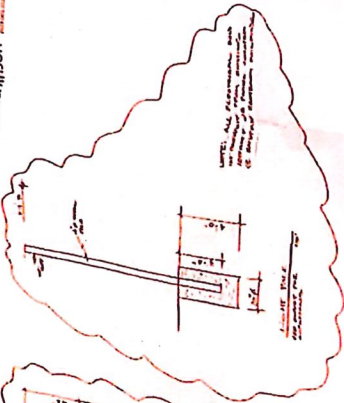
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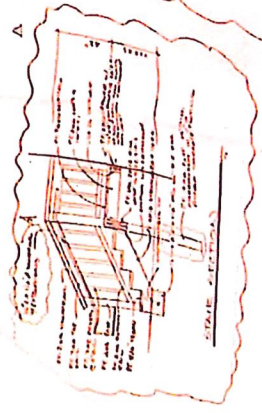
FLOOR PLAN

...
 ...
 ...

Bowdoin
 Grey
 Hutchinson



SECTION



SECTION

AS-BUILT

DocuSign Envelope ID: AD5301E7-157A-439C-B978-49D81A898B8B

LEGAL DESCRIPTION:

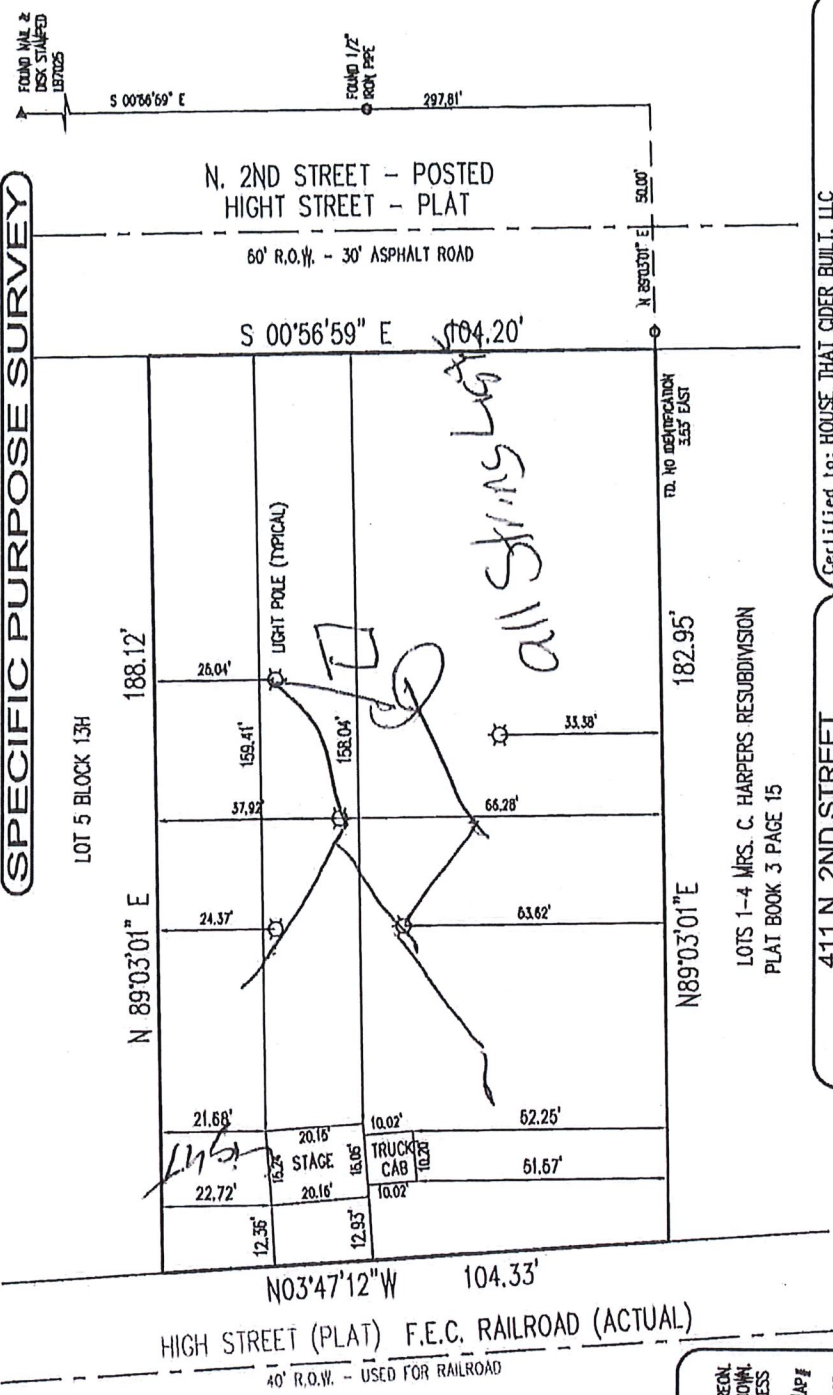
(Supplied by Client)
 LOT 6 IN BLOCK 13H OF ASSessor's MAP OF NORTH PART OF FORT PIERCE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 164, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

ABBREVIATIONS:

SET = SET 5/8" IRON REBAR WITH YELLOW CAP MARKED "PSM5543"
 FD = FOUND 5/8 IRON REBAR
 RW = RIGHT OF WAY
 (M) = MEASURED
 (P) = PLATTED
 (C) = CALCULATED
 R = RADIUS OF CURVE
 L = LENGTH OF CURVE
 D = DELTA OF CURVE
 FFE = FINISHED FLOOR ELEVATION
 OH-OH-OH = OVERHEAD WIRES
 X-X-X = CHAINLINK FENCE
 D-D-D = PLASTIC FENCE
 O-O-O = WOOD FENCE
 CONC. = CONCRETE
 C.P. = CONCRETE PAD
 Cov. = COVERED
 ☉ LIGHTPOLE



SPECIFIC PURPOSE SURVEY



Certified to: HOUSE THAT CIDER BUILT, LLC

411 N. 2ND STREET
Atlantic Land Designs
 of the Treasure Coast, LB7488
 764 NE Jensen Beach Blvd., Jensen Beach, FL 34957
 Mailing Address:
 P.O. Box 1421 Jensen Beach, FL 34958
 ALD5543@gmail.com (772) 398-4290

SCALE: 1"=30'
 DATE: 1/20/22
 DRAWN: SWA/JC
 2022-0004
 DATE: _____
 REVISIONS _____
 LAST FIELD DATE: 1/10/22

DocuSigned by:
James Cosiro
 A135826ASDF021

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL

SURVEYOR'S NOTES:

- UNLESS OTHERWISE NOTED ONLY PLATTED EASEMENTS ARE SHOWN HEREON.
- ALL LOT DIMENSIONS SHOWN ARE PER PLAT UNLESS OTHERWISE SHOWN OTHERWISE SHOWN.
- NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
- THIS SITE LIES WITHIN FLOOD INSURANCE RATE MAP ZONE X MAP # 12111C0179 K DATED: 2-19-20.
- FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.
- BEARINGS SHOWN HEREON ARE BASED ON THE CENTER LINE OF SUBJECT PARCEL AS BEING S00°56'59"E AND IS ASSUMED FOR COMPUTATIONAL PURPOSES.
- PLUDE. DENOTES PUBLIC UTILITIES AND DRAINAGE EASEMENT. U.E. DENOTES UTILITY EASEMENT.
- THE SPECIFIC PURPOSE OF THIS SURVEY IS TO SHOW THE LOCATION OF THE STAGGE AND LIGHT POLES IN REALATIONSHIP TO THE PROPERTY LINES.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY ANYONE OTHER THAN THE SIGNING SURVEYOR IS PROHIBITED WITHOUT WRITTEN CONSENT.













