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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<sup>+</sup> Parking Spaces: Street

The House That Cider Built LLC Jon Nall; Owner

Property Owner(s)

Applicant/Representative, Title, Company

411 N 2nd St

1207 Seaway Pl

Street Address

Street Address

Fort Pierce FL 34950

Fort Pierce, FL 34949

City State Zip

City State Zip

561-758-6457

561-758-6457

Phone Number

Phone Number

jon@piercedcider.com

jon@piercedcider.com

Email Address

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.cityoffortpierce.com/971/Application-Submittal-for-Technical-Rev>

## Maria Lewicka

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**From:** jon noll [jon@piercedcider.com](mailto: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

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

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Begin forwarded message:

**From:** Jon <[jon@piercedcider.com](mailto:jon@piercedcider.com)>  
**Date:** December 18, 2023 at 8:01:44 PM EST

1. Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.

They are in the same overlay. But, No this property is unique and was meant to be in place to be a profitable business and not to be limited to the amount of customers that should be allowed.

2. Do special conditions or circumstances result from actions other than that of yours? Please explain

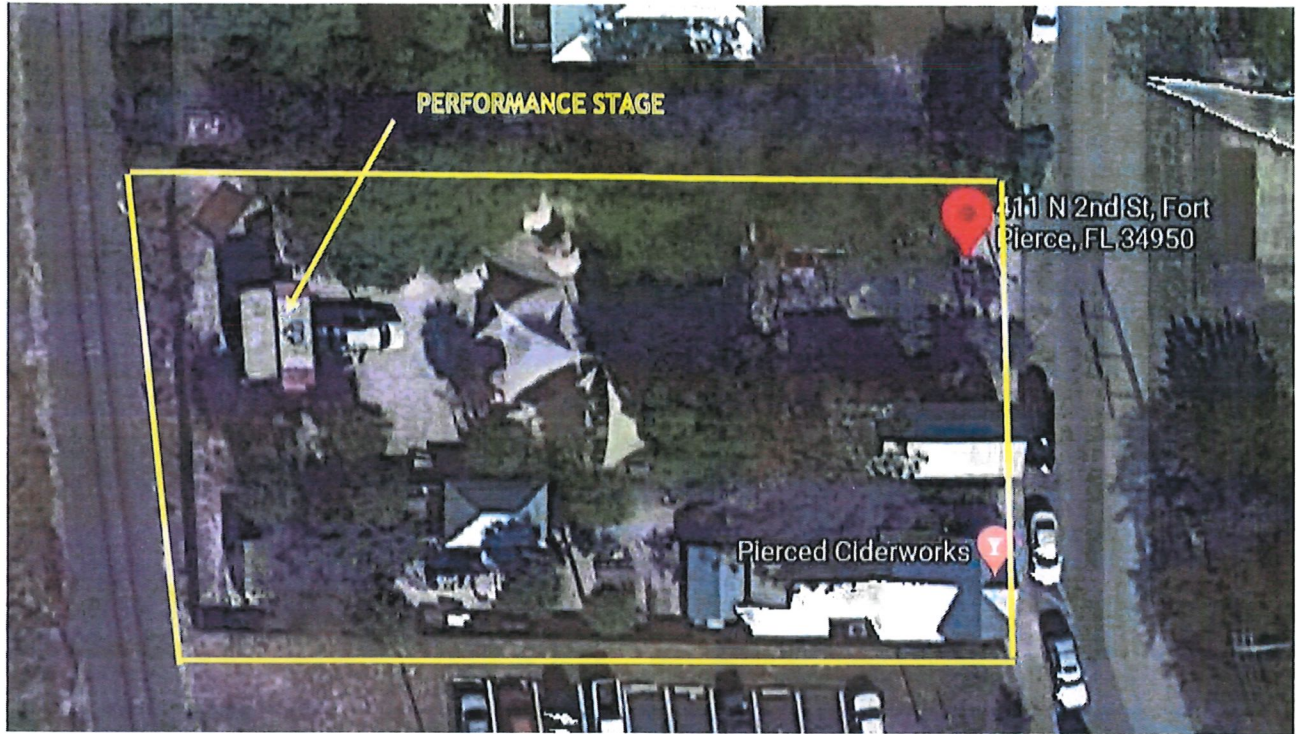
We are in a very unique spot. To explain it further, the city wanted this area to be funky and collective. They wanted a brewery in the area and made exceptions to do so in the area. Which helped make others want to move here and clean up Edgartown. But limiting the amount of customers to an area or even worse, where they are allowed to sit, have their dog use the restroom, or kids play is going to be the death of the small business here.

3. Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.

Limiting where any customer can sit/stand or even be is very odd. Using the current code, if a customer walks towards any part of the property to get in or out of the shade, to get away from another person they would not want to talk to or feel uncomfortable with, walk a dog, or let their kid play, I would be in violation. All it would take would be having a neighbor take a picture of a person or animal in an area that is not sanctioned. Also the actual cost of paying someone to just monitor the 800 Sf at all times would be the end of the business.

4. What is the minimum variance that would give the reasonable use of the land, building, or structure? The whole property should be of use to customers and not limited. It can not be profitable to be enforced. It is impossible to do so. In theory even if someone stepped over an invisible line we could be held liable.

5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare. Where people stand or sit on the businesses property is not impeding on any neighbors wellbeing .

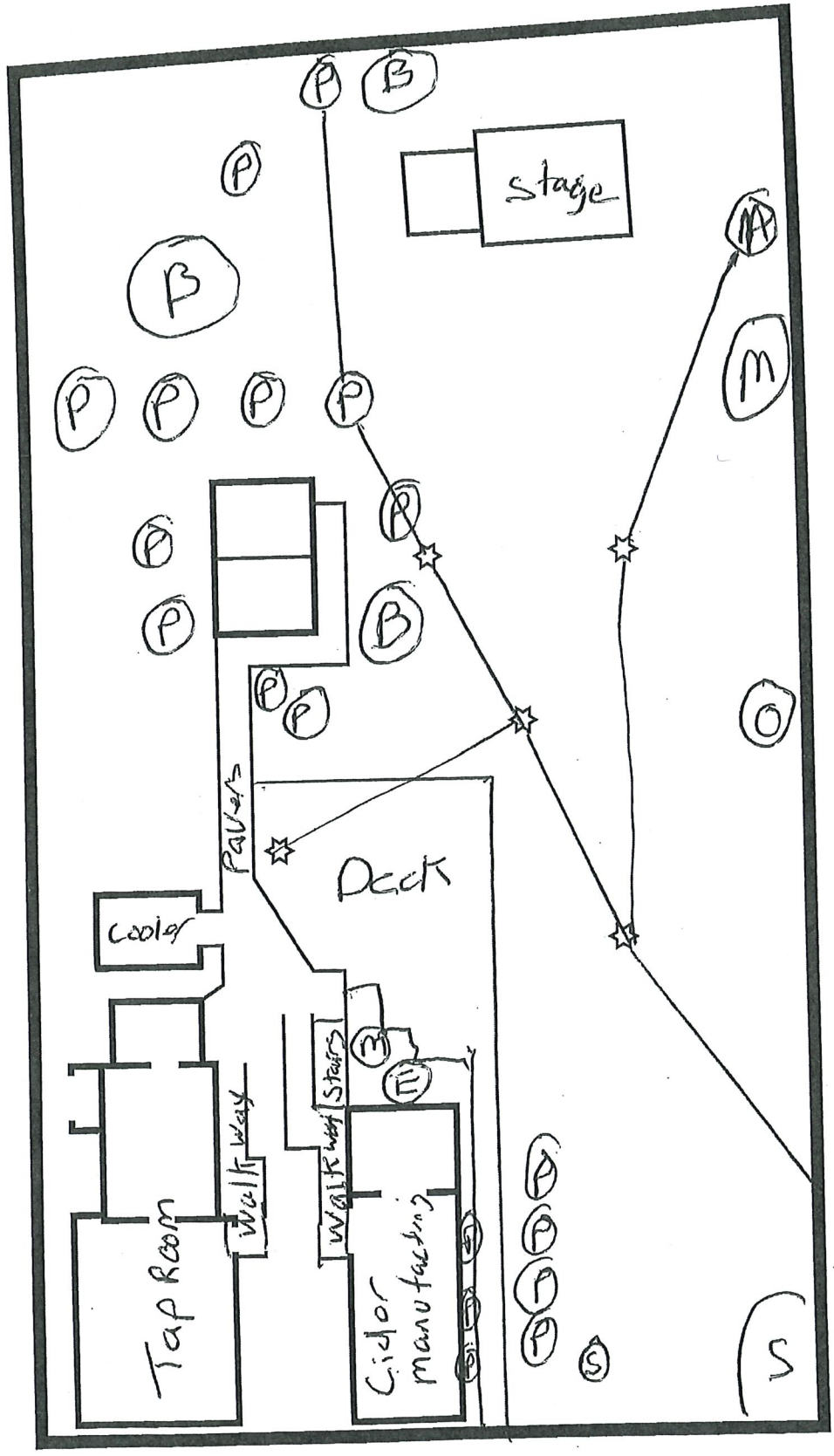


**Subject property - aerial photo**



**View from the street**

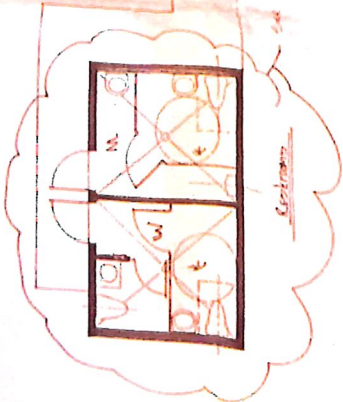
- ★ = Electric pole
- Ⓟ = Palm
- Ⓜ = Mango
- Ⓟ = Bamboo
- Ⓢ = Seagrass
- Ⓛ = Eucalyptus



2nd Street: All parking is Street Parking

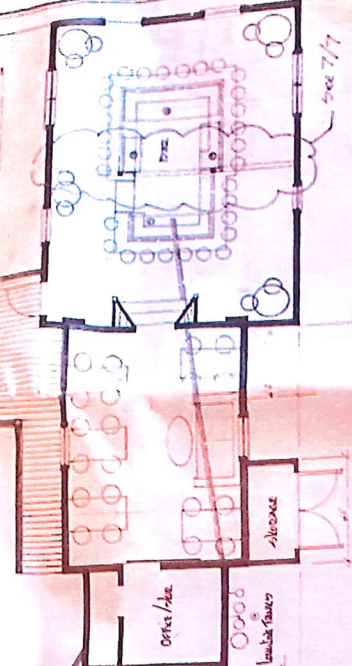
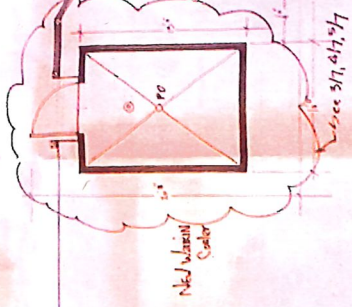


**TABLATIONS**  
 CIDERY 595 SQ. FT.  
 SERVICE/PATRON AREA 970 SQ. FT.  
 OFFICE 92 SQ. FT.  
 RESTROOMS 240 SQ. FT.  
 STORAGE AREA 32 SQ. FT.  
 TOTAL AREA 1929 SQ. FT.



Pipe Washed

see 4/7



411  
 -407/409 NORTH SECOND STREET  
 FORT PIERCE, FLORIDA  
 34950

SCALE IS 1/4" = 1'0"

- |     |                    |
|-----|--------------------|
| 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     |

PLAN PREPARED BY:  
 CLEVELAND DESIGN GROUP INC.  
 100 AVENUE A, SUITE 2E  
 FORT PIERCE, FLORIDA  
 34950  
 772-464-2010, YIDAND12@YANDR.COM

08/01/2017

V7



DocuSign Envelope ID: AD5301E7-157A-439C-B978-49D81AB88BBB

**LEGAL DESCRIPTION:**

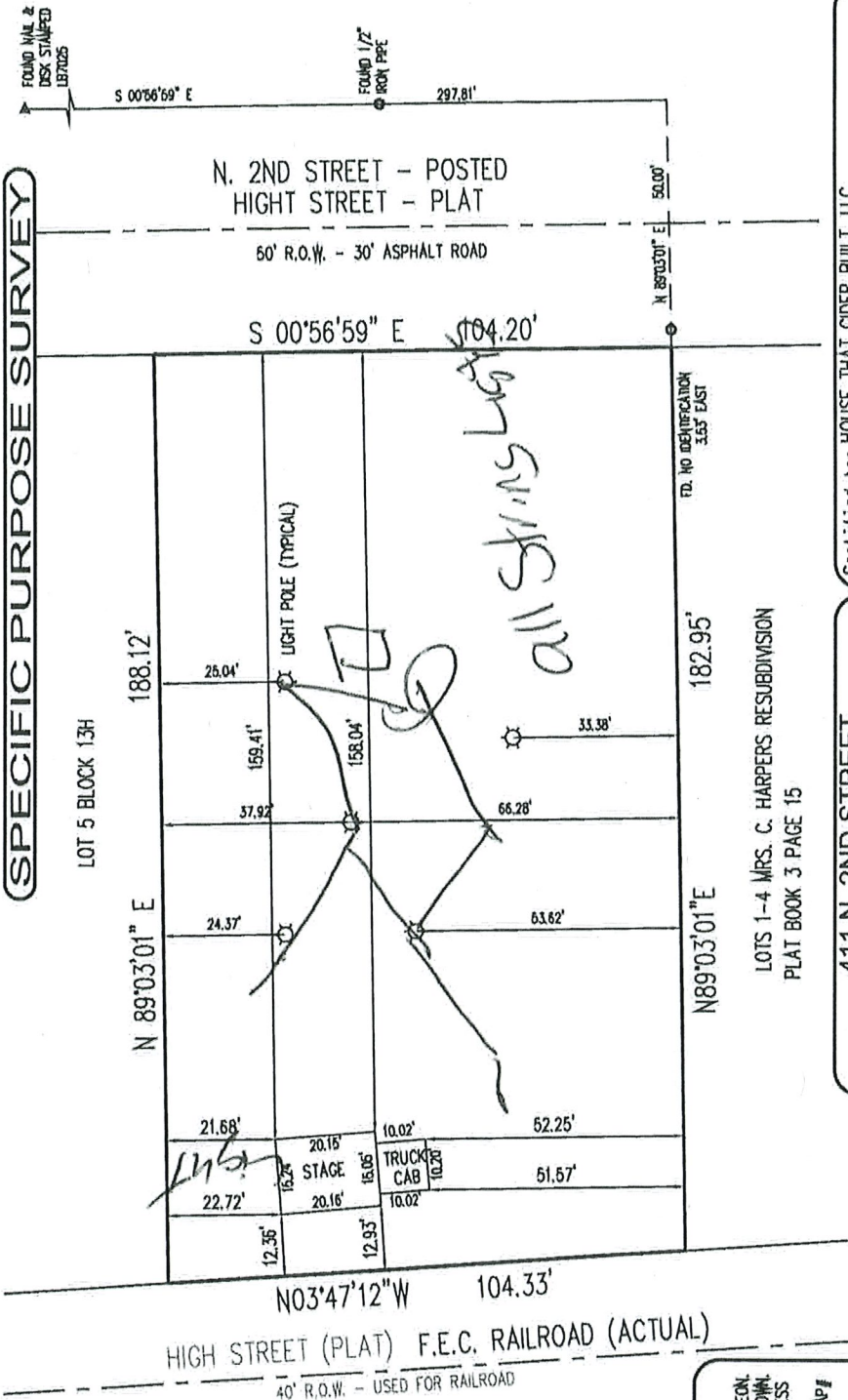
(Supplied by Client)  
 LOT 6 IN BLOCK 13H OF ASSESSOR'S MAP OF NORTH PART OF FORT PERCE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 164 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

**ABBREVIATIONS:**

SET = SET 5/8" IRON REBAR WITH YELLOW CAP MARKED PSM5543  
 FD = FOUND 5/8" IRON REBAR  
 R/W = 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 = CHAIN LINK FENCE  
 C-C-C = PLASTIC FENCE  
 O-O-O = WOOD FENCE  
 CONC. = CONCRETE  
 C.P. = CONCRETE PAD  
 Cov. = COVERED  
 ☆ = LIGHT POLE



**SPECIFIC PURPOSE SURVEY**



Certified to: HOUSE THAT CIDER BUILT, LLC

I hereby certify that the survey shown hereon is true and correct and is based on actual measurements taken in the field. This survey is in compliance with Standards and Practices Chapter 54-17 Florida administrative code section 472.027.

DocuSigned by:  
 James Cesivo  
 A133262A845F0A1C1

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL

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: SW/JC	2022-0004	DATE:
REVISIONS				
LAST FIELD DATE: 1/10/22				

LOTS 1-4 MRS. C. HARRERS RESUBDIVISION  
 PLAT BOOK 3 PAGE 15

**SURVEYORS NOTES:**

- UNLESS OTHERWISE NOTED ONLY PLATTED EASEMENTS ARE SHOWN HEREON.
- ALL LOT DIMENSIONS SHOWN ARE PER PLAT UNLESS 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.
- P.U.D.E. DENOTES PUBLIC UTILITIES AND DRAINAGE EASEMENT. U.E. DENOTES UTILITY EASEMENT.
- THE SPECIFIC PURPOSE OF THIS SURVEY IS TO SHOW THE LOCATION OF THE STAGE AND LIGHT POLES IN RELATIONSHIP TO THE PROPERTY LINES.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY ANYONE OTHER THAN THE SIGNING SURVEYOR IS PROHIBITED WITHOUT WRITTEN CONSENT.







