



CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

APPLICATION FOR DESIGN REVIEW

Project Name: Family Dollar

1. Project description for which design review approval is requested: 10,000 SF Family Dollar Store and required site support elements.
2. Property Tax I.D. #: 240960600320004; - 310007; - 340008; - 350005; - 010008; - 300000
3. Property Address: 1712 Orange Avenue, Fort Pierce, FL 34950
4. Zoning District: C-3 5. Future Land Use: GC
6. Historic District Y/N No. if yes, which District: _____
7. Total Acreage: 1.53 +/-
8. Name of Owner(s): Jose Luna Jr. / Richard E McGlenn
Signature of Owner(s): _____
Mailing Address: (street) PO Box 1764, Fort Pierce, FL 34954 / 5803 Palmetto Drive, Fort Pierce, FL 34982
(City) _____ (State) _____ (zip) _____
Phone # _____
9. Name of Applicant: La Cabana, LLC
Signature of Applicant: _____
Mailing Address: (street) 222 West Coleman Boulevard
(City) Mt Pleasant (State) SC (zip) 29464
Phone # 843-906-5917
10. Name of Representative: Matt Walker, P.E.
Signature of Representative: _____
Mailing Address: (street) 5405 Cypress Center Drive, Suite 310
(City) Tampa (State) FL (zip) 33609
Phone # 813-362-8585 Fax _____
E-mail: mwalker@lbyd.com

11. Property Owners 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 site plan as described herein.

Property Owner's Name (Please Print) Phone

Address State Zip

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by _____ who is personally known to me or has produced _____ as identification.

Signature of Notary (seal)

A complete Administrative Review packet is required upon application submittal.

To be completed by the City	
Date Received _____	By _____
Fee: _____	Receipt# _____

**All required application information must be provided at time of submittal.
Packets must be folded to 8 1/2 x 11 and collated.**

APPLICATION REQUIREMENTS:

- a. **Application fee**
- b. **Application submission shall include the following:**
 - TRC (Initial Submission): One (1) original and (13) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
 - Planning Board: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
 - City Commission: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

DESIGN REVIEW APPLICATION CHECKLIST

(City Code of Ordinances 22-59)

1. Submittal for Administrative Review:

1. A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 22-194, location of bordering streets and, if applicable, wetlands and beaches.
2. A Site Analysis Study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment and other site features that may influence design elements.
3. A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the Site Analysis Study results.
4. Context photographs of neighboring uses and architectural styles.
5. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the City's Planning Department.
6. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty years of age, documentation of these structures with data from the Florida Master Site File form is also required.
7. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
8. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
9. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
10. Exterior elevations showing architectural character, external architectural features and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.

2. Submittal for Final Review:

1. A Written Narrative describing how the project conforms to Administrative Approval and Design Review Guidelines of this section.
2. A final site plan meeting the requirements of Section 22-58.
3. A final site lighting plan that meets the requirements of Section 22-58(d)(8).
4. A final landscape plan that meets the requirements of Article XII, Landscaping and Trees.
5. Final floor plans and elevation drawings (1/8"=1'-0" minimum scale), as detailed under Administrative Approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
6. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.