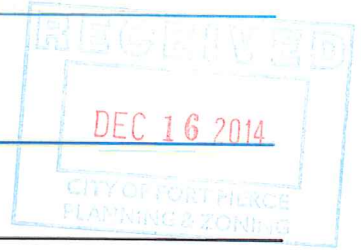




CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING



Property address or Location 2600 & 2704 OKEFCHOBBE ROAD
Parcel ID #(s) 2417-502-0003-000-8 & 2417-502-0001-000-4
Project description CONSTRUCTION OF A NEW COMMERCIAL BUILDING FOR THE PURPOSE OF THE RETAIL SALE OF AUTO PARTS.

O'REILLY AUTOMOTIVE STORES, INC.
Property Owner(s)
233 SOUTH PATTERSON AVE.
Street Address
SPRINGFIELD MO 65802
City State Zip
(417) 862-2674
Phone Number
twilliams10@oreillyauto.com
Email Address

EMERALD COAST PERMITTING, INC.
Applicant/Representative/Title, Company
534 DRIFTWOOD POINT ROAD
Street Address
SANTA ROSA BEACH, FL 32459
City State Zip
(850) 837-7444
Phone Number
emeraldcoastpermitting@cox.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.

[Signature]
Property Owner(s) Signature(s)

MISSOURI
STATE OF FLORIDA -- GREENECOUNTY

The foregoing instrument was acknowledged before me this 9 day of October, 2014, by SCOTT Kraus, VP of Real Estate who is personally known to me or has produced _____ as identification.

Mindi McCoy
Signature of Notary

(seal)

MINDI McCOY
Notary Public - Notary Seal
STATE OF MISSOURI
Christian County
My Commission Expires July 24, 2018
Commission #14629139

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit # _____
Intake Planner _____
Planner Assigned _____
Approved By _____ Date _____
Comments _____

Intake Date Stamp



DEVELOPMENT REVIEW

General Information

- Incomplete application packets cannot be accepted.
- Site Plan approval is valid for one (1) year following City Commission approval. In order to maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date, and building permits must be maintained until site plan is completed, per plans, or approval shall lapse.

Choose Application Type:

Application Type			
<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Conditional Use with New Const.	<input type="checkbox"/> Major Amendment	
<input type="checkbox"/> Conceptual Development Plan		<input type="checkbox"/> Minor Amendment	

Site Information:

Non-Residential: Proposed Sq. Ft.: 7,941 Residential: Proposed Units: N/A

Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West
C3	C3	C3	C3 CPI

Application Outlook



Site Plan submittal requirements:

Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- Complete notarized application
- Warranty Deed
- SLC Property Record Card
- Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- General location map (see Section 22-58.d.2)
- Survey (see Section 22-58.d.3)
- Site Plan (see Section 22-58.d.4)
- Landscaping Plan (see Section 22-187)
- Storm Drainage Plan (see Section 22-58.d.6)
- Environmental Impact Report
- Beach/Dune System protection plan, if applicable (see Section 22-58.d.7)
- Lighting Plan (see Section 22-58.d.8)
- Design Review submittals (see Design Review application)
- Traffic Impact Report
- Concurrency Review submittals (see Concurrency Review application)

RECEIVED
OCT 10 2014

PROPERTY RECORD CARD

O'Reilly Automotive Stores Inc Record: 1 of 1 <<Prev Next >> Spec.Assmnt Taxes Exemptions Permits Home Print

Property Identification

Site Address: 2600 OKEECHOBEE RD ParcelID: 2417-502-0003-000-8
 Sec/Town/Range: 17 :35S :40E Account #: 26616
 Map ID: 24/17N Use Type: FLRT GRNHSE
 Zoning: C3 City/Cnty: Fort Pierce



Ownership and Mailing

Owner: O'Reilly Automotive Stores Inc
 Address: 233 S Patterson
 Springfield MO 65802

Legal Description

HIGHLAND AVE HTS LOTS 3, 4, 5 AND 6 (OR 3647-1487)

Sales Information

Date	Price	Code	Deed
6/11/2014	170000	0112	SP
8/28/2012	36000	0312	CT
2/25/2005	300000	02	WD
11/14/2000	160000	02	WD
8/1/1997	14000	02	DE
10/1/1985	99000	00	CV
6/1/1975	9500	00	CV

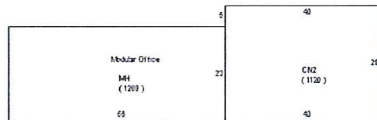
Assessment 2014

2014 TRIM: 148600
 Assessed: 148600
 Ag.Credit: 0
 Exempt:
 Taxable:
 Taxes: 3864.58

Total Land and Building

Land Value: 98000 Acres: 0.64
 Building Value: 50600
 Finished Area: 1288 SqFt

BUILDING INFORMATION



Exterior Features

View: - RoofCover: - RoofStruct: -
 ExtType: MDO - MDO YearBlt: 2006 Frame: -
 Grade: Y_D+ - Commer D+ EffYrBlt: 2006 PrimeWall: CM - Corr Metal
 StoryHght: 0010 - 1 Story No.Units: SecWall: -

Interior Features

BedRooms: 0 Electric: - PrmIntWall: -
 FullBath: 0 HeatType: - AvgHt/Ft: -
 1/2Bath: 0 HeatFuel: - Prm.Flors: -
 %A/C: 0 %Heated: 0 %Sprinkled: -0

Special Features and Yard Items

Land Information

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.	No.	Use Type	Type	Measure	Depth
							1	3000-FLRT GRNHSE	325 -Sq Feet	28000	

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

PROPERTY RECORD CARD

Alvin Arriola Record: 1 of 1

<<Prev Next>>

Spec.Assmnt

Taxes

Exemptions

Permits Home Print

Property Identification

Site Address: 2704 OKEECHOBEE RD
 Sec/Town/Range: 17 :35S :40E
 Map ID: 24/17N
 Zoning: C3

ParcelID: 2417-502-0001-000-4
 Account #: 26615
 Use Type: STOR-ISTR
 City/Cnty: Fort Pierce



Ownership and Mailing

Owner: Alvin Arriola
 Address: 1709 Rio Vista Dr
 Fort Pierce FL 34949-3429

Legal Description

HIGHLAND AVE HTS LOT 1-LESS RD R/W- AND ALL LOT 2 (OR 1347-2220)

Sales Information

Date	Price	Code	Deed	Book/Page
11/30/2000	115000	00	WD	1347 / 2220
9/17/1991	47000	00	WD	0756 / 1494
11/18/1988	100	01	CT	0612 / 0203
10/1/1984	0	01	CV	0447 / 0107

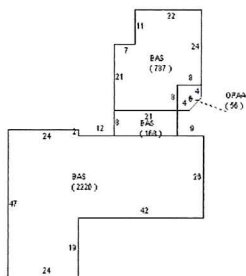
Assessment 2012

2012 Final:	118700
Assessed:	118700
Ag.Credit:	0
Exempt:	
Taxable:	
Taxes:	2925.55

Total Land and Building

Land Value:	51800	Acres: 0.34
Building Value:	66900	
Finished Area:	3175	SqFt

BUILDING INFORMATION



Exterior Features

View:	-	RoofCover:	TG - Tar & Gravel	RoofStruct:	FS - Flat/Shed
ExtType:	STRL - STORE LOW	YearBlt:	1958	Frame:	-
Grade:	Y_C - Commer C	EffYrBlt:	1958	PrimeWall:	BS - CB Stucco
StoryHght:	0010 - 1 Story	No.Units:	1	SecWall:	-

Interior Features

BedRooms:	0	Electric:	MX - MAXIMUM	PmIntWall:	DW - Drywall
FullBath:	0	HeatType:	FHA - FredHotAir	AvgHt/Ft:	
1/2Bath:	0	HeatFuel:	ELEC - Electric	Pm.Flors:	CU - Carpet
%A/C:	100	%Heated:	100	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.	No.	Use Type	Type	Measure	Depth
ASP2 - ASP2 LOW	Y	1	5040	AV	AV	1978	1	1100-STOR-ISTR	331 -Sq Feet	14797	
CNC2 - CONCRETE LOW	Y	1	1400	AV	AV	1978					

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

Prepared By and Return To:
E. Hernandez
Fidelity National Title Insurance Co.
2400 Maitland Center Pkwy, Suite 110
Maitland, FL 32751

File No.: 171300009
Property Appraiser's Parcel I.D. (folio) Number(s):
2417-502-0001-000-4

**WARRANTY DEED
(INDIVIDUAL)**

THIS WARRANTY DEED dated September 8, 2014, by Alvin Arriola, a single man, hereinafter called the grantor, to O'Reilly Automotive Stores, Inc., a Missouri corporation, whose post office address is 233 South Patterson, Springfield, MO 65802, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in St. Lucie County, Florida, to wit:

SEE ATTACHED EXHIBIT "A"

The property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any. Further, the property is not contiguous to such persons' homestead; the grantor residence is at the street or post office address designated below.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2013.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Kimberly Bigelow
(Witness Signature)

Kimberly Bigelow
(Print Name of Witness)

E. Chris Manville
(Witness Signature)

E. Chris Manville
(Print Name of Witness)

Alvin Arriola
Alvin Arriola
1709 Rio Vista Drive
Fort Pierce, FL 34949

State of Florida
County of St Lucie

The foregoing instrument was acknowledged before me this 8th day of September, 2014, by Alvin Arriola to me known to be the person(s) described in or who has/have produced Driver License as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 5th day of September, 2014.



Kimberly Bigelow
NOTARY PUBLIC
My commission Expires: 6/20/2017

Exhibit "A"

LOT 1 AND 2, HIGHLAND AVENUE HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE(S) 63B, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED BY SURVEY AS:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, CITY OF FORT PIERCE, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED AT THE RIGHT OF WAY INTERSECTION OF THE EASTERN RIGHT OF WAY LINE OF S. 27TH STREET (50' R/W) AND THE NORTHERN RIGHT OF WAY LINE OF OKEECHOBEE RD (80' R/W) THENCE ALONG THE RIGHT OF WAY OF S. 27TH ST N01°28'45"E 129.87' TO AN IRON PIN FOUND (REBAR AND CAP, BLOOMSTER LB 6018) ON THE RIGHT OF WAY LINE OF A 15' ALLEY; THENCE LEAVING SAID RIGHT OF WAY, ALONG SAID ALLEY N50°49'28"E 56.61' TO AN IRON PIN FOUND (REBAR&CAP, LB 7056); THENCE LEAVING SAID ALLEY S39°14'55"E 140.03' TO AN IRON PIN FOUND (REBAR AND CAP, LB 7056) ON THE RIGHT OF WAY OF OKEECHOBEE RD; THENCE ALONG SAID RIGHT OF WAY S50°55'41"W 122.47' TO A NAIL AND WASHER SET (DGA, LB 6552) AT THE BEGINNING OF A RADIUS INTERSECTION OF THE NORTHERN RIGHT OF WAY LINE OF OKEECHOBEE RD AND S. 27TH ST; THENCE ALONG SAID RADIUS INTERSECTION 56.96' TO A NAIL AND WASHER SET (DGA, LB 6552) AND THE POINT OF BEGINNING, SAID CURVE HAVING A CHORD BEARING OF N63°47'47"W, A RADIUS OF 25.00' AND A CHORD LENGTH OF 45.42'. SAID TRACT OF LAND CONTAINS 15,686 SQUARE FEET OR 0.360 ACRES MORE OR LESS.

AFTER RECORDATION RETURN ORIGINAL TO:
O'Reilly Automotive Stores, Inc.
Attn: Ellen Beeny, Paralegal
Legal Department
P.O. Box 1156
Springfield, MO 65801

Project Description:

New O'Reilly Auto Parts Store
2600 & 2704 Okeechobee Road
Fort Pierce, FL #2 (FP2)

Construction of a new 7,941 square foot masonry O'Reilly Auto Parts Store is being planned for Okeechobee Road between South 25th Street and South 27th Street in Fort Pierce, FL. The existing buildings, utilities and paving on the property are proposed to be removed for the construction of the proposed development. The property is currently zoned C3 with a future land use of GC (General Commercial). Site improvements include 28 on-site parking spaces, landscaping and stormwater management.

The store will be owned by O'Reilly Automotive Stores, Inc. and is a business for the purpose of the retail sale of auto parts.

Products stored in the building are automotive parts and related vehicle accessories. A semi-truck will make deliveries to the store five days of the week.

Typical operating hours are Monday through Saturday 7:30 AM to 9:00 PM and Sunday 9:00 AM to 7:00 PM. O'Reilly Auto Parts typically employs approximately 12 people, regularly, with 3 to 8 employees in the store at all times and expects to host 1 to 15 customers at any given time.