

March 5, 2015

Draft Written Narrative:

New O'Reilly Auto Parts Store
NEC South 27th Street & Okeechobee Road
Fort Pierce, FL #2 (FP2)

The following is provided as a draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis study results.

Construction of a new O'Reilly Auto Parts Store is being planned for the Northeast corner of South 27th Street and Okeechobee Road in Fort Pierce. The property is currently home to existing buildings and site improvements and is zoned C3 with a future land use of GC (General Commercial). The irregular shaped subject site consists of two (2) parcels which are located at 2600 and 2704 Okeechobee Road in Fort Pierce, Florida. The parcel located at 2600 Okeechobee Road is developed with one (1) mobile office trailer, one (1) metal pole style shed and associated concrete and asphalt parking areas. The parcel located at 2704 Okeechobee Road is developed with a 1-story block office building with an attached apartment and associated concrete and asphalt parking areas. Both parcels are readily accessible from Okeechobee Road; however, the parcel located at 2704 Okeechobee Road is also accessible from 27th Street. The subject site is bound by Okeechobee Road to the southeast. Beyond Okeechobee Road to the southeast is a residence, Critter Control, Melimar Jeweler and Vitinos Pizza. The property to the northeast of the subject site is EMCI Wireless Communications. A residence is located to the north of the subject site. 27th Street bounds the subject site to the west. Beyond 27th Street to the west is an AutoZone, a day care and residential properties. The site gently slopes from the east to west. The surrounding areas are predominantly flat and properties generally consist of commercial, residential and retail properties. The area is serviced by municipal sewer and water systems. The existing building and site improvements are proposed to be removed for the development of this project. The new commercial retail auto parts store is proposed to be 7,941 S.F. and site improvements include 28 on-site parking spaces, landscaping and storm water 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. The delivery door is located on the Northeast side of the building and shall be accessed from the parking lot outside of regular business hours.

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.

The new commercial building is proposed to be Architectural Split Face Block finished in neutral earth tone field and accent colors. Architectural elements and features include projecting canopies, varying roof articulation, projecting parapet and cornice treatments, an emphasized front portal at the main entrance and projecting pilasters have been proposed to add articulation to the otherwise blank facades.

The proposed new commercial building is consistent with the overall architectural style of the adjacent commercial developments in the area.