



CITY OF FORT PIERCE

PLANNING DEPARTMENT

Rebecca Grohall, AICP, Planning Manager
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

DEVELOPMENT REVIEW

Property address or Location 2009 S 35 Street

Parcel ID #(s) 2417-343-0005-000-5

Project description Construction of a Cumberland Farms convenience store with fuel pumps

Cumberland Farms, Inc.

Property Owner(s)
100 Crossing Boulevard

Street Address
Framingham MA 01702

City State Zip
308-270-1400

Phone Number
mgottlieb@metrogroupdevelopment.com

Email Address

Michael Troxell / Project Manager / Thomas Engineering Group LLC

Applicant/Representative, Title, Company
1000 Corporate Drive, Suite 250

Street Address
Fort Lauderdale FL 33334

City State Zip
954-202-7000

Phone Number
mtroxell@thomaseg.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.

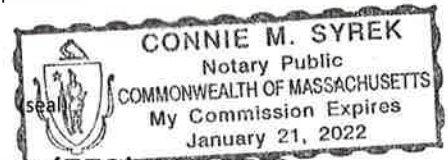
[Signature] Mark Russell, Director of R.E. Adair

Property Owner(s) Signature(s)
Massachusetts
STATE OF FLORIDA - Middlesex COUNTY

The foregoing instrument was acknowledged before me this 25 day of November, 2015, by Mark Russell

who is personally known to me or has produced _____ as identification.

Connie M Syrek
Signature of Notary



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	

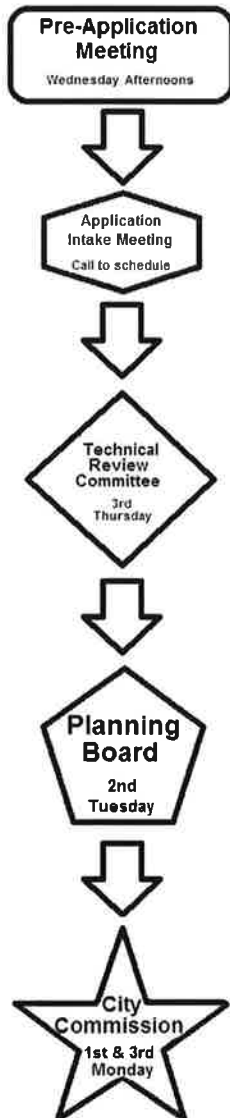
Site Information:

Non-Residential: Proposed Sq. Ft.: 4,952 Residential: Proposed Units: _____

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

North	South	East	West
Vacant	ROW	ROW	Vacant
Commercial			Commercial

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)

CERTIFICATE OF VOTE

I, Mark G. Howard, hereby certify that I am duly elected Secretary of Cumberland Farms, Inc., a Delaware corporation, having a usual place of business in Framingham, Middlesex County, Massachusetts, and hereby certify that the following is a true copy of a record of vote passed at a meeting of the Board of Directors of said corporation which was held the 12th day of August, 2014, at which time a majority of Directors were present.


VOTED: To authorize the following persons, individually, to sign and execute on behalf of the Company any easements, licenses, right of way agreements, permits or applications therefore, which may be required in the ordinary course of business pertaining to real estate owned by the Company and to execute whatever documents may be appropriate in connection therewith. Persons so authorized:

Ari N. Haseotes, Chief Executive Officer, President and COO
Mark G. Howard, Esq., Secretary
Diane M. Boissonneault, Assistant Secretary
Dino M. DeThomas, SVP & Chief Real Estate Officer
Mark L. Russell, Director of Real Estate Administration
Kathleen A. Sousa, Senior Pipeline Manager, Real Estate

I further certify that this vote has not been rescinded and is still in force and effect.

A True Copy Attest
Dated at Framingham, Massachusetts
This 4 th day of November 2015

COPY



Mark G. Howard
Secretary





City of Fort Pierce

Planning Department

Rebecca Grohall, AICP, Planning Manager
Comprehensive Planning ◊ Development Review
Historic Preservation ◊ Urban Design ◊ Zoning

Design Review

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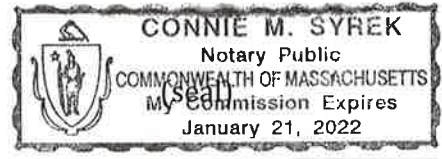
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Intake Planner _____
Planner Assigned _____
Approved _____ Date _____
Comments _____



Design Review Application Checklist

(City Code of Ordinances 22-59)

Submittal for Administrative Approval

- a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 22-194, location of bordering streets and, if applicable, wetlands and beaches.
- b. 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.
- c. A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis study results.
- d. Context photographs of neighboring uses and architectural styles.
- e. 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.
- f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
- g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
- h. 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.
- i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
- j. 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 (2) 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.
- k. Design review concurrent with conceptual development plan procedure according to subsection 22-58(e) is also available.

Submittal for Board Approval

- a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
- b. A final site plan meeting the requirements of section 22-58
- c. A final site lighting plan that meets the requirements of subsection 22-58(d)(8).
- d. A final landscape plan that meets the requirements of Article XII, Landscaping and Trees.
- e. 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.
- f. 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.

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