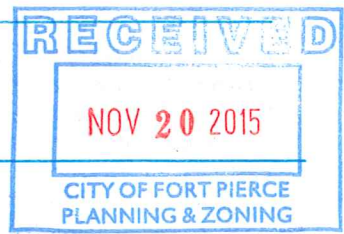




CITY OF FORT PIERCE

PLANNING DEPARTMENT

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



WAIVER OF DISTANCE

Property address or Location 1001 S US 1 Fort Pierce FL, 34950
Parcel ID #(s) 241560101800000
Project description Smoke Shop - Cigar Bar & Lounge

SC + MS SMOKE SHOP LLC

Property Owner(s) 1001 S US 1

Street Address FORT PIERCE FL 34950

City State Zip

Phone Number

Email Address

ST M SMOKE SHOP LLC

Applicant/Representative, Title, Company 1001 S US 1

Street Address FORT PIERCE FL 34950

City State Zip

Phone Number 772 370 2200

Email Address MJJA@RNCESS@BELLSOUTH.NET

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.

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

STATE OF FLORIDA -- COUNTY St Lucie
The foregoing instrument was acknowledged before me this 20 day of Nov, 2015 by

Melissa Mayer who is personally known to me or has produced Florida Drivers License as identification.

Signature of Notary



(seal)

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 460-2200 x247

TO BE COMPLETED BY STAFF

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

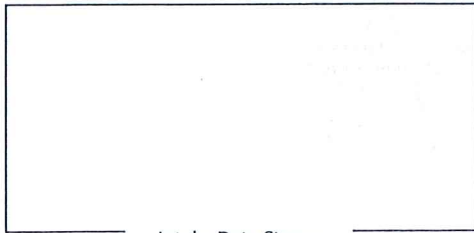
Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit # _____

Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____



Intake Date Stamp

WAIVER OF DISTANCE

Submit one (1) original & seven (7) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- As-built site drawing, to scale, including the building, front door, parking area, traffic ingress and egress, sidewalks, landscaping and exterior lighting
- Sketch of the building's interior layout including square footage of the following: kitchen, bar area, seating arrangement, and restrooms
- Complete, notarized

Application Type:

- 1 APS/2APS: Beer Only / Package Sales or On-Premises Consumption
- 1 COP/2COP: Beer and Wine/Package Sales or On-Premises Consumption
- 3 APS: Beer, Wine & Liquor/Package Sales Only
- 4 COP: Beer, Wine & Liquor/On-Premises Consumption

Business Information:

New Business

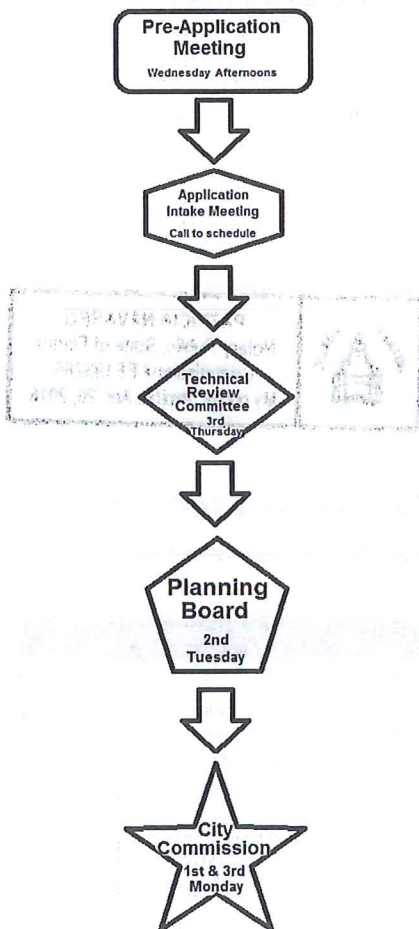
Transfer from: _____ Open since: _____
address year

Building Size 1396 Maximum Occupancy 55 Total Seating 23 Parking Spaces 14

Hours of Operation:

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
to	to	to	to	to	to	to
<u>10-7</u>	<u>10-7</u>	<u>10-7</u>	<u>10-7</u>	<u>10-7</u>	<u>10-7</u>	<u>11-7</u>

Application Outlook

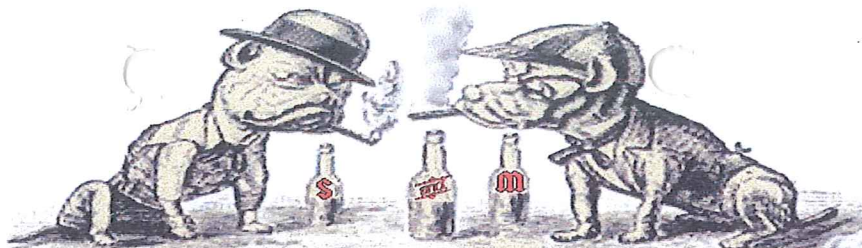


Minimum requirements for on-premises consumption.

(1) An applicant holding a "Beer and Wine—Consume on Premises and Package Sales" license must be engaged in conducting a bona fide restaurant establishment, for which such waiver is sought, and to qualify as a bona fide restaurant the restaurant must:

- (a) Have tables capable of seating not fewer than twenty (20) persons simultaneously, for the purpose of serving meals;
- (b) Must dispense sales of beer and wine only to persons patronizing the establishment for the main purpose of ordering and consuming food;
- (c) Have permanent kitchen facilities with a commercial stove, refrigerator and oven located within the premises in which meals are regularly prepared for service to patrons of the establishment.

(2) An applicant holding a "Beer, Wine and Liquor—Consume on Premises and Package Sales" license must demonstrate that any parking area provided for is illuminated by not less than three (3) footcandles per square foot of parking lot area.



SMOKE SHOP

S & M SMOKE SHOP
WAIVER OF DISTANCE APPLICATION
1001 S US 1
FORT PIERCE, FL 34950
772-801-5104

As you can see from the scale drawings, we have just a small cigar lounge with reasonable hours of operation Monday - Saturday 10-7 and Sunday 11-7. It is our intention to serve craft and specialty beer/wine that pair well with cigars. Most manufacturers produce cigars for this specific reason and we carry several different boxes. The example below shows a Drew Estate line that is designed for this very purpose. The name of the cigar coincides with the beer it should be paired with, IPA, Porter, Imperial Stout, Hefeweizen, and Triple Belgian.



This is not a Night Club or Bar and will not be run as such. We envision a nice feel at home, relaxing place to have a cigar with a beverage after a round on the golf course, or unwind after a day at the office. The projection sell price of a beverage is \$3.50 – \$5.00 or higher per bottle/glass. We will be striving to serve the connoisseur with hand picked specialty beer/wine that pair well with cigars to enhance the cigar smoking experience.

Thank you for your consideration of this wavier. We look forward to bringing more business and jobs to the Fort Pierce area.

Sincerely,

Melissa Mayer
Owner/Operator

Property Identification

Site Address: 1001 S US HWY 1
 Sec/Town/Range: 15/35S/40E
 Map ID: 24/15N
 Zoning: C3

Parcel ID: 2415-601-0180-000-0
 Account #: 24607
 Use Type: 1700
 Jurisdiction: Fort Pierce

Ownership

SC and MS Smoke Shop LLC
 914 SW Gatlin Blvd
 Port St Lucie, FL 34952

Legal Description

PINEWOOD S/D BLK 13 LOTS 5, 6 AND 7-LESS THAT PART OF LOT 7 LYG S OF N EXTENDED LI OF LOT 4- AND LOT8-LESS RD R/W- (OR 3652-1854)

Current Values

Just/Market Value: \$187,600
 Assessed Value: \$187,600
 Exemptions: \$0
 Taxable Value: \$187,600
 Taxes for this parcel: SLC Tax Collector's Office
 Download TRIM for this parcel: Download PDF



Total Areas

Finished/Under Air (SF): 4,360
 Gross Area (SF): 4,360
 Land Size (acres): 0.7
 Land Size (SF): 30,311

This information is believed to be correct at this time but it is subject to change and is not warranted.
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