



# 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 4760 SOUTH U.S. HIGHWAY 1  
Parcel ID #(s) 3403-123-0000-0004  
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 S. PATTERSON AVE.  
Street Address  
SPRINGFIELD, MO 65802  
City State Zip  
(417) 862-2674  
Phone Number  
ptasset@oreillyauto.com  
Email Address

EMERALD COAST PERMITTING, INC.  
Applicant/Representative, Title, Company  
534 DRIEWOOD 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)

STATE OF Missouri COUNTY Greene  
The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of December, 2014, by  
Scott Kraus who is personally known to me or has produced

[Signature] as identification

[Signature]  
Signature of Notary

(seal) **BECKY PILAND**  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Greene County  
My Commission Expires: June 5, 2017  
Commission #13488017

**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 \_\_\_\_\_  
Intake Planner \_\_\_\_\_  
Planner Assigned \_\_\_\_\_  
Approved By \_\_\_\_\_ Date \_\_\_\_\_  
Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit # \_\_\_\_\_

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.: 7,220 Residential: Proposed Units: N/A

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

North	South	East	West
CG	C3	C3	C3

## 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)



**CITY OF FORT PIERCE  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION**

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

## CERTIFICATE OF CONCURRENCY APPLICATION

Project Name: NEW O'REILLY AUTO PARTS STORE

- Name of owner(s): O'REILLY AUTOMOTIVE STORES, INC.  
Mailing Address: (Street) 233 SOUTH PATTERSON  
(City) SPRINGFIELD (State) MO (Zip) 65802  
Phone # (417) 862-2674
- Name of Applicant: O'REILLY AUTOMOTIVE STORES, INC.  
Mailing Address: (Street) 233 SOUTH PATTERSON  
(City) SPRINGFIELD (State) MO (Zip) 65802  
Phone # (417) 862-2674
- Name of Representative: EMERALD COAST PERMITTING, INC.  
Mailing Address: (Street) 534 DRIFTWOOD POINT ROAD  
(City) SANTA ROSA BEACH (State) FL (Zip) 32459  
Phone # (850) 837-7444 Fax # (850) 837-7677  
E-mail: emeraldcoastpermitting@cox.net
- Is this concurrency application related to a specific project? (Please circle one)  
Yes                      No  
If yes, list the corresponding site plan or subdivision name:  

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<b>To be completed by the City</b>	
Date Received _____	By _____
Fee: _____	Receipt# _____

5. Capacity Analysis: (SEE ATTACHED)

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
Proposed					N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day
Proposed Zoning	Total gallons per day
Change in Demand	Total gallons per day

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day
Proposed Zoning	Total gallons per day
Change in Demand	Total gallons per day

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

<b>D. Public Schools (Residential Classifications Only):</b> Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	<b>K-8</b>	<b>High</b>
<b>School Name</b>		
<b>City</b>		
<b>Distance</b>		
<b>Current Zoning Enrollment Demand</b>		
<b>Proposed Zoning Enrollment Demand</b>		
<b>Change in Demand</b>		

<b>E. Solid Waste:</b> 2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units	
<b>Demand Analysis</b>	Maximum
<b>Current Zoning</b>	
<b>Proposed Zoning</b>	
<b>Change in Demand</b>	

<b>F. Stormwater:</b> Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)	
<b>Impact</b>	

**III. Transportation Analysis**

<b>G. Traffic</b> Most recent ITE Code for use; HCM Roadway Capacity		
	<b>AADT</b>	<b>AM/PM Peak Hour Trips</b>
<b>Demand Analysis</b>	Maximum	Maximum
<b>Current Zoning</b>		
<b>Proposed Zoning</b>		
<b>Change in Demand</b>	Trips	Trips
<b>Impact to Capacity</b>		

**6. Project Description**

<b>PHASING</b>	
Is this project (phase) part of a larger project?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.	
Total Project: Residential Units:	Single Family: Multifamily:
Non-residential (square footage):	
Mixed-use (describe use):	
(If this is a single phase project, name it Phase I – Total)	

<b>RESIDENTIAL DATA</b>					
Type	Phase	Number of Units	Acres	Expected beginning date	Expected completion date
Single-family, detached					
Single-family, attached					
Multi-family					
Other (specify)					

<b>NON-RESIDENTIAL DATA</b>					
Type(s) specify	Phase	Square footage	Acres	Expecting beginning date	Expected completion date

- 7. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated.  Yes  No
  
- 8.
  - a. Does this application involve demolition or re-use of any structure(s)?  Yes  No  
 If yes, what is the size of the structure(s) to be demolished or re-used? \_\_\_\_\_
  - b. What is the current use of the structure to be demolished or re-used? \_\_\_\_\_
  - c. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site?  Yes  No  
 If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)
  
- 9. Exemptions Requested:

**Applicant Acknowledgements (Owner's signature must be notarized)**

I certify that: (Check One)

X I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a certificate of concurrency is requested, and that the application is true, correct, and complete to the best of my knowledge.

\_\_\_\_\_ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record and that the application is true, correct, and complete to the best of my knowledge.

[Signature]  
 Applicants Signature \_\_\_\_\_ Date \_\_\_\_\_  
233 SOUTH PATTERSON SPRINGFIELD Mo 65802  
 Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
(417) 862-2674 (417) 829-5715 ptasset@oreillyauto.com  
 Phone \_\_\_\_\_ Fax \_\_\_\_\_ E-mail Address \_\_\_\_\_

**Property Owners Acknowledgements:** (please print) - 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 for a change in future land use. The property owner's signature below shall also authorize the applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purpose of seeking a certificate of concurrency.

[Signature] \_\_\_\_\_ Phone: (417) 862-2674  
 Property Owner's Name (Please Print) \_\_\_\_\_

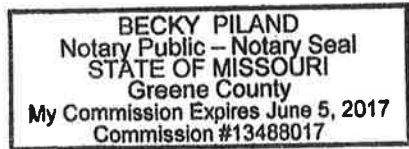
233 SOUTH PATTERSON SPRINGFIELD Mo 65802  
 Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

[Signature] \_\_\_\_\_  
 Property Owner's Signature \_\_\_\_\_ Date \_\_\_\_\_

Missouri, County of Greene  
 STATE OF ~~FLORIDA~~, CITY OF ~~FORT PIERCE~~  
 The foregoing instrument was acknowledged before me this 1st day of December, 2014, by Scott Kraus who is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]  
 Signature of Notary

Becky Piland  
 Type or Print Name of Notary



(seal)



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

### CAPACITY ANALYSIS

#### I. Site Data:

	Existing Use	Future Land Use	Zoning
North	COMMERCIAL	GENERAL COMMERCIAL	CG
South	COMMERCIAL	GENERAL COMMERCIAL	C3
East	RIGHT OF WAY	RIGHT OF WAY	N/A
West	COMMERCIAL	GENERAL COMMERCIAL	C3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GENERAL COMMERCIAL	C3		0.762 AC	ZONE X
**Proposed	GENERAL COMMERCIAL	C3	7,228 SF	0.762 AC	N/A

#### II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	0 Total gallons per day
**Proposed Zoning/FLU	904 Total gallons per day
**Change in Demand	904 Total gallons per day

<b>B. Wastewater:</b>	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	<sup>0</sup> Total gallons per day
**Proposed Zoning/FLU	723 Total gallons per day
**Change in Demand	723 Total gallons per day

<b>C. Parks and Recreation (Residential Classifications Only):</b> (Du x 2.6 = persons + 44,227 = population /LOS) <span style="float: right;">N/A</span>				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	N/A	N/A	N/A
Urban District	5 acres per 1,000 people	N/A	N/A	N/A
Community	2.5 acres per 1,000 people	N/A	N/A	N/A
Neighborhood	1.36 acres per 1,000 people	N/A	N/A	N/A

<b>D. Public Schools (Residential Classifications Only):</b> Single Family: (du x 0.405 = students/70% K-8/30% High) <span style="float: right;">N/A</span> Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	K-8	High
School Name	N/A	N/A
City	N/A	N/A
Distance	N/A	N/A
Current Zoning/FLU	Enrollment	
Demand	N/A	N/A
**Proposed Zoning/FLU	Enrollment	
Demand	N/A	N/A
**Change in Demand	N/A	N/A

<b>E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)</b>	
Demand Analysis	Maximum
Current Zoning/FLU	0
**Proposed Zoning/FLU	6 YD
*Change in Demand	6 YD

**F. Stormwater:**  
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

<b>Impact</b>	STORMWATER MANAGEMENT FACILITIES WILL INCLUDE A CHAMBER SYSTEM, PIPES, INLETS AND CONTROL STRUCTURE DESIGNED TO CITY AND SFWMD REQUIREMENTS. POST-DEVELOPMENT RATE WILL BE LESS THAN THE PRE-DEVELOPMENT RATE FOR THE 25-YEAR 3-DAY STORM.
---------------	--

**III. Transportation Analysis: Complete ITE Trip Generation Form (Attached)**

<b>G. Transportation Analysis: Complete ITE Trip Generation Data Form</b>		
Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	AM/PM Peak Hour Trips
<b>Demand Analysis</b>	Maximum	Maximum
<b>Current Zoning/FLU</b>	C3	C3
<b>**Proposed Zoning/FLU</b>	C3	C3
<b>*Change in Demand</b>	29,941 Trips	435 Trips
<b>Impact to Capacity</b>	ADDITION OF 435 DAILY TRIP (42 PM PEAK TRIPS)	

**IV. Project Description**

<b>PHASING</b>
Is this project (phase) part of a larger project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.
Total Project: Residential Units:                      Single Family:                      Multifamily:
Non-residential (square footage):
Mixed-use (describe use):
(If this is a single phase project, name it Phase I – Total)

<b>RESIDENTIAL DATA</b> N/A					
Type	Phase	Number of Units	Acres	Expected beginning date	Expected completion date
Single-family, detached	N/A	N/A	N/A	N/A	N/A
Single-family, attached	N/A	N/A	N/A	N/A	N/A
Multi-family	N/A	N/A	N/A	N/A	N/A
Other (specify)	N/A	N/A	N/A	N/A	N/A

<b>NON-RESIDENTIAL DATA</b>					
<b>Type(s) specify</b>	<b>Phase</b>	<b>Square footage</b>	<b>Acres</b>	<b>Expecting beginning date</b>	<b>Expected completion date</b>
COMMERCIAL (AUTO PARTS RETAIL)- PHASE 1	1	7,228	0.762	10/01/2015	04/30/2016

- A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated.  Yes  No
- B. 1. Does this application involve demolition or re-use of any structure(s)?  Yes  No  
 If yes, what is the size of the structure(s) to be demolished or re-used? N/A
2. What is the current use of the structure to be demolished or re-used? N/A
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site?  Yes  No  
 If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)
- C. Exemptions Requested: N/A
- \*\* Complete section if requesting a change in zoning, future land use, or expanding

November 24, 2014



Mr. Steve Peterie  
O'Reilly Automotive Stores, Inc.  
233 S. Patterson  
Springfield, MO 65802

Cardno

12481 Telecom Drive  
Tampa, FL 33637  
USA

Phone: +1 813 221 0048

[www.cardno.com](http://www.cardno.com)

RE: Fort Pierce Traffic Analysis – 4760 US Highway 1

Dear Mr. Peterie:

Cardno has completed the traffic analysis for the O'Reilly Auto Parts store proposed at 4760 US highway 1 in Ft. Pierce, Florida. The 7,228 square foot store has a build-out year of 2015. The traffic analysis based on the site plan that includes one driveway on US 1 is as follows:

#### TRIP GENERATION ANALYSIS

The trip generation analysis was conducted utilizing the equations found in the Institute of Transportation Engineers (ITE) *Trip Generation*, 9<sup>th</sup> Edition for land use code (LUC) 843: Automobile Parts Sales. It is anticipated that 435 daily trips, 16 AM peak-hour trips (8 inbound, 8 outbound) and 42 PM peak-hour trips (21 inbound, 21 outbound) will be generated by the project. A summary of the daily, AM and PM peak-hour trip generation is included in **Table 1**. The ITE Trip Generation information is provided in **Appendix A**.

Table 1 O'Reilly Auto Parts Trip Generation										
LUC	Land Use Type	Size	Units	Daily	AM Peak Hour			PM Peak Hour		
					Total	Enter	Exit	Total	Enter	Exit
843	Automobile Parts Sales	7,228	SF	435	16	8	8	42	21	21

Australia • Belgium • Canada • Colombia • Ecuador • Germany • Indonesia • Italy • Kenya • New Zealand • Papua New Guinea • Peru • Philippines • Tanzania • United Arab Emirates • United Kingdom • United States • Operations in 85 countries

O:\JOB\00334\0033400144\FP1trafficanalysis.doc\FInalfp1trafficanalysis.doc

### **SITE ACCESS**

Access/egress for the site is proposed via one full-access driveway on US Highway 1.

### **PROJECT TRIP DISTRIBUTION AND ASSIGNMENT**

The trip distribution and project assignment utilized in the study were determined based upon the existing travel patterns within the study area. A review of available existing annual average daily traffic (AADT) information from FDOT Florida Traffic Online and the St. Lucie Transportation Planning Organization *Traffic Counts and Level of Service (LOS) Report for Fall 2013* provided data for US 1, north of Midway Road. The proposed trip distribution and project trips assigned to the driveway for the AM and PM peak periods are shown in **Figure 1**. The traffic data is included in **Appendix B**.

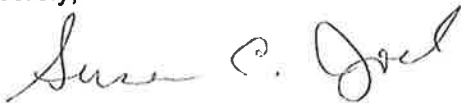
### **ROADWAY CAPACITY ANALYSIS**

US Highway 1 is a five-lane roadway (4-lane plus two-way-left-turn lane) in the vicinity of the project site and currently operates at LOS D during both the AM and PM peak hours based on the latest traffic counts provided by St. Lucie County Transportation Planning Organization. It has a peak hour/peak direction service capacity of 1,860 vehicles and a PM peak hour directional volume of 1,424 vehicles. With the additional 16 AM peak hour trips and 42 PM peak hour trips added to this roadway, the LOS is expected to remain within the service capacity of the roadway.

### **CONCLUSION**

Based on the data collected and analysis, the proposed development is expected to result in minimal impact to the surrounding roadway network.

Sincerely,



Susan C. Joel, PE, PTOE  
Senior Traffic Engineer  
For Cardno TBE  
Direct Line 727.519.4170



US HWY 1 / S. FEDERAL HWY

56%  
4 (12)

44%  
4 (9)

44%  
4 (9)  
56%  
4 (12)

PROPOSED  
O'REILLY AUTO  
PARTS STORE

LEGEND	
XX%	- PROJECT DISTRIBUTION
XX (XX)	- AM (PM) PROJECT VOLUMES
-----	- DRIVEWAY

DATE: 11/2014 TIME: SCALE: 1 FILENAME: o:\08\00334\00334-001-44\ACAD\Vicinity.dwg



PROJECT: O'REILLY AUTO PARTS (4760 US HIGHWAY 1)

CITY, COUNTY: FT. PIERCE, ST. LUCIE COUNTY

TITLE: PROJECT DISTRIBUTION AND DRIVEWAY VOLUMES

FIGURE: 1

**APPENDIX A  
TRIP GENERATION**

O'Reilly Auto Parts  
 Location: 4760 US Highway 1  
 Fort Pierce, Florida

ITE Trip Generation (9th edition)

LUC 843 pg. 1604

Auto Parts Sales  
 Size: 7228 SF

Average Vehicle Trip Ends per 1,000 SF Gross Floor Area (ITE 9th Edition)

LUC 843	Daily :			
	Avg. Rate = 61.91	447.4855 Trips		
	Eqn: $T=81.02(X)-150.75$	434.8626 Trips	<input type="text" value="435"/>	
	AM Peak Hour:			
	Avg. Rate = 2.21	15.97388 Trips		
	Eqn: $T=2.76(X)-4.34$	15.60928 Trips	<input type="text" value="16"/>	
	PM Peak Hour:			
	Avg. Rate = 5.98	43.22344 Trips		
	Eqn: $T=7.87(X)-14.86$	42.02436 Trips	<input type="text" value="42"/>	

PM Peak Hour :		
49% Entering	20.58	21
51% Exiting	21.42	21
	42	42

AM Peak Hour :		
51% Entering	8.16	8
49% Entering	7.84	8
	16	16

**APPENDIX B  
TRAFFIC COUNT DATA**

FLORIDA DEPARTMENT OF TRANSPORTATION  
 2013 ANNUAL AVERAGE DAILY TRAFFIC REPORT - REPORT TYPE: ALL

COUNTY: 94 ST.LUCIE

SITE TYPE	DESCRIPTION	DIRECTION 1	DIRECTION 2	AADT TWO-WAY	"K" FCTR	"D" FCTR	"T" FCTR
0001	SEMINOLE RD- SOUTH OF PENNY LN	OE	OE	80 F	9.0	50.8F	11.9F
0003	CR 707/INDIAN RIVER DR - N OF ORANGE AVE (COUNTY 9)	N	S	2700	9.0	55.9F	21.0A
0004	INDIAN RIVER DR - 707 S OF AIA/BRIDGE (COUNTY 4)	N	S	2800	9.0	55.9F	1.2P
0006	SR 713/KINGS HWY - S OF SR 614/INDRO RD (COUNTY 9)	N	S	6000	9.0	50.8F	7.3P
0009	SR 5/US 1 - S OF INDRIO RD (COUNTY 9)	N	S	7800	9.0	55.9F	3.5P
0010	SR 5/US 1 - S OF 608/ST LUCIE BLVD (COUNTY 10)	N	S	7700	9.0	55.9F	3.3P
0011	SR 615/25 ST - S OF SR 608/ST LUCIE BLVD (COUNTY 9)	N	S	3600	9.0	50.8F	5.0P
0012	SR 5/US 1 - S OF CR 611/EDWARDS RD (COUNTY 12)	N	S	15000	9.0	55.9F	5.5P
0014	SR 615/25 ST - S OF SR 68/ORANGE AVE (COUNTY 14)	N	S	9200	9.0	50.8F	3.1P
0015	SR 615/25 ST - N OF SR 70/VIRGINIA AVE (COUNTY 1)	N	S	10500	9.0	50.8F	4.2P
0016	CR 615/25 ST S - N OF CR 712/MIDWAY RD (COUNTY 1)	N	S	7800E	9.0	50.8F	8.5F
0019	CR 615/AIROSA BLVD - N OF CR 716/PORT ST LUCIE B	N	S	7200E	9.0	50.8F	2.9P
0020	SR 5 / US 1 - N OF CR 712/MIDWAY RD (COUNTY 20)	N	S	14500	9.0	55.9F	2.8P
0021	SR 615 / 25 ST - S OF CORTEZ BLVD-N OF EDWARDS R	N	S	10500	9.0	50.8F	3.6P
0022	HARTMAN RD - N. OF OKEECHOBEE RD.	OE	OE	4600 F	9.0	50.8F	11.9F
0023	CR 712/MIDWAY RD - W OF SR 5/US1 (COUNTY 126)	E	W	1800E	9.0	50.8F	5.0P

SITE TYPE : BLANK= PORTABLE; T= TELEMETERED  
 "K" FACTOR : DEPARTMENT ADOPTED STANDARD K FACTOR BEGINNING WITH COUNT YEAR 2011  
 AADT FLAGS : C= COMPUTED; E= MANUAL EST; F= FIRST YEAR EST; S= SECOND YEAR EST; T= THIRD YEAR EST; X= UNKNOWN  
 "D/T" FLAGS : A= ACTUAL; F= FACTOR CATG; D= DIST FUNCL; P= PRIOR YEAR; S= STATEWIDE DEFAULT; W= ONE-WAY ROAD; X= CROSS REF

### Traffic Counts and Level of Service Report Fall 2013

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir		PM Pk Hr Pk Dir			
				Volume	LOS	V/C	Volume	LOS	V/C
TULIP BLVD	PAAR DR to DARWIN BLVD	3,300	550	227	C	0.597	217	C	0.571
US 1	MARTIN COUNTY LINE to LENNARD RD	48,802	3,770	2,222	C	0.748	2,613	C	0.880
US 1	LENNARD RD to PORT ST LUCIE BLVD	48,802	3,590	2,222	C	0.785	2,613	C	0.923
US 1	MARIPOSA AVE to JENNINGS RD	33,607	2,940	1,613	B	0.672	1,712	B	0.713
US 1	JENNINGS RD to TIFFANY AVE	33,607	2,940	1,613	B	0.672	1,712	B	0.713
US 1	TIFFANY AVE to WALTON RD	33,607	2,940	1,613	B	0.672	1,712	B	0.713
US 1	WALTON RD to VILLAGE GREEN DR	43,377	2,940	2,350	B	0.979	2,107	B	0.878
US 1	VILLAGE GREEN DR to SPANISH LAKES BLVD	52,770	3,090	2,803	C	0.934	2,625	C	0.875
US 1	SPANISH LAKES BLVD to PRIMA VISTA BLVD	52,770	2,810	2,803	D	0.998	2,625	D	0.934
US 1	PRIMA VISTA BLVD to RIO MAR DR	35,436	3,090	1,639	B	0.650	1,613	B	0.640
US 1	RIO MAR DR to KITTERMAN RD	29,505	2,810	1,442	C	0.661	1,306	C	0.599
US 1	KITTERMAN RD to SAEGER AVE	29,505	2,940	1,442	B	0.601	1,306	B	0.544
US 1	SAEGER AVE to EASY ST	29,505	2,450	1,442	D	0.589	1,306	D	0.533
US 1	EASY ST to MIDWAY RD	27,709	3,090	1,292	B	0.513	1,255	B	0.498
US 1	MIDWAY RD to WEATHERBEE RD	29,941	1,860	1,407	D	0.756	1,424	D	0.766
US 1	MIDWAY RD to FARMER'S MARKET RD	29,941	1,960	1,407	B	0.902	1,424	B	0.913
US 1	FARMER'S MARKET RD to EDWARDS RD	29,941	1,960	1,407	B	0.902	1,424	B	0.913
US 1	EDWARDS RD to SAVANNAH RD	31,459	1,770	1,441	D	0.814	1,413	D	0.798
US 1	GARDENIA AVE to VIRGINIA AVE	31,459	1,770	1,441	D	0.814	1,413	D	0.798
US 1	SAVANNAH RD to GARDENIA AVE	31,459	1,500	1,441	D	0.961	1,413	D	0.942
US 1	VIRGINIA AVE to OHIO AVE	30,672	1,770	1,477	D	0.834	1,489	D	0.841
US 1	OHIO AVE to GEORGIA AVE	30,672	1,770	1,477	D	0.834	1,489	D	0.841
US 1	GEORGIA AVE to DELAWARE AVE	25,426	1,770	1,311	C	0.986	1,253	C	0.942
US 1	DELAWARE AVE to CITRUS AVE	27,451	1,500	1,391	D	0.927	1,355	D	0.903
US 1	CITRUS AVE to ORANGE AVE	22,239	1,500	1,107	D	0.738	998	D	0.665
US 1	ORANGE AVE to AVENUE A	27,451	1,500	1,391	D	0.927	1,355	D	0.903
US 1	AVENUE A to AVENUE C	27,451	1,500	1,391	D	0.927	1,355	D	0.903
US 1	AVENUE C to AVENUE D	27,451	1,500	1,391	D	0.927	1,355	D	0.903
US 1	AVENUE D to SEAWAY DR	27,451	1,500	1,391	D	0.927	1,355	D	0.903

\* Volumes shown were adjusted using FDOT Seasonal Factors

\* AADT = Annual Average Daily Traffic



# CITY OF FORT PIERCE


## PLANNING DEPARTMENT

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

### APPLICATION FOR DESIGN REVIEW

- Project Name: NEW O'REILLY AUTO PARTS STORE
1. Project description for which design review approval is requested: CONSTRUCTION OF A NEW COMMERCIAL BUILDING FOR THE PURPOSE OF THE RETAIL SALE OF AUTO PARTS.
  2. Property Tax I.D. #: 3403-123-0000-0004
  3. Property Address: 4160 SOUTH US HIGHWAY 1
  4. Zoning District: C3 5. Future Land Use: GC (GENERAL-COMMERCIAL)
  6. Historic District Y/N No if yes, which District: N/A
  7. Total Acreage: 0.762 ACRES
  8. Name of Owner(s): O'REILLY AUTOMOTIVE STORES, INC.  
Signature of Owner(s): [Signature]  
Mailing Address: (street) 233 SOUTH PATTERSON  
(City) SPRINGFIELD (State) MO (zip) 65802  
Phone # (417) 862-2674
  9. Name of Applicant: O'REILLY AUTOMOTIVE STORES, INC.  
Signature of Applicant: [Signature]  
Mailing Address: (street) 233 SOUTH PATTERSON  
(City) SPRINGFIELD (State) MO (zip) 65802  
Phone # (417) 862-2674
  10. Name of Representative: EMERALD COAST PERMITTING, INC.  
Signature of Representative: [Signature]  
Mailing Address: (street) 534 DREWWOOD POINT ROAD  
(City) SANTA ROSA BEACH (State) FL (zip) 32459  
Phone # (850) 837-7444 Fax (850) 837-7677  
E-mail: emeraldcoastpermitting@cox.net

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 (417) 862-2674  
 233 SOUTH PATTERSON \_\_\_\_\_ SPRINGFIELD \_\_\_\_\_ MO \_\_\_\_\_ 65802  
 Address \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

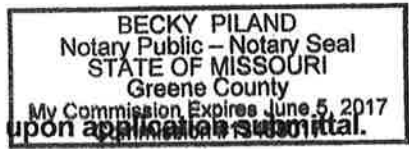
Property Owner's Signature \_\_\_\_\_ Date \_\_\_\_\_

Missouri  
STATE OF FLORIDA)  
~~ST LUCIE COUNTY)~~

Greene  
The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of December, 20 14, by  
Scott Kraus \_\_\_\_\_ 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:**

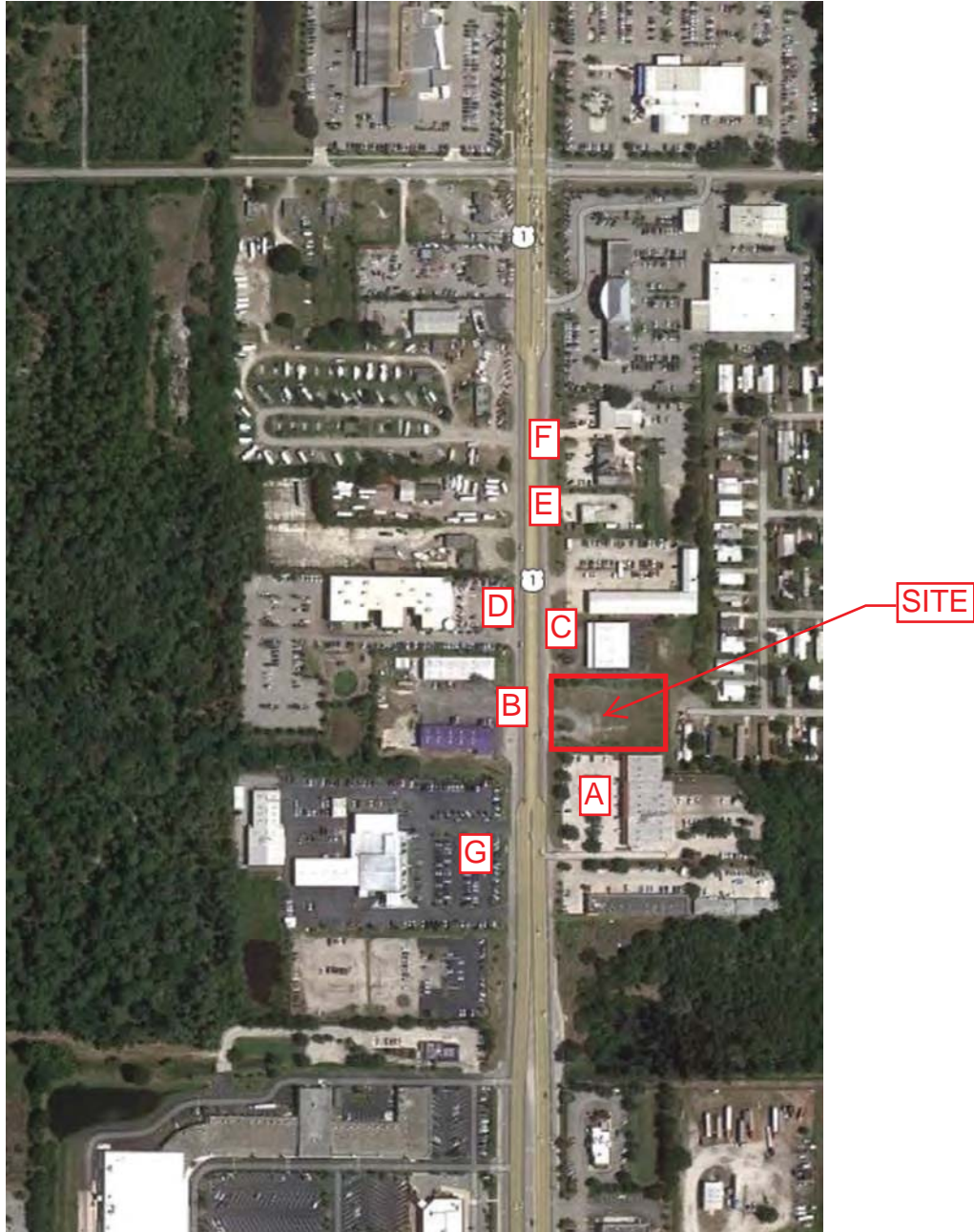
1. A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 22-194, location of bordering streets and, if applicable, wetlands and beaches.
2. A Site Analysis Study to include a discussion of specimen trees and other 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.

November 4, 2015

New O'Reilly Auto Parts Store  
4760 S. US Hwy 1,  
Fort Pierce, FL #1 (FP1)





SITE



A



B



C





November 4, 2015

Design Guidelines Written Narrative:

New O'Reilly Auto Parts Store  
4760 South US Highway 1  
Fort Pierce, FL #1 (FP1)

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 at 4760 South US Highway 1 in Fort Pierce.

The new commercial retail auto parts store is proposed to be 7,248 S.F. and shall be Architectural split face block with architectural features. Architectural elements include roof articulation, decorative cornice, accent projection at the main entrance, projecting custom metal canopies and projecting pilasters to add articulation to blank facades. The property is currently a vacant lot and is zoned C-3 (General Commercial). Site improvements include 28 on-site parking spaces, landscaping, utilities 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. The delivery door is located on the East 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 stores typically employ approximately 12 people, regularly, with 4 to 8 employees in the store at all times and expects to host 1 to 15 customers at any given time.

**d. Context photographs of neighboring uses and architectural styles.**

Please see the attached context photographs of the neighboring architectural styles for your reference.

**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.**

Please see the attached context photographs and revised color elevations for your reference and approval.

**Sec. 22-59. - Design review.- (g) Design Guidelines, (2) Entrance**

**a. Buildings shall have architectural features such as porches or roof overhangs that delineate or emphasize entrances. Covered entrances shall be proportioned to human scale and follow logic of design relative to the building. This entrance shall face the public right-of-way, be well-defined architecturally and readily visible to pedestrian and vehicular traffic.**

The building entrance is proposed to be emphasized with a "raised portal" that projects over and out from the curtain wall entrance on the West elevation along with a custom metal canopy. Canopies have also been added to the South elevation to create additional shade and shadow in addition to the pilasters and decorative cornice.

**b. To provide for consistent spatial order of streets, and to accommodate a human scale and pedestrian activity, the inside line of the front yard (setback) shall be considered a frontage line. Exceptions to this requirement may**

**be granted for development in the following zoning districts: OS-1 (Open Space Recreation), OS-2 (Open Space Conservation), I-1 (Light Industrial), CP-1 (Commercial Parkway), C-6 (Marine Commercial), and C-3 (General Commercial) on properties backing onto a highway and fronting an internal access road.**

The frontage line has been designed with additional plantings and architectural features to accommodate a human scale and pedestrian activity. Access to the public way has been provided along with bike racks to encourage pedestrian activity.

**c. Doors shall have detail appropriate to the architectural character of the proposed building and may be defined with sidelights, transoms or wooden or metal shutters.**

The main entrance door has been provided, recessed and with sidelights including transom which faces the public right of way to enhance the architectural character of the building and be consistent in architectural style.

**d. Porches shall have a minimum depth of six (6) feet and may encroach up to six (6) feet into the front yard (setback), or into a side yard that abuts a public right-of-way or public space.**

The main entrance has been designed with a projecting “raised portal”, custom metal canopy and recessed feature to enhance and meet the intent of a “front porch” like area for encouraging a human scale and pedestrian activity. This feature is consistent in architectural style with the proposed building and surrounding commercial development.

#### **Sec. 22-59. - Design review.- (g) Design Guidelines, (3) Windows**

**d. Windows must be placed on elevations that face the public right-of-way and must be in scale and compatible with the architectural style of the building. The bottom of the window (knee wall) shall not be lower than twenty-four (24) inches in residential or office buildings, or higher than forty-eight (48) inches from grade or sidewalk in retail buildings.**

A curtain wall has been provided at the main entrance which faces the public right of way and is in scale and compatible with the architectural style of the building.

**e. Large expanses of wall without windows or detail that face the public right-of-way are prohibited. Retail buildings shall have fenestration that reveals interior activity and encourages interest in the products or services provided.**

A curtain wall has been provided at the main entrance which faces the public right of way that reveals interior activity and encourages interest in the products and services provided.

#### **Sec. 22-59. - Design review.- (g) Design Guidelines, (4) Elevations**

**b. Elevations adjacent to a public right-of-way shall be considered as a building front and treated as such with appropriate entrances, fenestrations, or detailing.**

The West elevation is adjacent to a public right of way and is considered the building front. This elevation has been treated with a curtain wall, projecting “raised portal”, custom metal canopy, pilasters, architectural trim detail, bike racks and plantings.

**c. Articulation in the facade should give visual relief and be of sufficient depth to provide shade and shadow on adjacent building surfaces. Colors of wall surfaces shall be chosen to complement this facade articulation and colors shall be in keeping with the chosen architectural style and character.**

The building is proposed to have pilasters on each facade to provide articulations along blank walls and provide variations in roof lines and heights with raised pilasters and decorative cornice. The building entrance has been designed with a projecting "raised portal", curtain wall, custom metal canopy and recessed "front porch" like area. The South elevation side, which will be minimally visible from the public right of way has been designed with projecting pilasters and additional custom metal canopies to bring visual relief and are sufficient depth to provide shade and shadow on the adjacent building surfaces. The proposed wall surface colors are complimenting earth tones and are consistent with the architectural style and character of the building and complements adjacent commercial development.

**k. Blank walls are discouraged. Walls shall be punctuated with windows, doors or architectural elements. New construction that includes long dimensions of continuous wall shall employ the use of site breaks to punctuate the streetscape.**

The building has been designed with architectural elements including roofline articulation, decorative cornices, a projecting "raised portal" at the main entrance, projecting pilasters, custom metal canopies and utilizes new and existing plantings and vegetation to aid in bring visual relief and adding interest and articulation to blank walls. This is consistent with the architectural style and character of the building and complements adjacent commercial developments in the area.