



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

DEVELOPMENT REVIEW

Property address or Location 2496 S. Kings Highway - Interstate Business Park

Parcel ID #(s) 2324-232-0000-000-4

Project description The Applicant is proposing a conceptual development site plan on 24.05 acres of land in the City of Fort Pierce.

Kings Highway Commercial South LLC

Property Owner(s)

340 South U.S. Highway One

Street Address

Jupiter FL 3347

City State Zip

Phone Number

Email Address

M. Troy Holloway/Gentile Glas Holloway O'Mahoney & Associates, Inc. (2GHO)

Applicant/Representative, Title, Company

1907 Commerce Lane Suite 101

Street Address

Jupiter FL 33458

City State Zip

561-575-9557

Phone Number

troy@2gho.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.

Edward A. Sasso, Manager

Property Owner(s) Signature(s)

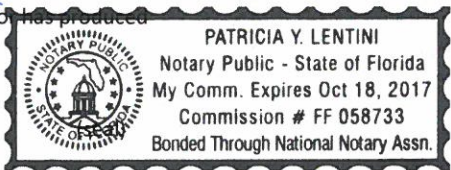
STATE OF FLORIDA -- PALM BEACH COUNTY

The foregoing instrument was acknowledged before me this 28 day of June, 2016, by

Edward A. Sasso who is personally known to me or has produced

Signature of Notary

as identification.



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
C-3	CG	24.04	N/A	Contributing Individual Non-Contributing None

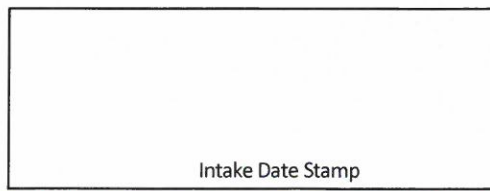
Pre-Application Meeting Date December 9, 2015 Fees _____ Control # _____ B. Permit # _____

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

Site Information:

Non-Residential: Proposed Sq. Ft.: 263,352 s.f. Residential: Proposed Units: _____

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

North	South	East	West
vacant	RV Park	vacant	vacant

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)
- Conceptual* 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)

June 28, 2016

City of Fort Pierce
100 N. U.S. 1/P.O. Box 1480
Fort Pierce, FL 34964-1480

**RE: KINGS HIGHWAY COMMERCIAL SOUTH LLC – INTERSTATE
BUSINESS PARK
2GHO JOB#15-1206**

To Whom It May Concern:

This letter is to serve as permission for Gentile Glas Holloway O'Mahoney & Associates, Inc. to act as the agents to prepare and submit all documentation and attend all meetings pertaining to the property as above described, as it relates to the Governmental Application processes through the City of Fort Pierce, Florida.

Sincerely,

Kings Highway Commercial South LLC.


Signature

Edward A. Sasso, Manager

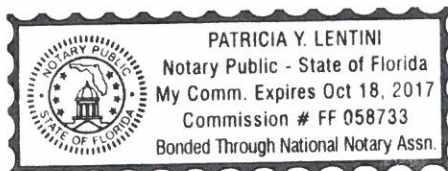
STATE OF FLORIDA
COUNTY OF PALM BEACH

I hereby certify on the 28th day of June, 2016, Edward A. Sasso personally appeared before me and produced identification, or is personally known to me, to be the person described herein and who executed the foregoing instrument.

Witness my hand and official seal in the state and county, the day and year aforesaid.


Notary

Commission Expires:





June 28, 2016

Mr. Kori Benton, MPA
Economic Development Team
City of Fort Pierce Planning Department
100 N. U.S. 1/P.O. Box 1480
Fort Pierce, FL 34964-1480

**RE: KINGS HIGHWAY COMMERCIAL SOUTH LLC – INTERSTATE BUSINESS PARK
2GHO JOB#15-1206**

Dear Mr. Benton:

Please find enclosed an application for Conceptual Development Review for property located on the east side of Kings Highway (State Road 713) in the City of Fort Pierce, Florida. The subject site is 24.04 acres of land with an existing Land Use Designation of CG – Commercial General and an existing Zoning District of C-3.

The following is a list of the items for the Conceptual Development Review, 5 full size copies and 4 11x17 reduced copies:

- Development Application;
- Preliminary Site Plan and Landscape Plan;
- Survey
- Warranty Deed and Property Card
- Agent Letter
- Filing Fee of \$500.00

It is very important to the project that the application receive conceptual approval at the following dates:

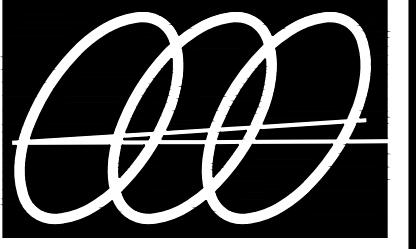
- | | |
|----------------------------------|-----------------|
| - Technical Review Committee | July 21, 2016 |
| - Planning and Zoning Board | August 9, 2016 |
| - City Commission final approval | August 15, 2016 |

Should you have any questions regarding the submittal, please feel free to contact me at 561-575-9557 or troy@2gho.com

Sincerely,
Gentile Glas Holloway O'Mahoney & Associates, Inc.

M. Troy Holloway, PLA, ASLA, LEED®AP, BD&C
Partner

cc: Edward Sasso
Cynthia Angelos, Esq.

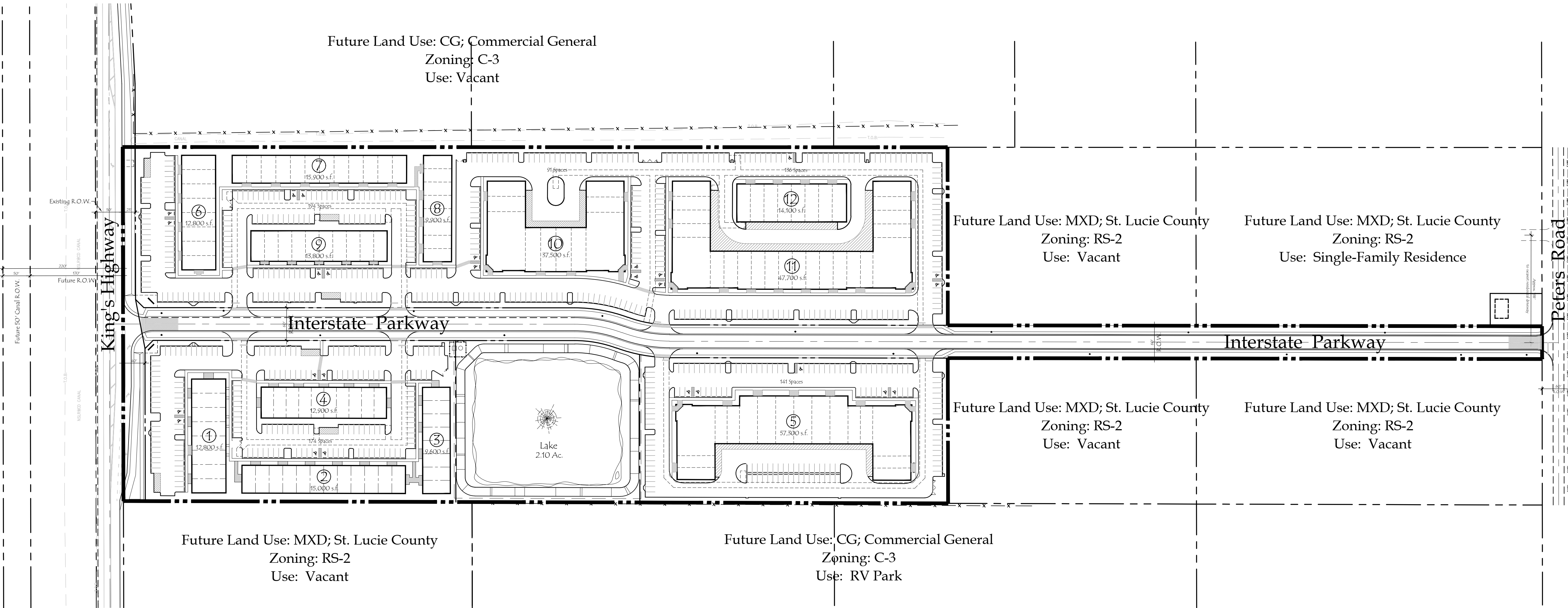


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Interstate Business Park at Kings Highway Ft. Pierce, Florida

Future Land Use: RM; Medium Density Residential
Zoning: R-4
Use: Vacant



Future Land Use: CG; Commercial General
Zoning: C-3
Use: Vacant

Future Land Use: MXD; St. Lucie County
Zoning: RS-2
Use: Vacant

Future Land Use: MXD; St. Lucie County
Zoning: RS-2
Use: Single-Family Residence

Future Land Use: MXD; St. Lucie County
Zoning: RS-2
Use: Vacant

Future Land Use: MXD; St. Lucie County
Zoning: RS-2
Use: Vacant

Future Land Use: MXD; St. Lucie County
Zoning: RS-2
Use: Vacant

Future Land Use: CG; Commercial General
Zoning: C-3
Use: RV Park

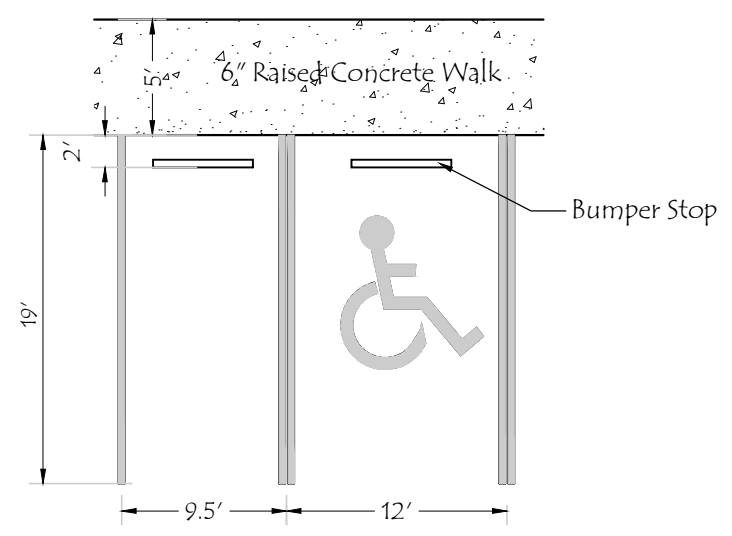
Site Data

Total Site Area	24.05 Acres; 1,047,550.94 s.f.
Site Area after dedications	23.58 Ac.; 1,027,127.0 s.f.
Existing Zoning	C-3; General Commercial
Existing Land Use	CG; Commercial General
Pervious Area	7.1 Acres; 308,139 s.f. (30.0%)
Impervious Area	16.5 Acres; 718,988 s.f. (70.0%)

Building Data

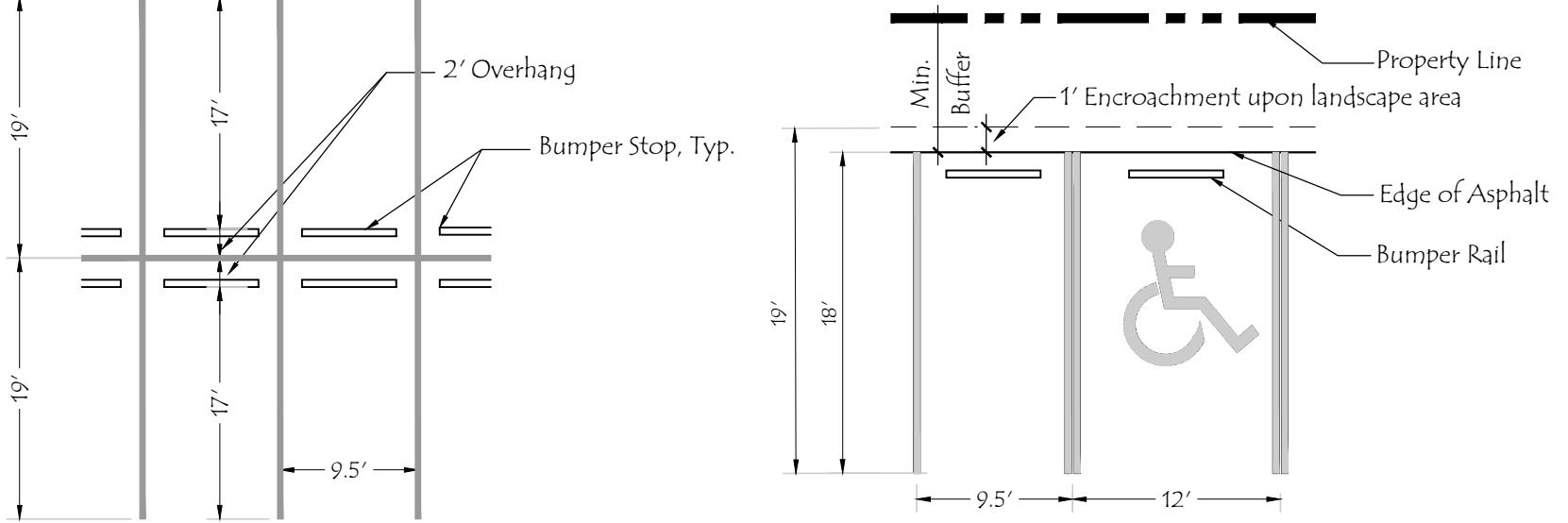
Building	Gross Flr. Area
Building 1	12,800 s.f.
Building 2	15,000 s.f.
Building 3	9,600 s.f.
Building 4	12,900 s.f.
Building 5	57,300 s.f.
Building 6	12,800 s.f.
Building 7	15,900 s.f.
Building 8	9,900 s.f.
Building 9	13,800 s.f.
Building 10	37,500 s.f.
Building 11	47,700 s.f.
Building 12	14,100 s.f.
Total Gross Flr. Area	259,300 s.f.
Bldg. Lot Coverage	250,000 s.f. 24.3% (60% max.)

"Gross Floor Area" as defined by the zoning code as follows:
The sum of the gross horizontal areas of the several floors of a building, measured from the exterior faces of the exterior walls excluding public corridors, common restrooms, attic areas with a headroom of less than seven (7) feet, unenclosed stairs or fire escapes, elevator structures, cooling towers, areas devoted to building machinery and equipment (such as air conditioning, ventilating or heating), parking structures and basement space where the ceiling is not more than an average of six (6) feet above the general finished and graded level of the adjacent portion of the lot.



Parking Stall Detail Abutting Walk

N.T.S.



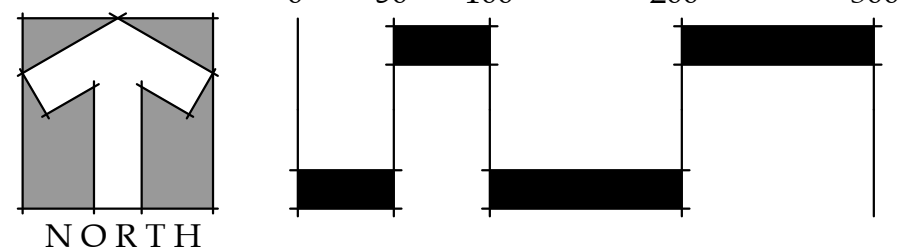
Face to Face Parking Detail

N.T.S.

Parking Stall Detail Abutting Landscape

N.T.S.

Location Map



Designed: MTH
Drawn: MTH
Approved: GGG MTH/EMO
Date: 7/1/16
Job no. 15-0206
Revisions:

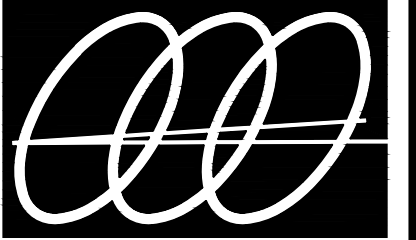
L.C.000177
Sheet Title:
**Master
Conceptual
Plan**

Scale: 1" = 100'

Sheet No.

MC-1

15-0206



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Interstate Business Park at Kings Highway Ft. Pierce, Florida

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Drawn: MTH
Approved: GGG MTH/EMO
Date: 7/1/16
Job no. 15-0206
Revisions:

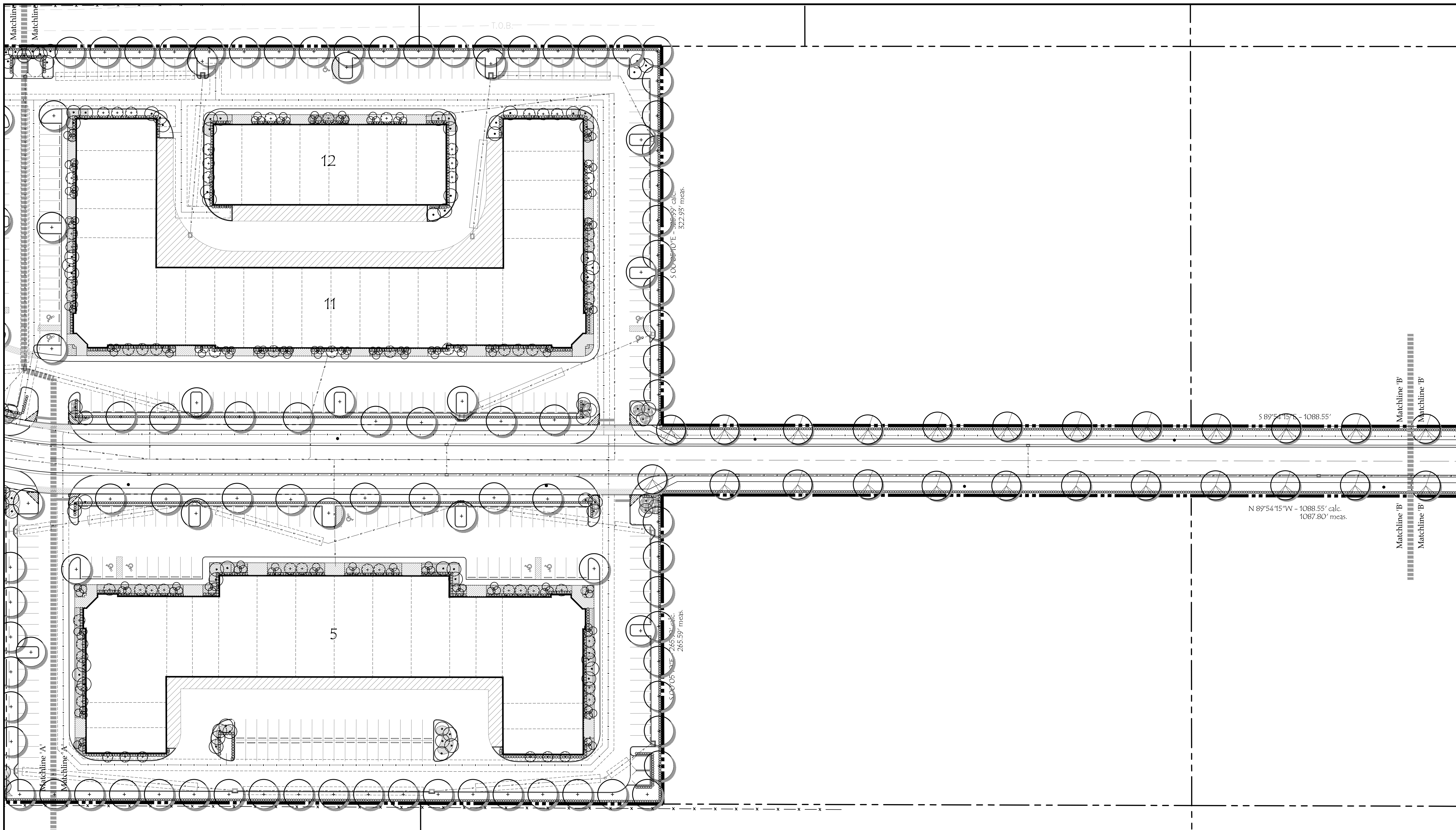
Seal

L.C. C000177
Sheet Title:
**Conceptual
Landscape
Dev. Plan**

Scale: 1" = 40'

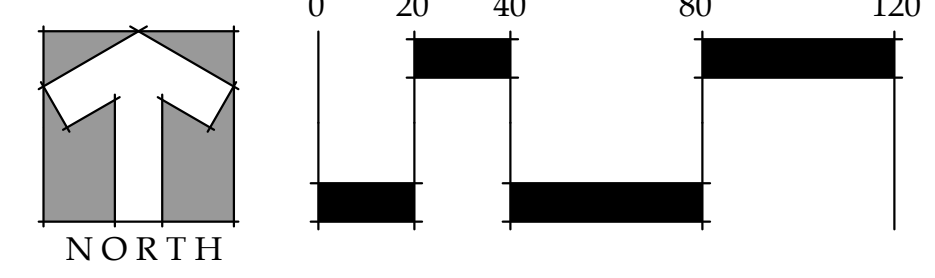
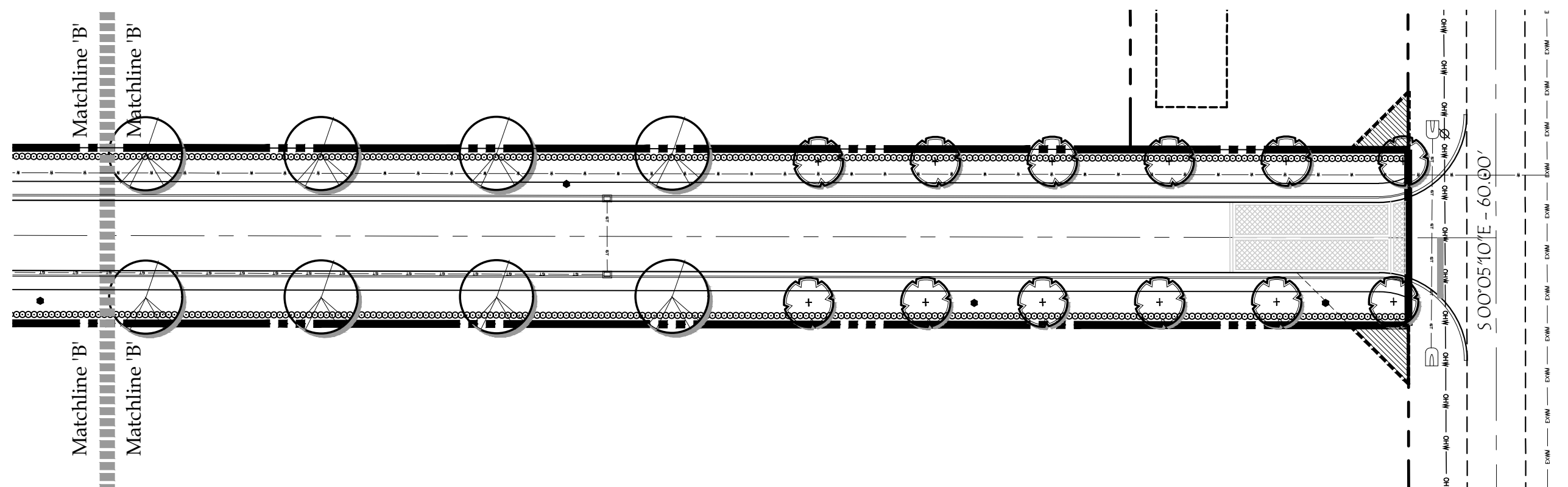
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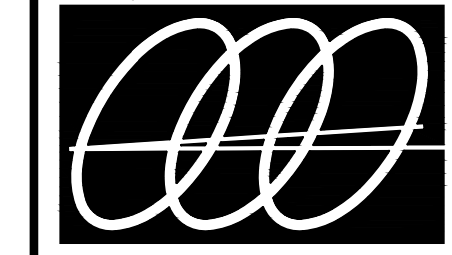
LP-2
15-0206



LEGEND

- Large Palm: Sabal Palm
- Canopy Tree: Live Oak
- Canopy Tree: Southern Magnolia
- Small Canopy Tree: East Palatka Holly/
- Accent Tree: Nellie R. Stevens
- Specimen Palm: Bizmarkia "Silver"
- Accent Palm/Flowering: Triple Christmas Palm
- Littoral Tree: Cypress
- Large Shrub/Grass: Fakahatchee Grass
- Large Shrub/Grass: Dwarf Fakahatchee Grass
- Groundcover: Jasmine
- Groundcover: Duranta
- Groundcover: Ilex
- Hedge: Coco Plum
- Hedge: Silver Buttonwood





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Interstate Business Park at Kings Highway

Ft. Pierce, Florida

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Seal

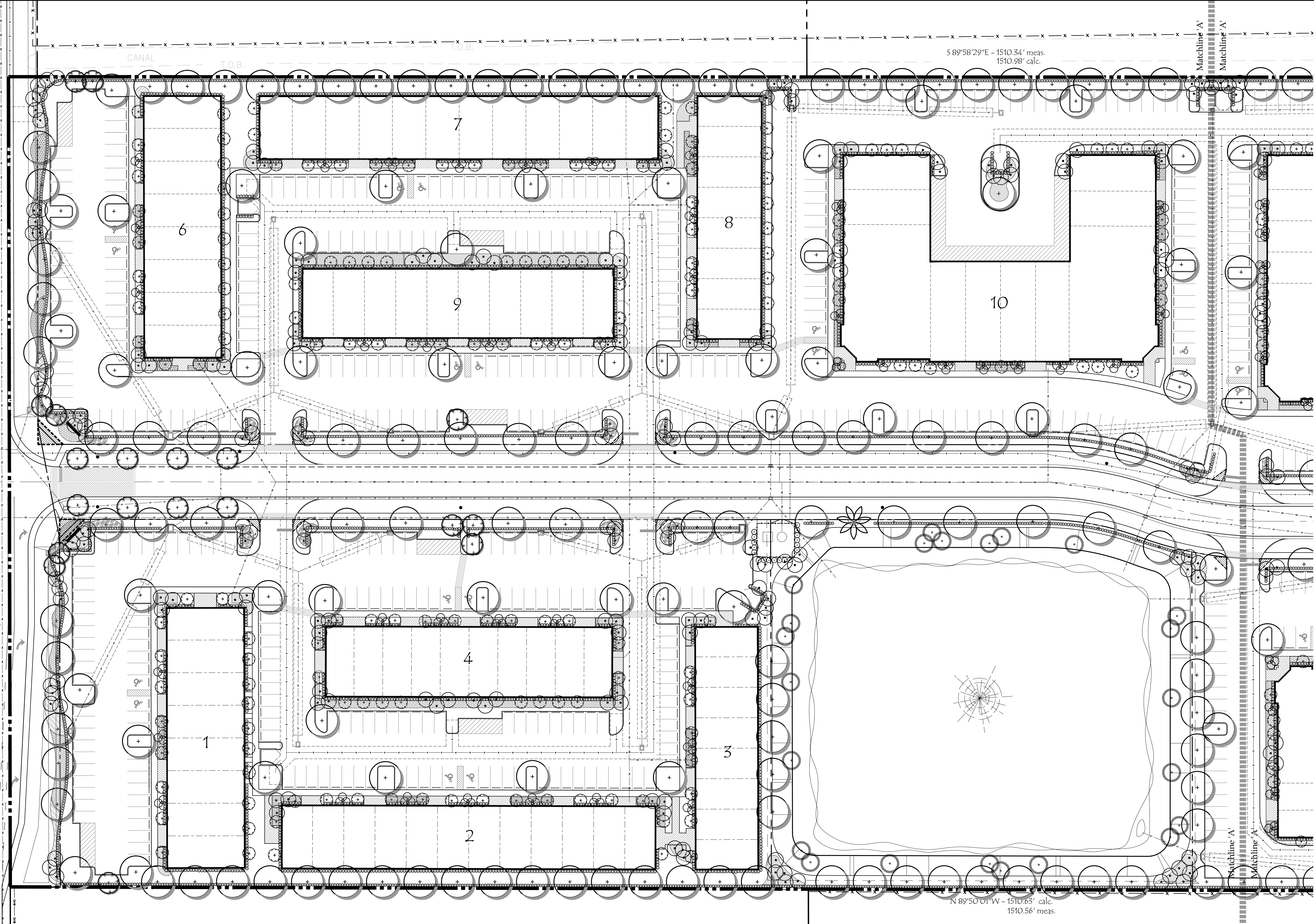
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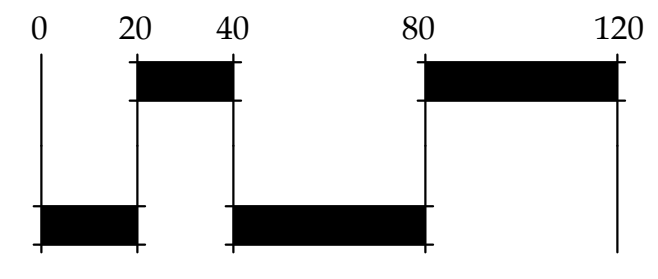
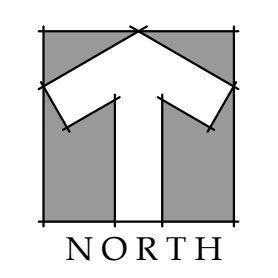
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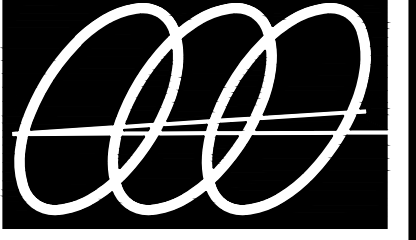
LP-1
15-0206



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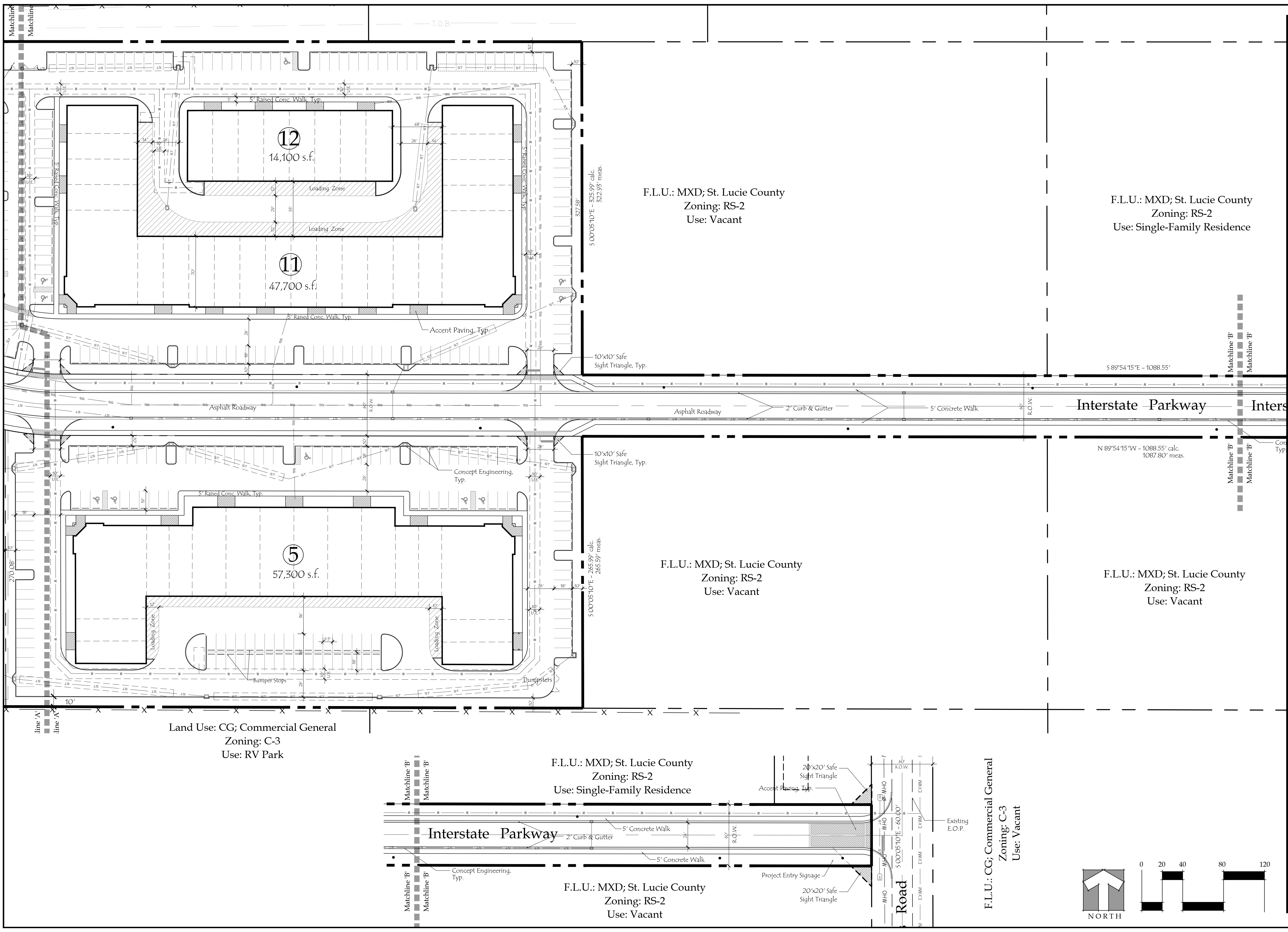
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Revisions:

Seal

L.C.000177
Sheet Title:
**Conceptual
Development
Plan**

Scale: 1" = 40'

Sheet No.
C-3
15-0206



F.L.U.: MXD; St. Lucie County
Zoning: RS-2
Use: Vacant

F.L.U.: MXD; St. Lucie County
Zoning: RS-2
Use: Single-Family Residence

F.L.U.: MXD; St. Lucie County
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Use: Vacant

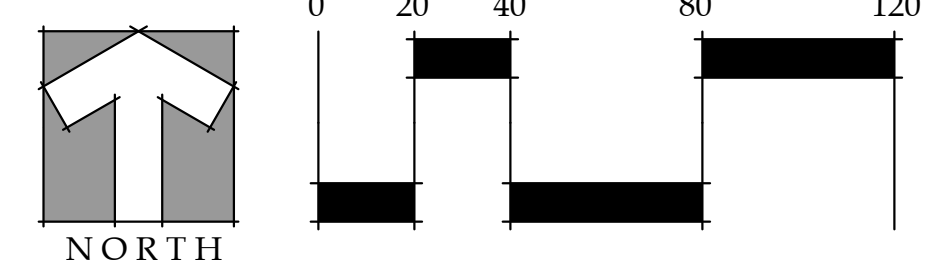
F.L.U.: MXD; St. Lucie County
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Use: Vacant

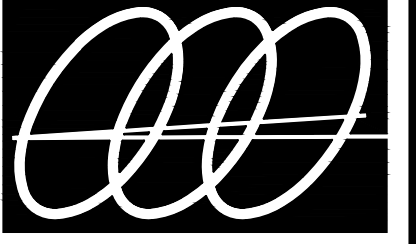
Land Use: CG; Commercial General
Zoning: C-3
Use: RV Park

F.L.U.: MXD; St. Lucie County
Zoning: RS-2
Use: Single-Family Residence

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**Conceptual
Development
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Scale: 1" = 40'

Sheet No.
C-2
15-0206

F.L.U.: CG; Commercial General
Zoning: C-3
Use: Vacant

S 89°58'29"E - 1510.34' meas.
1510.98' calc.

Matchline 'A'

Matchline 'A'

Kings Highway

NSLRWCD CANAL

NSLRWCD CANAL

Interstate Parkway

F.L.U.: RM; Medium Density Residential
Zoning: R-4
Use: Vacant

F.L.U.: MXD; St. Lucie County
Zoning: RS-2
Use: Vacant

F.L.U.: CG; Commercial General
Zoning: C-3
Use: RV Park

T.O.B.

T.O.B.

20'x20' Safe
Sight Triangle

20'x20' Safe
Sight Triangle

120'
Future R.O.W.

Existing R.O.W.

Dedicated R.O.W.

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120'
Future R.O.W.

Existing R.O.W.

Dedicated R.O.W.

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Future R.O.W.

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Future R.O.W.

Existing R.O.W.

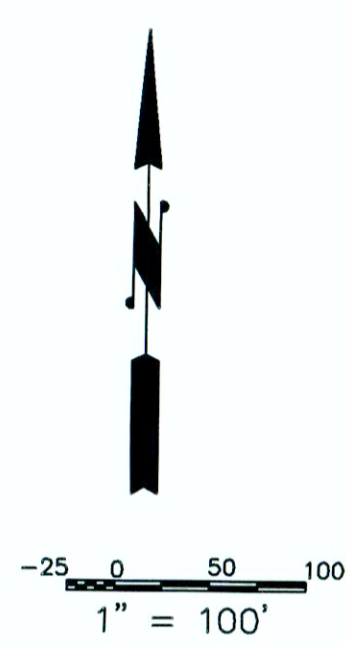
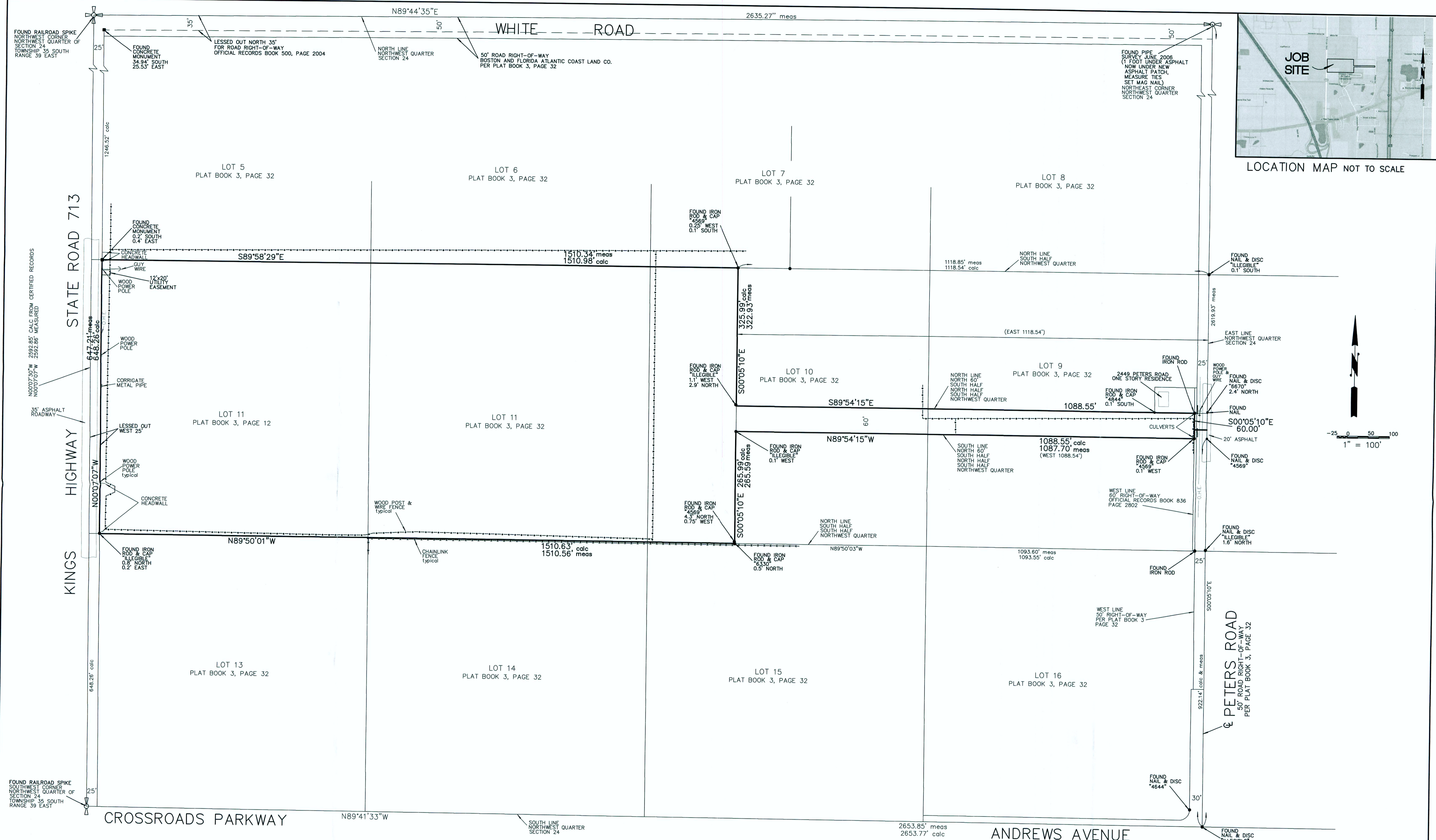
Dedicated R.O.W.

120'
Future R.O.W.

Existing R.O.W.

Dedicated R.O.W.

120'
Future R.O.W.



THE PROCEDURES AND OR NETWORK DESIGN MEET THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL SUB-COMMITTEE IN THEIR MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS 1 HORIZONTAL CONTROL SURVEY OR PROVIDE THE HORIZONTAL ACCURACY FOR ALL NEW POSITIONS ESTABLISHED AS A POSITIONAL TOLERANCE.

COORDINATES INFORMATION
STATE PLANE COORDINATES ARE BASED ON THE TRAVERSE MERCATOR PROJECTION FOR THE EAST ZONE OF FLORIDA AND REFERENCED TO NORTH AMERICAN DATUM OF 1927.

SCALE FACTOR = 0.9999961

GENERAL STATEMENT OF ACCURACY
NO ADJUSTMENTS MADE TO CONTROL
EAST-WEST ERROR 0.01'
NORTH-SOUTH ERROR 0.01'
OR 0.02' PER 5000'

- SURVEYORS NOTES:**
1. THIS SURVEY COMPLIES WITH CHAPTER 5J-17, FLORIDA ADMINISTRATION CODE.
 2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
 3. LEGAL DESCRIPTIONS SUPPLIED BY CLIENT OR CLIENTS AGENT.
 4. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. SOME DIMENSIONS SHOWN HEREIN ARE FOR GRAPHIC AND INFORMATIONAL PURPOSES ONLY.
 5. VISIBLE ENCROACHMENTS, IF ANY ARE SHOWN HEREON.
 6. THIS SURVEY FOR CONVEYANCE PURPOSES ONLY AND NOT INTENDED FOR CONSTRUCTION PURPOSES WITHOUT PERMISSION OF THIS SURVEYOR.
 7. ELEVATIONS HEREON BASED ON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929)
 8. NO UNDERGROUND UTILITIES LOCATED EXCEPT WHERE SHOWN HEREON.
 9. THIS IS NOT AN ENVIRONMENTAL SURVEY.
 10. THIS SURVEY DOES NOT GUARANTEE OWNERSHIP OR RIPARIAN RIGHTS BEYOND MEAN HIGH WATER LINE.
 11. BEARINGS HEREON BASED ON AN GRID BEARING ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24 AND TAKEN TO BEAR N00°07'07"W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
 12. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 13. THIS SURVEY IS NOT VALID WITHOUT SURVEYORS SIGNATURE & EMBOSSED SEAL.

LEGEND:

⊙ = CENTERLINE
calc = CALCULATED
meas = MEASURED
ORB = OFFICIAL RECORDS BOOK

PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE X PER FLOOD INSURANCE RATE MAP 120286 0167 J DATED FEBRUARY 16, 2012

NOTE:
THIS SURVEY PERFORMED WITHOUT BENEFIT OF TITLE.

LEGAL DESCRIPTION ORB 3487, PAGE 76

THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LESS THE EAST 118.54 FEET AND THE WEST 25 FEET THEREOF;
AND
THE NORTH 60 FEET OF THE WEST 1088.54 FEET OF THE EAST 1118.54 FEET OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, CONTAINING 24.047 ACRES MORE OR LESS.

RONALD E. STOTLER
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NO. 5026
STATE OF FLORIDA

MAGELLAN SURVEYING & MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS 7575
450 S. OLD DOWE HIGHWAY, SUITE 10
JUPITER, FLORIDA 33458
561-746-8745 FAX 561-746-9632 E-mail info@magellansurveying.com

Boundary Survey

Prepared For: **KINGS HIGHWAY KIRCO**

Drawn by RES	Date Of Survey	Scale
Field: BM-TFF.B.109 Pg.39	MARCH 23, 2016	1" = 100'
REVISIONS:	Drawing Number	
	16-107	