



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

### DEVELOPMENT REVIEW

Property address or Location 7001 White Road - Kings Highway Business Park

Parcel ID #(s) 2324-210-0000-000-6

Project description The Applicant is submitting a conceptual development plan on 40.596 acres of land in the City of Fort Pierce.

Kings Highway Commerce Park 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)

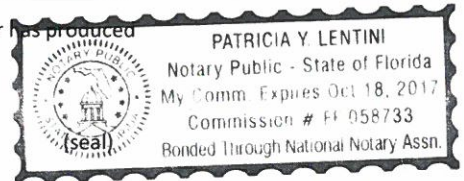
STATE OF FLORIDA -- PALM BEACH COUNTY

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] as identification.

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	
C-3	CG	40.5	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.: \_\_\_\_\_ Residential: Proposed Units: \_\_\_\_\_

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

North	South	East	West
vacant	vacant	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)
- Site Plan (see Section 22-58.d.4) *conceptual*
- 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

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 COMMERCE PARK LLC – KINGS HIGHWAY BUSINESS PARK  
2GHO JOB#15-1207**

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 40.596 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;
- 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:

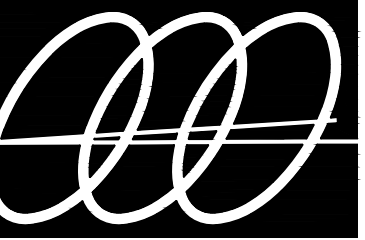
- Technical Review Committee                      July 21, 2016
- Planning and Zoning Board                      August 9, 2016
- City Commission final approval              August 15, 2016

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



**Gentile Glas  
Holloway  
O'Mahoney  
& Associates, Inc.**  
Landscape Architects  
Planners and  
Environmental Consultants

1907 Commerce Lane  
Suite 101  
Jupiter, Florida 33458  
561-575-9557  
561-575-5260 FAX  
www.landscape-architects.com

**King's Highway  
Commerce Park**  
City of Ft. Pierce, Florida

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

Cad no.             
Seal           

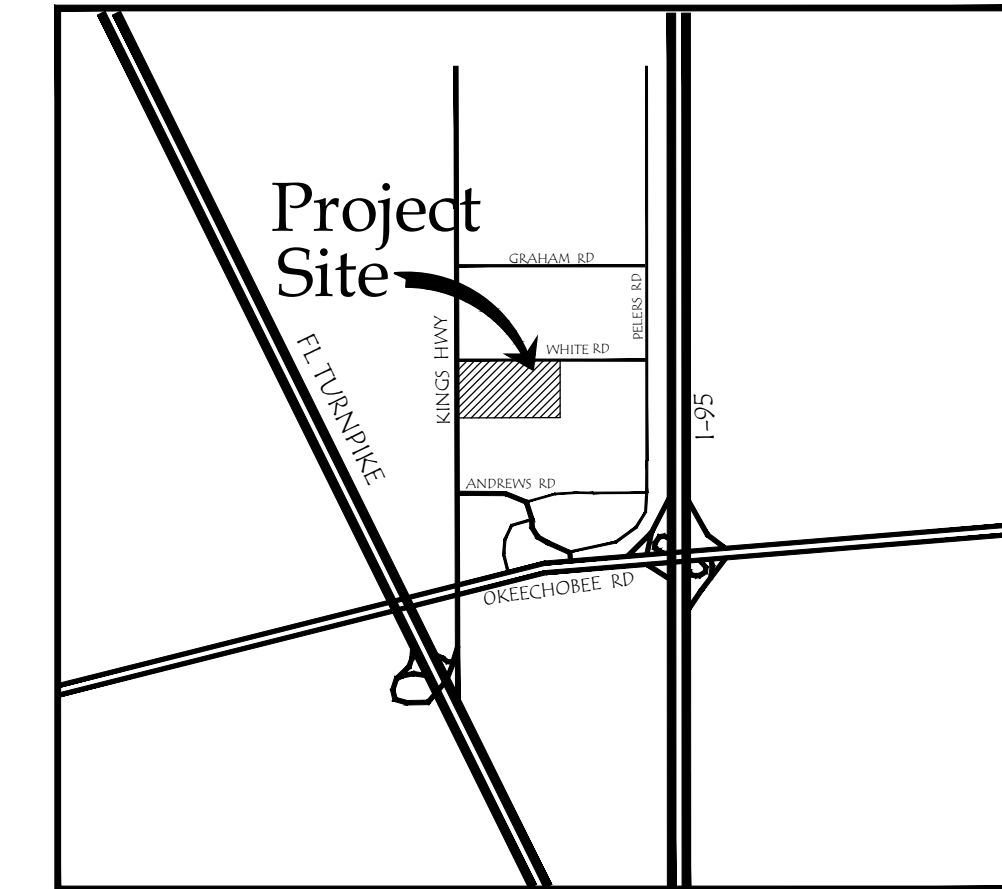
LC 000177  
Sheet Title:  
**Conceptual  
Development  
Plan**

Scale: 1" = 100'

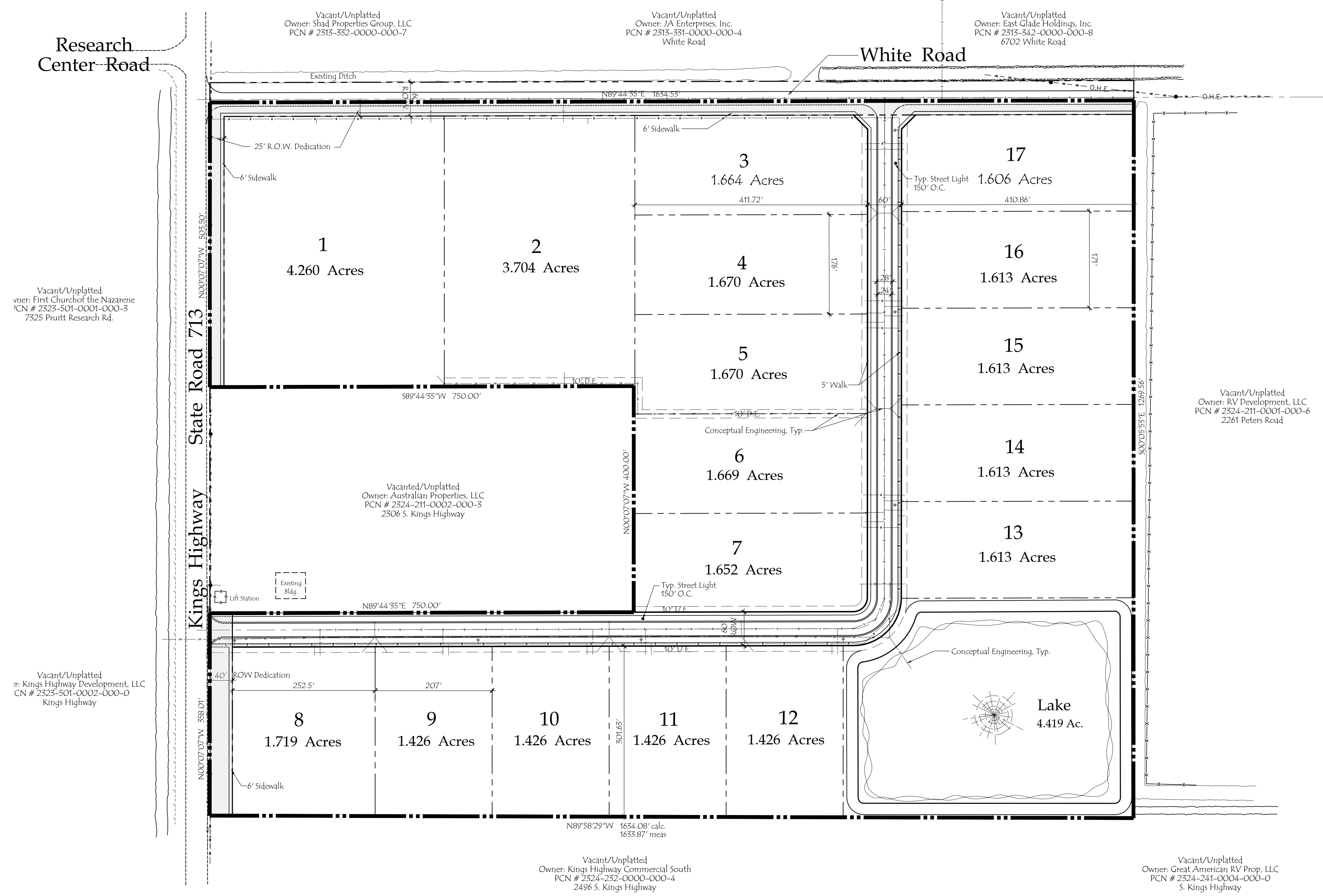
Sheet No.

**C-1**

Location Map

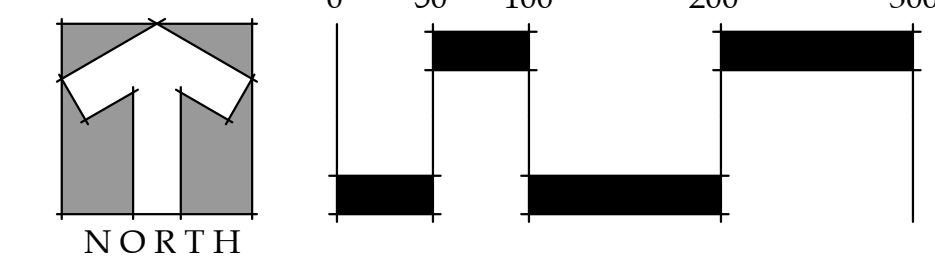


SECTION 24 TOWNSHIP 35S RANGE 39E



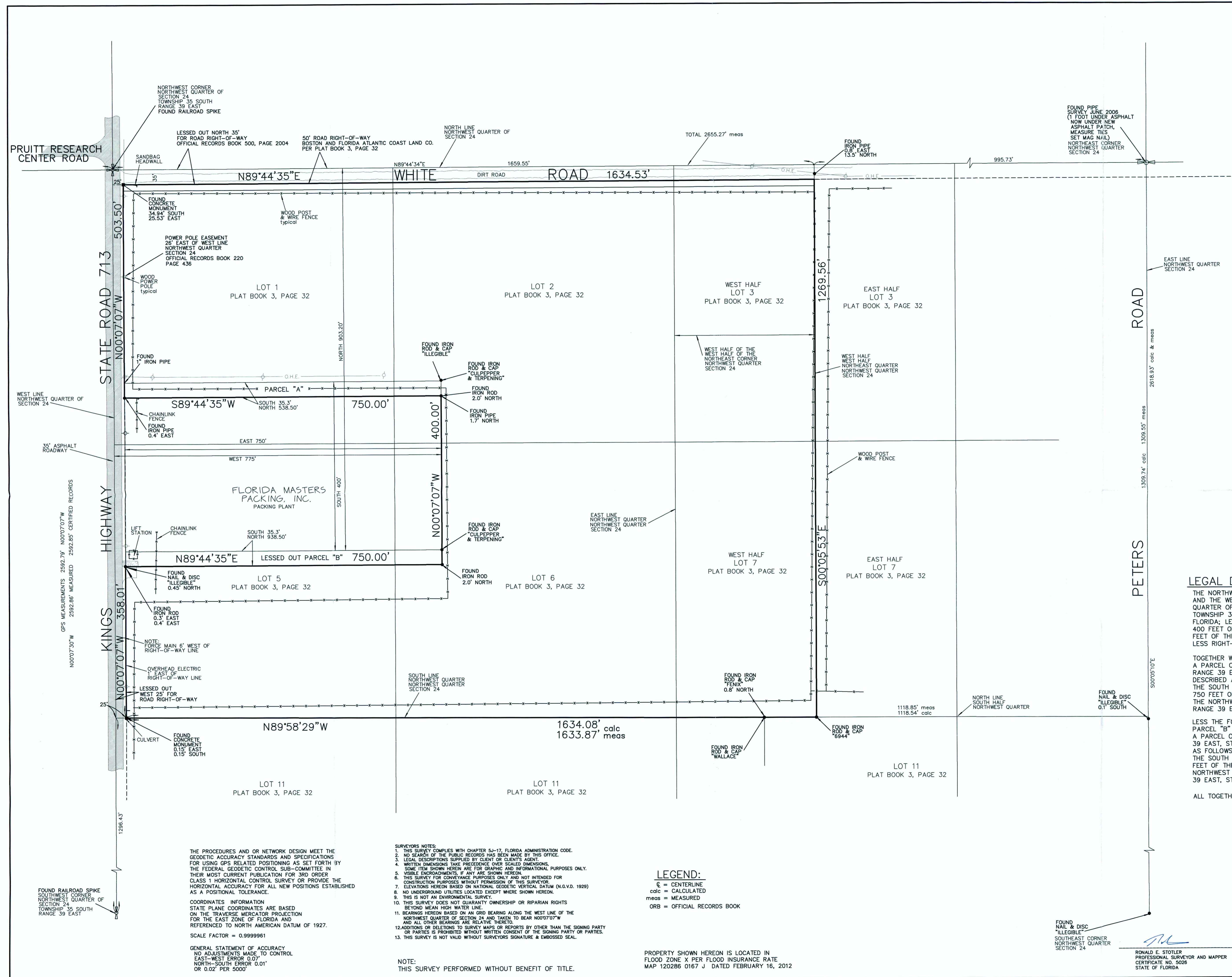
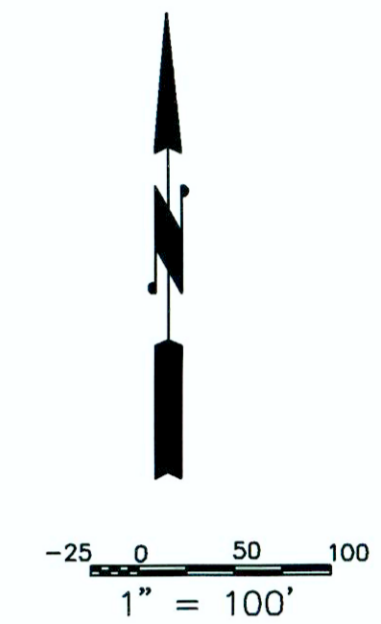
Site Data

Existing Zoning	C-3; General Commercial
Existing Land Use	Commercial
Total Site Area	40.59 Acres; 1,768,273.1 s.f.
Site Area after dedications	39.06 Ac.; 1,701,272.0 s.f.
Maximum Bldg. Lot Coverage	60% of the lot area
Maximum Bldg. Height	65'
Lake Area	4.42 Acres; 11.33% (after dedications)





LOCATION MAP NOT TO SCALE



**LEGAL DESCRIPTION** ORB 2382, PAGE 1143

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA; LESS AND EXCEPTING THERE FROM THE SOUTH 400 FEET OF THE NORTH 903.20 FEET OF THE EAST 750 FEET OF THE WEST 775 FEET OF SAID SECTION 24; LESS RIGHT-OF-WAY FOR KINGS HIGHWAY AND WHITE ROAD.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL "A" A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 35.30 FEET OF THE NORTH 538.50 FEET OF THE EAST 750 FEET OF THE WEST 775 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

LESS THE FOLLOWING DESCRIBED PARCEL "B" A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 35.30 FEET OF THE NORTH 938.50 FEET OF THE EAST 750 FEET OF THE WEST 775 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.

ALL TOGETHER CONTAINING 40.594 ACRES MORE OR LESS.

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 = 0.99999961

GENERAL STATEMENT OF ACCURACY NO ADJUSTMENTS MADE TO CONTROL EAST-WEST ERROR 0.07' NORTH-SOUTH ERROR 0.01' OR 0.02' PER 5000'

- SURVEYORS NOTES:**
1. THIS SURVEY COMPLIES WITH CHAPTER 53-17, 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 ITEM 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.

**MAGELLAN SURVEYING & MAPPING, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 LICENSED BUSINESS - 7577  
 450 S. OLD DIXIE HIGHWAY, SUITE 10  
 JUPITER, FLORIDA 33458  
 561-746-8745 FAX 561-746-9632 E-mail info@magellansurveying.com

**Boundary Survey**

Prepared For: **KINGS HIGHWAY 40 ACRES**

Drawn by RES	Date of Survey MARCH 23, 2016	Scale 1" = 100'
Field: BM-TFF.B.109Pg39	REVISIONS:	Drawing Number 16-087

RONALD E. STOTLER  
 PROFESSIONAL SURVEYOR AND MAPPER  
 CERTIFICATE NO. 5028  
 STATE OF FLORIDA