



**DEVELOPMENT REVIEW**

Property address or Location NE Quadrant of Jenkins Road & Okeechobee Road, Fort Pierce, FL 34947  
 Parcel ID #(s) 2419-603-0005-000-8 and 2419-603-0002-000-7  
 Project description Construction of a new fast food restaurant with a drive-thru, indoor playground, outdoor dining area, and related site improvements.

NNN / 1031 No. 16 SR 70 Jenkins LLC  
**Property Owner(s)**  
4801 PGA Boulevard  
 Street Address  
Palm Beach Gardens, FL 33418  
 City State Zip  
561-630-6110  
 Phone Number  
 Email Address

Kristen Ferretti (Owner's Agent) Corporate Property Services, Inc.  
**Applicant/Representative, Title, Company**  
1239 E. Newport Center Drive, Suite 113  
 Street Address  
Deefield Beach, FL 33442  
 City State Zip  
954-426-5144  
 Phone Number  
kristen@corporatepropertyservices.net  
 Email Address melissa@corporatepropertyservices.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. 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]  
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY  
 The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of February, 2017, by Kristen Ferretti who is personally known to me or has produced [Signature] as identification.

[Signature]  
 Signature of Notary

(seal)



**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.: 4,971 Residential: Proposed Units: \_\_\_\_\_

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

North	South	East	West
Vacant Commercial	Vacant Commercial	Automobile Dealership	Walgreen's-Retail Store

## 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 - *via email to Kori Benton*
- 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)

Prepared by, record and return to:  
Adrienne V. Schmitz, P.A.  
12230 Forest Hill Blvd., Suite 102  
Wellington, FL 33414

Tax Folio #: 2419-233-0001-000/5

[Space Above This Line For Recording Data]

## Special Warranty Deed

This Special Warranty Deed made this 24<sup>th</sup> day of May, 2006 between JENKINS 70 PARTNERS, LLC, a Florida limited liability company, whose post office address is 10505 S.W. 128<sup>th</sup> Terrace, Miami, FL 33176, grantor, and NNN/1031 No. 16 SR 70 Jenkins LLC, a Florida limited liability company whose post office address is 3399 PGA Blvd., Suite 450, Palm Beach Gardens, FL 33410, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Lucie County, Florida to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through, or under grantor, but none other; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2005, and that certain Annexation Agreement recorded in Official Records Book 943, Page 1496, public records of St. Lucie County, FL.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime®

Signed, sealed and delivered in our presence:

[Signature]  
Witness Name: MARIA J. KIRSCHNER  
[Signature]  
Witness Name: Olga L. Perez

GRANTOR:  
JENKINS 70 PARTNERS, LLC, a Florida limited liability  
company

By: Mark Schwimmer  
Mark Schwimmer, as Manager

State of Florida  
County of Miami Dade

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of May, 2006 by Mark Schwimmer, as Manager of Jenkins 70 Partners, LLC, on behalf of said Company. He  is personally known to me or [ ] has produced a driver's license as identification.

[Notary Seal]



Mary W. Kurlansik  
Notary Public

Printed Name: Mary W. Kurlansik

My Commission Expires: \_\_\_\_\_

Exhibit "A"

(Jenkins 70 Partners LLC):

Begin at the Northeast corner of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida and run South 00° 02' 33" East, a distance of 537.68 feet along the East line of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 19, a distance of 537.68 feet to the Northerly Right-of-Way line of State Road 70;

thence run South 72° 44' 04" West along said Right-of-Way line a distance of 405.48 feet;

thence run North 01° 55' 27" East a distance of 195.18 feet;

thence run South 66° 42' 27" West a distance of 53.10 feet;

thence run North 00° 12' 27" East a distance of 265.00 feet;

thence run North 88° 47' 57" East, a distance of 1.00 feet;

thence run North 00° 12' 27" East a distance of 210 feet to the North line of aforesaid Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 19;

thence run North 88° 47' 57" East a distance of 426.40 feet to the POINT OF BEGINNING.

TOGETHER WITH:

The South 95 feet of the North 380 feet of the East 194 feet of the West 234 feet of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 19, Township 35 South, Range 40 East; LESS Rights-of-Way for road and drainage canals; lying and being in St. Lucie County, Florida.

TOGETHER WITH:

South 75 feet of the North 285 feet of the East 194 feet of the West 234 feet of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 19, Township 35 South, Range 40 East; LESS and excepting there from all Rights-of-Way for public roads and drainage canals; lying and being in St. Lucie County, Florida.

### Property Identification

Site Address: OKEECHOBEE RD  
 Sec/Town/Range: 19/35S/40E  
 Map ID: 24/19N  
 Zoning: C3

Parcel ID: 2419-603-0005-000-8  
 Account #: 175289  
 Use Type: 1000  
 Jurisdiction: Fort Pierce

### Ownership

NNN/1031 #16 Jenkins LLC  
 2 Towne Sq Ste 900  
 Southfield, MI 48076

### Legal Description

OKEECHOBEE CROSSINGS-(PB 62-23) TRACT 5 (0.85 AC - 37,026 SF)

### Current Values

Just/Market Value: \$148,100  
 Assessed Value: \$148,100  
 Exemptions: \$0  
 Taxable Value: \$148,100  
 Taxes for this parcel: SLC Tax Collector's Office   
 Download TRIM for this parcel: Download PDF



### Total Areas

Finished/Under Air (SF): 0  
 Gross Area (SF): 0  
 Land Size (acres): 0.85  
 Land Size (SF): 37,026

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
May 24, 2006	2582 / 2467	XX02	SP	Jenkins 70 Partners LLC,	\$2,800,000

### Building Information (1 of 1)

Finished Area: 0 SF  
 Gross Total Area: 0 SF

#### Exterior Data

View:  
 Building Type:  
 Grade:  
 Story Height:

Roof Cover:  
 Year Built: N/A  
 Effective Year: 2014  
 No. Units: 0

Roof Structure:  
 Frame:  
 Primary Wall:  
 Secondary Wall:

#### Interior Data

Bedrooms: 0  
 Full Baths: 0  
 Half Baths: 0  
 A/C %: 0%

Electric:  
 Heat Type:  
 Heat Fuel:  
 Heated %: N/A%

Primary Int Wall:  
 Avg Hgt/Floor: 0  
 Primary Floors:  
 Sprinkled %: 0%



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for display

### Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
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### Special Features and Yard Items


Type	Qty	Units	Year Blt
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### Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$0					
Land:	\$148,100					
Just/Market:	\$148,100					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$0					
Assessed:	\$148,100					
Exemption(s):	\$0					
Taxable:	\$148,100					

### Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2010	0041	2.3	Fort Pierce Stormwater Charge	\$124.20
2013	0054	0.85	North St. Lucie Water Management District	\$25.00

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

### Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2016	\$148,100	\$148,100	\$0	\$148,100
2015	\$148,100	\$148,100	\$0	\$148,100
2014	\$148,100	\$148,100	\$0	\$148,100

### Permits

Number	Issue Date	Description	Amount	Fee
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Notice: This does not necessarily represent all the permits for this property.  
Click the following link to check for additional permit data in Fort Pierce

**Property Identification**

Site Address: OKEECHOBEE RD  
 Sec/Town/Range: 19/35S/40E  
 Map ID: 24/19N  
 Zoning: C3

Parcel ID: 2419-603-0002-000-7  
 Account #: 175286  
 Use Type: 1000  
 Jurisdiction: Fort Pierce

**Ownership**

NNN/1031 #16 Jenkins LLC  
 2 Towne Sq Ste 900  
 Southfield, MI 48076

**Legal Description**

OKEECHOBEE CROSSINGS-(PB 62-23) TRACT 2 (0.96 AC - 41,818 SF)

**Current Values**

Just/Market Value: \$167,300  
 Assessed Value: \$167,300  
 Exemptions: \$0  
 Taxable Value: \$167,300

Taxes for this parcel: SLC Tax Collector's Office   
 Download TRIM for this parcel: Download PDF



**Total Areas**

Finished/Under Air (SF): 0  
 Gross Area (SF): 0  
 Land Size (acres): 0.96  
 Land Size (SF): 41,818

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
May 24, 2006	2582 / 2467	XX02	SP	Jenkins 70 Partners LLC,	\$2,800,000

**Building Information (1 of 1)**

Finished Area: 0 SF  
 Gross Total Area: 0 SF

**Exterior Data**

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: 2014	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

**Interior Data**

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%

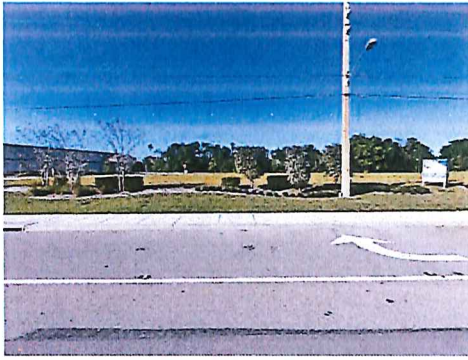


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or  
Sketch  
unavailable  
for display

### Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
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### Special Features and Yard Items


Type	Qty	Units	Year Blt
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### Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$0					
Land:	\$167,300					
Just/Market:	\$167,300					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$0					
Assessed:	\$167,300					
Exemption(s):	\$0					
Taxable:	\$167,300					

### Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2010	0041	2.6	Fort Pierce Stormwater Charge	\$140.40
2013	0054	0.96001	North St. Lucie Water Management District	\$25.00

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

### Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2016	\$167,300	\$167,300	\$0	\$167,300
2015	\$167,300	\$167,300	\$0	\$167,300
2014	\$167,300	\$167,300	\$0	\$167,300

### Permits

Number	Issue Date	Description	Amount	Fee
--------	------------	-------------	--------	-----

Notice: This does not necessarily represent all the permits for this property. Click the following link to check for additional permit data in Fort Pierce [external link icon](#)

**Trip Generation Analysis**  
**Ft Pierce Chick-fil-A**  
February 6, 2017

Bowman Consulting Group, Ltd. has conducted a trip generation analysis for a proposed 4,989 s.f. Chick-fil-A with drive-thru window, located at the northeast corner of Jenkins Road and Okeechobee Road in the City of Ft. Pierce. The site is currently vacant with no existing trips being generated. Below is a breakdown of the post development trip generation analysis, per the ITE Trip Generation Manual, 9<sup>th</sup> Edition.

Trip Generation Land Use Code 934 – Fast Food Restaurant with Drive-Through Window

- Proposed Square Footage = 4,989 s.f.
- Trip Generation Rate = 496.12 per 1,000 s.f.
- Total Trips = 2,475 trips
- Peak Hour Trips = 87 P.M. trips

Should you have any questions or require additional information, please feel free to give me a call at (954) 712-7482.

Thank you,



**Bill Pfeffer, PE | VP/Branch Manager**  
**Bowman Consulting**  
401 E. Las Olas Blvd. Suite 1400, Ft. Lauderdale, FL 33301  
Office: 954-712-7482 | mobile: 772.341.6223



## CAPACITY ANALYSIS

### I. Site Data:

	Existing Use	Future Land Use	Zoning
North	VACANT COMMERCIAL	GENERAL COMMERCIAL	C3
South	VACANT COMMERCIAL	GENERAL COMMERCIAL	C3
East	AUTOMOBILE DEALERSHIP	GENERAL COMMERCIAL	C3
West	RETAIL STORE	GENERAL COMMERCIAL	C3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC	C3	78,953	1.81	X
**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 624 GAL/DAY
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	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 624 GAL/DAY
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

<b>C. Parks and Recreation (Residential Classifications Only):</b> (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)		
	K-8	High
School Name		
City		
Distance		
Current Zoning/FLU	Enrollment	
**Proposed Zoning/FLU	Enrollment	
**Change in Demand		

<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	
**Proposed Zoning/FLU	
*Change in Demand	

**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>	
---------------	--

**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		
	<b>AADT</b>	<b>AM/PM Peak Hour Trips</b>
<b>Demand Analysis</b>	Maximum	Maximum
<b>Current Zoning/FLU</b>		
<b>**Proposed Zoning/FLU</b>		
<b>*Change in Demand</b>	Trips	Trips
<b>Impact to Capacity</b>		

**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): 78,953
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)					

NON-RESIDENTIAL DATA					
Type(s) specify	Phase	Square footage	Acres	Expecting beginning date	Expected completion date
COMMERCIAL	I - TOTAL	78,953	1.81		

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? \_\_\_\_\_
- 2.. What is the current use of the structure to be demolished or re-used? \_\_\_\_\_
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:

\*\* Complete section if requesting a change in zoning, future land use, or expanding



## Design Review

Property address or Location NE Quadrant of Jenkins Road & Okeechobee Road, Fort Pierce, FL 34947

Parcel ID #(s) 2419-603-0005-000-8 and 2419-603-0002-000-7

Project Description Construction of a new fast food restaurant with a drive thru, indoor playground, outdoor dining area, and related site improvements.

NNN / 1031 No. 16 SR 70 Jenkins LLC

Property Owner(s)

4801 PGA Boulevard

Street Address

Palm Beach Gardens, FL 33418

City State Zip

561-630-6110

Phone Number

Email Address

Kristen Ferretti (Owner's Agent) Corporate Property Services, Inc.  
Applicant/Representative, Title, Company

1239 E. Newport Center Drive, Suite 113

Street Address

Deefield Beach, FL 33442

City State Zip


954-426-5144

Phone Number

kristen@corporaterpropertyservices.net //

Email Address melissa@corporaterpropertyservices.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 Application (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)

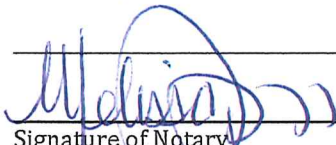
STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 3rd day of February, 2017, by

Kristen Ferretti

who is personally known to me or has produced

as identification.

  
Signature of Notary



### TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

Pre-Application Meeting Date \_\_\_\_\_ Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit \_\_\_\_\_

Intake Planner \_\_\_\_\_

Planner Assigned \_\_\_\_\_

Approved \_\_\_\_\_ Date \_\_\_\_\_

Comments \_\_\_\_\_

Intake Date Stamp

# 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.