



CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS | LAND SURVEYORS

File number 18-018
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February 12, 2018

Ms. Rebecca Grohall, Planning Director
City of Ft. Pierce Planning Department
100 North US #1
Ft. Pierce, Florida 34950



Subject: Ft. Pierce Hotel Plaza (Holiday Inn/ Candlewood Suites)
Request for Site Plan Extension

Dear Ms. Grohall:

This office represents the owners/developers of the previously approved site plan project known as *Ft. Pierce Hotel Plaza*, located at the intersection of SR 70 and the entry into Florida Turnpike, in western Ft. Pierce. This project received its initial site plan approvals in 2007, with subsequent site plan extensions to the overall completion date being granted in 2014 and 2016. Under the most recent extension action granted by the City of Ft. Pierce, this projects site plan approval is scheduled to expire September 15, 2018.

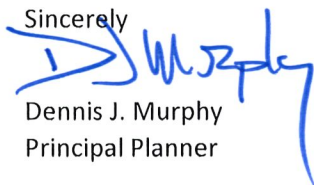
In September 2009, the City of Ft. Pierce issued a Certificate of Occupancy for the first part of this project site, specifically the Holiday Inn Express. As part of that facilities construction, all of the required infrastructure (utility, stormwater & parking) to support the full development of this property with two planned hotel uses, was completed.

Since the economic downturn of the late 2000's, it has been a slow recovery in the local market for additional hotel space. Over the past year, there has been some shift in the market that leads us to believe that the time is approaching where we can commence construction on our second hotel option for this site. However, we *will not* have any proposed hotel construction completed by the current expiration deadline of September 15, 2018. Accordingly, and on behalf of MGC Ft. Pierce Corporation, we are requesting that the City Commission authorize a 24-month extension to this projects current expiration date, so that the amended expiration date would now be September 15, 2020.

Attached you will fund the required filing fee of \$1,877.50 (MGC ck #14493) for the processing of this requested extension.

Thank you for your attention to this matter. If you have any questions, please do not hesitate to let me know.

Sincerely



Dennis J. Murphy
Principal Planner

DJM

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