



VARIANCE

Property address or Location 5000 Okeechobee Road, Ft. Pierce, FL 34947

Parcel ID #(s) _____

Project description Fascia Signage for Retail Re-Development of Site

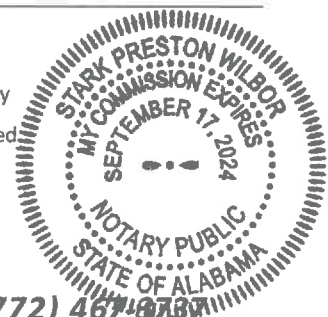
Prickett Partners, LLC
 Property Owner(s)
2590 Villa Way
 Street Address
Eustis, Florida 32727
 City State Zip
352-978-2443
 Phone Number
prpproperties@aol.com
 Email Address

Frontier Development LLC
 Applicant/Representative, Title, Company
2950 SW 27th Ave, Suite 300
 Street Address
Miami, FL 33133
 City State Zip
(305) - 519 - 7214
 Phone Number
Ldavila@fdllc.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.

John R Prickett
 Property Owner(s) Signature(s)

STATE OF Alabama COUNTY Shelby
 The foregoing instrument was acknowledged before me this 18 day of December, 2020, by
John R Prickett who is personally known to me or has produced
Drivers License as identification.
Stark Preston Wilbor
 Signature of Notary



INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-8789

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

VARIANCE

Submit eight (8) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- Site plan, to scale, including all relevant improvements:
 - Existing & proposed structures
 - Landscaping & parking,
 - Fencing, signs, etc.
- As-built Survey
- Criteria Narrative
- Complete, notarized application

Application Outlook



Description of request: Additional square footage allowance for fascia signs

Reason for request: Building frontage on Okeechobee Road is back of house for Tenants.

Need Visibility off of Okeechobee Rd. & parking lot storefronts (see attached narrative for more detail)

Existing Use : Vacant Date Property was Purchased: _____

Alterations made to the site since purchase: _____

Has a request for this variance been denied in the past? Yes No

If yes, what has changed since the denial? _____

Criteria:

In order to determine whether your request for Variance meets all the criteria in Section 22-108 of the City Code, please answer the following questions. Please provide answers of questions on separate pages:

1. Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.
2. Do special conditions or circumstances result from actions other than that of yours? Please explain
3. Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.
4. What is the minimum variance that would give the reasonable use of the land, building, or structure?
5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare:

FRONTIER DEVELOPMENT

To Whom It May Concern:

We have currently secured site plan approval for this project and have been working with staff to secure a variance for the fascia signage in connection to the proposed building. It has been advised that each individual Tenant and/or business will be allowed the following:

- Wall face facing main street (Okeechobee) – Sign area up to 20% of the total wall face area fronting Okeechobee
- Side & Rear Signs – Sign area up to 50% of the total area of the allowable main street sign per the above. The total sum of all these signs will equate to 50% of total main street sign allowed per code. The rear sign only allows for a maximum of six (6) SF; said six (6) SF is included in the 50% calculation

The proposed location of our building will be right along Okeechobee Road which of course will need as much signage visibility as possible and is allowed a sign area up to 20% of the total wall face fronting Okeechobee. This façade however will truly be the rear of the building as the parking lot will be located on the opposite side which will front the NW façade and were patrons will access the individual businesses. Given these conditions, we would like to formally request a variance that would allow for the Northwestern façade to be treated like the Okeechobee façade in where 20% of total wall face area fronting would be allowed.

Included in this submittal is the following:

- Survey
- Approved Site Plan
- Sign Exhibit A – Reflecting fascia signage currently allowed per code
- Sign Exhibit B – Reflecting the proposed fascia signage to be allowed on NW façade (Variance Request)
- Executed Variance Application
- Criteria Narrative – Pages two (2) and three (3) of this document

Thanks,

Luis Davila



1.27.21

Frontier Development LLC

Criteria Narrative

1. Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.
 - a. The building will be located right off Okeechobee Road which of course will need as much signage visibility as possible due to the ongoing traffic. This façade however will truly be the rear of the building as the parking lot will be located on the opposite side which will front the NW façade and were patrons will access the individual businesses. The current code only allows for 6 SF on this façade which will make it extremely difficult for incoming patrons to locate their destination from where they would access the same.

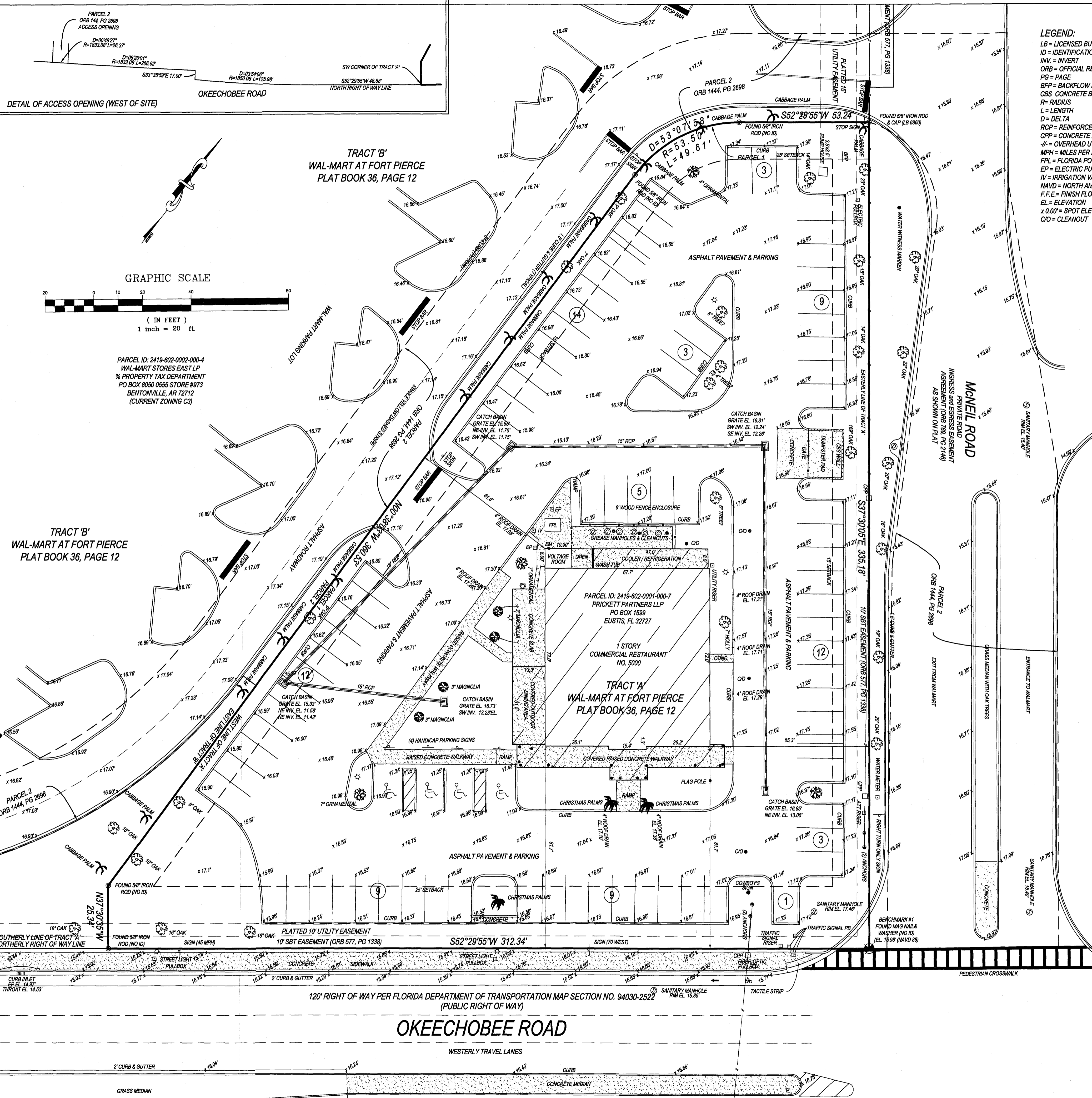
2. Do special conditions or circumstances result form actions other than that of yours? Please explain.
 - a. Yes, currently there are two (2) large light poles, one (1) large FPL pole inclusive of all the associated wiring that front our property off Okeechobee Road. Once our new building is erected in place, the Tenant fascia signs will be extremely difficult to see.

3. Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.
 - a. Quick and easy access to patrons desired destination point. The lack of signage area/SF along what would be considered the “rear” of the property will make it challenging for drivers and potential customers to locate businesses. Ultimately leading towards less customers/foot traffic which will negatively impact the site and the Tenant’s businesses.

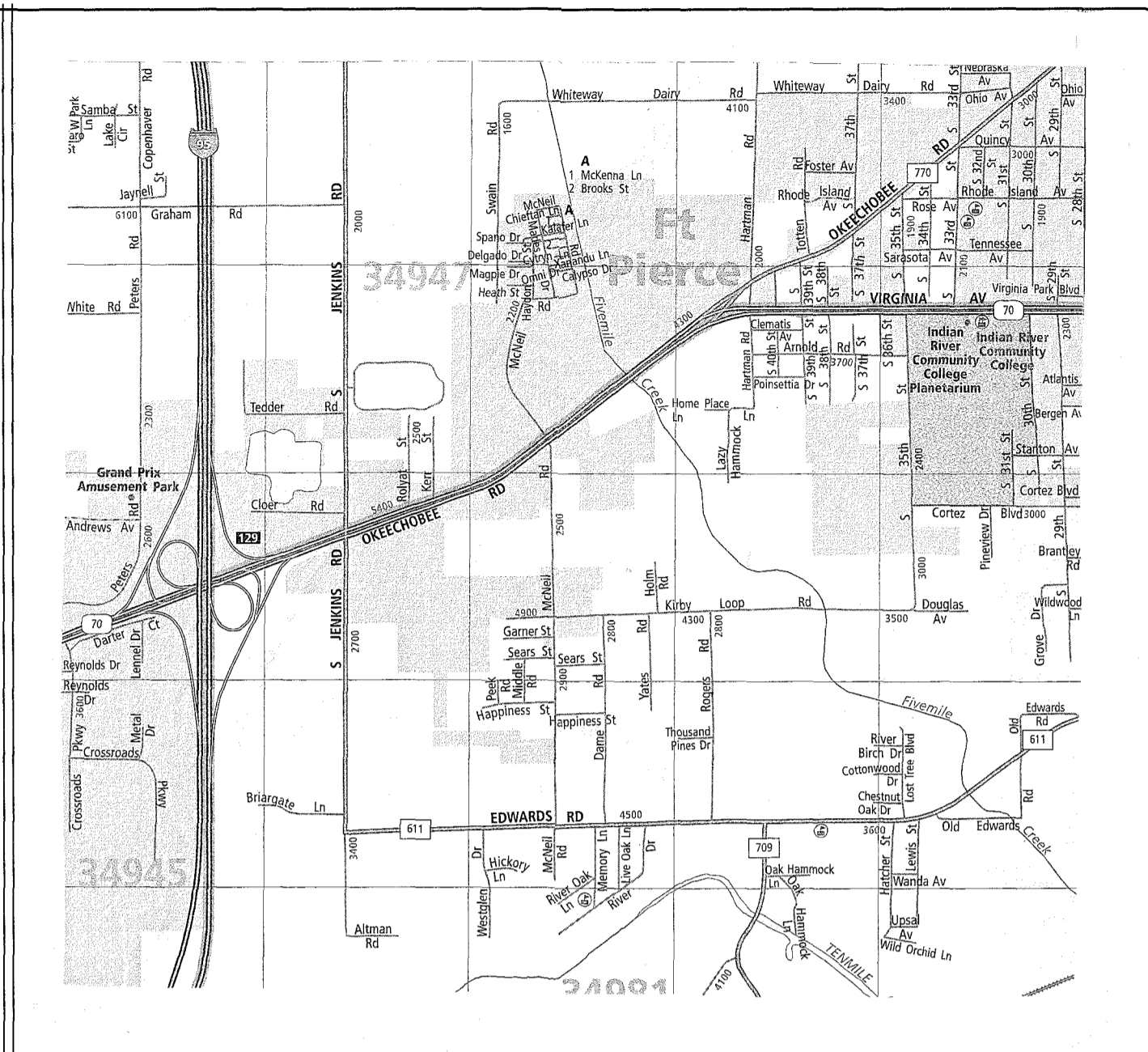
4. What is the minimum variance that would give the reasonable use of the land, building, or structure?
 - a. A sign area of up to 20% of the total wall face area as currently allowed for the façade facing the main street.

5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare.
 - a. The variance request will allow for a more aesthetically pleasing building and site. Given that the building will be situated right off Okeechobee Road and the patrons will be entering through the “rear” of the property, this will allow for properly scaled signage on both sides. This will also allow for incoming patrons

to visually see the businesses from a greater distance which will in turn allow for more calculated turns and stops minimizing the risk of vehicular accidents and/or crashes.



- LEGEND:**
- LB = LICENSED BUSINESS
 - ID = IDENTIFICATION
 - INV. = INVERT
 - ORB = OFFICIAL RECORDS BOOK
 - PG = PAGE
 - BFP = BACKFLOW PREVENTOR VALVE
 - CBS = CONCRETE BLOCK STRUCTURE
 - R = RADIUS
 - L = LENGTH
 - D = DELTA
 - RCP = REINFORCED CONCRETE PIPE
 - CPP = CONCRETE POWER POLE
 - /- = OVERHEAD UTILITIES
 - MPH = MILES PER HOUR
 - FPL = FLORIDA POWER & LIGHT
 - EP = ELECTRIC PULLBOX
 - IV = IRRIGATION VALVE
 - NAVD = NORTH AMERICAN VERTICAL DATUM
 - F.F.E. = FINISH FLOOR ELEVATION
 - EL. = ELEVATION
 - x 0.00' = SPOT ELEVATION
 - CO = CLEANOUT



LOCATION MAP: NOT TO SCALE
BOUNDARY and TOPOGRAPHIC SURVEY
 5000 OKEECHOBEE ROAD
 FORT PIERCE, FLORIDA

LEGAL DESCRIPTION:

PARCEL 1:
 TRACT 'A', A PLAT OF WAL-MART AT FORT PIERCE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGE 12 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

PARCEL 2:
 A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY AS GRANTED BY ACCESS EASEMENT DATED AUGUST 18, 2001 AND RECORDED OCTOBER 18, 2001, IN OFFICIAL RECORDS BOOK 1444, PAGE 2698, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:
 ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST OF TALLAHASSEE BASE MERIDIAN, ST. LUCIE COUNTY, FLORIDA, ALL OF WHICH IS MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: COMMENCING FOR REFERENCE AT THE SOUTHEAST CORNER OF WAL-MART AT FORT PIERCE AS RECORDED IN PLAT BOOK 36, PAGE 12, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE BEARING NORTH 37°30'05" WEST, ALONG THE EAST LINE OF SAID WAL-MART AT FORT PIERCE, A DISTANCE OF 335.18 FEET TO THE POINT AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, THENCE LEAVING SAID EAST LINE, BEARING SOUTH 52°29'55" WEST, A DISTANCE OF 53.24 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 53.50 FEET, THENCE SOUTHERLY A DISTANCE OF 49.51 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°07'58", TO A POINT, THENCE BEARING SOUTH 00°38'03" EAST, A DISTANCE OF 6.50 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 207.50 FEET, RADIUS BEARS AT SAID POINT SOUTH 89°21'57" WEST, THENCE SOUTHERLY A DISTANCE OF 325.94 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", TO A POINT, THENCE BEARING SOUTH 89°21'57" WEST, A DISTANCE OF 220.94 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 250.00 FEET, RADIUS BEARS AT SAID POINT SOUTH 00°38'03" EAST, THENCE SOUTHERLY A DISTANCE OF 30.51 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°55'25", TO A POINT, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 140.00 FEET, RADIUS BEARS AT SAID POINT NORTH 70°32'28" WEST, THENCE SOUTHERLY A DISTANCE OF 61.88 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°48'51", TO A POINT, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 111.11 FEET, RADIUS BEARS AT SAID POINT SOUTH 42°46'37" EAST, THENCE SOUTHERLY A DISTANCE OF 133.69 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 68°58'28", TO A POINT, THENCE BEARING SOUTH 21°43'05" EAST, A DISTANCE OF 42.57 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF OKEECHOBEE ROAD (STATE ROAD 70) (120' WIDE RIGHT OF WAY), SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 1821.80 FEET, RADIUS BEARS AT SAID POINT NORTH 25°12'58" WEST, THENCE NORTHERLY ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 28.38 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°49'47", TO A POINT, THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, BEARING NORTH 24°33'12" WEST, A DISTANCE OF 49.84 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 116.00 FEET, RADIUS BEARS AT SAID POINT NORTH 65°38'48" EAST, THENCE NORTHERLY A DISTANCE OF 96.81 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°13'55", TO A POINT, THENCE BEARING NORTH 23°50'43" EAST, A DISTANCE OF 148.45 FEET TO A POINT, THENCE BEARING NORTH 89°21'57" EAST, A DISTANCE OF 275.22 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 182.50 FEET, RADIUS BEARS AT SAID POINT NORTH 00°38'03" WEST, THENCE NORTHERLY A DISTANCE OF 288.67 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°00'00", TO A POINT, THENCE BEARING NORTH 00°38'03" WEST, A DISTANCE OF 268.51 FEET, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 84.00 FEET, RADIUS BEARS AT SAID POINT NORTH 89°21'57", THENCE NORTHERLY A DISTANCE OF 77.90 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°07'58", TO A POINT, THENCE BEARING NORTH 52°29'55" EAST, A DISTANCE OF 110.13 FEET TO A POINT, THENCE BEARING SOUTH 37°32'32" EAST, A DISTANCE OF 80.85 FEET TO A POINT, THENCE BEARING SOUTH 47°13'54" EAST, A DISTANCE OF 119.38 FEET TO A POINT, THENCE BEARING SOUTH 37°35'20" EAST, A DISTANCE OF 101.19 FEET TO A POINT ON THE AFOREMENTIONED NORTH RIGHT OF WAY LINE, THENCE BEARING SOUTH 52°29'55" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 70.36 FEET TO A POINT, THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, BEARING SAID NORTH 36°41'24" WEST, A DISTANCE OF 155.76 FEET TO A POINT, THENCE BEARING NORTH 29°57'58" WEST, A DISTANCE OF 139.92 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 38.83 FEET, RADIUS BEARS AT SAID POINT SOUTH 58°09'17" WEST, THENCE NORTHERLY A DISTANCE OF 52.51 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 77°28'13", TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

1. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND UTILITIES ON OR ADJACENT TO THIS SITE. THE APPROXIMATE LOCATION OF ALL UTILITIES SHOWN HEREON WERE TAKEN FROM ASBUILT DRAWINGS AND/OR BUILDING LOCATION AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.
2. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINGS OR FENCES ON OR ADJACENT TO THIS SITE.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS OF WAY OF RECORD EXCEPT AS SHOWN ON THE RECORD PLAT IF ANY.
4. THIS PROPERTY WAS SURVEYED IN ACCORDANCE WITH TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 7409-62855, EFFECTIVE DATE: JANUARY 31, 2018 @ 8:00 AM.
- SCHEDULE B - SECTION II
- EXCEPTION #9: PLAT BOOK 36, PAGE 12 - AFFECTS PROPERTY, AS SHOWN ON SKETCH OF SURVEY
- EXCEPTION #10: ORB 577, PG 1338 - AFFECTS PARCELS 1 AND 2, AS SHOWN ON SKETCH OF SURVEY
- EXCEPTION #11: ORB 1444, PG 2891 - AFFECTS PROPERTY, UNLITOTABLE
- EXCEPTION #12: ORB 1444, PG 2698 - AFFECTS PROPERTY, PROVIDES ACCESS, AS SHOWN ON SKETCH OF SURVEY
5. ALL ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88)
6. THE BEARING BASE OF THIS SURVEY IS ALONG THE NORTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD AND SOUTHERLY LINE OF TRACT 'A', S52°29'55"W, BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE, 8390 ADJUSTMENT.
7. LEGAL DESCRIPTION PER AFOREMENTIONED TITLE COMMITMENT SCHEDULE 'A'.
8. ALL BEARINGS AND DISTANCES SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED.
9. 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.
10. THIS SITE LIES IN FLOOD ZONE 'X' AS SCALED AND INTERPOLATED ON FEMA MAP NO. 12111C-0167-J, DATED FEBRUARY 16, 2012.
11. CURRENT ZONING: C3 (GENERAL COMMERCIAL) ST. LUCIE COUNTY SECTION 22-31, (ST. LUCIE COUNTY PLANNING DEPARTMENT 772 466 5808)
12. ACCESS TO PROPERTY HAS TWO ACCESS OPENINGS; OKEECHOBEE ROAD AND MCNEIL ROAD THROUGH PEDESTRIAN AND VEHICULAR INGRESS/EGRESS EASEMENT - ORB 1444, PG 2698.
13. SETBACKS AS SHOWN WERE PROVIDED BY FORT PIERCE BUILDING DEPARTMENT.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY MAP AND/OR REPORT WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFICATIONS:

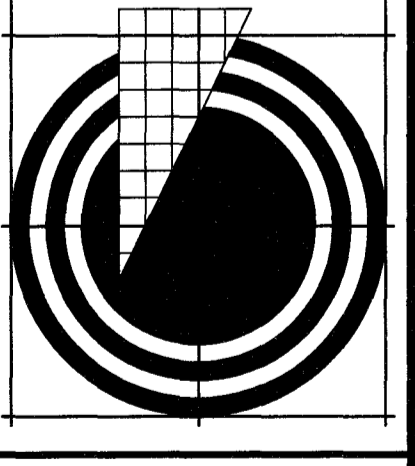
1. COZEN O'CONNOR
2. LAND SERVICES USA, INC.
3. FIRST AMERICAN TITLE INSURANCE COMPANY

CRAIG D. WATSON
 PROFESSIONAL SURVEYOR & MAPPER
 NO. 8947 STATE OF FLORIDA

DATE	REVISIONS	FRONTIER COMMENTS	CHK	CDW
5-27-18				

PREPARED FOR:
FRONTIER BUILDING CORP.
 1801 SW 3rd AVENUE, SUITE 500
 MIAMI, FLORIDA 33129

WATSON | KILLANE
 SURVEYING AND MAPPING, INC.
 2240 NE DIXIE HIGHWAY
 JENSEN BEACH, FLORIDA 34957
 PHONE: 772-334-0868
 WATSONKILLANE@GMAIL.COM
 LICENSED BUSINESS NO. 8241



JOB NUMBER:	18-230
FIELD DATE:	4-8-18
CHECKED BY:	CDW
DRAWN BY:	DPK
SCALE:	1" = 20'
SHEET	
1 OF 1	

CODE REVIEW
 PER MUNICOD FORT PIERCE FL
 VERSION: SEP 24, 2019
 CHAPTER 22. ZONING, ARTICLE IV. SUPPLEMENTARY REGULATIONS, Sec. 22-59. DESIGN REVIEW, WINDOWS
 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 forty-eight (48) inches from grade or sidewalk in retail buildings.
 Provided: Windows are placed on elevations in accordance to this section. Knee wall height is thirty-six (36) inches.

CODE REVIEW
 PER MUNICOD FORT PIERCE FL
 VERSION: SEP 24, 2019
 CHAPTER 22. ZONING, ARTICLE IV. SUPPLEMENTARY REGULATIONS, Sec. 22-59. DESIGN REVIEW, ELEVATIONS.
 Elevations adjacent to a public right-of-way shall be considered as a building front and treated as such with appropriate entrances, fenestration or detailing.
 Provided: Southeast and Northeast Elevation design is in accordance to this section.

Per Code:
 Sign Area up to 20% of the total wall face area fronting Okeechobee
 Wall face area: 2,938 SF
 Sign Area allowed: 588 SF
 Sign Area provided: 203 SF

FINISH SCHEDULE

CODE	MATERIAL	MFR	COLOR
1	PREFINISHED METAL COPING	UNA-CLAD	ELECTRIC BLUE
2	EIFS #2	DRYVIT	110 VAN DYKE
3	EIFS #1	DRYVIT	382 TAMALE
4	MODULAR BRICK VENEER THIN SET	PINE HALL BRICK	BROWN'S FERRY
5	STONE VENEER	DUTCH QUALITY	SIENNA DRY STACK
6	PRECAST SILL	STONECAST	LIMESTONE
7	PRE FINISHED METAL COPING	FIRESTONE UNA-CLAD	BONE WHITE
8	PRE-ENG'D AWNING	PER TENANT INSTRUCTION	PANTONE BLUE COLOR 655C OR MP 14112 POLO BLUE
9	PRE-ENG'D METAL CANOPY	MAPES	BRONZE BAKED ENAMEL
10	EIFS #3	DRYVIT	101 SUPER WHITE
11	NOT USED		
12	NOT USED		
13	FIBER CEMENT PNL	JAMES HARDIE	PORTICO WHITE
14	SPLIT FACE BLOCK	TBD	TJ MACTH SW 6028

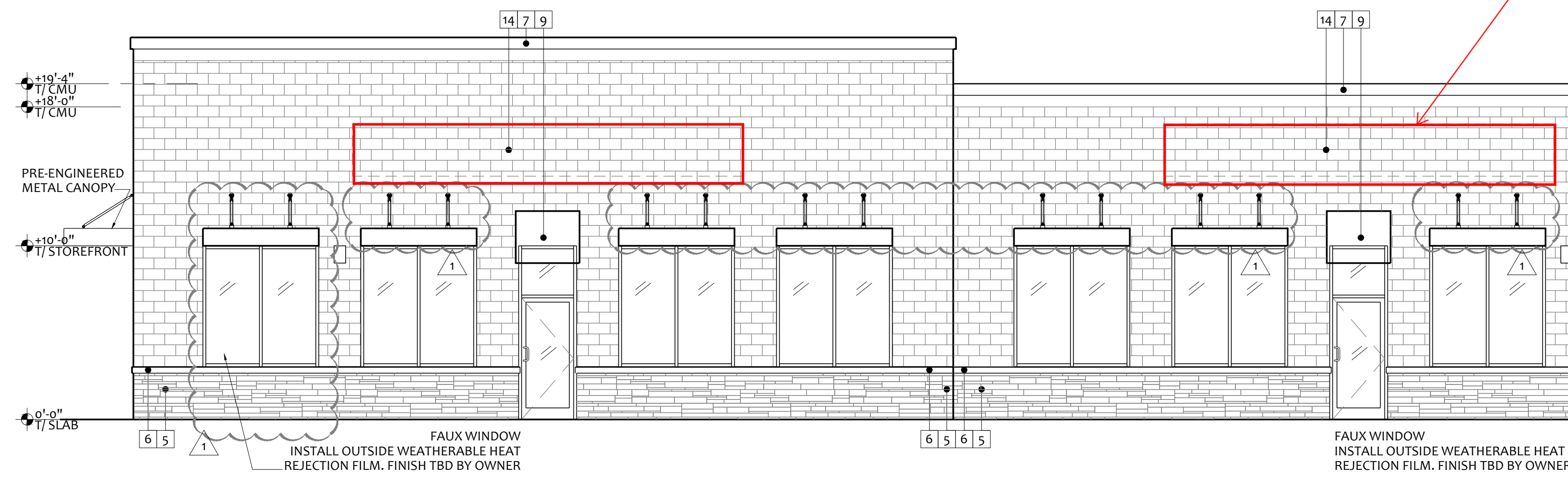
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6 JAN 2020

Kimberly Day McCann, AIA
 FL REG.#AR0091738

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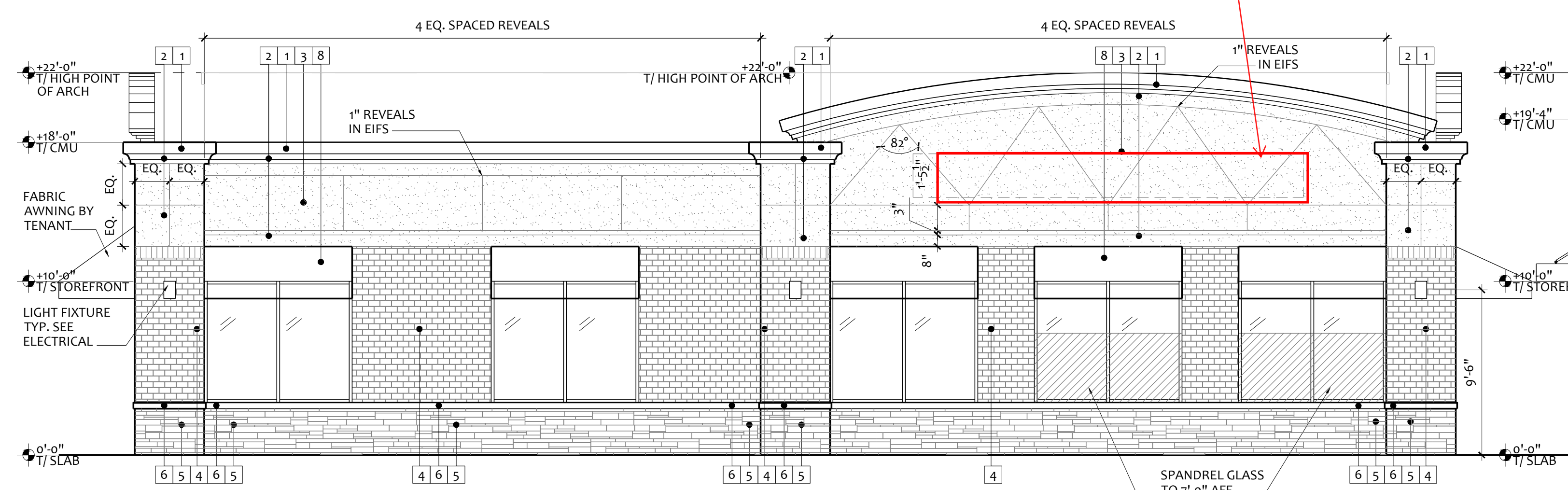
PROJECT NAME:
FORT PIERCE RETAIL
 McNeil Road and Okeechobee Road
 Fort Pierce, FL



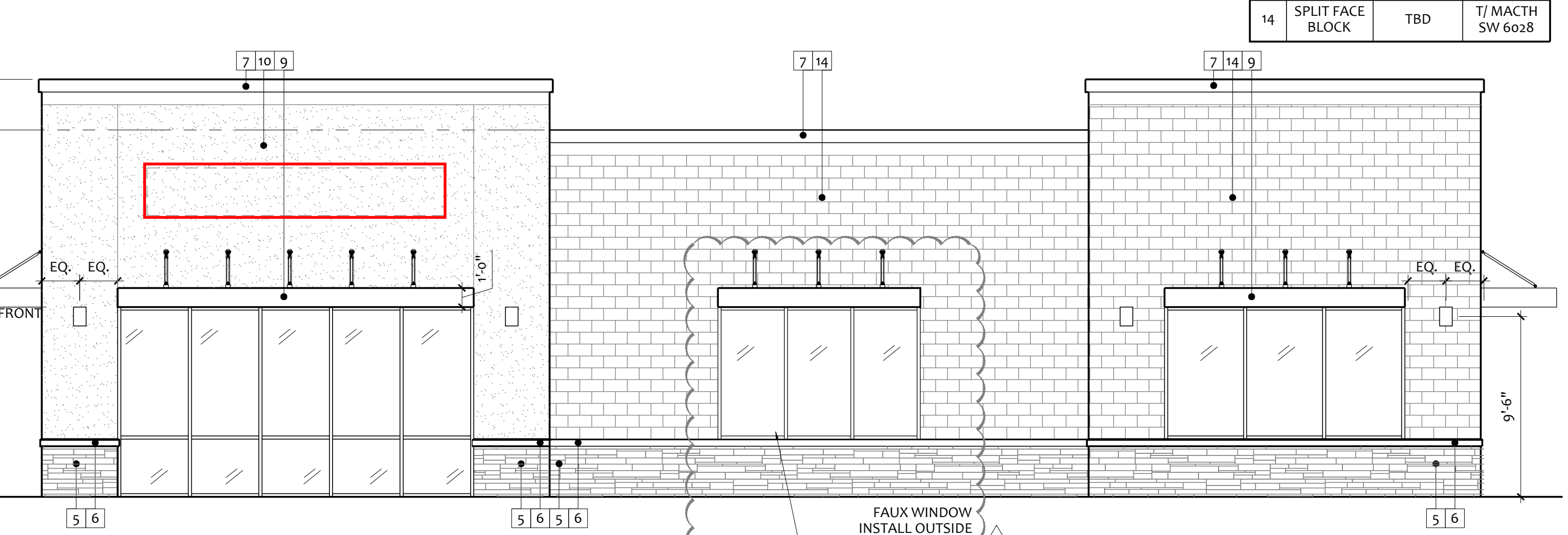
04 SOUTHEAST ELEVATION
 3/16" = 1'-0"

Wall face area (2 side elevations): 3,068 SF
 Sign Area allowed: 1,534 SF
 Sign Area provided: 95 SF

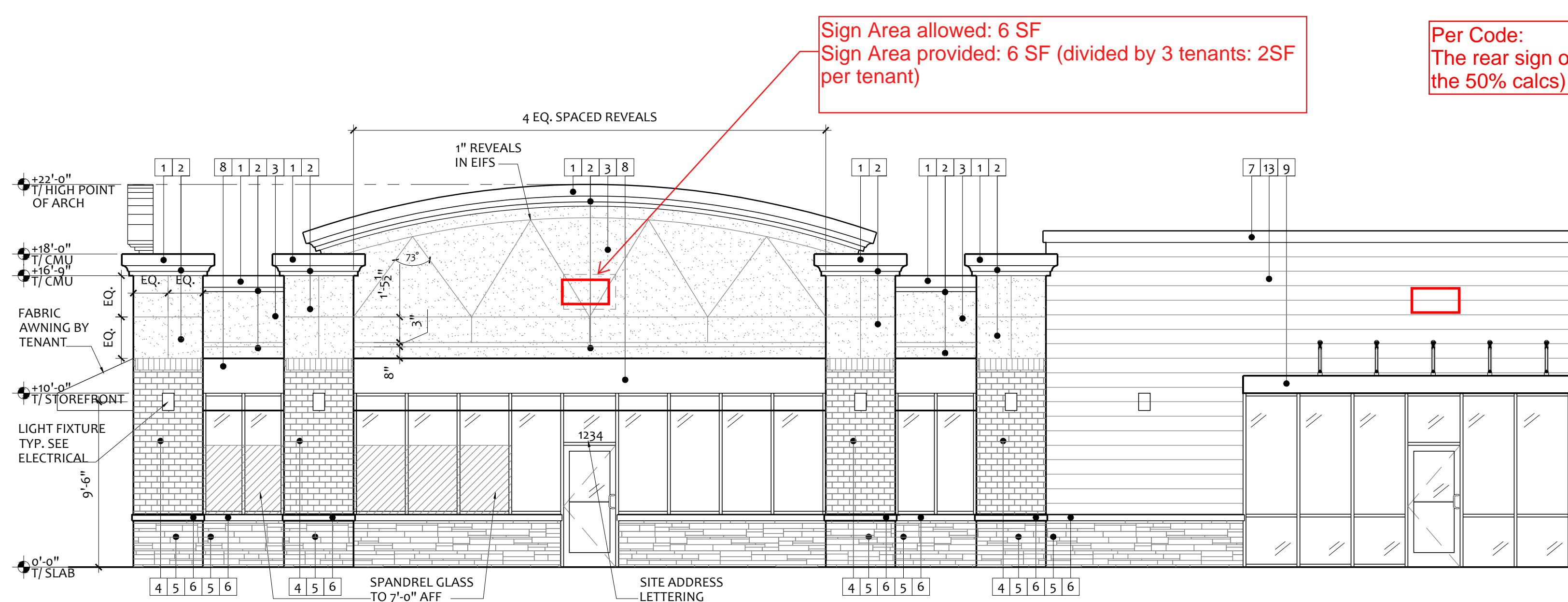
Per Code:
 Sign Area up to 50% of the total area of the allowable main street sign per the above



02 NORTHEAST ELEVATION
 3/16" = 1'-0"



03 SOUTHWEST ELEVATION
 3/16" = 1'-0"



01 NORTHWEST ELEVATION
 3/16" = 1'-0"

Sign Area allowed: 6 SF
 Sign Area provided: 6 SF (divided by 3 tenants: 2SF per tenant)

Per Code:
 The rear sign only allows for a maximum of 6SF (this is included in the 50% calcs)

ELEVATION NOTES

- REFERENCE SHEET A-001 FOR GENERAL CONDITIONS AND ADDITIONAL REQUIREMENTS AFFECTING THIS WORK.
- FINISH FLOOR DATUM (REFERENCE) = 0'-0" IS TO TOP OF SLAB. REFER TO CIVIL DRAWINGS FOR ACTUAL FINISH FLOOR ELEVATION.
- CONTRACTOR SHALL COORDINATE ALL WORK ON THIS SHEET WITH THE DEMOLITION WORK, AND THE MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL AND FIRE PROTECTION DRAWINGS.
- ALL PRE-MANUFACTURED TRIM, MOULDINGS, CLADDING & COMPONENTS SHALL BE FASTENED & ADHERED TO BUILDING PER MANUFACTURER SPECIFICATIONS TO WITHSTAND DESIGN WIND PRESSURE IDENTIFIED ON STRUCTURAL DRAWINGS.
- ALL EXTERIOR SURFACES TO BE PAINTED IN FIELD OR BE PROVIDED WITH FACTORY OR SHOP APPLIED FINISH AS REQUIRED. ALL COLORS SHALL BE SELECTED BY ARCHITECT, APPROVED BY OWNER.
- AWNING PLACEMENT SHOULD NOT INTERFERE WITH OR LIMIT THE SIZE OF THE STOREFRONT SIGNS. THE LANDLORD SHOULD COORDINATE WITH THE TENANT TO DETERMINE IF GRAPHICS WILL BE APPLIED TO THE GLASS STOREFRONT. FABRICATION AND PROTOTYPICAL DESIGN AND SPECIFICATION TO BE APPROVED BY TENANT.
- SIGNAGE BY TENANT. PROVIDE 1/2" PLYWOOD SUBSTRATE AS REQ'D.

ELEVEN18 PROJECT LEAD:
 Kim McCann
 407-745-5300
 kmcann@eleven18architecture.com
 PROJECT TEAM:
 Maria Lopez
 407-745-5300
 mlopez@eleven18architecture.com

REVISIONS

#	DATE	DESC.
1	01.06.20	CITY COMMENTS

ALLOWABLE SIGN AREA PER EXISTING CODE

A301
 EXTERIOR ELEVATIONS
 ALLOWED SIGNAGE

CODE REVIEW
 PER MUNICOD FORT PIERCE FL VERSION: SEP 24, 2019
 CHAPTER 22. ZONING, ARTICLE IV. SUPPLEMENTARY REGULATIONS, Sec. 22-59. DESIGN REVIEW, WINDOWS
 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 forty-eight (48) inches from grade or sidewalk in retail buildings.
 Provided: Windows are placed on elevations in accordance to this section. Knee wall height is thirty-six (36) inches.

CODE REVIEW
 PER MUNICOD FORT PIERCE FL VERSION: SEP 24, 2019
 CHAPTER 22. ZONING, ARTICLE IV. SUPPLEMENTARY REGULATIONS, Sec. 22-59. DESIGN REVIEW, ELEVATIONS.
 Elevations adjacent to a public right-of-way shall be considered as a building front and treated as such with appropriate entrances, fenestration or detailing.
 Provided: Southeast and Northeast Elevation design is in accordance to this section.

Per Code:
 Sign Area up to 20% of the total wall face area fronting Okeechobee

Wall face area: 2,938 SF
 Sign Area allowed: 588 SF
 Sign Area provided: 203 SF

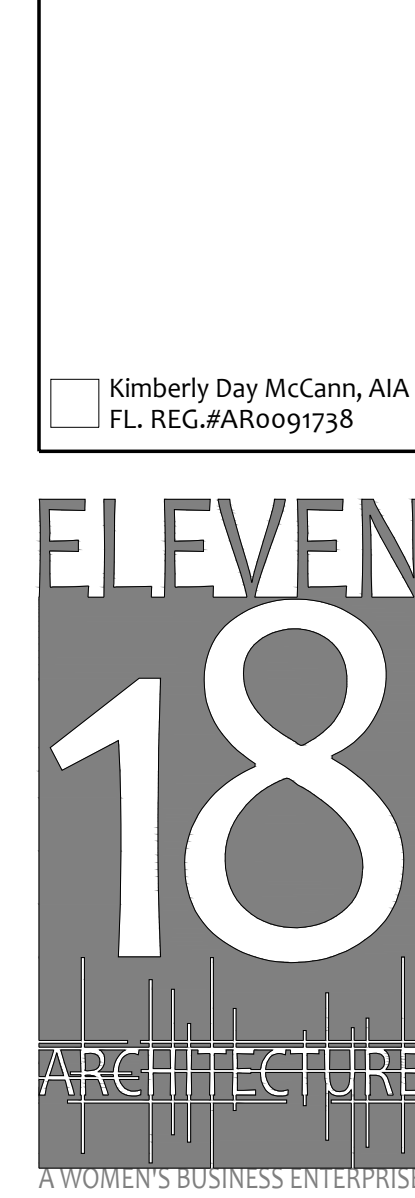
FINISH SCHEDULE

CODE	MATERIAL	MFR	COLOR
1	PREFINISHED METAL COPING	UNA-CLAD	ELECTRIC BLUE
2	EIFS #2	DRYVIT	110 VAN DYKE
3	EIFS #1	DRYVIT	382 TAMALE
4	MODULAR BRICK VENEER THIN SET	PINE HALL BRICK	BROWN'S FERRY
5	STONE VENEER	DUTCH QUALITY	SIENNA DRY STACK
6	PRECAST SILL	STONECAST	LIMESTONE
7	PRE FINISHED METAL COPING	FIRESTONE UNA-CLAD	BONE WHITE
8	PRE-ENG'D AWNING	PER TENANT INSTRUCTION	PANTONE BLUE COLOR 655C OR MP 14112 POLO BLUE
9	PRE-ENG'D METAL CANOPY	MAPES	BRONZE BAKED ENAMEL
10	EIFS #3	DRYVIT	101 SUPER WHITE
11	NOT USED		
12	NOT USED		
13	FIBER CEMENT PNL	JAMES HARDIE	PORTICO WHITE
14	SPLIT FACE BLOCK	TBD	TJ MACTH SW 6028

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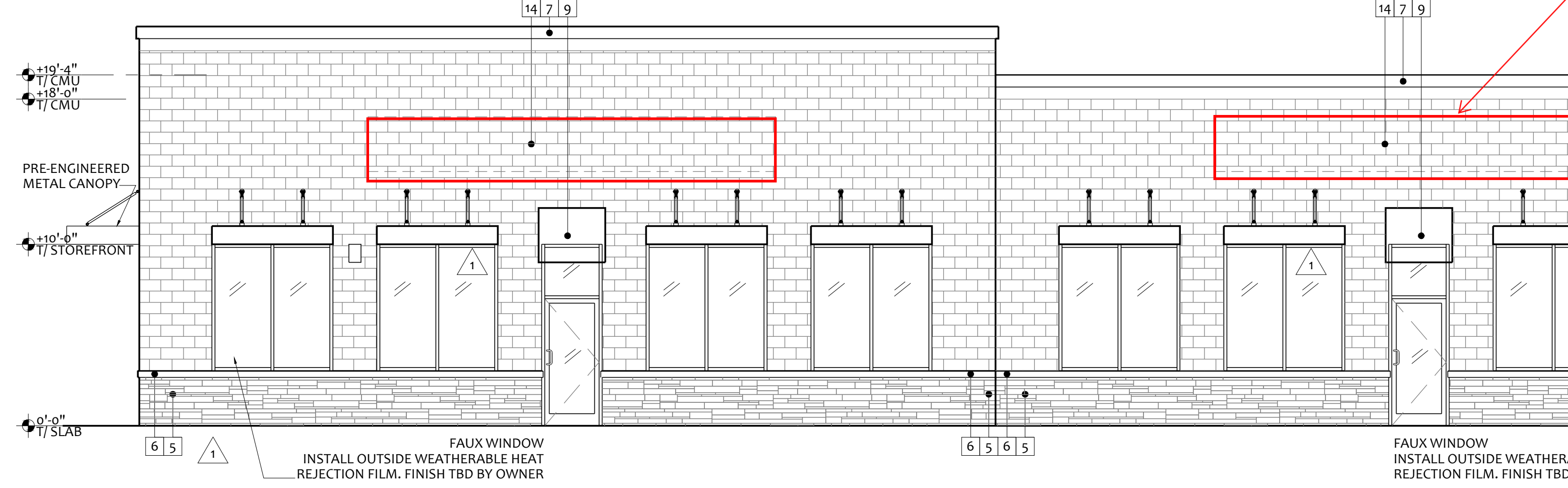
22 JAN 2021

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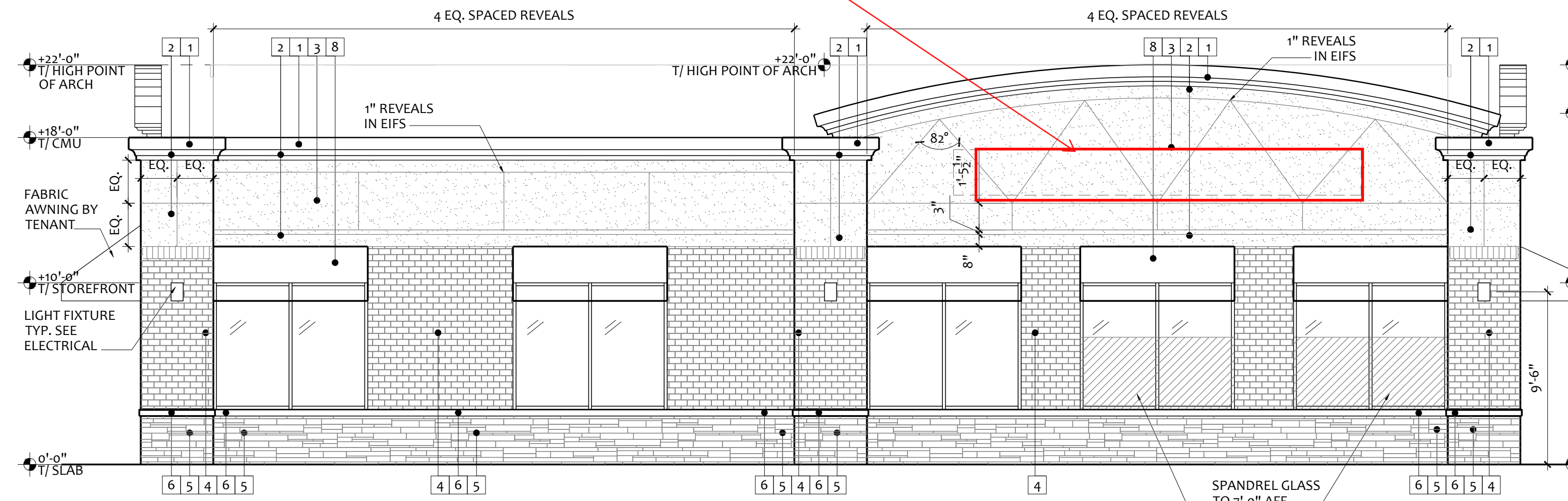
PROJECT NAME:
FORT PIERCE RETAIL
 5000 Okeechobee Road
 Fort Pierce, FL 34947



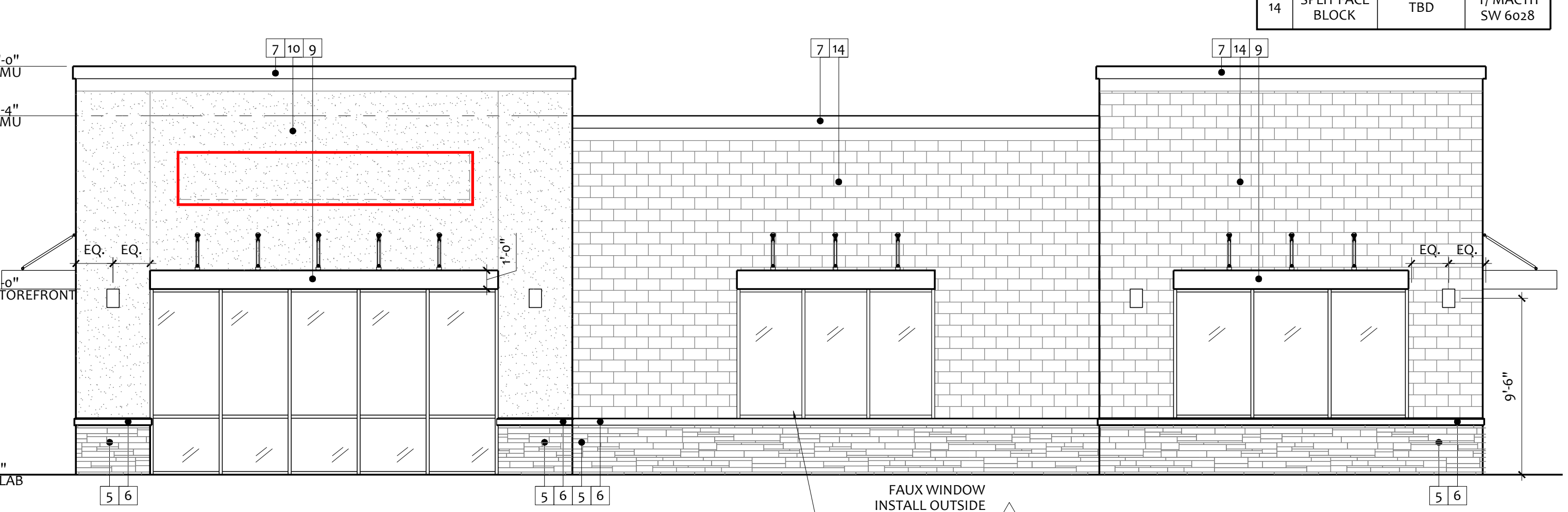
04 SOUTHEAST ELEVATION
 3/16" = 1'-0"

Wall face area (2 side elevations): 3,068 SF
 Sign Area allowed: 1,534 SF
 Sign Area provided: 95 SF

Per Code:
 Sign Area up to 50% of the total area of the allowable main street sign per the above



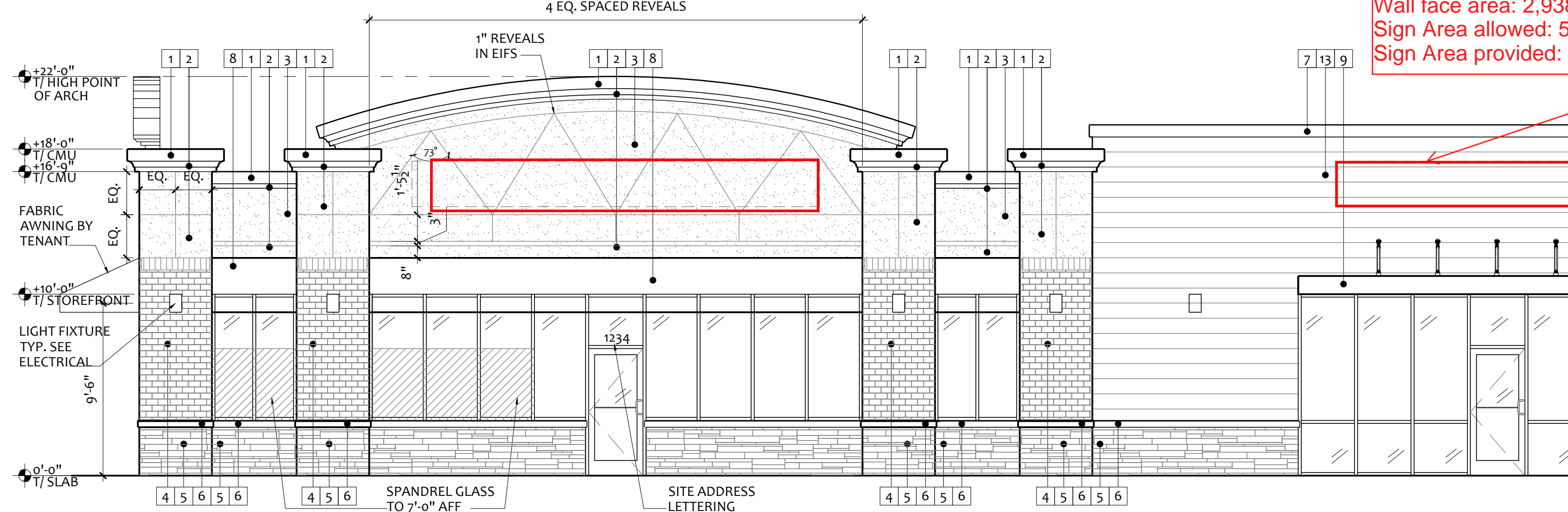
02 NORTHEAST ELEVATION
 3/16" = 1'-0"



03 SOUTHWEST ELEVATION
 3/16" = 1'-0"

Proposing same allowable SF on Northwest Elevation as allowed on Southeast Elevation.
 Per Code:
 Sign Area up to 20% of the total wall face area

Wall face area: 2,938 SF
 Sign Area allowed: 588 SF
 Sign Area provided: 203 SF



01 NORTHWEST ELEVATION
 3/16" = 1'-0"

ELEVATION NOTES

1. REFERENCE SHEET A-001 FOR GENERAL CONDITIONS AND ADDITIONAL REQUIREMENTS AFFECTING THIS WORK.
2. FINISH FLOOR DATUM (REFERENCE) = 0'-0" IS TO TOP OF SLAB. REFER TO CIVIL DRAWINGS FOR ACTUAL FINISH FLOOR ELEVATION.
3. CONTRACTOR SHALL COORDINATE ALL WORK ON THIS SHEET WITH THE DEMOLITION WORK, AND THE MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL AND FIRE PROTECTION DRAWINGS.
4. ALL PRE-MANUFACTURED TRIM, MOULDINGS, CLADDING & COMPONENTS SHALL BE FASTENED & ADHERED TO BUILDING PER MANUFACTURER SPECIFICATIONS TO WITHSTAND DESIGN WIND PRESSURE IDENTIFIED ON STRUCTURAL DRAWINGS.
5. ALL EXTERIOR SURFACES TO BE PAINTED IN FIELD OR BE PROVIDED WITH FACTORY OR SHOP APPLIED FINISH AS REQUIRED. ALL COLORS SHALL BE SELECTED BY ARCHITECT, APPROVED BY OWNER.
6. AWNING PLACEMENT SHOULD NOT INTERFERE WITH OR LIMIT THE SIZE OF THE STOREFRONT SIGNS. THE LANDLORD SHOULD COORDINATE WITH THE TENANT TO DETERMINE IF GRAPHICS WILL BE APPLIED TO THE GLASS STOREFRONT. FABRICATION AND PROTOTYPICAL DESIGN AND SPECIFICATION TO BE APPROVED BY TENANT.
7. SIGNAGE BY TENANT. PROVIDE 1/2" PLYWOOD SUBSTRATE AS REQ'D.

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REVISIONS

#	DATE	DESC.

PROPOSED ALLOWABLE SIGN AREA (VARIANCE REQUEST)

A301
 EXTERIOR ELEVATIONS
 PROPOSED SIGNAGE