

BOARD OF ADJUSTMENT AGENDA

Board of Adjustment Regular Meeting - Thursday, February 25, 2020 - 2:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **CONSIDERATION OF ABSENCES**
5. **APPROVAL OF MINUTES**
 - a. Minutes from the December 3, 2020 meeting
6. **PUBLIC HEARINGS**
 - a. Variance - Frontier Development Sign - 5000 Okeechobee Road
 - b. Variance - St. Peter's Lutheran Church Sign - 2900 Jensen Road
7. **DISCUSSION / OTHER BUSINESS**
8. **COMMENTS FROM THE PUBLIC**
9. **ADJOURNMENT**

Any person seeking to appeal any decision by the Board of Adjustment with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact the Planning Department at (772) 467-3729, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

Planning Board of Adjustment

Meeting Date: 02/25/2021

Information

REQUESTED ACTION

Minutes from the December 3, 2020 meeting

LOCATION

NA

RESPONSIBLE STAFF

N/A

RECOMMENDATION

N/A

Attachments

Board of Adjustment Minutes 12/3/20

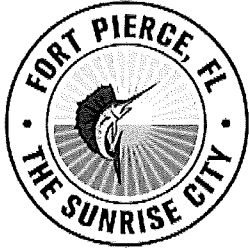
Form Review

Form Started By: Alicia Rosenthal

Started On: 12/14/2020 05:44 PM

Final Approval Date: 01/06/2021

DRAFT



CITY OF FORT PIERCE
BOARD OF ADJUSTMENT

Board of Adjustment Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY BOARD OF ADJUSTMENT HELD ON THURSDAY, DECEMBER 3, 2020, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: **James Crist, Vice-Chair; Stanley Hula; Charles Hayek; William Nunn, Chair**

Staff Present: **Jennifer Hofmeister, Planning Director
Tanya Earley, Assistant City Attorney
Rebeca Guerra, Assistant Planning Director
Alicia Rosenthalv, Executive Assistant**

4. CONSIDERATION OF ABSENCES

All members were in attendance.

- a. Absence from the August 27, 2020 meeting

Motion was made by Charles Hayek, and seconded by Stanley Hula to approve the absence of Mr Crist from the August 27, 2020 meeting.

**AYE: Charles Hayek, Vice-Chair James Crist, Stanley Hula, Chair William Nunn
Passed**

5. APPROVAL OF MINUTES

- a. Minutes from the August 27, 2020 meeting

Motion was made by Charles Hayek, and seconded by Stanley Hula to approve the minutes from the August 27, 2020 meeting.

AYE: Stanley Hula, Charles Hayek, Vice-Chair James Crist, Chair William Nunn

Passed

6. NEW BUSINESS

a. Variance to Exceed Lot Coverage - Colleran Residence - 1675 Thumb Point Drive

The clerk introduced the Variance for the Colleran residence located at 1675 Thumb Point Drive.

Vice-Chair Crist asked the Assistant City Attorney, Tanya Earley, to explain the Quasi-Judicial Hearing procedures.

Before commencing this Quasi-Judicial Hearing, Tanya Earley, Assistant City Attorney, explained to the Board of Adjustment that they serve in both a legislative and quasi-judicial role. When acting as a legislative body, the Board engages in law-making activity by passing laws and establishing policies. When acting as a quasi-judicial body, the Board applies those laws and policies and is held to stricter procedural requirements. Quasi-judicial proceedings are less formal than proceedings before a circuit court but are more formal than the normal Board meeting. Quasi-judicial proceedings must follow basic standards of notice and due process; and, decisions must be made based on competent substantial evidence. Therefore, Board members have a duty to conduct the quasi-judicial proceedings more like judges than legislators. That is why the Commission has established the uniform procedures for quasi-judicial hearings that will be followed today.

Vice-Chair Crist called the proceeding to order.

Clerk, Alicia Rosenthal, confirmed the City complied with advertisement and notice requirements.

Vice-Chair Crist inquired with the Board regarding ex-parte communications and asked the Clerk to call the roll:

Mr. Crist - no
Mr. Hayek - no
Mr. Hula - no
Chairman Nunn - yes

Vice-Chair Crist opened the public hearing.

Clerk, Alicia Rosenthal, was asked to swear in those wanting to speak during this Quasi-Judicial hearing. Individuals in the audience intending to speak on this item were asked to stand, raise their right hand, and administered an oath to tell the truth, the whole truth, and nothing but the truth. Those that were sworn in were asked to clearly state their name for the record and confirm they were sworn in at such time as they were asked to come forward to testify.

Staff Presentation:

Rebeca Guerra, Assistant Planning Director, explained the ADA improvements needed on the first floor are requiring the Variance. The proposed single-family home and structures will exceed the established lot area restrictions noted unless the Variance is granted. The proposed home will meet the yard (setback) and height standards of the district. With the exception of the proposed Jacuzzi and decking, the site plan provided meets all other applicable codes contained in Chapter 125 of the Land Development code. The location of the two structures shall be addressed as part of the building permit review process. The applicant has been made aware of the issue and will be looking for alternative locations on the property that meet code. If the Variance is approved, the additional lot coverage will not adversely affect traffic flow, safety and

control, pedestrian safety, and convenience or visibility at any street intersections, drives, rights-of-way, curb cuts, or crosswalks.

Board questions for Staff: Mr. Hayek asked the number of homes in the neighborhood that have been granted lot coverage Variances. Mr. Hula asked the cost of the Variance application.

Applicant questions for Staff: None

Applicant presentation:

Frank Colleran, owner, sworn, stated there are nine homes on the same side of the street that have exceeded the 25% lot coverage and one home is currently being built that exceeds the lot coverage. Mr. Colleran explained that if his home was located on the other side of the street he would meet the 30% lot coverage requirement. Mr. Colleran highlighted that the walkways and through ways are being extended for wheelchair access.

Board questions for Applicant: None

Public comment: None

Vice-Chair Crist, seeing no one else, closed the public hearing.

Comments by the Board: None

Motion was made by Charles Hayek, and seconded by Stanley Hula to approve the 29% lot coverage Variance for 1675 Thumb Point Drive.

AYE: **Vice-Chair James Crist, Stanley Hula, Charles Hayek**

NAY: **Chair William Nunn**

Passed

b. Updated Board of Adjustment Rules of Procedure

This item was pulled and will be forwarded to the next Board of Adjustment meeting.

7. DISCUSSION / OTHER BUSINESS

8. COMMENTS FROM THE PUBLIC

There were no comments from the public.

9. ADJOURNMENT

Planning Board of Adjustment

Meeting Date: 02/25/2021

Information

REQUESTED ACTION

Variance - Frontier Development Sign - 5000 Okeechobee Road

LOCATION

5000 Okeechobee Road

RESPONSIBLE STAFF

Vennis Gilmore, Planner

RECOMMENDATION

The recommendation of Staff is to grant approval of the requested variances to (1) to deviate from City Code 117-6(b)(1)c. to allow for up to 100 percent of the main street wall face permitted sign area to be located on the rear wall façade and (2) to deviate from City Code 117-7(5)(a)5. to allow for up to a 588 square foot rear entrance wall sign per tenant in lieu of the Code maximum of 6 square feet in the C-3, General Commercial Zone; based upon the justification presented by the applicant with respect to the criteria for granting a Variance specified in Section 125-100.

Attachments

staff report and supporting documentation

Application Packet & Supporting Documents

Form Review

Form Started By: Vennis Gilmore

Started On: 02/02/2021 04:42 PM

Final Approval Date: 02/18/2021



TO: Members of the City of Fort Pierce Board of Adjustment

THROUGH: Jennifer Hofmeister, AICP, LCAM, Planning Director

FROM: Vennis Gilmore, Planner

RE: **Application for Variances**
Frontier Development – 5000 Okeechobee Road

DATE: February 25, 2021

STAFF REPORT

Owners: Prickett Partners LLLP
2590 Villa Way
Eustis, FL. 32727

Applicant: Frontier Development LLC
2590 SW 27th Ave, Suite 300
Miami, FL. 33133

Requested Action: The applicant is requesting to:
(1) Deviate from City Code 117-6(b)(1)c. to allow for up to 100 percent of the main street wall face permitted sign area to be located on the rear wall façade and
(2) Deviate from City Code 117-7(5)(a)5. to allow for a 588 square foot rear entrance wall sign per tenant in lieu of the Code maximum of six (6) square feet in the C-3, General Commercial Zone.

Location: 5000 Okeechobee Road

Parcel ID(s): 2419-602-0001-000-7

Future Land Use: General Commercial (GC)

Current Zoning: General Commercial Zone (C-3)

Total Acreage: Approximately 1.58 acres

Staff Analysis:

Variance Request

In accordance with Article II of Section 125 of the City Code, the applicant is requesting the following:

1. Deviate from City Code 117-6(b)(1)c. to allow for up to 100 percent of the main street wall face permitted sign area to be located on the rear wall façade and
2. Deviate from City Code 117-7(5)(a)5. to allow for up to a 588 square foot rear entrance wall sign per tenant in lieu of the Code maximum of 6 square feet in the General Commercial Zone (C-3).

Existing Conditions

The subject 1.58-acre site is located at the northwest intersection of Okeechobee Road and McNeil Road. The subject site is currently home to Cowboys Barbeque & Steak Company Restaurant. The existing restaurant consists of a 6,332 square foot concrete block building, built in 2002. The existing 6,332 square foot restaurant will be demolished and replaced with a newly approved small retail plaza by Frontier Development. Frontier Development has site plan approval to construct a 10,750 square foot two (2)-bay commercial plaza with associated parking, drive aisles, landscaping, and stormwater collection.

Proposal

The applicant is requesting the Board of Adjustments approve two variances (1) to deviate from City Code 117-6(b)(1)c. to allow for up to 100 percent of the main street wall face permitted sign area to be located on the rear wall façade and (2) to deviate from City Code 117-7(5)(a)5. to allow for up to a 588 square foot rear entrance wall sign per tenant in lieu of the Code maximum of 6 square feet in the General Commercial Zone (C-3).

The applicant is requesting both variances to increase signage visibility as much as possible and to mirror the Okeechobee Road façade. The applicant believes that the main frontage facade should not be considered the Okeechobee Road frontage but rather the side facing the parking lot where patrons will access the building.

Variance Criteria

The applicant has provided an application and supporting documents that maintains that the requested variances are not detrimental to the surrounding neighbors, compliments the neighborhood and meets the intent of the variance criteria as specified in Section 125-100 of the City Code. Below, please find the applicant responses, which must be satisfied in order for a variance to be granted:

1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.

Applicant Response:

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 where 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. The special conditions and circumstances do not result from the actions of the applicant.

Applicant Response:

Yes, currently there are two (2) large light poles, one (1) large FPL pole inclusive of all the associated wiring that fronts our property off Okeechobee Road. Once our new building is erected in place, the tenant fascia signs will be extremely difficult to see.

3. The literal interpretation of the provisions of the zoning ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would result in unnecessary and undue hardship on the applicant.

Applicant Response:

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. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

Applicant Response:

A sign area of up to 20% of the total wall face area as currently allowed for the façade facing the main street.

5. The granting of the variance will be in harmony with the general intent and purpose of the ordinance and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Applicant Response:

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 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.

Property Owner Response

A total of eight (8) notifications were mailed to abutting property owners. As of the preparation of this memorandum, no responses have been received. An updated recording of responses will be provided to the Board at the hearing.

Staff Recommendation

The Planning Department recommends approval of the requested variances to deviate from City Code 117-6(b)(1)c. to allow for up to 100 percent of the main street wall face permitted sign area to be located on the rear wall façade and to deviate from City Code 117-7(5)(a)5. to allow for up to a 588 square foot rear entrance wall sign per tenant in lieu of the Code maximum of 6 square feet in the General Commercial Zone (C-3); based upon the justification presented by the applicant with respect to the criteria for granting a Variance specified in City Code Section 125-100.



Cowboys Redevelopment

5000 Okeechobee Road

Aerial Map




THE SUNRISE CITY
FORT PIERCE
Florida



Redevelopment of Cowboys Site

5000 Okeechobee Road

C-3 = 



THE SUNRISE CITY
FORT PIERCE
Florida

Zoning Map



**BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM**

Meeting Date: 2.18.21
Property Address: Variance – Frontier Development Signs (Former Cowboys) – 5000 Okeechobee Road

Please be advised that the project may trigger the requirements indicated below:

- 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
- 2. Pre-construction meeting with the City's Building Department is requested.
- 3. Any construction will need to meet the requirements of the Florida Building Code 7th Edition.
- 4. Means of egress is required.
- 5. Means of ingress is required.
- 6. Must meet the following Accessibility requirements:
 - Accessible route
 - Handicapped parking spaces
 - Means of egress
- 7. Change of Use required
 - to include a signed and sealed Life Safety Plan
 - to include a signed and sealed detailed comprehensive building plan.
- 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
- 9. Flood Development Permit required.
- 10. Building Permit required.
- 11. Signed and sealed construction drawings required.
- 12. Will need to meet the Fire Code.
- 13. Sprinkler system is required.
- 14. Smoke alarm system is required.
- 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature

Paul Jones

Date:

2/8/21



THE SUNRISE CITY
FORT PIERCE
POLICE DEPARTMENT
"In Honor We Serve"

Florida

Technical Review Committee meeting

February 18th, 2021

Case # 21-12000003

Planner: Vennis Gilmore

Annexation

5000 Okeechobee Rd., Ft. Pierce (Former Cowboy's Restaurant)

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee Meeting

February 18, 2021

TECHNICAL REVIEW PROJECT # 21-12000003

Variance – Frontier Development Signs (Former Cowboys) – 5000 Okeechobee Road

Comments

FPUA W/WW Engineering: Approved

FPUA Electric & Gas Engineering: Approved.

For more information and project coordination (electric), please contact Sal Scimeca.

Sal Scimeca

Engineering Technician II

Electric and Gas Engineering

1701 S. 37th Street, Fort Pierce, FL 34947

sscimeca@fpu.com

Office: (772)466-1600 Ext. 6957

For more information and incentive available (natural gas), please contact Ana Johnson.

Ana Maria Johnson

Business Development Officer

Fort Pierce Utilities Authority

206 S. 6th Street

Fort Pierce, FL 34950

Office: 772.466.1600 Ext. 3012

Fax: 772.467.3115 Fax

anjohanson@fpu.com



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Vennis Gilmore

From: SANDERS, MARVIN E. <marvin.sanders@stlucieschools.org>
Sent: Tuesday, February 16, 2021 10:03 AM
To: Vennis Gilmore; Alicia Rosenthal
Subject: 21-1200003 Frontier Development Signs (Former Cowboys) – 5000 Okeechobee Road

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

The St. Lucie County School District has reviewed the above reference project and have we do not have any comments or concerns.

Please feel free to contact me if you have any questions.

Marty E. Sanders, P.E.
Growth Management, Land Acquisition & Inter-Governmental Relations
School Board of St. Lucie County
9461 Brandywine Lane, Room 2-303
Port St. Lucie, FL 34986



9461 Brandywine Ln
Port St Lucie, FL 34986



office 772.429.7547
cell 772.216.5755





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 352 State 978 Zip 2443

Phone Number 1200PROPERTIES@AOL.COM

Email Address _____

Frontier Development LLC

Applicant/Representative, Title, Company 2950 SW 27th Ave, Suite 300

Street Address Miami, FL 33133

City (305) - 519 - 7214 State Zip

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

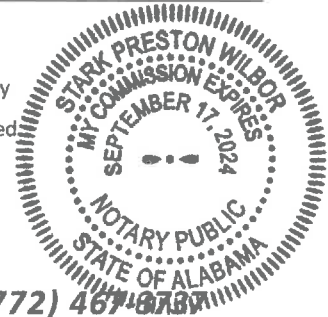
The foregoing instrument was acknowledged before me this 18 day of December, 2020, by

John R Prickett who is personally known to me or has produced Drivers License as identification.

Stark Preston Wilbor

Signature of Notary

(seal)



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 _____

Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____

Fees _____ Control # _____ B. Permit # _____



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.

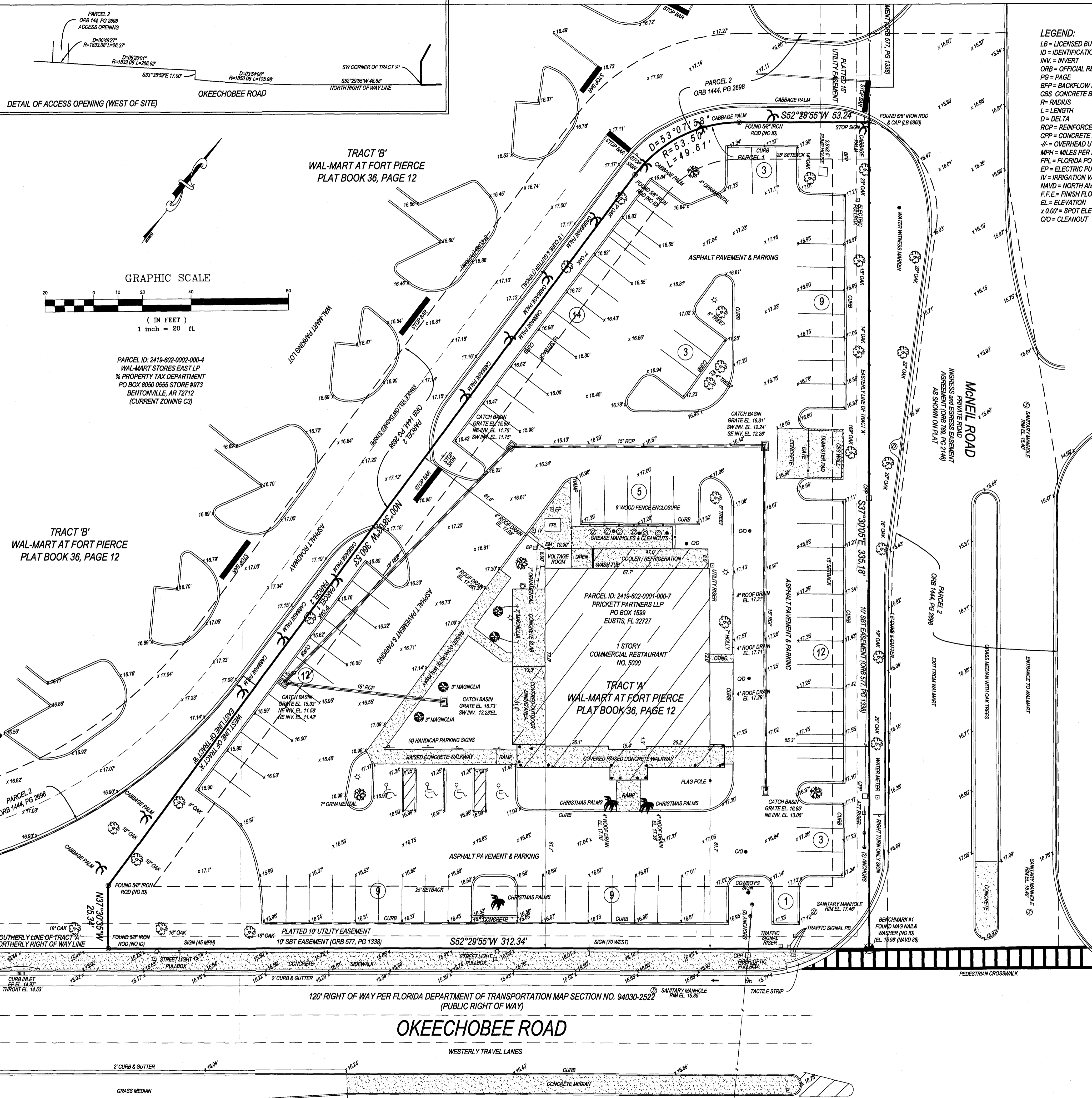
2. Do special conditions or circumstances result form actions other than that of yours? Please explain.
 - a. Yes, currently there are two (2) large light poles, one (1) large FPL pole inclusive of all the associated wiring that front our property off Okeechobee Road. Once our new building is erected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

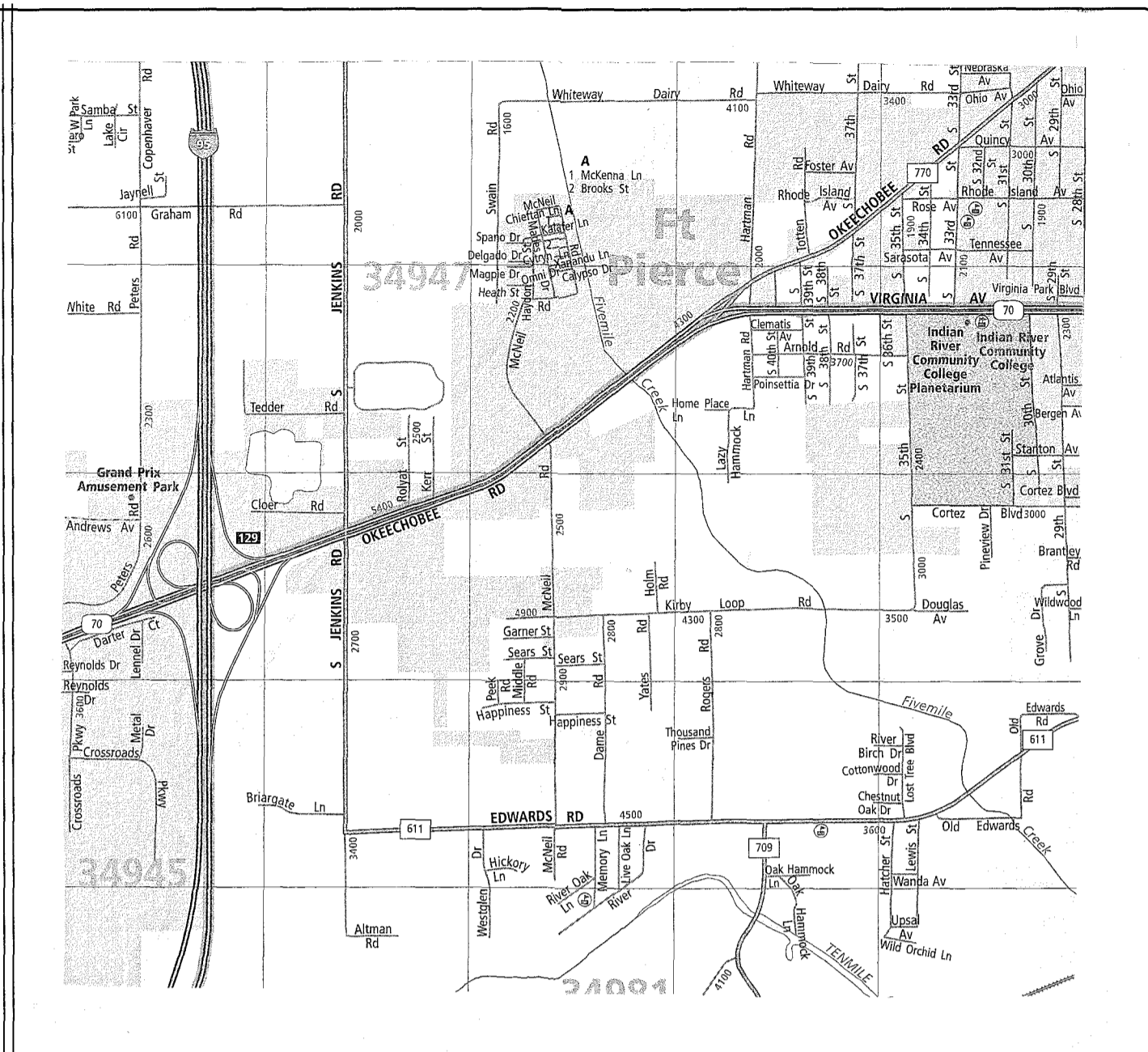
4. What is the minimum variance that would give the reasonable use of the land, building, or structure?
 - a. A sign area of up to 20% of the total wall face area as currently allowed for the façade facing the main street.

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, RADIUS BEARS AT SAID POINT SOUTH 52°29'55" EAST, 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 90°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 ABSULUT 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, UNLITTLABLE
 - 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:

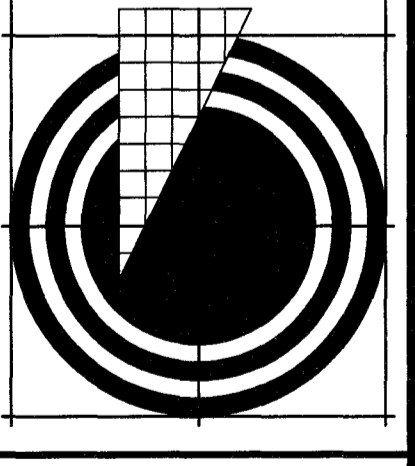
1. COZEN O'CONNOR
2. LAND SERVICES USA, INC.
3. FIRST AMERICAN TITLE INSURANCE COMPANY

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 no be lower than twenty-four (24) inches in residential or office buildings, or higher forty-eight (48) inches form 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

ELEVEN18
 ARCHITECTURE

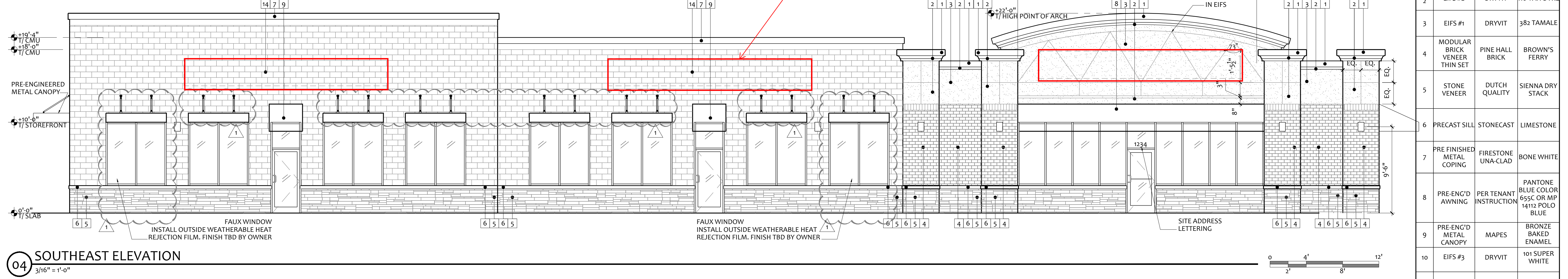
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 434 E. Central Blvd. #542
 Orlando, FL 32801
 www.eleven18architecture.com

Physical Address:
 1011 E. Colonial Dr. #307
 Orlando, FL 32803
 407-745-5300

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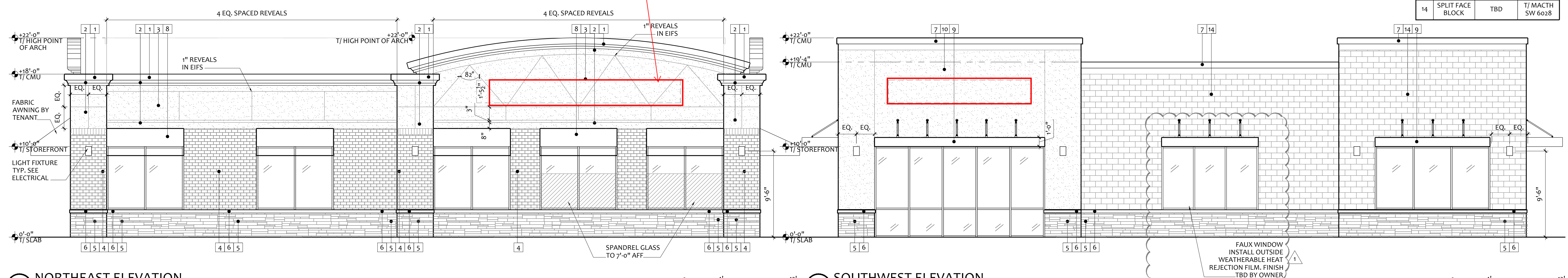
PROJECT NAME:
FORT PIERCE RETAIL
 McNeil Road and Okeechobee Road
 Fort Pierce, FL



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

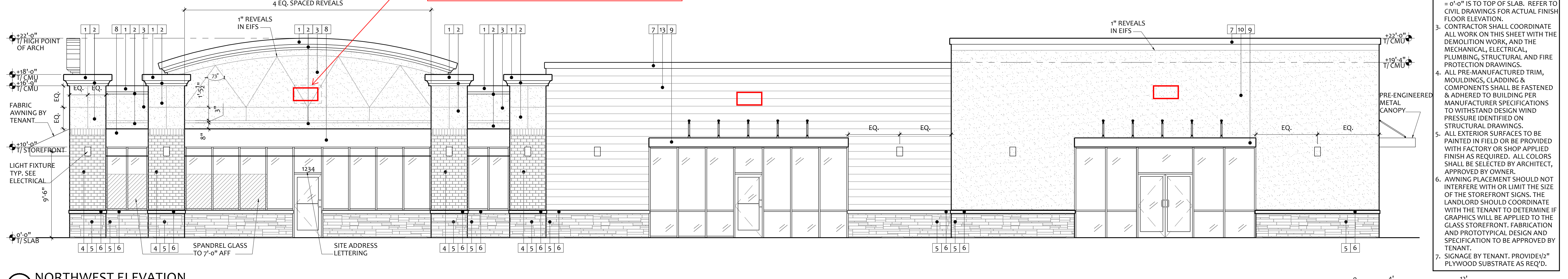


02 NORTHEAST ELEVATION
 3/16" = 1'-0"

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

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)



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

ELEVATION NOTES

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- 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:
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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

CODE REVIEW
 PER MUNICOD FORT PIERCE FL VERSION: SEP 24, 2019
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 Sign Area provided: 203 SF

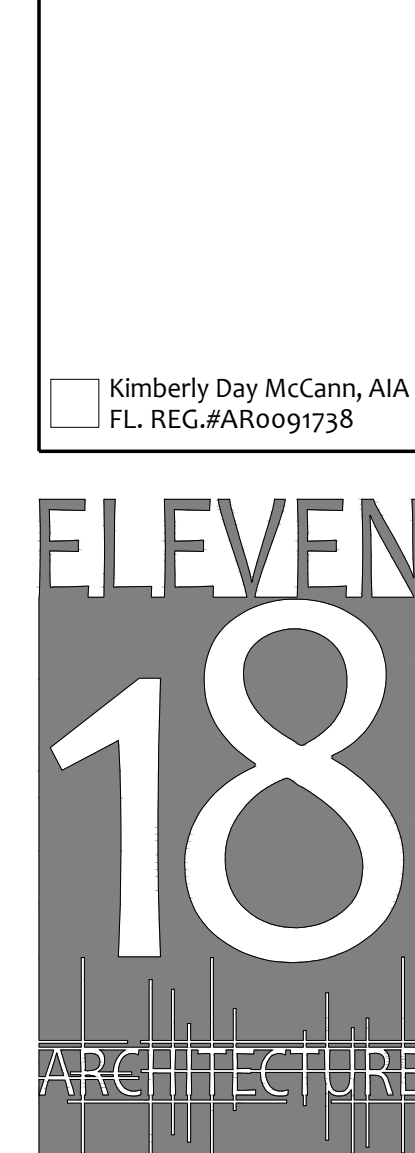
FINISH SCHEDULE

CODE	MATERIAL	MFR	COLOR
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2	EIFS #2	DRYVIT	110 VAN DYKE
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5	STONE VENEER	DUTCH QUALITY	SIENNA DRY STACK
6	PRECAST SILL	STONECAST	LIMESTONE
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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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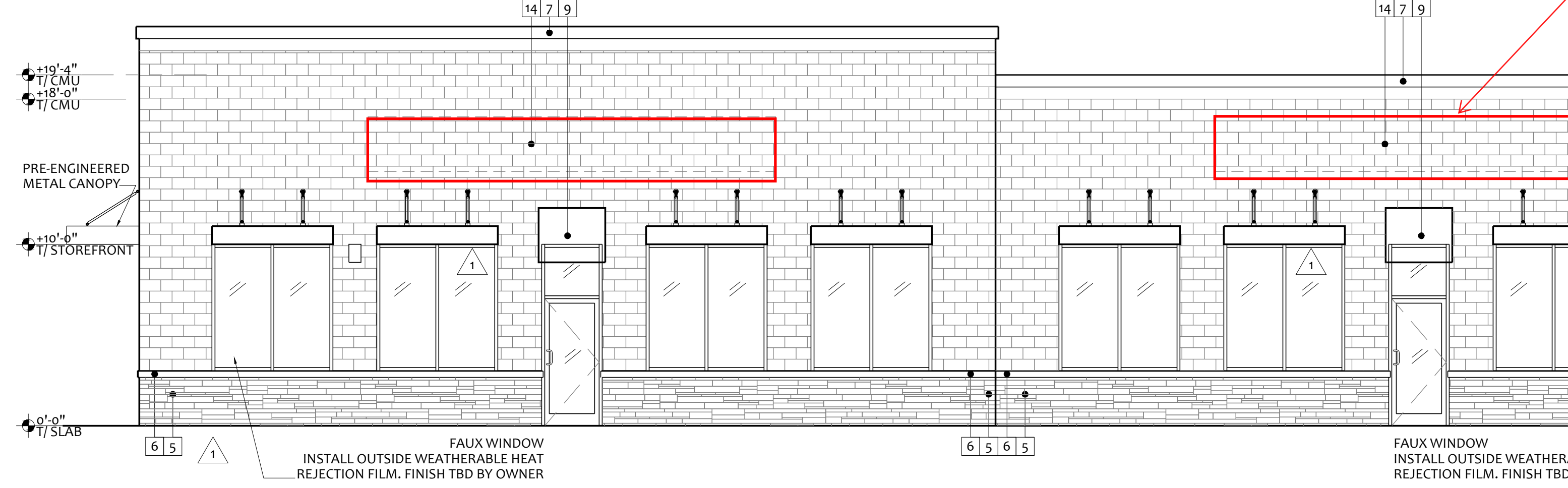
22 JAN 2021

Kimberly Day McCann, AIA
 FL REG.#AR0091738



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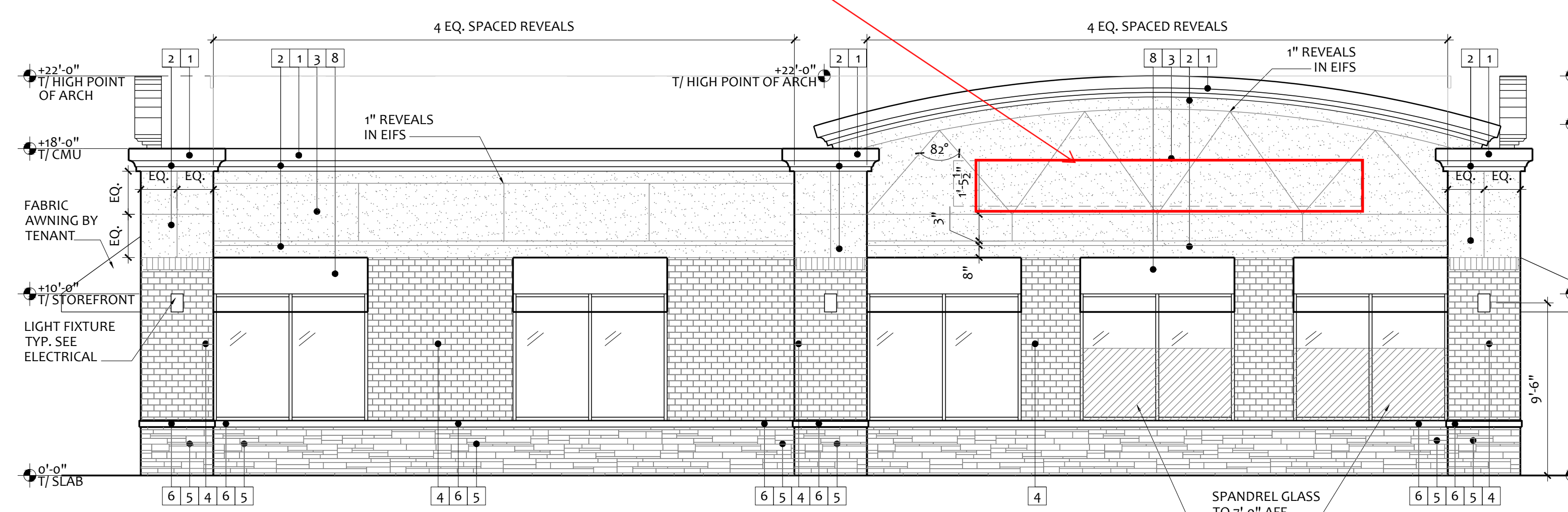
PROJECT NAME:
FORT PIERCE RETAIL
 5000 Okeechobee Road
 Fort Pierce, FL 34947



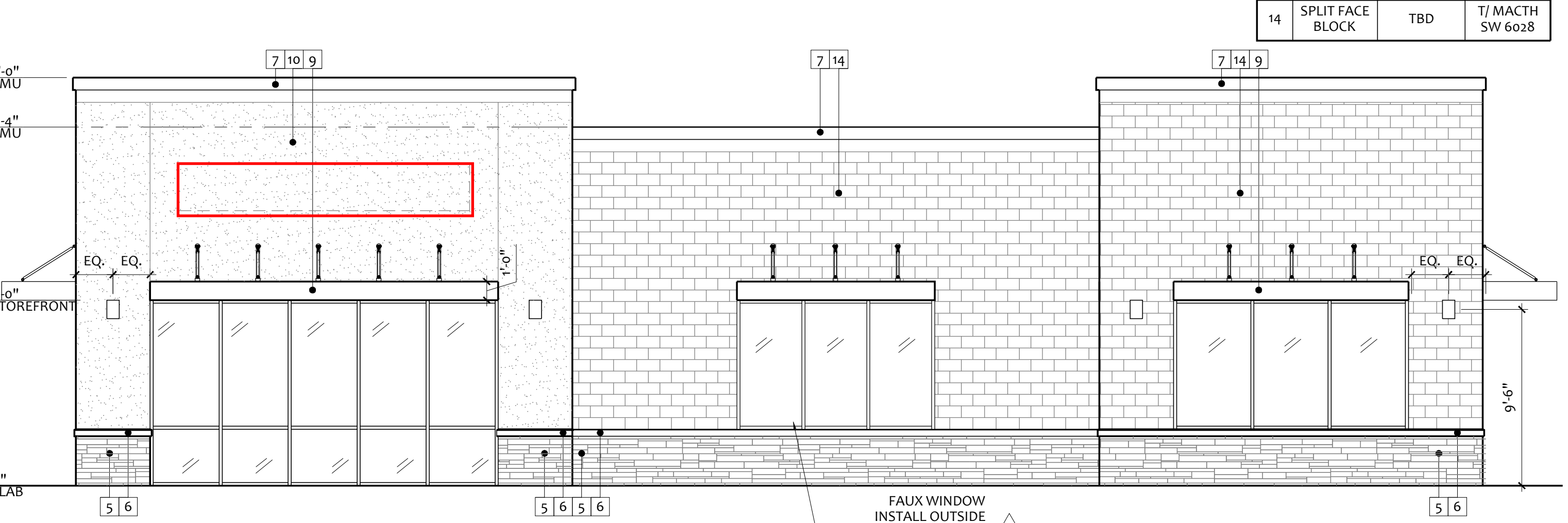
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 Sign Area provided: 95 SF

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



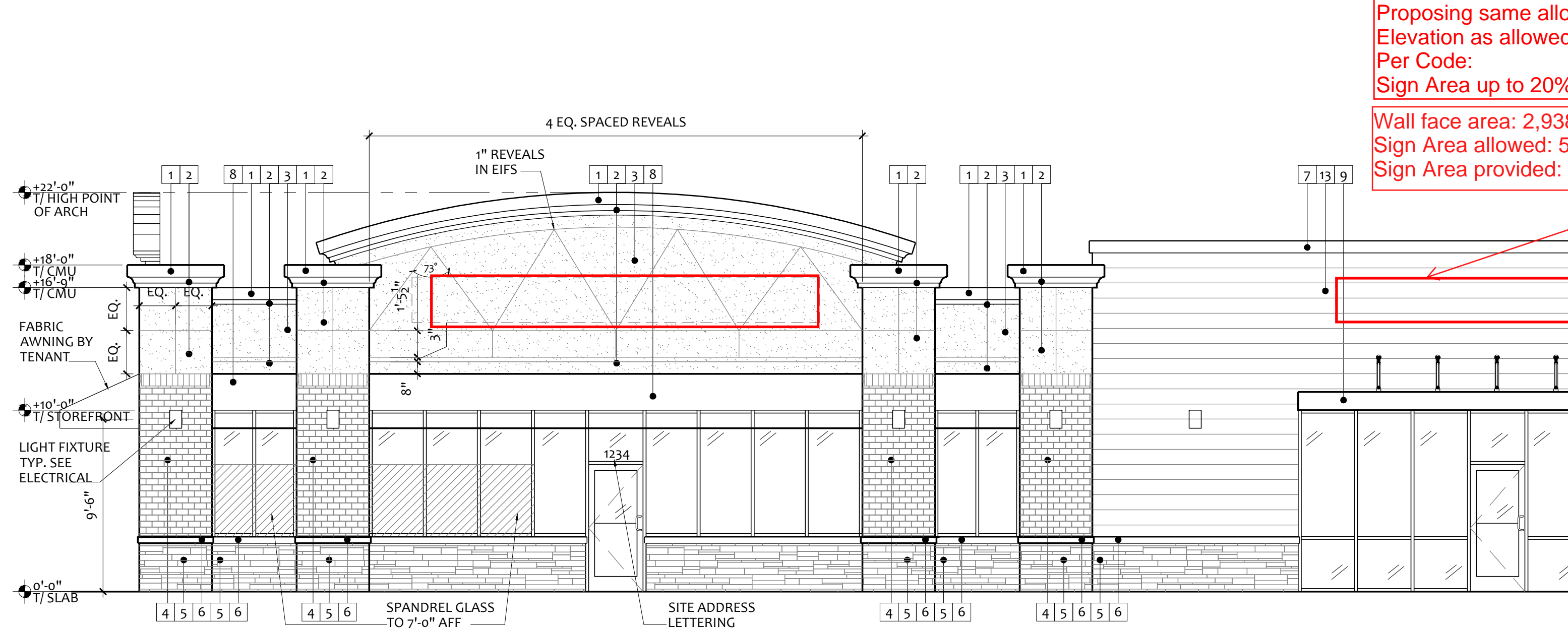
02 NORTHEAST ELEVATION
 3/16" = 1'-0"



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"

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7. SIGNAGE BY TENANT. PROVIDE 1/2" PLYWOOD SUBSTRATE AS REQ'D.

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 407-745-5300
 kmccann@eleven18architecture.com

PROJECT TEAM:
 Maria Lopez
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 mlopez@eleven18architecture.com

REVISIONS

#	DATE	DESC.

PROPOSED ALLOWABLE SIGN AREA (VARIANCE REQUEST)

A301
 EXTERIOR ELEVATIONS
 PROPOSED SIGNAGE

Planning Board of Adjustment

Meeting Date: 02/25/2021

Information

REQUESTED ACTION

Variance - St. Peter's Lutheran Church Sign - 2900 Jensen Road

LOCATION

2900 Jensen Road

RESPONSIBLE STAFF

Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Director of Planning

RECOMMENDATION

APPROVE variance from Section 117-7(1)b., subject to one (1) Condition of Approval.

DENY variance from Section 117-7(3)a.3.

Attachments

Staff Report

Application & Supporting Documents

TRC Comments

Form Review

Form Started By: Rebeca Guerra

Started On: 02/18/2021 10:03 PM

Final Approval Date: 02/19/2021



TO: Members of the City of Fort Pierce Board of Adjustment

FROM: Rebeca Guerra, AICP, LEED-AP, CPD, Assistant Planning Director

RE: **Application for (2) Variances:
 Exceed Allowable Size
 Exceed Allowable Height
 2900 Jensen Road**

MEETING DATE: February 25, 2021

STAFF REPORT

Owner: St. Peter’s Evangelical Lutheran Church
 2900 Jensen Road
 Fort Pierce, FL 34981

Applicant: Theodore Rice
 2900 Jensen Road
 Fort Pierce, FL 34981

Requested Action: Two (2) Variance requests for approval of the following: (1) to deviate from City Code 117-7(1)b. to allow for a 36-square foot ground sign in lieu of the Code maximum of 18 square feet and (2) to deviate from City Code 117-7(3)a.3. to allow for a 9’2” tall ground sign in lieu of the Code maximum of 6 feet.

Location: 2900 Jensen Road

Parcel ID: 2419-333-0001-000-2

Zoning: Single Family Intermediate Density (R-2)

Future Land Use: Medium Density Residential (RM)

Parcel Size: 11.51 acres / 501,376 Square Feet

	North	East	South	West
Surrounding Zoning:	C-3 / R-4	C-3	PD / R-2	R-4 / RS-3 (County)

Staff Analysis:

In accordance with Part II, Subpart B, Chapter 117 of the City Code, the applicant is requesting the Board of Adjustment approve two (2) Variances to deviate from Sections 117-7(1)b. and 117-7(3)a.3. in order to install a 36-square foot pole sign with a height of 9'2". Please note, aside from the existing sod ground cover, no additional landscaping is shown in the color rendering, nor has any been proposed by the applicant.

The subject site has a lot size of 11.51 acres or 501,376 square feet. The site has been home to St. Peter's Evangelical Lutheran Church since the year 2000. At that time, the church property had a six (6)-foot high, 36-square foot monument sign, with shrubbery encircling the foundation, along its front entry adjacent to Jensen Road. A picture of this sign is attached for the Board's reference. As a result of nearby development, the church was required to remove the sign in order to allow for infrastructure improvements, including a sidewalk. The church is now seeking to install a larger and taller pole sign in the same general area as the previous monument sign. A color rendering of this proposed sign is also attached for the Board's reference. City Code Section 117-7(1)b. states that signage within the R-2 zone shall not exceed 32 square feet in size. Additionally, Section 117-7(3)a.3. restricts the maximum height of signage within the R-2 zone to six (6) feet.

Variance Criteria:

The following criteria are specified in City Code 125-100, which must be satisfied in order for a variance to be granted:

1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
2. The special conditions and circumstances do not result from the actions of the applicant.
3. The literal interpretation of the provision of the zoning ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would result in unnecessary and undue hardship on the applicant.
4. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.
5. The granting of the variance will be in harmony with the general intent and purpose of the ordinance and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

The owner's response to the above criteria is attached to the submittal pack with the application.

Staff Analysis:

The Planning Department has reviewed the application and requested variance requests and recommends APPROVAL of the variance from Section 117-7(1)b. to allow for a 36-square foot ground sign in lieu of the Code maximum of 18 square feet. However, Staff recommends that the Board DENY the variance request from Section 117-7(3)a.3. for a 9'2" tall ground sign, and instead restrict the height of the proposed sign to the Code maximum of six (6) feet.

VARIANCE #1

As stated previously, the church sits on land zoned R-2. Procedurally, should a commercial use with residential zoning seek a variance due to the existing zoning size restrictions, Staff would prompt the applicant to seek a Zoning change in order to rectify the inconsistent zoning, thus allowing for the type of construction requested without the need for a variance. In this case, the Future Land Use and Zoning of the site (RM/R-2) are incompatible with the existing use

as a church. The applicant was given the opportunity to seek a Comprehensive Plan amendment and Rezoning but declined and instead chose to move forward with the two (2) variance applications.

Per City Code, a variance may be granted if all five (5) criteria delineated in Section 125-100 have been met. In this case, the previous sign, which was approximately 36-square feet in size, was removed because of actions and circumstances outside the church's control. In order to be made "whole" again, that is, in order for the church to be able to erect a similarly sized 36-square foot sign as was once found at their entrance, a variance must be granted. In fact, this sign will be slightly smaller in copy area (35'3") than what once existed. Staff believes that the applicant has met all of the criteria in Section 125-100 for a like-for-like replacement of their previous 36-square foot (approximately) sign, which by all accounts was easily seen and read by passerby's. Staff's only additional recommendation is that the Board add a Condition of Approval to require perimeter landscaping around the entire base of the sign in the form of drought-tolerant shrubbery a minimum of 18 inches tall at the time of planting.

VARIANCE #2

Typically, variances are granted when a property owner can demonstrate that existing zoning regulations present a practical difficulty in making use of the property. In this case, the church's existing sign appeared to function in such a manner so as to be seen and read by passerby's. No permits or alterations were submitted to the City in order to increase the size or height of the sign. Variance requests are to be granted if special conditions exist on the lot that create a hardship making it too difficult to comply with the Code's normal requirements. This is true when special circumstances not of the applicant's control do not permit an applicant to be made whole, as in this case. Staff would support a like-for like sign in order to rectify the church's removal of their previous sign. In seeking a larger sign, the appropriate action would be a Comprehensive Plan Amendment and Rezoning. This would not only allow them to have larger signage but would also permit them to expand in the future without the need for Conditional Use approval from City Commission. More importantly, granting this variance could set a precedent for future variance requests from commercial properties with R-2 zoning to requesting taller signage rather than seeking a more appropriate zoning classification to rectify the situation.

Property Owner Response Survey:

A total of eight (8) notifications were mailed to abutting property owners. As of February 18, 2021, no letters have been received. An update will be provided at the Board of Adjustment meeting.

Staff Recommendation:

Staff recommends that the Board of Adjustment APPROVE the Variance from Section 117-7(1)b. to allow for a 36-square foot ground sign in lieu of the Code maximum of 18 square feet, subject to the following Condition of Approval:

1. Perimeter landscaping around the entire base of the sign shall be provided in the form of drought-tolerant shrubbery a minimum of 18 inches tall at the time of planting.

and

Staff recommends that the Board of Adjustment DENY a Variance from Section 117-7(3)a.3. to allow for a 9'2" tall ground sign in lieu of the Code maximum of six (6) feet.



VARIANCE

Property address or Location 2900 S Jenkins Road, Fort Pierce, FL 34981

Parcel ID #(s) 2410-333-0001-2

Project description Sign 5'2" x 7'1"

St. Peter's Evangelical Lutheran Church

Property Owner(s)
2900 S Jenkins Road

Street Address
Fort Pierce FL 34981

City State Zip
772-461-7431

Phone Number
sypeterministrycenter2@aol.com

Email Address

Theodore Rice Pastor/Vice President, St.Peter's Ev. Lutheran Church

Applicant/Representative, Title, Company
2900 S Jenkins Road

Street Address
Fort Pierce FL 34981

City State Zip
772-708-6823

Phone Number
ricetr10@aol.com

Email Address

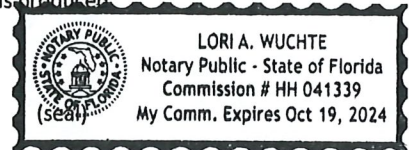
Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.

Theodore Rice
Property Owner(s) Signature(s)

STATE OF FL COUNTY St. Lucie
The foregoing instrument was acknowledged before me this 30 day of Dec., 2020, by

Theodore Rice who is personally known to me or has produced
FL Drivers License as identification.

Lori A. Wuchte
Signature of Notary



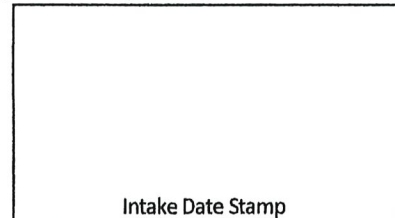
INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3737

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation	
				Contributing	Individual
				Non-Contributing	None

Pre-Application Meeting Date _____
Intake Planner _____
Planner Assigned _____
Approved By _____ Date _____
Comments _____

Fees _____ Control # _____ B. Permit # _____



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

Description of request: Church Sign

Reason for request: Original sign torn down to widen the road

Existing Use : Church Date Property was Purchased: 1997

Alterations made to the site since purchase: Church building and Shed added

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

If yes, what has changed since the denial?

Application Outlook

Pre-Application Meeting

Wednesday Afternoons



Application Intake Meeting

Call to schedule



Technical Review Committee

3rd Thursday



Board of Adjustment

4th Thursday



Criteria:

In order to determine whether your request for Variance meets all the criteria in Section 125-100 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:



PREVIOUS SIGNAGE

LED MODEL INF MOD #10MM 96x216 RGB
 2x 7'1" ID CABINET,
 3'2"x 7'1" LED CABINET, 4' Leg

Reference #: 67985

Sketch #: 4
 Date: August 13, 2020

SPECIFICATIONS

Cabinet/Leg: PMS155c Beige
 (LED Cabinet Black)

LED: Full Color

Sign Face: PMS281c Navy

ID Letters: White Border: White

Font: BerkeleyOldStyleTBld

Symbol: NA Symbol Colors: NA

SIGN CAPABILITIES

# of Lines	Character Size (in)	# of characters per Line
10	96	216
12	2.8	36
11	2.8	30
10	3.1	30
9	3.5	27
8	4.3	21
7	4.7	21
6	5.9	16
5	7.1	14
4	9.1	11
3	12.2	8
2	18.5	5
1	37.4	2

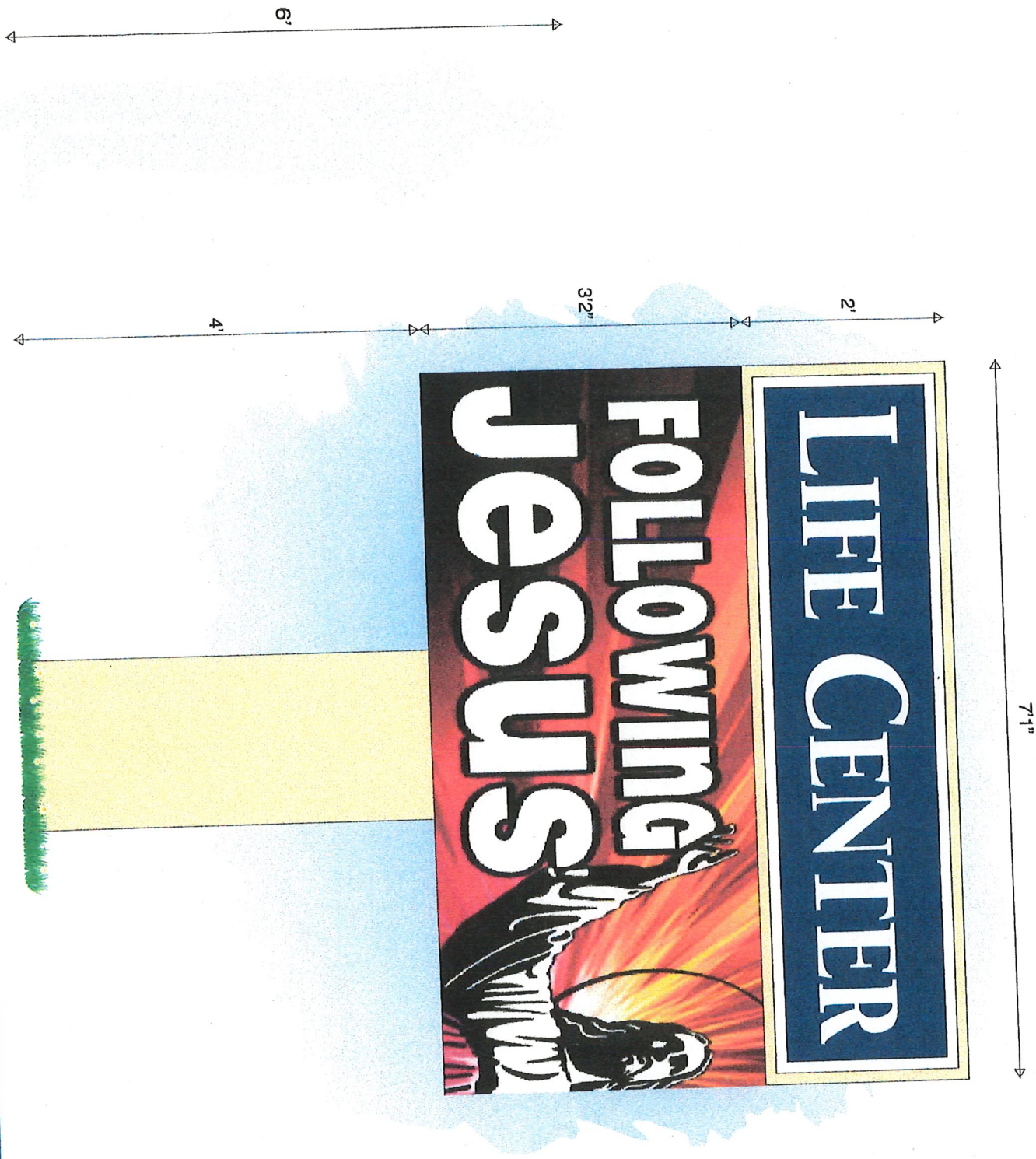


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APPROVAL

DATE _____
 PRINT NAME _____
 SIGNATURE _____
 A FAX SIGNATURE IS BINDING UPON BOTH PARTIES

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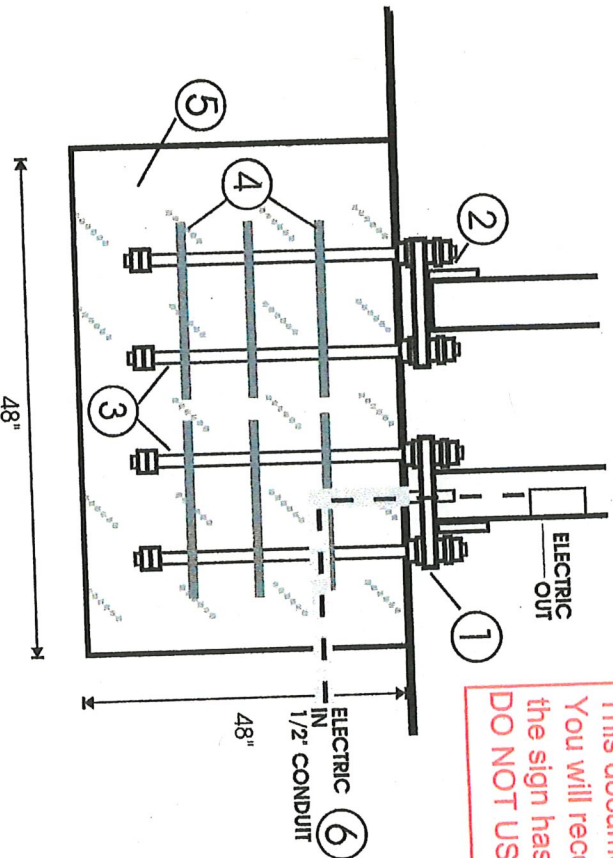


Broadcaster HS-M
Broadcaster II HS-M

STRAIGHT-THROUGH
BOLTS

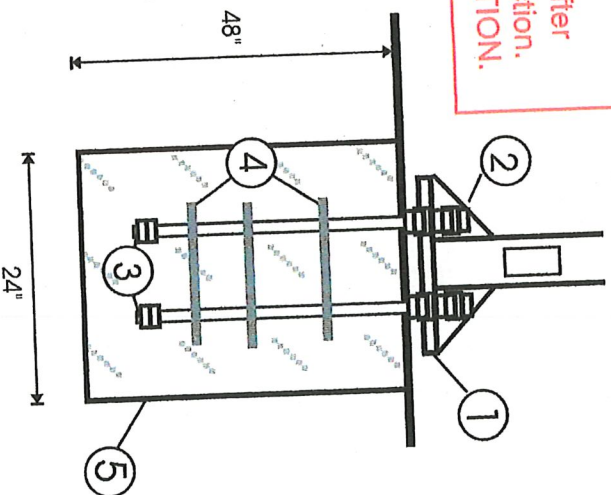
- 1 BASE PLATE (2) WELDED TO SIGN LEG
- 2 GUSSET (2) WELDED TO SIGN LEG
- 3 ANCHOR BOLT (8) 3/4" - EXTENDS 4" ABOVE GRADE
- 4 STEEL REBAR (SUPPLIED BY OTHERS) - #5 OR LARGER
- 5 CONCRETE (SUPPLIED BY OTHERS) APPROXIMATELY 1.3 CU.YDS.
- 6 1/2" CONDUIT / ELECTRIC IN (SUPPLIED BY OTHERS)
7. STANDARD ILLUMINATED MODELS HAVE 120 VOLT BALLAST(S)

FRONT VIEW

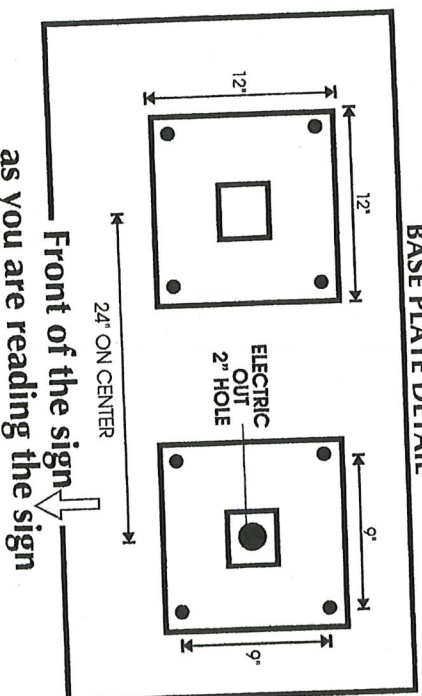


SAMPLE ONLY
This document is for reference only.
You will receive the actual drawing after
the sign has been placed into production.
DO NOT USE THIS FOR INSTALLATION.

END VIEW



BASE PLATE DETAIL



LOCAL ZONING, ENGINEERING SPECIFICATIONS, OR FROST LINE REQUIREMENTS MAY SUPERSEDE THIS DRAWING

Please make sure foundation drawing matches accompanying template before proceeding. For easy installation upon arrival of sign, prepare your foundation in advance.

For assistance call Customer Relations 1-800-848-4262.

FOR SAFETY: Signs Plus highly recommends anchor bolts be cut off just above the nut upon completion of leveling and installation of sign. Use touch up paint. Rustoleum paint or roofing tar to coat anchor bolts after cutting them off.

Dear Mr. Theodore Rice, Pastor: St. Peter's Lutheran Church

Sign Variance

Based on the submittal made on December 2, 2020, it appears that you are requesting a ground sign that is 9 foot – 2 inches tall, with a copy area that is approximately 36 square feet in size. Section 117- 7(1) allows for signage on R-2 Zoned property that is a maximum of 32 square feet in size and 6 feet tall. Below are comments from each of the Technical Review Committee members as well as Planning Staff comments.

PLANNING DEPARTMENT

There are two (2) variances which are needed as part of this request. The first variance request is to allow for a 36 square foot ground size in lieu of the Code allowed maximum of 18 square feet. The second variance requested is to allow for a 9'2" high ground sign in lieu of the Code allowed maximum 6-foot high sign.

The Planning Department will support the first variance request since the copy area of the new sign is similar to the previous sign which was removed as a result of a sidewalk being constructed in its place.

The Planning Department, however, will not support the second request for a 9'2" tall sign as it is not in keeping with the type of signage allowed per Code for R-2 districts or with similar developments in the R-2 Zoning District. Moreover, the previous sign on the property did not exceed the 6-foot maximum allowed per Code. Planning Staff believes that the new sign should be in keeping with previous allowances for signage that was originally constructed on the property. An alternative that may be made, and that the Planning Department will support, is to eliminate the 4-foot tall base that is proposed and utilize the remaining 1 feet (since the sign itself is 5'2") to create a base which will both allow for a sturdy foundation and enhance the proposed sign.

POLICE DEPARTMENT

No comments.

ENGINEERING DEPARTMENT

No comment.

SCHOOL BOARD

No comment.

FORT PIERCE UTILITIES AUTHORITY

No comment.

ST. LUCIE COUNTY PUBLIC WORKS

The Plan indicates the sign will be constructed beyond the S. Jenkins ROW. As such, the County has no comments. If the plans for the sign are submitted and indicate the sign or any City required landscaping are within the ROW, the County would not offer a permit for such.

Please contact me if you have any questions at (772) 467-3739. Thank you.

Rebeca Guerra, AICP, LEED-AP, CPD, Assistant Planning Director



Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee Meeting

January 21, 2021

TECHNICAL REVIEW PROJECT # no number

Sign Variance - St Peter Lutheran Church – 2900 S. Jenkins Road

Comments

FPUA W/WW Engineering: Approved as noted.

The proposed location of the sign is very near a private force main serving the Church. Please take care to locate and protect this service.

FPUA Electric & Gas Engineering: Approved.

If the owner/applicant should have any questions, please contact Sal Scimeca.

Sal Scimeca

Engineering Technician II

Electric and Gas Engineering

1701 S. 37th Street, Fort Pierce, FL 34947

sscimeca@fpu.com

Office: (772)466-1600 Ext. 6957



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Rebeca Guerra

From: David Hays <haysd@stlucieco.org>
Sent: Friday, January 15, 2021 2:23 PM
To: Rebeca Guerra
Cc: Alicia Rosenthal; Grant M. Chambers
Subject: St. Lutheran Church Sign - TRC

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

The Plan indicates the sign will be constructed beyond the S. Jenkins ROW. As such, the County has no comments. If the plans for the sign are submitted and indicate the sign or any City required landscaping are within the ROW, the County would not offer a permit for such.

If you have any questions, please give me a call.

David A. Hays, P.E., CFM | Sr. Project Engineer | Public Works Department

Ph: 772-462-1491 (direct) | PW Office: 772-462-1707 | 2300 Virginia Ave. Fort Pierce 34982

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“Teamwork gives you the best opportunity to turn vision into reality” John C. Maxwell

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Rebeca Guerra

From: SANDERS, MARVIN E. <marvin.sanders@stlucieschools.org>
Sent: Tuesday, January 12, 2021 3:47 PM
To: Rebeca Guerra
Subject: 21-xxxxxx- St Peter Lutheran Church – 2900 S. Jenkins Road sign variance

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

The St. Lucie County School District has reviewed the above reference project and have we do not have any comments or concerns.

Please feel free to contact me if you have any questions.

Marty E. Sanders, P.E.
Growth Management, Land Acquisition & Inter-Governmental Relations
School Board of St. Lucie County
9461 Brandywine Lane, Room 2-303
Port St. Lucie, FL 34986



9461 Brandywine Ln
Port St Lucie, FL 34986



office 772.429.7547
cell 772.216.5755



THE SUNRISE CITY
FORT PIERCE
POLICE DEPARTMENT
"In Honor We Serve"

Florida

Technical Review Committee meeting

January 21st, 2021

Case # (none provided on cover memo)

Planner: Rebeca Guerra

Sign variance application

2900 South Jenkins Rd., Ft. Pierce (St. Peter's Lutheran Church, the sign at)

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



THE SUNRISE CITY
FORT PIERCE
 ENGINEERING
 DEPARTMENT
Florida

RECEIVED

TO : Rebeca Guerra, Assistant Planning Director

JAN 13 2021

FROM : John R. Andrews, P.E., City Engineer

CITY OF FORT PIERCE
 PLANNING & ZONING

**RE : St. Peter's Lutheran Church Variance – 2900 S. Jenkins
 TRC No. ?**

DATE : January 14, 2021

This is to advise you that we have completed the review of the following documents as received by this office on January 8, 2021:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Variance Application | <input type="checkbox"/> P/D Drawings |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Certificate of Completion |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we

- | | |
|--|---|
| <input checked="" type="checkbox"/> Recommend | <input type="checkbox"/> Do Not Recommend |
| <input checked="" type="checkbox"/> Approval of Variance | <input type="checkbox"/> Building Permit |
| | <input type="checkbox"/> C/O |

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

No comments

JRA/tst/tst *TJK*

Q:\ENGINEERING\Site Development Projects\St. Peter Lutheran Church\Variance\Submittal No. 1 - 011221\Variance Approval - 011421.docx