



June 1st, 2021

REF:

Smith Bros Contracting Equipment

Bobcat of Treasure Coast 4405 Prosperity Dr, Fort Pierce, FL 34981

Quasi-Judicial Hearing – City Commission meeting: June 7th, 2021.

Owner: Smith Bros Contracting Equipment, 5731 N Military Trail, West Palm Beach, FL 334071839.

Applicant: Ahrens Companies- Alejandra Molina-Jackson, AIA. 1461 Kinetic Road, Lake Park, FL 33403

Dear City Commission Board members:

Attached to this letter we are sending a PDF file with a brief narrative regarding the project we are seeking final site plan approval and resume of Architect of record (applicant).

The applicant will attend the meeting to respond any question. Please feel free to contact us in advance to provide any other information.

Cordially,

Alejandra Molina-Jackson, AIA

NCARB NCIDQ LEED AP BD+C GGP

Director of Architecture – Interior Design



☎ 561-839-2837 | Mobile • 305-934-0826

✉ amj@ahrenscompanies.com

📍 1461 Kinetic Road Lake Park, FL 33403

BOBCAT TREASURE COAST

4405 PROSPERITY DRIVE
FORT PIERCE, FLORIDA 34981

BUILDING PERMIT

PROPOSED ADDITION AND NEW WASH AREA

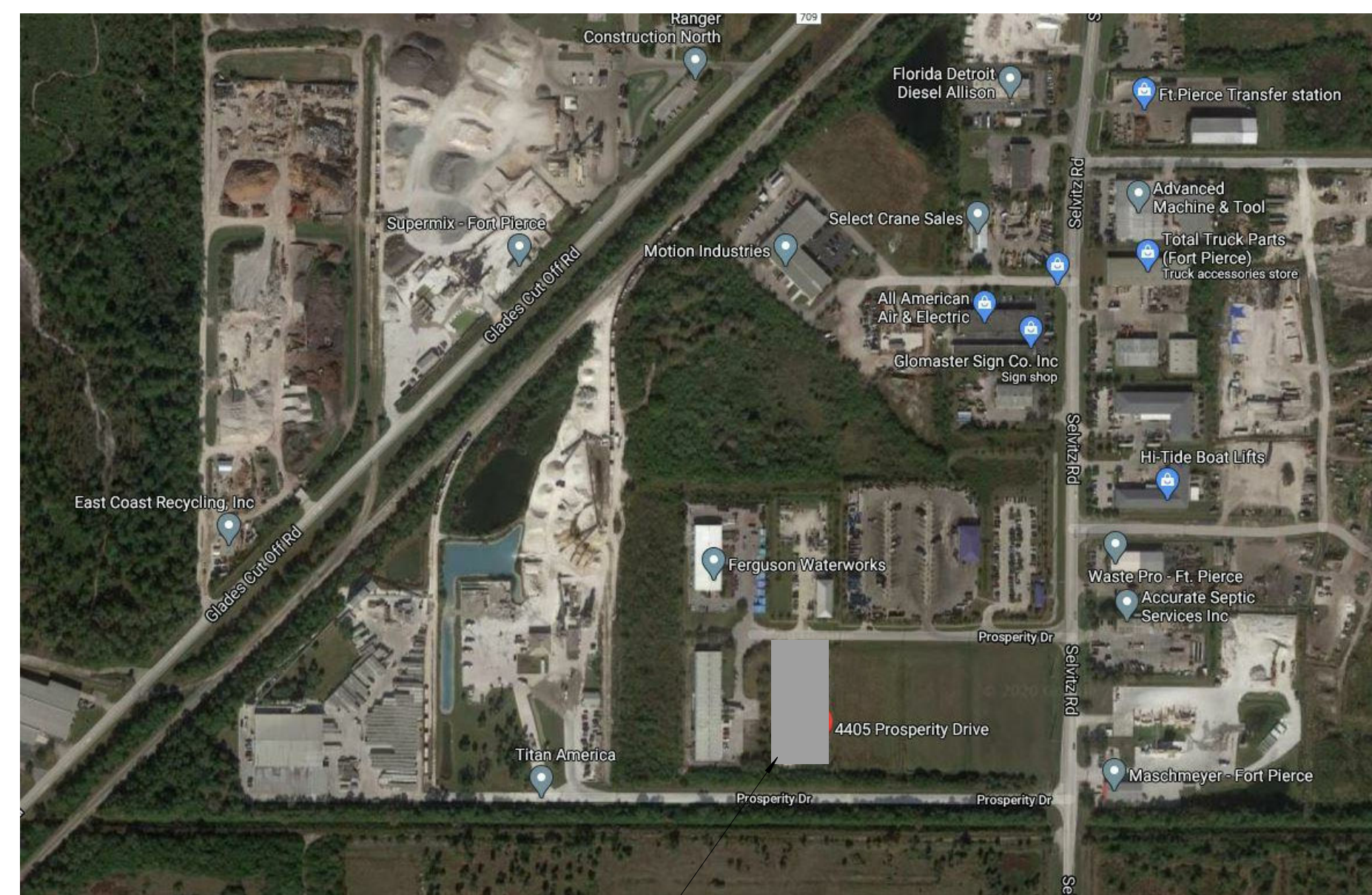


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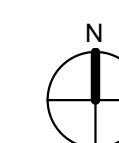
NO.	REVISION	DATE
1	TECH REVIEW PROJ COMMENTS	01/22/21
2	ST. LUCIE COUNTY COMMENTS	02/17/21
3	COUNTY COMMENTS	02/19/21
4	BO COMMENTS	03/01/21

PROPOSED ADDITION AND NEW WASH AREA
BOBCAT
TREASURE COAST
4405 PROSPERITY DRIVE, FORT PIERCE, FLORIDA 34981

SITE MAP



SITE



PROJECT TEAM

OWNER: SMITH BROS CONTRACTING EQUIPMENT INC.
5731 N MILITARY TRL.
WEST PALM BEACH, FL 33407
(954)783-7700

AGENT / ARCHITECT: AHRENS COMPANIES CBC-006515
1461 KINETIC ROAD,
LAKE PARK, FL 33403
(561)863-9004

SURVEYOR: ALEXANDER J. PIAZZA PSM, INC.
619 SW BILTMORE STREET,
PORT ST. LUCIE, FL 34983
(772)340-7770

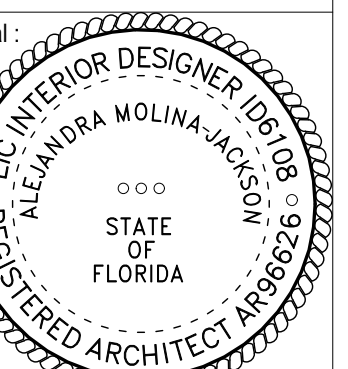
CIVIL ENGINEER: ENGENUITY GROUP, INC.
1280 NORTH CONGRESS AVE.
SUITE 101
WEST PALM BEACH, FL 33409
(561)655-1151

LANDSCAPE ARCHITECT: LBLA, INC.
5610 ADAIR WAY
LAKE PARK, FL 33467
(561)644-3237

STRUCTURAL ENGINEER: ANDREW MORGAN SERVICES
513 US HWY. 1
NORTH PALM BEACH, FL 33408
(561)881-8999

PRE-ENGINEERED BUILDING: METALLIC BUILDING SYSTEMS
5244 BEAR CREEK COURT,
IRVING, FL 75061
(214)687-9999

MEP ENGINEER: FORMICA ASSOCIATES, INC.
980 N. FEDERAL HWY., #110
BOCA RATON, FL 33432
(561)368-3611



NAME: ALEJANDRA MOLINA-JACKSON
LICENSE #: AR96626
DATE: 12/15/2020
SCALE: As indicated
DRAWN:
JOB: 20-000035
SHEET TITLE: COVER SHEET

SHEET #:
G-001



BOBCAT TREASURE COAST



November 24th, 2020

STATEMENT OF OWNERSHIP AND SITE PLAN – BUILDINGS NARRATIVE

Ref: Bobcat – Treasure Coast - 4405 Prosperity Drive- Fort Pierce, FL 34981

1. Statement of Ownership:

The site was acquired by Smith Brothers (refer to warranty deed) to use as a branch of Bobcat in Treasure Coast. The owners have other similar facilities in Florida.

The site has 85,300 square feet (1.95 acres) with an existing pre-engineered metal building covering 5,667 square feet.

South side of the site has a 70 feet drainage easement and ditches running west and east side of property line.

2. Site plan and building character and intents:

Bobcat Company is an American-based manufacturer of construction equipment. This branch will sale, rent and maintain this kind of machinery. Also offers parts related to the mentioned equipment. The company sells skid steer loaders, compact excavators, and other small hydraulic equipment under the Bobcat brand name.

The site land use is Heavy Industrial (HI) and the zoning district is light Industrial (I-1). Per Fort Pierce Code of Ordinance (sec. 125-187 g) the proposed use is allowed under Heavy equipment sales, rentals, and service.

We propose to provide one access to the site aligned with the crossing street neighbor existing entrance. This access will have a gate for security reasons to enclose the property.

Circulation proposed inside the site will work as a rotunda. The core area of the rotunda will be used to display machinery and test them. There will be 17 parking spaces, included one ADA. In addition, two more vehicular spaces in the wash area.

Will be provided 2 loading areas, one for trucks, in front of a mobile dock loading ramp, west side of the property and a 12 feet x 35 feet additional loading area on the west side.

A drainage system and landscaping were coordinated with the easements and ditches to comply with codes.

The existing building will be partially renovated within the 5,667 square feet. Several partitions will be built to provide a breakroom and an office. The existing Parts Department will be reduced in area. The

existing bathrooms will remain as well as the electrical panels area, that will be completed with new panels for the addition.

An additional 1,875 square feet will be added for the sales and rentals room, with 2 more offices, and 1,125 square feet front porch – canopy as space of transition between exterior and interior to provide a seating area for customers and some products display.

Another 2,400 square feet canopy separate from the main building as additional structure will be built to install a wash equipment to clean the machines returned rentals.

This structure is supported by metal frames, with no exterior wall enclosure.

All the existing building area (5,667 sf) and proposed addition (5,400sf), a total of 11,067 sf will be mercantile (M) occupancy as defined by FBC – 2017 and 2020 (309.1):

“Mercantile Group M occupancy includes, among others, the use of a building or structure or a portion thereof for the display and sale of merchandise, and involves stocks of goods, wares or merchandise incidental to such purposes and accessible to the public.”

The occupancy was calculated per FBC Chapter 10, table 1004.5, under mercantile, 60 sf gross area per occupant and 300 sf gross area per occupant for storage, stock, shipping areas.

The building façade was treated to give a commercial-industrial aesthetic and consistent with the existing building. The materials will match the existing metal wall panels, with a different color palette and an accent wainscot stone veneer will be applied in the front to upgrade the image of the building.

Please feel free to contact us to provide additional information of the project. On behalf of the Applicant, Ahrens Companies request approval of the Site Plan, demonstrated we comply with all Fort Pierce City and Port St Lucie County requirements.

Alejandra Molina-Jackson, AIA NCARB LEED AP BD+C

Florida license AR 96626

Ahrens Companies



IN HOUSE KEY MEMBERS

- RICHARD AHRENS, PRESIDENT, GC
- JUDY AHRENS, VP
- ALEJANDRA MOLINA-JACKSON, AIA NCARB LEED AP BD+C GGP
- GERALD HOLT, CONSTRUCTION PM, GC
- MICHELE BALL-VAUGHN, ACCOUNTING MANAGER
- MARK LEVER, CHIEF COST ESTIMATOR

PERMANENT CONSULTANTS:

- ROBERT MARINELLA, DISTRICT MANAGER- METALLIC BUILDING SYSTEM
- STRUCTURAL ENGINEER: ANDREW MORGAN, PE
- CIVIL ENGINEERING-SURVEY: ENGENUITY GROUP (RICHARD BROWN, EI)
- LANDSCAPE ARCHITECT: LYNN BENDER, RLA
- MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, FIRE ALARM ENGINEERS: FORMICA & ASSOCIATES INC (STEVE HENDERSON, PE – FARAH GHUMRAWI, PE
- LIGHTING CONSULTANT: SESCO LIGHTING (JERRY SCHMITZ, LC)
- TRAFFIC CONSULTANT: KARL PETERSON, PE
- ELECTRICAL SUBCONTRACTOR: TAURUS (ALAN RIOUX)
- MECHANICAL SUBCONTRACTOR: CMI (JIM PICKET)
- PLUMBING SUBCONTRACTOR: JUPITER FARMS PLUMBING, INC (RICHARD VICKER)
- AUDIO VISUAL-LOW VOLTAGE-IT SUBCONTRACTOR: ENCODERS (PHILIP SERGEANT)



TEAM AHRENS, WE LOVE WHAT WE DO



ALEJANDRA MOLINA-JACKSON, AIA, NCARB, LID, LEED AP BD+C, GGP

CREENTIALS

- Registered Architect, Florida State.
 - Licensed Interior Designer Florida State
 - Certified Interior Designer (CID), Virginia State Board
 - NCARB Certification active - record holder
 - NCIDQ certified Interior Designer
- * Certified Green Globes Professional
- * LEED AP BD+C, June 2010
- * LEED AP, December 2007
- * Registered Architect CAPBA, Argentina
- * Bilingual (English – Spanish)

PROFILE

- Excellent design skills with emphasis in sustainable design strategies
- Experience in leading building projects through the process of LEED certification
- Excellent with free hand sketches illustrating architectural solutions to clients, renderings, and power point presentations.
- Experience with AutoCAD, Revit, Photoshop, Sketch Up.
- Newforma and Procore.
- Well-rounded experience in all phases of design, from programming to design development and construction documents. Construction Administration, all phases. From bid phase, submittals and shop drawings review to punch lists.
- Knowledgeable with Government programs and projects, as well as private sector projects
- Experience regarding construction administration, submittals, RFIs, OAC meetings, change orders, application for payments.
- Experience in preparing Furniture, Fixtures and Equipment (FF&E) packages, including procurement process and furniture installation monitoring
- Effective communicator and listener with all levels of professionals and clients
- Excellent management skills. Managed team of 6-10, in house and consultant resources.

EDUCATION

Mar de la Plata, National University Argentina

Master Degree in Architecture

Mar de la Plata, National University Argentina *Bachelor of Architecture*

PROFESSIONAL EXPERIENCE

Ahrens Companies – Director of Architecture and Interior Design - Present

RSP – (BEAME Architectural Partnership)– Miami, FL *Senior Project Architect- Project Manager.*

SRS Architecture- Interior Design- Planning- Fort Lauderdale-*Senior Project Architect- Project Manager.*

Hok- Miami *Project Architect*

Parsons - Navy Station Norfolk, VA - Team Support for NAVFAC- *Architect III*

PBS&J Tampa, Florida

Brief professional experience: joined Ahrens Companies as Director of Architecture and Interior Design after working with RSP-Beame as Senior Architect involved in two iconic projects in Miami, the ever-popular Cocowalk and Grove Central. Her work on Cocowalk, a retail -entertainment-hospitality and corporate building complex spanned during the construction phase. Whereas her work on Grove Central, a mixed-use complex that involved the renovation of Coconut Grove Metrorail Station, a new bus terminal, retail, restaurants and 23 story high rise building, spanned during schematic design and the first phase of design development. Her prior experience involves working with HOK, NAVFAC, SRS, Wiley & Wilson as Architect, and Interior Designer, with 15 years based in the Richmond and Norfolk, VA, area and Washington, DC. She is originally from Argentina, where she founded a start-up architecture firm and over the course of 10 years worked with a partner on commercial and residential projects. As a LEED Accredited Professional since 2007, LEED BD+C since 2010 and Green Globes Professional (GGP), Alejandra has been involved in many LEED certifications for the government and private sector. Her most notable projects include her work with the United States Naval Facilities Engineering Systems Command (NAVFAC). In the private sector, her most significant achievement is her work on the first South American Gold certified building in Uruguay, entitled Celebra Building, where she managed coordination between Uruguay Design, General Contractor team members and USA LEED consulting company.

Other Activities

- Assistant Professor Architectural Design, 1st and 3rd courses. Mar del Plata National University. Argentina
- LEED consultant for South American Architectural Firms – Assisted with LEED Gold Certification for a corporate building in Uruguay.
- Member of WIA (Woman in Architecture)