



Conditional Use - No New Construction

Property address or Location 1717 S. U.S. #1
 Parcel ID #(s) _____
 Project description Change of Use to Arcade

Bamboo Palms
Property Owner(s)
3609 S. Indian River Dr.
Street Address
Ft. Pierce FL 34982
City FL **State** 34982 **Zip**
772-201-9044
Phone Number
GrimeSusan@aol.com
Email Address

Architectonic Inc.
Applicant/Representative, Title, Company
Michael Menard Vice President Architectonic Inc.
Street Address
806 Delaware Ave. Florida 34950
City Ft. Pierce **State** Zip
Phone Number
772 460 7751 mmenard@architectonicinc.com
Email Address

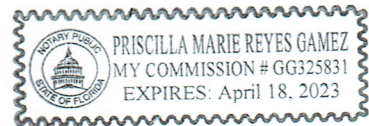
Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other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

Susan Grime, representative
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY
 The foregoing instrument was acknowledged before me this 22 day of April, 2021, by
Susan Grimez who is personally known to me or has produced
Id Licence 9652-786-50-805-0 as identification.

Priscilla M. Reyes Gamiz
 Signature of Notary

(seal)

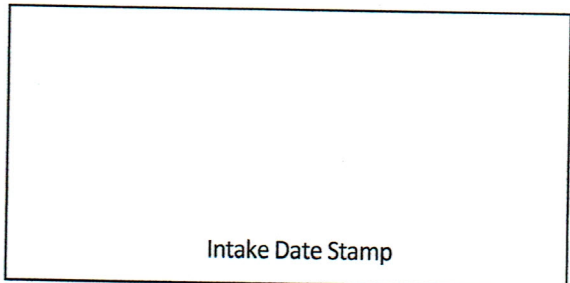


INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit # _____
 Intake Planner _____
 Planner Assigned _____
 Approved By _____ Date _____
 Comments _____





CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- If no site improvements are required:
 - As-built survey
 - Floor plan of existing building(s)
- If parking and drainage improvements are required:
 - As-built survey;
 - Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
 - Lighting plan
- Complete, notarized application

Application Type:

- Conditional Use: No new construction with no site improvements
- Conditional Use: No new construction with parking and drainage improvements

Site Information:

Building Size 13200 Parking Spaces: 62
ARCADE 1130 SF,

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

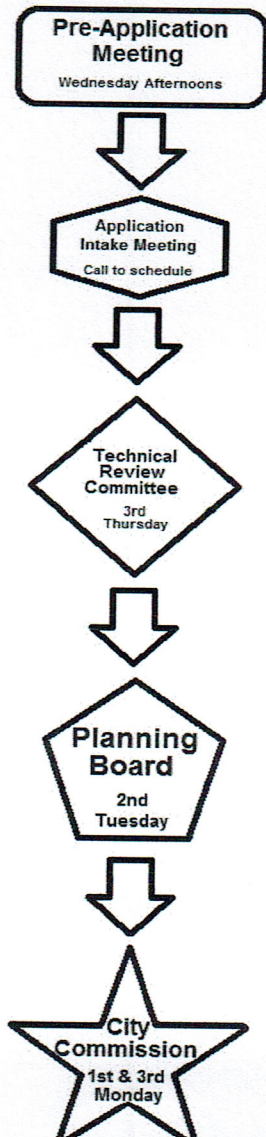
North	South	East	West
C-3	C-3	C-3	C-3

C-3 GENERAL COMMERCIAL

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

- (1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.
- (2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.
- (3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

Application Outlook





WAIVER OF DISTANCE

Property address or Location 1717 SOUTH US HIGHWAY #1
 Parcel ID #(s) _____
 Project description INTERIOR BUILD OUT FOR AN ARCADE

BAMBOO PLAMS
Property Owner(s)
3609 SOUTH INDIAN RIVER DR.
Street Address
FT. PIERCE FLORIDA 34982
City State Zip
772 201 9044
Phone Number
GRIMESSUSAN@AOL.COM
Email Address

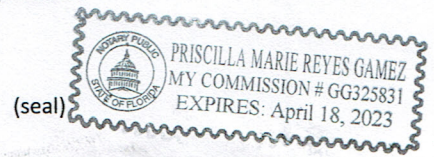
ARCHITECTONIC INC.
Applicant/Representative, Title, Company
MICHAEL MENARD VICE PRESIDENT ARCHITECTONIC INC.
Street Address
806 DELAWARE AVE. FT. PIERCE FL 34950
City State Zip
772 460 7751
Phone Number
MMENARD@ARCHITECTONICINC.COM
Email Address

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.

Susan Grimes, representative
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY _____
 The foregoing instrument was acknowledged before me this 13th day of May, 2021, by Susan Grimes who is personally known to me or has produced FL DL as identification.

Priscilla M. Reyes Gamez
 Signature of Notary



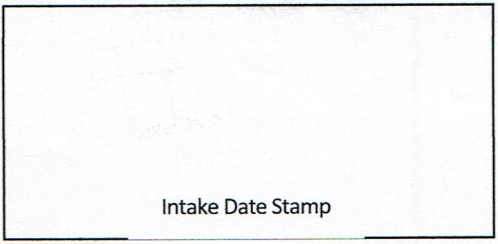
INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3737

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 # _____



WAIVER OF DISTANCE

Submit one (1) original & seven (7) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- As-built site drawing, to scale, including the building, front door, parking area, traffic ingress and egress, sidewalks, landscaping and exterior lighting
- Sketch of the building's interior layout including square footage of the following: kitchen, bar area, seating arrangement, and restrooms
- Complete, notarized

Application Type:

- 1 APS/2APS: Beer Only / Package Sales or On-Premises Consumption
- 1 COP/2COP: Beer and Wine/Package Sales or On-Premises Consumption
- 3 APS: Beer, Wine & Liquor/Package Sales Only
- 4 COP: Beer, Wine & Liquor/On-Premises Consumption
- 4 Arcade

Business Information:

- New Business
- Transfer from: _____ Open since: _____
address address year

Building Size 1130 S.F. Maximum Occupancy 22 GAMES Total Seating 22 Parking Spaces 62

Hours of Operation:

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
to 10 AM -10PM	to 10AM-10PM	to 10AM-10PM	to 10AM-10PM	to 10AM-2AM	to 10AM-2AM	to 10AM-10PM



Minimum requirements for on-premises consumption.

- (1) An applicant holding a "Beer and Wine—Consume on Premises and Package Sales" license must be engaged in conducting a bona fide restaurant establishment, for which such waiver is sought, and to qualify as a bona fide restaurant the restaurant must:
 - (a) Have tables capable of seating not fewer than twenty (20) persons simultaneously, for the purpose of serving meals;
 - (b) Must dispense sales of beer and wine only to persons patronizing the establishment for the main purpose of ordering and consuming food;
 - (c) Have permanent kitchen facilities with a commercial stove, refrigerator and oven located within the premises in which meals are regularly prepared for service to patrons of the establishment.
- (2) An applicant holding a "Beer, Wine and Liquor—Consume on Premises and Package Sales" license must demonstrate that any parking area provided for is illuminated by not less than three (3) footcandles per square foot of parking lot area.

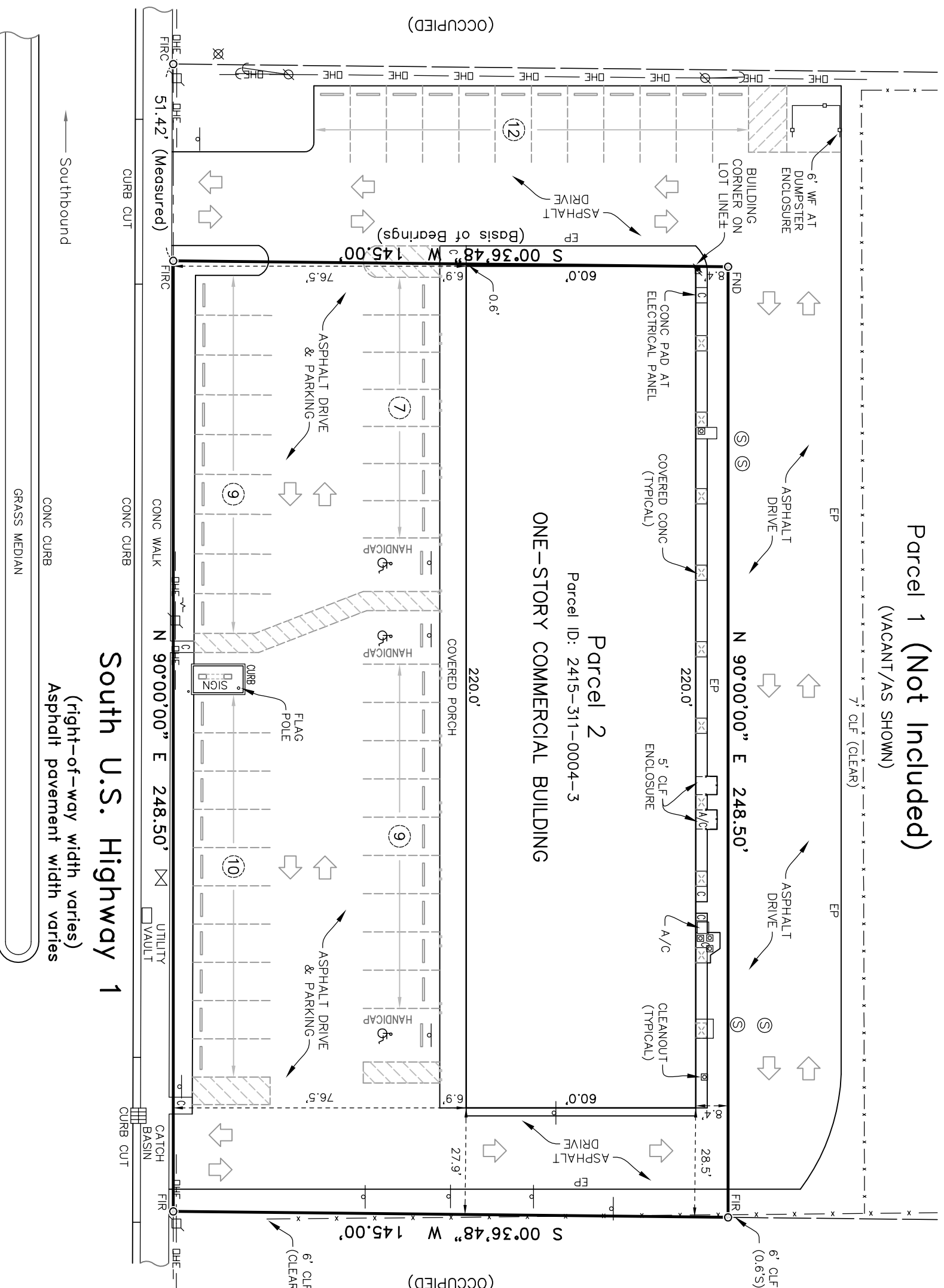
Sec. 125-325. - Amusement arcades and arcade amusement centers.

Amusement arcades and arcade amusement centers shall comply with the following regulations:

- (1) *General operating standards.*
 - c. No arcade amusement center shall be located within 1,250 feet of another arcade amusement center. Such distance shall be measured from closest property line to closest property line.
 - e. No amusement arcade or arcade amusement centers shall be located within 250 feet of the Downtown Business and Entertainment Overlay District boundaries.

Parcel 1 (Not Included)

(VACANT/AS SHOWN)



WILLIAM B. BENNETT
Professional Surveyor & Mapper
Florida Certificate No. 6353
LB No. 7608

CERTIFIED TO:
BAMBOO PALMS, LLC

- LEGEND**
- CL = CENTERLINE RIGHT OF WAY
 - EP = EDGE OF PAVEMENT
 - CONC = CONCRETE
 - FIRC = FOUND 5/8" IRON ROD
 - FIR = FOUND 5/8" IRON ROD (UNNUMBERED)
 - FND = FOUND NAIL & DISK (UNNUMBERED)
 - OHE = OVERHEAD UTILITY LINES
 - ∅ = CONCRETE POWER POLE
 - ⊕ = WOOD POWER POLE
 - ⊖ = POLE ANCHOR
 - ⊙ = SIGN
 - ⊕ = SANITARY MANHOLE
 - ⊙ = SANITARY CLEANOUT
 - ⊕ = TELEPHONE RISER
 - ⊕ = WATER VALVE
 - ⊕ = WATER METER
 - A/C = AIR CONDITIONER PAD
 - CLF = CHAIN LINK FENCE
 - WF = WOOD FENCE
 - ⊕ = CABLE TELEVISION RISER
 - ⊕ = PLUS OR MINUS
 - ⊕ = CONCRETE PAD
 - ⊕ = LIGHT POLE
 - ⊕ = BACK FLOW PREVENTER
 - ⊕ = SANITARY VALVE

Bennett Surveying, Inc.
107 Augusta Court
Jupiter, Florida 33458
tel: 772.336.4933
email: bennettsurveying@yahoo.com

Boundary Survey	
Prepared on the order of:	
Amy Cheatham	
Field: JP/BB	Job No.: 21-0301
Drawn: WB	Date: 03/18/2021
Scale: 1"=30'	Sheet: 1 of 1

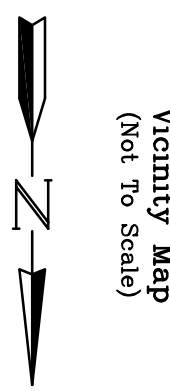
Date of last field work: 03/18/2021

LEGAL DESCRIPTION PARCEL 2:
The North 248.50 feet of the East 145.00 feet of the East 417.35 feet of the South 300.00 feet of the North 680.00 feet of the Ne 1/4 of the sw 1/4 of Section 15, Township 35 South, Range 40 East, said property lying and being West of U.S. Highway 1 in Fort Pierce, St. Lucie County, Florida. Subject to all pertinent matters of record.

LOT AREA: 36,030 Sq. Ft.; 0.83 Acres

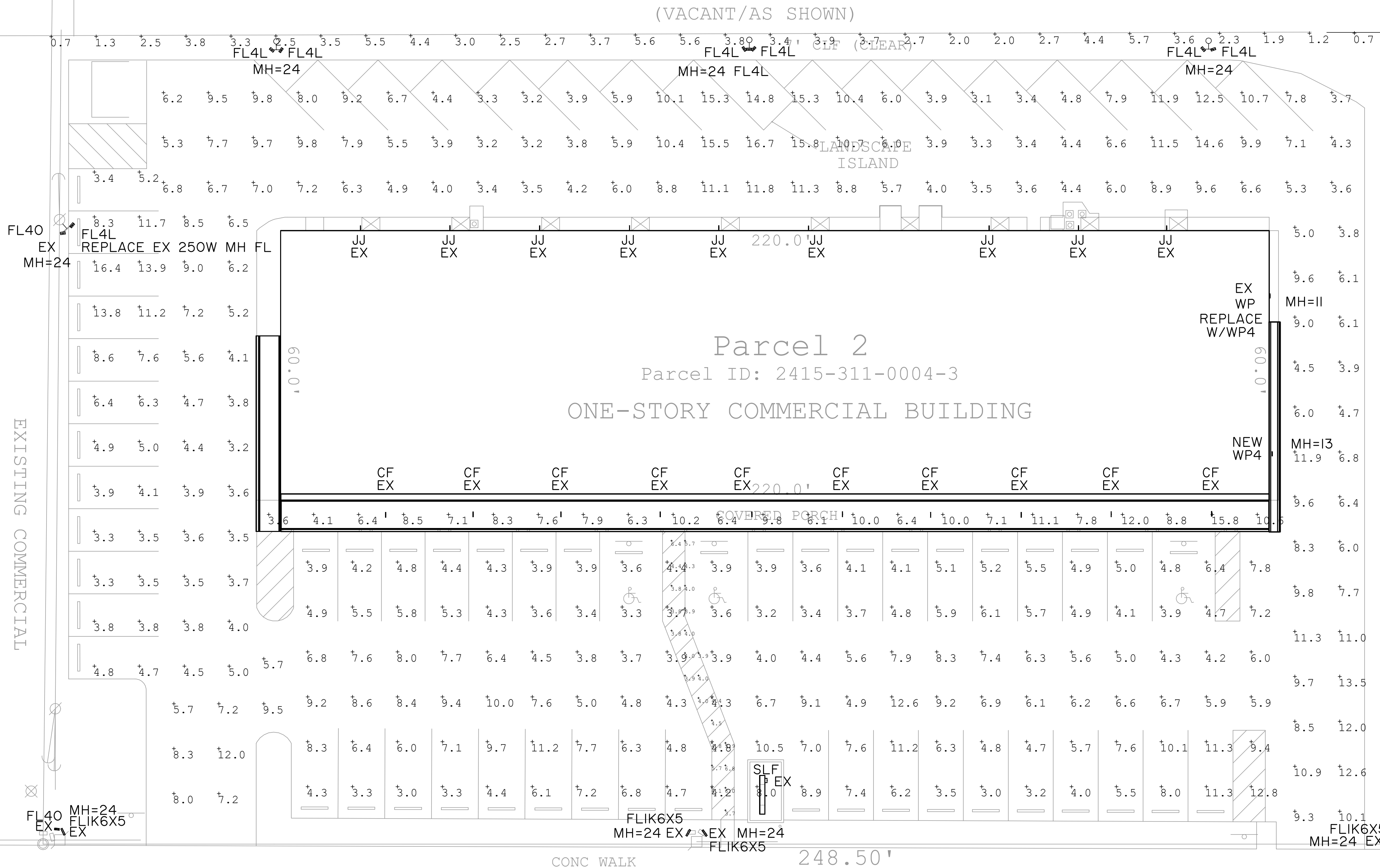
STREET ADDRESS: 1717 S US Highway One, Fort Pierce, Florida 34950.

- SURVEYORS' NOTES:**
- Bearings shown hereon are based on the South line of subject property as platted and is assumed to bear S 00°36'48" W.
 - Written dimensions take precedence over scaled dimensions and distances are not to be scaled for construction and/or design purposes.
 - All distances and bearings are as field measured and are coincident with "PLAT" and description data unless otherwise noted.
 - This drawing is not valid without the signature and original raised seal of a Florida licensed Surveyor & Mapper.
 - This survey is based upon a description furnished by the client, there has been no search of the public records done by this office.
 - Property lies in Flood Zone "X" as scaled from the National Flood Insurance Program Rate Map, Community Panel Number 12111C0187 K, with an effective date of February 19, 2020.
 - This survey is not covered by professional liability insurance.
 - City water & sewer are available in this area.
 - This survey meets the required accuracy as shown in Ch. 5J-17.051 (2) (b) based on its expected use.
 - No underground utilities or improvements were located unless otherwise shown.



Symbol	Qty	Label	Lamp Lumens	LLF	Description
□	2	FL40	32000	0.770	400W FPUA MH Rental Flood
□	1	WP	N.A.	0.900	Customer LED Wallpack
□	5	FLIK6X5	110000	0.950	1000W FPUA MH Rental Flood
□	10	CF	4000	0.900	Front Canopy Fixture
□	9	JJ	870	1.000	Rear Wall Door Jelly Jar Lights
□	8	FL4L	N.A.	0.900	FPUA LED Rental Flood
□	2	WP4	N.A.	0.900	Owner Wall Pack

Label	Units	Avg	Max	Min	Avg/Min
Front Parking And Drive	Fc	5.94	12.8	3.0	1.98
Front Porch Sidewalk	Fc	8.34	15.8	3.6	2.32
Means of Egress Path	Fc	4.58	6.8	3.7	1.24
New West Parking and Drive	Fc	7.34	16.7	3.1	2.37
North Drive	Fc	8.36	13.5	3.8	2.20
South Parking and Drive	Fc	5.85	16.4	3.2	1.83
Southeast Entry	Fc	7.95	12.0	5.7	1.39
Spill to West	Fc	3.15	5.7	0.7	4.50



South U.S. Highway 1

SITE PHOTOMETRIC ANALYSIS

SCALE NTS

GE Evolve™ LED Flood & Spot Lighting

EFM1

The GE Evolve™ LED Medium Output Flood Light is our mid-lumen solution to efficiently illuminate building facade, flag poles, billboard signage and many more traditional flood applications. Designed to replace up to 250W HPS and 250-400W Metal Halide flood lights, the EFM1 provides significant operating cost benefits over the life of each fixture with reduced energy consumption and a long rated life that virtually eliminates ongoing maintenance expenses.

Features:

- 70 CRI at 3000K, 4000K and 5000K
- Up to L89@100K hrs per IES TM-21 see LM chart on page 37
- Distributions: 6x5, 6x6, 7x6, 7x7, Type III, 20° Spot
- 120-277 VAC and 347-480 VAC available
- DAI compatible
- Mounting options: Trunnion, Knuckle Slipfitter, & Knuckle Wall Mount
- UL/CUL listed, suitable for wet locations
- Complies with the material restrictions of RoHS

Applications:

- Building facade, flag poles, utility and industrial spaces, billboard signage, roadways, general site lighting, and many more traditional flood applications.

NOTE: The Type III distribution is ideal for building facade and billboard signage.

Compatible with LightGrid™ Outdoor Wireless Control System

Also available in 20° Spot optical distribution as pictured here

To learn more about GE Evolve LED Flood Lighting go to www.currenbyge.com

TWX2 LED LED Wall Luminaire

DLC

Specifications:

- Depth: 4.5"
- Height: 9.2"
- Width: 13.0"
- Weight: 11 lbs (without options)

Introduction: TWX2 LED wall pack family, a ground-up design that has low initial cost, customer demand while providing superior performance and a traditional form. The TWX2 LED is energy efficient, saving up to 52% in energy costs when replacing a metal halide luminaire. Offering an expected service life of more than 20 years, the TWX2 LED eliminates frequent lamp and ballast replacement associated with traditional technologies.

The Adjustable Light Output (ALCO) feature allows the contractor to set the light output during installation, to a level perfectly suited for the job site. The TWX2 LED ALCO luminaires can replace anything from a 70W to 250W metal halide luminaire.

Ordering Information: EXAMPLE: TWX2 LED 40K MVOLT DBBKD

Order	Package	Color Temperature	Options	Notes
TWX2 LED	P1 1,200 lumens	40K 3000	FE Photocell, Button FE	DBBKD Dark Bronze
TWX2 LED	P2 4,000 lumens	40K 3000	400	DBBKD Black
TWX2 LED	P3 1,200 lumens	40K 3000	400	DBBKD White
TWX2 LED	ALCO 1,000 lumens	40K 3000	400	DBBKD Natural aluminum

FEATURES & SPECIFICATIONS:

FINISH: Powder coated parts are protected by a zinc-chromate Super-Durable TGIC thermoplastic powder. The finish provides superior resistance to corrosion and weathering. A highly corrosion-resistant epoxy powder is used for the luminaire body.

CONSTRUCTION: Two-piece die-cast aluminum housing to optimize thermal management through conduction and convective cooling. The door is hinged on the side and can be removed for easy maintenance. The housing is completely sealed against moisture and environmental contaminants (IP65) and is suitable for the harshest applications.

OPTICS: Precision optical design uses both reflective and refractive technologies that work together to create superior illumination and further focus, putting the light where it is needed. The die-cast lens features a glass lens to maximize light extraction and create a fully luminaire luminaire for a better lighting look.

ELECTRICAL: Light engine consists of high-efficiency LEDs mounted to housing to maximize heat dissipation and provide long life up to 100,000 hours at 25°C. The electronic driver has a power factor of >0.95. The TWX2 LED luminaire is 0-10V dimmable.

INSTALLATION: Designed for wall mounting above four feet from the ground. Housing is configured for mounting directly onto a standard junction box by either a surface or surface-wire-in-hole 1/2" threaded wire hole.

WARRANTY: 5-year limited warranty. Complete warranty terms located at www.ge.lighting.com

NOTE: Actual performance may differ as a result of site and use environment and application. All values are design or typical values. Manufacturer's literature conditions apply. Specifications subject to change without notice.

EXISTING COMMERCIAL

PHOTOMETRIC ANALYSIS NOTES:

- THIS PARKING AREA IS WITHIN THE CITY OF FORT PIERCE, AND IS SUBJECT TO LIGHTING REGULATIONS FOUND IN CHAPTER 22, ARTICLE IV, SECTIONS 22-58 AND 22-60 OF THE FORT PIERCE MUNICIPAL CODE.
- 22-58 CODE REQUIRES THE INTERIOR SIDEWALKS SHALL BE PROVIDED WITH A MINIMUM AVERAGE OF ONE FOOT-CANDLE. THE INTERIOR PRIVATE PORCH SIDEWALK IS THE AREA ALONG THE EAST ELEVATION, WHICH HAS A AVERAGE ILLUMINATION OF 8.65 FC. THE LIGHTING ALSO COMPLIES WITH FBC 1008.2.3 MEANS OF EGRESS ILLUMINATION.
- 22-60 (1)b. CODE REQUIRES THE OFF-STREET PARKING IN THIS CASE, A BUILDING IN WHICH ALCOHOL IS SERVED, SHALL BE PROVIDED WITH A MINIMUM OF THREE FOOT-CANDLES ON THE PAVEMENT. THIS PLAN PROVIDES A MINIMUM OF THREE FOOT-CANDLES ON THE PAVEMENT.
- (2) THIS PLAN PROVIDES A MAXIMUM UNIFORMITY RATIO OF 2.38 TO 1, WHICH COMPLIES WITH CODE. UNIFORMITY OF SPILL IS NOT REQUIRED.
- (3) LIGHTING CONTROL IS BY ASTRONOMIC TIME CLOCK FOR BUILDING OWNER FIXTURES AND PHOTOCELL FOR FPUA RENTAL LIGHTS. THIS COMPLIES WITH CODE.
- (4) IT IS PROPOSED THAT SPILL ONTO U.S. 1 IS EXISTING AND ACCEPTABLE. IT IS PROPOSED THAT ANY SPILL ONTO THE ADJACENT COMMERCIAL PROPERTIES IS NOT OBJECTIONABLE. IT IS PROPOSED THAT SPILL ONTO THE VACANT PROPERTY TO THE WEST IS NOT OBJECTIONABLE. THE NEW FLOODLIGHTS ARE POINTED AWAY FROM RESIDENTIAL WINDOWS.

THE LIGHTING PLAN USES EXISTING, ANNOTATED BY "EX", AND NEW FPUA RENTAL FLOODLIGHTS MOUNTED AT 24 FEET ON VARIOUS EXISTING AND NEW FPUA POLES ON SHOWN ON THIS PLAN. THE LIGHTING PLAN ALSO INCLUDES A NEW OWNER PROVIDED CANOPY FIXTURE ON THE NORTH SHEET METAL SOFT AND A REPLACEMENT WALL PACK NEAR THE WEST END OF THE NORTH ELEVATION. ALL NEW FIXTURE LIGHTING TECHNOLOGY IS LED WITH 4000K COLOR. NEW POLES ARE RENTED FROM AND ARE THE RESPONSIBILITY OF THE FPUA. NO CUSTOMER FIXTURES ARE POLE MOUNTED.

NO.	DATE	REVISIONS

Fort Pierce Engineering, Inc.
Dependable Mechanical, Electrical & Plumbing Design
Reg. No. 28173

315 South 7th Street
Fort Pierce, FL 34950
Phone: 772 672-4636
Fax: 772 672-4637

CLIENT: ARCHITECTONIC INC.
806 DELAWARE AVE.
FORT PIERCE, FLORIDA
34980

PROJECT NAME: 1717 SOUTH US-1 ARCADE
PROJECT LOCATION: 1717 SOUTH US-1 FORT PIERCE, FLORIDA

ENGINEER SEAL

Timothy C. Tremyn, PE
P.E. No. 61580

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SHEET TITLE: SITE PHOTOMETRIC ANALYSIS

ISSUE DATE: 04-30-2021

DRAWN: TCT

APPROVED: TCT

DRAWING NUMBER: E-1.2

SHEET 1 OF 1

21001-01