THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO: TECHNICAL REVIEW COMMITTEE

FROM: VENNIS GILMORE, PLANNER

RE: TECHNICAL REVIEW PROJECT# 20-07000021

MEETING DATE: JANUARY 21, 2021

Minor Site Plan & Design Review – Phatz Chick N Shack – 421 N US HWY 1

The above referenced **Minor Site Plan & Design Review Applications** are being submitted for your review and comments. The request seeks to construct a new 2,332 sq. ft. restaurant with approximately 979 sq. ft. of outdoor seating included. The subject site is zoned General Commercial Zone (C-3) with a Future Land Use of General Commercial (GC). Per City Code Section 125-313. – Major and minor site plan application; a minor site plan application is required. Per City Code Section 125-314. – Design Review; a Design Review application is required. The subject site location has approximately a total of 0.58 acres.

Please review and provide two copies of comments on the project. Please send all comments to the following emails vgilmore@cityoffortpierce.com, arosenthal@cityoffortpierce.com, or through interoffice mail to the Planning Department. If you have comments please respond in a timely manner before the date of the Technical Review Committee Meeting.

Please do not hesitate to contact me should you require any additional information at 772-467-3741.

Thank you.

Vennis Gilmore, Planner

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location 421 US Highway 1

Parcel ID #(s) 2410-603-0008-000-2

Project description Restaurant

Tessa Adams	Tod Mowery AICP Redtail DG
Property Owner(s)	**Applicant/Representative, Title, Company**
3705 Ave T	100 S.2nd Street
Street Address	Street Address
Fort Pierce FL 34947	Fort Pierce FL 34953
City State Zip	City State Zip
772-237-9719	772-742-1555
Phone Number	Phone Number
sigsalon@aol.com	todm@redtaildg.com
Email Address	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. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.*

Tessa Adams

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY: ST. LUCIE

The foregoing instrument was acknowledged before me this 4th day of DECEMBER, 20 20, by TESSA ADAMS who is personally known to me or has produced _____ as identification.

Tod Mowery

Signature of Notary

TOD B. MOWERY
Notary Public-State of Florida
Commission # GG 967516
My Commission Expires
March 10, 2024

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_____

Intake Date Stamp

❑ DEVELOPMENT REVIEW

General Information

- ❑ Incomplete application packets cannot be accepted.
- ❑ Site Plan approval is valid for one (1) year following City Commission approval. In order to maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date, and building permits must be maintained until site plan is completed, per plans, or approval shall lapse.

Choose Application Type:

Application Type		
■ Site Plan	❑ Conditional Use with New Const.	❑ Major Amendment
❑ Conceptual Development Plan		❑ Minor Amendment

Site Information:

Non-Residential: Proposed Sq. Ft.: 2332 Residential: Proposed Units: 0

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

North	South	East	West
C3	C3	C3	C3

Site Plan submittal requirements:

Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- ☒ Complete notarized application
- ☒ Warranty Deed
- ☒ SLC Property Record Card
- ☒ Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- ☒ General location map (see Section 22-58.d.2)
- ☒ Survey (see Section 22-58.d.3)
- ☒ Site Plan (see Section 22-58.d.4)
- ☒ Landscaping Plan (see Section 22-187)
- ☒ Storm Drainage Plan (see Section 22-58.d.6)
- N/A ❑ Environmental Impact Report
- N/A ❑ Beach/Dune System protection plan, if applicable (see Section 22-58.d.7)
- ☒ Lighting Plan (see Section 22-58.d.8)
- ☒ Design Review submittals (see Design Review application)
- ☒ Traffic Impact Report
- N/A ❑ Concurrency Review submittals (see Concurrency Review application)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Design Review

Property address or Location 421 N US HIGHWAY 1
Parcel ID #(s) 2410-603-0008-000-2
Project Description Restaurant

Makn-Moves LLC	Tod Mowery AICP Redtail DG
Property Owner(s)	Applicant/Representative, Title, Company
Tessa Adams	100 S.2nd Street
Street Address	Street Address
3705 Ave T FL 34947	Fort Pierce FL 34950
City State Zip	City State Zip
Fort Pierce	772-742-1555
Phone Number	Phone Number
772-237-9719	todm@redtaildg.com
Email Address	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 Application (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.*

Tessa Adams
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY, ST LUCIE
The foregoing instrument was acknowledged before me this 4th day of DECEMBER 2020, by

TESSA ADAMS who is personally known to me or has produced

_____ as identification.

Tod Mowery
Signature of Notary

TOD B. MOWERY
Notary Public-State of Florida
Commission # GG 967516
My Commission Expires
March 10, 2024
(Seal)

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

Pre-Application Meeting Date_____ Fees _____ Control #_____ B. Permit _____
Intake Planner_____
Planner Assigned_____
Approved _____ Date_____
Comments _____

Intake Date Stamp

Design Review Application Checklist
(City Code of Ordinances 22-59)

Submittal for Administrative Approval

a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 22-194, location of bordering streets and, if applicable, wetlands and beaches.
b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment and other site features that may influence design elements.
c. A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis study results.
d. Context photographs of neighboring uses and architectural styles.
e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
j. Exterior elevations showing architectural character, external architectural features and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
k. Design review concurrent with conceptual development plan procedure according to subsection 22-58(e) is also available.

Submittal for Board Approval

a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
b. A final site plan meeting the requirements of section 22-58
c. A final site lighting plan that meets the requirements of subsection 22-58(d)(8).
d. A final landscape plan that meets the requirements of Article XII, Landscaping and Trees.
e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

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Site Address: 412 N US HIGHWAY 1
Sec/Town/Range: 10/35S/40E
Map ID: 24/10C
Zoning: General Co

Parcel ID: 2410-609-0004-000-2
Account #: 23459
Use Type: 1100
Jurisdiction: Fort Pierce

Qy pgtujkr

Bakers Management Properties

PO Box 1746
Fort Pierce, FL 34954

Ngicn#Gguetkrvkqp

ELMER ROBB`S RE S/D OF BLKS 14-IAND R- BLK R LOTS 1 TO 3 INCL AND STRIP OF LAND 40 FT WIDE E AND W LYG BTWN W SIDE OF RR AND E END OFLOTS 1 AND 2 (MAP 24/10C) (OR 1932-2481 : 1970-2236 : 2126-2512)

Fwttgpv#Xcnwgu

Just/Market Value:	$263,400
Assessed Value:	$263,400
Exemptions:	$0
Taxable Value:	$263,400

Rtqrgtv{#vczgu#ctg#nwdlgev#vq#ejcpig#wrqp#ejcpig#qh#qy pgtujkr1#

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Vqvcn#Dtgcu

Finished/Under Air (SF):	2,361
Gross Sketched Area (SF):	2,361
Land Size (acres):	0.48
Land Size (SF):	21,024

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Ucng#Kuvqt{

Date	Book/Page	Sale Code	Deed	Grantor	Price
Mar 31, 2004	1932 / 2481	XX01	WD	Galego Francisco A	$350,000
Dec 8, 2003	1859 / 1430	XX01	QC	Galego Francisco A	$100
Aug 23, 1994	0918 / 0325	XX02	WD	Feldman David	$152,500
May 3, 1993	0838 / 2934	XX02	WD	BARNETT BANK OF THE TREASURE	$130,000
Feb 5, 1993	0826 / 2868	XX01	WD	US DEVELOPERS	$296,100
Oct 1, 1986	0519 / 0465	XX00	CV		$275,000

Ewkrfkpi#Rhqto cvkqp#4#qh#1,

Finished Area: 2,361 SF

Gross Sketched Area: 2,361 SF

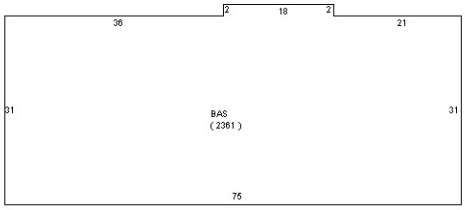
Exterior Data

View:	Roof Cover: Tar & Gravel	Roof Structure: Steel Rigid
Building Type: STRL	Year Built: 1976	Frame:
Grade: Y_C	Effective Year: 1976	Primary Wall: Brk/Masonary
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 0	Electric: MAXIMUM	Primary Int Wall:

Full Baths: 0	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Carpet
A/C %: 100%	Heated %: 100%	Sprinkled %: 0%



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Sub Area	Description	Area	Fin. Area	Perimeter
BAS	BASE AREA	2361	2361	216

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Type	Qty	Units	Year Blt
CONCRETE LOW	1	500	1960
ASP2 LOW	1	14200	1960
CHAINLINK 6'	1	470	1960
CEMENT CURB	1	126	1976
SINGLE LIGHT	1	1	1976

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Current Values Breakdown

Building:	$72,900
Land:	$190,500
Just/Market:	$263,400
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$263,400
Exemption(s):	$0
Taxable:	$263,400

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	8.3	Fort Pierce Stormwater Charge	$572.70

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

Kkuvqtkecn#Xcnwgu

Year	Just/Market	Assessed	Exemptions	Taxable
2019	$263,400	$263,400	$0	$263,400
2018	$262,900	$262,900	$0	$262,900
2017	$289,000	$289,000	$0	$289,000

Rgto kvu

Number	Issue Date	Description	Amount	Fee
F94-001511	Dec 29, 1994	Heat and Air Conditioning	$13,000	$13,000
RF2006-558	Sep 1, 2006	Roof	$18,790	$187
P15-0711	Apr 10, 2014	Paving	$3,600	$83
BP18-3178	Oct 17, 2018	Electric	$1,550	$0

Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2900550 OR BOOK 2618 PAGE 2550, Recorded 07/24/2006 at 12:43 PM
Doc Tax: $1890.00

Warranty Deed

THIS WARRANTY DEED, made this 19th day of June, 2006, by and between **Palm Green Investments LLC,** ("grantor"),and **T. L. Sea Acquisitions, LLC** ("grantee"), whose mailing address is: 10845 NW 50th STREET SUNRISE, FL 33351

THE GRANTOR, for the consideration of the sun of ----------one ---------- dollar(s), ($ 1.00), the receipt and sufficiency of which is hereby acknowledged and received and for other good and valuable consideration, does hereby grant, bargain, sell, and convey unto the grantee his/her heirs and assigns, the following described premises located in the County of St. Lucie, State of Florida, described as follows:

PLAT OF A C DITTMAR'S RE-S/D BLK15 E 13 FT OF LOT 7 AND ALL LOTS 8, 9 AND 12 AND E 37.5 FT OF LOTS 10 AND 11 AND N ½ VAC ALLEY ADJ ON S (MAP 24/10C) (OR 1301-1510)

Also known as street and number 421 N US HWY 1, FT. PIERCE, FL. 34950
Tax Parcel ID # **2410-603-0008-000-2**

TO HAVE AND TO HOLD the said premises with its appurtenances unto the said Granteehis/her heirs and assigns forever. Grantor covenant with the grantee that the Grantors are now seized in fee simple absolute of said premises ; that the Grantors have full power to convey same, that the same is free from all encumbrances exceping those set forth above, that the Grantee shall enjoy the same without any lawful disturbance, that the Grantors will , on demand, execute and deliver to the Grantee, at the expense of the Grantors,any further assurance of the same that may be reasonably required and with he exceptions set forth above, that the Grantos warrant to the Grantee and will defend for him/her all the said premises against every person lawfully claiming all or any interest in same, subject to real property taxes accrued by not yet due and payalble and any other covenants, conditions, easememts ,rights of way, laws and restrictions of record.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

PALM GREEN INVESTMENTS LLC Joseph Nardone Sr
Palm Green Investments, LLC, by Joseph Nardone, Sr.

Witness

WITNESS

STATE OF Florida)
COUNTY OF Palm Beach
The forgoing instrument was acknowledged before me, RUTH A WEST a notary public in and for the state of Florida by Joseph Nardone Sr, on te 5th day of July, 2006

(Seal)

Ruth A West

Prepared by:

RUTH A. WEST
Notary Public - State of Florida
My Commission Expires Apr 16, 2010
Commission # DD 540859
Bonded By National Notary Assn.

December 3, 2020

Brandon C. Creagan
MCRP, LEED Green, Associate Planner
City of Fort Pierce
100 N U.S. Highway 1
Fort Pierce, FL 34950

RE: 421 US Highway 1
Phatz Chick n Shack new restaurant location – Design Review, Development Review and COA

Dear Brandon,

On behalf of Phatz Chick n Shack, we are pleased to submit this application for Development Review, Design Review and Historic Preservation Review. Historically, this site was used for many years as a car dealership and almost the entire site was covered with building. The former dealership comprised approximately 14,500 square feet. In 2006 the building was torn down and the site has been vacant since that time. It has most recently been used as a surface lot for a car dealership.

So what does the future hold for this site? Well we are excited to present the new location for Phatz Chick n Shack. They will be relocating from their existing leased site across the street to the new store, which they will own. The new 2,332 sf restaurant will be pushed up to the street to provide a more historic context. The design uses large historic storefront windows, a raised arch entrance that is higher than the building, it will include a unique wavy roof covering the 979 sf outdoor seating area and abundant landscape areas around the building and perimeter. The classic white paint on the stucco finish will be enhanced with classic black trim and designer metal window awnings. The restaurant will have both a parking lot entrance and a street side entrance. It will feel very open and will be a wonderful addition to the downtown district.

It should be noted that there are 2 existing driveway for the site. Both are quite wide. The driveways have been narrowed. The northern driveway is a one way ingress driveway and also provides for garbage truck pickup. The southern driveway is on the existing bidirectional ingress/egress access easement. The easement provides access to the adjacent properties and to the adjacent n/s alley. We had to work around it with our designs.

We look forward to working with staff and seeing this dream come true. These are the types of iconic projects we all love to get behind.

Thank you,

Tod

Tod Mowery, AICP
President

C: Tessa Adams
Hoyt Murphy
Mike Jacquin

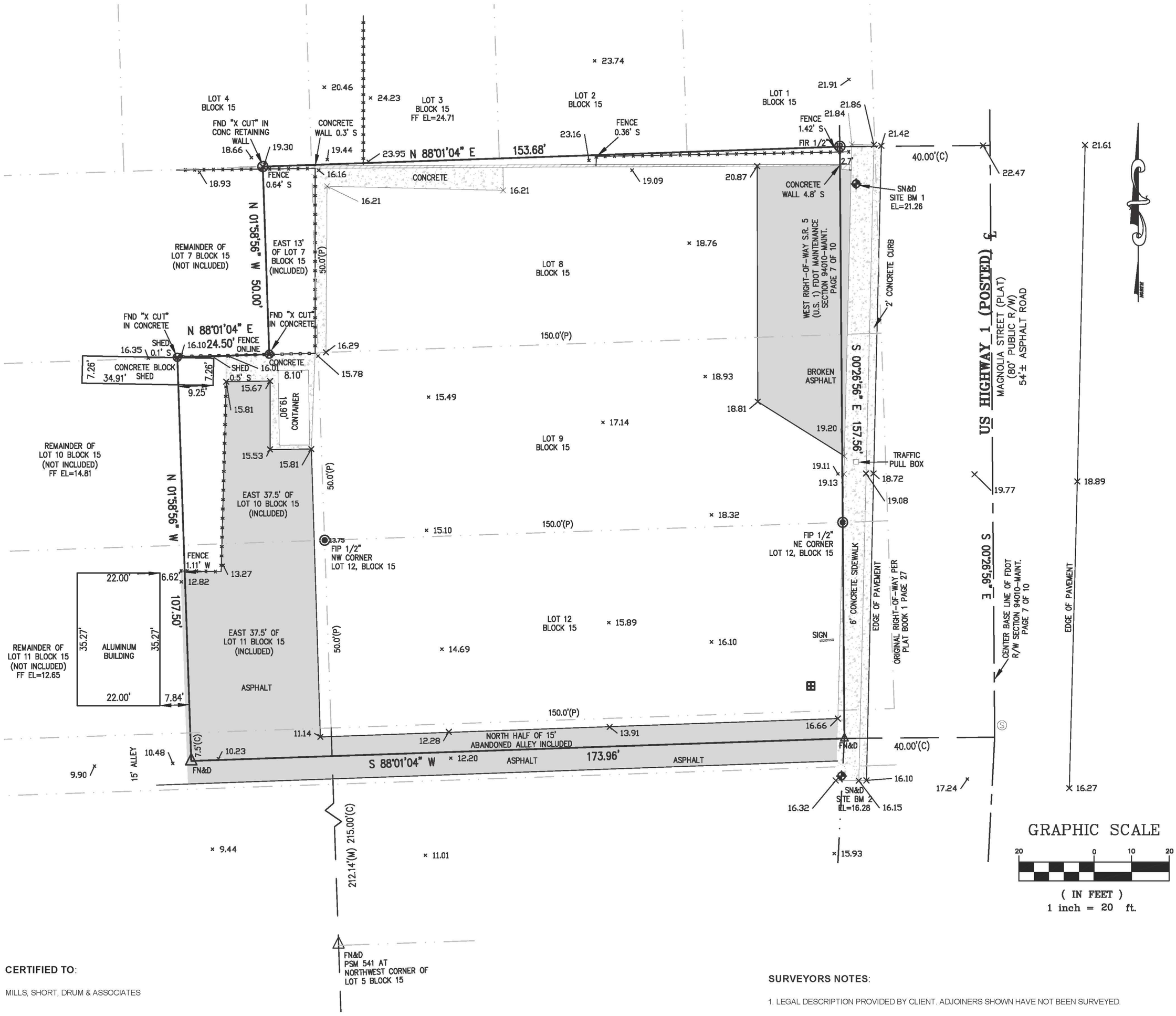
100 S. 2nd Street
Fort Pierce, FL 34950

MAP OF SURVEY – BOUNDARY AND TOPOGRAPHIC SURVEY

OF

LOTS 8, 9, 12 AND THE EAST 13.0 FEET OF LOT 7, AND THE EAST 37.5 FEET OF LOTS 10 AND 11, OF BLOCK 15, A.C. DITTMAR'S SUBDIVISION OF BLOCK 15 AND BLOCK "O" OF THE OFFICIAL MAP OF FORT PIERCE, FLORIDA, AS SHOWN ON PLAT OF SAID SUBDIVISION FILED IN PLAT BOOK 1, PAGE 27 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND THAT PART OF NORTH ONE–HALF OF ABANDONED ALLEY ADJACENT TO LOT 12 AND THE EAST 37.5 OF ALL OF LOT 11, LESS RIGHT OF WAY FOR PUBLIC STREETS OR ROAD.

TOGETHER WITH AND SUBJECT TO EASEMENT GIVEN BY AND GIVEN TO J. STEPHEN TIERNEY, III. AS TRUSTEE AND PATTI–MURPHY PARTNERSHIP RECORDED IN OFFICIAL RECORDS BOOK 493, PAGE 1836 (Contains 0.61 acres or 26505.77 square feet(MEASURED))



CERTIFIED TO:

MILLS, SHORT, DRUM & ASSOCIATES

CONTROLLING BENCHMARK

NATIONAL GEODETIC SURVEY
PID AF 3246
PUBLISHED ELEVATION 6.84 NAVD 1988

MILLS, SHORT, DRUM, LLC
CERTIFICATE OF AUTHORIZATION NUMBER LB 8078

Date: 2020.11.02 14:30:24 -05'00'

PROFESSIONAL SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE
HENRY A. KILBURN PROFESSIONAL SURVEYOR AND MAPPER NO. 6661
THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED

SURVEYORS NOTES:

1. LEGAL DESCRIPTION PROVIDED BY CLIENT. ADJOINERS SHOWN HAVE NOT BEEN SURVEYED.

2. NO UNDERGROUND FOUNDATIONS HAVE BEEN LOCATED.

3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.

4. SEPTIC TANKS AND WELLS IF SHOWN ARE APPROXIMATE LOCATIONS AND SHOULD BE FIELD VERIFIED BY A LICENSED CONTRACTOR FOR CORRECT POSITION AND SEPARATION. UNDERGROUND UTILITIES OR FOOTERS HAVE NOT BEEN LOCATED.

5. THE WEST LINE OF HIGHWAY US 1 IS ASSUMED TO BEAR S 00°27'09" E AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

6. ALL RIGHTS-OF-WAY SHOWN HEREON ARE OPEN TO TRAVEL UNLESS OTHERWISE NOTED.

7. ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 12111C0179K HAVING AN EFFECTIVE DATE FEBRUARY 19, 2020. THIS PROPERTY APPEARS TO LIE WITHIN ZONE X, OUTSIDE SPECIAL FLOOD HAZARD AREA.

8. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES AND ARE REFERENCED TO U.S. SURVEY FEET.

9. THE BOUNDARY DETERMINATION AND DELINEATION SHOWN ON THIS MAP OF SURVEY WAS BASED UPON THE PROFESSIONAL OPINION THE REGISTERED SURVEYOR PURSUANT TO NORMAL PRINCIPALS AND PRACTICES OF LAND SURVEYING AND IS NOT INTENDED TO IMPLY OR DETERMINE OWNERSHIP. THIS SURVEY DOES NOT INTEND TO DELINEATE LOCAL AREAS OF CONCERN OR ANY OTHER JURISDICTIONAL DETERMINATION.

10. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT AND USE OF THE PERSONS AND/OR ENTITIES NAMED HEREON FOR THE PURPOSES IDENTIFIED HEREON ONLY. UNLESS OTHERWISE STATED, CERTIFICATION OF THIS SURVEY MAP APPLIES ONLY TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THE CERTIFICATION IN NO WAY CONSTITUTES NEITHER GUARANTY NOR WARRANTY TO ANY OTHER INFORMATION NOT SHOWN HEREON. ADDITIONS, DELETIONS OR REVISIONS TO THIS DRAWING BY OTHERS ARE NOT PERMITTED AND THIS SURVEY MAY NOT BE TRANSFERRED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE SIGNING SURVEYOR. THIS SURVEY IS NOT VALID FOR ANY OTHER PURPOSE OTHER THAN INTENDED BY THE SIGNING SURVEYOR.

15. EXISTING ELEVATIONS IF SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

ADDRESS: 421 N HIGHWAY 1, FORT PIERCE, FLORIDA 34950

LEGEND

FCM = FOUND CONCRETE MONUMENT
EL = ELEVATION
BM = SITE BENCHMARK
FPR = FIXED POINT OF REFERENCE
SIR = SET IRON ROD
P = PERMANENT CONTROL POINT
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
R/W = RIGHT OF WAY
FIR = FOUND IRON ROD "NO IDENTIFICATION"
FIRC = FOUND IRON ROD WITH CAP
FIP = FOUND IRON PIPE "NO IDENTIFICATION"
SIRC = SET 1/2" IRON ROD WITH CAP "LB 8006"
CONC = CONCRETE
FN&D = FOUND NAIL AND DISK
SN&D = SET NAIL AND DISK
FF EL = FINISHED FLOOR ELEVATION
S/T = SEPTIC TANK
SF = SQUARE FOOT
(P) = PLAT (D) = DEED (M) = MEASURE
C/L = CENTERLINE EOP= EDGE OF PAVEMENT
CMP = CORREGATED METAL PIPE

= WATER METER
= FIRE HYDRANT
= WATER VALVE
= EXISTING WELL
= SANITARY MANHOLE
= STORM MANHOLE
= CATCH BASIN
= CABLE PEDESTAL
= WOOD UTILITY POLE
= GUY ANCHOR
= ELECTRIC TRANSFORMER
= TELEPHONE JUNCTION BOX
= STREET LIGHT
= LIGHT POLE
X 100.74 = EXISTING ELEVATION
= PROPOSED ELEVATION
= PROPOSED WELL
= CHAIN LINK FENCE
= WOOD FENCE
= TOP OF BANK
= TOE OF SLOPE
= OVERHEAD WIRES
= BUILDING SETBACK LINE

UPDATES and/or REVISIONS	BY	DATE	JOB #: 20–0031 MSD
TURNED ON BUILDING LAYER/TYPO	KC	9–16–2020	DRAWN BY: KC
REVISED RIGHT–OF–WAY	KC	9–22–2020	CHECKED BY: HAK
REVISED SQUARE FOOTAGE	KC	11–02–2020	FIELD BOOK: FILE
			PAGE:
			FIELD DATE: 09–08–2020

Mills, Short, Drum & Associates
Land Surveying & Mapping

INDIAN RIVER OFFICE (PRINCIPAL)
700 22ND PLACE, SUITE 2C & 2D
VERO BEACH, FLORIDA 32960

BREVARD OFFICE:
4620 LIPSCOMB STREET NE, STE. 2
PALM BAY, FLORIDA 32905

PHONE: (772) 226–7282

N 6th St
5
Google Earth
Image © 2020 The Florida Department of Environmental Protection
N
200 ft

Phatz Restaurant - Fort Pierce, Florida

Street Elevation Proposal (East Facade)

REDTAIL DC
100 S. 2nd Street
Fort Pierce, FL 34950

LOCATION MAP
NTS

LEGEND

OVERALL PROPERTY LINE

SITE DATA

ZONING	C-3 - GENERAL COMMERCIAL
FUTURE LAND USE	GC - GENERAL COMMERCIAL
PCN	2410-603-0008-000-2
EXISTING USE	VACANT LOT
PROPOSED USE	COMMERCIAL

SITE AREAS

TOTAL SITE AREA	26,505.77 SF	0.61 AC	100.00%

SITE ADDRESS

421 N. US HIGHWAY 1
FORT PIERCE, FLORIDA 34950

ENGINEER/ SURVEYOR

MILLS, SHORT & ASSOCIATES, LLC.
700 22ND PLACE, STE 2C/2D
VERO BEACH, FLORIDA 32960
772.226.7282

PLANNER/ LANDSCAPE

REDTAIL DESIGN GROUP
C/O TOD MOWERY, AICP
100 S. 2ND STREET, UNIT 209
FORT PIERCE, FLORIDA 34950
772.742.1555

GRAPHIC SCALE
0 10 20
1" = 10'

811 KNOW WHAT'S BELOW. ALWAYS CALL 811 BEFORE YOU DIG.
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REDTAIL DG
p. 561.262.6304
bodie@redtaildg.com

AH	DESIGNED BY
AH	DRAWN BY
RDTL-SITE-2.DWG	FILENAME
EXH	LAYOUT
1" = 10'	SCALE
11/17/2020	DATE

REVISION COMMENTS
DATE

421 N. US HIGHWAY 1
PHATZ CHICK N SHACK
EXISTING CONDITIONS

FT. PIERCE FLORIDA

20-234

EXH

NOTES:

1. ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

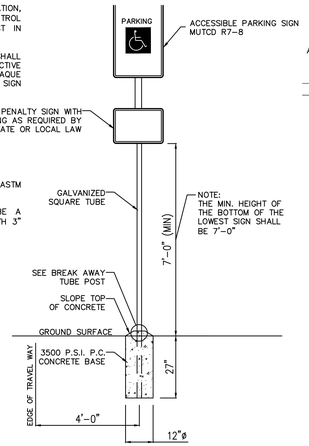
2. THE TOP PORTION OF THE PARKING BY DISABLED PERMIT ONLY SIGN SHALL DISPLAY WHITE REFLECTIVE LEGEND AND BORDER WITH A BLUE REFLECTIVE BACKGROUND. THE BOTTOM PORTION OF THE SIGN SHALL DISPLAY AN OPAQUE BLACK LEGEND AND BORDER WITH A REFLECTIVE WHITE BACKGROUND. SIGN FABRICATION SHALL CONSIST OF ONE PANEL.

3. GALVANIZED SQUARE TUBE

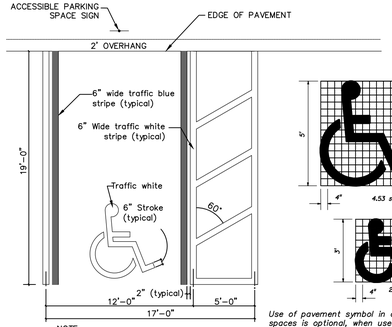
   POST TUBES – 2"x2"x3/16" 14ga
   POST TUBE SHALL MEET ASTM A1011 GRADE 50.
   POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.

   ANCHOR TUBE – 2–1/4"x2–1/4"x3/16" 14ga
   HEAVY DUTY ANCHOR TUBE SHALL MEET ASTM A500 GRADE B.
   STRUCTURAL TUBE AND STEEL SHALL BE HOT DIP GALVANIZED PER ASTM A123.

   THE UPPER SIGN POST SHALL TELESCOPE INSIDE THE ANCHOR TUBE A MINIMUM OF 12". THE ANCHOR TUBE SHALL BE A MINIMUM 27" DEEP WITH 3" MIN. 4" MAX. EXPOSED ABOVE FINISH GRADE.

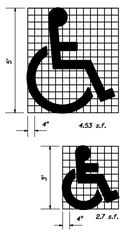


ACCESSIBLE SIGN MOUNTING AND BASE
N.T.S



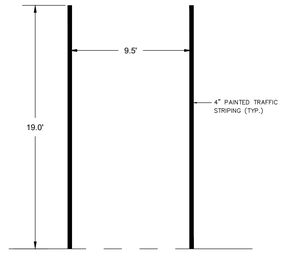
NOTE:
All pavement markings to be thermoplastic.

ACCESSIBLE PARKING STALL
N.T.S

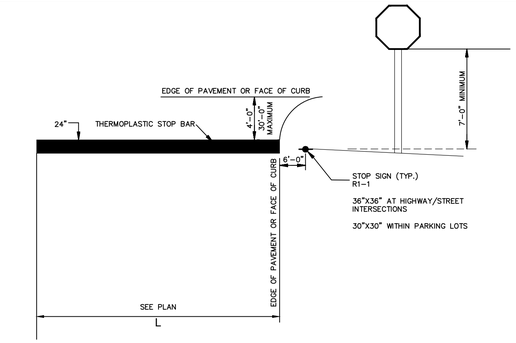


Use of pavement symbol in accessible parking spaces is optional, when used the symbol shall be 3' or 5' high and white in color.

UNIVERSAL SYMBOL OF ACCESSIBILITY
N.T.S



TYPICAL PARKING DETAIL
N.T.S

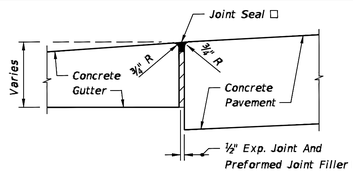


NOTES:

1. INSTALLATION OF STOP SIGNS SHALL BE IN ACCORDANCE WITH THE SECTION 28.04 OF THE MUTCD. MULTI–WAY STOP SIGNS SHALL BE PLACED ONLY IF APPLICABLE IN ACCORDANCE WITH SECTION 28.07 OF THE MUTCD. STOP SIGNS ARE USED TO INDICATE THAT TRAFFIC IS ALWAYS REQUIRED TO STOP AND SHOULD NEVER BE USED TO SLOW OR CALM TRAFFIC FLOW. STOP SIGNS SHALL BE OCTAGONAL AND AT LEAST 30 INCHES HIGH BY 30 INCHES WIDE WITH WHITE DIAMOND GRADE SHEETING BACKGROUND AND CLEAR RED ELECTROCUT OVERLAY OR SILKSCREENED WITH CLEAR ULTRAVIOLET RESISTANT OVERLAY.

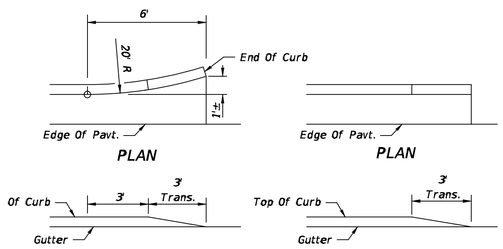
2. A STOP BAR OR LINE IS REQUIRED AT EACH LOCATION WHERE A STOP SIGN EXISTS. THE STOP BAR SHALL CONSIST OF A SOLID 24–INCH WIDE WHITE THERMOPLASTIC LINE THAT EXTENDS ACROSS THE APPROACH LANES TO INDICATE THE POINT AT WHICH THE STOP IS INTENDED OR REQUIRED TO BE MADE.

TYPICAL STOP BAR AND SIGN LOCATION DETAIL
N.T.S



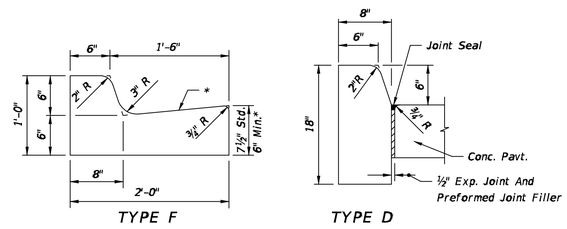
☐ *Applies to both high and low sides of pavement, low side shown.*

EXPANSION JOINT BETWEEN GUTTER AND CONCRETE PAVEMENT



CURB AND GUTTER TYPE F

CURB AND GUTTER ENDINGS



Note: For use adjacent to concrete or flexible pavement, concrete shown. Expansion joint, preformed joint filler and joint seal are required between curbs and concrete pavement only.

CONCRETE CURB

* *When used on high side of roadways, the cross slope of the gutter shall match the cross slope of the adjacent pavement. The thickness of the lip shall be 6", unless otherwise shown on plans.*

◪ *Rotate entire section so that gutter cross slope matches slope of adjacent circulating roadway pavement.*

For use adjacent to concrete or flexible pavement. For details depicting usage adjacent to flexible pavement, see Sheet 2. Expansion joint, preformed joint filler and joint seal are required between curb & gutter and concrete pavement only.

CONCRETE CURB AND GUTTER DETAILS
N.T.S

WHITE LEGEND RED BACKGROUND

R1–1

STOP SIGN
N.T.S

REDTAIL LDC
p. 561.262.6304
bobby@redtailldg.com

DESIGNED BY	AH
DRAWN BY	AH
FILENAME	RDTL-SITE-2.DWG
LAYOUT	DET
SCALE	N/A
DATE	11/17/2020

REVISION COMMENTS

DATE

421 N. US HIGHWAY 1
PHATZ CHICK N SHACK
DETAILS

FT. PIERCE FLORIDA

20-234

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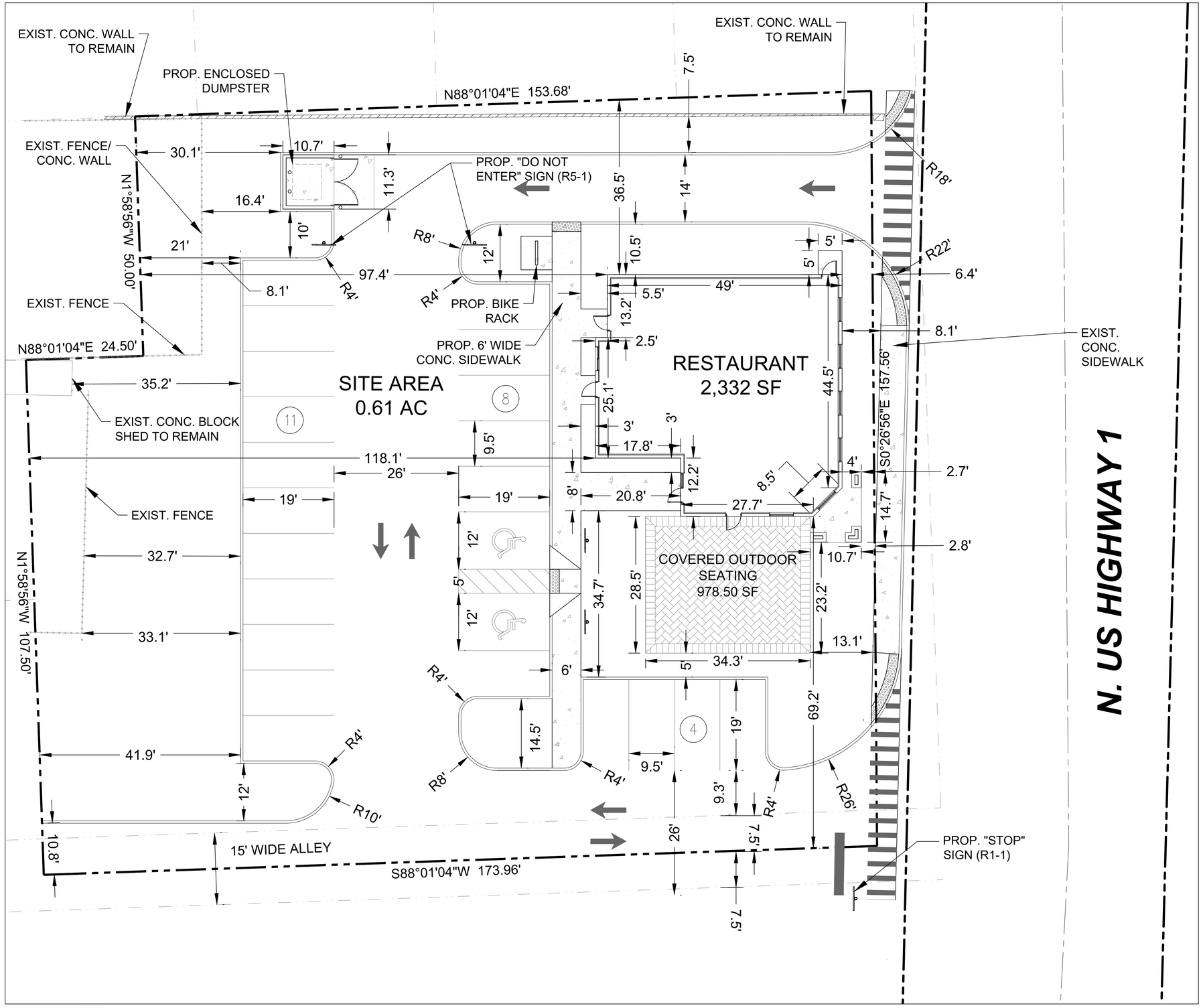

LOCATION MAP
NTS

LEGEND

- OVERALL PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED CURB AND GUTTER
- (11) PROPOSED PARKING SPACES
- PROPOSED CONCRETE SIDEWALK
- PROPOSED COVERED CONCRETE PATIO AREA

SITE DATA

ZONING	C-3 - GENERAL COMMERCIAL
FUTURE LAND USE	GC - GENERAL COMMERCIAL
PCN	2410-603-0008-000-2
EXISTING USE	VACANT LOT
PROPOSED USE	COMMERCIAL

SITE AREAS

TOTAL SITE AREA	26,505.77 SF	0.61 AC	100.00%
IMPERVIOUS TOTAL	16,583.5 SF	0.38 AC	62.57%
TOTAL BUILDING COVERAGE	3,310.5 SF	0.07 AC	18.79%
PAVEMENT	11,659.0 SF	0.27 AC	71.34%
MISC. SITE CONC.	1,614.0 SF	0.04 AC	09.87%
PERVIOUS TOTAL	9,922.27 SF	0.23 AC	37.43%
OPEN SPACE	9,922.27 SF	0.23 AC	100.00%
TOTAL SITE AREA	26,505.77 SF	0.61 AC	
AREA TO BE DEDICATED	2,316.46 SF	0.05 AC	
TOTAL PROPOSED SITE AREA	24,189.31 SF	0.56 AC	

BUILDING DATA

BUILDING AREAS

RESTAURANT	2,332 SF
COVERED OUTDOOR SEATING	978.5 SF

TOTAL BUILDING COVERAGE 3,310.5 SF 0.07 AC 12.24%

	PERMITTED	PROVIDED
BUILDING COVERAGE	MAX 0.348 AC (60%)	0.07 AC (12.24%)
BUILDING HEIGHT	MAX 65'	30'
BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT (E)	15'	6.40'
REAR (W)	0'	97.40'
SIDE (N)	0'	36.50'
SIDE (S)	0'	69.20'

PARKING DATA

TOTAL PARKING REQUIRED: 34 SPACES TOTAL
1 SPACE PER 100 SQFT G.F.A. (SEC.125-315)
(24 INDOOR; 10 OUTDOOR)

TOTAL PARKING PROVIDED: 23 SPACES TOTAL
(INCLUDES 2 ACCESSIBLE SPACES)

SITE ADDRESS

421 N. US HIGHWAY 1
FORT PIERCE, FLORIDA 34950

ENGINEER/ SURVEYOR

MILLS, SHORT & ASSOCIATES, LLC.
700 22ND PLACE, STE 2C/2D
VERO BEACH, FLORIDA 32960
772.226.7282

PLANNER/ LANDSCAPE

REDTAIL DESIGN GROUP
C/O TOD MOWERY, AICP
100 S. 2ND STREET, UNIT 209
FORT PIERCE, FLORIDA 34950
772.742.1555

GRAPHIC SCALE
0 10 20
1" = 10'

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p. 561.262.6304
todm@redtailldg.com

AH	DESIGNED BY
AH	DRAWN BY
RDTL-SITE-2.DWG	FILENAME
SIT	LAYOUT
1" = 10'	SCALE
11/17/2020	DATE

REVISION COMMENTS
DATE

421 N. US HIGHWAY 1
PHATZ CHICK N SHACK
SITE PLAN
FT. PIERCE FLORIDA

20-234

I. INTRODUCTION

The site is approximately 0.60 acres, located approximately 250 feet south of the intersection of U.S. Highway 1 and Avenue D in Ft. Pierce Florida. The site appears to have been a fully developed commercial site prior to 2007. In 2007, the existing buildings were demolished and utilized as a car lot. Based on our review of historical data, it appears the land was mostly impervious surface area consisting of building structures and asphalt pavement.

The site appears to drain from rear to front, discharging within the U.S. Highway 1 right-of-way. The road right-of-way is under jurisdiction of Florida Department of Transportation. Based on our review of historical data and the existing conditions, we believe the site is exempt from FDOT Drainage Connection Permit. However, we are in the process of coordinating and receiving confirmation from FDOT. In addition, we believe the site to be exempt from South Florida Water Management Permitting and are in the process of coordinating and receiving confirmation.

The proposed project consists of a new 2,332 square foot fast food restaurant, off-street parking and utility improvements.

II. PERMITTING REQUIREMENTS

The site lies within the jurisdictional boundaries of SFWMD. The site is also adjacent to State Road U.S. Highway 1 and will require a FDOT Drainage Permit. We believe the proposed improvements are under the permitting thresholds of SFWMD and FDOT.

III. LEGAL POSITIVE OUTFALL

The intended drainage design for the site is to contain stormwater runoff into a perimeter grass swale for treatment and discharge into FDOT right-of-way through a bubble up structure adjacent to the right-of-way located along the east property boundary. The outfall will be governed by a control structure consisting of a weir to limit discharge rates.

11-17-20

J. Wesley Mills, P.E.

Florida Registration No. 74145

Mills, Short & Associates
CIVIL | STRUCTURAL | SURVEYING | ENVIRONMENTAL

CERTIFICATION OF AUTHORIZATION 30698

700 22nd Place, Suite 2C
Vero Beach, Florida 32960
772.226.7282

I. INTRODUCTION

The total site/development area is approximately 0.60 acres, located at 421 N. U.S. Highway 1, within St. Lucie County, Ft. Pierce. The proposed site plan includes construction of a 2,332 square foot building to be used as a fast-food restaurant. Please see proposed trip generation rates below.

TRIP GENERATION

USE	Bldg. (s.f.)	ADT	Unit of Measurement	Total ADT	Peak PM (Rate)	Peak PM
Existing						
Automobile Parts and Service Center (943)	13,530	16.28	Per 1,000 s.f	220.26	2.62	35.44
Proposed						
High-Turnover Sit-Down Restaurant (932)	2,332	112.18	Per 1,000 s.f.	261.60	17.24	40.20
Total Generated				**41.34**		**4.76**

* ITE Trip Generation Rates: ITE 10th Edition

J. Wesley Mills, P.E.

11-17-20

Florida Registration No. 74145

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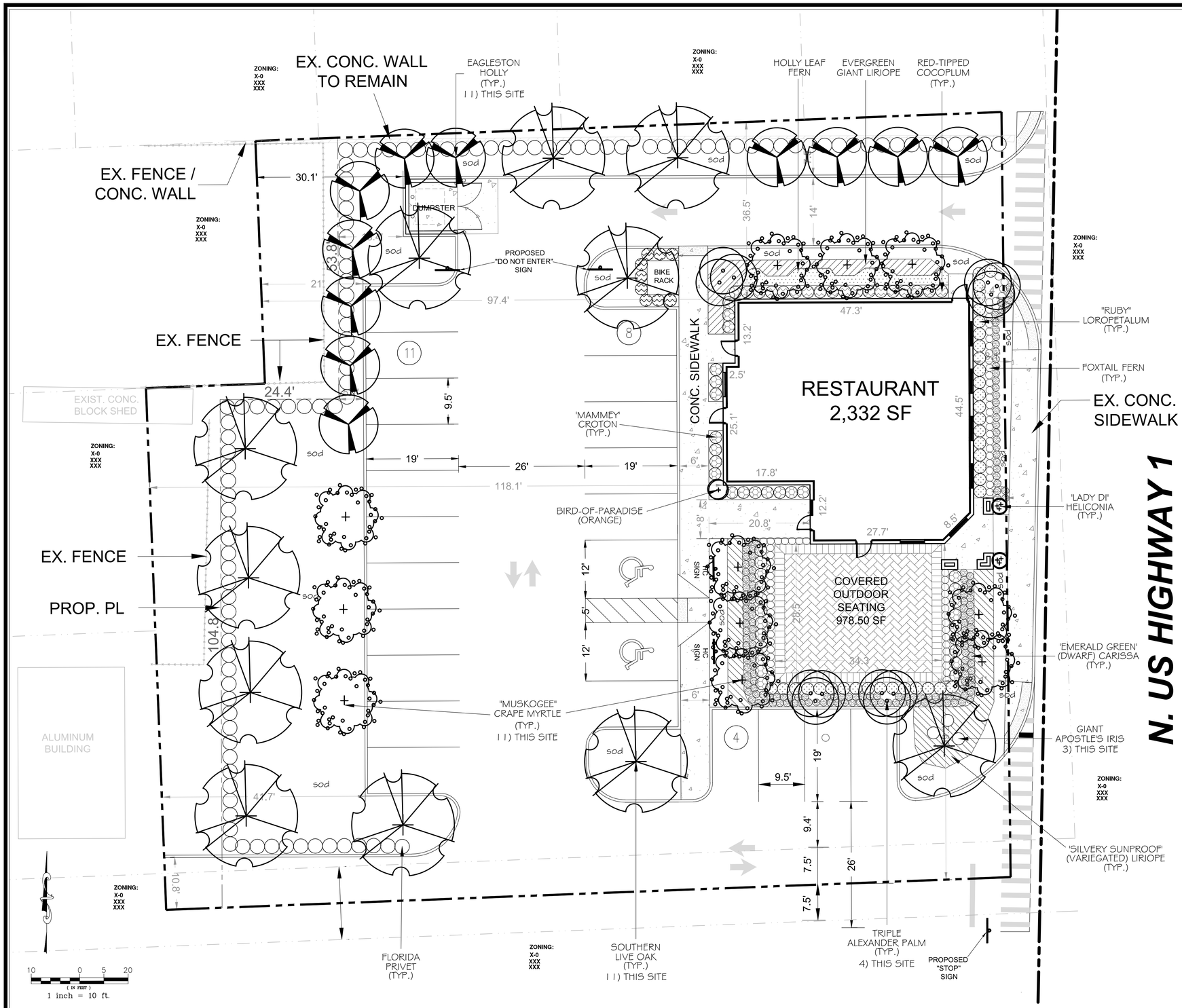
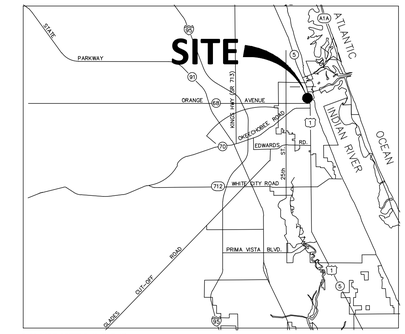


NOTE:

ALL PROPOSED TREES ARE 12' HT W/ 2.5' DBH, MIN.

ALL PALMS ARE 8' CT, MIN.



VICINITY MAP

Project Name: Phatz Restaurant
Developer: Xxxx, XXX
000 Xxxx
Xxxx, XX 00000

Parcel ID: 2410-603-0008-000-2
FLU: GC-General Commercial
Ex. Zoning: C-3 General Commercial

- PERIMETER R.O.W. 10' LANDSCAPE AREA
  Total R.O.W. Linear feet = 157.1 LF x 10 ft = 1,571 SF REQUIRED
  TREES - Total SF / 300 SF: 1,571/300 = 5.24 = 5 TREES REQUIRED
- CONTIGUOUS PROPERTY LINE 10' LANDSCAPE AREA
  PL =481.92 LF X 10 ft = 4,819.2 SF REQUIRED
  TREES - Req. SF / 200 SF: 4,819.2 / 200 = 24.1 =21 TREES REQUIRED
- INTERIOR VEHICULAR USE LANDSCAPE AREA
  Total VUA SF / 15 SF : 11,659 / 15 = 777.27 SF REQUIRED
  TREES - Total SF / 100 SF: 777.27 / 100 = 7.77= 8 TREES REQUIRED
- TOTAL CODE REQUIRED TREES

ROW PERIMETER TREES	5
PROPERTY LINE TREES	21
INTERIOR UVA TREES	8
	34 TREES REQUIRED

- TOTAL PROVIDED TREES

ROW PERIMETER TREES	4
PROPERTY LINE TREES	17
INTERIOR UVA TREES	16
	37 TREES PROVIDED

NOTES

- All plant material shall be Florida No. 1 or better, as per "Grades and Standards for Nursery Plants", Florida Department of Agriculture and Consumer Services.
- All plant material shall be installed in a neat, workman-like manner in conformance with standard industry practice.
- All plant material shall be guaranteed for NINETY (90) days commencing on date of certification by Landscape Architect. All warranties are voided by damage from frost conditions, high winds, improper maintenance (neglect) or vandalism.
- MULCH:
  RE-CYCLED OR ALTERNATIVE MULCH (Melaleuca or Eucalyptus)
  Cypress mulch is not permitted.
  All ground cover areas shall receive (up to) 2" of organic mulch.
  All shrub areas shall receive 3" of organic mulch. Keep away from plant stems.
  All trees in sod areas shall receive an open, 3' radius, NON-MULCHED ring around trunk.
  NOTE: NO MULCH SHALL BE PLACED OVER ANY TREE ROOT BALL.
- IRRIGATION:
  Shall be supplied by an underground, automatic, pop-up type sprinkler system, guaranteeing 100% coverage of planted area w/o overspray onto any any pavement areas, whether public or private. Source shall be municipal irrigation water system.

COMPUTER FILE REF.	FIELD BK./PG.

BOGGS
PLANNING + LANDSCAPE ARCHITECTURE
100 AVENUE A SUITE 2E
FORT PIERCE, FLORIDA 34950

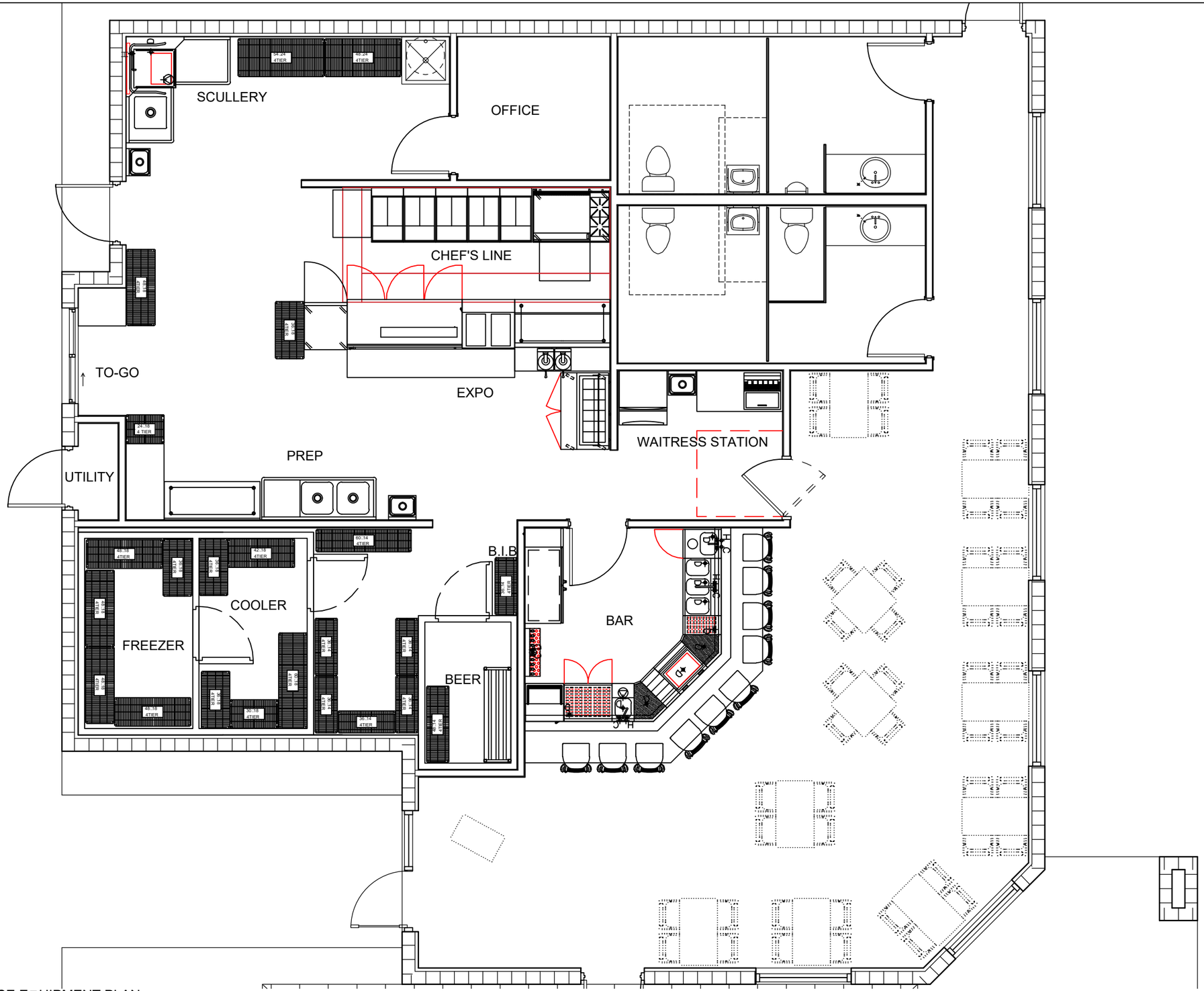
- REVISIONS -	BY	DATE
XXX	XX	XX.XX.XX

	BY	DATE
DRAWN	LP	11.13.20
CHECKED	GB	
APPROVED		

Phatz Restaurant
Ft. Pierce, Florida

LANDSCAPE PLAN

11.13.20
HORIZ. SCALE: AS SHOWN
VERT. SCALE: NA
JOB No.
SHEET 1 OF 1



1 FOODSERVICE E□UIPMENT PLAN
3/16" = 1'-0"

REVISION	REMARKS	BY	DATE

PROJECT NAME & ADDRESS:

NEW US 1 LOCATION
PHATZ CHIC□EN SHAC□
421 US HWY 1
FORT PIERCE, FL 34950

Complete Restaurant Equipment & Supplies
OPEN TO THE PUBLIC

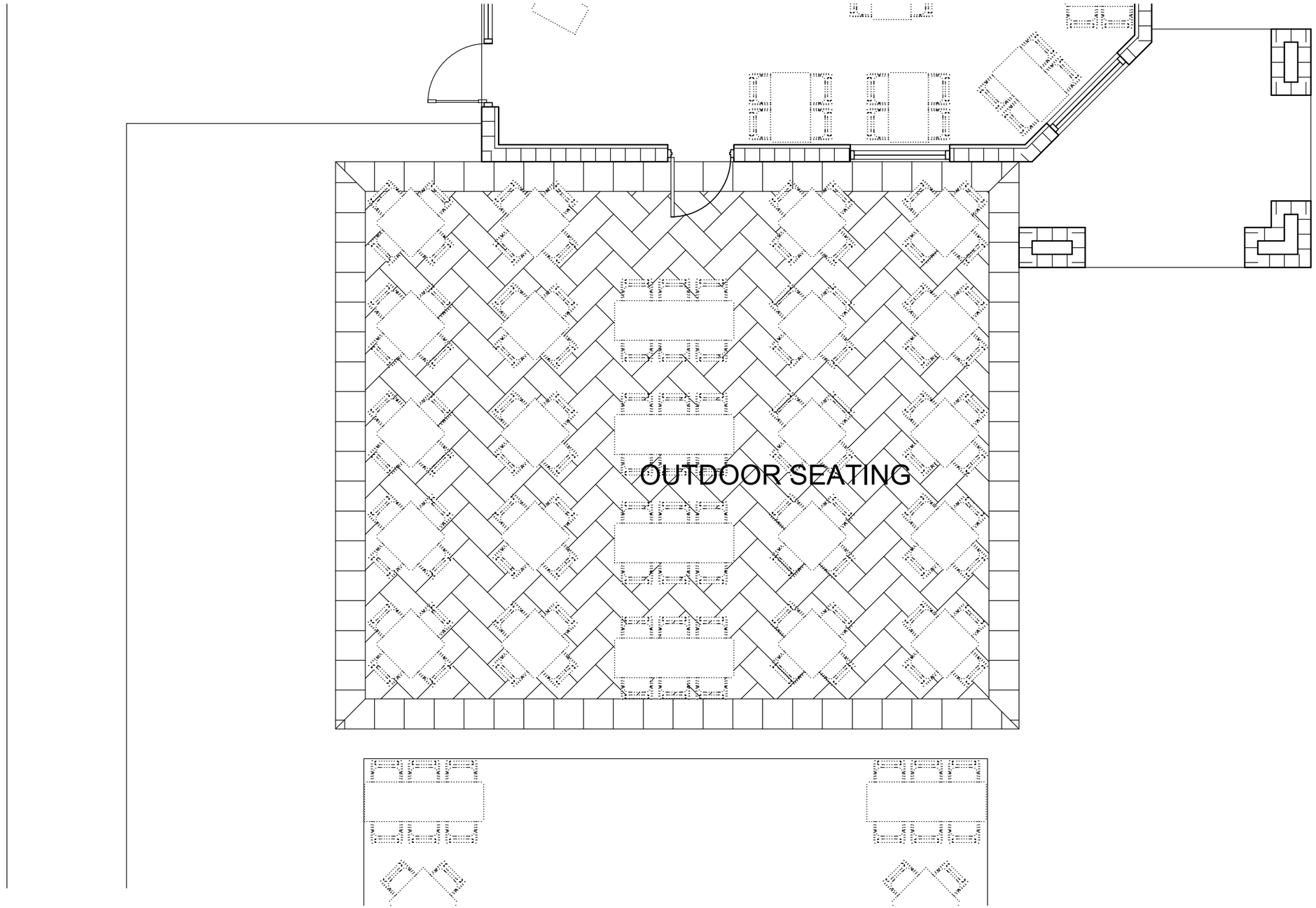
SHEET NAME:

FOODSERVICE
E□UIPMENT PLAN
& DETAILS

DRAWN: □D□	CHECKED: MRO
DATE: 09/14/2020	ARCH: N/A
SCALE: 3/16" = 1'-0"	

SHEET NUMBER

□F-1



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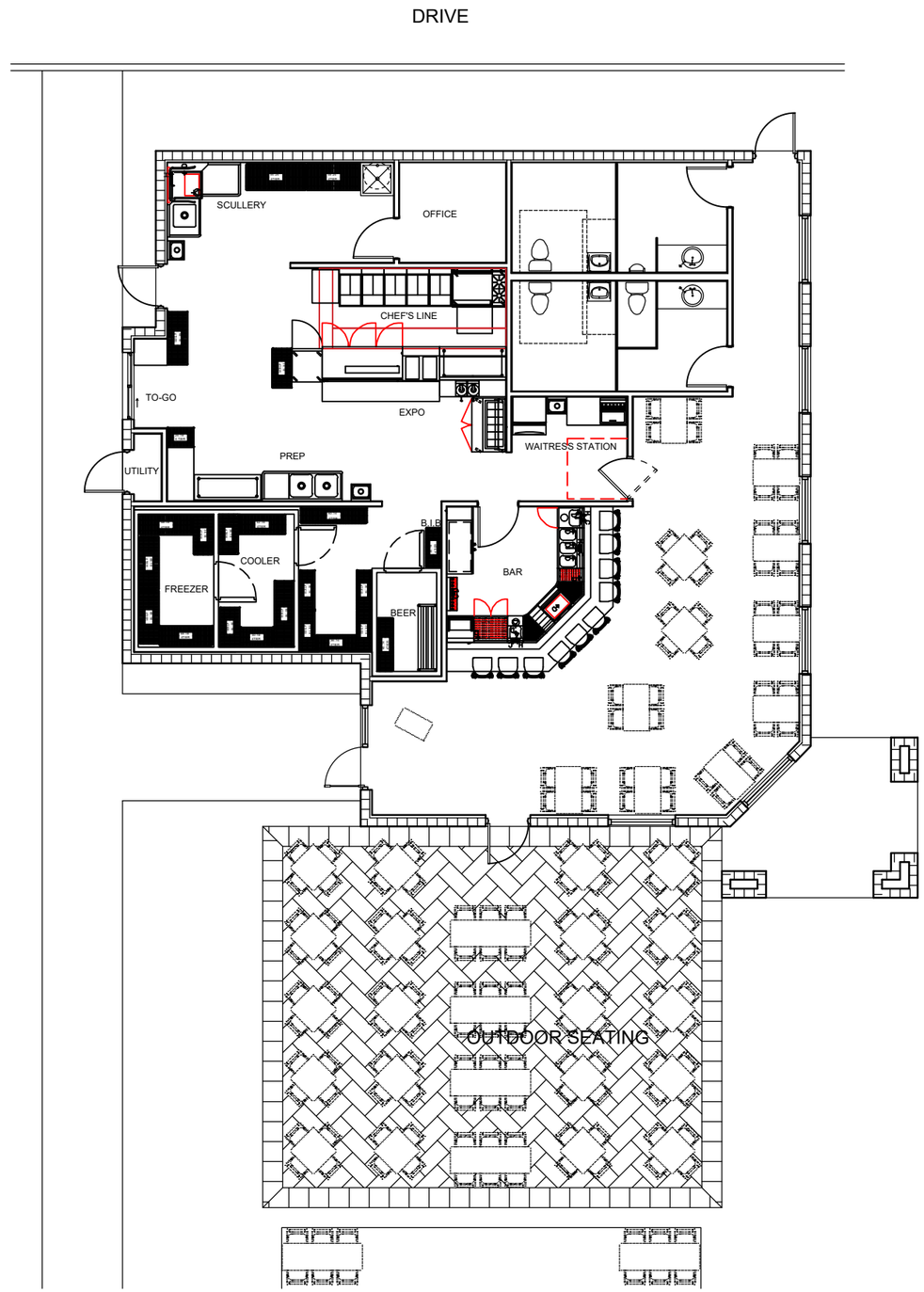
& DETAILS

DRAWN: □D□	CHECKED: MRO
DATE: 09/14/2020	ARCH: N/A
SCALE: 3/16" = 1'-0"	

SHEET NUMBER

□F-2



1 FOODSERVICE E□UIPMENT PLAN
3/32" = 1'-0"

REVISION	REMARKS	BY	DATE

PROJECT NAME & ADDRESS:

NEW US 1 LOCATION
PHATZ CHIC□EN SHAC□
421 US HWY 1
FORT PIERCE, FL 34950

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& DETAILS

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SCALE: 3/32" = 1'-0"	

SHEET NUMBER

□F-3