



---

**TO:** TECHNICAL REVIEW COMMITTEE  
**FROM:** VENNIS GILMORE, PLANNER  
**RE:** TECHNICAL REVIEW PROJECT# 21-12000003  
**MEETING DATE:** FEBRUARY 18, 2021

---

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

The above referenced **Variance Application** is being submitted for your review and comments. There are two (2) Variance requests submitted by the property owner Prickett Partners LLLP, and representative, Frontier Development LLC, for approval of the following: (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 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. The property is located at 5000 Okeechobee Road, and is zoned C-3, General Commercial Zone. The Parcel ID of the site is 2419-602-0001-000-7. The subject property is approximately 1.58 acres.

Please review and provide two copies of comments on the project by February 16th, 2021 (Tuesday). Please send all comments to the following emails [vgilmore@cityoffortpierce.com](mailto:vgilmore@cityoffortpierce.com), [arosenthal@cityoffortpierce.com](mailto: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



# VARIANCE

Property address or Location 5000 Okeechobee Road, Ft. Pierce, FL 34947  
 Parcel ID #(s) \_\_\_\_\_  
 Project description Fascia Signage for Retail Re-Development of Site

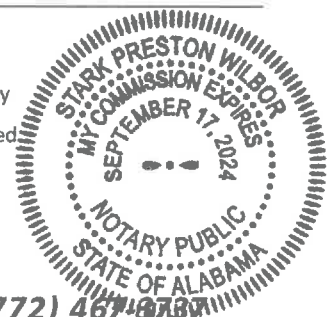
Prickett Partners, LLC  
**Property Owner(s)**  
2590 Villa Way  
**Street Address**  
Eustis, Florida 32727  
**City State Zip**  
352-978-2443  
**Phone Number**  
prpproperties@aol.com  
**Email Address**

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

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

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

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



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

**TO BE COMPLETED BY STAFF**

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

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

Intake Date Stamp

# VARIANCE

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

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

**Application Outlook**



Description of request: Additional square footage allowance for fascia signs

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

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

Existing Use : Vacant Date Property was Purchased: \_\_\_\_\_

Alterations made to the site since purchase: \_\_\_\_\_

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

If yes, what has changed since the denial? \_\_\_\_\_

**Criteria:**

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

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

# FRONTIER DEVELOPMENT

To Whom It May Concern:

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

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

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

Included in this submittal is the following:

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

Thanks,

Luis Davila



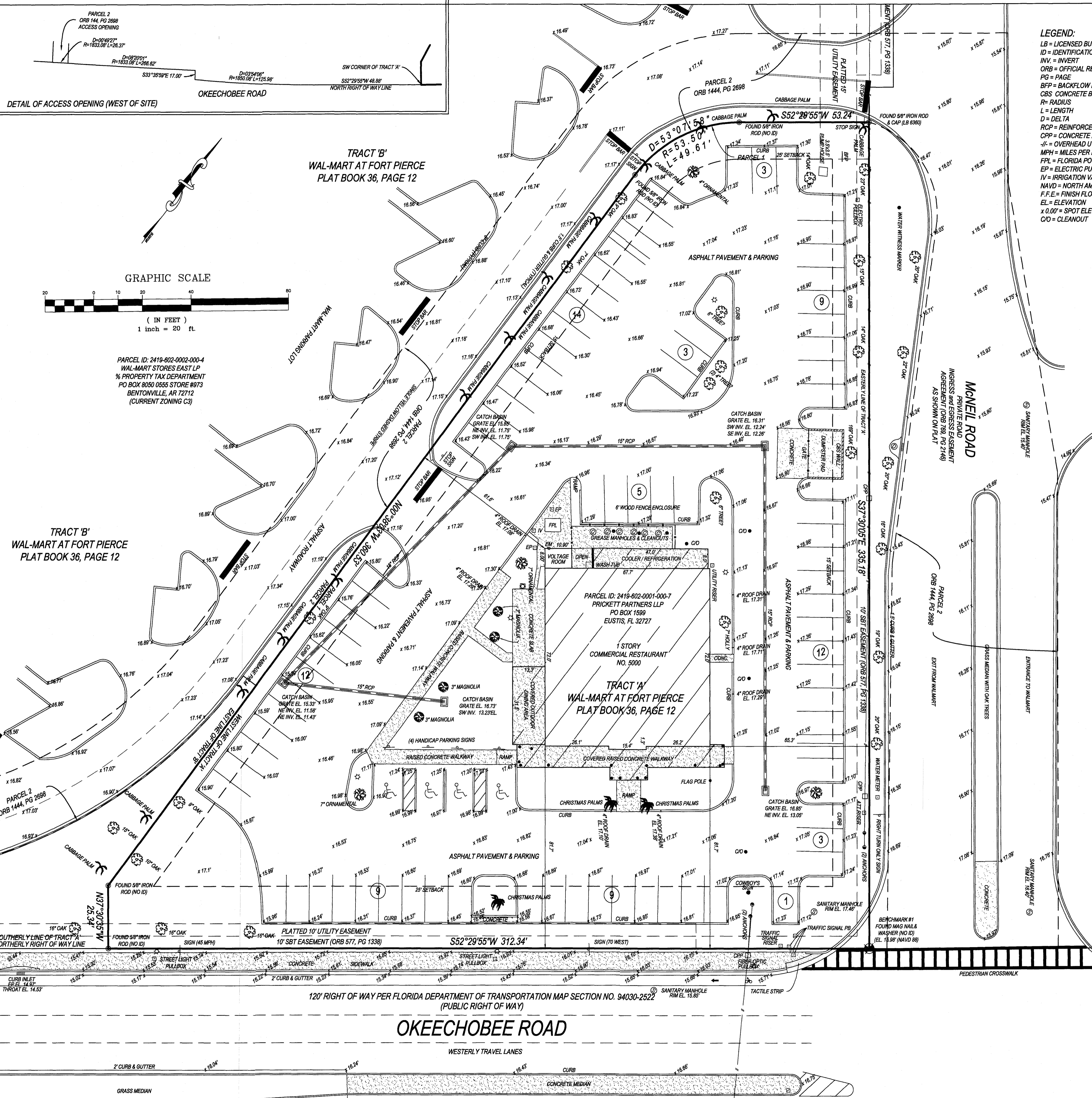
1.27.21

Frontier Development LLC

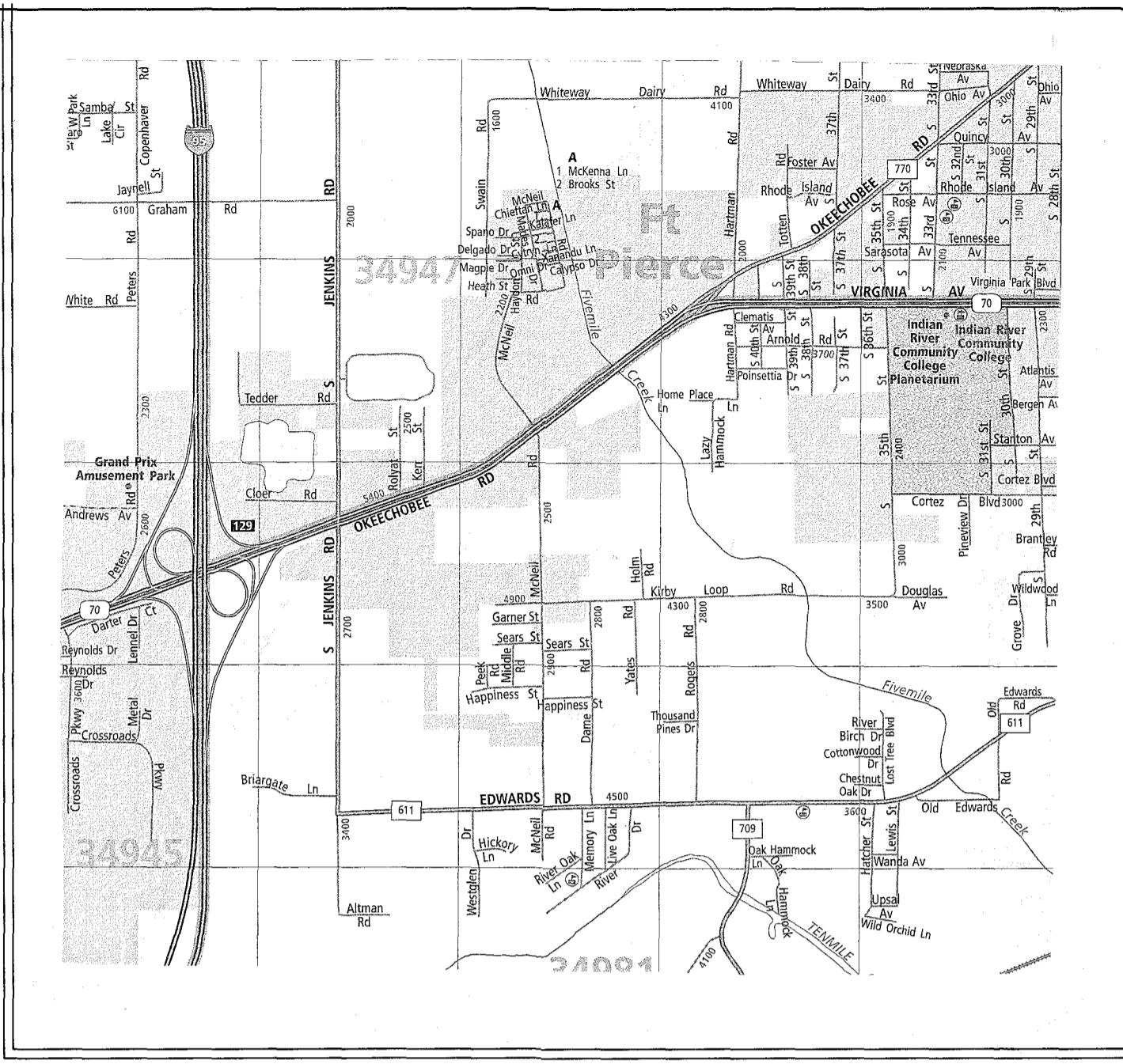
## Criteria Narrative

1. Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.
  - a. The building will be located right off Okeechobee Road which of course will need as much signage visibility as possible due to the ongoing traffic. This façade however will truly be the rear of the building as the parking lot will be located on the opposite side which will front the NW façade and were patrons will access the individual businesses. The current code only allows for 6 SF on this façade which will make it extremely difficult for incoming patrons to locate their destination from where they would access the same.
  
2. Do special conditions or circumstances result form actions other than that of yours? Please explain.
  - a. Yes, currently there are two (2) large light poles, one (1) large FPL pole inclusive of all the associated wiring that front our property off Okeechobee Road. Once our new building is erected in place, the Tenant fascia signs will be extremely difficult to see.
  
3. Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.
  - a. Quick and easy access to patrons desired destination point. The lack of signage area/SF along what would be considered the “rear” of the property will make it challenging for drivers and potential customers to locate businesses. Ultimately leading towards less customers/foot traffic which will negatively impact the site and the Tenant’s businesses.
  
4. What is the minimum variance that would give the reasonable use of the land, building, or structure?
  - a. A sign area of up to 20% of the total wall face area as currently allowed for the façade facing the main street.
  
5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare.
  - a. The variance request will allow for a more aesthetically pleasing building and site. Given that the building will be situated right off Okeechobee Road and the patrons will be entering through the “rear” of the property, this will allow for properly scaled signage on both sides. This will also allow for incoming patrons

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



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



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

**LEGAL DESCRIPTION:**

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

PARCEL 2:  
 A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY AS GRANTED BY ACCESS EASEMENT DATED AUGUST 18, 2001 AND RECORDED OCTOBER 18, 2001, IN OFFICIAL RECORDS BOOK 1444, PAGE 2698, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:  
 ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST OF TALLAHASSEE BASE MERIDIAN, ST. LUCIE COUNTY, FLORIDA, ALL OF WHICH IS MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: COMMENCING FOR REFERENCE AT THE SOUTHEAST CORNER OF WAL-MART AT FORT PIERCE AS RECORDED IN PLAT BOOK 36, PAGE 12, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE BEARING NORTH 37°30'05" WEST, ALONG THE EAST LINE OF SAID WAL-MART AT FORT PIERCE, A DISTANCE OF 335.18 FEET TO THE POINT AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE, LEAVING SAID EAST LINE, BEARING SOUTH 52°29'55" WEST, A DISTANCE OF 53.24 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 53.50 FEET, BEARING SOUTH 52°29'55" WEST, 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 49.94 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 116.00 FEET, RADIUS BEARS AT SAID POINT NORTH 65°38'48" EAST, THENCE, NORTHERLY A DISTANCE OF 96.81 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°13'55", TO A POINT; THENCE, BEARING NORTH 23°50'43" EAST, A DISTANCE OF 148.45 FEET TO A POINT; THENCE, BEARING NORTH 89°21'57" EAST, A DISTANCE OF 275.22 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 182.50 FEET, RADIUS BEARS AT SAID POINT NORTH 00°38'03" WEST, THENCE, NORTHERLY A DISTANCE OF 288.67 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°00'00", TO A POINT; THENCE, BEARING NORTH 00°38'03" WEST, A DISTANCE OF 268.51 FEET; SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 84.00 FEET, RADIUS BEARS AT SAID POINT NORTH 89°21'57", THENCE, NORTHERLY A DISTANCE OF 77.90 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°07'58", TO A POINT; THENCE, BEARING NORTH 52°29'55" EAST, A DISTANCE OF 110.13 FEET TO A POINT; THENCE, BEARING SOUTH 37°32'32" EAST, A DISTANCE OF 80.85 FEET TO A POINT; THENCE, BEARING SOUTH 47°13'54" EAST, A DISTANCE OF 119.38 FEET TO A POINT; THENCE, BEARING SOUTH 37°35'20" EAST, A DISTANCE OF 101.19 FEET TO A POINT ON THE AFOREMENTIONED NORTH RIGHT OF WAY LINE; THENCE, BEARING SOUTH 52°29'55" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 70.36 FEET TO A POINT; THENCE, LEAVING SAID NORTH RIGHT OF WAY LINE, BEARING SAID NORTH 36°41'24" WEST, A DISTANCE OF 155.76 FEET TO A POINT; THENCE, BEARING NORTH 29°57'58" WEST, A DISTANCE OF 139.92 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 38.83 FEET, RADIUS BEARS AT SAID POINT SOUTH 58°09'17" WEST, THENCE, NORTHERLY A DISTANCE OF 52.51 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 77°28'13", TO THE POINT OF BEGINNING.

**SURVEYOR'S NOTES:**

1. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND UTILITIES ON OR ADJACENT TO THIS SITE. THE APPROXIMATE LOCATION OF ALL UTILITIES SHOWN HEREON WERE TAKEN FROM ASBUILT DRAWINGS AND/OR BUILDING LOCATION AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.
2. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINGS OR FENCES ON OR ADJACENT TO THIS SITE.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS OF WAY OF RECORD EXCEPT AS SHOWN ON THE RECORD PLAT IF ANY.
4. THIS PROPERTY WAS SURVEYED IN ACCORDANCE WITH TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 7409-62855, EFFECTIVE DATE: JANUARY 31, 2018 @ 8:00 AM.
- SCHEDULE B - SECTION II
- EXCEPTION #9: PLAT BOOK 36, PAGE 12 - AFFECTS PROPERTY, AS SHOWN ON SKETCH OF SURVEY
- EXCEPTION #10: ORB 577, PG 1338 - AFFECTS PARCELS 1 AND 2, AS SHOWN ON SKETCH OF SURVEY
- EXCEPTION #11: ORB 1444, PG 2891 - AFFECTS PROPERTY, UNLITOTABLE
- EXCEPTION #12: ORB 1444, PG 2698 - AFFECTS PROPERTY, PROVIDES ACCESS, AS SHOWN ON SKETCH OF SURVEY
5. ALL ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88)
6. THE BEARING BASE OF THIS SURVEY IS ALONG THE NORTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD AND SOUTHERLY LINE OF TRACT 'A', S52°29'55"W, BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE, 8390 ADJUSTMENT.
7. LEGAL DESCRIPTION PER AFOREMENTIONED TITLE COMMITMENT SCHEDULE 'A'.
8. ALL BEARINGS AND DISTANCES SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED.
9. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
10. THIS SITE LIES IN FLOOD ZONE 'X' AS SCALED AND INTERPOLATED ON FEMA MAP NO. 12111C-0167-J, DATED FEBRUARY 16, 2012.
11. CURRENT ZONING: C3 (GENERAL COMMERCIAL) ST. LUCIE COUNTY SECTION 22-31, (ST. LUCIE COUNTY PLANNING DEPARTMENT 772 466 5808)
12. ACCESS TO PROPERTY HAS TWO ACCESS OPENINGS; OKEECHOBEE ROAD AND MCNEIL ROAD THROUGH PEDESTRIAN AND VEHICULAR INGRESS/EGRESS EASEMENT - ORB 1444, PG 2698.
13. SETBACKS AS SHOWN WERE PROVIDED BY FORT PIERCE BUILDING DEPARTMENT.

**SURVEYOR'S CERTIFICATION:**

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

**CERTIFICATIONS:**

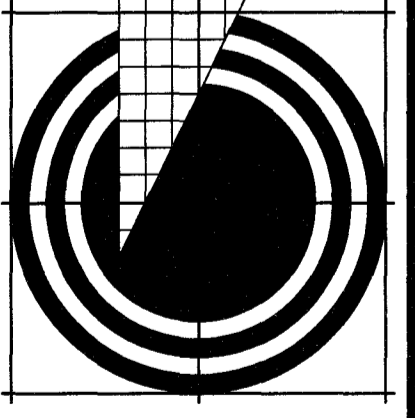
1. COZEN O'CONNOR
2. LAND SERVICES USA, INC.
3. FIRST AMERICAN TITLE INSURANCE COMPANY

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

DATE	REVISIONS	FRONTIER COMMENTS	CHK	CDW
5-27-18				

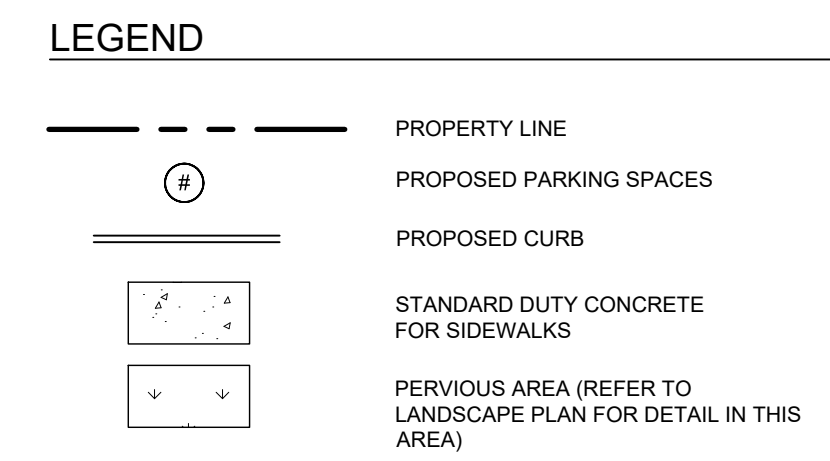
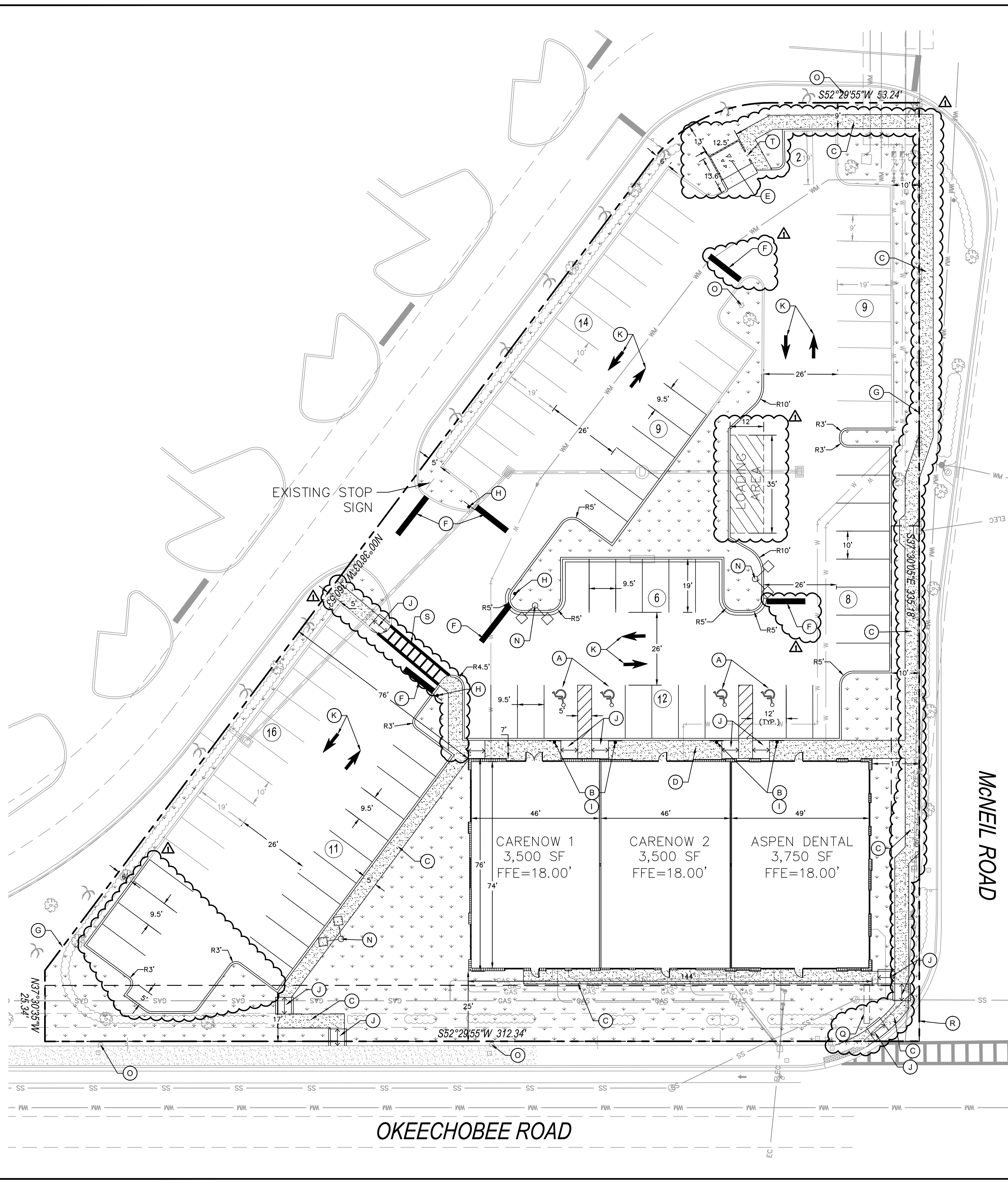
PREPARED FOR:  
**FRONTIER BUILDING CORP.**  
 1801 SW 3rd AVENUE, SUITE 500  
 MIAMI, FLORIDA 33129

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



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

Plotted By: fspasano, A.J. Sheet Set: 5000 OKEECHOBEE ROAD LAYOUT: C-100 SITE PLAN February 27, 2020 08:35:26am K:\VIB\DEVA\ApptSheet\C-100 SITE PLAN.dwg  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



### SITE DATA

LOCATION: SECTION 19, TOWNSHIP 35 S, RANGE 40 E  
 LEGAL: TRACT "A" WAL-MART AT FORT PIERCE (PB 36, PG 12)  
 ADDRESS: 5000 OKEECHOBEE ROAD, FORT PIERCE, FL 34947  
 ZONING: C3, GENERAL COMMERCIAL  
 LAND USE: COMMERCIAL  
 SITE AREA: 68,592 SF 1.57 AC

BUILDING HEIGHT:	MAXIMUM	PROVIDED
	65'	XX'

LOT COVERAGE:	REQUIRED	PROVIDED
	68,592 SF	100.00%

BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT	25'	25'
SIDE	15'	17'
REAR	15'	76'

### PARKING SUMMARY

REQUIRED MEDICAL OFFICE PARKING RATIO = 1 SPACE / 200 SF GFA  
 REQUIRED DENTAL OFFICE PARKING RATIO = 1 SPACE / 200 SF GFA  
 TOTAL REQUIRED PARKING = (1 SPACE / 200 SF) \* 10,750 SF = 54 SPACES

STANDARD	REQUIRED	EXISTING	PROPOSED
ADA	50	81	83
TOTAL	4	4	4
TOTAL	54	85	87

LOADING SPACES	REQUIRED	EXISTING	PROPOSED
	1 (12' X 35')	N/A	1 (12' X 35')

### VERTICAL DATUM

ALL ELEVATIONS SHOWN HEREON HAVE BEEN REFERENCED TO THE NATIONAL AMERICAN VERTICAL DATUM, 1988 (NAVD '88). 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.

### FINISHED FLOOR ELEVATION

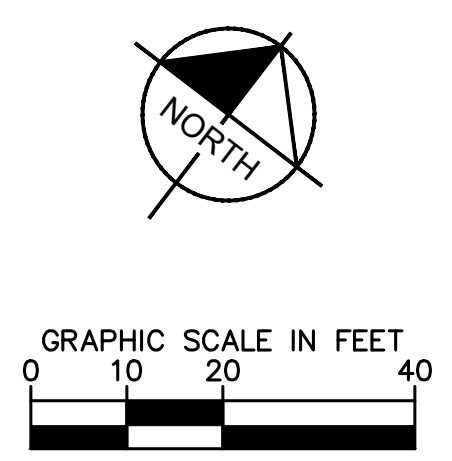
THE PROPOSED FINISHED FLOOR ELEVATION 18.00' NAVD '88 IS ABOVE THE HIGHEST 100-YEAR BASE FLOOD ELEVATION APPLICABLE TO THE BUILDING SITE AS DETERMINED BY SFWMD'S WATER MANAGEMENT CONSTRUCTION DEVELOPMENT REGULATIONS.

### FLOOD ZONE

THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATED IN FLOOD ZONE X AT THIS TIME AS SCALED FROM F.E.M.A. FIRM NO. 12111C0167J, DATED JULY 03, 2019.

- ### KEYNOTES
- (A) ACCESSIBLE PARKING SPACE (TYP.)
  - (B) ACCESSIBLE PENALTY SIGN (TYP.)
  - (C) 5'-0" WIDE SIDEWALK
  - (D) 7'-0" WIDE SIDEWALK
  - (E) WET DUMPSTER (REFER TO ARCH. PLANS) (13' 8" X 12' 6")
  - (F) STOP BAR MARKING (REFER TO DETAIL SHEET)
  - (G) PROPERTY LINE
  - (H) R1-1 STOP SIGN (TYP.)
  - (I) FTP-21-06 ACCESSIBLE PARKING SIGN (TYP. OF 4)
  - (J) ACCESSIBLE RAMP
  - (K) ONSITE TRAFFIC FLOW ARROW
  - (L) FIRE DEPARTMENT CONNECTION SIGN (FDC)
  - (M) FIRE DEPARTMENT STRIPING 'NO PARKING FIRE LANE' PER FIRE CODE
  - (N) PROPOSED LIGHT POLE
  - (O) EXISTING LIGHT POLE
  - (P) FIRE LANE - NO PARKING SIGN (SEE DETAIL SHEET FOR SPACING)
  - (Q) MONUMENT SIGN (REFER TO JAY BERRY SIGNS DETAIL SHEET)
  - (R) 20' X 20' SIGHT DISTANCE TRIANGLE
  - (S) ACCESSIBLE CROSSWALK (REFER TO SHEET C-101 FOR DETAIL)
  - (T) PEDESTRIAN WALK-IN ACCESS

- ### SITE NOTES
1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND S.I.S.A. STANDARDS.
  2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS AND FOR THE SITE LIGHTING ELECTRICAL PLAN.
  3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
  4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
  5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
  6. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
  7. TOTAL LAND AREA IS 1.57 ± ACRES.
  8. NO WETLANDS ARE PRESENT ON THE PREVIOUSLY DEVELOPED SITE.
  9. MONUMENT SIGN FACES SHALL BE CONSTRUCTED BY OTHERS.
  10. REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
  11. TYPICAL 90' PARKING STALL DEPTH IS 19' AND TYPICAL PARKING STALL WIDTH IS 9.5' UNLESS OTHERWISE NOTED. EXISTING CONDITIONS MAY ALTER EXACT SIZE OF PARKING STALL DEPTH AND WIDTH.
  12. REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
  13. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF FORT PIERCE CODE OF ORDINANCES SECTION 17 AND 22.



NO.	REVISIONS	DATE	BY
1	PER CITY COMMENTS	01/15/20 KAG	

## Kimley»Horn

© 2019 KIMLEY-HORN AND ASSOCIATES, INC.  
 445 24TH STREET, SUITE 207 LEGO BEACH, FL 32960  
 PHONE: 772-794-4100  
 WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL  
**SARA BATTLES, P.E.**  
 FL LICENSE NUMBER 75894  
 KIMLEY-HORN PROJECT 04/756801Z  
 DATE 2/27/2020  
 SCALE AS SHOWN  
 DESIGNED BY KAG  
 DRAWN BY KAG  
 CHECKED BY SCB

# SITE PLAN

**5000 OKEECHOBEE ROAD**  
 PREPARED FOR  
**FRONTIER DEVELOPMENT**  
 CITY OF FORT PIERCE, FLORIDA

SHEET NUMBER  
**C-100**

CALL 48 HOURS BEFORE YOU DIG  
**811**  
 IT'S THE LAW! DIAL 811  
 Know what's below. Call before you dig.  
 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

**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 from grade or sidewalk in retail buildings.  
 Provided: Windows are placed on elevations in accordance to this section. Knee wall height is thirty-six (36) inches.

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

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

**FINISH SCHEDULE**

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

**COPYRIGHT STATEMENT**  
 These documents, their contents, and the ideas, designs, and concepts presented here-in are the property of ELEVEN18 Architecture and are issued only for the specific project noted on these documents. Holders of these documents that have established a mutually agreed contractual relationship with ELEVEN18 Architecture have been granted a limited license to reproduce these documents in relationship to the specific project referenced. All others are subject to US Copyright Law as defined by Title 17 of the United States Code and other regional laws as may apply. Any revisions, reproductions, modifications, or re-use of these documents without the express written consent of ELEVEN18 Architecture is prohibited by law.

6 JAN 2020

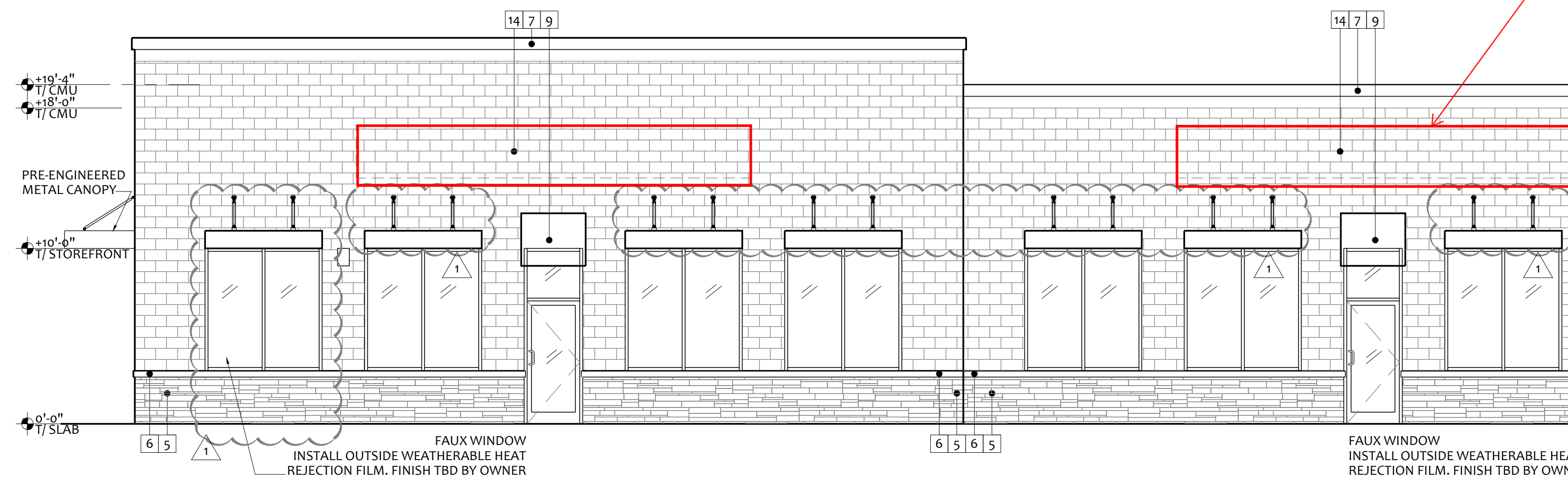
**ELEVEN18**  
 ARCHITECTURE  
 A WOMEN'S BUSINESS ENTERPRISE  
 FL License: Adb000484  
 Mailing Address:  
 434 E. Central Blvd. #542  
 Orlando, FL 32801  
 www.eleven18architecture.com  
 Physical Address:  
 1011 E. Colonial Dr. #307  
 Orlando, FL 32803  
 407-745-5300  
 © Copyright 2019 ELEVEN18 ARCHITECTURE, PL  
 All Rights Reserved Worldwide

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

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

**REVISIONS**

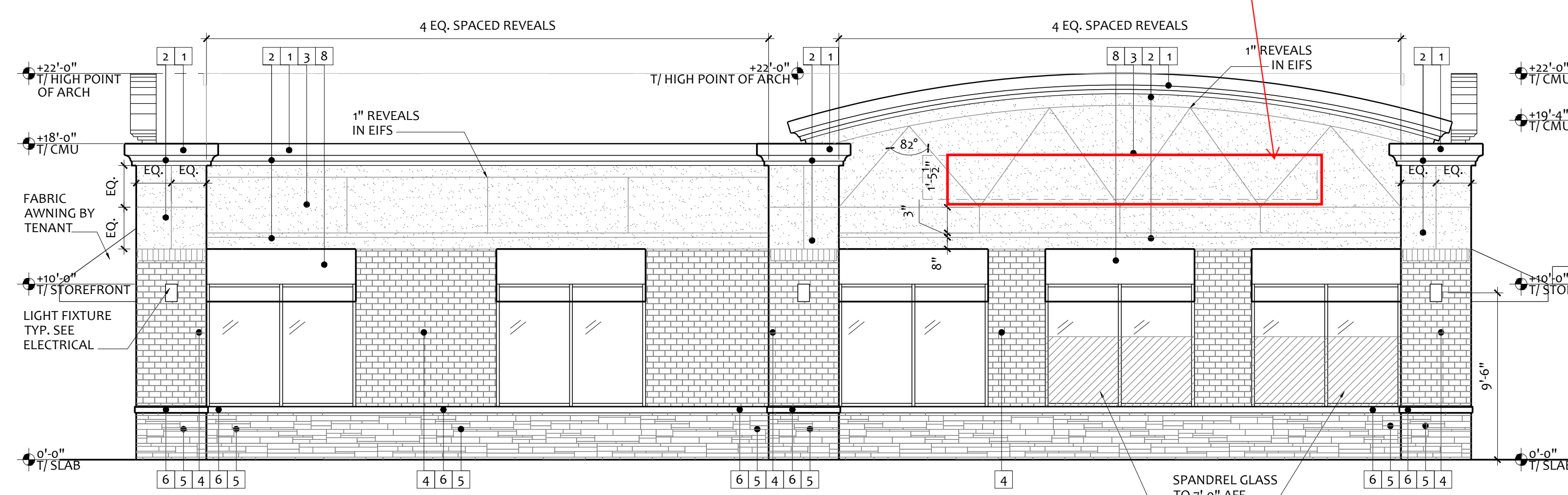
#	DATE	DESC.
1	01.06.20	CITY COMMENTS



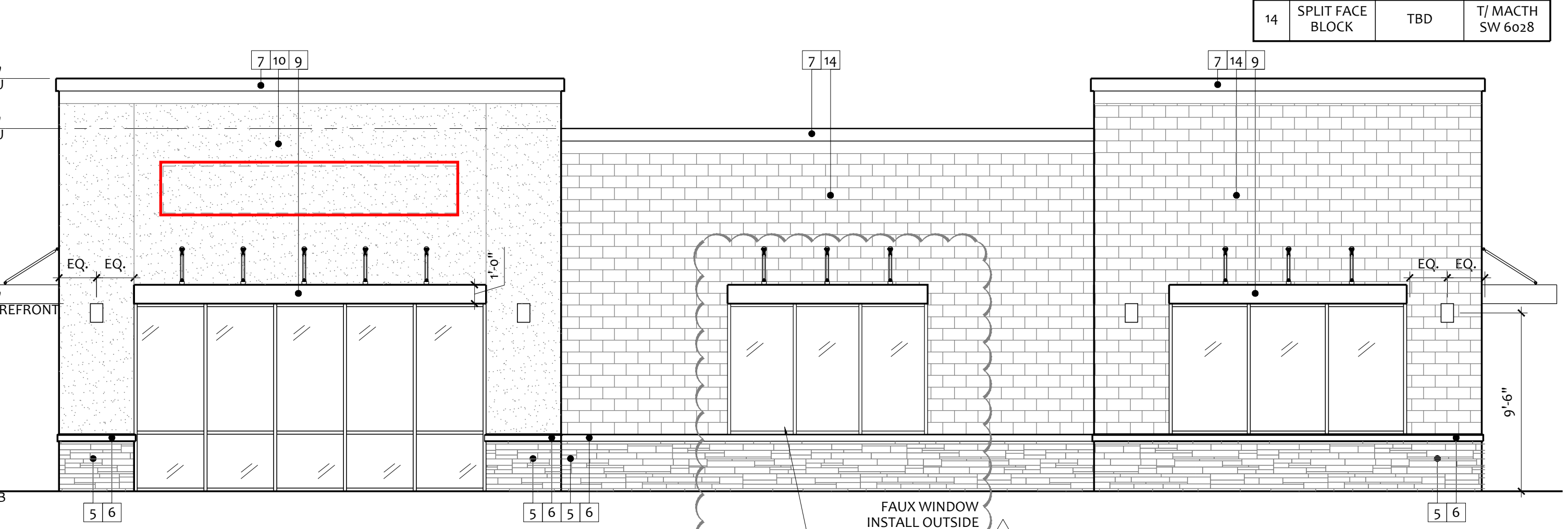
04 SOUTHEAST ELEVATION  
 3/16" = 1'-0"

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

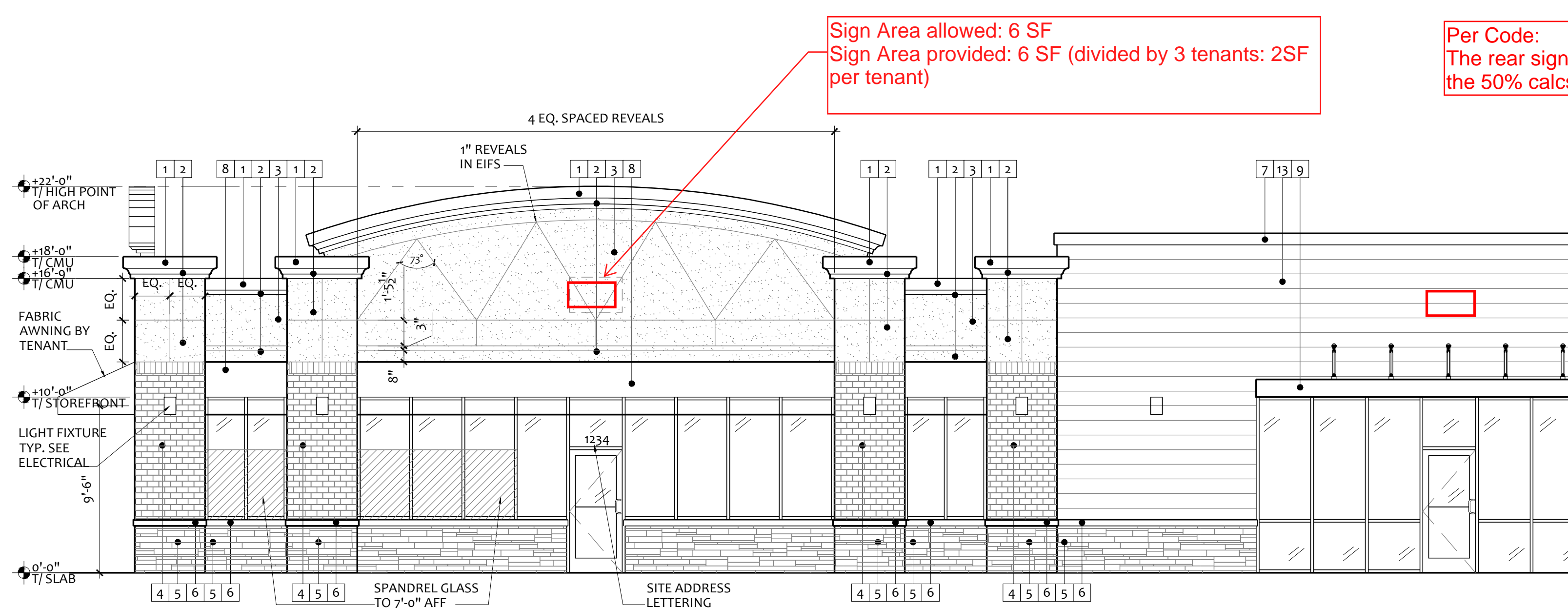
Per Code:  
 Sign Area up to 50% of the total area of the allowable main street sign per the above



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



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



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

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

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

**ELEVATION NOTES**

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

**ALLOWABLE SIGN AREA PER EXISTING CODE**

**A301**  
 EXTERIOR ELEVATIONS  
 ALLOWED SIGNAGE

**CODE REVIEW**  
 PER MUNICOD FORT PIERCE FL VERSION: SEP 24, 2019  
 CHAPTER 22. ZONING, ARTICLE IV. SUPPLEMENTARY REGULATIONS, Sec. 22-59. DESIGN REVIEW, WINDOWS  
 Windows must be placed on elevations that face the public right-of-way and must be in scale and compatible with the architectural style of the building. The bottom of the window (knee wall) shall not be lower than twenty-four (24) inches in residential or office buildings, or higher forty-eight (48) inches from grade or sidewalk in retail buildings.  
 Provided: Windows are placed on elevations in accordance to this section. Knee wall height is thirty-six (36) inches.

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

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

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

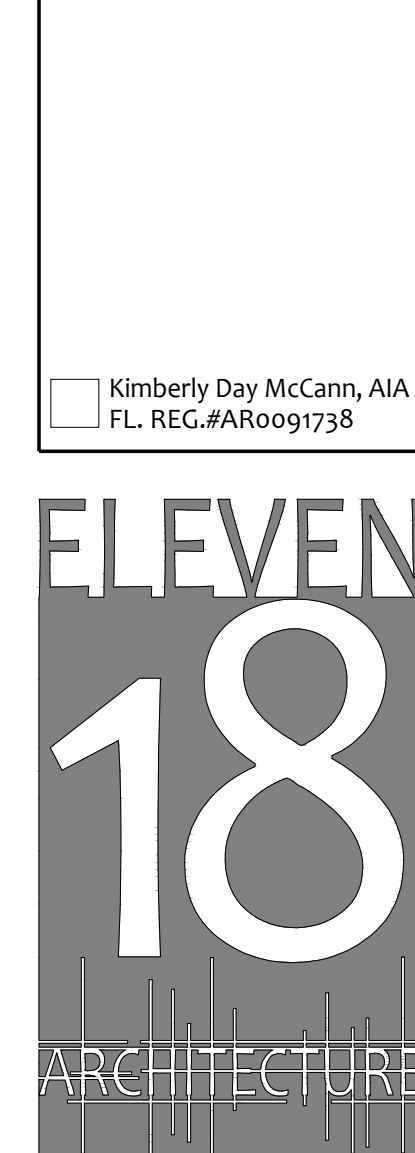
**FINISH SCHEDULE**

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

**COPYRIGHT STATEMENT**  
 These documents, their contents, and the ideas, designs, and concepts presented here-in are the property of ELEVEN18 Architecture and are issued only for the specific project noted on these documents. Holders of these documents that have established a mutually agreed contractual relationship with ELEVEN18 Architecture have been granted a limited license to reproduce these documents in relationship to the specific project referenced. All others are subject to US Copyright Law as defined by Title 17 of the United States Code and other regional laws as may apply. Any revisions, reproductions, modifications, or re-use of these documents without the express written consent of ELEVEN18 Architecture is prohibited by law.

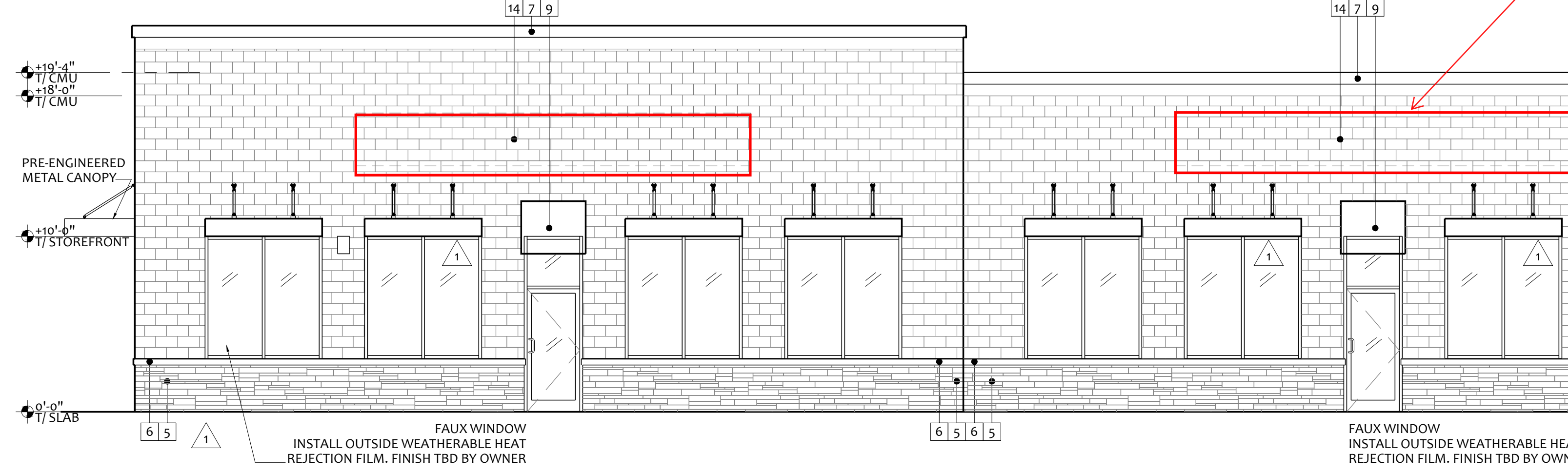
22 JAN 2021

Kimberly Day McCann, AIA  
 FL REG.#AR0091738



A WOMEN'S BUSINESS ENTERPRISE  
 FL License: A2000084  
 Mailing Address:  
 434 E. Central Blvd. #542  
 Orlando, FL 32801  
 www.eleven18architecture.com  
 Physical Address:  
 1011 E. Colonial Dr. #307  
 Orlando, FL 32803  
 407-745-5300  
 © Copyright 2019 ELEVEN18 ARCHITECTURE, PL  
 All Rights Reserved Worldwide

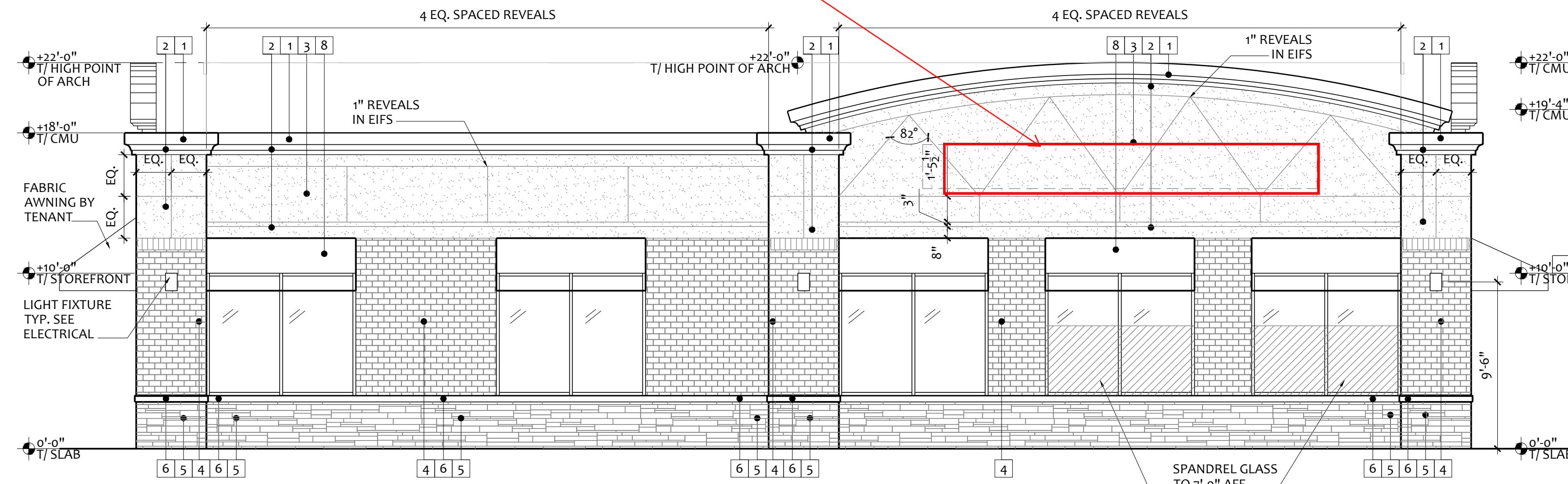
PROJECT NAME:  
**FORT PIERCE RETAIL**  
 5000 Okeechobee Road  
 Fort Pierce, FL 34947



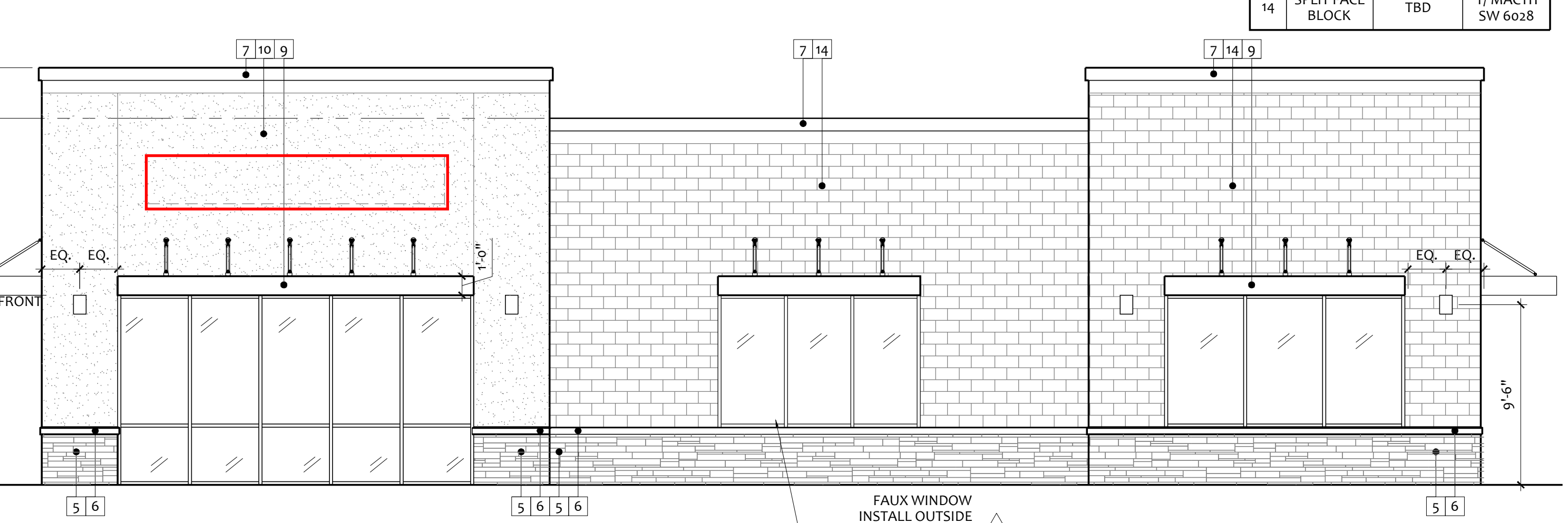
04 SOUTHEAST ELEVATION  
 3/16" = 1'-0"

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

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



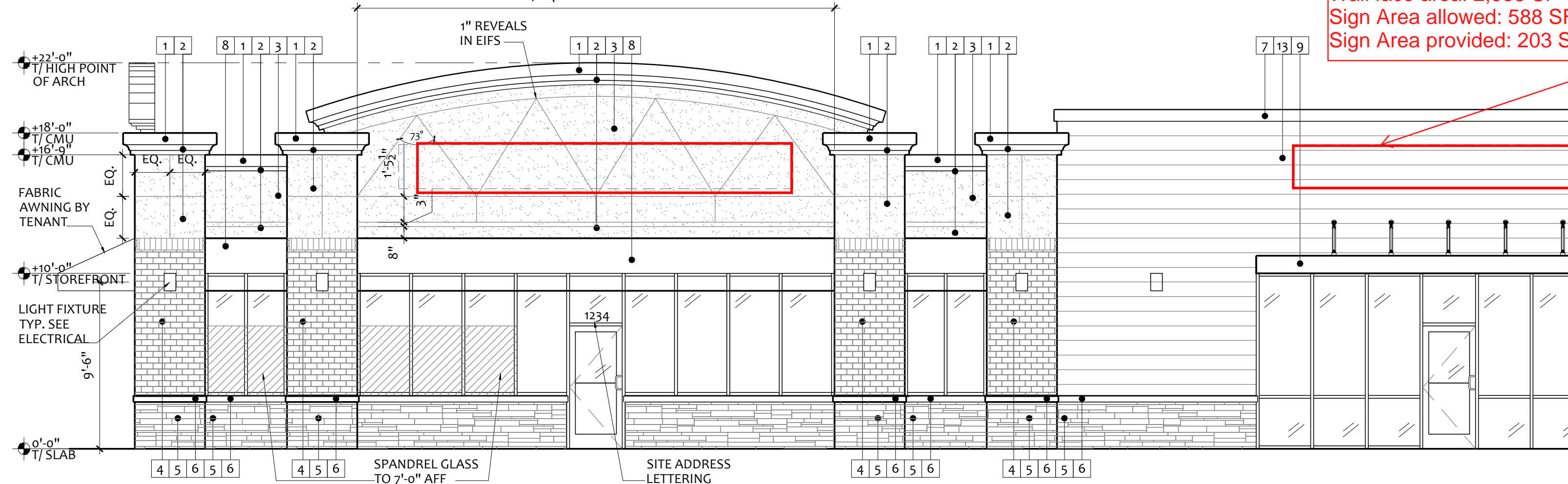
02 NORTHEAST ELEVATION  
 3/16" = 1'-0"



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

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

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



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

**ELEVATION NOTES**

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

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

**REVISIONS**

#	DATE	DESC.

**PROPOSED ALLOWABLE SIGN AREA (VARIANCE REQUEST)**

**A301**  
 EXTERIOR ELEVATIONS  
 PROPOSED SIGNAGE