



CITY OF FORT PIERCE TECHNICAL REVIEW COMMITTEE

AGENDA

Fort Pierce Technical Review Committee Teleconference
Thursday, February 18, 2021

1. **New Business:**
 - a. Annexation – 2192 Copenhaver Road
 - b. Conditional Use – Plover Avenue Dwelling Rental – 1801 Plover Avenue
 - c. Variance – Frontier Development Signs (Former Cowboys) – 5000 Okeechobee Road

Technical Review Committee

1. a.

Meeting Date: 02/18/2021

REQUESTED ACTION

Annexation – 2192 Copenhaver Road

LOCATION

2192 Copenhaver Road

RESPONSIBLE STAFF

Brandon C. Creagan, MCRP, LEED Green Associate, Planner

RECOMMENDATION

Review & Provide Comments

Attachments

TRC Packet

Form Review

Form Started By: Brandon Creagan

Started On: 02/04/2021 10:43 AM

Final Approval Date: 02/04/2021



To: JACK ANDREWS, PE, CITY ENGINEER
MIKE REALS, FP PUBLIC WORKS MANAGER
CHIEF HOBLEY-BURNEY, FP POLICE DEPARTMENT
PAUL THOMAS, FP BUILDING OFFICIAL
JAMES CARNES, PE, FPUA ENGINEERING (WATER/WASTEWATER)
PAUL LAGUERRE, PE, FPUA ENGINEERING (ELECTRIC)
ROD REED, PLS, SLC SURVEYING
GRANT CHAMBERS, PE, SLC ENGINEERING
LESLIE OLSON, AICP, SLC PLANNING & DEVELOPMENT DIRECTOR
CAPTAIN PAUL LANGEL, SLC FIRE DISTRICT
PEGGY ARRAIZ, FP CODE ENFORCEMENT
PETER BUCHWALD, AICP, SLC TRANSPORTATION PLANNING ORGANIZATION
MURRIAH DECKLE, AICP, SLC TRANSIT SERVICES

FROM: BRANDON CREAGAN, LEED GREEN ASSOCIATE, PLANNER

RE: TECHNICAL REVIEW PROJECT# 21-02000001

DATE: FEBRUARY 4, 2021

Annexation - 2192 Copenhaver Road

Attached is an Application for Voluntary Annexation for property located at 2192 Copenhaver Road. The property is 17.83 acres and currently has a St. Lucie County Zoning of Residential Single Family, 2 Dwelling Units/Acre (RS-2), it also has a St. Lucie County Future Land Use of Residential Urban, 5 Dwelling Units/Acre (RU). Once annexed the City would assign a Zoning of Residential Single Family, 2 Units/Acre (E-2) and assign a Future Land Use of Low Density Residential (RL). The applicant has plans to bring a Future Land Use Map Amendment, Zoning Atlas Map Amendment, & Development Review forward upon the completion of the annexation for an RV storage facility. The parcel ID for the lot is 2313-432-0000-000-4.

Please review and provide comments on the project. Please send all comments to my email Bcreagan@cityoffortpierce.com or through interoffice mail to the Planning Department. If you have comments, please respond by February 16, 2021.

Please do not hesitate to contact me should you require any additional information at 772-467-3742.

Thank you.

Brandon Creagan



APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

Application submission shall include the following:

- **TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- Warranty Deed
- Current Survey (completed within the last 12 months)

1. Address: 2192 Copenhaver Rd (SE corner of Graham Rd. and Copenhaver Rd.)

2. Legal description of real property for which annexation is being requested:
SEE ATTACHED DEED

Property Tax ID: 2313-432-0000-000-4

3. Size of described property: 17.83 acres

4. Project description: RV Storage Facility (see attached for detailed narrative)

5. Current St. Lucie County Future Land Use Designation: RU – Residential Urban

6. Current St. Lucie County Zoning: RS-2 – Single Family, 2 du/ac

7. Is this a Historic property? no

8. Appraised value: Just/Market Value: \$308,400 (per St. Lucie County Property Appraiser)

9. Name of Owner(s): R V Development, LLC


Signature of Owner(s): *[Signature]* SAMUEL A WYNNE III, MANAGING PARTNER

Mailing Address: 547 Wash Roberts Lane

City MC Minnville State TN Zip 37110

Phone 954-214-4553 Fax _____

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10. Name of Representative: Macritchie Storage Ventures, LLC, Attention: Ben Lokhorst
Signature of representative: 
Mailing Address: 715 5th Ave., SW, Suite 1700
City) Calgary AB T2P 2X6 State _____ Zip _____
Phone 403-973-4882 Fax _____
E-mail: blokhorst@macritchie.biz

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

OFFICE USE:

DATE RECEIVED: _____	Signed: _____	
File Number: _____	Check No: _____	Receipt No: _____
TRC Review: _____	Planning Board Review: _____	City Commission: _____
Ordinance No: _____	Date Approved: _____	

PROJECT NARRATIVE

Macritchie intends to develop the property into a secure RV storage facility that would be paved and fenced, with keypad access for customers. Parking spaces would have steel canopies overhead to shield RVs from sun and inclement weather; the canopies are typically 14' clear height and 18-20' tall at their peak. An office would be located on site with washrooms and adequate customer parking. The facility would offer both dump and wash stations for customers.

Joanna E Hurrell
Box 24

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT -- SAINT LUCIE COUNTY
File Number: 2294957 OR BOOK 1828 PAGE 2810
Recorded: 10/24/03 16:00

Prepared by and return to:
Chester B. Griffin, Esquire
Neill Griffin Fowler Tierney Neill & Marquardt - Chartered
Post Office Box 1270
Fort Pierce, Florida 34954
Courthouse Box #50

* Doc Assump: \$ 0.00
* Doc Tax : \$ 12,250.70
* Int. Tax : \$ 0.00

Parcel ID Number: 2324-122-0001-0003 ; 2313-432-0000-030/4
2324-121-0000-000/3 [Space Above for Recording]

WARRANTY DEED

This Warranty Deed made this 24th day of Sept, 2003, by CHESTER B. GRIFFIN and RICHARD V. NEILL, hereinafter called the grantor, to R. V. DEVELOPMENT, LLC, a Florida limited liability corporation, hereinafter called the grantee, whose address is: 2560 SE 12th Street, Pompano Beach, Florida 33062.

Wherever used herein, the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

WITNESSETH: That the said grantor, for and in consideration of the sum of \$10.00, in hand paid by the said grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the said grantee, and the grantee's heirs and assigns forever, the following described land, situated, lying, and being in St. Lucie County, Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

THE PROPERTY BEING CONVEYED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD PROPERTY OF ANY OF THE GRANTORS.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 2002.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2002; zoning ordinances and rights of way for public roads.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Susan G. Spee
Print Name of Witness: Susan G. Spee
Witness as to Both

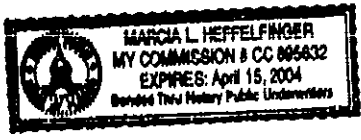
Chester B. Griffin
CHESTER B. GRIFFIN

Marcia L. Heffelfinger
Print Name of Witness: MARCIA L. HEFFELFINGER
Witness as to Both

Richard V. Neill
RICHARD V. NEILL

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing was acknowledged before me this 24th day of Sept, 2003, by CHESTER B. GRIFFIN and RICHARD V. NEILL, who are personally known to me or who produced their drivers license as identification.



Marcia L. Heffelfinger
Print Name of Notary: MARCIA L. HEFFELFINGER
NOTARY PUBLIC - STATE OF FLORIDA
MY COMMISSION EXPIRES:

Exhibit "A"

That portion of the West 1/2 of the SW 1/4 of the SE 1/4, lying West of the Westerly right of way line of I-95, of Section 13, Township 35 South, Range 39 East, lying and being in St. Lucie County, Florida, less and except road rights of way for I-95; Graham Road; Copenhaver Road and less canal rights of way for NSLRDD Canal No. 37 on South line.

AND

The West 3/4 of the North Half of the Northwest Quarter of the Northeast Quarter, Less road and canal rights of way for I-95; White Road, AND ALSO, the Southwest Quarter of the Northwest Quarter of the Northeast Quarter, Less road rights of way for I-95 and Less the South 125 feet of the West 375 feet thereof, all lying and being in Section 24, Township 35 South, Range 39 East, St. Lucie County, Florida.

SURVEYORS NOTES AND REPORT:

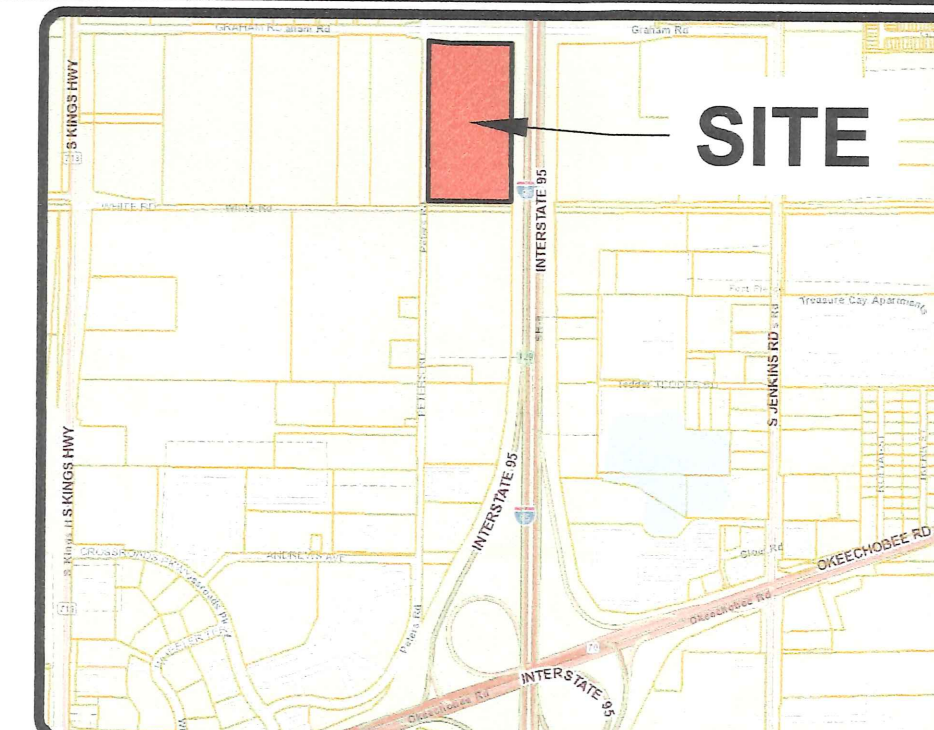
1. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
2. THE LAST DATE OF FIELD WORK WAS JANUARY 5, 2021.
3. SITE ADDRESS: 2192 COPENHAVER ROAD, FORT PIERCE, FLORIDA.
4. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY THE CLIENT. ALL MATTERS OF RECORD SHOWN HEREON ARE SHOWN IN REFERENCE TO TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 2140-2672737, DATED DECEMBER 4, 2020.
5. PARCELS CONTAIN A TOTAL OF 17.45 ACRES ACRES, MORE OR LESS.
6. THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-6 F.A.C.), IS "RESIDENTIAL." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY EXCEEDS THE REQUIRED DISTANCE ACCURACY.
7. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1989 (NAVD89) AND ARE BASED ON NGS CONTROL MONUMENT DESIGNATED 195 F 14, HAVING A PUBLISHED ELEVATION OF 46.99 FEET. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE BOUNDARY SYSTEM-EAST ZONE, NAD 83 (1990).
8. SUB-SURFACE IMPROVEMENTS INCLUDING UNDERGROUND UTILITIES, UTILITY SERVICES, WERE NOT LOCATED AS PART OF THIS SURVEY.
9. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
10. BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 24, ST. LUCIE COUNTY, FLORIDA PER THE LINE LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
11. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
12. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
13. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
14. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 121100167J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PLANS.
15. AT THE LOCATION SHOWN AS THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SECTION HAS EVIDENCE OF PREVIOUS CONTROL/OCCUPATION. A #5 IRON ROD HAS BEEN RESET IN ITS PLACE.

ALTA/NSPS LAND TITLE SURVEY

FOR: R.V. DEVELOPMENT, LLC

SYMBOL & ABBREVIATION LEGEND:

AL	AIR RELEASE VALVE	CON	CONCRETE SIGNAL LIGHT POLE	FIBER	FIBER OPTIC RISER	IP	IRON PIPE	No.	NUMBER	RWV	RECLAIMED WATER VALVE	TOB	TOP OF BANK/BERM
ARC	ARC LENGTH	CMP	CORRUGATED METAL PIPE	F.M.E.	FIELD MEASURED ELEVATION	IR	IRON ROD	O.R.B.	O.R.B. OVER HEAD WIRES	RLS	REGISTERED LAND SURVEYOR	T.O.N.	TOP OF NUT
ASPH	ASPHALT	CP	CURB INLET	F.F.E.	FINISHED FLOOR ELEVATION	IR/C	IRON ROD AND CAP	OHW	OVER HEAD WIRES	X 0.0	X 0.0 TOPOGRAPHIC DATA (SOFT SURFACE)	X 0.0	X 0.0 TOPOGRAPHIC DATA (HARD SURFACE)
BFP	BACK FLOW PREVENTER	DL	DEEPCOR LIGHT POST	FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	L	LENGTH	PCN	PARCEL CONTROL NUMBER	R/W	RIGHT-OF-WAY	R/C	ROAD AND CAP
BM	BENCHMARK (BM)	D	DEED	FPL	FLORIDA POWER AND LIGHT	PK	PK NAIL	PK/D	PKER-KALON NAIL & DISK	R/S	ROAD AND CAP	S	SANITARY MANHOLE
BK	BKE RACK	D.B.	DEED BOOK	FM	FORCE MAIN	MAG/D	MAG NAIL MAG BRAND NAIL	PK/D	PKER-KALON NAIL & DISK	S	SANITARY VALVE	SV	SANITARY VALVE
CR	CABLE RISER	D.M.	DIAMETER (DIA.)	FO	FOUND	MALB	MALBOX	PK/D	PKER-KALON NAIL & DISK	SV	SANITARY VALVE	SEC	SECTION
C	CALCULATED	D.M.H.	DRAINAGE MANHOLE	FND	FOUND	M.C.	MARTIN COUNTY	PK/D	PKER-KALON NAIL & DISK	SV	SANITARY VALVE	SEC	SECTION
CB	CATCH BASIN	DIP	DUCTILE IRON PIPE	FPL	FPL MANHOLE	M.C.	MEAN HIGH WATER LINE	PK/D	PKER-KALON NAIL & DISK	SV	SANITARY VALVE	SEC	SECTION
CL	CENTERLINE	E	EAST/EASTING	SO FT.	SQUARE FEET	M.L.W.	MEAN LOWER WATER LINE	PK/D	PKER-KALON NAIL & DISK	SV	SANITARY VALVE	SEC	SECTION
CCR	CERTIFIED CORNER RECORD	EW	EDGE OF WATER	GAS	GAS VALVE	M.L.W.	MEAN LOWER WATER LINE	PK/D	PKER-KALON NAIL & DISK	SV	SANITARY VALVE	SEC	SECTION
CLF	CHAIN LINK FENCE	CH	CHORD	GIS	GEOGRAPHIC INFORMATION SYSTEMS	M.L.W.	MEAN LOWER WATER LINE	PK/D	PKER-KALON NAIL & DISK	SV	SANITARY VALVE	SEC	SECTION
CHD	CHORD	E.H.	ELECTRIC HAND HOLE	GN	GROUND	M.L.W.	MEAN LOWER WATER LINE	PK/D	PKER-KALON NAIL & DISK	SV	SANITARY VALVE	SEC	SECTION
CO	CLEAN OUT	EM	ELECTRIC METER	GR	GROUND LIGHT	M.L.W.	MEAN LOWER WATER LINE	PK/D	PKER-KALON NAIL & DISK	SV	SANITARY VALVE	SEC	SECTION
COM	COMMUNICATION RISER	EP	ELECTRICAL PANEL	GUY	GUY WIRE ANCHOR	M.L.W.	MEAN LOWER WATER LINE	PK/D	PKER-KALON NAIL & DISK	SV	SANITARY VALVE	SEC	SECTION
CONC	CONCRETE	EL/ELEV.	ELEVATION	HANDICAP	HANDICAP	M.L.W.	MEAN LOWER WATER LINE	PK/D	PKER-KALON NAIL & DISK	SV	SANITARY VALVE	SEC	SECTION
CONC	CONCRETE	FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	HDPE	HIGH DENSITY POLYETHYLENE PIPE	M.L.W.	MEAN LOWER WATER LINE	PK/D	PKER-KALON NAIL & DISK	SV	SANITARY VALVE	SEC	SECTION
CONC	CONCRETE	F.O.	FIBER OPTIC	HOF	HOG WIRE FENCE	M.L.W.	MEAN LOWER WATER LINE	PK/D	PKER-KALON NAIL & DISK	SV	SANITARY VALVE	SEC	SECTION
CONC	CONCRETE	F.O.H.	FIBER OPTIC HAND HOLE	HYD	HYDRANT	M.L.W.	MEAN LOWER WATER LINE	PK/D	PKER-KALON NAIL & DISK	SV	SANITARY VALVE	SEC	SECTION
CONC	CONCRETE	F.O.H.	FIBER OPTIC HAND HOLE	IN	INCH	M.L.W.	MEAN LOWER WATER LINE	PK/D	PKER-KALON NAIL & DISK	SV	SANITARY VALVE	SEC	SECTION
CONC	CONCRETE	F.O.H.	FIBER OPTIC HAND HOLE	INV	INVERT	M.L.W.	MEAN LOWER WATER LINE	PK/D	PKER-KALON NAIL & DISK	SV	SANITARY VALVE	SEC	SECTION
CONC	CONCRETE	F.O.H.	FIBER OPTIC HAND HOLE	IN	INCH	M.L.W.	MEAN LOWER WATER LINE	PK/D	PKER-KALON NAIL & DISK	SV	SANITARY VALVE	SEC	SECTION
CONC	CONCRETE	F.O.H.	FIBER OPTIC HAND HOLE	INV	INVERT	M.L.W.	MEAN LOWER WATER LINE	PK/D	PKER-KALON NAIL & DISK	SV	SANITARY VALVE	SEC	SECTION



ST. LUCIE COUNTY, FLORIDA
VICINITY MAP
NO SCALE

EDC
ENGINEERS & SURVEYORS ENVIRONMENTAL

10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 6098

DATE	BY	REVISION COMMENTS
December 23, 2020	AS SHOWN SCALE	
	LAYOUT	
	FILENAME	
	FIELD CREW	
	CHECKED BY	
	DRAWN BY	

LEGAL DESCRIPTION:

THAT PORTION OF THE WEST 1/2 OF THE SW 1/4 OF THE SE 1/4, LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF I-95, OF SECTION 13, TOWNSHIP 35 SOUTH, RANGE 39 EAST, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT ROAD RIGHTS OF WAY FOR I-95; GRAHAM ROAD; COPENHAVER ROAD AND LESS CANAL RIGHTS OF WAY FOR NSLRDD CANAL NO. 37 ON SOUTH LINE.
CONTAINING 17.45 ACRES ACRES, MORE OR LESS.

SCHEDULE B-II ITEMS

TITLE COMMITMENT PREPARED BY
FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT # 2140-2672737
COMMITMENT DATE: DECEMBER 4, 2020, AT 8:00 AM

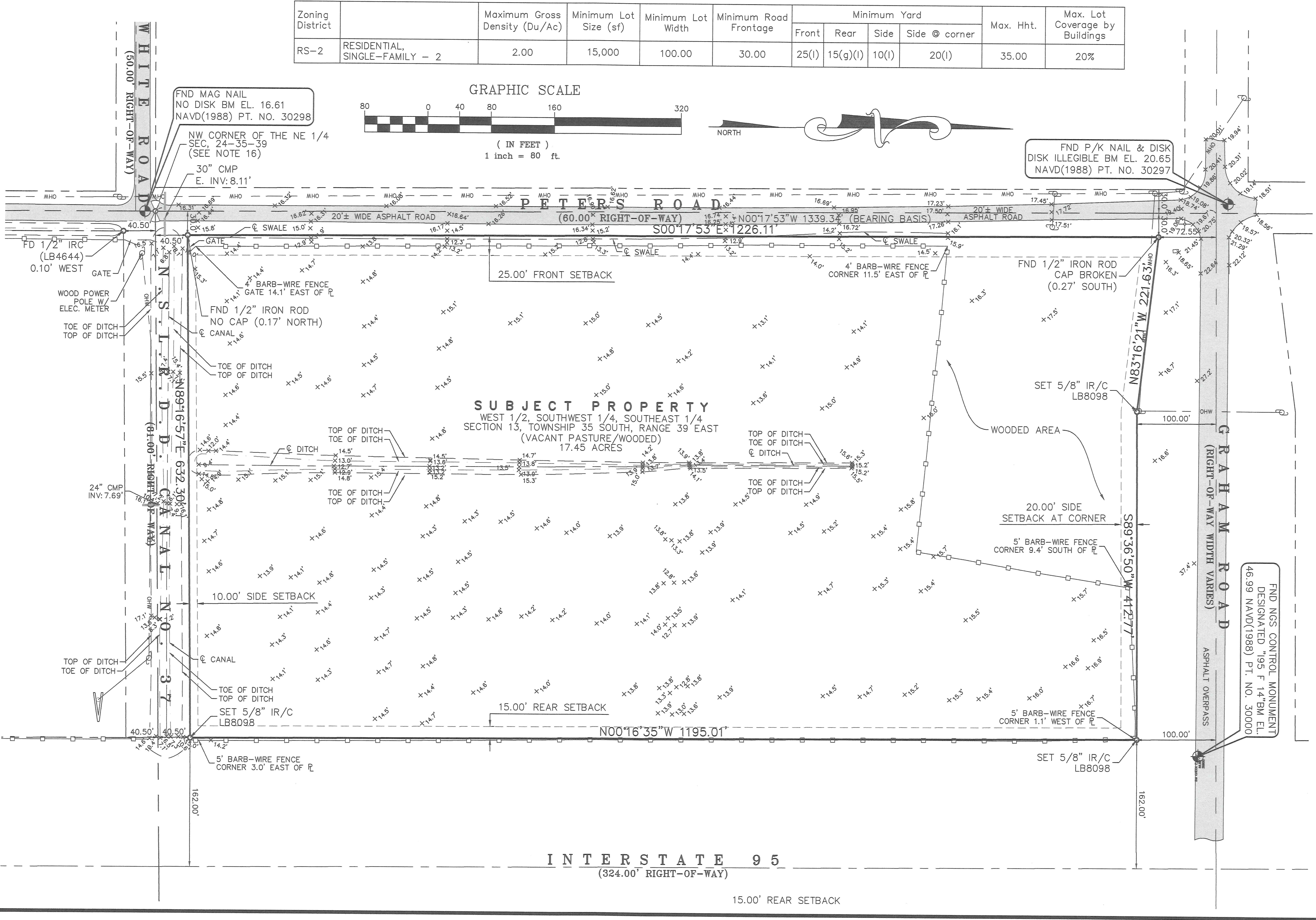
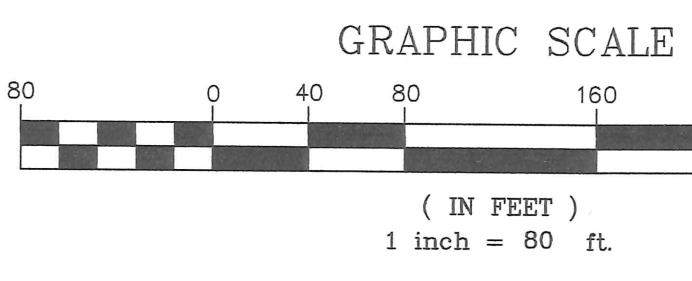
1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
2. ANY RIGHTS, INTERESTS, OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS.
AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
SHOWN HEREON.
AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
4. ANY LIEN, FOR SERVICES, LABOR, OR MATERIALS IN CONNECTION WITH IMPROVEMENTS, REPAIRS OR RENOVATIONS PROVIDED BEFORE, ON, OR AFTER DATE OF POLICY, NOT SHOWN BY THE PUBLIC RECORDS.
AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
5. ANY DISPUTE AS TO THE BOUNDARIES CAUSED BY A CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO THE LAND PRIOR TO DATE OF POLICY, AND ANY ADVERSE CLAIM TO ALL OR PART OF THE LAND THAT IS, AT DATE OF POLICY, OR WAS PREVIOUSLY UNDER WATER.
AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
6. TAXES OR SPECIAL ASSESSMENTS NOT SHOWN AS LIENS IN THE PUBLIC RECORDS OR IN THE RECORDS OF THE LOCAL TAX COLLECTING AUTHORITY, AT DATE OF POLICY.
AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
7. ANY MINERALS OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS.
AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
8. TAXES AND ASSESSMENTS FOR THE YEAR 2021 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
9. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED IN BOOK 452, PAGE 1600 AND IN BOOK 680, PAGE 1696.
EASEMENTS DO NOT AFFECT SUBJECT PROPERTY.
10. NOTICE OF CONSENT ORDER RECORDED IN BOOK 3738, PAGE 2484.
AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
11. TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S).
AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
12. ANY MAP OR DIAGRAM NOW OR PREVIOUSLY PROVIDED IS FOR REFERENCE AND INFORMATIONAL PURPOSES ONLY. THE COMPANY AND ITS AGENTS EXPRESSLY DISCLAIM ANY LIABILITY FOR ALLEGED LOSS OR DAMAGE WHICH MAY RESULT FROM RELIANCE UPON SUCH MAP(S) OR DIAGRAM(S). THE FOREGOING DOES NOT LIMIT ANY EXPRESS COVERAGES PROVIDED BY THE TERMS AND PROVISIONS OF ANY TITLE INSURANCE POLICY FOR MATTERS WHICH MIGHT BE REVEALED BY A SURVEY PREPARED AND CERTIFIED IN ACCORD WITH FLORIDA STATUTES SECTION 472.027.
NOT A SURVEY MATTER.

ALTA CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, 11, 13, 14, 15, 16, & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 5, 2021.

Michael T. Owen
MICHAEL T. OWEN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5556
STATE OF FLORIDA
SIGNATURE DATE: 8-2021

Zoning District	Maximum Gross Density (Du/Ac)	Minimum Lot Size (sf)	Minimum Lot Width	Minimum Road Frontage	Minimum Yard				Max. Hht.	Max. Lot Coverage by Buildings	
					Front	Rear	Side	Side @ corner			
RS-2	RESIDENTIAL SINGLE-FAMILY - 2	2.00	15,000	100.00	30.00	25(1)	15(g)(1)	10(1)	20(1)	35.00	20%



ALTA/NSPS LAND TITLE SURVEY
FOR: R.V. DEVELOPMENT
THE W. 1/2 OF THE S.E. 1/4 OF THE S.W. 1/4 OF SEC. 13, TOWNSHIP 35 SOUTH, RGE. 39 EAST ST. LUCIE COUNTY, FLORIDA

EDC
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

20-426

1 OF 1

Z:\EDC\2020\20-426 - MacRebelle - 2192 CopenhaVER Road, Fort Pierce, FL 34987 - ALTA/NSPS - 10/20/21 12:25 AM
THIS DOCUMENT IS THE PROPERTY OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS TO BE USED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

Technical Review Committee

1. b.

Meeting Date: 02/18/2021

REQUESTED ACTION

Conditional Use – Plover Avenue Dwelling Rental – 1801 Plover Avenue

LOCATION

1801 Plover Avenue

RESPONSIBLE STAFF

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

RECOMMENDATION

Approval

Attachments

TRC Packet

Form Review

Form Started By: Rebeca Guerra
Final Approval Date: 02/04/2021

Started On: 02/04/2021 01:35 PM



TO: All Members of the TRC

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

RE: TRC PROJECT NUMBER #21-4,0000004

DATE: FEBRUARY 4, 2021

Conditional Use – Joseph Dwelling Rental – 1801 Plover Avenue

The above referenced Conditional Use with No New Construction is being submitted for your review and comment. The request seeks to establish a Dwelling Rental, offering lodging for less than 30 days (minimum 2 days). The subject site has a Future Land Use designation of Low Density Residential (RL) with a compatible zoning designation of Single-Family Intermediate Density Residential Zone (R-2). Per City Code Section 125-187. –Allowed Uses; Dwelling Rentals are classified as a Conditional Use in the R-2 Zoning District.

The item will be reviewed at the February 18, 2021, TRC Meeting.

Please send all comments to the following emails: rguerra@cityoffortpierce.com and arosenthal@cityoffortpierce.com or through interoffice mail to the Planning Department. They should be sent, at minimum, two (2) days before the Technical Review Committee Meeting (Tuesday, February 16, 2021).

Please do not hesitate to contact me directly should you require any additional information or clarification at (772) 467-3739.

Thank You,
Rebeca A. Guerra, AICP, LEED-AP, CPD
Assistant Director



Conditional Use - No New Construction

Property address or Location 1801 Plover Ave Hutchinson Island FL 34949
 Parcel ID #(s) 2412-501-0042-000-5
 Project description 2 Day Short Term Rental

J & J PSL INVESTMENTS LLC.
 Property Owner(s)
Sw McComb Ave
 Street Address
Port Saint Lucie FL 34853
 City State Zip
786 469 9846
 Phone Number
Jonathan.joseph7@gmail.com.
 Email Address

Michelle Longarzo / Slice of Paradise LLC
 Applicant/Representative, Title, Company
715 South Ocean Drive United D
 Street Address
Hutchinson Island FL 34949
 City State Zip
772 708 4557
 Phone Number
sliceofparadisefl@gmail.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.

[Signature]
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY Lake
 The foregoing instrument was acknowledged before me this 15 day of January, 2021, by
Joseph Allen who is personally known to me or has produced
Florida PL as identification.

[Signature]
 Signature of Notary



AMY TROST
 Notary Public, State of Florida
 My Comm. Expires 09/14/2021
 Commission No. GG143190

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 _____
 Intake Planner _____
 Planner Assigned _____
 Approved By _____ Date _____
 Comments _____

Fees _____ Control # _____ B. Permit # _____

Intake Date Stamp



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

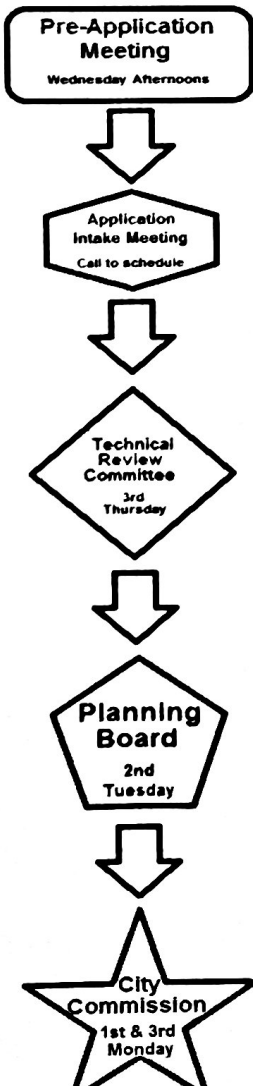
Site Information:

Building Size 1673 Parking Spaces: 4

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

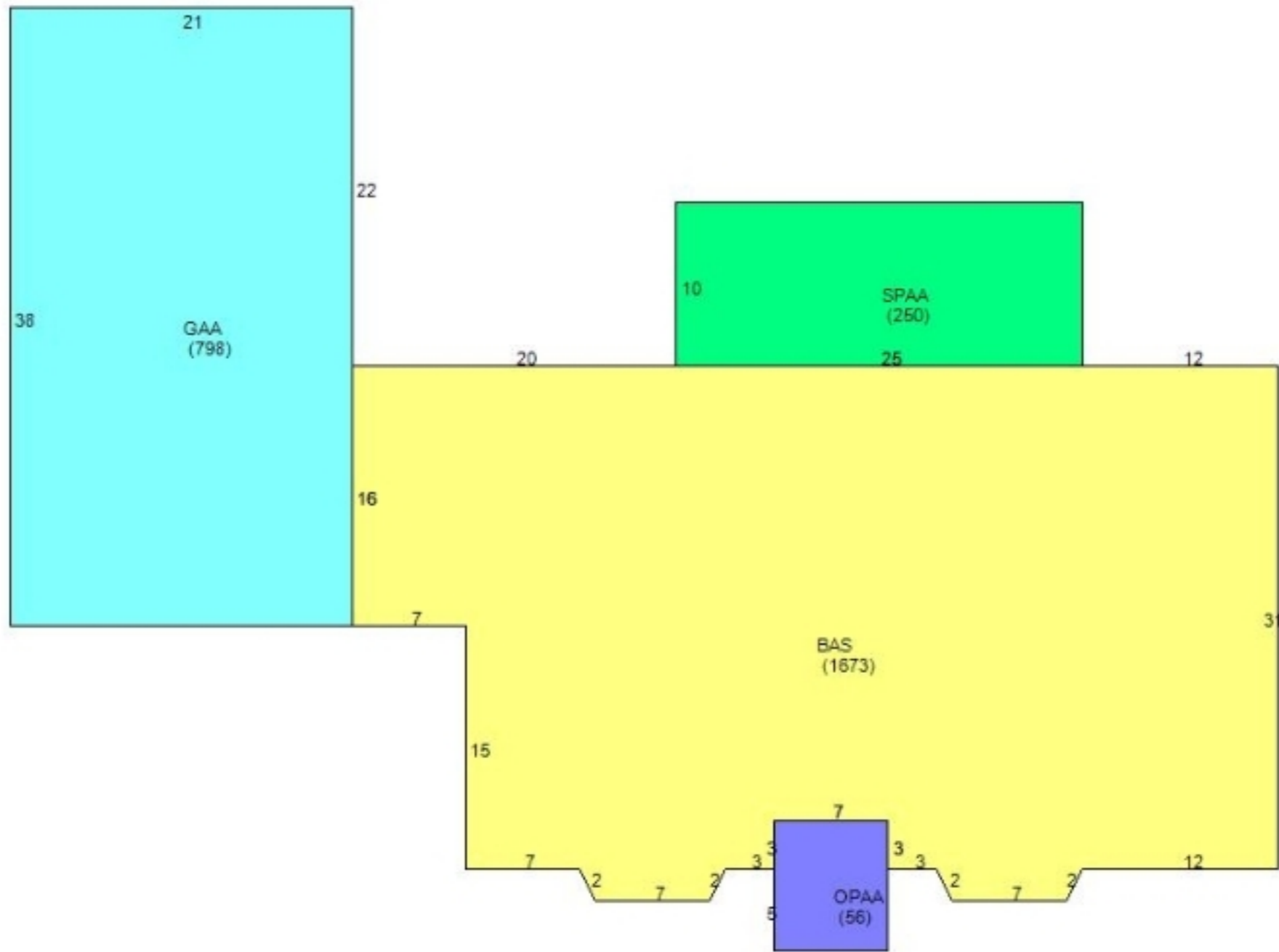
North	South	East	West

Application Outlook



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.





Building Information



Finished Area: 1,673 SF
Gross Sketched Area: 2,777 SF

Exterior Data

Building Type:	HB-
Grade:	B-
Year Built:	1995
Effective Year:	1995
No. Units:	1
Primary Wall:	CB Stucco
Secondary Wall:	
Roof Cover:	Conc Tile
Roof Structure:	Hip
View:	
Frame:	
Story Height:	1 Story

Interior Data

Bedrooms:	3
Full Baths:	2
Half Baths:	0
Primary Int Wall:	Drywall
Primary Floors:	Carpet
Avg Hgt/Floor:	0
Heat Type:	FrcdHotAir
Heat Fuel:	ELEC
Electric:	MAXIMUM
A/C %:	100%
Heated %:	100%
Int Sprinkler %:	0%

Prepared by:
Patricia A. Horn
Oceanside Title & Escrow
3501 Ocean Drive
Vero Beach, Florida 32963

File Number: H2012007AN

General Warranty Deed

Made this January 15, 2021 A.D. By **Joan A. Merenda, an unremarried widow**, whose address is: 424 Luna Bella Lane #218, New Smyrna Beach, Florida 32168, hereinafter called the grantor, to **J & J PSL Investments LLC, a Florida limited liability company**, whose post office address is: Post Office Box 7244, Port Saint Lucie, Florida 34985, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Lucie County, Florida, viz:

Lot 1, Block 5, SURFSIDE UNIT I, according to the map or plat thereof, recorded in Plat Book 10, Page(s) 17, Public Records of St. Lucie County, Florida.

Parcel ID Number: 2412-501-0042-000/5

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2021.

& Escrow
Drive
n, Florida 32963

Number: H2012007AN

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Cheryl Louis
Witness Printed Name Cheryl Louis

Joan A. Merenda
Joan A. Merenda
Address: 424 Luna Bella Lane #218, New Smyrna Beach, Florida
32168

Nathaniel Frecks
Witness Printed Name Nathaniel Frecks

STATE OF FLORIDA
County of orange

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11
day of January, 2021, by Joan A. Merenda, who is/are personally known to me or who has produced
Florida Drivers License as identification.

Kaylyn Elhoffer
Notary Public
Print Name: Kaylyn Elhoffer
My Commission Expires: 03/29/2024
(Notary Seal)



Technical Review Committee

1. c.

Meeting Date: 02/18/2021

REQUESTED ACTION

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

LOCATION

5000 Okeechobee Road

RESPONSIBLE STAFF

Vennis Gilmore, Planner

RECOMMENDATION

TBD

Attachments

TRC Memo Packet

Form Review

Form Started By: Vennis Gilmore
Final Approval Date: 02/04/2021

Started On: 02/04/2021 06:25 PM



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, 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

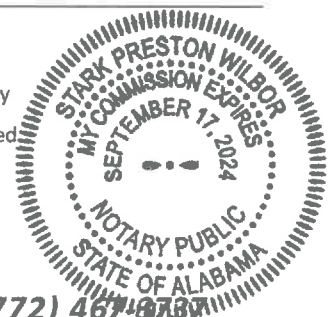
Frontier Development LLC
Applicant/Representative, Title, Company
2950 SW 27th Ave, Suite 300
Street Address
Miami, FL 33133
City State Zip
(305) - 519 - 7214
Phone Number
Ldavila@fdllc.com
Email Address

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 _____



VARIANCE

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

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

Application Outlook



Description of request: Additional square footage allowance for fascia signs

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

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

Existing Use : Vacant Date Property was Purchased: _____

Alterations made to the site since purchase: _____

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

If yes, what has changed since the denial? _____

Criteria:

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

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

FRONTIER DEVELOPMENT

To Whom It May Concern:

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

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

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

Included in this submittal is the following:

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

Thanks,

Luis Davila



1.27.21

Frontier Development LLC

Criteria Narrative

1. Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.
 - a. The building will be located right off Okeechobee Road which of course will need as much signage visibility as possible due to the ongoing traffic. This façade however will truly be the rear of the building as the parking lot will be located on the opposite side which will front the NW façade and were patrons will access the individual businesses. The current code only allows for 6 SF on this façade which will make it extremely difficult for incoming patrons to locate their destination from where they would access the same.

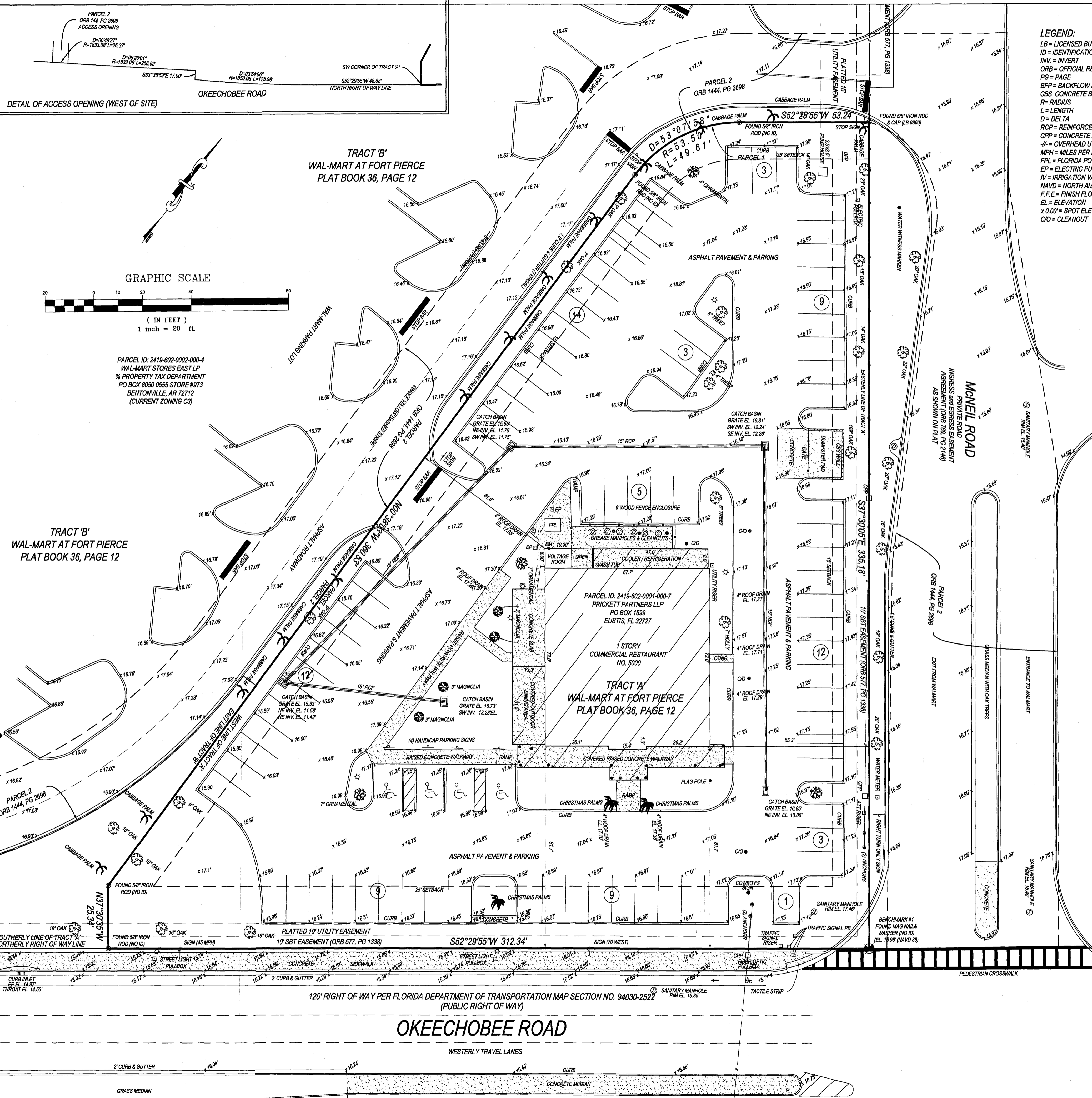
2. Do special conditions or circumstances result form actions other than that of yours? Please explain.
 - a. Yes, currently there are two (2) large light poles, one (1) large FPL pole inclusive of all the associated wiring that front our property off Okeechobee Road. Once our new building is erected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

3. Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.
 - a. Quick and easy access to patrons desired destination point. The lack of signage area/SF along what would be considered the “rear” of the property will make it challenging for drivers and potential customers to locate businesses. Ultimately leading towards less customers/foot traffic which will negatively impact the site and the Tenant’s businesses.

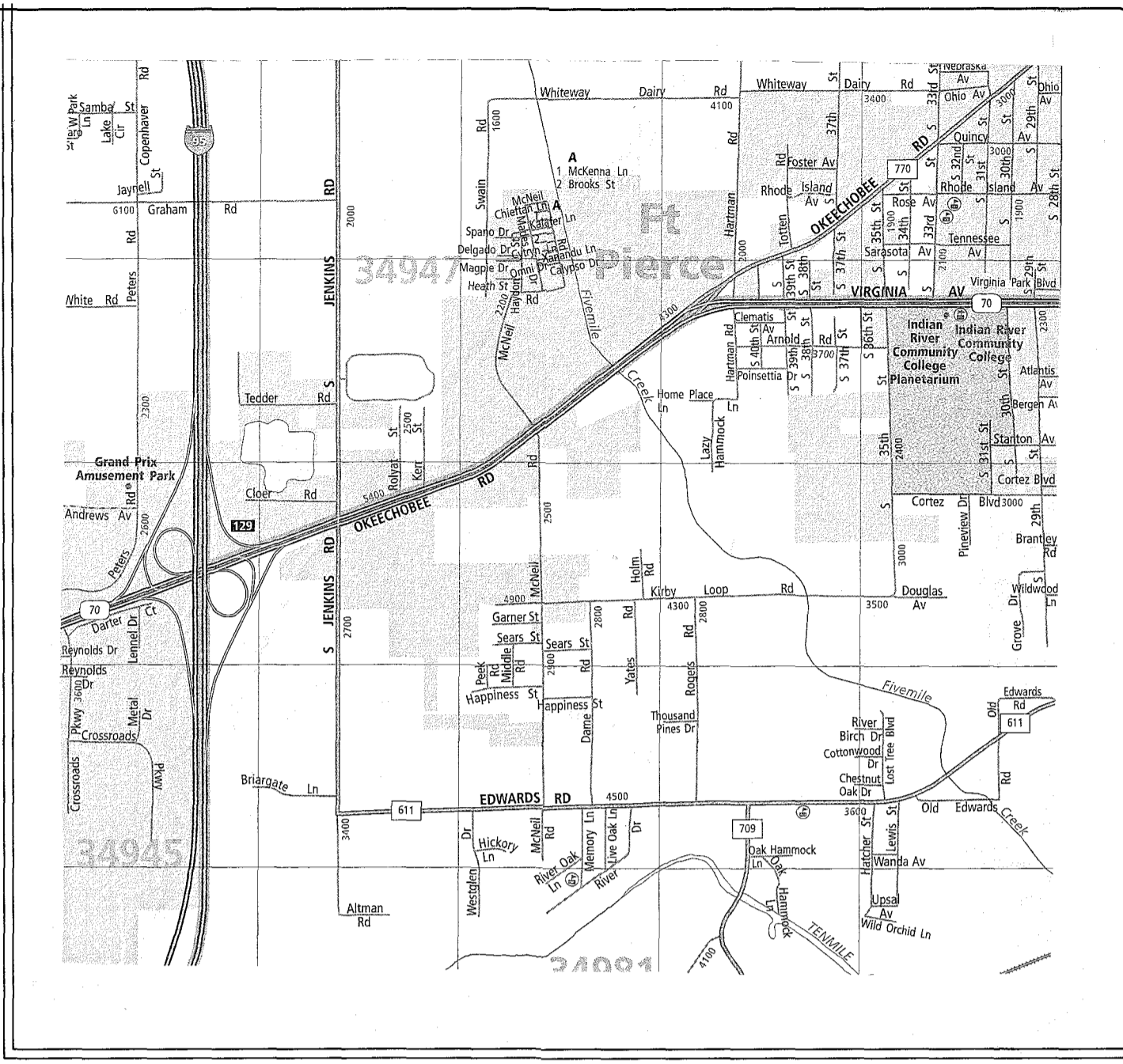
4. What is the minimum variance that would give the reasonable use of the land, building, or structure?
 - a. A sign area of up to 20% of the total wall face area as currently allowed for the façade facing the main street.

5. Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare.
 - a. The variance request will allow for a more aesthetically pleasing building and site. Given that the building will be situated right off Okeechobee Road and the patrons will be entering through the “rear” of the property, this will allow for properly scaled signage on both sides. This will also allow for incoming patrons

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



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



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

LEGAL DESCRIPTION:

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

PARCEL 2:
 A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY AS GRANTED BY ACCESS EASEMENT DATED AUGUST 18, 2001 AND RECORDED OCTOBER 18, 2001, IN OFFICIAL RECORDS BOOK 1444, PAGE 2698, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST OF TALLAHASSEE BASE MERIDIAN, ST. LUCIE COUNTY, FLORIDA, ALL OF WHICH IS MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT: COMMENCING FOR REFERENCE AT THE SOUTHEAST CORNER OF WAL-MART AT FORT PIERCE AS RECORDED IN PLAT BOOK 36, PAGE 12, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE BEARING NORTH 37°30'05" WEST, ALONG THE EAST LINE OF SAID WAL-MART AT FORT PIERCE, A DISTANCE OF 335.18 FEET TO THE POINT AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE, LEAVING SAID EAST LINE, BEARING SOUTH 52°29'55" WEST, A DISTANCE OF 53.24 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 53.50 FEET, RADIUS BEARS AT SAID POINT SOUTH 52°29'55" WEST, THENCE SOUTHERLY A DISTANCE OF 49.51 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°07'58"; TO A POINT; THENCE, BEARING SOUTH 00°38'03" EAST, A DISTANCE OF 6.50 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 207.50 FEET, RADIUS BEARS AT SAID POINT SOUTH 89°21'57" WEST, THENCE, SOUTHERLY A DISTANCE OF 325.94 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; TO A POINT; THENCE, BEARING SOUTH 89°21'57" WEST, A DISTANCE OF 220.94 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 250.00 FEET, RADIUS BEARS AT SAID POINT SOUTH 00°38'03" EAST, THENCE, SOUTHERLY A DISTANCE OF 30.51 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°55'25"; TO A POINT; SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 140.00 FEET, RADIUS BEARS AT SAID POINT NORTH 70°32'28" WEST, THENCE, SOUTHERLY A DISTANCE OF 61.88 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°48'51"; TO A POINT; SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 111.11 FEET, RADIUS BEARS AT SAID POINT SOUTH 42°46'37" EAST, THENCE, SOUTHERLY A DISTANCE OF 133.69 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 68°58'28"; TO A POINT; THENCE, BEARING SOUTH 21°43'05" EAST, A DISTANCE OF 42.57 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF OKEECHOBEE ROAD (STATE ROAD 70) (120' WIDE RIGHT OF WAY); SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 1821.80 FEET, RADIUS BEARS AT SAID POINT NORTH 25°12'58" WEST, THENCE, NORTHERLY ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 28.38 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°49'47"; TO A POINT; THENCE, LEAVING SAID NORTH RIGHT OF WAY LINE, BEARING NORTH 24°33'12" WEST, A DISTANCE OF 49.84 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 116.00 FEET, RADIUS BEARS AT SAID POINT NORTH 65°38'48" EAST, THENCE NORTHERLY A DISTANCE OF 96.81 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°13'55"; TO A POINT; THENCE, BEARING NORTH 23°50'43" EAST, A DISTANCE OF 149.45 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 ABSULUT DRAWINGS AND/OR BUILDING LOCATION AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.
2. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINGS OR FENCES ON OR ADJACENT TO THIS SITE.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS OF WAY OF RECORD EXCEPT AS SHOWN ON THE RECORD PLAT IF ANY.
4. THIS PROPERTY WAS SURVEYED IN ACCORDANCE WITH TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 7409-62855, EFFECTIVE DATE: JANUARY 31, 2018 @ 8:00 AM.
- SCHEDULE B - SECTION II
- EXCEPTION #9: PLAT BOOK 36, PAGE 12 - AFFECTS PROPERTY, AS SHOWN ON SKETCH OF SURVEY
- EXCEPTION #10: ORB 577, PG 1338 - AFFECTS PARCELS 1 AND 2, AS SHOWN ON SKETCH OF SURVEY
- EXCEPTION #11: ORB 1444, PG 2891 - AFFECTS PROPERTY, 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 OPENING; OKEECHOBEE ROAD AND MCNEIL ROAD THROUGH PEDESTRIAN AND VEHICULAR INGRESS/EGRESS EASEMENT - ORB 1444, PG 2698.
13. SETBACKS AS SHOWN WERE PROVIDED BY FORT PIERCE BUILDING DEPARTMENT.

SURVEYOR'S CERTIFICATION:

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

CERTIFICATIONS:

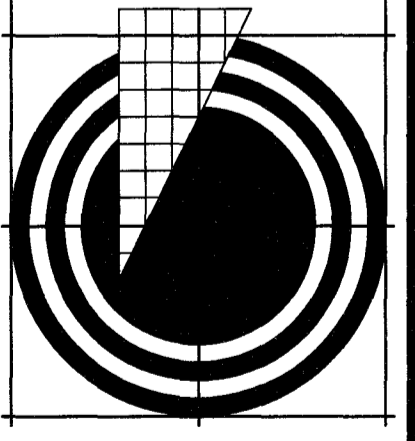
1. COZEN O'CONNOR
2. LAND SERVICES USA, INC.
3. FIRST AMERICAN TITLE INSURANCE COMPANY

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

DATE	REVISIONS	FRONTIER COMMENTS	CHK	CDW
5-27-18				

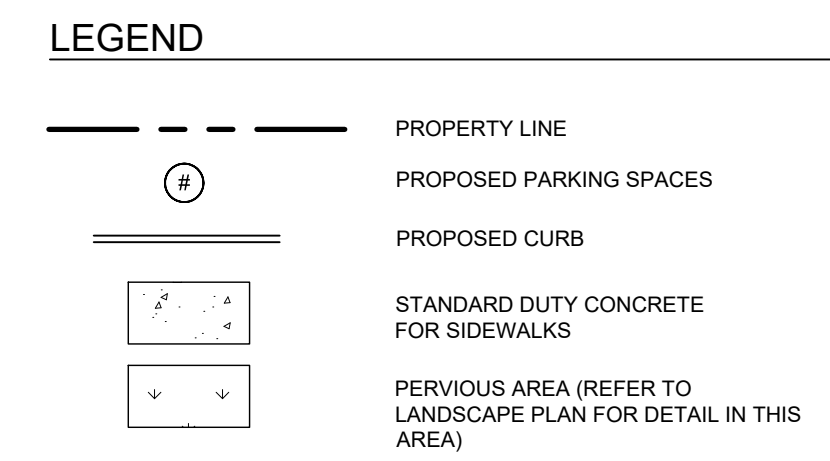
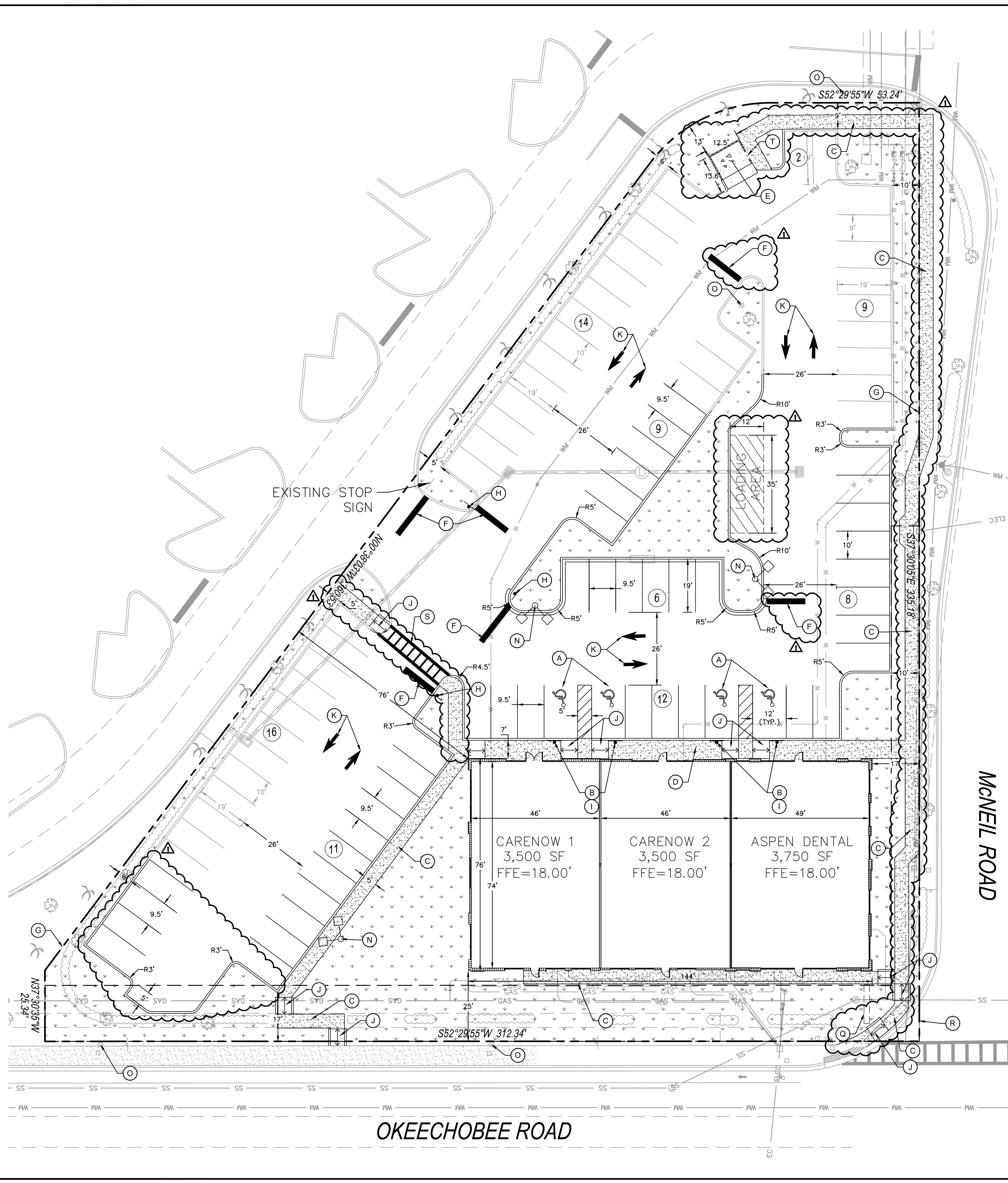
PREPARED FOR:
FRONTIER BUILDING CORP.
 1801 SW 3rd AVENUE, SUITE 500
 MIAMI, FLORIDA 33129

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



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

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	4	4	83
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

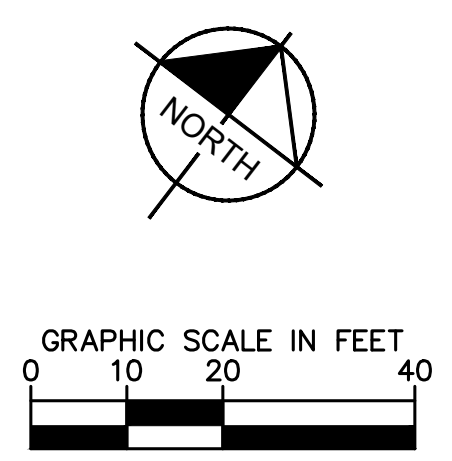
THE PROPOSED FINISHED FLOOR ELEVATION 18.00' NAVD '88 IS ABOVE THE HIGHEST 100-YEAR BASE FLOOD ELEVATION APPLICABLE TO THE BUILDING SITE AS DETERMINED BY SFWMD'S WATER MANAGEMENT CONSTRUCTION DEVELOPMENT REGULATIONS.

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. 12111C01671, 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.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 TRUCK DOCKS, TRUCK DOCK PAVING, TRUCK DOCK CURBS, TRUCK DOCK STRIPING AND TRUCK DOCK LIGHTING.
 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

SARA BATTLES, P.E.

LICENSED PROFESSIONAL
 FL LICENSE NUMBER 75894
 CHECKED BY: SCB DATE:

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 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.

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 PER MUNICOD FORT PIERCE FL
 VERSION: SEP 24, 2019
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 Elevations adjacent to a public right-of-way shall be considered as a building front and treated as such with appropriate entrances, fenestration or detailing.
 Provided: Southeast and Northeast Elevation design is in accordance to this section.

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

FINISH SCHEDULE

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

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6 JAN 2020

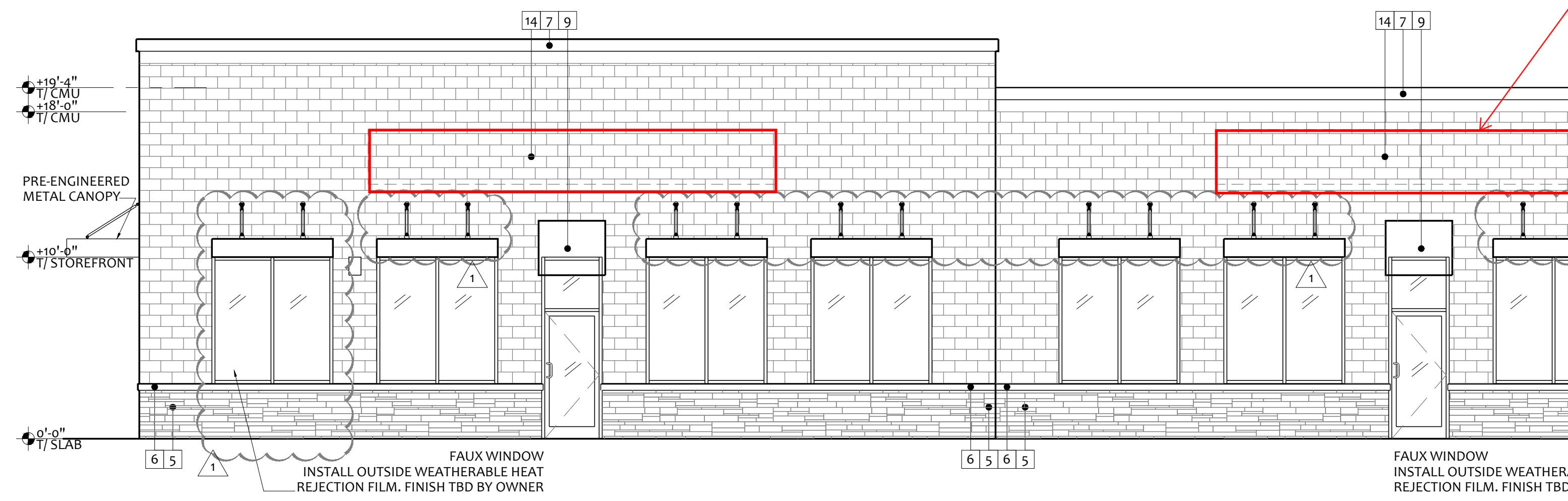
ELEVEN18
 ARCHITECTURE
 A WOMEN'S BUSINESS ENTERPRISE
 FL License: Adb000884
 Mailing Address:
 434 E. Central Blvd. #542
 Orlando, FL 32801
 www.eleven18architecture.com
 Physical Address:
 1011 E. Colonial Dr. #307
 Orlando, FL 32803
 407-745-5300
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PROJECT 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

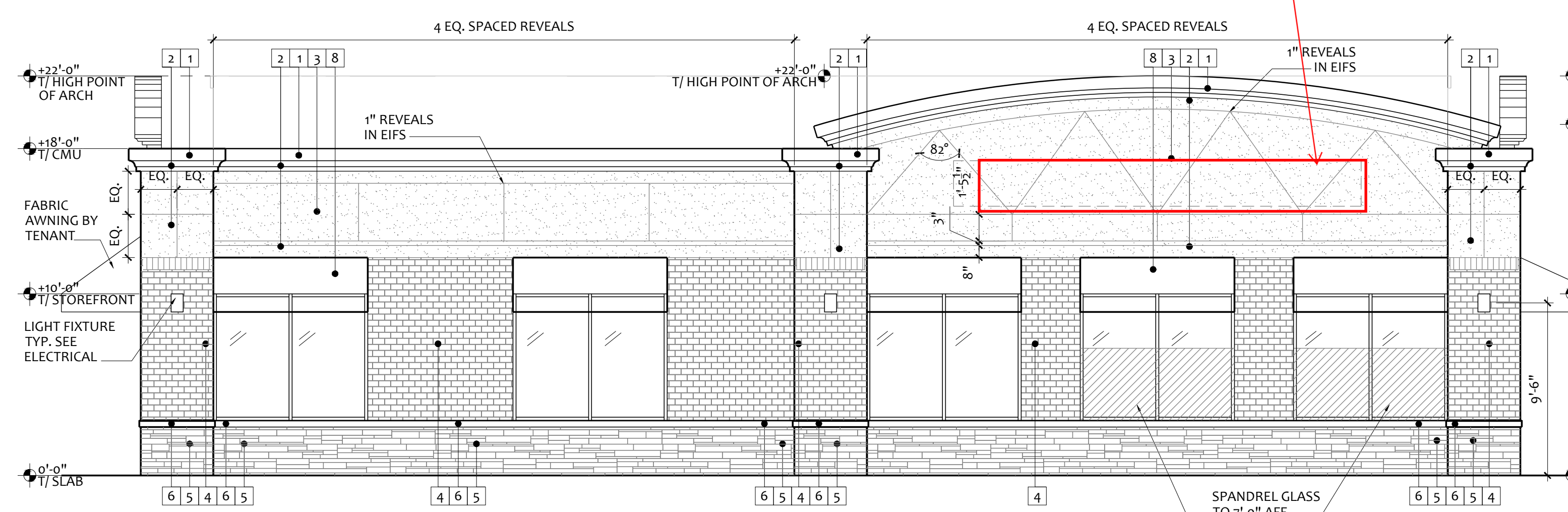
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1	01.06.20	CITY COMMENTS



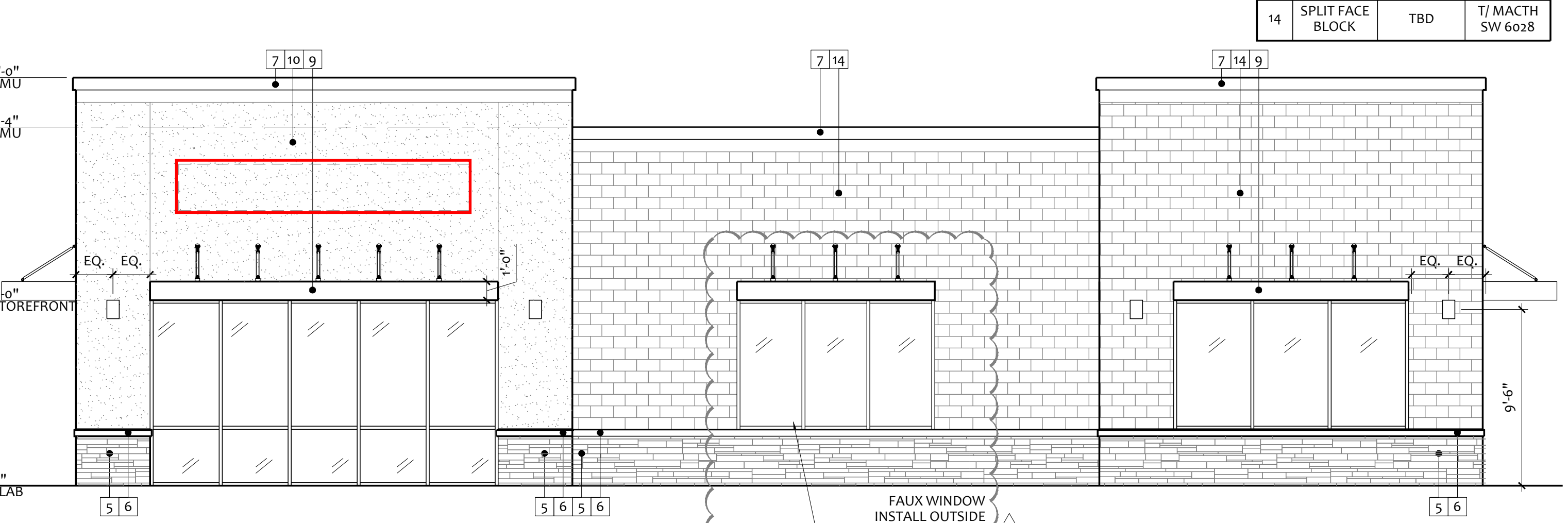
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 3/16" = 1'-0"

Wall face area (2 side elevations): 3,068 SF
 Sign Area allowed: 1,534 SF
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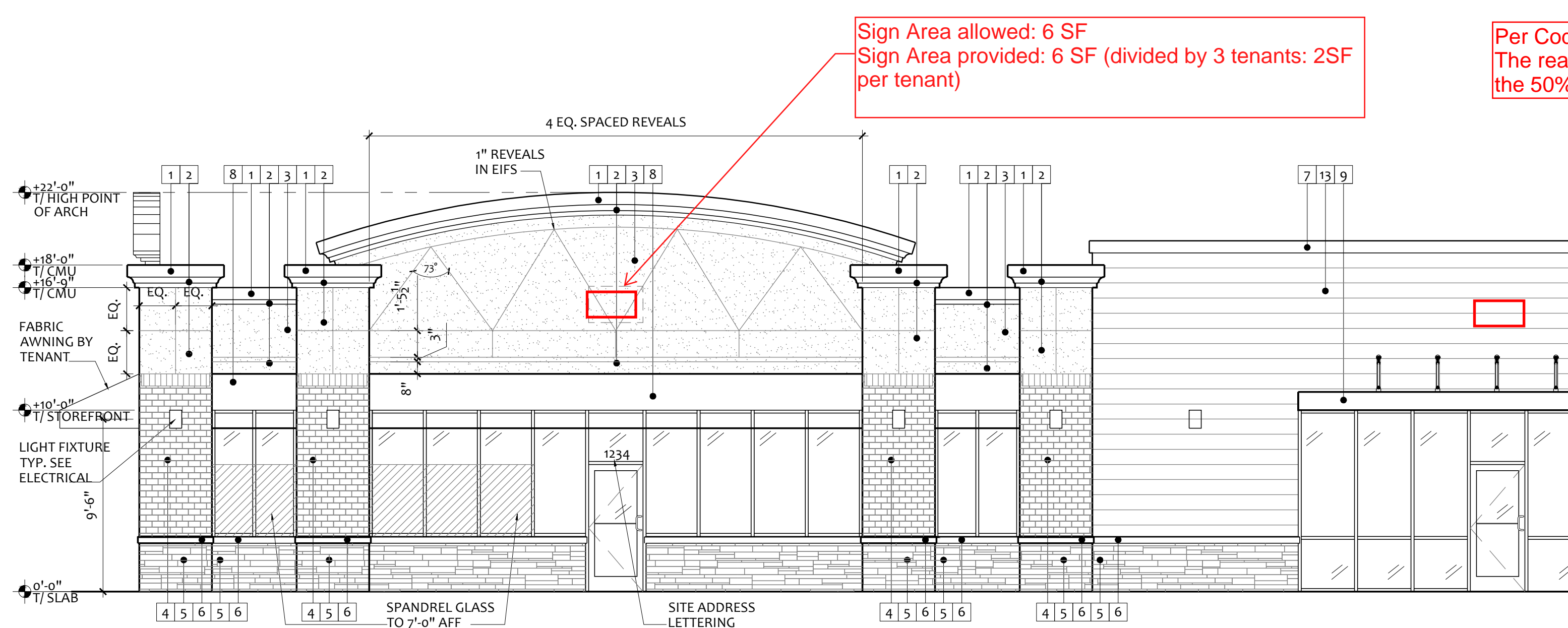
Per Code:
 Sign Area up to 50% of the total area of the allowable main street sign per the above



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.
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- ALL EXTERIOR SURFACES TO BE PAINTED IN FIELD OR BE PROVIDED WITH FACTORY OR SHOP APPLIED FINISH AS REQUIRED. ALL COLORS SHALL BE SELECTED BY ARCHITECT, APPROVED BY OWNER.
- AWNING PLACEMENT SHOULD NOT INTERFERE WITH OR LIMIT THE SIZE OF THE STOREFRONT SIGNS. THE LANDLORD SHOULD COORDINATE WITH THE TENANT TO DETERMINE IF GRAPHICS WILL BE APPLIED TO THE GLASS STOREFRONT. FABRICATION AND PROTOTYPICAL DESIGN AND SPECIFICATION TO BE APPROVED BY TENANT.
- SIGNAGE BY TENANT. PROVIDE 1/2" PLYWOOD SUBSTRATE AS REQ'D.

ALLOWABLE SIGN AREA PER EXISTING CODE

A301
 EXTERIOR ELEVATIONS
 ALLOWED SIGNAGE

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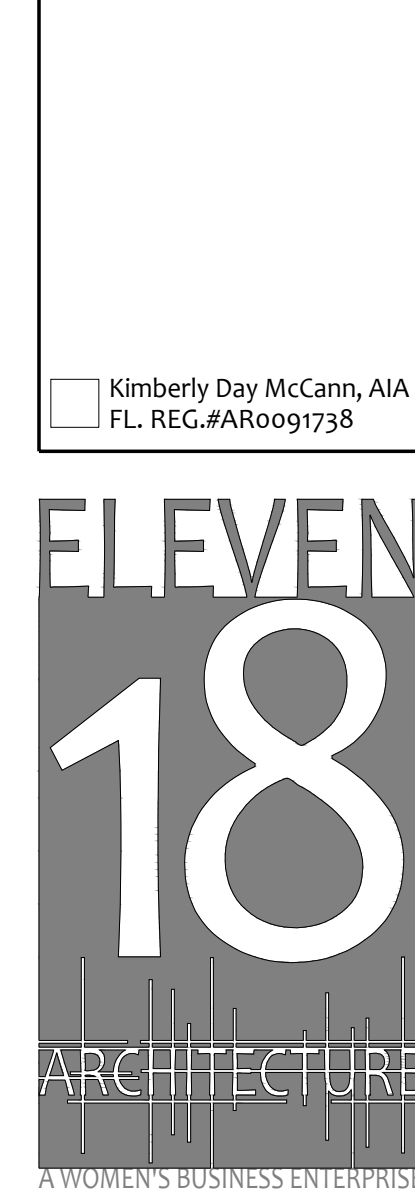
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14	SPLIT FACE BLOCK	TBD	TJ MACTH SW 6028

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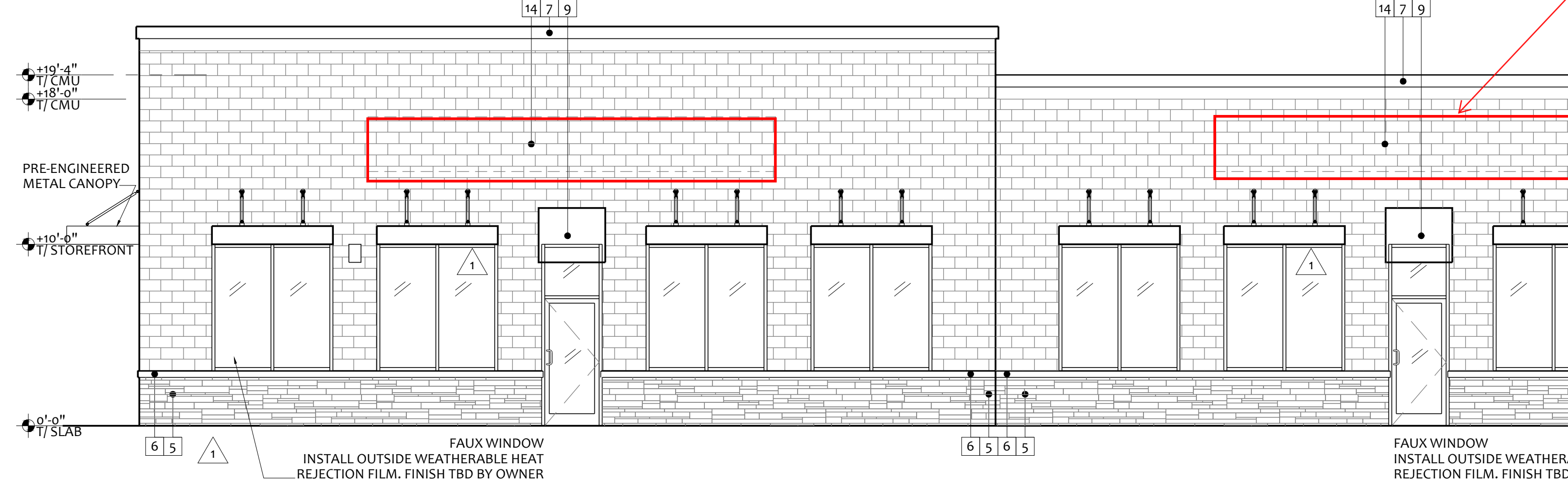
22 JAN 2021

Kimberly Day McCann, AIA
 FL REG.#AR0091738



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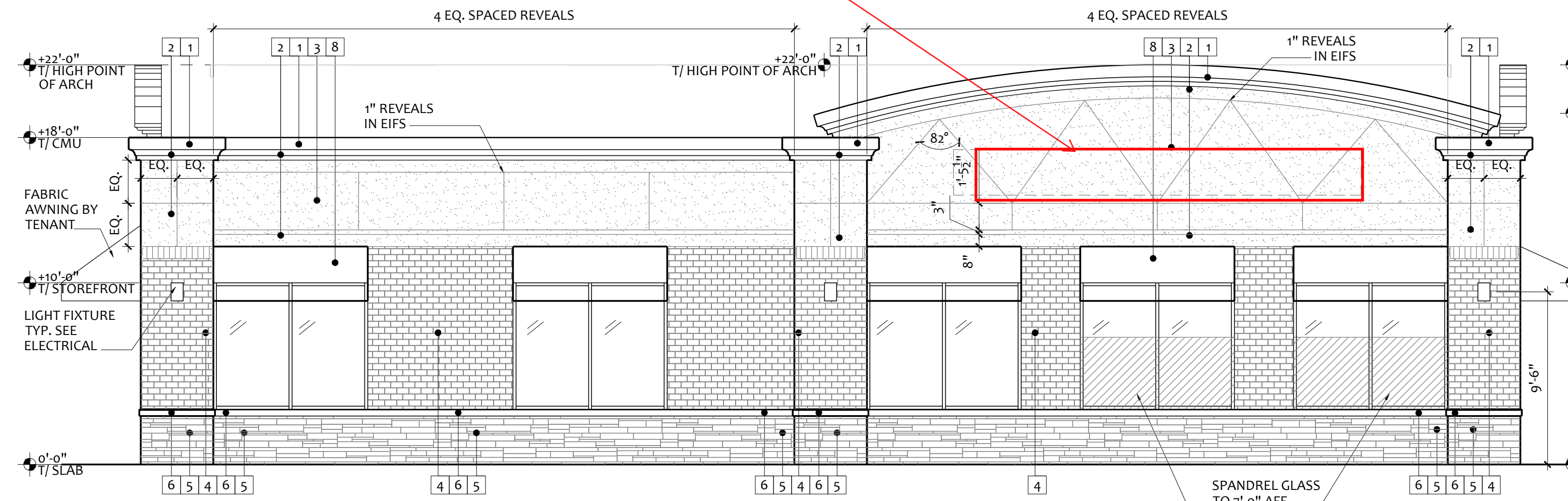
PROJECT NAME:
FORT PIERCE RETAIL
 5000 Okeechobee Road
 Fort Pierce, FL 34947



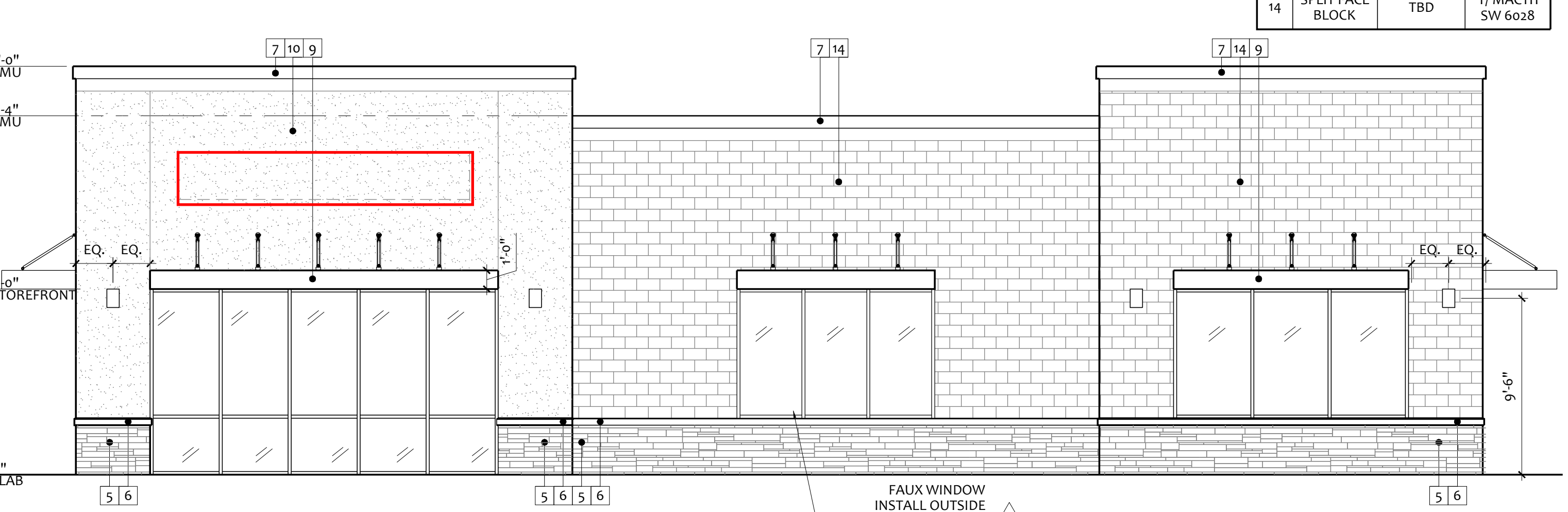
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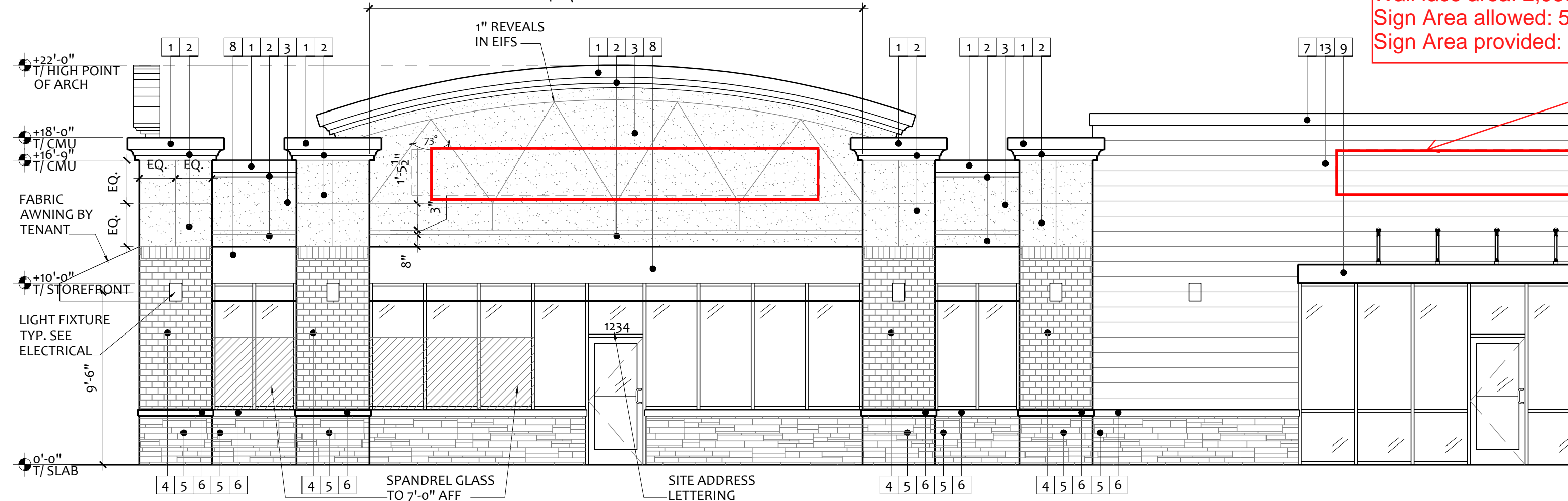
02 NORTHEAST ELEVATION
 3/16" = 1'-0"



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

Proposing same allowable SF on Northwest Elevation as allowed on Southeast Elevation.
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 Sign Area provided: 203 SF



01 NORTHWEST ELEVATION
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 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