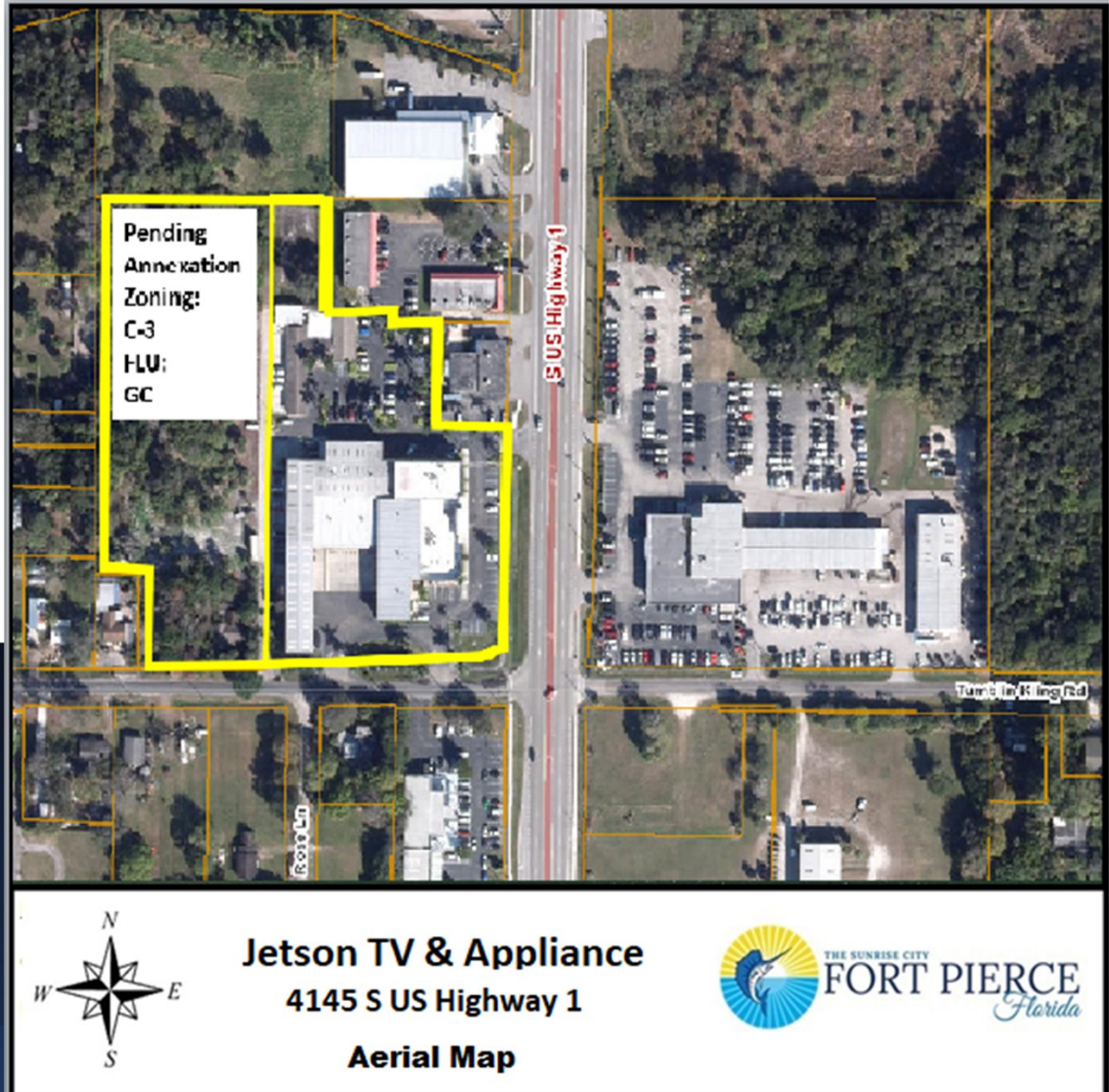




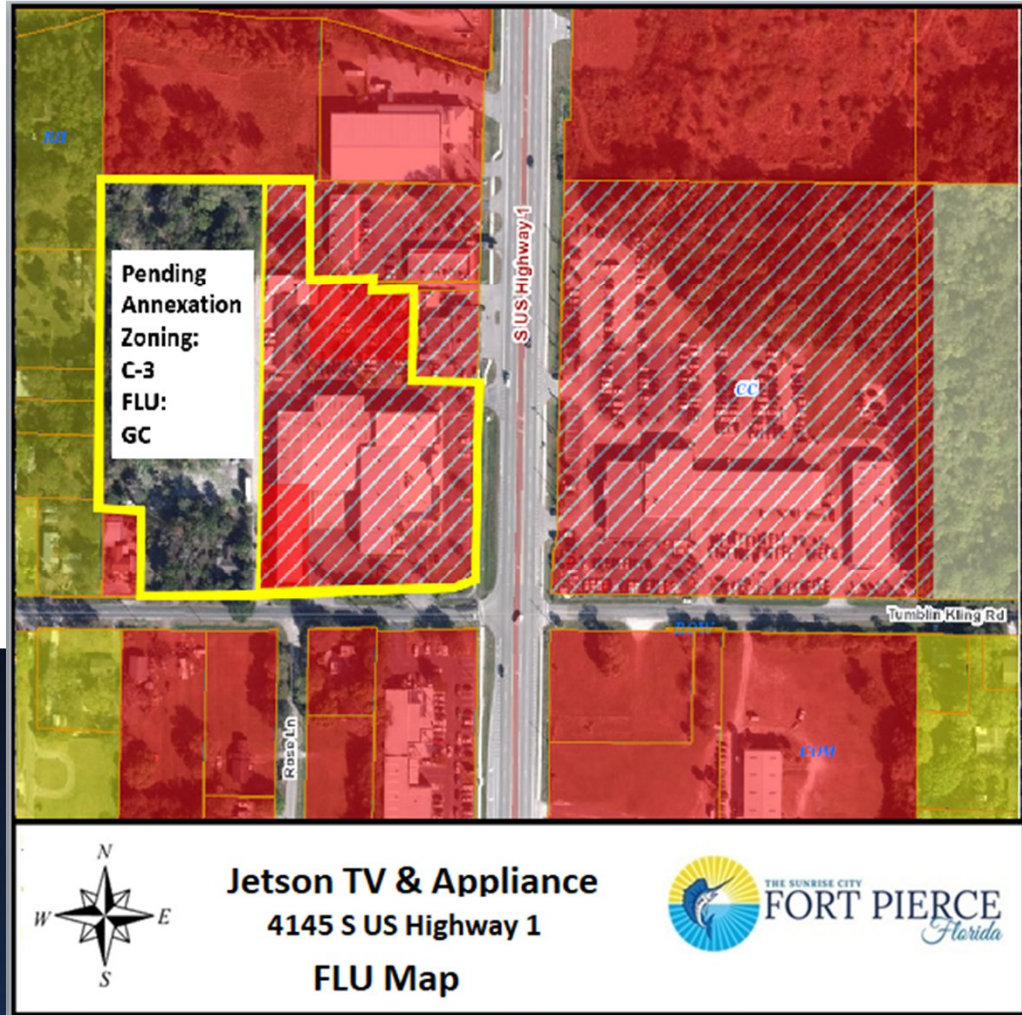
Jetson TV & Appliances
Site Plan - Design Review
4145 S. US Highway 1

Location Map

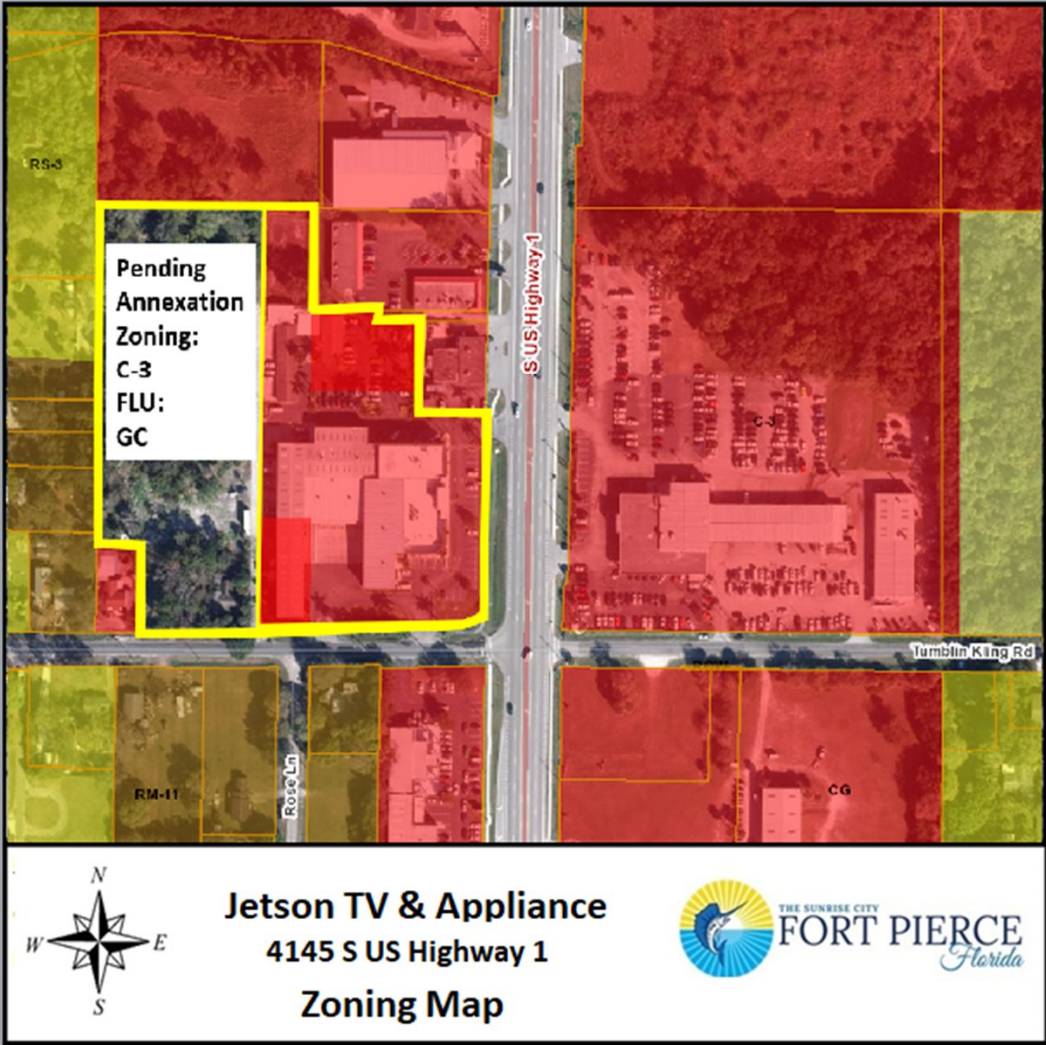
Approx. 7.42 acres



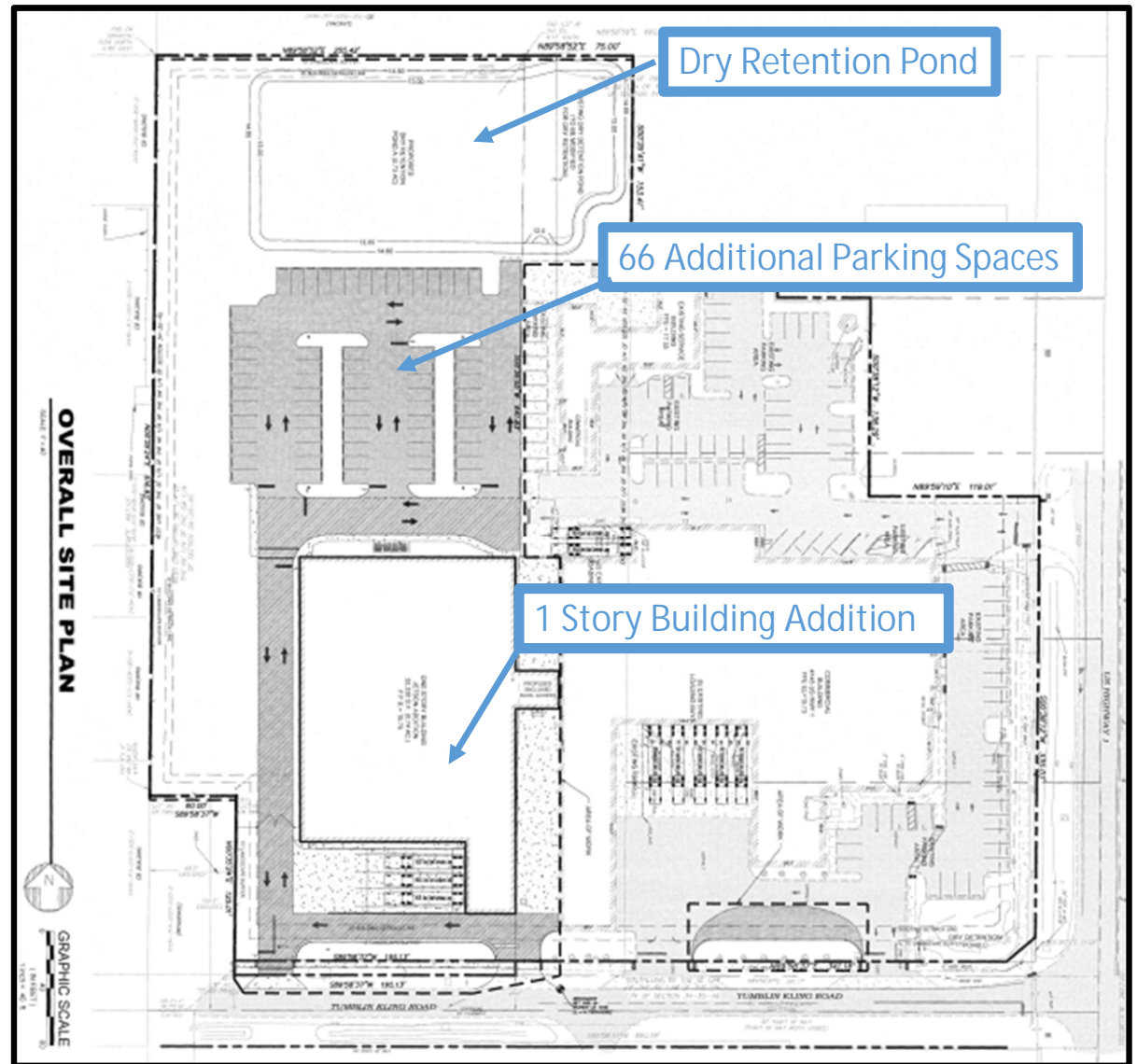
FLU Map

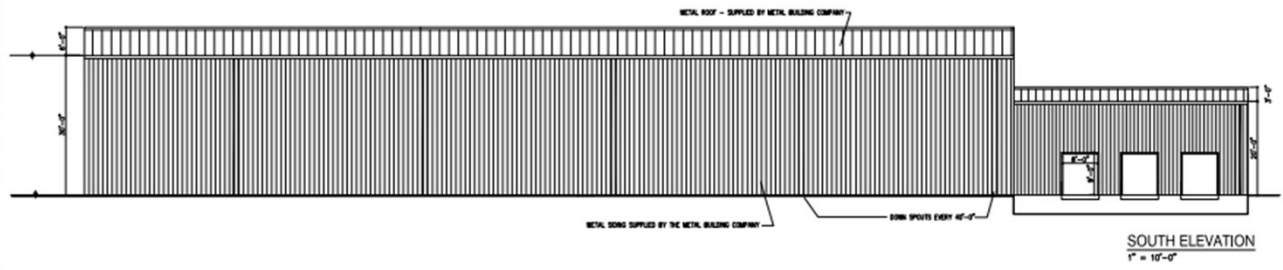
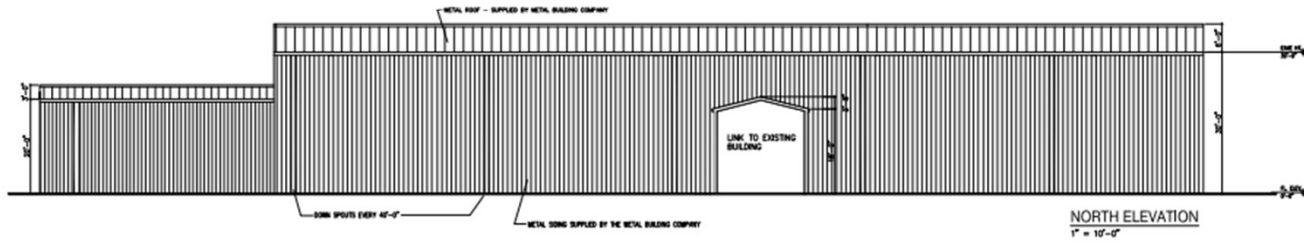
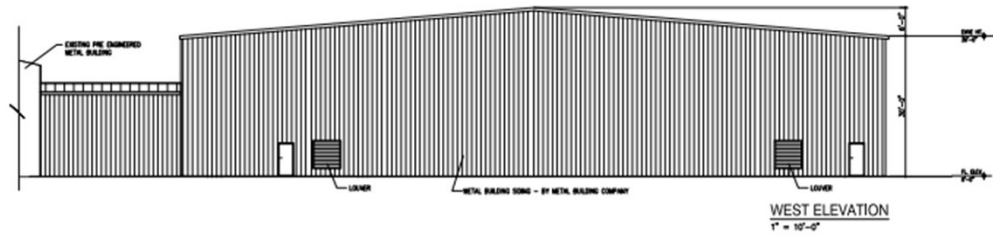
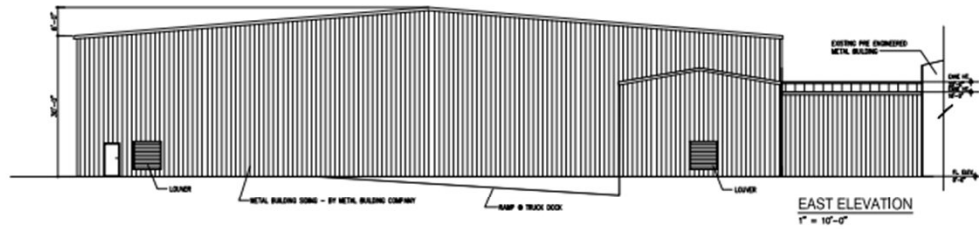


Zoning Map



Site Plan





Staff Recommendation Site Plan and Design Review

Staff recommends APPROVAL with (4) Conditions :

1. A completion certification by a landscape architect, cost estimate, and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.
2. Prior to the issuance of Building Permit approval, provide colored elevations to demonstrate that the proposed building conforms to the specifications of City Code 125-314, Design Review. To confirm that the architecture and color scheme of the new structure will match that of the existing structure.
3. Provide up-lighting to the outside of the building to help with lighting at night and to enhance security and visibility.
4. Prior to the issuance of Building Permit approval, A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be provided.

PB Recommendation Site Plan and Design Review

The Planning Board, at their January 10th, 2022 meeting, voted unanimously to recommend Approval of the request.

CC Actions Site Plan and Design Review

- **Possible actions of the City Commission:**
- APPROVAL of the proposed Site Plan and Design Review, and no changes
- APPROVAL of the proposed Site Plan and Design Review with changes
- DISAPPROVAL of the proposed Site Plan and Design Review

Staff Recommendation Site Plan and Design Review

Staff recommends APPROVAL with (4) Conditions :

1. A completion certification by a landscape architect, cost estimate, and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.
2. Prior to the issuance of Building Permit approval, provide colored elevations to demonstrate that the proposed building conforms to the specifications of City Code 125-314, Design Review. To confirm that the architecture and color scheme of the new structure will match that of the existing structure.
3. Provide up-lighting to the outside of the building to help with lighting at night and to enhance security and visibility.
4. Prior to the issuance of Building Permit approval, A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be provided.



Jetson TV & Appliances
Site Plan - Design Review
4145 S. US Highway 1