



## Conditional Use – No New Construction

Property address or Location 2051 S US HWY 1

Parcel ID #(s) 2415-313-0005-010-9 - not including the Kmart building parcel

Project description Tenant occupancy of Unit 7 in the Gateway Plaza, creating a 2,000 sqft amusement arcade.

Morris/Satnick FP Assoc LLC

**Property Owner(s)**

350 Veterans Blvd

Street Address

Rutherford NJ 07070

City State Zip

Phone Number

Email Address

Tod Mowery, AICP, President, Redtail DG

**Applicant/Representative, Title, Company**

100 S. 2nd Street

Street Address

Fort Pierce FL 34950

City State Zip

772.742.1555

Phone Number

todm@redtaildg.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.

\_\_\_\_\_  
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by

\_\_\_\_\_ who is personally known to me or has produced

\_\_\_\_\_ as identification.

\_\_\_\_\_  
Signature of Notary

(seal)

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

**TO BE COMPLETED BY STAFF**

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

Pre-Application Meeting Date \_\_\_\_\_

Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit # \_\_\_\_\_

Intake Planner \_\_\_\_\_

Planner Assigned \_\_\_\_\_

Approved By \_\_\_\_\_ Date \_\_\_\_\_

Comments \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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 115,428      Parking Spaces: 477

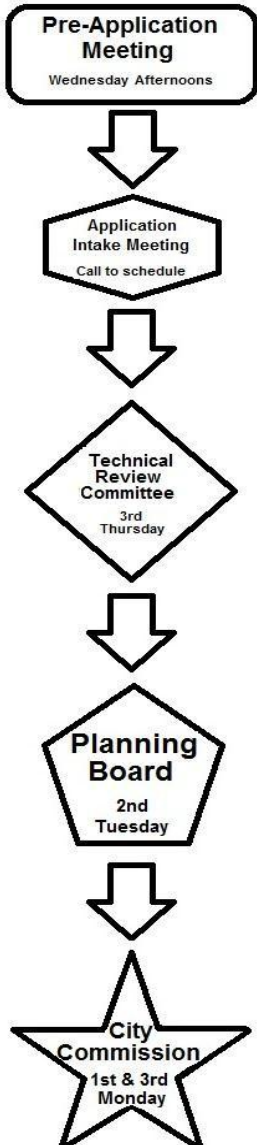
Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West
Vacant	Retail	Retail	retail/office

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

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

### Application Outlook



September 16, 2020

City of Fort Pierce  
Planning Department  
100 N U.S. Highway 1  
Fort Pierce, FL 34950



Via Email

**RE: Conditional Use application request for an Amusement Arcade – 2051 S US Hwy 1, Fort Pierce, FL**

Dear City Staff-

On behalf of the Gateway Plaza we submit our conditional use request for a tenant improvement in the Gateway Plaza. The tenant occupant of Unit 7 in the Gateway Plaza is proposing to create a 2,000 sq ft amusement arcade. Due to this being a tenant occupancy of the Gateway Plaza where a minimal renovation will occur, we will not be submitting a design review or development review application, we will be submitting for a conditional use permit.

The Gateway Plaza's existing parking lot beginning from the north side of the former Kmart to the top of the center includes a shared parking field of 477 parking spaces. The tenant's lease agreement with the property owner says all of the parking spaces in the lot are to be shared amongst all tenants. As part of this tenant improvement, a new bicycle rack is proposed to be added to the site. See the attached Tenant Roster for clarification on the location of the parking spaces and bicycle rack.

The owners of the Gateway Plaza are committed to redeveloping the property and attracting quality tenants. This is easily seen by looking at some of the recent improvements. Recent improvements include the removal of asbestos from the Kmart building at a cost of \$100,000, a new roof at approximately \$1.1 m, a new asphalt patching project at a cost of around \$85,000, new canopy lighting \$25,000 (going in now), and plaza painting \$35,000. The owners of the plaza have also installed a new traffic signal on US1 at a cost of almost \$400,000, including the variance process with the FDOT and closed off several entrances, on their own, off of US1. Moving forward we will be seal coating the plaza, improving the existing sign structure, and creating a wider landscape buffer to the south of Burger King and to the north of the former Payless. Landscape island improvements begin within a short period of time followed by seal coating of the plaza. Wonderful to see so many improvements.

The owners of the Gateway Plaza have also donated land to the City for a right turn, deceleration lane on US1 to Virginia (still waiting for the City to do their part on getting the land from PNC Bank), They also donated the new bus shelter site just north of the PNC bank. All of these improvements were done of their own accord and were not required as a part of any new development project. We look forward to meeting and working with you to ensure the success of this project.

Thank you,

*TOD*

Tod Mowery, AICP President

Attachments:

Warranty Deed Property  
Appraisers Card Proposed  
Floor Plan  
Tenant Roster Application  
Landscape Plan



100 S. 2nd Street  
Fort Pierce, FL 34950



## **Responses to Design Standards**

(2) *Design standards.*

a. No sign, display, or merchandise, shall be placed on or adjacent to any window if such placement would interfere with the clear and unobstructed view of the entire interior of the establishment from ground level through exterior windows.

**Response: Acknowledged and so noted.**

b. Placement of game machines along front windows are prohibited.

**Response: No machines are shown along front windows.**

c. Window tinting, mirrored windows, or other obscuring elements are prohibited.

**Response: Acknowledged and so noted.**

d. All entrances shall be adequately lighted.

**Response: Lighting is being upgraded and improved under canopies and in parking field.**

e. All amusement arcades or arcade amusement centers must post at least two conspicuous signs within the premises, and one conspicuous sign at the entrance, stating the following: **Response: So noted**

1. Minimum age requirements as described above.
2. School hours use restrictions as described above.
3. No smoking.
4. No drugs.
5. No alcohol.

f. Amusement arcades or arcade amusement centers shall provide bicycle racks within enough stalls to accommodate one bicycle for each five game machines located within the premises. Bicycle racks shall be located as close as practical to the entrance of the facility and shall not be located in a manner that obstructs any entrances, exits, sidewalks, driveways, or parking areas. **Response: A bicycle rack will be placed on the pedestrian walkway area near the Arcade.**

g. All amusement arcades or arcade amusement centers must provide public restrooms in accordance with applicable country health department requirements. **Response: Provided as required.**



100 S. 2nd Street  
Fort Pierce, FL 34950

h. Lighting for parking lots must satisfy lighting requirements of [section 125-315\(g\)\(1\)](#) prior to the issuance of a business tax receipt. **Response: Lighting is part of a 200,000 s.f. shopping center. Lighting in parking lot being updated and canopy lighting modified.**

i. Landscaping must comply with requirements of the city's landscaping ordinance prior to the issuance of a business tax receipt. **Response: all parking islands in the front parcel are being updated with new landscape canopy trees and new landscape bed is being added between the former Payless Shoe store and the Burger King.**

j. Sidewalks shall be installed along all public rights-of-way for properties that have arcade uses and shall be installed prior to the issuance of a business tax receipt. No location shall be exempt from sidewalk provisions contained in [section 125-317](#). **Response: Sidewalks currently exist on site. No other modifications planned at this time.**

k. Any proposed exterior change to a building used for arcade uses will be subject to city design review guidelines pursuant to [section 125-314](#). This shall not apply to buildings located in historic districts or buildings that are individually designated. **Response: Façade was recently painted and no other changes are proposed, except for a replacement business sign.**

l. Parking shall be provided at a rate of three-fourths parking spaces per machine (or three spaces for every four machines). **Response: Parking field in front of the Arcade is part of a much larger shopping center, which holds abundant spaces both in front and behind the center. Adequate parking is available for all uses and in accordance with the parking rates stipulated for an arcade.**

Morris/Satnick Fort Pierce Associates, LLC  
350 Veterans Blvd  
Rutherford, NJ 07070

**OWNER AUTHORIZATION FORM**

Project Name: Gateway Plaza

Parcel ID: 2415-313-0005-010-9  
2415-342-0001-010/1  
2415-342-0001-000/8

Address: 2051-Unit 7 S US HIGHWAY 1

BEFORE ME THIS DAY PERSONALLY APPEARED Peter W. Feldman, as Agent for Morris/Satnick Fort Pierce Associates, LLC, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

We hereby give CONSENT to Redtail DG, Inc. to act on our behalf, to submit or have submitted applications and all required material and documents, and to attend and represent us at all meetings and public hearings pertaining to matters representing the Gateway Plaza, Tenant Modifications or Tenant Changes, etc.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 1 day of SEPT., 2020, by Christina Schultz (Name of Person Acknowledging) who is personally known to me or who has produced \_\_\_\_\_ (type of identification) as identification and who did (did not) take an oath.

Christina Schultz  
Notary Signature

Peter W. Feldman  
Sr. Vice-President

Christina Schultz  
Printed Name of Notary

Peter W. Feldman  
Agent's Name



15155 Michelangelo Blvd. Suite 102  
Street Address

Delray Beach, FL 33446  
City, State, Zip

My commission expires \_\_\_\_\_

561-865-9500; PFeldman@morriscompanies.com  
Telephone / Email

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

**Property Identification**

Site Address: 2009 S US HIGHWAY 1  
Map ID: 24/15S

Parcel ID: 2415-313-0005-010-9  
Zoning: General Co

Account #: 24459  
Use Type: 1600

Sec/Town/Range: 15/35S/40E  
Jurisdiction: Fort Pierce

**Ownership**

Morris/Satnick FP Assoc LLC  
350 Veterans Blvd  
Rutherford, NJ 07070

**Legal Description**

15 35 40 E 876.9 FT OF THAT PART OF S 1/2 OF SW 1/4 LYG W OF US 1-LESS BEG AT INT N R/W VA AV AND W R/W LI US 1 RUN N ALG W R/W US 1 710 FT, TH W 175 FT, TH S 175 FT, TH W 501.9 FT, TH N 50 FT, TH W 200 FT, TH S 585 FT, TH E 876.9 FT TO POB AND LESS SLY 130 FT FOR RD AND CANAL AND LESS N 150 FT OF S 1222.46 FT OF E 175 FT- AND S 235 FT OF NE 1/4 OF SW 1/4 LYG W OF DIXIE HWY-LESS AS IN OR 380-2663 AND LESS N 175 FT OF E 185 FT OF S 1511.18 FT OF THAT PART OF SW 1/4 LYG W OF US 1- LESS RD R/W AS IN OR 3615-2364 (14.20 AC- 618.502 SF) (OR 2446-712)

**Current Values**

Just/Market:	\$3,908,800	Assessed:	\$3,908,800
Exemptions:	\$0	Taxable:	\$3,908,800

**Historical Values 3-year**

Year	Just/Market	Assessed	Exemptions	Taxable
2020	\$3,908,800	\$3,908,800	\$0	\$3,908,800
2019	\$3,931,600	\$3,931,600	\$0	\$3,931,600
2018	\$3,924,600	\$3,734,500	\$0	\$3,734,500

**Sale History**

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-19-2005	2446 / 0712	XX02	SP	Morris/Satnick FP Assoc LLC	\$10,960,000
09-01-1983	0412 / 0301	XX01	CV		\$0

**Primary Building Information**

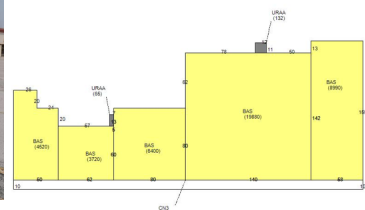
Finished Area of this building: 43,510 SF  
Gross Sketched Area: 47,607 SF

**Exterior Data**

View:	Roof Cover: Tar & Gravel	Roof Structure: BarJst/Rigid	Building Type: NSCT
Year Built: 1969	Frame: Masonry	Grade: Y_C	Effective Year: 1969
Primary Wall: CB Stucco	Story Height: 2 Story	No. Units: 8	Secondary Wall:

**Interior Data**

Bedrooms: 0	A/C %: 100%	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heated %: 100%	Heat Type: FredHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 100%	Heat Fuel: ELEC	Primary Floors: Carpet



**Total Areas**

Finished/Under Air (SF):	119,701
Gross Sketched Area (SF):	130,851
Land Size (acres):	14.2
Land Size (SF):	618,502
Total Building Count:	3

**Special Features and Yard Items**

Type	Qty	Units	Year Blt
CONCRETE LOW	1	3630	1969
ASP2 LOW	1	36400	1970
ASP1 HIGH	1	45500	1982
CONCRET HIGH	1	15750	1982
ASP1 HIGH	1	80000	1983
SINGLE LIGHT	1	8	1983

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.  
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This instrument prepared by:  
Michael E. Parry, Esq.  
Kimco Realty Corporation  
3333 New Hyde Park Road  
New Hyde Park, NY 11042

~~Record and Return to:~~  
Bart Mellits, Esq.  
Ballard Spahr Andrews & Ingersoll  
1735 Market Street, 51<sup>st</sup> Floor  
Philadelphia PA 19103

[For Recorder's Use Only]

**SPECIAL WARRANTY DEED**

**THIS INDENTURE** is made as of this 19<sup>th</sup> day of ~~November~~ December, 2005, between **KIMCO UNIVERSITY COMPANY, LTD.**, a Florida limited partnership ("Grantor") whose address is 3333 New Hyde Park Road, New Hyde Park, New York 11042, and **MORRIS/SATNICK FORT PIERCE ASSOCIATES, LLC**, a Delaware limited liability company ("Grantee"), whose address is 350 Veterans Boulevard, Rutherford, New Jersey 07070.

WITNESSETH, Grantor for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to Grantee, Grantee's, successors and assigns, forever, that certain property lying and being in St. Lucie County, Florida, more particularly described on Exhibit "A" attached hereto and made a part hereof.

Subject only to those matters set forth on Exhibit "B" attached hereto and made a part hereof.

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

TO HAVE AND TO HOLD the same unto Grantee in fee simple.

Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

RETURN TO: 0-050757-L (MP)  
LandAmerica - Commercial Services  
1001 N. Lake Destiny Road Ste 250  
Maitland, FL 32751



**EXHIBIT A**

**ALL THAT CERTAIN PARCEL OF LAND** located in the City of Fort Pierce, St. Lucie County, Florida, as shown on an ALTA/ACSM Land Title Survey prepared for The Morris Companies by CPH Engineers/Surveyors dated October 6, 2005, as last revised December 7, 2005, more fully bounded and described as follows:

Parcel 3:

The East 876.9 feet of the South  $\frac{1}{2}$  of the SW  $\frac{1}{4}$ , lying West of U.S. No.1 Highway, Section 15, Township 35 South, Range 40 East, St. Lucie County, Florida, LESS: Begin at the intersection of the North right-of-way of Virginia Avenue and the West right-of-way of U.S. No.1 Highway, North 710 feet; West 175 feet; South 175 feet; West 326.9 feet; South 50 feet; West 175 feet; North 100 feet; West 200 feet; South 585 feet; East 876.9 feet to the Point of Beginning. ALSO LESS: Southerly 130 feet for road and canal right-of-way. ALSO LESS: North 150 feet of the South 1222.46 feet of the East 175 feet.

AND

Commencing at the intersection of the West right-of-way line of South Fourth Street (U.S. Highway No. 1) and the South line of the Southwest  $\frac{1}{4}$  of Section 15, Township 35 South, Range 40 East in the City of Fort Pierce, St. Lucie County, Florida, run North  $00^{\circ}03'34''$  East along that right-of-way of South Fourth Street, 1323.18 feet to the North line of the South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of said Section 15, and the POINT OF BEGINNING; thence continue North  $00^{\circ}03'34''$  East, 335 feet; thence run North  $89^{\circ}39'26''$  West, 566.9 feet; thence run South  $01^{\circ}10'39''$  West, 186.33 feet; thence run South  $24^{\circ}58'42''$  West, 136.59 feet to the North line of the South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$ ; thence run South  $89^{\circ}39'26''$  East 626.80 feet to the POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING PARCEL:

Commencing at the intersection of the West right-of-way line of South Fourth Street (U.S. Highway No. 1) and of the South line of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 15, Township 35 South, Range 40 East, in the City of Fort Pierce, St. Lucie County, Florida, run North  $00^{\circ}03'34''$  East along the West right-of-way line of South Fourth Street, 1336.18 feet to the POINT OF BEGINNING; thence run North  $89^{\circ}39'26''$  West, 175 feet; thence run North  $00^{\circ}03'34''$  East, 185 feet; thence run South  $89^{\circ}39'26''$  East, 175 feet; thence South  $00^{\circ}03'34''$  West, 185 feet to the POINT OF BEGINNING.

LESS AND EXCEPT PARCELS CONVEYED by Warranty Deed to William D. Carlton, in Official Records Book 207, page 592; by Warranty Deed to E.J. Roschman, in Official Records Book 199, page 481; by Quit Claim Deed to James F. Grimes and Susan Grimes, his wife, in Official Records Book 517, page 1232; and by Warranty Deed to Walgreen Co., an Illinois corporation, in Official Records Book 452, page 2789, all of the Public Records of St. Lucie County, Florida.

**EXHIBIT "B"**

Subject to the Following Exceptions

**EXHIBIT B**

Easement to American Telephone and Telegraph Company, recorded in Deed Book 81, page 163 as defined and limited by document recorded in Deed Book 206, page 143.

Reservations of non-exclusive easement as set forth in deed recorded November 6, 1968 in Official Records Book 174, page 884 for the purposes described in said instrument.

Agreements, Restrictions, Easements and Encumbrances created by the "Easement Agreement" set forth hereinafter between KIMCO FORT PIERCE, INC., and Albert W. Johnson and Howard L. Gibson, doing business as Fort Pierce Investments, contained in and attached to Warranty Deed and Easement Agreement dated February 13, 1969, filed February 18, 1969, and recorded in Official Records Book 175, page 2498.

Agreement among KIMCO FORT PIERCE, INC., a Florida corporation, Standard Oil Company, a division of Chevron Oil Company, a California corporation, First Federal Savings and Loan Association of Fort Pierce, a corporation existing under the laws of the United States of America, and Fort Pierce Investments, a Florida limited partnership, dated February 24, 1970, filed May 26, 1970, and recorded in Official Records Book 184, page 2415 and Official Records Book 184, page 2423.

Easement from Albert W. Johnson, General Partner doing business as Fort Pierce Investments and Margaret Hayes Johnson, his wife, to the City of Fort Pierce, a Municipal corporation of the State of Florida, recorded April 30, 1971 in Official Records Book 192, page 365 and Official Records Book 192, page 368.

Lease by and between Equity Associates, Ltd., a Limited Partnership and S.S. Kresge Company, a Michigan corporation as evidenced by Memorandum of Lease dated March 12, 1976 and recorded November 4, 1976 in Official Records Book 259, page 1889 and First Amendment to Lease dated August 30, 1976 and recorded November 4, 1976 in Official Records Book 259, page 1895 and Ratification thereof dated January 10, 1977 and recorded March 24, 1977 in Official Records Book 265, page 1781.

Short Form Lease by and between Kimco University Co., Ltd., a Florida limited partnership and Family Dollar Stores of Florida, Inc., a Florida corporation, recorded in Official Records Book 1305, page 1543.

Easement Agreement by and between Kimco University Company, Ltd., a Florida limited partnership and Kimco Ft. Pierce 147, Inc., a Florida corporation and Fast Food Enterprises #2, a Florida general partnership, recorded in Official Records Book 2221, page 1466.

Short Form Lease by and between Kimco Ft. Pierce, Inc. and Winn-Dixie Stores, Inc. as recorded in Official Records Book 365, page 1719; Second Amendment to Short Form Lease as recorded in Official Records Book 718, page 2408 and Memorandum of Lease by and between

Winn-Dixie Stores, Inc. and CIBC National Bank as recorded in Official Records Book 1366, page 340.

Utility Easement in favor of the City of Fort Pierce as recorded in Official Records Book 177, page 136.

Easement in favor of City of Ft. Pierce as recorded in Official Records Book 180, page 2372.

Agreement by and between Kimco Ft. Pierce Inc. and William D. Carlton as recorded in Official Records Book 207, page 594.

Agreement by and between Kimco Ft. Pierce Inc. and William D. Carlton as recorded in Official Records Book 215, page 2573.

Easement in favor of Fort Pierce Utilities Authority of the City of Fort Pierce as recorded in Official Records Book 381, page 423.

Reciprocal Agreement by and between Kimco University Company, Ltd. and The Kimco Corporation as recorded in Official Records Book 412, page 1612.

Easement in favor of Fort Pierce Utilities Authority of the City of Fort Pierce as recorded in Official Records Book 422, page 1347.

Storm Sewer Easement between Kimco University Company, Ltd. and Walgreen Co. as recorded in Official Records Book 452, page 2795.

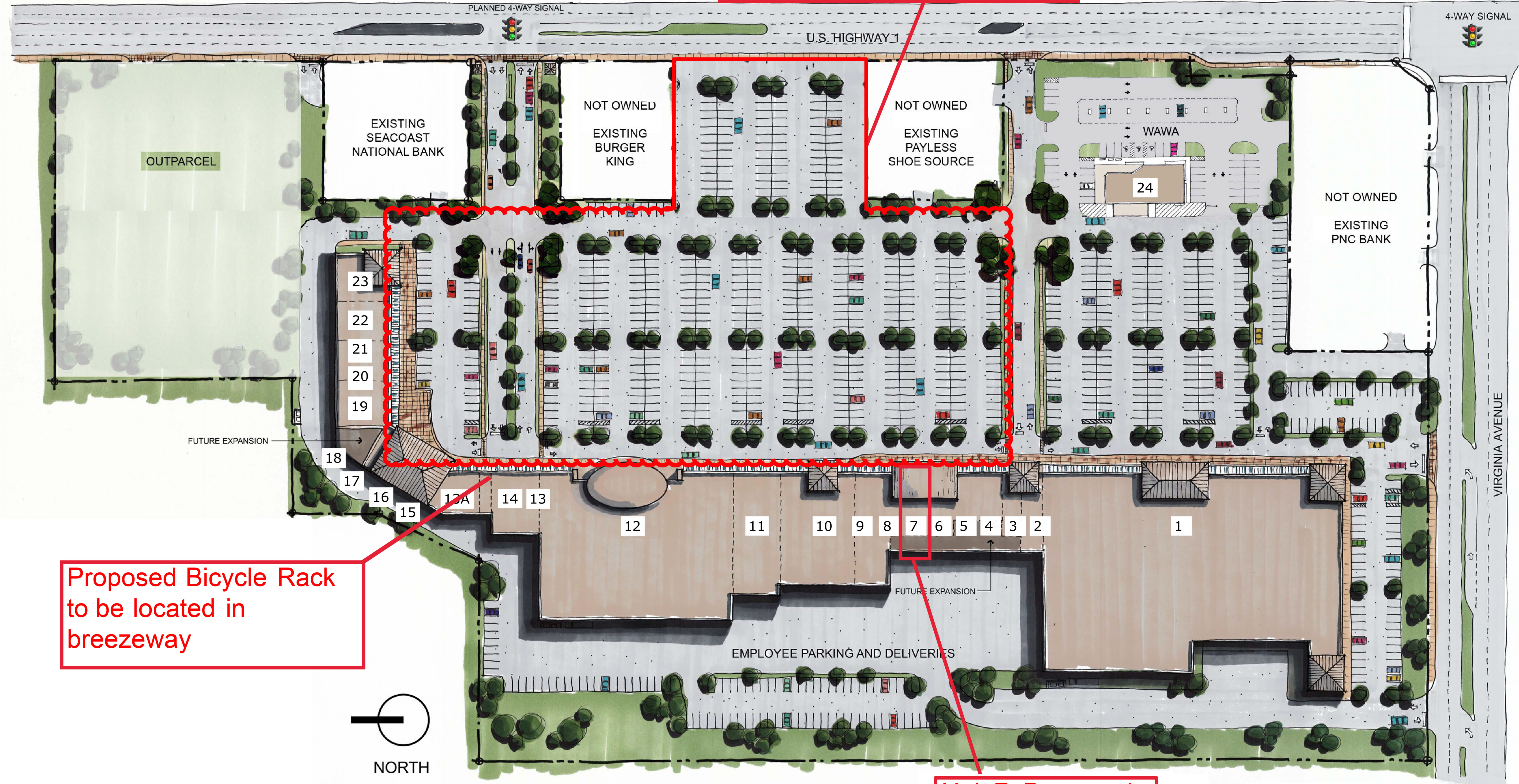
Sanitary Sewer Agreement between Kimco University Company, Ltd. and Walgreen Co. as recorded in Official Records Book 452, page 2802.

Declaration of Easements and Covenants by Kimco University Company, Ltd. and Walgreen Co. as recorded in Official Records Book 452, page 2808.

Easement Agreement by and between Kimco University Co. Ltd. and Volume Shoe Corporation as recorded in Official Records Book 748, page 1224.



477 Parking Spaces



Proposed Bicycle Rack to be located in breezeway

Unit 7, Proposed Amusement Arcade Location

TENANT ROSTER

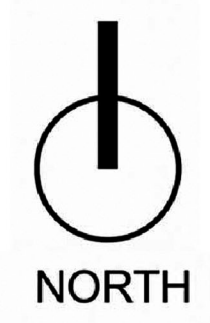
UNIT	TENANTS	S.F.	UNIT	TENANTS	S.F.	UNIT	TENANTS	S.F.
1	VACANT (2111)	88,732	10	AARON RENTS (2044)	10,508	18	BARGAIN BUYS (1991)	2,200
2	VACANT (2107)	2,500	11	VACANT (2041)	8,990	19	TOP'S CHINA BUFFET (1987)	3,750
3	\$9.99 SHOE FACTORY (2103)	2,000	12	VACANT (2009)	44,198	20	VACANT (1981)	2,800
4	CASH SERVICES (2059)	1,200	13	VACANT (2003)	2,200	21	VACANT (1975)	2,800
5	JACKSON HEWITT (2057)	960	13A	LITTLE CAESARS (1999)	2,035	22	VACANT (1971)	4,200
6	MEN'S RAGS (2053)	3,790	14	VACANT (2001)	2,600	23	VACANT (1963)	3,750
7	VACANT (2051)	2,000	15	FANCY NAILS (1997)	1,100	24	WAWA	5,943
8	VACANT (2049)	2,000	16	ADVANCE AMERICA (1995)	1,100			
9	FAMILY DOLLAR (2047)	9,372	17	VACANT (1993)	1,375			

SHOPPING CENTER PARKING

UNITS	S.F.	REQUIRED	PROVIDED
TOTAL SHOPPING CENTER (INCLUDES UNITS 2-23 - NOT UNIT 7) [1 SPACE PER 250 G.F.A FOR SHOPPING CENTER > 50K S.F.]	115,428	462	477
UNIT 7 [0.75 SPACE PER AMUSEMENT MACHINE] - 31 TOTAL AMUSEMENT MACHINES	2,000	24	24

\*PARKING FIELD DOES NOT UNCLUDE AREA EAST AND SOUTH OF KMART(UNIT 1) OR BEHIND THE SHOPPING CENTER





**GATEWAY PLAZA - UNIT 7 FLOOR PLAN**  
SCALE 1/4"

**Design by:**  
**RICHARD A. JEMISON**  
P.O. Box 5616  
Ft. Pierce, FL 34954  
(772) 215-5623

**BENCHMARK ENGINEERING**  
OF THE TREASURE COAST

806 DELAWARE AVE.  
FT. PIERCE, FL 34980  
(772) 772-287-1399



SEAL	SOUTHERN PLAYERS, LLC	SHEET
BOWDOIN HUTCHINSON P.E. #70878	ARCADE 2051 S US HWY 1. FT. PIERCE, FLORIDA	<b>1</b> OF 1

09/05/20



September 29, 2020

Tod Mowery  
100 S. 2nd Street  
Fort Pierce, FL 34949

**Subject: 2051 S. US Highway 1 - Pre-Application Comments  
September 30, 2020 Conference Call**

Dear Mr. Mowery,

Below please find received comments from the City of Fort Pierce and applicable entities:

**Fort Pierce Planning:**

These comments are based on the documents that are submitted at this time.

1. A Landscape Plan pursuant to City Code 123-37 shall be provided at the time of Application that is signed and sealed by a Florida Registered Landscape Architect.  
**The shopping plaza is set to have all landscape islands upgraded within the next 60 days. We recently located an old well and improvements were made this past 2 weeks to the irrigation to provide irrigation water to the site. The site has not had irrigation for over 9 years. The landscape islands will have Gumbo Limbo trees and the islands will all be sodded versus mulch. Island curbs are being repaired beginning in 10 days, followed by landscape installation and then a seal coat of the center.**
2. A Lighting Plan or Photometric Survey shall be provided at the time of Application that complies with parking lot lighting pursuant to City Code 125-315(j)(1)(a). **Not applicable**
3. Application for Conditional Use with No Construction will need to be submitted as an arcade amusement center/amusement arcade is a Conditional Use within the C-3 Zoning district. **Included**
4. Stop signs and stop bars will need to be placed in proper intersection locations throughout the property. **To be provided as we seal coat in the very near future.**
5. Adhere to City Code Section 125-325, Amusement Arcades and Arcade Amusement. **So Noted**
6. Provide a parking plan that demonstrates there will be enough parking spaces on site to support the proposed arcade and the other existing businesses and units in the plaza. **Please see Tenant Plan**
7. How many machines are being proposed? **31 Total**
8. What is your timeline for application submission? **September 2020**
9. Prior to submitting your Conditional Use Application, schedule an in-take meeting (can be virtually) to ensure that your application packet is complete. **So Noted**
10. Note that all fees for advertising, mailing, and signs shall be paid upfront with the application fees. These fees can be found on the City website under the Planning Departments page under "*Public Notice Fee*". The City also temporarily reduced some application fees and those can be found under the link "*Fee Schedule – Temporarily Reduced Fees Expire 11/30/2020*". **OK**

11. Please note that the City of Fort Pierce adopted a new Code of Ordinances effective July 20, 2020. This new code represents a renumbering and reshuffling of code sections from what the current code reflects. The new Planning sections will start with Chapter 111, which is Historic Preservation through Chapter 125, which is Zoning. Should you have any questions the new proposed code can be found on the City website, under The Planning Department. **So Noted**

**Fort Pierce Engineering:**

Below please find engineering pre-application comments:

1. No Comments at this time.

**Fort Pierce Code Enforcement:**

1. No comments at this time.

**FPUA**

1. W/WW Engineering:
  - W/WW Engineering: Location is presently receiving water and wastewater service from FPUA (onsite collection and transmission system is owned and operated by property owner). If a modification of service is required, please contact James Carnes @ 466-1600 ext. 3472.
2. Electric & Gas Engineering: Approved:
  - Electric service is available to the unit (Existing service is fed from a 500kVA, 120/208V pad mounted transformer). For more information and project coordination, please contact Sal Scimeca.  
Engineering Technician II  
Electric and Gas Engineering  
1701 S. 37th Street, Fort Pierce, FL 34947  
sscimeca@fpu.com  
Office: (772)466-1600 Ext. 6957

**Fort Pierce Building Comments:**

1. This proposed use is a Change of Occupancy to Assembly. As such, a Building Permit is required including a Life Safety floor plan showing Exits, Exit paths of Travel, Occupant Loads, Design Criteria and Code Analysis, etc. will be required, along with Commercial Renovation plans submitted with a Permit Application. These permit documents must be designed by a Florida licensed Architect/Engineer. FBC possibly requires Fire Sprinkler. This will be determined according to square footage and Occupant Load.

2. Building Department reserves further comment until Permit Application is submitted.

**Fort Pierce Urban Forester:**

1. Submit a Tree Mitigation Survey (if required) and Landscape Plan for Review at time of application.

**St. Lucie County Fire District**

1. The SLCFD has no comments at this time. The SLCFD reserves the right to provide future comments at the time of the building permit process. If you have any questions or concerns, please reach out to me for clarification. Paul Langel: [PLangel@slcfd.org](mailto:PLangel@slcfd.org)



November 18, 2020

Tod Mowery – Redtail DG  
100 S. 2nd Street  
Fort Pierce, FL 34950

**Subject: Conditional Use – Gateway Plaza Arcade 2051 S. US Highway 1  
Technical Review Project # 20-04000019**

**Fort Pierce Planning:**

1. Note that pursuant to City Code 125-325 all site landscaping must comply with the City's Landscape Ordinance prior to the issuance of a business tax receipt. **So Noted. Landscape contract has been awarded to install landscaping in existing islands and to also develop new landscape strip from the BK south to the north side of the former Payless Shoestore.**
2. Note that pursuant to City Code 125-325 all lighting for the parking lot area must comply with the City's lighting requirements contained in City Code 125-315 (j)(1)(a) prior to the issuance of a business tax receipt. **So noted. Per discussions with staff, the parking field on the east side of the subject site will be addressed by removing all of the broken light fixtures and replacing any non working light element. In addition, all lighting underneath the retail canopies will be updated to improve lighting for all shoppers and tenants.**
3. What are the hours of operation? Include this in the narrative. **Hours will be as provided by City Code for weekday and weekend operations 8am to 12am and 8am to 2am.**
4. Provide a floor plan for the business - **Reattaching floor plan for your reference.**
5. Demonstrate written compliance with all design standards contained within City Code 125-325. - **Provided under separate letter.**

Please provide a written response to all TRC comments and provide an electronic submittal of materials (complete submittal packet). The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: [bcreagan@cityoffortpierce.com](mailto:bcreagan@cityoffortpierce.com).

Sincerely,

Brandon Creagan, LEED Green Associate, Planner



BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 11.19.20
Property Address: Conditional Use with No New Construction - Gateway Plaza Arcade - 2051 S. US Highway 1

Please be advised that the project may trigger the requirements indicated below:

- 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
2. Pre-construction meeting with the City's Building Department is requested.
3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.
4. Means of egress is required.
5. Means of ingress is required.
6. Must meet the following Accessibility requirements:
- Accessible route
- Handicapped parking spaces
- Means of egress
7. Change of Use required
- to include a signed and sealed Life Safety Plan
- to include a signed and sealed detailed comprehensive building plan.
8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
9. Flood Development Permit required.
10. Building Permit required.
11. Signed and sealed construction drawings required.
12. Will need to meet the Fire Code.
13. Sprinkler system is required.
14. Smoke alarm system is required.
15. Other

Response - So noted. Thank you.
Items will be dealt with at time of
Tenant Improvement Building
Permit and Business License.

Additional Comments/Requirements:

Empty rectangular box for additional comments or requirements.

Building Official's or Representative's Signature

Handwritten signature in blue ink.

Date:

Handwritten date: 11/17/2020



THE SUNRISE CITY  
**FORT PIERCE**  
POLICE DEPARTMENT  
"In Honor We Serve"

*Florida*

## Technical Review Committee meeting

November 19th, 2020

Case # 20-04000019

Planner: Brandon Creagan

Conditional Use, No New Construction

2051 South Us-1, Ft. Pierce (Gateway Plaza Arcade )

### Comments:

Overall, there are no concerns with regards to the business itself and the desire for it to be located within the re-imagined Gateway Plaza, which, has undergone (and still undergoing) extensive renovation and updates. However, as of 11/15/20, the luminaires for approximately 2/3 of the public parking area (southern 2/3, the northern 1/3 are operational) are not operational after dark. Therefore, for safety reasons, it is recommended that the business do not commence operation until the luminaires in the parking lot are repaired / replaced and operates to the required standards set forth by city code.

**Response: Lights will be updated as noted in our response letter. Thank you**

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



Fort Pierce Utilities Authority  
Water/Wastewater Engineering  
1701 South 37<sup>th</sup> Street  
Fort Pierce, FL 34947  
772.466.1600 x3473

## Technical Review Committee Meeting

November 19, 2020

TECHNICAL REVIEW PROJECT # 20-04000019

Conditional Use – Gateway Plaza Arcade – 2051 S. US Highway 1

### Comments

FPUA W/WW Engineering: Approved

FPUA Electric & Gas Engineering: Approved. Electric service is available to the unit (Existing service is fed from a 500kVA, 120/208V pad mounted transformer). For more information and project coordination, please contact Sal Scimeca @ 772-466-1600 ext. 6957

**Response - So noted. Thank you**



Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.

[www.fpua.com](http://www.fpua.com)



**ST. LUCIE COUNTY FIRE DISTRICT**  
Community Risk Reduction Division  
Office of the Fire Marshal



Telephone: (772) 621-3322  
Fax: (772) 621-3604

**BUREAU OF FIRE PREVENTION**

**SITE PLAN REVIEW**

**TO: Site Plan Applicant**

**SITE PLAN: Gateway Plaza Arcade**

**REVIEW DATE: 11/10/2020**

**PLANNER: BRANDON CREAGAN**

**REVIEWED BY: Captain Wayne Boyer**

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**Site Plan Approved: \_\_\_\_\_**

**Site Plan Approved with conditions:   X**

**Site Plan Approval withheld pending written acknowledgement of conditions: \_\_\_\_\_**

**Site Plan Rejected: \_\_\_\_\_**

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**The Following Revisions Are Necessary:**

- 1) **Be advised, although there is no new construction planned for this project it will be subject to a New Business Inspection and possibly a Change of Occupancy Review. The project will have to meet all of the Occupancy requirements at that time to be in compliance with the currently adopted version of the Florida Fire Prevention Codes.**

**Response - So noted. Thank you**

*"Our Family Serving Yours"*  
5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392  
Telephone: (772) 621-3400 Fax: (772) 621-3500  
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