



THE SUNRISE CITY

FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Technical Review Committee

THROUGH: Kevin Freeman, Planning Director

FROM: Ryan Altizer, Senior Planner

RE: **Moonswiners – Minor Site Plan - 22-07000028**
3900 Okeechobee Road

BOARD DATE: January 19, 2023

Minor Site Plan for Moonswiners

The above referenced project is being submitted for your review and comments. The applicant is requesting a Minor Site Plan for 3900 Okeechobee Road.

Please send all comments to raltizer@cityoffortpierce.com, planning@cityoffortpierce.com and/or through interoffice mail to the Planning Department

If you have comments, please respond prior to Tuesday, January 17, 2023. If you have any questions, please contact the Planning Department at 772-467-3737 or my direct line at 772-467-3742.

Thank you

Danny Adkins and Assoc Inc
3900 Okeechobee Road
Fort Pierce, FL 34947

OWNER CONSENT FORM

Project Name: Moonswiners Expansion

Parcel ID: 2417-332-0017-000-8 & 2417-332-0016-000-1

Address: 3810 & 3900 Okeechobee Road

Cheryl C. Adkins

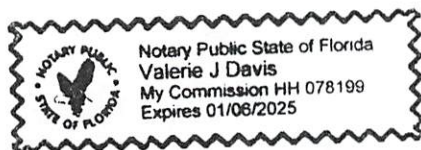
BEFORE ME THIS DAY PERSONALLY APPEARED Danny Adkins, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Redtail DG, Inc. and Jacquin & Sons, Inc. to act on my 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 all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed plat, site plan, construction plans, and other related development items for this parcel.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 12 day of May, 2022, by Cheryl C. Adkins (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.

<u>Valerie J Davis</u>	<u>Cheryl Adkins</u>
Notary Signature	Owner's Signature
<u>Valerie J. Davis</u>	<u>Cheryl Adkins</u>
Printed Name of Notary	Owner's Name
(Notary Seal)	
	<u>3900 Okeechobee Rd</u>
	Street Address
	<u>FT. PIERCE FL. 34947</u>
	City, State, Zip
<u>01/06/2025</u>	
My commission expires	<u>772 528-2815</u>
	Telephone / Email



Cheryl C Adkins
9821 Orange Ave
Fort Pierce, FL 34945

OWNER CONSENT FORM

Project Name: Moonswiners Expansion

Parcel ID: 2417-332-0013-000-0 & 2417-332-0014-000-7

Address: 2007 Totten Road

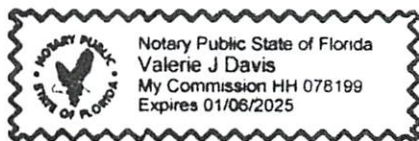
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	Street Address
	<u>Fort Pierce FL 34945</u>
	City, State, Zip
<u>01/06/2025</u>	
My commission expires	<u>772 528-2815</u>
	Telephone / Email





01 ELEVATION LOOKING WEST

Scale: 3/16"=1'-0"



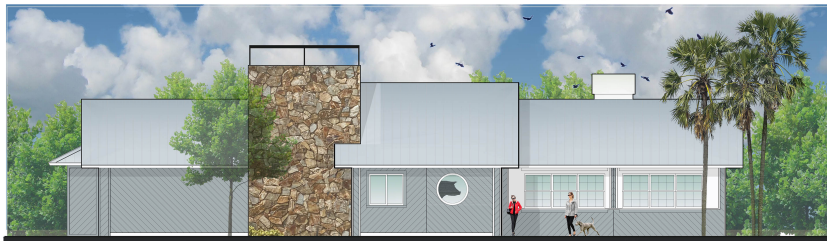
02 ELEVATION LOOKING EAST

Scale: 3/16"=1'-0"



03 ELEVATION LOOKING SOUTH

Scale: 3/16"=1'-0"



04 ELEVATION/SECTION LOOKING SOUTH

Scale: 3/16"=1'-0"

Project:
Moonswiners
Bar-B-Q

3900 Okeechobee Rd,
Fort Pierce, FL 34947

Key Plans:

Issue:	No:	Date:	Description:
A	000002		RENDERED ELEVATIONS

Architect:



Contractor:

Drawing Title:

EXTERIOR ELEVATIONS

Rev	Drawn By	Check By	Scale	Proj. No.	Sheet No.

Cont. No.: 12456

Date Printed:

A3.10



CONCURRENCY CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
**Proposed					N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

C. Parks and Recreation (Residential Classifications Only): (Du x 2.6 = persons + 44,227 = population /LOS)				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only): Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	K-8	High
School Name		
City		
Distance		
Current Zoning/FLU	Enrollment	
**Proposed Zoning/FLU	Enrollment	
**Change in Demand		

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	
**Proposed Zoning/FLU	
*Change in Demand	

F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

NON-RESIDENTIAL DATA					
Type(s) specify	Phase	Square footage	Acres	Expecting beginning date	Expected completion date

- A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. Yes No
- B. 1. Does this application involve demolition or re-use of any structure(s)? Yes No
If yes, what is the size of the structure(s) to be demolished or re-used? _____
2. What is the current use of the structure to be demolished or re-used? _____
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? Yes No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

** Complete section if requesting a change in zoning, future land use, or expanding



November 15, 2022

Via Email

City of Fort Pierce Planning
100 North US Highway 1
Fort Pierce, FL 34950

RE: Minor Site Plan – Moonswiners Expansion

Dear Planning Staff,

We are pleased to present the City of Fort Pierce with a Development Review application for the minor expansion of Moonswiners. This expansion will be considered a minor site plan as the proposed building expansion is under 4,000 square feet. The building will be expanded by approximately 1,800 square feet and there will be parking and other minor site improvements.

Pursuant to City Code Section 125-313 (b) (3) the submittal requirements are to provide the application, fees, a vicinity map, a site plan, and any other items deemed necessary by staff. The city does not appear to have a set application dedicated to the minor site plan process. We will be providing the Development Review application, but since this is a minor site plan, we will not be providing most of the other items listed on the Development Review application as most of those requirements are germane to the major site plan process according to City Code Section 125-313. There also is no fee listed on the Planning Departments Fee Schedule for the minor site plan so we will not be providing a fee for the minor site plan, but will be providing the fee for Design Review. In addition to the required items for a minor site plan review we are also submitting a landscape plan, a lighting plan, and colored elevations of the building.

The design for the building expansion is the same design as the current structure and does not differ architectural from what is currently present on the site. This expansion seeks to provide more kitchen capacity for the existing business.

We would also like to note that two of the parcels associated with this site plan are in St. Lucie County jurisdiction, but the building is being expanded and the site is being developed on just one of the parcels that is within the City's jurisdiction (Parcel ID 2417-332-0016-000-1). This site has historically functioned within both jurisdictions and the owners of the properties want to keep it that way.

We look forward to your assistance and response.

Sincerely,

Thank you,

Tod Mowery

Tod Mowery, AICP
President

C: Michael Jacquin



DESIGN REVIEW

Property Information

Property address or Location _____

Parcel ID #(s) _____

Project description _____

Property Owner(s)

Street Address _____

City State Zip _____

Phone Number _____

Email Address _____

Applicant/Representative, Title, Company

Street Address _____

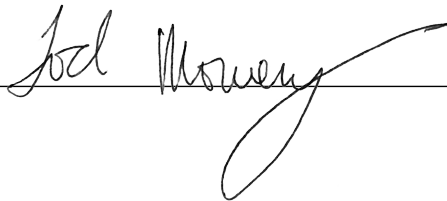
City State Zip _____

Phone Number _____

Email Address _____

Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.

Property Owner(s) Signature(s)



APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

<https://www.cityoffortpiece.com/971/Application-Submittal-for-Technical-Rev>

Design Review Application Checklist **(City Code of Ordinances 125-314)**

Submittal for Administrative Approval

- a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 123-66, location of bordering streets and, if applicable, wetlands and beaches.
- b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment, and other site features that may influence design elements.
- c. A draft written narrative describing the design intent of the project, its goals, and objectives and how it reflects the site analysis study results.
- d. Context photographs of neighboring uses and architectural styles.
- e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
- f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
- g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
- h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
- i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
- j. Exterior elevations showing architectural character, external architectural features, and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
- k. Design review concurrent with conceptual development plan procedure according to subsection 125-313 is also available.

Submittal for Board Approval

- a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
- b. A final site plan meeting the requirements of section 125-313.
- c. A final site lighting plan that meets the requirements of subsection 125-313(d)(8).
- d. A final landscape plan that meets the requirements of articles II and III of chapter 123.
- e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
- f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.



DEVELOPMENT REVIEW

Property Information

Property address or Location _____

Parcel ID #(s) _____

Project description _____

Application Type

- Site Plan
 Conditional Use w/New Construction
 Conceptual Development Plan
 Minor Amendment
 Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: _____ Site Acreage: _____

Residential: Proposed Units: _____ Proposed Sq. Ft.: _____ Site Acreage: _____

Property Owner(s)

Street Address _____

City _____ State _____ Zip _____

Phone Number _____

Email Address _____

Applicant/Representative, Title, Company

Street Address _____

City _____ State _____ Zip _____

Phone Number _____

Email Address _____

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<https://www.cityoffortpiece.com/971/Application-Submittal-for-Technical-Rev>

General Information

- **Incomplete application packets will not be accepted.**
- In-take meetings are required for application submittals.
- Site plan approval is valid for one (1) year following City Commission approval. To maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date.
- Fee Schedule - <https://www.cityoffortpierce.com/DocumentCenter/View/2620/Fee-Schedule->
- Public Notice Fees - <https://www.cityoffortpierce.com/DocumentCenter/View/8818/Public-Notice-Fees->



Site Plan submittal requirements:

Submit one (1) original & three (3) hard copies and one (1) CD or Flash Drive of the following. Additional copies will be required of subsequent submittals.

- Complete application
- Warranty Deed
- SLC Property Record Card
- Detailed project description
- General location map (see Section 125-313)
- Survey (see Section 125-313)
- Site Plan (see Section 125-313)
- Landscaping Plan (see Section 123-37)
- Conceptual Drainage Plan (see Section 125-313)
- Environmental Impact Report
- Beach/Dune System protection plan, if applicable (see Section 125-313)
- Lighting Plan (see Section 125-313)
- Design Review submittals (see Design Review application)
- Traffic Impact Report
- Concurrency Review submittals (see Concurrency Review application)



Saint Lucie County Property Appraiser Michelle Franklin CFA

Report generated: Thursday, November 17, 2022

Parcel Report



Parcel

PARCELNO: 2417-332-0016-000-1

Property ID: 26519

Owner1: Danny Adkins and Assoc Inc

SiteAddress: 3900 OKEECHOBEE RD

Owner

Owner1: Danny Adkins and Assoc Inc

Owner2:

Owner3:

MailingAddress: 3900 Okeechobee Rd Fort Pierce, FL 34947-4562

Overview

PrimaryLandUse: 2100 - REST CAF

DistrictGroup: 0022 - Fort Pierce

Subdivision: Metes and Bounds

Just/Market Value: \$250,700

FinishedArea: 2,632

Acres: 1.02

TotalArea: 44,431.2

Legal Description

LegalDescription: 17 35 40 FROM N LI OF SW 1/4 OF SW 1/4 AND W SIDE OF TOTTEN RD RUN S 495 FT, TH W 70 FT FOR POB, TH CONT W 178 FT, TH S 267.4 FT, TH ELY ALG OKEE RD 178.7 FT, TH NLY 230.1 FT TO POB-LESS RD R/W- (69) (1.02 AC) (OR 466-448)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ac Cr
2022	\$250,700	\$55,400	\$155,500	\$39,800	\$250,700	\$0	\$250,700	\$0	\$0
2021	\$250,000	\$82,100	\$155,500	\$12,400	\$229,240	\$0	\$229,240	\$20,760	\$0
2020	\$208,400	\$40,400	\$155,500	\$12,500	\$208,400	\$0	\$208,400	\$0	\$0
2019	\$209,600	\$41,500	\$155,500	\$12,600	\$209,600	\$0	\$209,600	\$0	\$0

Tax Links

[SLC Tax Collector's Office taxes for this parcel](#)

[Download TRIM notice for this parcel](#)

Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2013	1.02	25
Fort Pierce Stormwater Charge	2001	11.9	821.1

Improvements

Building Sequence: 1

Bedrooms: 0

Bathrooms: 0

Building Type: REST - RESTAURANT

Story Height: 1 Story

No of Living Units:

Total Finished Area: 2,632

Gross Sketched Area: 3,094

Year Built: 1979

Effective Year: 1979

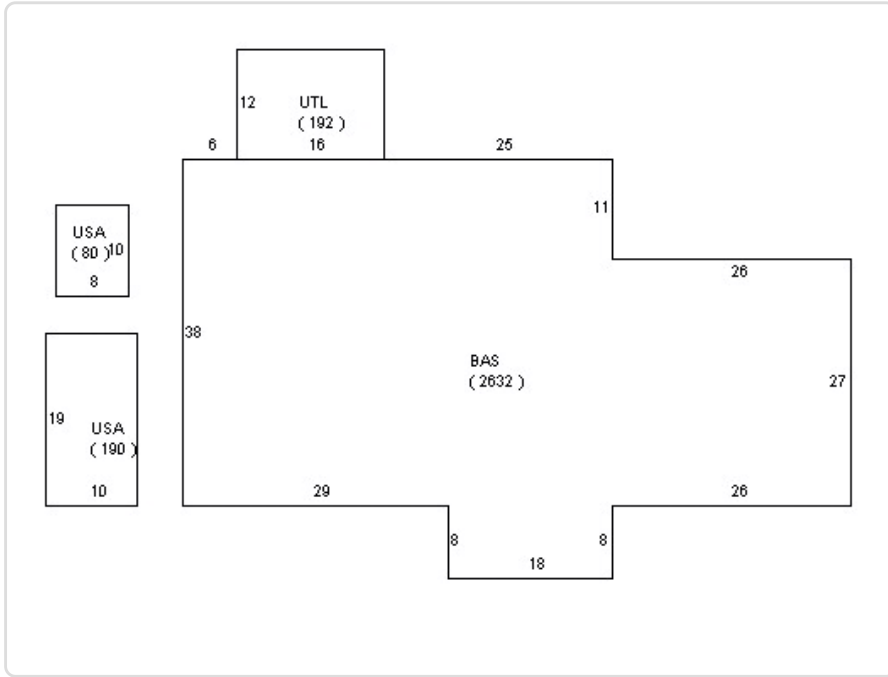
Primary Roof Cover: Metal

Primary Roof Structure: Wood Truss

Primary Wall: CB Stucco

A/C %: 100

Building Sketches



Sub Area

Building Sequence	Sketch Area Code	Description	Finished Area	Gross Area
1	UTL	UTILITY ROOM	0	192
1	USA	Utility Shed Average	0	270
1	BAS	BASE AREA	2,632	2,632

SFYI

Description	Units	Year Built
CONCRETE LOW	1,764	2015
Fence Wood-Shadowbox 6' TALL	138	2015
Asphalt	10,890	1979
COMMERCIAL LIGHT-DOUBLE	1	1979
CEMENT CURB	228	1979

Land Lines

Line Number	Units	Unit Type
1	44,431	SqFt

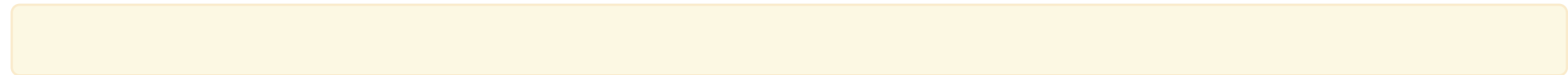
Permits

Permit Number	Issue Date	Description
BP17-1860	07/03/2017	Air Conditioning Only
BP16-2616	10/27/2016	Paving
BP15-0907	04/24/2015	Wood Fence
BP14-0365	02/11/2014	Electric
BP13-3606	01/03/2014	Electric
BP13-3200	10/31/2013	Demolition
BP13-2269	06/27/2013	Plumbing
C06030277	03/08/2006	Air Conditioning Only
MC2005318	06/23/2005	Air Conditioning Only
MC2002-80	10/14/2002	Air Conditioning Only
F01-00001376	10/16/2001	Roof
F93-001048	07/26/1993	Alterations/Remodeling

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
05/01/1985	\$612,000	XX00	CV		466-448	Clerk of Courts
05/01/1978	\$105,000	XX00	CV		287-1825	Clerk of Courts
05/01/1973	\$31,800	XX00	CV		214-1851	Clerk of Courts

Photos



version: 11/14/2022

Moonswiners

3900 Okeechobee Road

City of Fort Pierce, Florida

City Project Number:

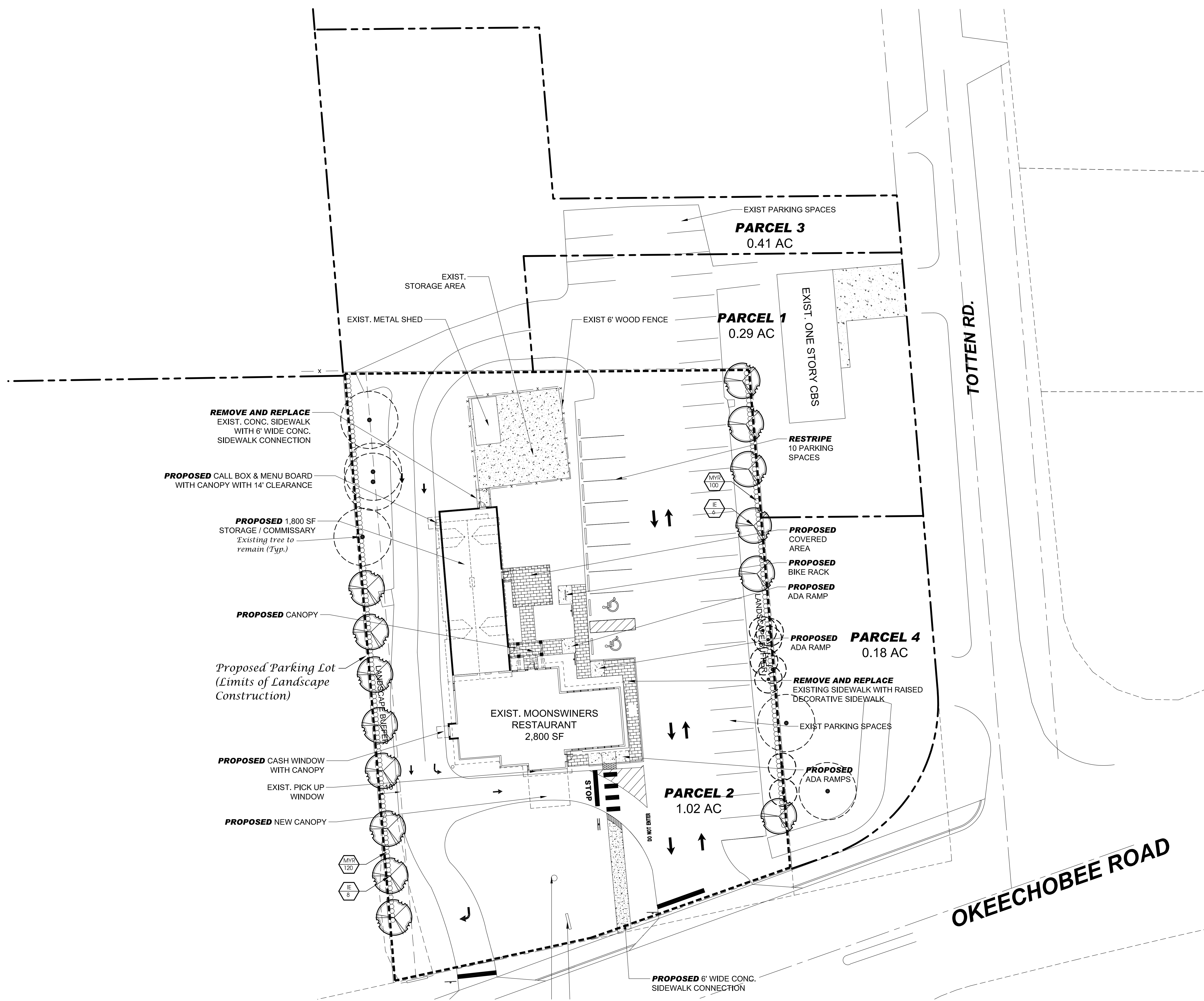
Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635

Job No. 22-0601
Drawn By JWS
Submittal Dates 6-20-2022
11-8-2022

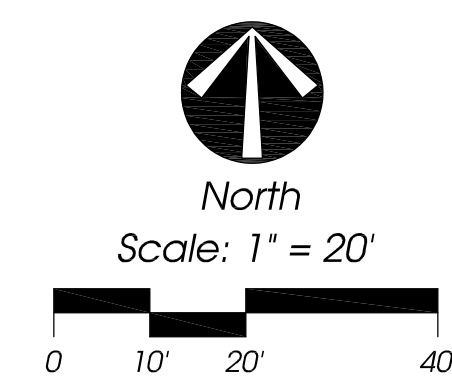
Revision Dates
New Base 11-8-2022

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

L-1 2
Sheet of



Landscape Plan



Landscape Specifications

- All tree and plant material to be Florida No. 1 or better, as classified in "Grades and Standards for Nursery Plants", Part 1 and Part II, State of Florida, Dept. of Agriculture, Tallahassee. All plants not listed in "Grades and Standards for Nursery Plants" shall conform to a Florida No. 1 as to: (1) health and vitality, (2) condition of foliage, (3) root system, (4) freedom from pest or mechanical damage, (5) heavily branched and densely foliated according to the accepted normal shape of the species.
- Underlying or substitution of one species or cultivar for another species is a breach of contract and will be "Rejected" at the time of final landscape inspection unless approved by Landscape Architect.
- Project Warranty: All plant material shall be warranted for a period of one (1) year after date of substantial completion against defects, including death and unsatisfactory growth, except for defects resulting from abuse or damage by others or unusual phenomena or incidents which are beyond the contractor's control.
- Any and all conditions which the contractor feels will be detrimental to the success of the planting shall be brought to the owner or representative's attention.
- The contractor shall verify the location of underground utilities prior to commencing work on any project area.
- Mulch planting areas with 3" layer of Melaleuca, Eucalyptus, or Eriovromulch. Cypress Mulch is NOT ACCEPTABLE. Planting beds to receive mulch throughout entire bed area.
- All plants to be set to ultimate grade. No filling will be permitted around trunks or stems. Mulch to be kept a minimum of 2" away from trunks and stems.
- Planting trees and shrubs: Excavate hole per planting detail. When plant is set, place additional backfill consisting of a 50% mixture of Peat humus and natural soil around the base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Water again after placing final layer of backfill and before installing mulch.
- Guy and stake trees in 3 directions with galvanized wire, through flexible hose chaffing guards, with wooden stake anchors immediately after planting. (See Detail)
- Trees and shrubs shall be fertilized with a complete natural organic fertilizer with a ratio of approximately 3:2:2 or 3:3:3 (e.g., one labeled 12-0-8). Similar analysis such as 16-0-8 (4:2:2) can also be used. Fertilizers that are slow release, controlled release, sulphur coated or with nitrogen as IBDU or ureafomaldehyde have extended release period. Thirty to fifty percent of the nitrogen should be water insoluble or slow release.

Palms should receive a complete granular fertilizer formulated for palms ("Palm Special") at a rate of 5 to 8 lbs. per palm.

Agriform 20-0-5 twenty-one gram planting tablets may be substituted for granular fertilizer. If utilized, the following rates shall be utilized: Position plant in hole. Backfill halfway up the rootball. Place tablet(s) beside rootball about 1" from root tips. Do not place tablet(s) in bottom of hole.

- 1 Gallon 1 Tablet
- 3 Gallon 2 Tablets
- 25 Gallon 6 B&B Trees 2 per 1" caliper

- All planting areas and sod to be irrigated to provide 100% coverage. Shop drawings to be submitted by the irrigation contractor for approval prior to installation.
- Maintain trees, shrubs, and other plants by watering, cultivating, and weeding as required for healthy growth. Restore planting saucers and mulch. Tighten and repair stakes and guying and reset trees and shrubs to proper grade or vertical position as required. Spray as necessary to keep trees and shrubs free of insects and diseases. The contractor shall begin maintenance immediately after planting and shall continue maintenance through final acceptance when Certificate of Occupancy is issued to the General Contractor by City and project is released by the General Contractor to Client.
- Prune trees and shrubs only to remove damaged branches as directed by the Landscape Architect.
- Planting Lawns: Provide clean, strongly rooted, uniformly sized strips of Stenotaphrum secundatum Floratam (unless otherwise noted), machine stripped not more than 24 hours prior to laying. Grade and roll prepared lawn surface. Water thoroughly but not to create muddy soil conditions. Lay sod strips with tight joints, roll or tamp lightly, and water thoroughly.
- Maintain positive drainage, no planting is to block drainage.
- Drainage Testing
 - Prior to planting of trees, palms, and specimen material, each planting pit shall be tested in the following manner to verify adequate drainage.
 - Dig each planting pit to the minimum specified size.
 - Fill the planting pit with (12") twelve inches of water. If the water level in the planting pit drops (4") four or more inches within (4) four hours, the drainage is sufficient and a drainage channel is not required. If the water level drops less than (4") four inches within the (4) four hour period, then a drainage channel is required.
 - When a drainage channel is required, the drainage channel must extend down through the non porous soil and into porous soil. (See Drainage Testing Detail)
 - Discard all material removed from the drainage channel.
 - When backfilling the planting pit, add coarse gravel to the drainage channel. Also, care must be taken to keep the consistency of the soil mix the same throughout the planting pit.

- NOTES:
- Contractor to include drainage testing for all trees and palms in bid. If drainage is inadequate, the soil specification in Item #8 above shall be revised for site conditions. Contractor shall notify the Owner and Landscape Architect of poor drainage conditions in writing and written direction will be provided to the contractor of appropriate soil mixture specification to be used.
 - All fertilizers shall meet the City of Port St. Lucie's fertilizer ordinance.

Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
CANOPY / ORNAMENTAL TREES						
14	IE'	ILEX x ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
SHRUBS / GROUNDCOVERS						
220	MYR*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#3, 2' x 2'	2' O.C.	FULL & THICK
	SOD-1	PASPALUM NOTATUM	BAHIA SOD			SEE SPECS
* = Florida Native						
NOTE: D.B.H. IS MEASURED 4.5' ABOVE GRADE						

Landscape Data

Vehicular Use Area Landscaping to Adjacent Property (West Buffer) 240'

Sec. 123-37(8)
 Trees Required = 10' Wide Landscape Strip with 1 Tree/200 s.f.
 240 l.f. x 10' = 2,400 s.f. / 200 = 12 Trees
 Provided = 12 (4 Existing + 8 Planted = 12 Trees)

Total Trees Required = 22 Trees
 Total Trees Provided = 22 Trees

Shrubs Required = Continuous Hedge @ 2' o.c.
 240 l.f. / 2' o.c. = 120 Shrubs
 Provided = 120 Shrubs

Total Planted Trees Required = 14 Trees
 Total Planted Native Trees Provided = 14 (100%)

Vehicular Use Area Landscaping to Adjacent Property (East Buffer) 200'

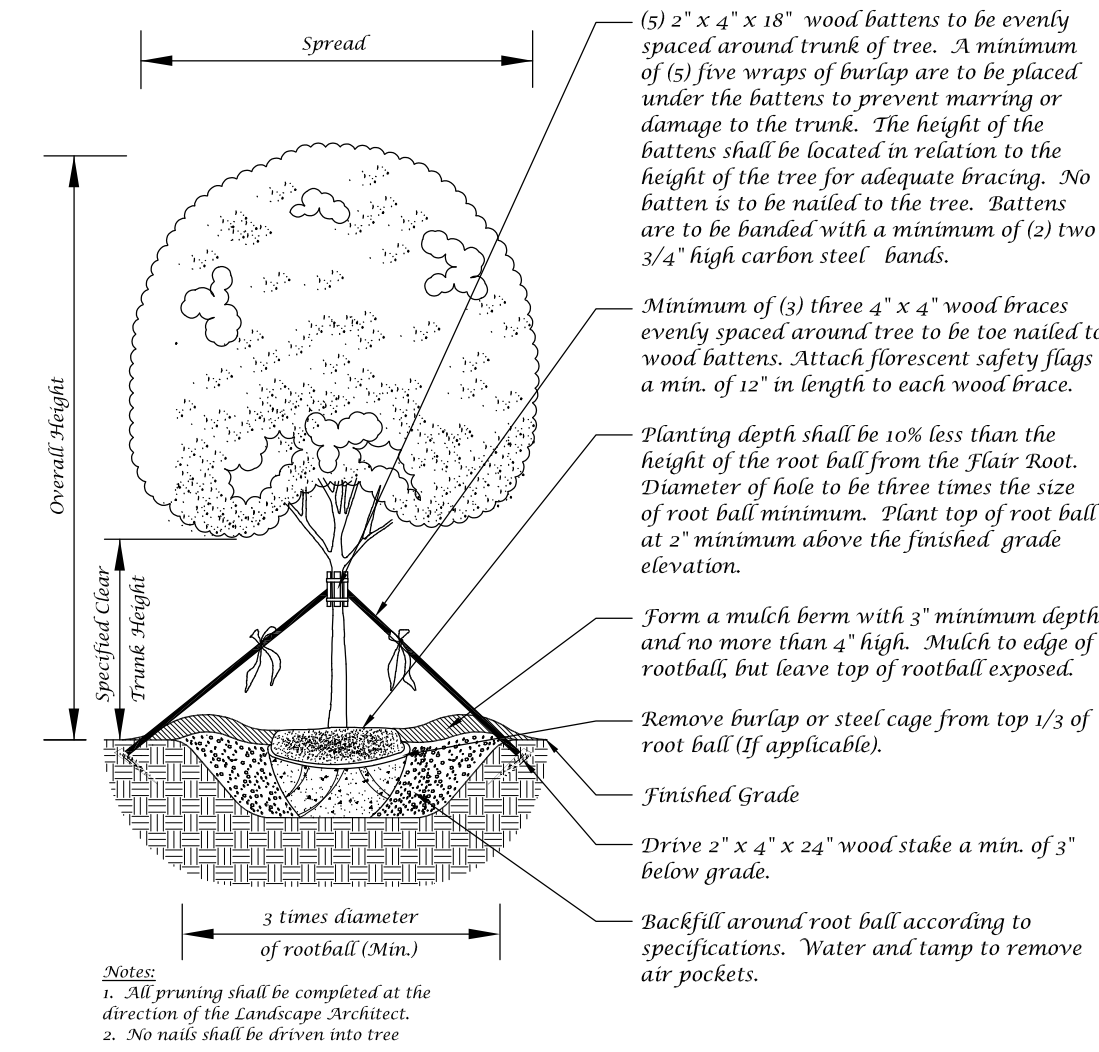
Sec. 123-37(6)
 Trees Required = 10' Wide Landscape Strip with 1 Tree/200 s.f.
 200 l.f. x 10' = 2,000 s.f. / 200 = 10 Trees
 Provided = 10 (8 Existing Palms = 4 Trees + 6 Planted = 10 Trees)

Total Palms Required = 0
 Total Native Palms Provided = 0 (N/A - %)

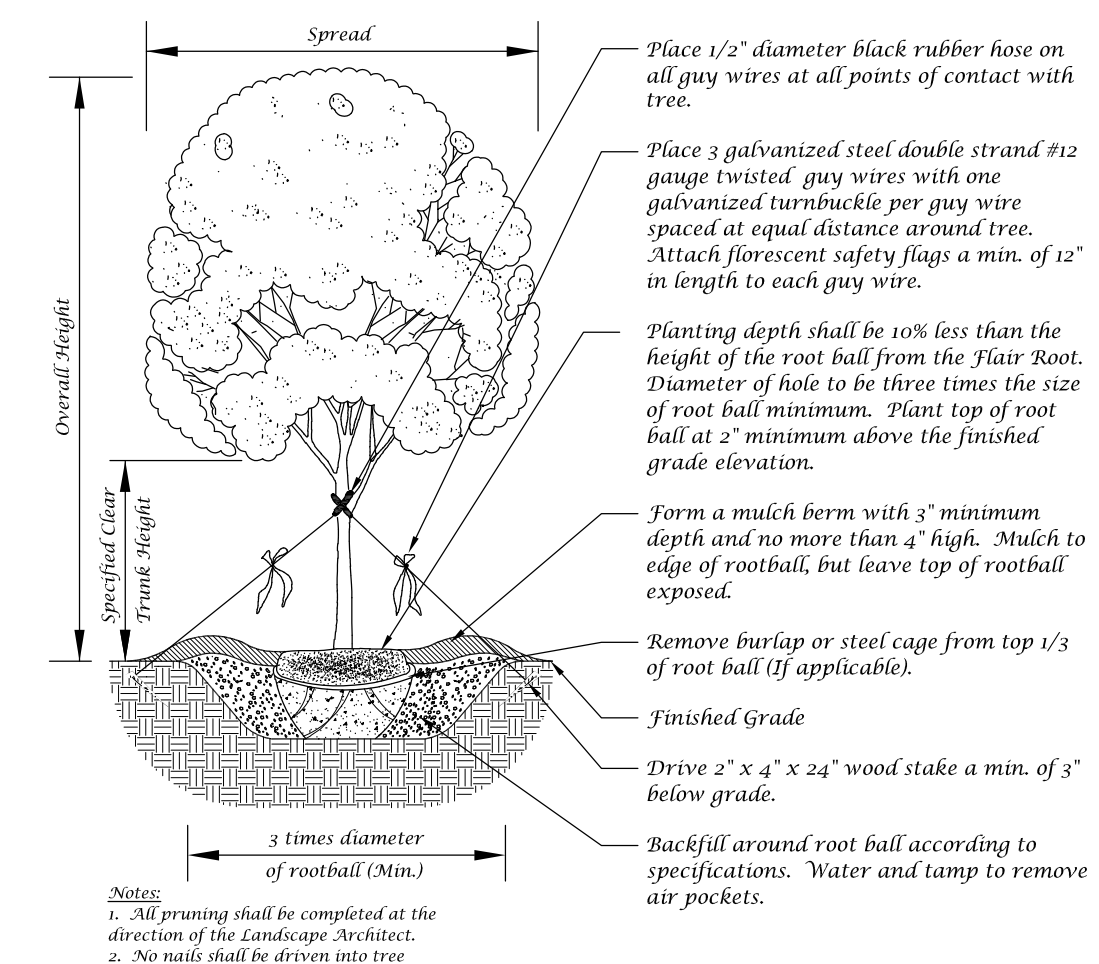
Shrubs Required = Continuous Hedge @ 2' o.c.
 200 l.f. / 2' o.c. = 100 Shrubs
 Provided = 100 Shrubs

Total Shrubs Required = 220
 Total Native Shrubs Provided = 220 (100%)

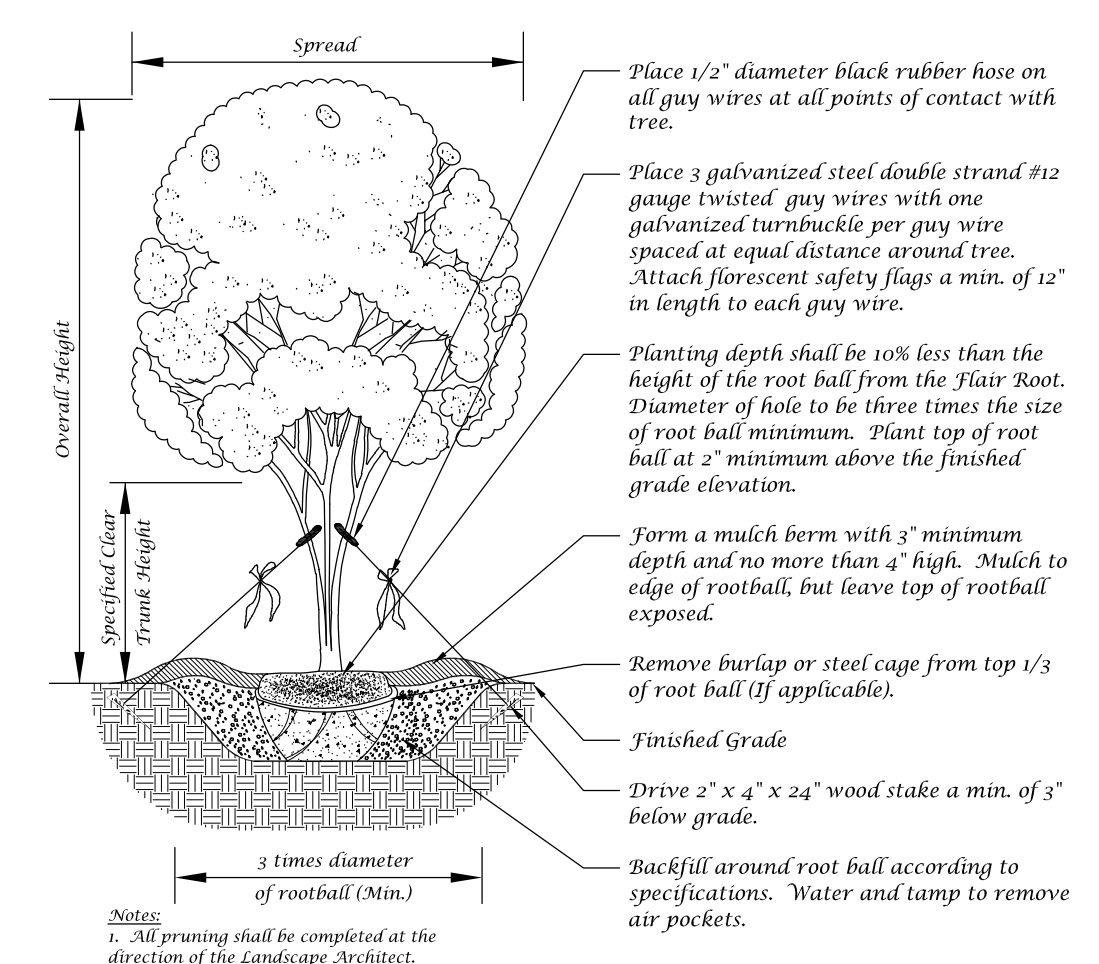
Landscape Details



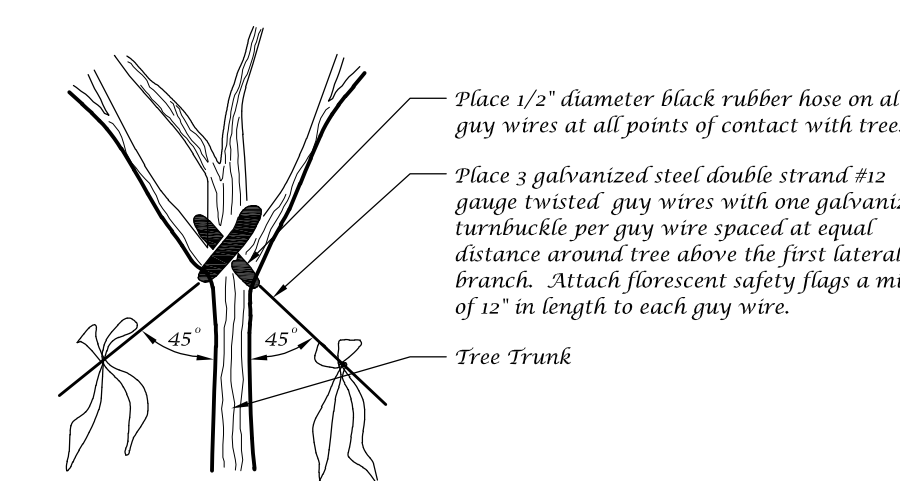
Large Tree Planting Detail (5" Caliper or Greater)
 Not to Scale



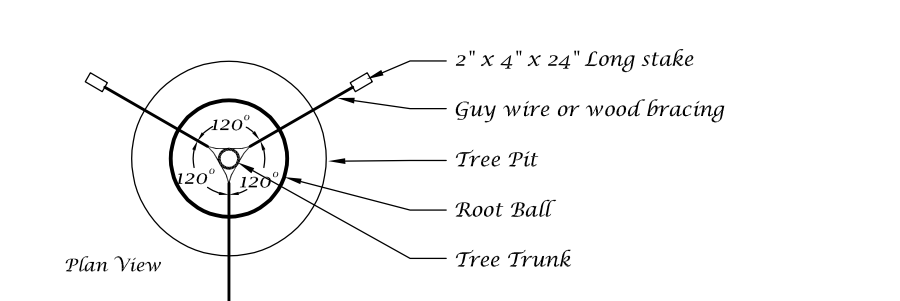
Tree Planting Detail
 Not to Scale



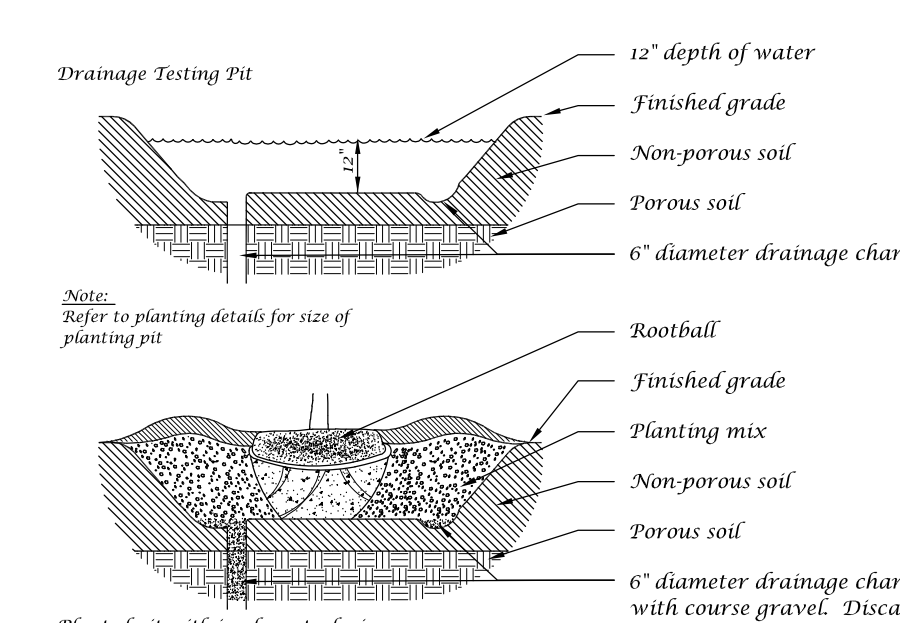
Multi-Trunk Tree Planting Detail
 Not to Scale



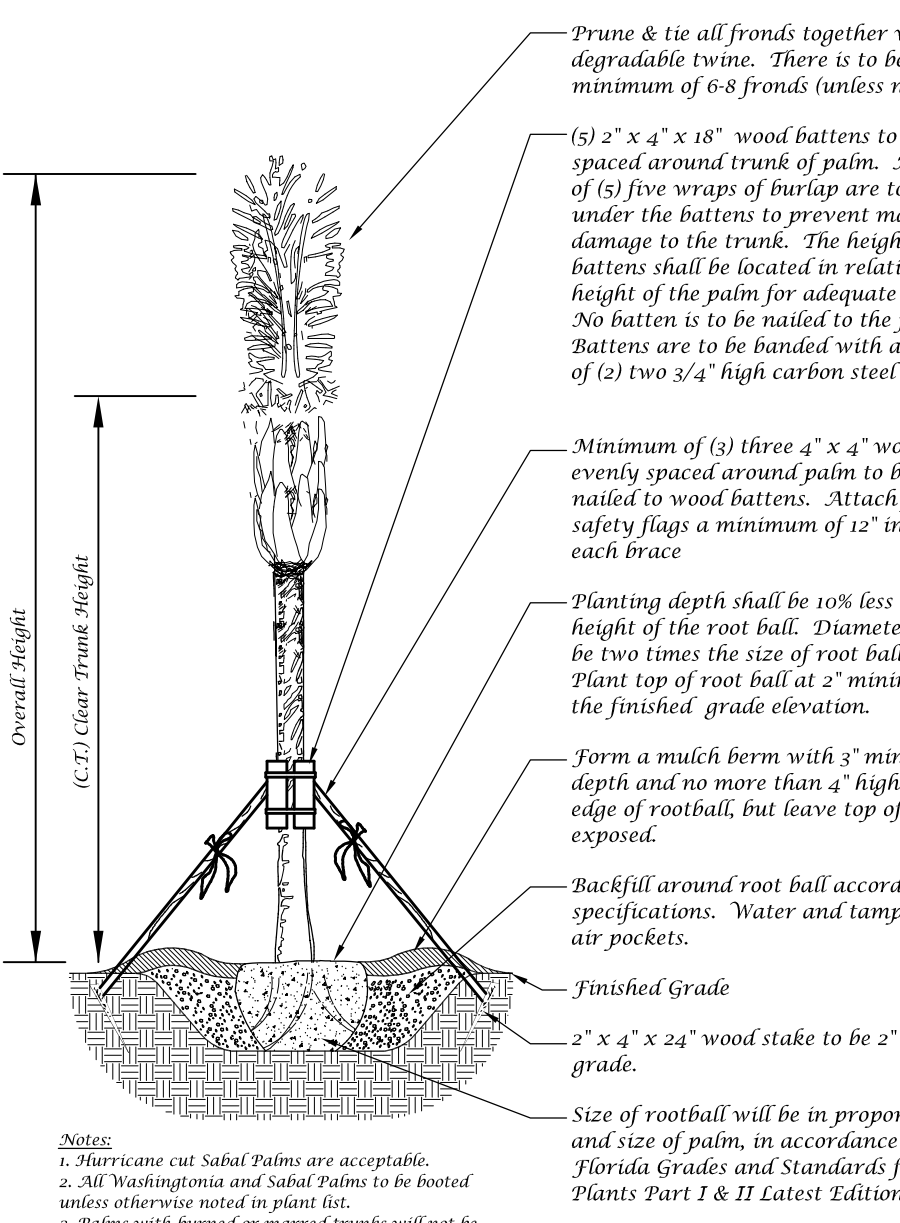
Guy Wire Attachment Detail
 Not to Scale



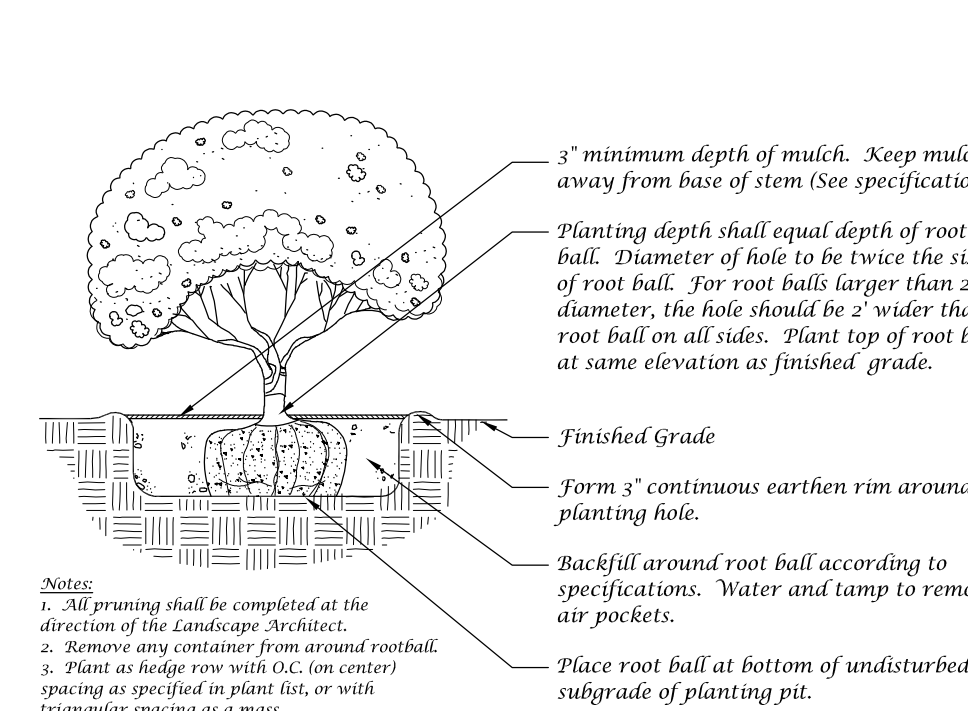
Staking Detail
 Not to Scale



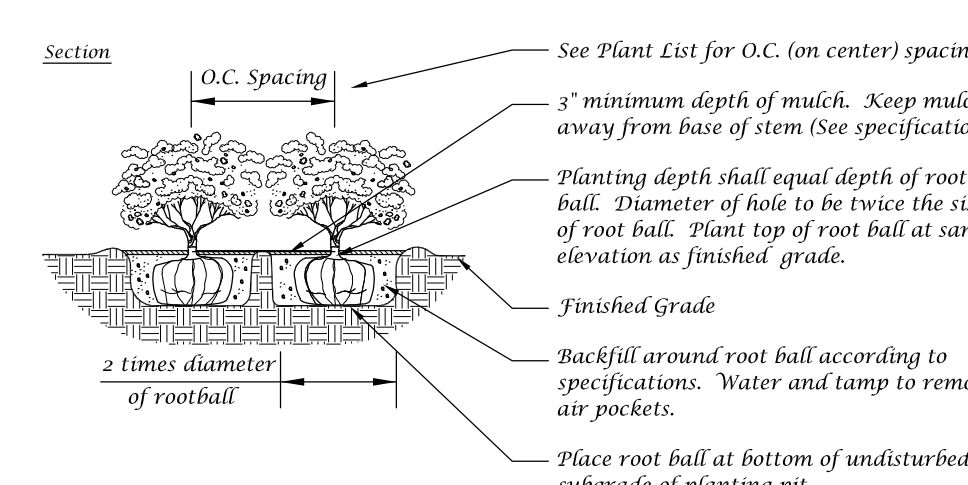
Drainage Testing Detail
 Not to Scale



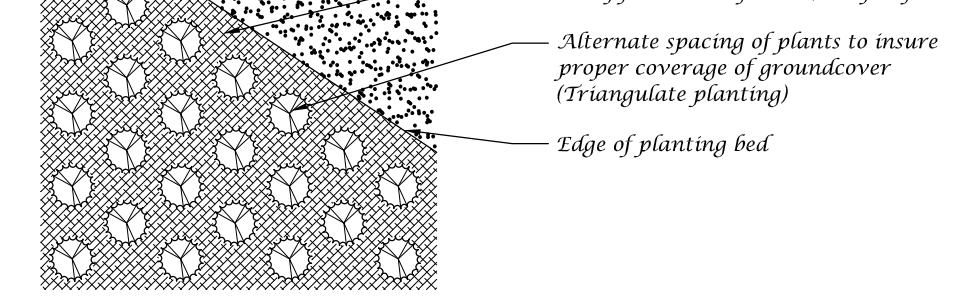
Palm Planting Detail
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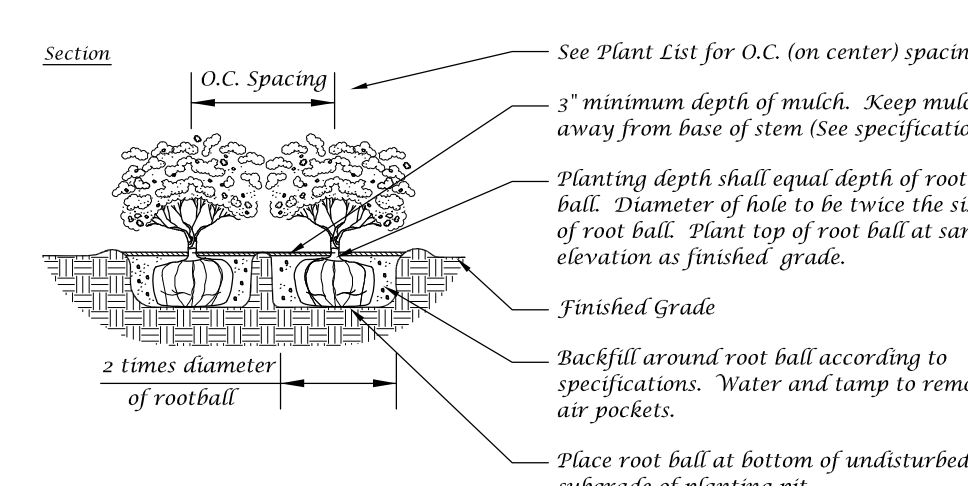
Shrub Detail
 Not to Scale



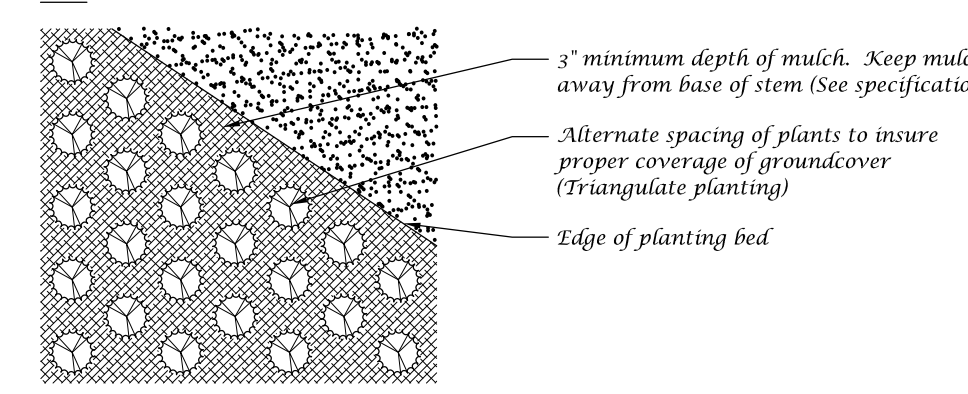
Ground Cover Detail
 Not to Scale



Ground Cover Detail
 Not to Scale



Ground Cover Detail
 Not to Scale



Ground Cover Detail
 Not to Scale

Conceptual Design Group, Inc.
 Landscape Architecture - Site Planning
 900 East Ocean Boulevard, Suite 1300
 Stuart, Florida 34994
 (772) 344-2340
 LC: 26000198

Moonswiners
 3900 Okeechobee Road
 City of Fort Pierce, Florida

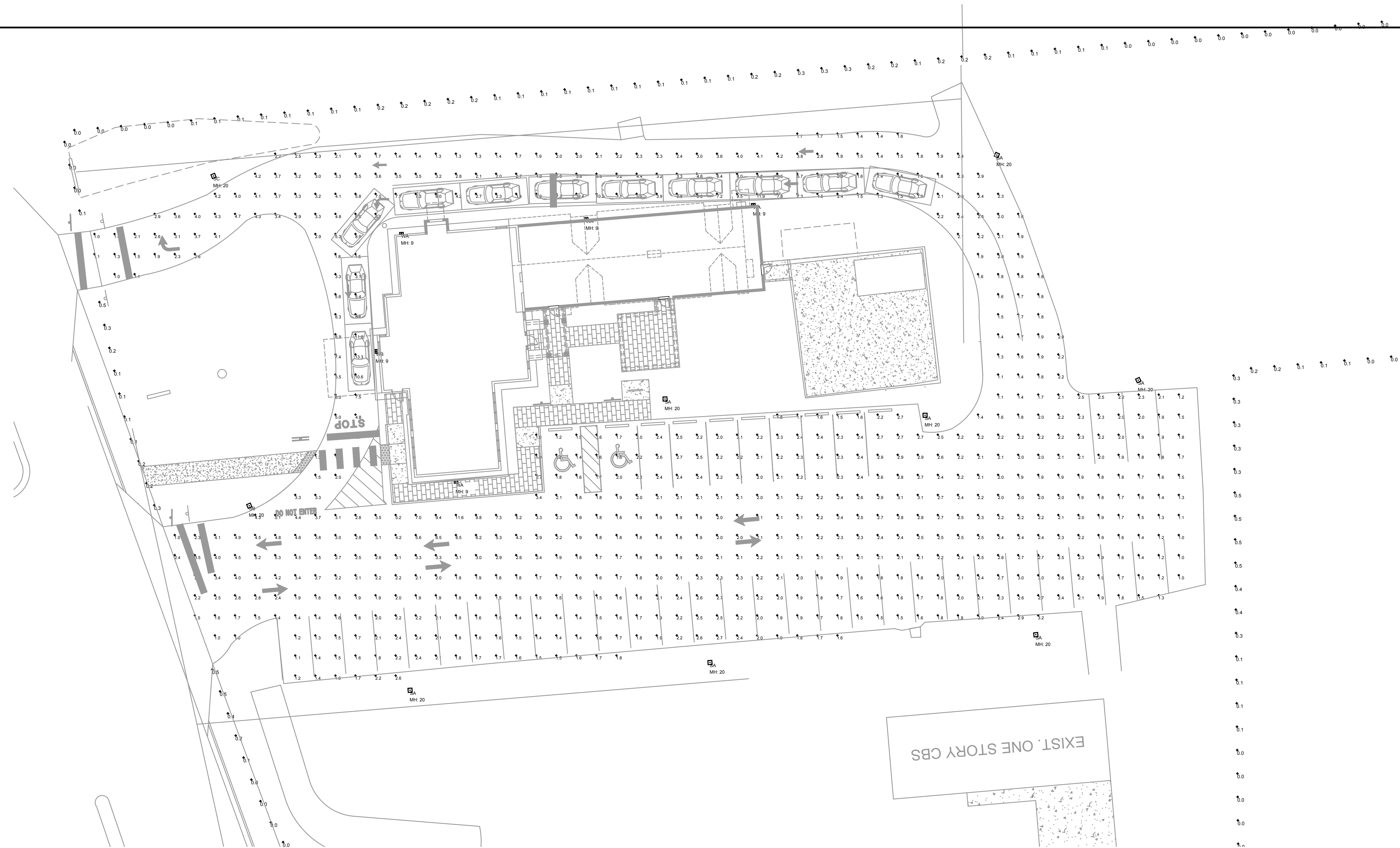
City Project Number: _____

Jeffrey W. Smith, RLA
 Florida Registration Number: LA 0001635

Job No.	22-0601
Drawn By	JWS
Submittal Dates	6-20-2022 11-8-2022
Revision Dates	11-8-2022

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

Landscape Plan



**MOONSWINERS
LIGHTING FIXTURE SCHEDULE**

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLT	LAMP COLOR	LUMENS	LAMP TYPE	DIM TYPE	WATTS	MOUNTING	NOTES
SA	LED SITE LUMINAIRE	LUMARK	PRV-PA1B-740-U-T4W-FINISH/MA1017-XX	UNV	4000K	9738	LED	0-10V	74W	20' POLE	NOTE 1, 2
SB	LED SITE LUMINAIRE	LUMARK	PRV-PA1B-740-U-T2R-FINISH/MA1017-XX	UNV	4000K	9896	LED	0-10V	74W	20' POLE	NOTE 1, 2
SC	LED SITE LUMINAIRE	LUMARK	PRV-PA1B-740-U-T2R-FINISH/HSS/MA1017-XX	UNV	4000K	7815	LED	0-10V	74W	20' POLE	NOTE 1, 2
WA	WALLPACK	MCGRAW-EDISON	GWC-SA2A-740-U-T4W-FINISH	UNV	4000K	9658	LED	0-10V	66W	WALL	NOTE 1
WB	WALLPACK	MCGRAW-EDISON	GWC-SA2A-740-U-SL3-FINISH	UNV	4000K	9727	LED	0-10V	66W	WALL	NOTE 1

FIXTURE SCHEDULE NOTES

NOTE 1: ADVISE FINISH

NOTE 2: FIXTURES MOUNTED ON A VALMONT 20' DIRECT BURIAL POLE #1908-30504TE-P2-COOPER FINISH

FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT RYAN HUFF AT LIGHTING DYNAMICS: #772-285-7169; RHUFF@LIGHTINGDYNAMICS.COM

Photometrics Calculation Software Generated Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Lum. Watts	Arr. Watts
SA	7	SA	Single	9738	9738	0.900	74	74
SB	1	SB	Single	9896	9896	0.900	74	74
SC	1	SC	Single	7815	7815	0.900	74	74
WA	4	WA	Single	9658	9658	0.900	66	66
WB	1	WB	Single	9727	9727	0.900	66	66

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	2.59	13.3	1.0	2.59	13.30
PROPERTY LINE	Illuminance	Fc	0.09	0.5	0.0	N.A.	N.A.

PERMIT ISSUED
CONSTRUCTION ISSUED

revision	date

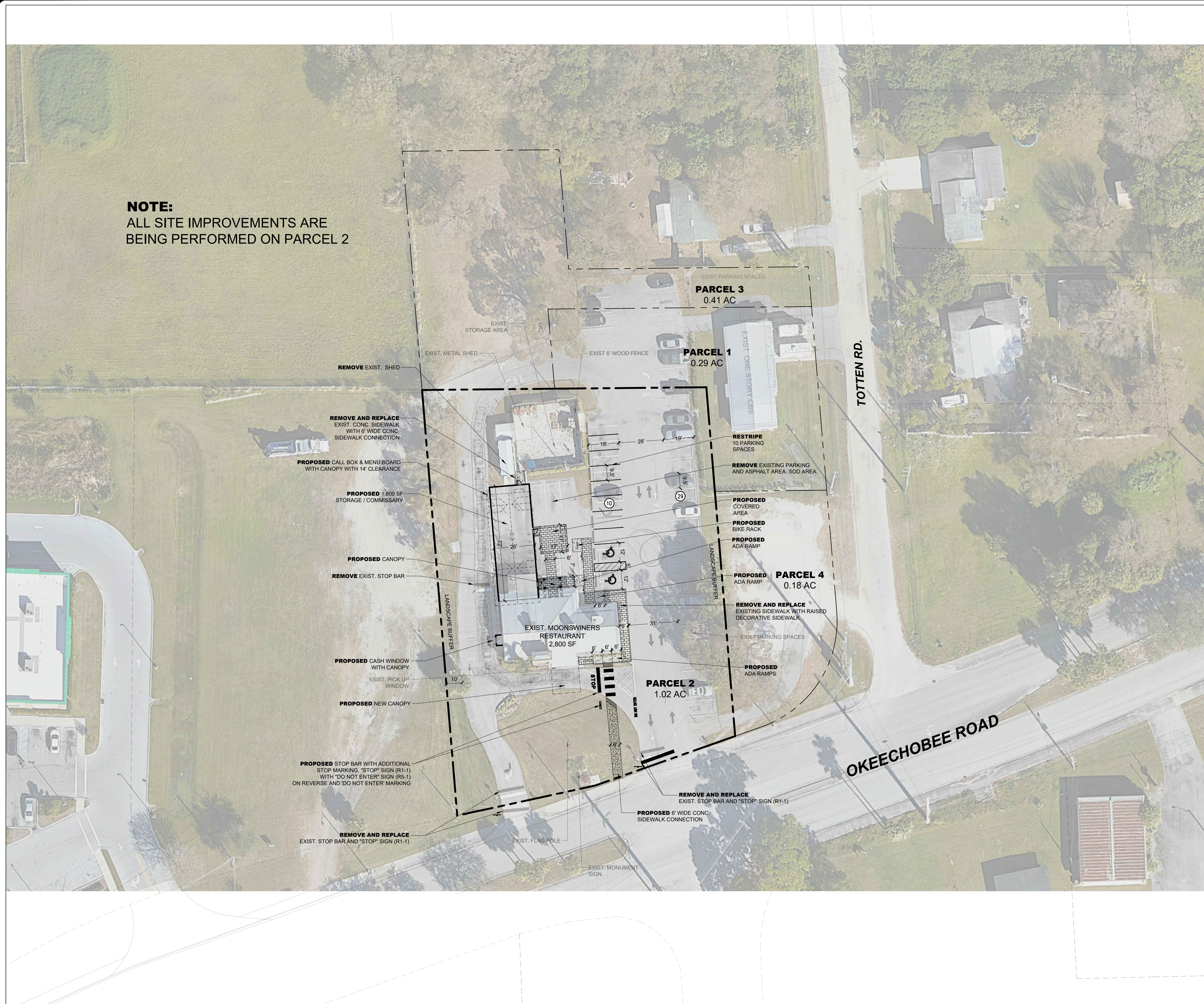
1408 Orange Avenue #609
 Ft. Pierce, FL 34949
 Phone: 772-395-1744 Fax: 772-395-1745
 kamm@kammconsulting.com
 Central Florida's Premier Electrical & MEP
 Electrical License #8189
 Florida License #8832F
 Brian L. Brown

Moonswiners
 Ft. Pierce, FL
Site Photometric

project title: _____
 sheet title: _____

proj. no.: -
 project manager: DM
 checked by: BB
 scale: AS NOTED
 date: 06-30-2022

sheet
E1.1
 project



NOTE:
ALL SITE IMPROVEMENTS ARE BEING PERFORMED ON PARCEL 2

LEGEND

---	OVERALL PROPERTY LINE
---	PROPOSED BUILDING
---	PROPOSED CURB AND GUTTER
⑩	NUMBER OF PARKING SPACES
▨	PROPOSED CONCRETE
▩	PROPOSED PAVED SIDEWALK

SITE DATA

ZONING	PARCELS 2 AND 4	C3, GENERAL COMMERCIAL (FP)
FUTURE LAND USE	PARCELS 2 AND 4	GC, GENERAL COMMERCIAL (FP)
PCN		PARCEL 1 - 2417-332-0014-000-7 (SLC) PARCEL 2 - 2417-332-0016-000-1 (FP) PARCEL 3 - 2417-332-0013-000-0 (SLC) PARCEL 4 - 2417-332-0017-000-8 (FP)
EXISTING USE		COMMERCIAL
PROPOSED USE		COMMERCIAL

SITE AREAS

TOTAL SITE	82,764.0 SF	1.90 AC	100.00%
PARCEL 1	12,632.4 SF	0.29 AC	15.26%
PARCEL 2	44,431.2 SF	1.02 AC	53.68%
PARCEL 3	17,859.6 SF	0.41 AC	21.58%
PARCEL 4	7,840.8 SF	0.18 AC	9.48%

NOTE:
ALL SITE IMPROVEMENTS ARE BEING PERFORMED ON PARCEL 2

BUILDING & PARKING DATA

FLOOR AREAS

EXIST.	2,800 SF (RESTAURANT)
PROP.	1,800 SF (COMMISSARY)
TOTAL	4,600 SF

PARKING CALCULATION:

RESTAURANT, 1 SPACE PER 100 SF = 2,800 / 100 =	28 SPACES
OTHER RETAIL ESTABLISHMENT, 1 SPACE PER 200 SF = 1,800 / 200 =	9 SPACES
TOTAL REQUIRED:	37 SPACES
TOTAL PROVIDED:	42 SPACES

PERVIOUS / IMPERVIOUS

	EXISTING		PROPOSED	
	Square Feet	Percent	Square Feet	Percent
PERVIOUS				
Grass	13,316	30.47	15,426	35.30
TOTAL PERVIOUS	13,316	30.47	15,426	35.30
IMPERVIOUS				
Asphalt Paving	24,713	56.55	20,249	46.34
Sidewalk	651	1.49	1,825	4.18
Building	3,283	7.51	4,683	10.72
Other	1,735	3.97	1,515	3.47
TOTAL IMPERVIOUS	30,382	69.53	28,272	64.70
TOTAL SITE	43,698	100.00	43,698	100.00

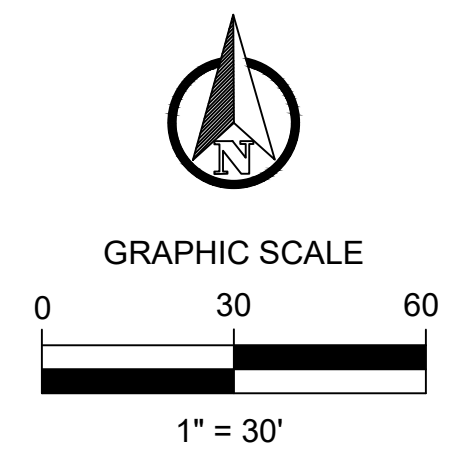
NOTE:
IMPERVIOUS AREA IN THE PROPOSED SITE PLAN IS 2,110 SQUARE FEET OR 4.83 % OF THE PARCEL AREA LESS THAN THE EXISTING SITUATION.

DRAINAGE STATEMENT

The proposed site has an overall area of 1.02 acres and was originally developed in 1979. There is no existing South Florida Water Management District (SFWMD) permit, therefore, a permit modification is not required. The existing site has a total impervious area of .70 acres, and the proposed site totals .65 acres of impervious area. With the net decrease of roughly .05 acres of impervious area, the stormwater runoff will decrease.

In accordance with section 6.2 of the ERP Applicant's Handbook Vol1. A modification can be classified as minor or major by Rule 62-330.315 F.A.C. To qualify for a minor modification, improvements must be below a 10% or 0.5 acre increase in impervious area. A minor modification will be requested from the SFWMD during detail plan design.

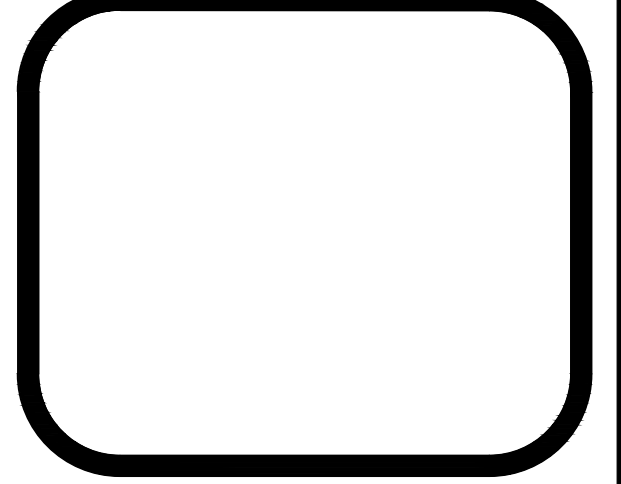
Existing water and sewer service will be provided by the FPUA and any new connections will be extended thru the existing building.



DESIGNED BY	TJM
DRAWN BY	AH
FILENAME	
SIT	
LAYOUT	
SCALE	1" = 30'
DATE	11-14-2022

REVISION COMMENTS	
DATE	

3900 OKEECHOBEE RD
MOONSWINERS BAR-B-Q EXPANSION
SITE PLAN
 FLORIDA
 FT. PIERCE



302-22

1 OF 2



THIS CONCEPTUAL PLAN IS INTENDED FOR DESIGN PURPOSES ONLY AND MAY OR MAY NOT COMPLY WITH ALL COUNTY LAND DEVELOPMENT REGULATIONS. THIS INSTRUMENT MAY NOT BE UTILIZED FOR ANY OTHER PURPOSE OR BY OTHERS THAN INTENDED WITHOUT EXPRESS WRITTEN CONSENT FROM REDTAL, INC.



DESIGNED BY: TPA
 DRAWN BY: AH
 FILENAME:
 SIT: LAYOUT
 LAYOUT: 1" = 30'
 SCALE: 11-14-2022
 DATE:

REVISION COMMENTS

DATE

3900 OKEECHOBEE RD
 MOONSWINERS BAR-B-Q EXPANSION
 SITE PLAN
 FT. PIERCE
 FLORIDA

302-22

2 OF 2

LEGEND

- OVERALL PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED CURB AND GUTTER
- ⑩ NUMBER OF PARKING SPACES
- ▨ PROPOSED CONCRETE
- ▤ PROPOSED PAVED SIDEWALK

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PROPOSED USE
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DRAINAGE STATEMENT

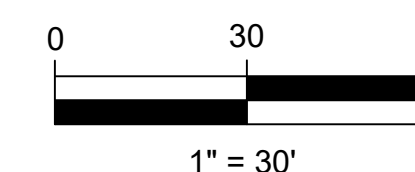
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In accordance with section 6.2 of the ERP Applicant's Handbook Vol1. A modification can be classified as minor or major by Rule 62-330.315 F.A.C. To qualify for a minor modification, improvements must be below a 10% or 0.5 acre increase in impervious area. A minor modification will be requested from the SFWMD during detail plan design.

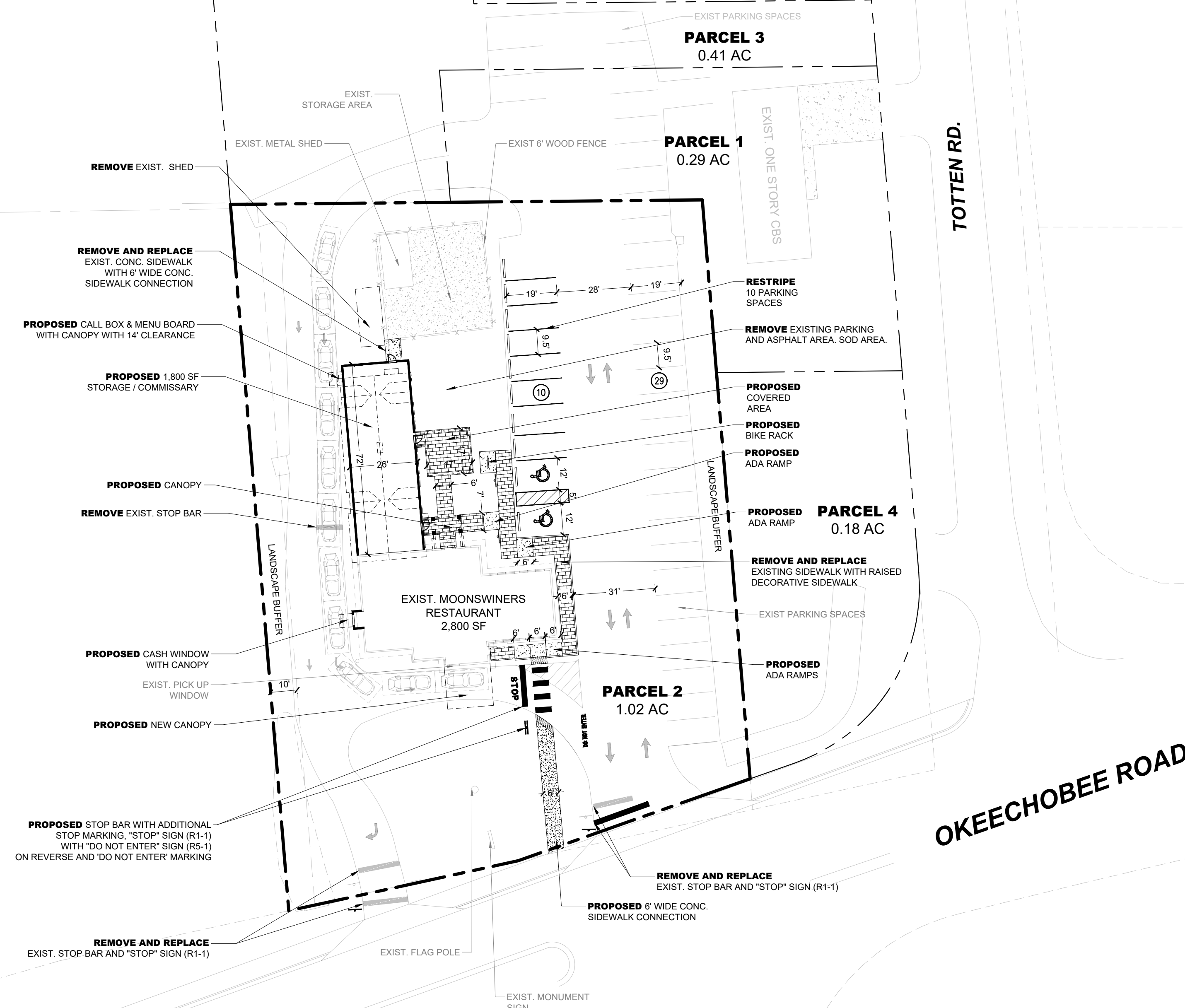
Existing water and sewer service will be provided by the FPUA and any new connections will be extended thru the existing building.



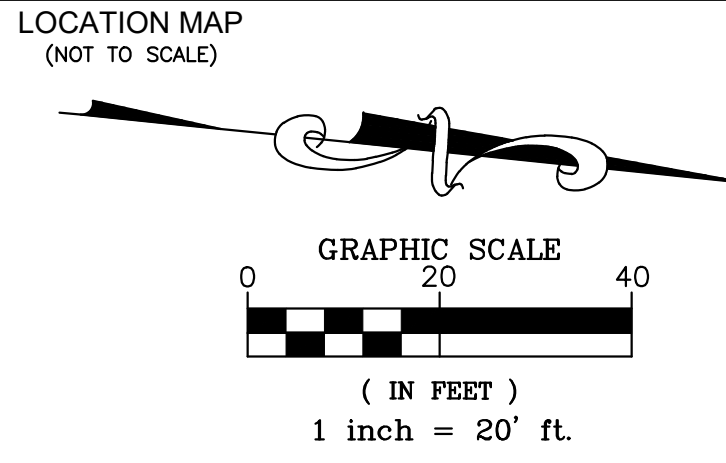
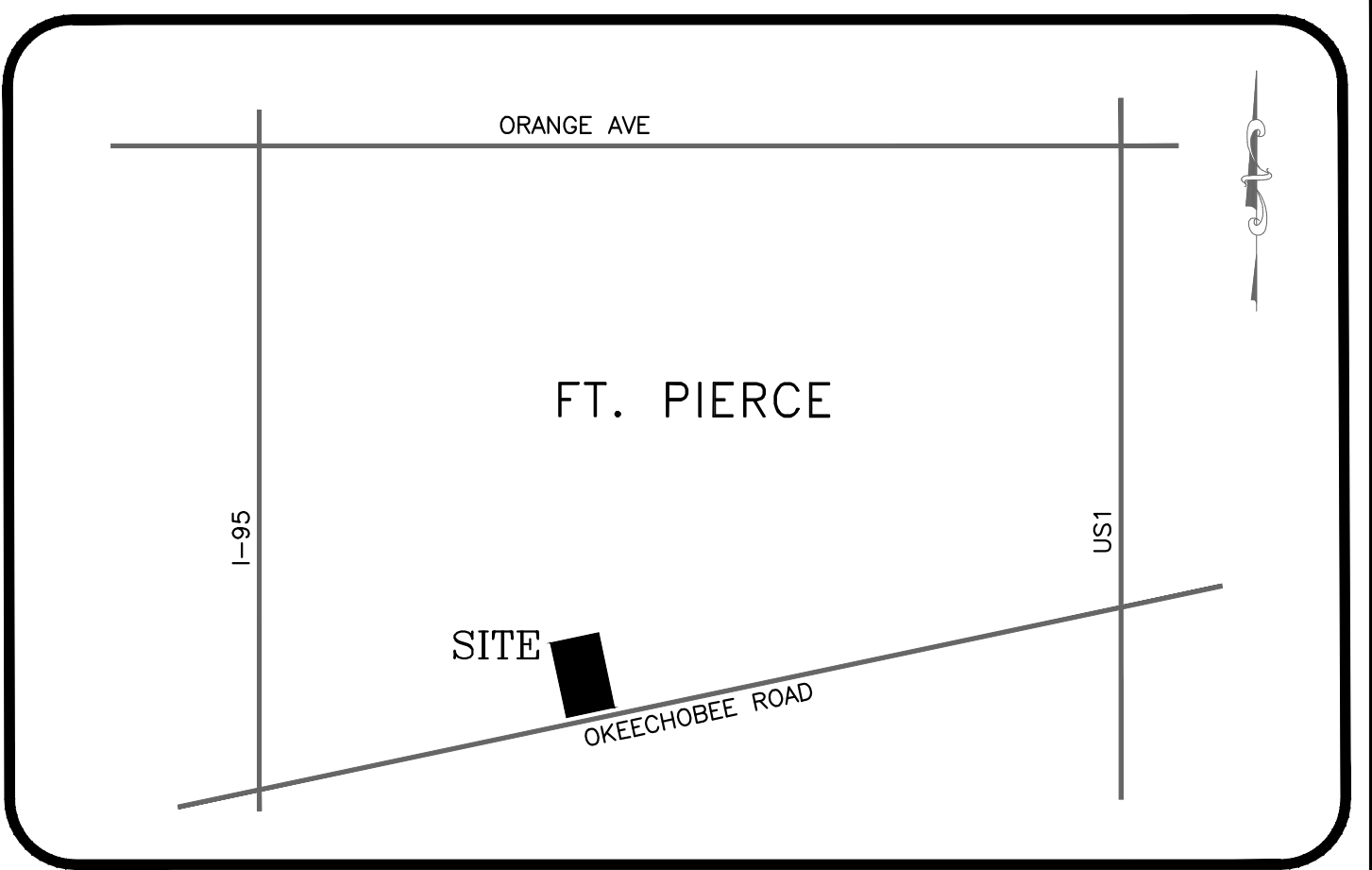
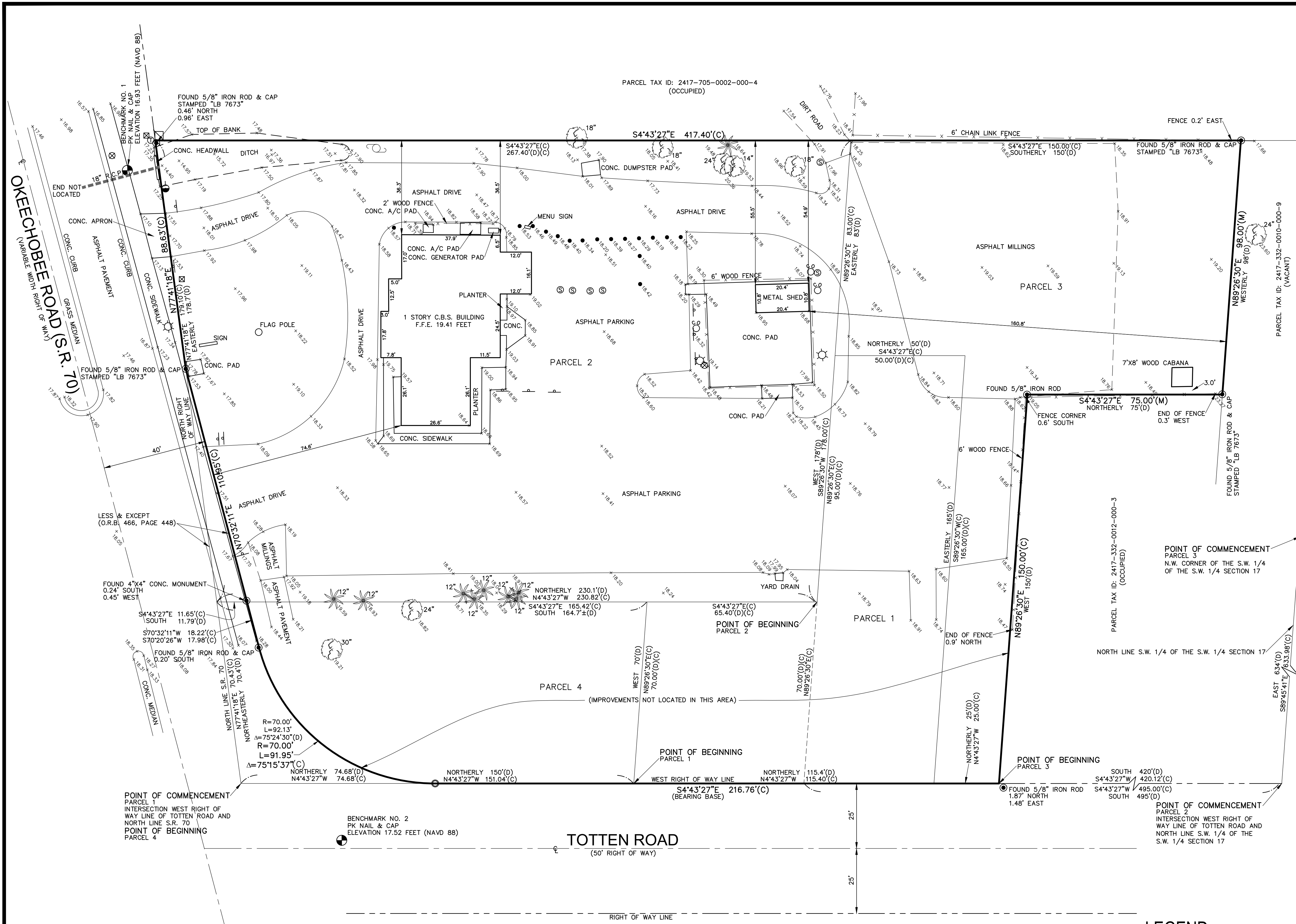
GRAPHIC SCALE



NOTE:
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DESCRIPTION

PARCEL 1
 FROM THE INTERSECTION OF THE WEST LINE OF TOTTEN ROAD AND THE NORTH LINE OF STATE ROAD 70 (OKEECHOBEE ROAD) IN THE SW 1/4, OF THE SW 1/4, OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN NORTHERLY ALONG SAID WEST LINE OF TOTTEN ROAD A DISTANCE OF 150 FEET FOR POINT OF BEGINNING; THENCE CONTINUE NORTHERLY 115.4 FEET; THENCE TO THE LEFT WITH AN INTERIOR ANGLE OF 94°44'1/2", A DISTANCE OF 165 FEET; THENCE SOUTHERLY PARALLEL WITH TOTTEN ROAD 50 FEET; THENCE EASTERLY PARALLEL TO ABOVE NORTH LINE A DISTANCE OF 95 FEET; THENCE SOUTHERLY PARALLEL WITH TOTTEN ROAD A DISTANCE OF 65.4 FEET; THENCE EASTERLY PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 70 FEET TO THE POINT OF BEGINNING. (O.R.B. 662, PG. 134)

TOGETHER WITH:
PARCEL 2
 FROM THE INTERSECTION OF THE WEST SIDE OF TOTTEN ROAD AS NOW LAID OUT NORTH OF STATE ROAD #8 (NOW STATE ROAD 70) AND THE NORTH LINE OF THE SW 1/4, OF THE SW 1/4, OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE RUN SOUTH ALONG SAID WEST LINE A DISTANCE OF 495 FEET, TO A STAKE; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SW 1/4, OF SW 1/4, A DISTANCE OF 70 FEET, TO POINT OF BEGINNING; THENCE CONTINUE WEST 178 FEET TO A STAKE; THENCE RUN SOUTH PARALLEL WITH SAID TOTTEN ROAD A DISTANCE OF 267.4 FEET TO THE NORTH SIDE OF STATE ROAD #8 (NOW STATE ROAD 70); THENCE RUN EASTERLY ALONG SAID NORTH LINE 178.7 FEET TO A STAKE; THENCE RUN NORTHERLY 230.1 FEET TO POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PART CONVEYED TO THE STATE OF FLORIDA BY DEED RECORDED IN DEED BOOK 240, PAGE 519, OF THE PUBLIC RECORDS, OF ST. LUCIE COUNTY, FLORIDA. (O.R.B. 466, PG. 44B)

TOGETHER WITH:
PARCEL 3
 FROM THE NORTHWEST CORNER OF SOUTHWEST QUARTER OF SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST RUN EAST ALONG NORTH LINE OF SAID SOUTHWEST QUARTER OF SOUTHWEST QUARTER, 634 FEET; THENCE SOUTH WITH INTERIOR ANGLE OF 94°44'1/2" MINUTES ALONG WEST SIDE OF RD. 420 FEET TO POINT OF BEGINNING; THENCE WEST PARALLEL WITH NORTH LINE OF SAID SOUTHWEST QUARTER OF SOUTHWEST QUARTER 150 FEET; THENCE NORTHERLY 75 FEET; THENCE WESTERLY 98 FEET; THENCE SOUTHERLY 150 FEET; THENCE EASTERLY 83 FEET; THENCE NORTHERLY 50 FEET; THENCE EASTERLY 165 FEET; THENCE NORTHERLY 25 FEET TO POINT OF BEGINNING. (O.R.B. 32B5, PG. 346)

TOGETHER WITH:
PARCEL 4
 BEGINNING AT THE NW CORNER OF INTERSECTION OF OKEECHOBEE ROAD AND TOTTEN ROAD; THENCE RUN NORTH ALONG THE WEST RIGHT OF WAY LINE OF TOTTEN ROAD 150 FEET; THENCE WEST 70 FEET; THENCE SOUTH 164.7 FEET, MORE OR LESS TO THE NORTH RIGHT OR WAY LINE OF OKEECHOBEE ROAD; THENCE NORTHEASTERLY ALONG THE NORTH RIGHT OR WAY LINE OF OKEECHOBEE ROAD 70.4 FEET MORE OR LESS TO THE POINT OF BEGINNING, LESS A PORTION THEREOF DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE NORTH RIGHT OR WAY LINE OF OKEECHOBEE ROAD AND THE WEST RIGHT OF WAY LINE OF TOTTEN ROAD AND RUN NORTHERLY ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 74.68 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWESTERLY HAVING A RADIUS OF 70 FEET; THENCE RUN SOUTHWESTERLY 92.13 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 75 DEGREES 24'30" TO THE END OF SAID CURVE; THENCE SOUTH 70 DEGREES 20'26" WEST 17.98 FEET; THENCE RUN SOUTH 11.79 FEET TO THE NORTH RIGHT OR WAY LINE OF OKEECHOBEE ROAD; THENCE RUN NORTHEASTERLY ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 70.4 FEET TO THE POINT OF BEGINNING.

THE ABOVE LAND LYING AND BEING IN THE SW 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA (O.R.B. 3373, PG. 408)

CERTIFIED TO
 JACQUIN & SONS, INC.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARY AND TOPOGRAPHIC SURVEY, AS SHOWN HEREON, IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND CHARGE AND SAID SURVEY IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT SAID SURVEY COMPLIES WITH THE APPLICABLE STANDARDS OF PRACTICE FOR SURVEYS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CIVILSURV DESIGN GROUP, INC.
 BY: BRIAN C. KIERNAN
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA REGISTRATION NO. 6101
 DATE OF SIGNATURE

SURVEYOR'S NOTES

1. THIS SURVEY MAP OR THE COPIES THEREOF, EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL, ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. HORIZONTAL RELATIONSHIPS, AS SHOWN HEREON, ARE BASED ON THE FLORIDA STATE PLANE COORDINATE GRID, EAST ZONE, USING THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT (NSRS 2011).
3. THE WEST RIGHT OF WAY LINE OF TOTTEN ROAD IS ASSUMED TO BEAR SOUTH 04°43'27" EAST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
4. THE HORIZONTAL LOCATION OF NON-DIMENSIONED FEATURES ARE PLOTTED TO SCALE, UNLESS NOTED OTHERWISE.
5. SYMBOLS SHOWN WITHIN THIS DRAWING ARE NOT SCALE DEPENDENT.
6. DESCRIPTION SHOWN HEREON PROVIDED BY CLIENT.
7. FIELD SURVEY LAST CONDUCTED ON MARCH 10, 2022.
8. OVERALL PARCEL CONTAINS 1.92 ACRES, MORE OR LESS.
9. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
10. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
11. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED, EXCEPT AS SHOWN.
12. LIMITS OF WETLANDS, IF ANY, UNDER GOVERNMENT JURISDICTION, WERE NOT DETERMINED AS PART OF THIS SURVEY.
13. BY GRAPHIC PLOTTING ONLY, SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION OF "X", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 12111C0186J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. THIS INFORMATION SHOULD BE CONFIRMED WITH THE APPROPRIATE COUNTY PRIOR TO CONSTRUCTION.
14. TREE SIZES SHOWN NEXT TO TREE SYMBOLS WERE TAKEN AT BREST HEIGHT AND ARE IN INCHES OF A FOOT.
15. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

LEGEND

- O.R.B. - OFFICIAL RECORDS BOOK
- C - CENTERLINE
- (P) - PLAT
- (M) - MEASURED
- (D) - DEED
- (C) - CALCULATED
- L.B. - LICENSED BUSINESS
- CONC. - CONCRETE
- C.M.P. - CORRUGATED METAL PIPE
- INV - INVERT
- EL - ELEVATION
- F.F.E. - FINISH FLOOR ELEVATION
- P.U.E. - PUBLIC UTILITY EASEMENT
- D.E. - DRAINAGE EASEMENT
- OHU - OVERHEAD UTILITY LINE
- W.P. - WOOD POWER POLE
- GA - GUY ANCHOR
- C.C.R. - CERTIFIED CORNER RECORD
- W - WATER METER
- I.D. - IDENTIFICATION
- TE - TELEPHONE RISER
- M.E.S. - MITERED END SECTION
- CP - CONCRETE POWER POLE
- HDPE - HIGH DENSITY POLY ETHYLENE PIPE
- R.C.P. - REINFORCED CONCRETE PIPE
- SC - SANITARY CLEAN-OUT
- B - 4" BOLLARD
- OT - OAK TREE
- PT - PALM TREE

CIVILSURV
 CIVILSURV DESIGN GROUP, INC.
 444 4TH LANE S.W., VERO BEACH, FL 32962 TEL: 772-323-2244

REVISIONS
DATE: 03/10/22
SCALE: 1"=20'
PROJECT NO: MOONSWINERS BOUND TOPO
FIELD BOOK(S): 861
DRAWN BY: BK
CHECKED BY: SW
LB NUMBER: 7805

BOUNDARY, TOPOGRAPHIC & TREE SURVEY
MOONSWINERS - 3900 OKEECHOBEE ROAD
FT. PIERCE, FLORIDA

SHEET NO.	1
OF	1



Project name: Moonswiners – Storage Extension
Date: 10/24/2022

TRANSPORTATION DEMAND ANALYSIS Storage extension and Site work

The following analysis was made to determine the level of impact of the proposed Storage extension on the traffic in terms of the trip generation. The method of the comparison of the existing and proposed situation will be used to find the numbers of newly generated Average Annual Daily Traffic (AADT) and AM/PM Peak Hour Trips.

DESCRIPTION

The site is comprised of four parcels and is located in Fort Pierce, St. Lucie County, Florida (Figure 1). All site improvements are being carried out on one of the parcels with the Parcel ID: 2417-332-0016-000-1, which has 1.02 acres, a Future Land Use of GC (General Commercial), and a zoning designation of C3 (General Commercial).

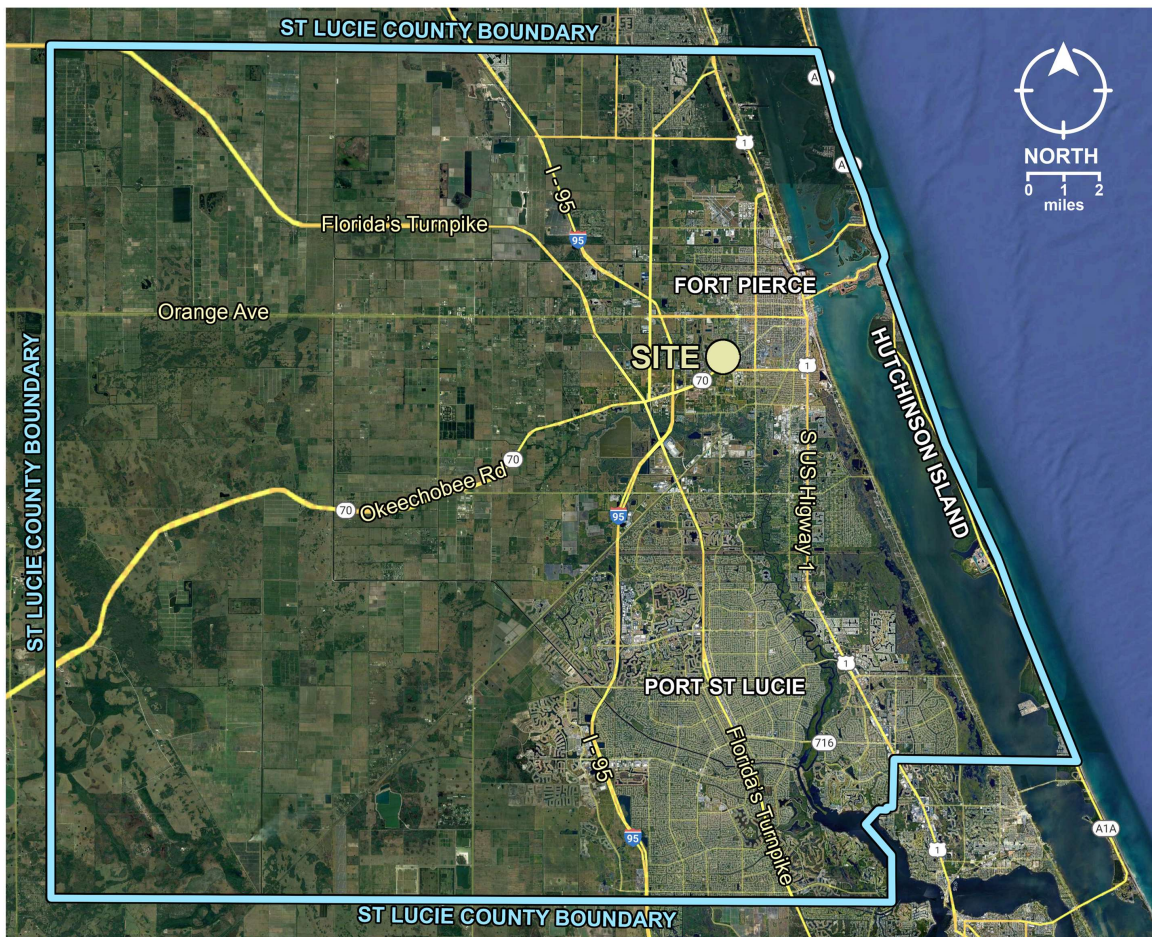


Figure 1. Location

The site is located on the north-west corner of the intersection of Okeechobee Road and Totten Road (Figure 2.). The site is developed, having a 2,800 SF restaurant with adequate number of parking spaces and built infrastructure.

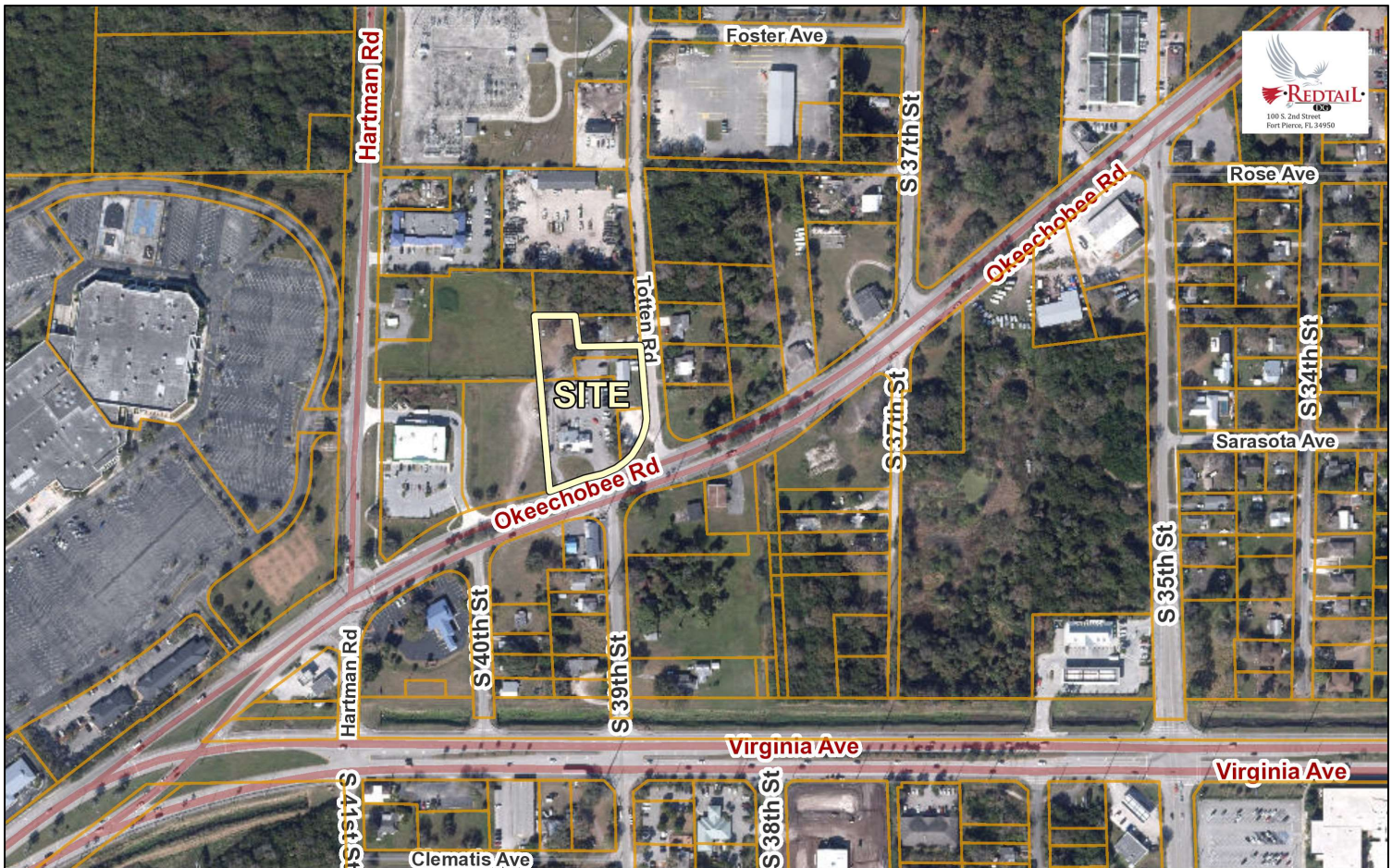


Figure 2. Vicinity

The submitted project proposes adding 1,800 SF of storage / commissary space, removing and sodding 5 existing parking spaces (which adds 5% of pervious area), replacing the concrete sidewalk with a raised and paved decorative sidewalk, and connecting the existing building with a sidewalk, thereby improving pedestrian connectivity with Okeechobee Road.

TRANSPORTATION ANALYSIS

ITE Trip Generation Manual (11th Edition)

The Trip Generation Manual recommends establishing a trip generation rate based on the number of seats rather than the gross floor area. Because no additional seats are proposed in this project, **the number of trips generated before and after the proposed changes will be the same.**



Redtail DG
100 S. 2nd Street
Fort Pierce, Florida 34950
(772) 742 1555
(772) 348 0908
www.redtaildg.com
vlada@redtaildg.com

LETTER OF TRANSMITTAL

Project name: Moonswiners – Storage Extension
Date: November 18, 2022
From: Redtail DG
To: Fort Pierce Planning Department
Sent by: Email

We are sending you the following documents in digital form:

Item No.	File Name
1	Authorization Letter.pdf
2	Colored elevations.pdf
3	Cover Letter.pdf
4	Design Review Application Form.pdf
5	Development Review Application Form.pdf
6	Feature Report.pdf
7	Floor plan and Elevation.pdf
8	Landscape Plan.pdf
9	Photometric Plan.pdf
10	Site Plan.pdf
11	Survey.pdf
12	Traffic.pdf
13	VicinityMap.pdf

If you have any questions, please do not hesitate to contact us.

Sincerely,
Redtail DG

5

This Warranty Deed Made the 31st day of May A. D. 1985 by

R. DALE ERNSBERGER and VIRGINIA ERNSBERGER, his wife
hereinafter called the grantor, to

DANNY ADKINS & ASSOCIATES, INC.

2,754.00

whose postoffice address is 3900 Okeechobee Road, Fort Pierce, Florida
hereinafter called the grantee:

(Wherever used herein the terms "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 \$ 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:

From the intersection of the West side of Totten Road as now laid out North of State Road #8 (now State Road 70) and the North line of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 17, Township 35 South, Range 40 East; thence run South along said West line a distance of 495 feet to a stake; thence West parallel with the North line of said SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ a distance of 70 feet to point of beginning; thence continue West 178 feet to a stake; thence run South parallel with said Totten Road a distance of 267.4 feet to the North side of State Road #8 (now State Road 70); thence run Easterly along said North line 178.7 feet to a stake; thence run Northerly 230.1 feet to point of beginning;

Excepting therefrom that part conveyed to the State of Florida by Deed recorded in Deed Book 240, page 519, of the Public Records of St. Lucie County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise 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, 1984.

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:

[Handwritten signatures]
Helen B. Russ

[Handwritten signature]
R. DALE ERNSBERGER
[Handwritten signature]
VIRGINIA ERNSBERGER

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

R. DALE ERNSBERGER and VIRGINIA ERNSBERGER, his wife

to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 31st day of May, A. D. 1985.

[Handwritten signature]
NOTARY PUBLIC, STATE OF FLORIDA

This instrument prepared by E. Dick

Address First Citizens Federal Building
8410 South Federal Highway
Port Saint Lucie, Florida 33452

SPACE BELOW FOR RECORDERS USE

75 MAY 31 P3:52

FILED AND INDEXED
ROGER P. ...
ST. LUCIE COUNTY, FLA.

708583

My Commission Expires:
Notary Public, State of Florida
My Commission Expires Feb. 18, 1987
Benevo This Copy From - Insurance, Inc.