



WAIVER OF DISTANCE

Property address or Location 908 AVENUE D FORT PIERCE FL 34950
 Parcel ID #(s) 2410-601-0086-000-6
 Project description CONVENIENCE STORE (GROCERY)

KHENABI REAL ESTATE INVESTMENT, LLC
CHOYAL TROUTMAN
 Property Owner(s)
411 N. US Hwy #1
 Street Address
FORT PIERCE FL 34950
 City State Zip
CHOYAL@yahoo.com
 Phone Number
(772) 538-1786

MAHMOUD YASER MGRM, YASER MAHMOUD, LLC.
 Applicant/Representative, Title, Company
6556 NW chugwater circle
 Street Address Port St. Lucie, Florida, 34983
 City State Zip
772-446-2217
 Phone Number yaserf4370@gmail.com
 Email Address

Email Address TERRY.CALHOUN@CBPROPRISE.COM
COMMERCIAL PROPERTY MANAGER

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) [Signature], Khenabi Real Estate Inv. LLC

STATE OF FLORIDA -- COUNTY _____
 The foregoing instrument was acknowledged before me this 25 day of JANUARY, 2024 by CHOYAL TROUTMAN who is personally known to me or has produced _____ as identification.

Signature of Notary Terry M. Calhoun

NOTARY PUBLIC
 STATE OF FLORIDA
TERRY CALHOUN
 Commission # HH 075164
 Expires April 28, 2025
 Bonded Thru Budget Notary Services

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3737

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

WAIVER OF DISTANCE

Submit one (1) original & seven (7) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

As-built site drawing, to scale, including the building, front door, parking area, traffic ingress and egress, sidewalks, landscaping and exterior lighting

Sketch of the building's interior layout including square footage of the following: kitchen, bar area, seating arrangement, and restrooms

Complete, notarized

Application Type:

- 1 APS/2APS: Beer Only / Package Sales or On-Premises Consumption
- 1 COP/2COP: Beer and Wine/Package Sales or On-Premises Consumption
- 3 APS: Beer, Wine & Liquor/Package Sales Only
- 4 COP: Beer, Wine & Liquor/On-Premises Consumption
- Arcade

Business Information:

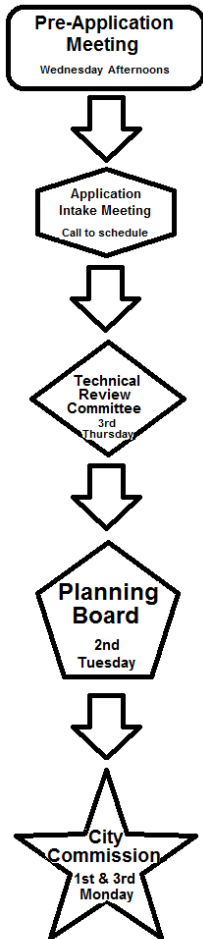
- New Business
- Transfer from: _____ Open since: _____
address year

Building Size 1800 Sq ft Maximum Occupancy 12 Total Seating 0 Parking Spaces 0

Hours of Operation:

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
to	to	to	to	to	to	to
7:00-23:00	7:00-23:00	7:00-23:00	7:00-23:00	7:00-23:00	7:00-23:00	7:00-23:00

Application Outlook



Minimum requirements for on-premises consumption.

- (1) An applicant holding a "Beer and Wine—Consume on Premises and Package Sales" license must be engaged in conducting a bona fide restaurant establishment, for which such waiver is sought, and to qualify as a bona fide restaurant the restaurant must:
 - (a) Have tables capable of seating not fewer than twenty (20) persons simultaneously, for the purpose of serving meals;
 - (b) Must dispense sales of beer and wine only to persons patronizing the establishment for the main purpose of ordering and consuming food;
 - (c) Have permanent kitchen facilities with a commercial stove, refrigerator and oven located within the premises in which meals are regularly prepared for service to patrons of the establishment.
- (2) An applicant holding a "Beer, Wine and Liquor—Consume on Premises and Package Sales" license must demonstrate that any parking area provided for is illuminated by not less than three (3) footcandles per square foot of parking lot area.

Sec. 125-325. - Amusement arcades and arcade amusement centers.

Amusement arcades and arcade amusement centers shall comply with the following regulations:

- (1) *General operating standards.*
 - c. No arcade amusement center shall be located within 1,250 feet of another arcade amusement center. Such distance shall be measured from closest property line to closest property line.
 - e. No amusement arcade or arcade amusement centers shall be located within 250 feet of the Downtown Business and Entertainment Overlay District boundaries.

Business legal name: Yaser Mahmoud LLC

Store Name: 9th St Food Market

Type of business: Limited Liability Company

Type of items to be sold: Beer and wine for off premises consumption.

Location: 908 Avenue D Fort Pierce Fl 34950

Hours of Operation: 7:00 a.m to 11:00 pm 7 Days a week

Number of employees: 1

Square footage of the store: 1800 Sq Ft

Parking: Parking is not formally provided; adjacent empty lot is customarily used as a parking lot.

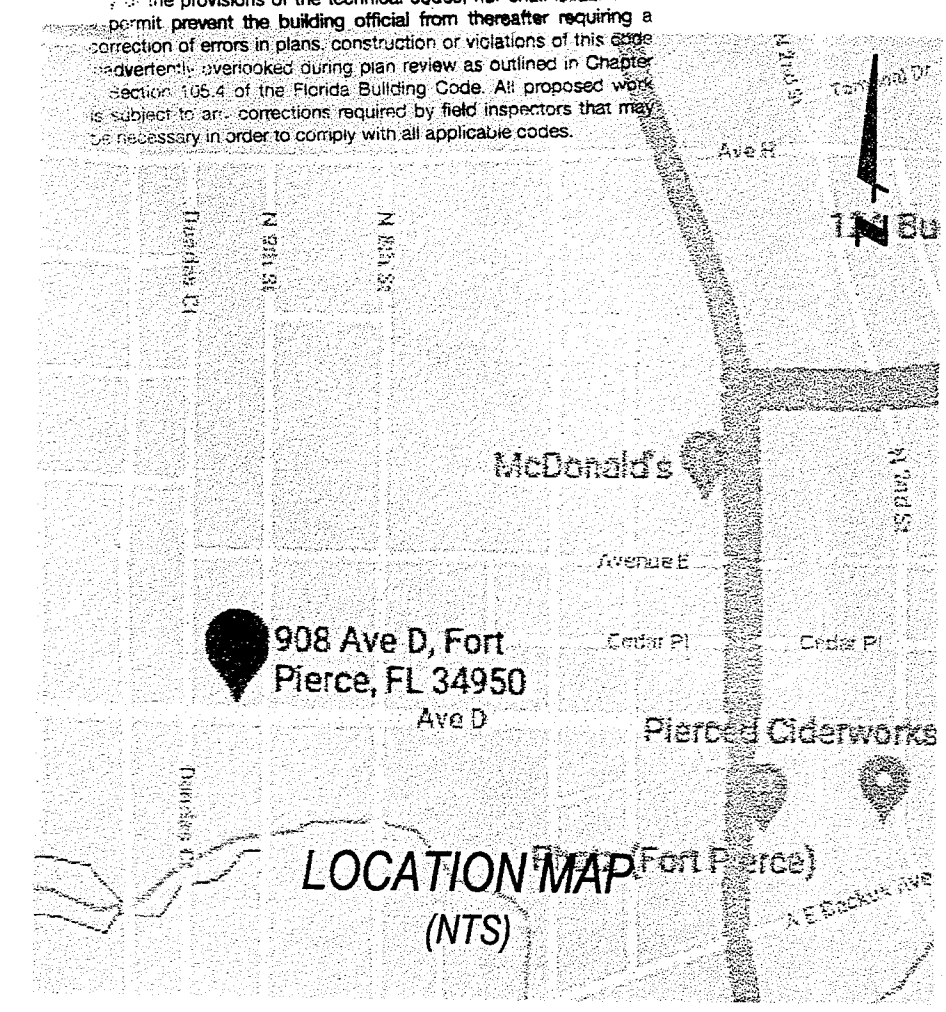
Landscape: There is no current landscape or any planned landscape.

Lighting: There is no lighting on the adjacent empty lot used customarily as parking. There is lighting on the road side 3 Ft long from the main entry which consists of 1 electric lantern.

Alcohol license pursued: 2APS as beer and wine for off premises consumption's sell is a lawful business.

REVIEWED FOR CODE COMPLIANCE

...shall be construed to be a license to proceed with...
...and not as authority to violate, cancel, alter or set aside...
...of the provisions of the technical codes, nor shall issuance of...
...permit prevent the building official from thereafter requiring a...
...correction of errors in plans, construction or violations of this code...
...adventerly overlooked during plan review as outlined in Chapter...
...Section 105.4 of the Florida Building Code. All proposed work...
...is subject to any corrections required by field inspectors that may...
...be necessary in order to comply with all applicable codes.



PROPERTY ADDRESS:
908 AVENUE D
FORT PIERCE FLORIDA 34950

These plans and all proposed work
are subject to any correction
required by Code inspectors that
may be necessary in order to
comply with all applicable codes.

FLOOD ZONE: "X"
PANEL NO.: 12111C 0179K
DATE: FEBRUARY 19, 2020

CERTIFIED TO:
1. KHENOBI REAL ESTATE INVESTMENT LLC

LEGAL DESCRIPTION:
LOT 14 & 15, BLOCK E, FEE AND MAYS ADDITION TO FT. PIERCE,
ACCORDING TO THE PLAT THEREOF FILE IN THE OFFICE OF THE CLERK
OF THE CIRCUIT COURT IN AND FOR ST. LUCIE COUNTY, FLORIDA,
RECORDED IN PLAT BOOK 3, PAGE 48, SAID SITUATE, LYING AND BEING
IN ST. LUCIE COUNTY, FLORIDA.

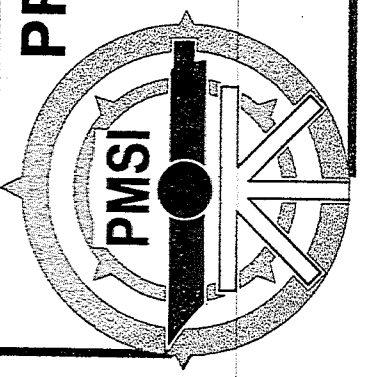
SURVEYORS' NOTES:
1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE
PURSUANT TO FLORIDA STATUTES.
2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT
VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER.
3. UNDERGROUND OR OBSCURED IMPROVEMENTS WERE NOT LOCATED.
4. DIMENSIONS ARE RECORD AND FIELD UNLESS OTHERWISE NOTED.
5. STATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
6. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8261.
ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER
THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT
WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. SURVEY SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS
AND RIGHTS-OF-WAY OF RECORD. (UNLESS A TITLE REVIEW,
COMMITMENT REVIEW, OR OWNERSHIP AND ENCUMBRANCE REVIEW IS
PRESENT ON THE FACE OF THIS DOCUMENT, THIS SURVEY HAS BEEN
COMPLETED IN THE ABSENCE OF A TITLE INSURANCE POLICY).
9. LOCATION MAP IS GLEANED FROM ONLINE MAPPING SITES AND AND IS
ONLY APPROXIMATE.

CITY OF FORT PIERCE

Reviewed:

Date: 1/21/21

PRINCIPAL MERIDIAN
SURVEYING, Inc.
LICENSED BUSINESS No. 8261
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
OFFICE 561-478-7764



DOUG WALKER
PROFESSIONAL LAND SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 7211

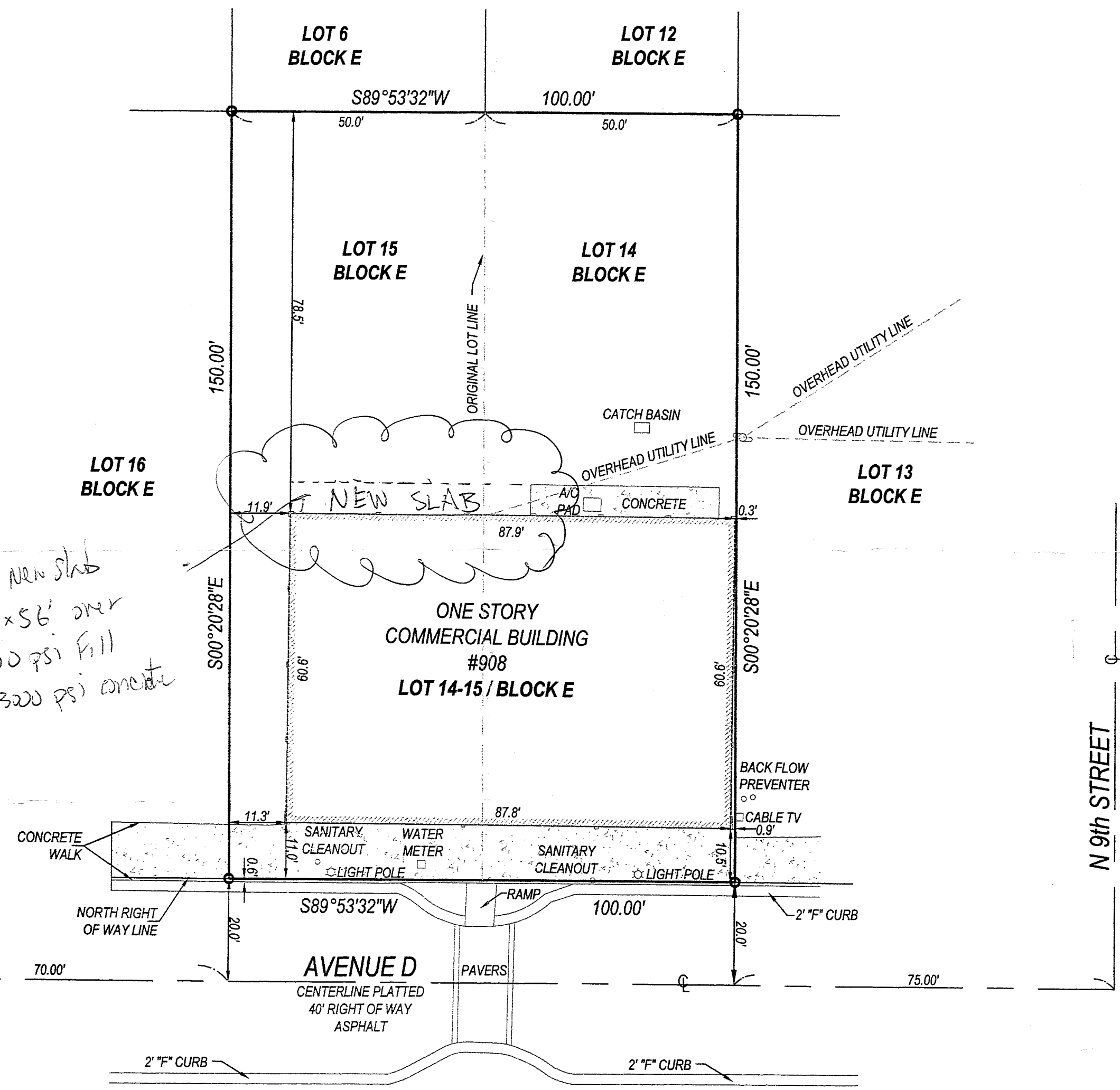


BOUNDARY SURVEY

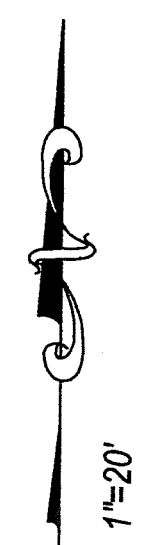
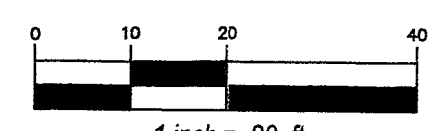
City of Fort Pierce MS FIELD
JAN 28 2021
Engineering Dept. SURVEY PURPOSE
S20120971 JOB#

01-02-21 DATE
CD DRAFT

NEW SLAB
6'x56' OVER
2500 PSI FILL
1/3200 PSI CONCRETE



GRAPHIC SCALE



DUNDAS COURT

N 9th STREET

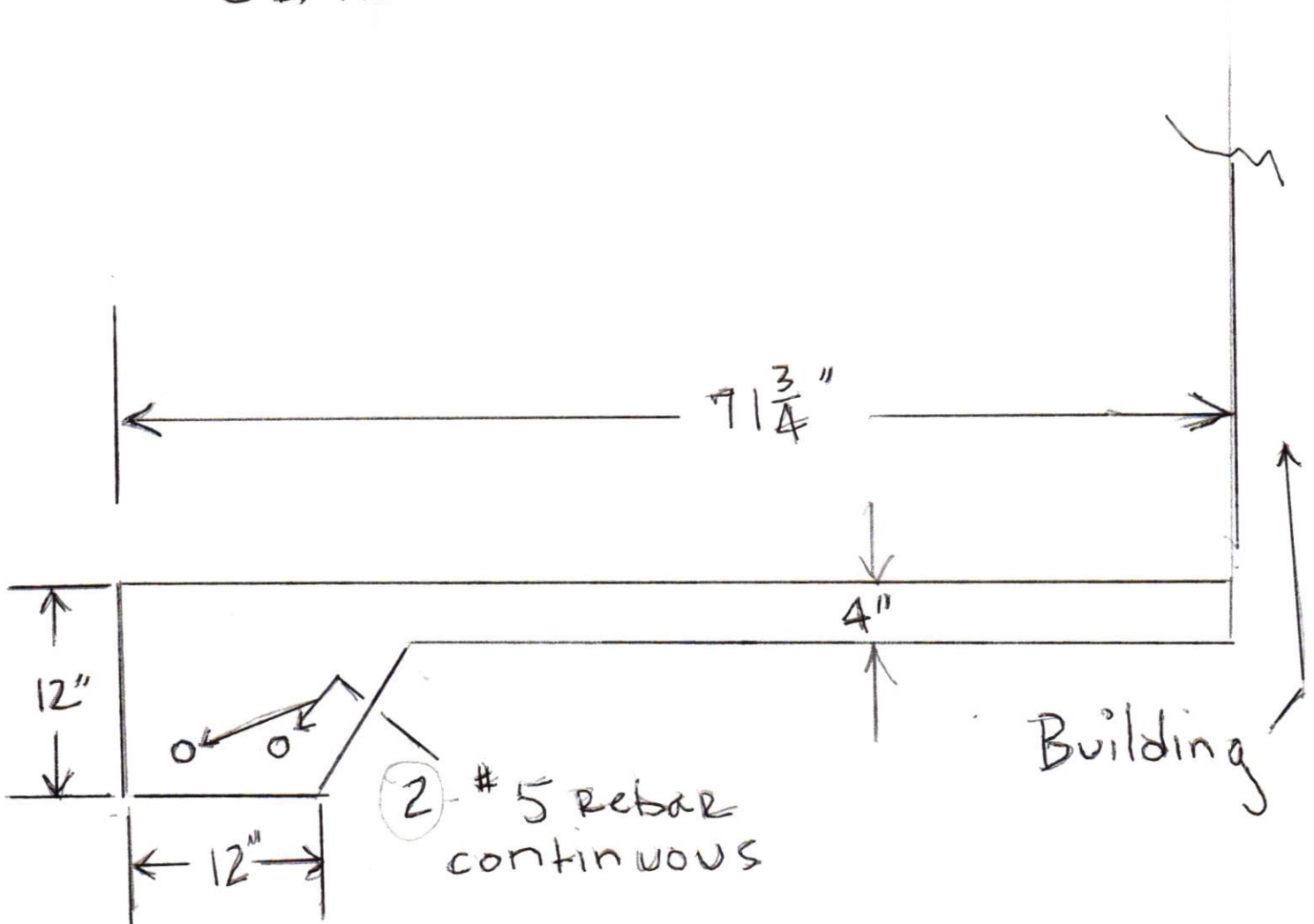
AVENUE D
CENTERLINE PLATTED
40' RIGHT OF WAY
ASPHALT

R.A. LUHTA CONSTRUCTION, LLC
GENERAL CONTRACTOR

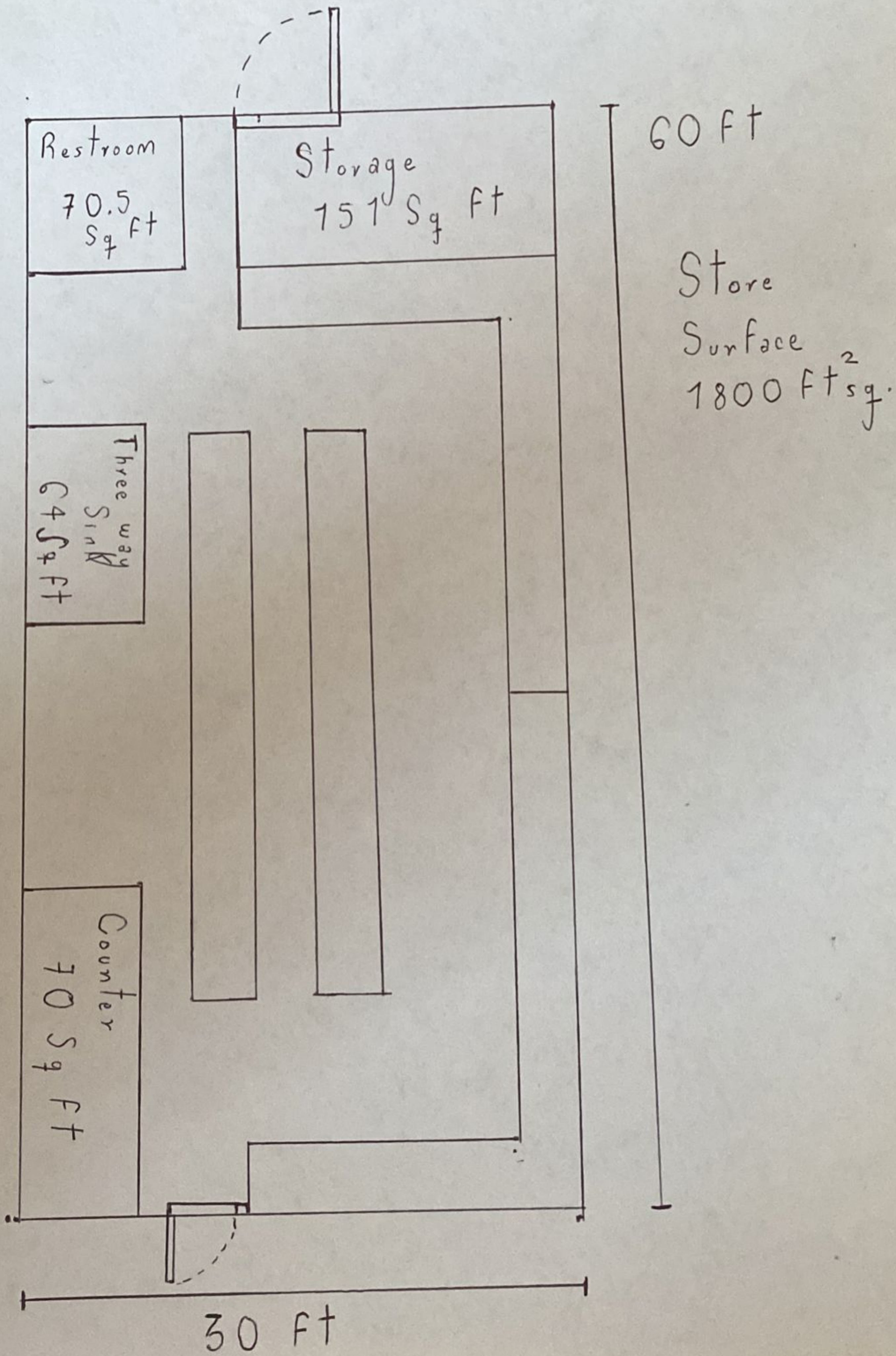
LICENSED AND INSURED

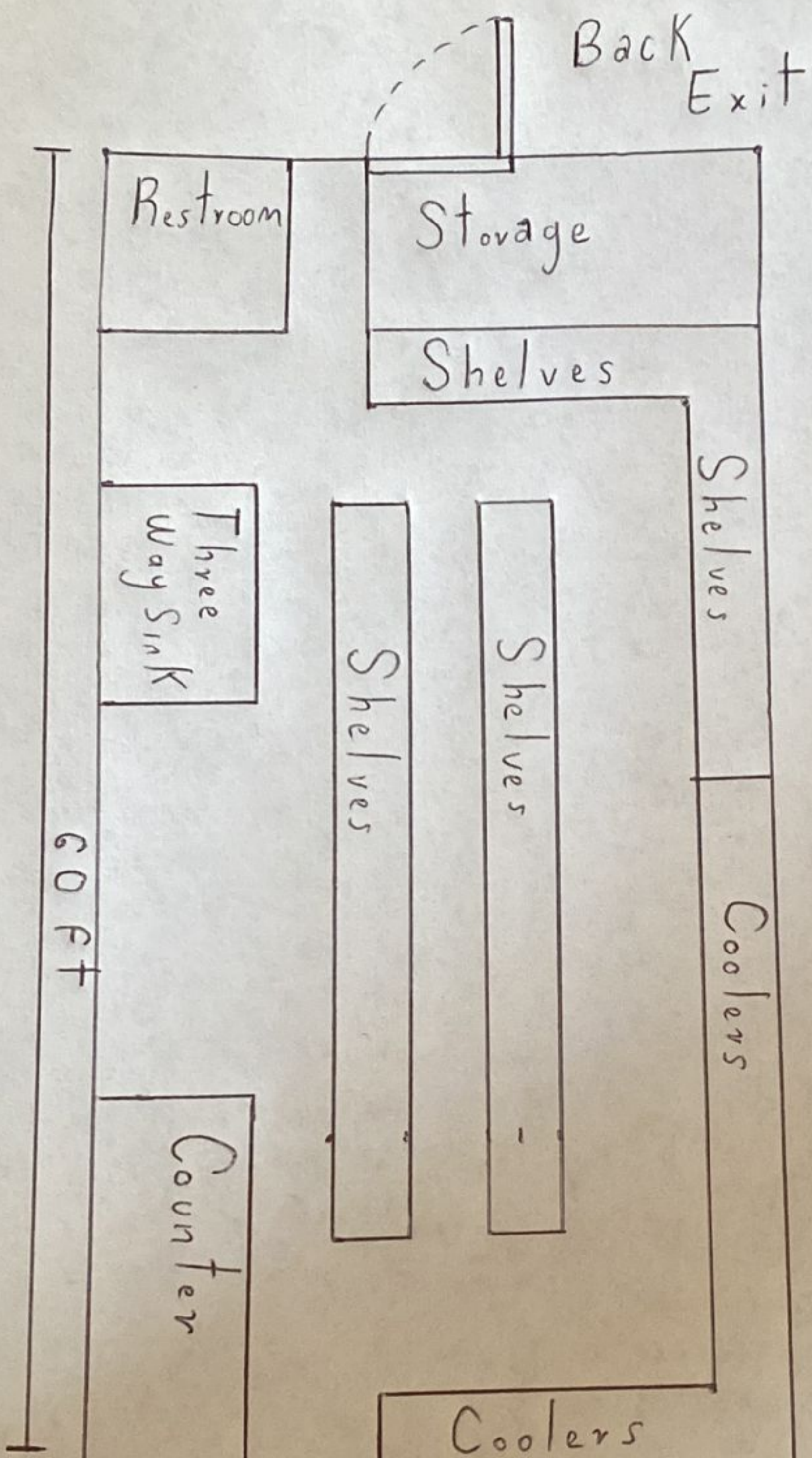
130 Dusk Way, Fort Pierce, Florida 34945 Office: (772) 288-2800; Fax: (772) 461-0560
Mobile: (954) 818-6394

908 Ave D
SLAB DETAIL N.T.S.



Concrete - 3000 P.S.I. w/ fiber on
2500 P.S.I. Compacted fill.





Empty lot
Parking
Area

Front Door Side walk
30 FT

Main Road

60

BAS C=0.00
(1800)

30

3