



**STEPHEN COOPER, P.E.
& ASSOCIATES, INC.**

~CONSULTING ENGINEER~

• CIVIL ENGINEERING • SITE PLANNING • ENVIRONMENTAL PERMITTING

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FLORIDA CERTIFICATE OF AUTHORIZATION No. 00008856

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**City of Ft. Piece
Proposed Office/Retail Center
1415 S. 25th Street**

PROJECT NARRATIVE

The proposed commercial development consists of a 2 Story Building. The first floor is proposed to include 4,938 sf of Retail Use and the second floor is proposed to include 4,938 sf of Office Use for a total of 9,876 sf.

The project is located within a C-1 Zoning District and intends to meet all City Zoning criteria with no variances requested. The underlying land use OP appears to be compatible with the proposed office/retail use.

The project is being designed to be compatible with the adjacent uses, including buffering to the adjacent residential use (25th St). The proposed commercial development will provide parking and loading per City criteria, including landscaping and Tree preservation.