

# WEST JENSEN PUD

PHASE 1B, PARCEL 12.7 REVISED FINAL SITE PLAN  
(A/K/A FIFTH THIRD BANK) (W038-110)

Board of County Commissioners

November 19, 2024

Owner/Applicant: BW Jensen Federal, LLC

Requested by: Bowman Consulting Group, Kristhian Morales

Project Coordinator: John Sinnott, Senior Planner

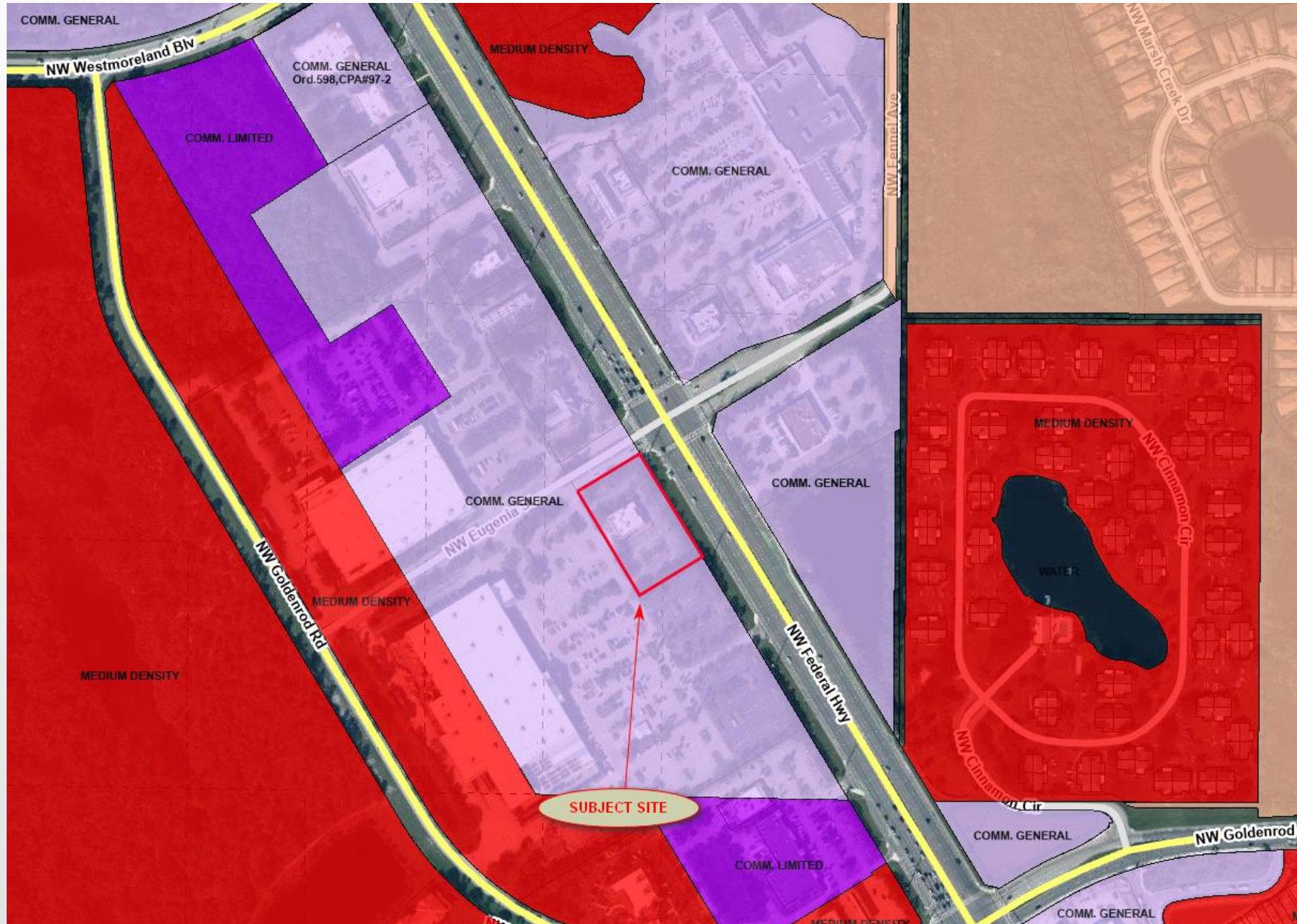




# ZONING ATLAS



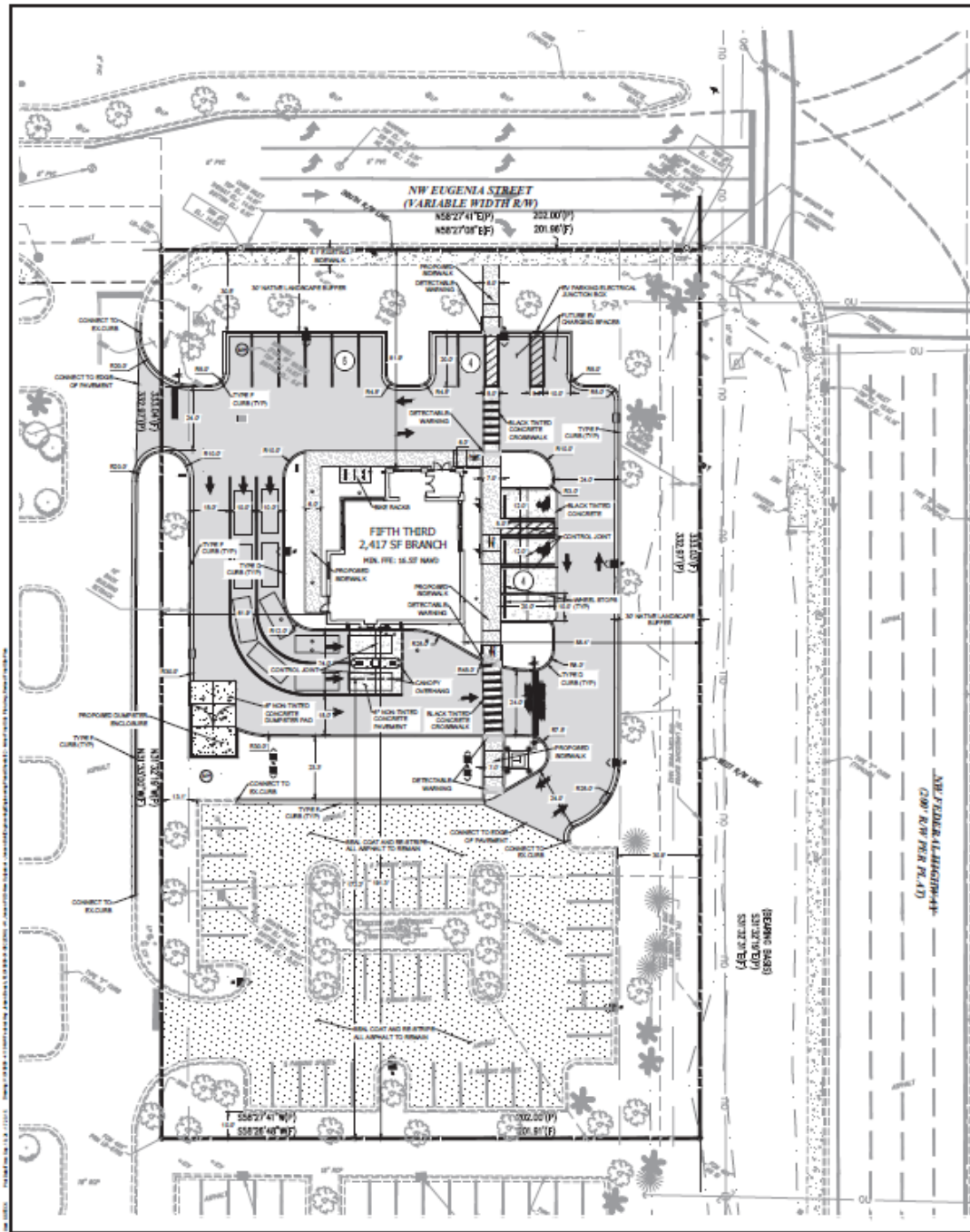
# FUTURE LAND USE



# REVISED FINAL SITE PLAN

- The subject site has been occupied by an approximately 5,300 square-foot restaurant since 2003 which is now vacant.
- The current application proposes to demolish the existing building and construct an approximately 2,417 square-foot bank building with drive-through teller lanes.
- The proposed development is consistent with the most recent West Jensen Phase 1B Revised Master Plan, approved in November 2022



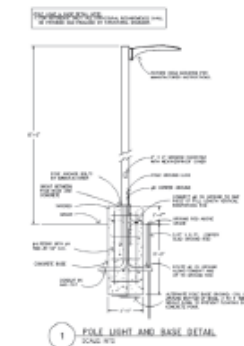


SITE SUMMARY	
JURISDICTION	WORTH COUNTY
ZONING	R-1000
PLU	GENERAL COMMERCIAL
USE	MAIN FINANCIAL SERVICES
TYPE OF CONSTRUCTION	NEW
PARCEL ID	2001000000
LOT	
NO. 1	87,262 SF (1.96 AC)
BUILDING	
NO. 1	2,417 SF
HEIGHT	27' 11" MP + 1 STORY
MAX HEIGHT	40'
CONSTRUCTION TYPE	TYPICAL
PARKING	
TOTAL SPACES	12 (2:1)

PARKING CALCULATIONS			
USE	QTY	RATIO	REQUIRED
MAIN AND PARKING USE	2,417	1 SPACE PER 200 SF	12 SPACES
TOTAL PARKING REQUIRED			12
EXISTING PARKING PROVIDED			0
HANDICAP PARKING PROVIDED			2
FUTURE RV PARKING			0
TOTAL PARKING PROVIDED			2
EXISTING PARKING TO REMAIN			0
NEWLY CONSTRUCTED PARKING			10

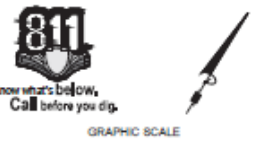
AREA CALCULATIONS			
AREA	SF	ACRES	%
TOTAL IMPROVED AREA	87,262	1.94	100
PROP. PAVEMENT AREA	28,881	0.65	33.1
PROP. LANDSCAPE AREA	58,381	1.29	66.9
PROP. OPEN RETENTION AREA	0	0.00	0.0
PROP. BUFFER AREA	11,280	0.25	12.8
PROP. SUPERVISED AREA	8,401	0.19	9.6
PROP. BUILDING AREA	2,417	0.05	2.8
PROP. PAVEMENT AREA	28,881	0.65	33.1
PROP. LANDSCAPE AREA	58,381	1.29	66.9
PROP. BUFFER AREA	11,280	0.25	12.8
PROP. SUPERVISED AREA	8,401	0.19	9.6
PROP. BUILDING AREA	2,417	0.05	2.8
PROP. PAVEMENT AREA	28,881	0.65	33.1

AREA CALCULATIONS				
AREA	REQUIRED	SF	ACRES	%
BUILDING COVERAGE	MAX 50%	2,417	0.05	2.8
OPEN SPACE	MIN 30%	28,881	0.65	33.1



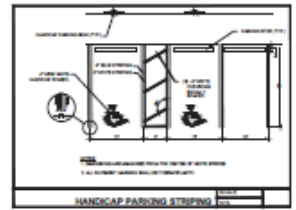
**PROJECT TEAM**

<b>PROPERTY OWNER:</b> B&B FINANCIAL, LLC 3705 W SWAN AVENUE #200 TAMPA, FL 33609	<b>SURVEYOR:</b> B&B SURVEYING 8415 SUNBATE STREET TAMPA, FL 33620 PHONE: (813) 986-6800	<b>LANDSCAPE ARCHITECT:</b> HOLB MONTES & BOWMAN COMPANY 160 W. GORRISON WAY NAPLES, FL 34111 PHONE: (239) 254-2200 CONTACT: WILLIAM E. PRYSE
<b>PROPERTY DEVELOPER:</b> BRIGHTWORK RS FOUR HARBOR CIRCLE, SUITE 100 WEST PALM BEACH, FL 33409 PHONE: (561) 715-0000 EMAIL: RICHARD.BOWMAN@BRIGHTWORKRS.COM CONTACT: ROYAN CARLSON	<b>CIVIL ENGINEER:</b> BOWMAN 400 N. 17TH STREET, SUITE 300 FORT LAUDERDALE, FL 33315 PHONE: (954) 274-9888 CONTACT: KRISTIAN MORAN	<b>ARCHITECT:</b> B&B ARCHITECTS 400 N. ASHLEY DRIVE, SUITE 100 TAMPA, FL 33602 PHONE: (813) 223-6223



**REVISED FINAL SITE PLAN**  
DESIGN STANDARDS AND PLACEMENT OF SIGNS SHALL BE REVIEWED VIA SEPARATE BUILDING PERMIT

EXISTING LEGEND		PROPOSED LEGEND	
---	PROPERTY LINE	[Symbol]	PROPOSED ASPHALT PAVEMENT
---	EXISTING SIDE	[Symbol]	PROPOSED CONCRETE PAVEMENT
-22' -10'	EXISTING WATER METER	[Symbol]	PROPOSED BLACK TINTED CONCRETE PAVEMENT
-14' -04'	EXISTING WATER VALVE	[Symbol]	SEAL COATED AND REINFORCED ASPHALT
[Symbol]	EXISTING LIGHT POLE	[Symbol]	PROPOSED 1" CURB
[Symbol]	EXISTING SEWER MANHOLE	[Symbol]	PROPOSED 6" SIDE WALK SIDE WALK (PACKAGE FOR MORE DETAIL)
[Symbol]	EXISTING STORM STRUCTURE	[Symbol]	PARKING COAT
[Symbol]	EXISTING GRATE SILENT	[Symbol]	PROPOSED MANHOLE
[Symbol]	EXISTING TRANSFORMER	[Symbol]	PROPOSED SILENT
[Symbol]	EXISTING CURB		
[Symbol]	EXISTING CONCRETE BLOCK WALL		
[Symbol]	EXISTING FIRE HYDRANT		
[Symbol]	EXISTING SLOTTED DRAINAGE		
[Symbol]	EXISTING CABLE RIVER		
[Symbol]	EXISTING TRAFFIC SIGNAL BOX		
[Symbol]	EXISTING TRAFFIC SIGNAL POLE		



PARKING SETBACKS		
SETBACK	REQUIRED (FT)	PROPOSED (FT)
PROP. NORTH	10	30.0
PROP. SOUTH	10	30.0
PROP. WEST	10	13.1
PROP. EAST	10	55.0

BUILDING SETBACKS		
SETBACK	REQUIRED (FT)	PROPOSED (FT)
PROP. NORTH	10	30.0
PROP. SOUTH	10	30.0
PROP. WEST	10	13.1
PROP. EAST	10	55.0

LANDSCAPE BUFFERS		
BUFFER	REQUIRED (FT)	PROPOSED (FT)
PROP. NORTH	10	30.0
PROP. SOUTH	10	30.0
PROP. WEST	10	13.1
PROP. EAST	10	55.0

**Bowman**  
CERTIFICATE OF AUTHORIZATION LICENSE NO. 2006

West Jensen PUD, Phase 1B  
Parcel 12.7, Revised Final Site Plan  
Fifth Third Bank  
4110 NW Federal Hwy.  
Jensen Beach, FL 34657

WEST JENSEN PUD, PHASE 1B  
PARCEL 12.7, REVISED FINAL SITE PLAN  
FIFTH THIRD BANK  
4110 NW FEDERAL HWY.  
JENSEN BEACH, FL 34657

01990041402  
BOWMAN PROJECT NUMBER

ADDRESS: 4110 NW FEDERAL HWY.  
FLORIDA REG. NO. 2006

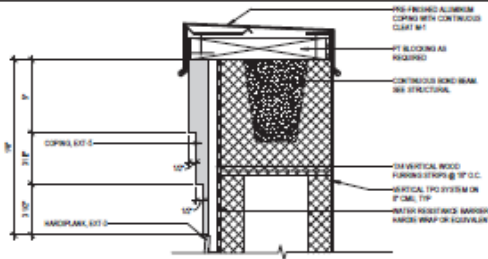
PLAN DATE	
01/15/24	FINAL PLAN REVIEW
01/25/24	COUNTY COMMENTS
02/15/24	FINAL PLAN REVIEW
02/22/24	COUNTY COMMENTS

DATE: 9/13/2024  
FILE: 12 - West Jensen PUD Parcel 12.7

NET

# ARTICLE 4, DIVISION 20 – COMMERCIAL, MULTIFAMILY, AND COMMERCIAL DESIGN

- The applicant is requesting alternative compliance from certain commercial design provisions.
- Staff recommend approval.
- Board of County Commissioners is the final decision maker for this application.



SECTION DETAIL @ CORNICE 3/8" = 1'-0" 3

EXTERIOR FINISH SCHEDULE					
ID#	EXTERIOR FINISH	MANUFACTURER	COLOR	COMMENTS	
EXT-1	ALUMINUM COMPOSITE METAL PANEL	ALCOA ARCHITECTURAL	CLASH BRIDGES: METAL		
AL-1	ALUMINUM COMPOSITIONAL SYSTEM	TRC OF AMERICA	CLASH BRIDGES		
AL-2	ALUMINUM COMPOSITIONAL SYSTEM	TRC OF AMERICA	CLASH BRIDGES		
SP-1	SPRINKLER	SPRINT (PAIN FINISH)	CLASH BIT		
EXT-2	MEXICAN STAMEN BRICK VENEER	ALCOA BRICK	CLASH BRIDGE		
EXT-3	PRE-FINISH	ALCOA BRICK	CLASH BRIDGE		
EXT-4	2" VERTICAL TRIM	JAMES HARDIE	METROPOLIS		
EXT-5	12" COURSE	METROPOLIS			
EXT-6	STANDARD BRICK METAL ROOF SYSTEM	BRIDGES	CLASH BRIDGE		
EXT-7	ROOFING	BRIDGES	CLASH BRIDGE		
EXT-8	12" HORIZONTAL	JAMES HARDIE	METROPOLIS		
EXT-9	PRE-FINISHED METAL COPING	PRECLAD	BRUSH CLASH		

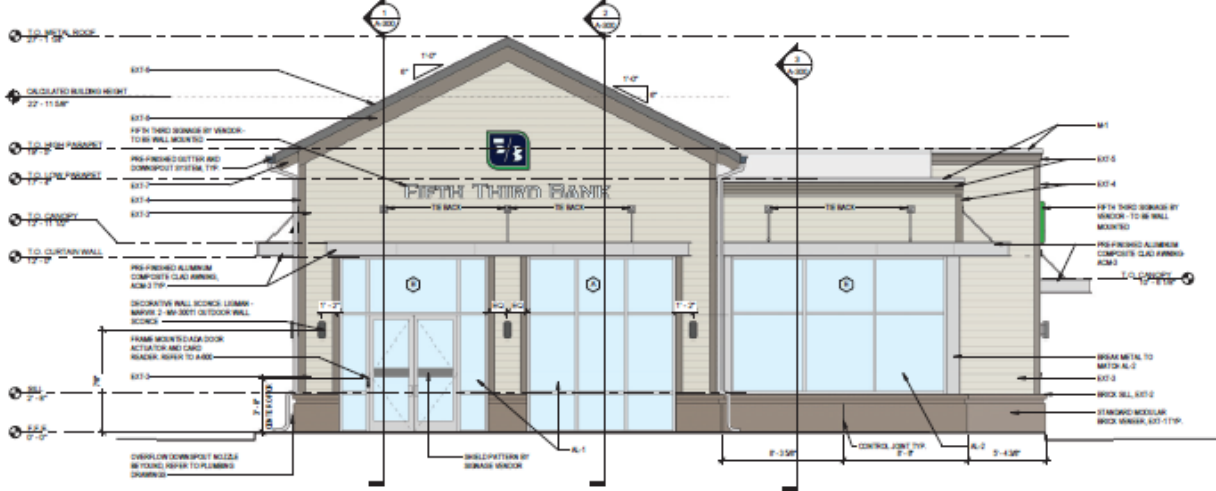
- ACM PANEL - GENERAL NOTES**
- ALL ACM PANELS MUST BE ANCHORED TO STRUCTURE BY 2X4 METAL STUD FRAMING PERMIT TO STRUCTURAL. METAL STUD FRAMING NOT BY CM SYSTEMS.
  - METAL STUDS MUST ALIGN WITH PANEL JOINTS AS REQUIRED FOR METAL COMPOSITE PANEL ATTACHMENT.
  - ROOF STUDS MAY BE USED TO SUPPORT METAL COMPOSITE PANELS (S.C. TO COORDINATE).
  - SP SPR. NO SHAPINGS UNDER GLASS MAT SHAPINGS WILL NOT SUPPORT METAL COMPOSITE PANEL ATTACHMENT (SHAPINGS NOT BY CM SYSTEMS).
  - ALL PLASTICS FABRICATED FLASHPANS REQUIRED FOR METAL COMPOSITE PANEL DETAILS TO BE PRE-FINISHED ALUMINUM. COLOR TO MATCH L&D.
  - ALL FLASHINGS AND GUTTERS MUST BE PRE-INSTALLED PRIOR TO THE FABRICATION (SHAPINGS OF ANY & ALL METAL COMPOSITE PANEL AND DECORATED FLASHINGS).
  - ALL EXTERIOR CORNER JOINTS TO HAVE BACKER RECESSED GASKET. APPLY DOWN PAST WOOD BLOCKING. TYP.
  - USE BACKER ROD AND GULLCAT. ALL VERTICAL PANEL (AND LANE) CONDITIONS AT EXTERIOR MATERIALS (S.C. STUCCO, BRICK OR MILLION).
  - ALL EXTERIOR ACM PANEL JOINTS TO HAVE BACKER RECESSED GASKET. APPLY DOWN PAST WOOD BLOCKING. TYP. USE BACKER ROD AND GULLCAT AT ALL VERTICAL PANEL AND LANE JOINT CONDITIONS AT EXTERIOR MATERIALS (S.C. STUCCO, BRICK OR MILLION).



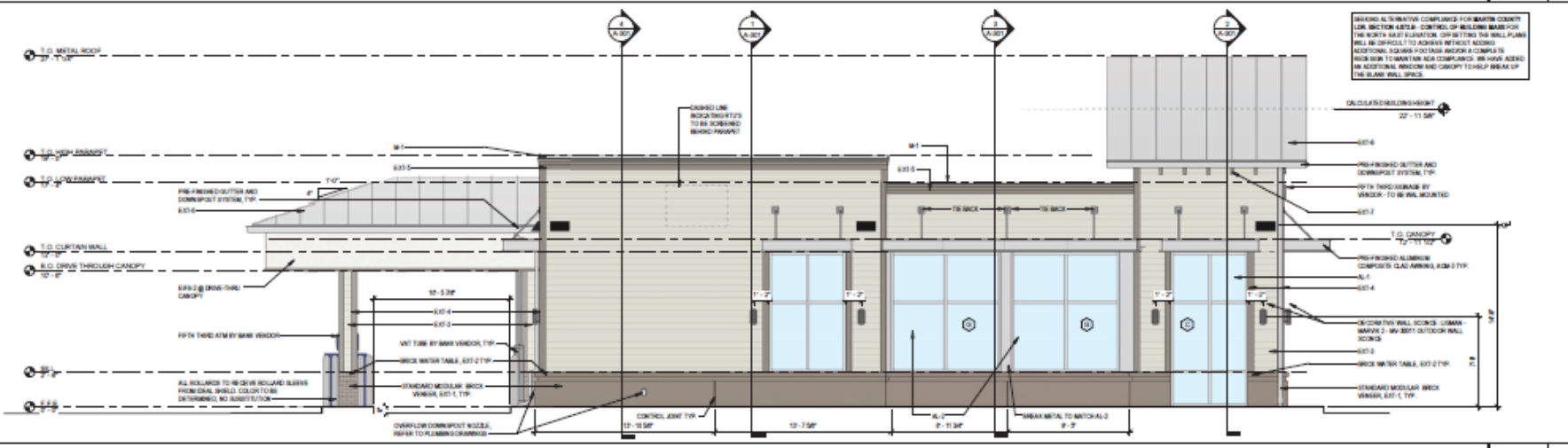
401 S. CALHOUN STREET  
SUITE 1000  
CHARLOTTE, NC 28202  
P: 704.971.1855  
F: 704.971.8550  
WWW.BDGARCHITECTS.COM



WEST JENSEN PUD, PHASE 1B PARCEL 12  
FIFTH THIRD BANK  
4110 NW FEDERAL HWY  
JENSEN BEACH, FL 34957



NORTH-WEST ELEVATION (PRIMARY) 1/8" = 1'-0" 2



NORTH-EAST ELEVATION (PRIMARY) 1/8" = 1'-0" 1

THESE ELEVATIONS AND SECTION DRAWINGS ARE PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL MAINTAIN THE ACCURACY OF THESE DRAWINGS THROUGHOUT THE PROJECT. ANY CHANGES TO THESE DRAWINGS SHALL BE MADE BY A REVISION SHEET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL MAINTAIN THE ACCURACY OF THESE DRAWINGS THROUGHOUT THE PROJECT. ANY CHANGES TO THESE DRAWINGS SHALL BE MADE BY A REVISION SHEET.

REVISIONS

NO.	DATE	DESCRIPTION
1	08/15/24	ISSUED FOR PERMIT
2	08/20/24	CONSTRUCTION SET
3	08/20/24	REV. 1
4	08/20/24	REV. 2

PROJECT INFORMATION BLOCK

JOB # 202404

DATE 08/20/24

DRAWN BY: [Signature]

CHECKED BY: [Signature]

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A-200





# LOCAL PLANNING AGENCY

- Pursuant to Article 10, Table 10.5.F.9, Martin County Land Development Regulations, review of this application is not required by the Local Planning Agency (LPA).



# REVIEW OF APPLICATION

- Development review staff have found the BW Jensen Federal, LLC, application to comply with all applicable regulations and the Comprehensive Growth Management Plan as detailed in the staff report.



# STAFF RECOMMENDATION

- Move the Board receive and file the agenda item and its attachments including the staff report as Exhibit 1.
- Move that the Board adopt the Resolution approving the revised final site plan for West Jensen PUD, Phase 1B, Parcel 12.7.

