



CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

TO: The Honorable Mayor and Members of the City Commission

THROUGH: Rebecca Grohall, AICP, Planning Manager

FROM: Clarissa Davis, Planner

RE: Site Plan Approval
Family Dollar
Orange Avenue & 17th Street

DATE: November 20th, 2014

STAFF REPORT

Owner: Jose Luna Jr.
PO Box 1764
Fort Pierce FL 34954

Richard E. McGlenn
5803 Palmetto Drive
Fort Pierce, FL 34982

Applicant: La Cabana, LLC
222 West Coleman Blvd.
Mt. Pleasant, SC, 29464

Requested Action: Approval of a Site Plan to construct a 10,000 square-foot Family Dollar retail facility

Location: Orange Avenue & 17th Street

Parcel ID: 2409-606-0032-000-4; 2409-606-0031-000-7;
2409-606-0034-000-8; 2409-606-0035-000-5;
2409-606-0001-000-8; 2409-606-0030-000-0

Zoning: C-3, General Commercial

Surrounding Zoning:

North	East	South	West
C-3	C-3	C-3	C-3

Future Land Use: GC, General Commercial

Parcel Size: 1.53 acres

Utilities: Located within the FPUA Retail Service Area

Staff Analysis:

The applicant is requesting Site Plan approval to construct a 10,000 sq. ft. Family Dollar retail facility located at Orange Avenue and 17th Street. The intended location is made up of six parcels totaling 1.53 acres. Currently, three structures exist on-site and are to be demolished. The properties are currently zoned C-3, General Commercial with a GC, General Commercial Future Land Use.

The Site Plan proposal consists of a structure that is 24'-6" in height from bottom to top of arc. The façade is made up of a faux brick fiber cement panel material that is "Tuscan Red" colored, as well as Cinderstone tan fiber cement panels. Awnings are red fabric on aluminum frames, appearing on both the right elevation (Orange Avenue) and front elevation (North 18th Street). The front entrance for the structure is along the N. 18th Street elevation; however, a faux entrance is presented along the Orange Avenue right-of-way to adhere to the Design Review guideline expressing the need for entrances along main public right-of-ways.

The parking provided on site is thirty-four (34) parking spaces with two (2) handi-capped spaces. While forty-four (44) parking spaces are required, the applicant has chosen to take advantage of the payment-in-lieu of option which equates to two-thousand dollars (\$2,000) per space to the City's parking fund. Five (5) short term bicycle spaces are also proposed on site. Access points are two-way entrances from N. 18th Street and N. 17th Street. A division median is provided for the access point along Orange Avenue.

Landscaping provided on site consist of Crape Myrtles, Cabbage Palmettos, Dahoon Holly and Slash Pines. The applicant is saving a 60" Oak tree at the center of the site, as well as a 20", 46" and a 40" Oak tree at the northwest corner of the site. The shrubs planted will consist of Red Tip Cocoplums, Twinberry, Shrubby Yew and Walter's Viburnum.

TRC Comments:

Planning Department: A Unity of Title is required prior to issuance of Certificate of Occupancy.

FPUA W/WW: The force main record drawings will be in conflict with both on-site storm drain crossings. You will need to call out two force main deflections and provide FPUA standard details and add note for contractor to coordinate work with FPUA Engineering. The callout for 1" PVC C-900 C900 pipe does not come in 1" size. Use 2" HDPE for water service lateral branching into 1" HDPE for separate meters.

FP Engineering: Provide a sketch and description along with a recent owners and encumbrances search for the proposed easement dedication prior to issuance of a building permit.

Planning Board Recommendation:

At the November 12th, 2014 meeting, the Planning Board gave a recommendation for **approval**.

Staff Recommendation:

Staff recommends that the City Commission **approve** the Site Plan application.