



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW  
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

October 28, 2014

Dan Sorrow, AICP  
1934 Commerce Lane, Suite 1  
Jupiter, FL 33458

**Re: Technical Review – Site Plan & Waiver of Distance  
Square Grouper– 1918 Seaway Drive**

Dear Mr. Sorrow,

The following are advisory comments from the Planning Department's review of the application for Site Plan & Waiver of Distance:

- 1) Per Section 3-14 (2) of the City Code, 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. Please work with your photometric engineer and FDEP to revise the photometric plan to reflect this minimum requirement.

Staff notes the proximity to potential grounds for turtle nesting and will seek to coordinate with your team and FDEP to uncover feasible alternatives and/or a sensible alternative for consideration by the Planning Board.

- 2) Per Section 22-187(4) *Landscape strips*. Between street rights-of-way and vehicular use, building and retention/detention areas, there shall be a landscaped strip of land, except where driveways are located, meeting these requirements:
  - b. The landscape strip shall include an average of at least one tree for each three hundred (300) square feet of required landscaped area. The remainder of the required landscaped area shall be completely covered with grass, ground cover or other landscaped treatment and **shall additionally contain a screen of landscaping which shall be installed and maintained so as to form a thirty-six-inch or higher continuous, unbroken, solid, visual screen within a maximum of one year after the landscaping takes place, except in clear vision areas required in section 22-53.**
- 3) Please revise the "location map" on the Landscape Plan to reflect the subject site, in Fort Pierce.
- 4) Please ensure the proposed sea grape and ficus plants are installed and maintained in a manner that does not violate the established Clear Vision Area at the entrance drive.
- 5) Per City Code Section 22-60 (d) (6) Surface material regulations for parking, access, and loading areas are as follows:
  - b. Alternative paving materials or parking surfaces (including pervious surfaces) may be **approved by the city engineer** if such materials or surfaces are demonstrated to exhibit equivalent wear resistance and load bearing characteristics as concrete or asphalt.

**Planning staff supports the proposed parking solution presented in the site plan.**

- 6) Please revise the proposed location of the monument sign to be placed on the subject property. Directional signs may be utilized to delineate driveway entrances upon consent of the neighboring property owner as an element of the access easement agreement.
- 7) Please revise the parking calculations to reflect a total of 50 (48 regular & 2 Handicap) vehicular parking spaces proposed to be provided entirely upon the subject site. The listed calculations only note 47.
- 8) Please ensure that the height of the flag pole does not exceed the allowable height in the subject zoning district.
- 9) Pursuant to City Code Section 22-59. - Design review (a) & (g)(2)b. b. To provide for consistent spatial order of streets, and to accommodate a human scale and pedestrian activity, the inside line of the front yard (setback) shall be considered a frontage line.

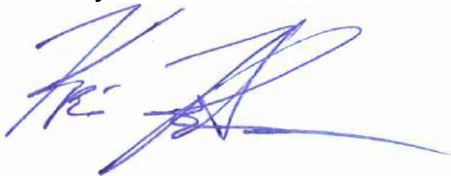
It appears that the design is proposing to utilize the property line along the Inlet as the "Build to" line, with a 16' setback. Please incorporate an element in your "Design Review" narrative that address this design approach, potentially citing existing establishments such as Manatee Island, On the Edge, etc. You may wish to note that utilizing the established 15' setback/build to line at the rear would have been problematic due to the established Flood Zone barrier, therefore you are presenting 16' as the closest alternative. Additionally, staff recommends the incorporation of a design feature such as a tiki, pergola, etc. at the 25' build to line along Seaway Drive in an effort to fulfill the intent of the City's adopted Design Review Guidelines for development along arterial roads, as well as the South Beach Overlay Design Regulations.

- 10) Per City Code Section 22-187 (11) Screening of refuse collection areas. Refuse and recycling dumpsters utilized by multifamily residential complexes, in commercial, industrial and institutional facilities shall be screened from view on all sides and shall be gated. Gates may be left open only on scheduled pick up days and must be closed following pick up. Such screening shall consist of a six-foot-high masonry wall or wooden fence. In addition, when feasible, one shrub or hedge shall be planted at two-foot centers along the outside perimeter of the screen. Dumpsters shall be located in an area that minimizes public view. This subsection shall apply to dumpsters servicing structures built on or after June 1, 1996.  
Please provide a design feature to screen the "trash" collection facility, or provide detail if there is a current proposal.

- 11) Pursuant to City Code Section 22-59 (c) (1)j., please provide additional detail regarding the site elevations, specifically the proposed height of the construction above grade with relationship to Seaway Drive & Inlet Linear Park.
- 12) Please update the "Floor Plans" to reflect the proposed square footage devoted to commercial versus residential floor area.
- 13) Please provide additional information regarding a means to comply with City Code Section 22-62 (d)(2) which requires that safe and efficient sidewalk linkages shall be provided between building entrances and parking areas, and adjacent portions of the development, and adjacent rights-of-way. At least one accessible route in accordance with the Florida Accessibility Code shall connect buildings to parking areas and adjacent rights-of-way. Presently, no connection is proposed between the subject site and the established sidewalk in the Right-of-way to the north, known as Inlet Linear Park.
- 14) Thank you for presenting a conceptual plan for future improvements and possible connection between the subject site and Jetty Park. Staff will continue to review the plan and coordinate with your team as guidance is provided for the future of this abutting parcel. Staff notes that the project was reviewed independent of this continuation of the project.

If deemed necessary, please provide a written response to each comment in order to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3739 or by e-mail: kbenton@city-ftpierce.com.

Sincerely,



Kori Benton  
Historic Preservation Officer