



CITY OF FORT PIERCE

PLANNING DEPARTMENT

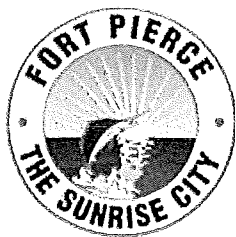
REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

TECHNICAL REVIEW COMMITTEE COMMENTS

SUNRISE MARINE & RV – 657 N 2ND STREET

CONDITIONAL USE REQUEST

- 1. FORT PIERCE PLANNING DEPARTMENT**
- 2. FORT PIERCE ENGINEERING DEPARTMENT**
- 3. FORT PIERCE CODE ENFORCEMENT**
- 4. FORT PIERCE POLICE DEPARTMENT**



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

March 20, 2014

Keith Danks
1109 Fernandina Avenue
Fort Pierce, FL 34949

**Re: Technical Review - Conditional Use
Sunrise Marine & RV - 657 N 2nd Street**

Dear Mr. Danks,

The following comments have been generated by the Planning Department in reviewing your application for Conditional Use at 657 N 2nds Street. The listed comments should be addressed prior to resubmitting the application packets for review by the Fort Pierce Planning Board.

- 1) Please revise the General Notes presented on the submitted Site Plan sheet to include additional project information as presented below:

GENERAL NOTES

PROJECT NAME	Sunrise Marine & RV
LOCATION	657 N 2 nd St
LAND USE	MC, Marine Commercial
LAND ZONING	C-6, Marine Commercial
LEGAL DESCRIPTION	INDUSTRIAL SID FROM SE COR LOT 20 RUN W ALG LOT LI 473.42 FT TO POB, TH N WLY 212.72 FT, TH ELY 108 FT, TH N WLY 228 FT, TH WLY 80.83 FT, TH N WLY 49.18 FT TO N LI LOT 22, TH W ALG SD N LI TO NW COR LOT 22, TH S ELY 492.82 FT M/L TO SW COR LOT 22, TH ELY TO PCB (1.83 AC) (OR 1514-1029)
PIN	: 2403-705-0020-000-3
BUILDING HEIGHT	
NUMBER OF STORIES	ONE STORY
<u>UTILITIES</u>	
ELECTRICAL	FPUA
WATER & SEWER	FPUA
TELEPHONE	AT&T
SOLID WASTE	FORT PIERCE

- 2) Per Section 22-60 (f) *Bicycle parking*. (1) *Short-term bicycle parking*. Short-term bicycle parking must be provided on-site at 1 space per 10 vehicular spaces. Please incorporate the required short term bicycle parking into the site plan.
- 3) Per City Code Section 22-62(d) Sidewalks are required for the following:

(1) In the public or private right-of-way the full length of any and all streets abutting a parcel of property and parallel to the street.

(2) 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.

-A sidewalk linkage is currently provided from the front entrance of the facility to the 2nd Street ROW, however there is no sidewalk present along the 2nd Street or Avenue H rights-of-way. The current redevelopment plans for N 2nd Street and the Port area incorporate the installation of sidewalks; therefore a request for **exemption** may be filed with our department.

4) The presented site plan presents the established refuse collection area upon an abutting parcel, not included in the subject site. A back-up protocol for refuse collection shall be considered, pending the resolution of exclusive ownership of the former Avenue G ROW & the existing dumpster facility.


5) Per Sections 22-187(4) Landscape strips shall be provided between street rights-of-way and vehicular use, building and retention/detention areas. The required landscape strips 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.

-The applicant shall incorporate a plan to bring the site landscaping into compliance, more specifically the infill of shrubs within landscape strips as necessary.

6) The submitted application does not include a traffic statement which encompasses the potential impacts of addition the sale of campers/RVs on the site. The applicant shall coordinate with Planning Staff to render the potential traffic impacts with the additional sales and service classification.

Thank you for your continued coordination with this project. 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,



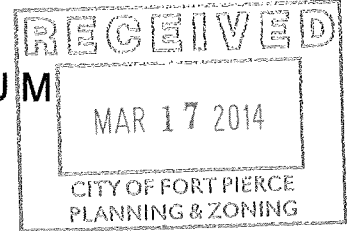
Kori Benton
Historic Preservation Officer



CITY OF FORT PIERCE DEPARTMENT OF ENGINEERING

Roadway Design, Engineering Reviews, Stormwater Utility Management,
Project Management, Traffic Control and Maintenance

INTEROFFICE MEMORANDUM



TO: Kori Benton, Historic Preservation Officer

FROM: John R. Andrews, P.E., City Engineer *JRA*

DATE: March 17, 2014

PROJECT: Sunrise Marine & RV – 657 N. 2nd Street Conditional Use
Project No. 14-04000001

cc:

Attachment(s): None

This is to advise you that we have completed the review of the following documents as received by this office on March 13, 2014:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Application for Conditional Use | <input type="checkbox"/> P/D Drawings & Approved Site Plan |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Certificate of Completion |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we Recommend; Do Not Recommend

Approval of Conditional Use Building Permit C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

See attached for advisory comment

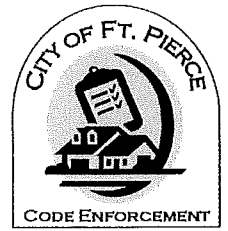
JRA/tst



CITY OF FORT PIERCE

COMMUNITY RESPONSE DIVISIONS
MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

Protecting the health, safety and welfare of our community




TO: Kori Benton, Historic Preservation Officer
FROM: Peggy Arraiz, Code Compliance Manager
RE: Technical Review Project: # 14-04000001
657 N 2nd Street – Conditional Use / No new construction
DATE: March 17, 2014

Code Enforcement has reviewed the above project and has the following comments:

- No comments at this time.

Memo

To: Lt. Curry
From: Officer C. Glenn-Reed 
Date: 3/20/2014
Re: Conditional Use with No New construction - (657 North 2nd Street)

Approved

I see no security or safety concerns with the Conditional Use of 657 North 2nd Street.