



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

**TO:** Members of the City of Fort Pierce Planning Board

**THROUGH:** Rebecca Grohall, AICP, Planning Manager

**FROM:** Clarissa Davis, Planner

**RE:** Site Plan Approval  
Family Dollar  
Orange Avenue & 17<sup>th</sup> Street

**DATE:** October 27, 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 & 17<sup>th</sup> 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 17<sup>th</sup> 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 18<sup>th</sup> Street). The front entrance for the structure is along the N. 18<sup>th</sup> 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. 18<sup>th</sup> Street and N. 17<sup>th</sup> 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.

Building Department: Screening provided for the HVAC Duct must meet the Florida Building Code wind load requirements.

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.

**Staff Recommendation:**

Staff recommends that the Planning Board forward a recommendation of **approval** to the City Commission.