



CITY OF FORT PIERCE

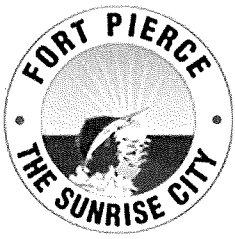
PLANNING DEPARTMENT

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

Technical Review Comments

Peacock Jazz & Blues Club

1. Planning Department
2. Engineering Department
3. Fort Pierce Police Department
4. St. Lucie County Engineering
5. FPUA Water/Wastewater/Electric/Gas



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

October 28, 2014

Robert L. Smith
2451 North Seacrest Blvd
Boynton Beach, FL 33435

**Re: Technical Review – Waiver of Distance
Celebrity Peacock Jazz & Blue Restaurant**

Dear Mr. Smith,

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

- 1) Please identify the Alcohol License Series that is being pursued for the subject location.
- 2) Pursuant to City Code Section 3-14. An applicant holding a 2COP or "Beer and Wine—Consume on Premises and Package Sales" license must be engaged in conducting a bona fide restaurant establishment, for which such waiver is sought, and to qualify as a bona fide restaurant the restaurant must:
 - (a) Have tables capable of seating not fewer than twenty (20) persons simultaneously, for the purpose of serving meals;
 - (b) Must dispense sales of beer and wine only to persons patronizing the establishment for the main purpose of ordering and consuming food;
 - (c) Have permanent kitchen facilities with a commercial stove, refrigerator and oven located within the premises in which meals are regularly prepared for service to patrons of the establishment.

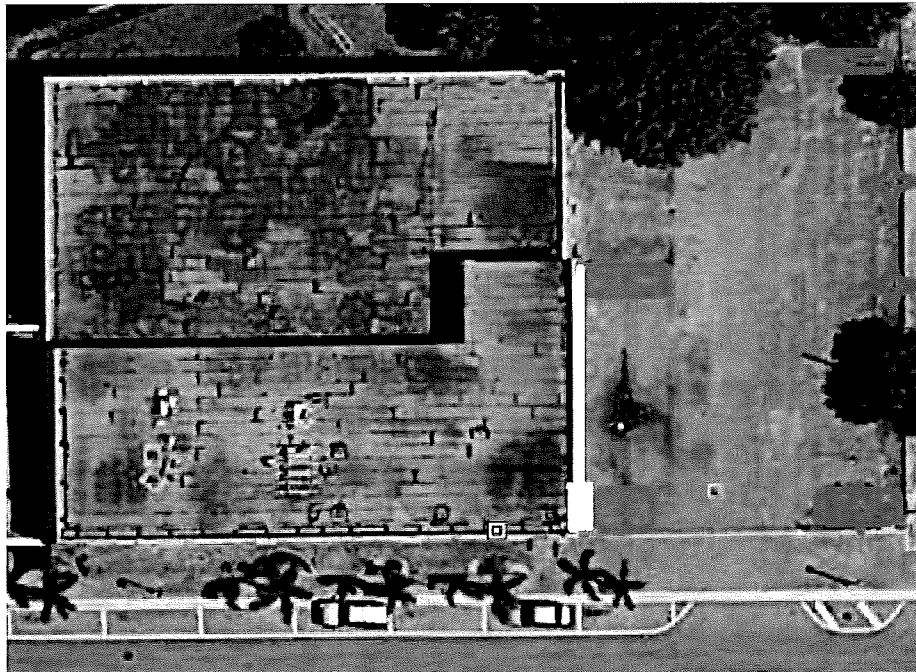
If a 2COP license is selected, please update the proposed floor plan to clearly delineate the provisions for kitchen facilities that include a commercial stove, refrigerator and oven.

- 3) Pursuant to City Code Section 22-60(j) Lighting. (1) Off-street parking for commercial uses shall be provided with a minimum average of two (2) footcandles. This is adequate if a 2COP License is selected.

If a 4COP is selected, Section 3-14 (2) of the City Code, requires that the lighting level be not less than three (3) footcandles per square foot of parking lot area. Please coordinate with a photometric engineer to ensure this lighting level can be provided for parking areas supporting the project.

- 4) Per Section 22-187(4) *Landscape strips*. a. & b. Landscaping must be installed at the southern portion of the parking area to adequately screen the lot from the right-of-way. Furthermore, the addition of trees along the eastern property line are required to meet the requirements of City Code Section 22-187(6).

Please see the conceptual below:



- 5) The subject structure contains approximately 19,800 sq. ft. of floor space. The submitted floor plans appear to utilize the majority of the space for the restaurant, reserving some space for an office and operations. Please provide more firm figures on the overall space proposed for the Restaurant in order to review the parking demands.

In an effort to further discussion, I have estimated that 16,000 sq. ft. of space will be provided for the restaurant. The required parking requirements are noted as follows:

16,000 sq. ft of Restaurant Space
-1,200 sq. ft. for Small Business Exemption
14,800 sq. ft. for parking

Total Parking Requirement = 148 parking spaces.

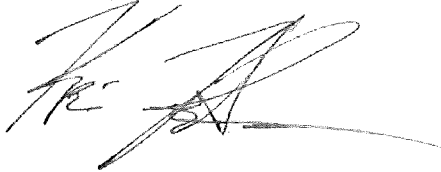
As discussed, the subject site is located outside of the Downtown Business & Entertainment District; therefore parking requirements are in effect for the property and prospective business. The effort to establish parking agreements with neighboring property owners and businesses may be a feasible route to secure adequate parking to support the reuse of the subject site. The exhibit accompanying the submittal was prepared for your review as a conceptual to this approach; however we need to update the exhibit to accurately reflected parking areas that have been authorized for use.

- 6) Pursuant to City Code Section 22-60 (c)(3), please integrate five (5) handicap spaces, which meet ADA requirements, into the parking plan.

- 7) Pursuant to City Code Section 22-60 (e)(2)1., please integrate an off-street loading space within the Site Plan.
- 8) Pursuant to City Code Section 22-60 (f) (1) a., please integrate 15 short-term vehicular parking spaces.
- 9) The proposed restaurant facility with need to meet all local, state, and federal ADA requirements for accessibility.

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




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 

DATE: October 16, 2014

PROJECT: **Celebrity Peacock Restaurant & Lounge – Waiver of Distance
TRC #14-0800001**

cc:

Attachment(s): None

This is to advise you that we have completed the review of the following documents:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Waiver of Distance Package | <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 review, we

Recommend

- Approval 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 engineering recommended conditions

JRA/tst

Memo

To: Sgt. Schramm
From: Officer Cheryl Glenn-Reed *CGR*
Date: 10/30/14
Re: Waiver of Distance (Peacock Restaurant, 510 Orange Ave)

I see no security or safety concerns with the Waiver of Distance of Square Grouper, 1913 Seaway Drive.

Peacock Jazz and Blues Restaurant
510 Orange Avenue
Waiver of Distance
October 17, 2014

St. Lucie County Public Works/Engineering Comments

1. Thank you for the opportunity to review this project. St. Lucie County Engineering has no objections to the proposed waiver.

Ron Harris, PLS
County Surveyor

Water / Wastewater Engineering

Project Tracking Form



Project Number: 20150036-1 **Job Description:** Peacock Jazz and Blues Restau

Address: 510 Orange Ave. **Project Description:** _____

Type	Recd	Needed	Rev	Eng App	Status	Comments	Ret	City/County	Sent To
	10/21/2014	10/28/2014	VS	VS	App	see comments			
	10/21/2014		PL	VS	App	no objections	10/24/2014		

Engineering Review

1st Submittal

Date Received: _____ **To Coordinator:** _____ **Invoice To Reviewer:** _____

Invoice Reviewer: _____ **Reviewer Approved Invoice:** _____

Invoice To Client: _____ **Invoice Payment Received:** _____

To Reviewer: _____ **Reviewer:** _____

To Engineer: _____ **Engineer Reviewing:** _____

Returned To Secretary: _____ **Returned To Client:** _____

2nd Submittal

3rd Submittal

Date Received: _____

Date Received: _____

To Reviewer: _____ **Initials:** _____

To Reviewer: _____ **Initials:** _____

To Engineer: _____ **Initials:** _____

To Engineer: _____ **Initials:** _____

To Secretary: _____

To Secretary: _____

To Client: _____

To Client: _____

Comments:

Electric and Gas Engineering Department have reviewed the propose TRP application for 510 Orange Avenue interior renovation project . We have no objection. Approved as noted, per TRC application submittal package.
Water/Wastewater Engineering has no objections to the waiver of distance. We will

Approval

Date Approved: _____

To Supervising Engineer: _____