



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

Square Grouper

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



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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.

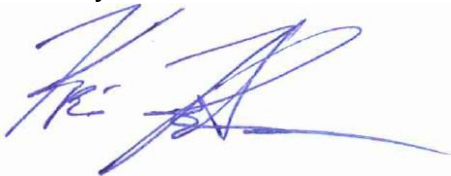
It appears that the design is proposing to utilize the property line along the Inlet as the “Build to” line, with a 16’ setback. Please incorporate an element in your “Design Review” narrative that address this design approach, potentially citing existing establishments such as Manatee Island, On the 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,



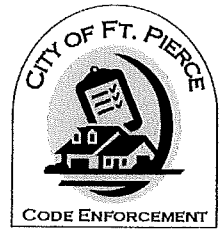
Kori Benton
Historic Preservation Officer



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: # 14-0700002
1918 Seaway Drive – Site Plan and Waiver of Distance
DATE: October 22, 2014

Code Enforcement / Animal Control has reviewed the above project and has the following comments:

- No code enforcement comments.
- As an outdoor bar / restaurant establishment, if you wish to allow dogs, please submit an application for a dog friendly dining permit.

Memo

To: Sgt. Schramm
From: Officer Cheryl Glenn-Reed *CR*
Date: 10/30/14
Re: Site Plan /Waiver of Distance (1913 Surfside Drive, Square Grouper)

I see no security or safety concerns with the Site Plan/Waiver of Distance at 1913 Seaway Drive.



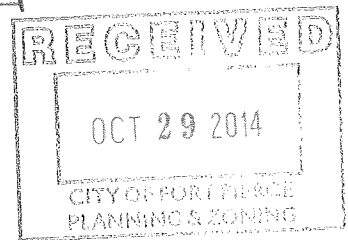
CITY OF FORT PIERCE DEPARTMENT OF ENGINEERING

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 28, 2014
PROJECT: Square Grouper – 1918 Seaway Drive
Site Plan and Waiver of Distance
TRC No. 14-0700002

JRA



cc:

This is to advise you that we have completed the review of the following documents as received by this office on October 15, 2014:

- | | |
|-------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Preliminary Site Plan | <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

- Conditional Site Plan 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 comments

The following comments are to be addressed at time of Building Permit submittal:

1. The site plan proposes improvements on City of Fort Pierce owned property and also indicates a portion of this property as "proposed property addition"; please note that the City Commission will provide ultimate approval of any improvements on City property and should approval be granted an executed Developer's Agreement will be required prior to issuance of a Building Permit.
2. The proposed sidewalk located on the City property is noted as having a 4' width; please revise this width to have a minimum width of 5' as required by the City of Fort Pierce Code of Ordinances.
3. Eliminate the parking shown on the property to the west of the site or provide documentation from the property owner authorizing construction on their property.
4. The site lighting proposed on the City property shall match the lighting fixtures utilized on the Jetty Park which were manufactured by Sternberg. The lighting plan indicates the use of Lumec lighting; please provide the cut sheets for the Lumec lights for review and approval.
5. The engineering plan either needs to indicate the proposed parking on the east side of the site or it needs to reflect the appropriate T-turnarounds at the parking aisle terminus.
6. The proposed drainage pipe is noted as HDPE; please note that per City of Fort Pierce Code of Ordinances, Section 17-28, site drainage pipes shall be comprised of reinforced concrete pipe of aluminum.
7. The engineering plan states that a 1' wide retaining wall is to be done by others. This should be noted as part of this development.
8. Provide a note on the Site Plan stating that all utilities will be installed underground.
9. Provide a note on the Site Plan stating that all construction will comply with the requirements set forth in Sections 17 and 22 of the City of Fort Pierce Code of Ordinances.

JRA/tst

FPUA Comments – Square Grouper

Water/Wastewater Eng. Comments

Approved as Noted below:

A transition manhole is required on the sewer lateral at the property line.

The grease interceptors must be a minimum 1000 gallons per detail S-14

The 2" meter and service will be FPUA installed.

It is recommended that a separate irrigation meter be considered since water in = sewer out.

Capital Improvement charges are based on capacity of the meter. Consider reducing the meter size if possible.

FPUA Electric and Gas Engineering Department have reviewed the site plan application for 1918 Seaway Drive / Square Grouper project. The attached mark-up site plan, reflect two FPUA hand hole along the north side of Seaway Drive. A fiber optic hand hole (for future fiber) and a primary hand hole for future electric services on the north side of Seaway Drive.

Please be aware FPUA will require a 10ft wide utility easement for new underground primary electric lines and pad mounted transformers. We have no objection.

Approved as noted, per submittal package (#14-0700002).

Gas: We do not have Natural gas on island

Square Grouper Restaurant
1918 Seaway Drive
Site Plan and Waiver of Distance
October 20, 2014

St. Lucie County Public Works/Engineering Comments

Site Plan/Paving Grading and Drainage/Survey

1. The site plan indicates improvements beyond the east property line of the subject parcel. It is assumed that a cross access and parking agreement would be initiated with the adjacent landowner (City of Ft. Pierce).
2. It is noted that the paving grading and drainage plan indicate the use of HDPE pipe below vehicular use areas. Is this acceptable to the City of Ft. Pierce Engineering?
3. Based on the proposed trip generation it is suggested that detectible warning devices be installed at the intersection of the proposed driveway and the 6' concrete sidewalk.
4. It is noted that the bearing base has not been indicated on the survey as required by Chapter 5J-17, Florida Administrative Code.
5. It is noted that there are spelling errors within the survey notes. (Note #2 and #10).
6. It is noted that the abbreviation SLC indicated within note #9 has not been identified within the legend.

Ron Harris, PLS
County Surveyor