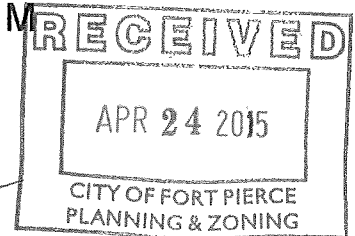


CITY OF FORT PIERCE DEPARTMENT OF ENGINEERING

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: April 24, 2015
PROJECT: A1 Kitchen Remodeling Driveway Variance
3306 South 7th Street
TRC No. 15-12000004

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 April 16, 2015:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Application for Variance | <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 Variance 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

JRA/tst



Variance – A1 Kitchen Remodeling – 3306 S. 7th Street – (Kori Benton)

- Water/Wastewater Engineering: Approved



Variance – A1 Kitchen Remodeling – 3306 S. 7th Street –

Electric:

Approved:

The request to reduce the required driveway from 24' to 20' is supported by this department. The existing 25' wide access will include a 20' paved two way driveway, offset from the south property line 1' and 4' off the north property line. The north 4' offset allows the existing overhead poles and lines to remain. The applicant has agreed to provide a utility easement for the continued use of FPUA facilities, including power service to the applicant's property.

If the variance to reduce the required driveway width from 24' to 20' is not granted, then the 25' wide access will have no room left over for the continued FPUA overhead use. Even if the overhead power poles and lines are placed underground (at great expense to FPUA), there would be required transformer pads, which will not fit in the 0.5' leftover open space and FPUA would need to obtain easements from the adjacent property owners for their placement.

Regarding the variance request to eliminate the 10' landscape buffers is supported as well. The existing property width of 25', with a 20' paved driveway, leaves only 1' on the south perimeter and 4' on the north. This is barely enough room to maintain our power facilities along the north perimeter. FPUA would prefer to have the 4' clear of landscaping and trees that may conflict with the utility.

If the pole located close to drive entrance is a concern FPUA would be willing to relocate the pole and guy wires farther to the west to increase the turn radius of south bound traffic turning into the site.

For the above reasons, FPUA supports the variance request to reduce the driveway to 20' and eliminate the 10' landscape buffer requirement to this unique property. If you or your staff have any questions, comments of concerns regarding this letter of support, please feel free to contact us for further discussion.



St. Lucie County

A1 Kitchen Remodeling
US Highway 1
Petition for Variance
St Lucie County Public Works/Engineering Comments
April 20, 2015

1. St. Lucie County Public Works/Engineering has no objection to the proposed variance.
2. It is noted that within the project narrative the subject parcel is indicated as being located east of US 1. This is not correct the parcel is located west of US 1.

Ron Harris
County Surveyor
772 462-1721



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

May 20, 2015

Brad Currie, AICP
469 NW Prima Vista Blvd.
Port St. Lucie, FL 34983

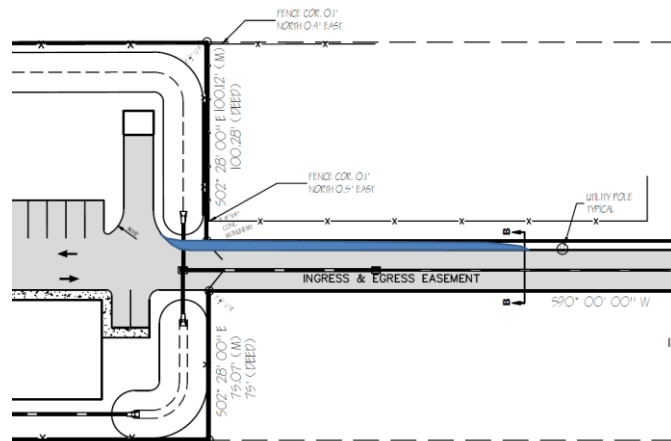
**Re: Technical Review Comments- Planning Department
A1 Kitchen Remodeling
3306 S 7th Street**

Dear Mr. Currie,

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

Project inquiries:

- 1) Has the property owner explored the costs/assessments to place the existing electric utility lines underground?
- 2) Is a legally established ingress/egress easement in place for access for the abutting properties?
- 3) Has the property owner explored the costs/assessments to relocate or place the existing electric utility lines underground, to accommodate a wider (24ft) drive aisle?
- 4) Are utility easements recorded for the established FPUA overhead utility poles?
- 5) Has a turn analysis been conducted for access to/from the site from US Highway 1?
- 6) Is their opposition to widening the drive aisle to 24 ft., as the aisle extends west of the last utility pole, as noted below?



7) Has the property owner engaged in discussion with the owner of the site to the south about consolidating means of ingress/egress, based upon the past storage of vehicles for sale within the established driveway, as noted below?



Technical Comments:

1) Pursuant to City Code Section 22-61. - Access control. (b) (2) c. The distance to property lines from driveways will be one-half (½) the distances of two-way driveway spacing by roadway class included under b. (below)

| | Minimum Driveway Spacing (Feet) | |
|--|---------------------------------|-----------|
| | Arterial | Collector |
| | 150 | 100 |
| | | Local |
| | | 50 |

The presented driveway spacing must be approved by the City Engineer and FDOT.

2. Sidewalk Payment In-lieu is required for the subject project, pursuant to City Code Section 22-62.

3. The proposed driveway plan should feature paved connections to abutting properties. Furthermore, based upon the anticipated delivery trucks accessing the site, it is recommended to expand the width of the access aisle towards US Highway 1 to assist with clearing turning vehicles from US 1. Both notes are presented below:



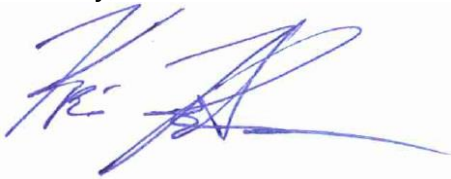
4. Please advise if any protected trees will be affected by the presented plan. If so, please provide further detail of the mitigation plan considered.

Notes:

Many commercially utilized alleyways in the City of Fort Pierce are a mere 20ft in width; however most remain unused or are topic of constant concern due to the constricted function. The primary focus of concern is the width of the apron and access towards US Highway 1. The proposed plan may seek to incorporate a type of “caution” sign to acknowledge the reduced driveway width to users.

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