



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

Technical Review Comments Allied Well – Conditional Use & Site Plan

1. Planning Department
2. St. Lucie County Engineering
3. FPUA Water/Wastewater/Electric/Gas
4. TRC Minutes – Project Discussion



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December 17, 2014

Abraham Chabab, PE
5428 Edgewater Ave
Port St. Lucie, FL 34983

**Re: *Technical Review – Allied Well
 Site Plan & Conditional Use
 650 S 29th Street***

Dear Mr. Chabab,

The following are advisory comments from the Planning Department's review of the application for Site Plan & Conditional Use.

- 1) Please revise the General Notes on the Site Plan to reflect the accurate property owner, or alter the title to leasee, as the City of Fort Pierce (FPUA) maintains ownership of the property. Furthermore, please list the City of Fort Pierce as the service provider for solid waste, unless other arrangements will be established.
- 2) The Site Plan presents the surrounding fence as a "6' high metal fence", while the elevation plans list the fence height at 8'. The gate detail presents a chain-link fence, which will need to be confirmed by the Planning Board, acting as the Design Review Board, for appropriateness. Staff recommends the presentation of vinyl-coated chain-link. Please provide additional clarification, or update the elevation note with regards to the proposed height.
 - City Code Section 22-67 (c)(2) Fences or walls, within the R-4 Zone, may be maintained along property lines or within the required yards, to a maximum height of six (6) feet above finished grade of the abutting parcel. The Planning Manager may consider the subject fence as a "security" fence due to the nature of the proposed facility, which may permit a fence of 8'.
- 3) Per City Code Section 22-61 (b) (3), the minimum driveway width for a two-way drive shall be 24'. The proposed plan presents a 20' driveway width to the west of the facility. Please advise whether this will have any two-functionality, or simply serve as a "turnaround" aisle to back vehicles or equipment to the tanks.
- 4) Per City Code Section 22-187 (6) a. Where a vehicular use area does not abut a street right-of-way but abuts other property, there will be a landscaped strip of land which is at least ten (10) feet wide. Such landscaping strip shall include an average of at least one tree for each two hundred (200) square feet of the required landscape area. The site currently holds numerous, existing, native trees which are noted to be relocated, please relocate a few of these between the vehicular use area and the eastern property line to comply with this requirement. Thank you for the presented efforts to preserve the existing trees on site.

- 5) Per City Code Section 22-60 (j) *Lighting*. (1) a. 1. Commercial, industrial and governmental uses require a minimum average of two (2) footcandles; Please revise the plan to meet this requirement prior to issuance of building permit. Staff can work with the applicant to determine the intended hours for operation of such lighting, based upon the proposed hours of operation, and code requirements.

Advisory

- 6) The plans propose various easements (utility & sidewalk). A legal sketch and description of this easement will need to be provided for review and recording, prior to issuance of a C/O.
- 7) The City of Fort Pierce has recently updated its noise ordinance, please review the new regulations and ensure your client is aware, and can remain in compliance with these restrictions.

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

Allied Deep Injection Well
650 29th Street
November 26, 2014
Site Plan / Conditional Use

St. Lucie County Public Works/Engineering Comments

1. Streets abutting the subject property are under the jurisdiction of the City of Ft. Pierce.
2. It is noted that the language within cover sheet indicated that this was a resubmittal. I have no record of a prior submittal under this name.
3. No objections to the proposed conditional use.

Ron Harris, PLS
County Surveyor
772 462-1721

Water / Wastewater Engineering

Project Tracking Form



Project Number: 20150100-1 **Job Description:** Allied - FPUA Deep Injection W

Address: 650 S. 29th Street **Project Description:** _____

Type	Recd	Needed	Rev	Eng App	Status	Comments	Ret	City/County	Sent To
SP	11/25/2014	12/09/2014	BH	BH	App w/c	see comments	12/09/2014	12/09/2014	
SP	12/16/2014	12/16/2014	JM	BH	App w/c	See comments	12/16/2014	12/16/2014	

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:

W/WW Engineering: Engineer to schedule meeting with FPUA staff
 Gas has no comments or conflicts
 Electric & Fiber may have a few conflicts with existing utilities that we may need to address during the construction of the project.

Approval

Date Approved: _____

To Supervising Engineer: _____



CITY OF FORT PIERCE TECHNICAL REVIEW COMMITTEE

Minutes

OF THE REGULAR MEETING OF THE CITY OF FORT PIERCE TECHNICAL REVIEW COMMITTEE HELD ON THURSDAY, DECEMBER 18TH, 2014, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

I. Call to Order

Chairwoman Grohall called the meeting to order.

II. Pledge of Allegiance

The Pledge of Allegiance was recited.

III. Roll Call

The agencies attending: FP Code Enforcement, SLCTPO, SLC Planning Development, SLC Engineering, FPUA Electric , FP Planning , FPUA Water/Wastewater, FP Building, FP Engineering

Those agencies with no attending representation: FP Police, FP Public Works, SLC School District and SLCFD

IV. Approval of minutes

Motion was made by SLC Engineering and seconded by FPUA Water/Wastewater to approve the minutes from the November 20, 2014 meeting.

V. New Business:

A. Conditional Use with No New Construction – Transitional Housing for Veterans – 1309 N. 19th Street

Mr. Benton: The subject property used to operate as a boarding house for many decades. The applicant is requesting to renovate the structure utilizing it for a Veterans care facility. The majority of the work would be interior in addition to site work to supply the proper infrastructure and amenities specific to parking, lighting and landscaping for code compliance.

FP Planning:

1. Per Section 22-60(c)(1) of the City Code, requires that each parking space be nineteen (19) feet deep. The site plan does not indicate the depth of the parking spaces. Please specify.

4. The two-way driveway does not meet the minimum 24' width requirement as stipulated in the City of Fort Pierce Code of Ordinances, Section 22-61(b)(3).
5. Please add the appropriate curbing in order to comply with the requirements set forth in the City of Fort Pierce Code of Ordinances, Section 22-187(12)(d).
6. A 5' wide concrete sidewalk is required to be constructed the width of the property along 19th Street.
7. The plan reflects a fifty (50) foot right-of-way width for North 19th Street. The City of Fort Pierce has a minimum right-of-way width of 60 feet for local roads and therefore the applicant shall dedicate a 5 feet wide right-of-way easement along the existing 19th Street western right-of-way line. A sketch and description will need to be provided at the time of building permit submittal.
8. The site plan shall indicate the location of the stop sign and stop bar.
9. A conceptual drainage plan was not included in the submittal.

FP Public Works sent in comments: The dumpster pad is a 10' by 10'. The dumpster pad should be 12' by 12'.

Applicant: Mr. Harold asked questions and Kori responded.

The following departments had no comments: FP Code, SLC TPO, SLC Planning, FPUA Electric and FP Police sent in no comments.

B. Conditional Use – Allied Well – 650 S. 29th Street

Mr. Benton: Allied Well is coordinating with FPUA to prepare and install a water treatment deep injection well. They are proposing 6 tanks to be included in the facility.

FP Planning:

1. Please revise the General Notes on the Site Plan to reflect the accurate property owner, or alter the title to leasee, as the City of Fort Pierce (FPUA) maintains ownership of the property. Furthermore, please list the City of Fort Pierce as the service provider for solid waste, unless other arrangements will be established.
2. The Site Plan presents the surrounding fence as a "6' high metal fence", while the elevation plans list the fence height at 8'. The gate detail presents a chain-link fence, which will need to be confirmed by the Planning Board, acting as the Design Review Board, for appropriateness. Staff recommends the presentation of vinyl-coated chain-link. Please provide additional clarification, or update the elevation note with regards to the proposed height.
City Code Section 22-67 (c)(2) Fences or walls, within the R-4 Zone, may be maintained

along property lines or within the required yards, to a maximum height of six (6) feet above finished grade of the abutting parcel. The Planning Manager may consider the subject fence as a "security" fence due to the nature of the proposed facility, which may permit a fence of 8'.

3. Per City Code Section 22-61 (b) (3), the minimum driveway width for a two-way drive shall be 24'. The proposed plan presents a 20' driveway width to the west of the facility. Please advise whether this will have any two-functionality, or simply serve as a "turnaround" aisle to back vehicles or equipment to the tanks.
4. Per City Code Section 22-187 (6) a. Where a vehicular use area does not abut a street right-of-way but abuts other property, there will be a landscaped strip of land which is at least ten (10) feet wide. Such landscaping strip shall include an average of at least one tree for each two hundred (200) square feet of the required landscape area. The site currently holds numerous, existing, native trees which are noted to be relocated, please relocate a few of these between the vehicular use area and the eastern property line to comply with this requirement. Thank you for the presented efforts to preserve the existing trees on site.
5. Per City Code Section 22-60 U) *Lighting*. (1) a. 1. Commercial, industrial and governmental uses require a minimum average of two (2) footcandles; please revise the plan to meet this requirement prior to issuance of building permit. Staff can work with the applicant to determine the intended hours for operation of such lighting, based upon the proposed hours of operation, and code requirements.
6. The plans propose various easements (utility & sidewalk). A legal sketch and description of this easement will need to be provided for review and recording, prior to issuance of a C/O.
7. The City of Fort Pierce has recently updated its noise ordinance, please review the new regulations and ensure your client is aware, and can remain in compliance with these restrictions.

SLC Engineering:

1. Streets abutting the subject property are under the jurisdiction of the City of Ft. Pierce.
2. It is noted that the language within the cover sheet indicated that this was a resubmittal. I have no record of a prior submittal under this name.
3. No objections to the proposed conditional use.

FP Engineering: Shift the proposed retention area 70 feet to the east as opposed to having it 25 feet off the right of way. The code states that the retention area should be located at the rear of the property not near the public right-of-way.

FP Building:

1. Is a containment wall being built around the tanks?
2. Is the slab an engineered slab?
3. Are the tanks pre-fab?
4. Is there a pump house within the containment wall?

FPUA Electric: There is an underground fiber optic cable that may need to be moved or avoided.

FPUA Water/Wastewater: Working with Allied Well for permitting

The following departments had no comments: FP Code, SLC Planning, SLC TPO, FP Police sent in no comments.

Applicant: Abraham Chabad, Civil Engineer, stated that this is a storage area for well water that will bring in an average of 3 tankers every day to load the tanks and gradually discharge the well water to the deep injection well they currently have on site. Mr. Chabad asked Mr. Benton questions and Mr. Benton responded.

C. Updated Site Plan Configuration – Artistry in Mosaics – 903 S. US Hwy 1

Mr. Benton: The complete site plan was not re-submitted so this item will be presented at the next meeting.

D. Updated Site Plan & Landscape Plan – Family Dollar Resubmittal – 1210 S. 25th Street

Mr. Benton: In the beginning of 2014, Family Dollar was provided a list of comments specific to the relocation of the building and some reconfiguration of drive aisles and parking areas. They have re-submitted a thorough response to the comments and updated plans accordingly.

FP Planning:

1. Please revise the site data within the Site Plan to reflect the current Zoning & Future Land Use Designation (C-2 / NC). The previous comment is no longer applicable, as the rezoning and FLU amendment were approved.
2. Please revise the Utility and Agency contacts to reflect the proper jurisdictions for the development in the City of Fort Pierce (i.e. City of Fort Pierce for Solid Waste).
3. Please advise as to the selection of Variety Store (LU 814) to render the proposed trip generation for the site, versus Free-standing Discount Store (LU 815), the proposed store is directly in line with LU 815. Furthermore, as the 2012 Traffic Counts and LOS report from the St. Lucie County TPO have been replaced by 2013 figures, please update the traffic analysis accordingly. It is noted that the figures have experienced minimal changes, with the exception of the V/C ratio.