



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

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## **Technical Review Comments**

### **Family Dollar – 1210 S 25<sup>th</sup> St**

#### **Site Plan**

1. Planning Department
2. Engineering Department
3. Fort Pierce Police Department
4. Fort Pierce Utility Authority
5. SLC Engineering



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

December 17, 2014

Andrew Peterson, P.E.  
Bowman Consulting  
4450 W. Eau Gallie Blvd.  
Melbourne FL, 32934

**Re: Technical Review – Family Dollar  
Site Plan  
1210 S 25<sup>th</sup> Street**

Dear Mr. Peterson, PE,

The following are comments from the Planning Department’s review of the application for Site Plan.

- 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 The previous comment is no longer applicable, as the rezoning and FLU amendment were approved.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Furthermore, as the 2012 Traffic Counts and LOS report from the St. Lucie County TPO have been replaced by 2013 figures, please update the traffic analysis accordingly.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.



Traffic Counts and Level of Service Report  
Fall 2013



Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
25TH STREET	BELL AVE to EDWARDS RD	15,000	1,860	885	C	0.632	829	C	0.592
25TH STREET	EDWARDS RD to CORTEZ BLVD	20,361	1,770	1,298	C	0.976	1,293	C	0.972
25TH STREET	CORTEZ BLVD to VIRGINIA AVE	24,801	1,770	1,598	D	0.903	1,597	D	0.902
25TH STREET	VIRGINIA AVE to NEBRASKA AVE	22,264	1,960	1,277	B	0.819	1,144	B	0.733
25TH STREET	NEBRASKA AVE to OKEECHOBEE RD	22,264	1,770	1,277	C	0.960	1,144	C	0.860

- 4) Please revise Sheet A-2.1 of the Preliminary Review Drawings to confirm that the presented elevations within the exhibit are the East & Southern Elevations. The exhibit incorrectly lists the Northern elevation.
- 5) Per City Code Section 22-60 (f)(1)a. Please provide the addition a bike rack that may accommodate 4 bicycles on site within 50ft. of the main entrance, adding this requirement to the parking notes.

- 6) Per City Code Section 22-59 (c) (1) c. & d., please provide a draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis study results, as well as context photographs of neighboring uses and architectural styles prior to the Planning Board meeting.

**Advisory**

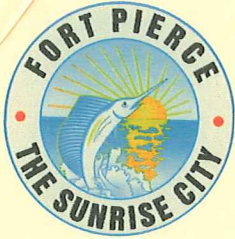
- 7) Staff notes that a safety concern may exist with line of site interference present at the north east corner of the proposed structure.
- 8) Per City Code Section 22-187 (1) e. None of the following trees shall be planted in the city and where they presently exist when permit application is made, their removal shall be a condition of any final development order: Melaleuca. Please plan to remove the existing Melaleuca on site.
- 9) Please be advised that palm trees are measured by their clear trunk height as noted in City Code Section 22-187 (1) a. Trees used to meet the requirements of this section shall be species which when planted have a height of at least twelve (12) feet and have trunks which can be maintained in a clean condition for over five (5) feet of clear wood. At planting, the trees shall have a diameter of at least two and one-half (2½) inches at a point four and one-half (4½) feet above ground level and a spread of at least five (5) feet (except for palms which shall have a minimum clear trunk of ten (10) feet).

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

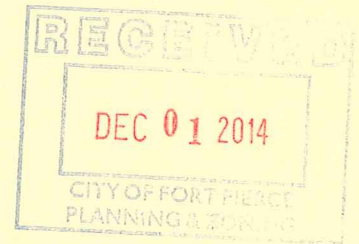
## INTEROFFICE MEMORANDUM

**TO:** Kori Benton, Historic Preservation Officer

**FROM:** *for* John R. Andrews, P.E., City Engineer *JD*

**DATE:** November 26, 2014

**PROJECT:** Family Dollar Site Plan  
South 25<sup>th</sup> Street  
Technical Review Project No. 13-07000004



**cc:**

**Attachment(s):** None

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

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Site Plan Application 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,<br>State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local,<br>State and Federal Agencies |   |

Based on our reviews and appropriate site final inspection, we  Recommend  Do Not Recommend

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 advisory comments

ADVISORY COMMENTS:

1. Prior to issuance of the Certificate of Occupancy, a Unity of Title will be required.
2. Provide a sketch and description along with a recent owners and encumbrances search will be required for the 5' right-of-way donation along Ormond Avenue and Mississippi Street prior to issuance of a Building Permit. Specific information may be obtained from the Planning and Zoning Department.
3. Prior to applying for a Site Work Permit, please update the following Utility and Agency Contact information noted on the cover sheet. Please make the following corrections and/or additions:
  - Environmental Regulation and Land Management Division – Remove in its entirety
  - Solid Waste Division – City of Fort Pierce Solid Waste, 52 Savannah Road, Fort Pierce
  - Water Quality Division – City of Fort Pierce Engineering, 100 North US 1, Fort Pierce
  - Electric – FPUA, 1701 South 37<sup>th</sup> Street, Fort Pierce
  - FDOT – 3601 Oleander Avenue, Fort Pierce
  - Telephone – AT&T 3300 Okeechobee Road, Fort Pierce
  - Water/Wastewater – FPUA, 1701 South 37<sup>th</sup> Street, Fort Pierce

JRA/tst

# Memo

**To:** Sgt. Schramm

**From:** Ofc. Cheryl Glenn-Reed

*CR*

**Date:** 12/18/2014

**Re:** Updated Site Plan & Landscape Plan - (1210 S. 25<sup>th</sup> Street – Family Dollar Resubmitted))



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## Approved

I see no security or safety concerns with the Updated Site Plan & Landscape Plan of Family Dollar Resubmitted.

# Water / Wastewater Engineering

## Project Tracking Form



**Project Number:** 20140137-1 **Job Description:** Fort Pierce Family Dollar

**Address:** S. 25th Street and Mississippi Avenue **Project Description:** 8,320 sf Building

Type	Recd	Needed	Rev	Eng App	Status	Comments	Ret	City/County	Sent To
SP	12/19/2013	01/09/2014	VS	VS	App w/c	APPROVED W/COMMENTS	01/06/2014	01/06/2014	Ryan Sweeney
SP	12/19/2013	01/09/2014	PL	PL	App w/c	APPROVED - NO COMMENTS	01/06/2014	01/06/2014	Ryan Sweeney
SP	12/19/2014	01/09/2015	VS	VS	App w/c	see comments	12/22/2014	12/22/2014	
SP	12/19/2014	01/09/2015	PL	VS	App w/c	see comments	12/22/2014	12/22/2014	
SP	12/19/2014	01/09/2015	FG	VS		Natural Gas is available	12/22/2014	12/22/2014	

### 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:**

01-06-14W/WW-easement will be required. SEE ATTACHED COMMENTS  
 12/19/14 Electric and Gas Engineering Department: Electric design is required for further review. Electric service feed to come from S. 25th Street.  
 Gas is available, please contact Ted Cook (772-466-1600 Ext.4705) for more information

### Approval

**Date Approved:** \_\_\_\_\_

**To Supervising Engineer:** \_\_\_\_\_

Family Dollar  
South 25<sup>th</sup> Street  
December 1, 2014  
Re-submittal  
St. Lucie County Public Works/Engineering Comments

Previous comments listed below have been addressed or acknowledged by the applicant.

1. South 25<sup>th</sup> Street is under the jurisdiction of the FDOT. The applicant is advised to contact FDOT regarding additional right of way requirements for South 25<sup>th</sup> Street.
2. Mississippi Street and Ormond Avenue are under the jurisdiction of the City of Ft. Pierce. The applicant is advised that the city may require additional right of way and or easement for the roadways abutting the subject parcel.
3. The applicant is advised that the City of Ft. Pierce may require the applicant to construct a concrete sidewalk along Mississippi Street and Ormond Avenue.
4. The site plan indicates a proposed division of property. Chapter 177.051, Florida Statutes requires that any change to a recorded plat shall be a re-plat. To facilitate the division of the existing platted lots the applicant would be required to prepare a plat and record the document within the public records after the Ft. Pierce City Commission has approved the proposed re-plat of the subject property.
5. The applicant is advised that the proposed driveway connections on to Mississippi Street and Ormond Avenue will be permitted by the City of Ft. Pierce Engineering Department.
6. It is noted that the paving, grading and drainage plans do not indicate a positive outfall.
7. It is noted that HDPE pipe is proposed beneath vehicular use areas. Is this permitted by Ft. Pierce Engineering Department?

Ron Harris  
County Surveyor  
772 462-1721