



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

Artistry in Mosaics – Site Plan

1. Planning Department
2. Fort Pierce Police Department
3. SLC Engineering
4. FP Engineering Department



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

November 19, 2014

John M. Foster, AIA,
11205 Ridge Avenue
Fort Pierce, FL 34982

**Re: Technical Review – Artistry in Mosaics
Site Plan & Conditional Use
901 S US 1**

Dear Mr. Foster,

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

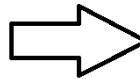
- 1) The primary note is regarding the overall proposal to abandon a portion of ROW, acquire the remainder of Lot 1, and improve/expand the remaining portion of the City’s alleyway. The initial concept to present the sale/acquisition of the remainder of Lot 1 to Artistry in Mosaics sought to improve traffic/delivery access to the facility, resolve some of the concerns related to the partial alleyway abandonment, and eliminate the divide present in the public open space area. The current proposal expands the rift present at the public square, keeps delivery trips on Hayes Road, and may impact future plans for the FPPD memorial. Planning Staff encourages the revision of the plans to resolve site access without expansion of the alleyway and/or designated driveway on Hayes Road.
- 2) Please revise the General Notes on the Site Plan to incorporate additional project information as presented below:

Zoning "C-3" - Future Land Use "CG" General Commercial
Legal Description

- A) The North 18.8' of Lot 1 & all of Lots 2 thru 8, 19, 19a, 20, 21 & 22
- B) That portion of a 20' alleyway lying west of Lots 1 thru 4 along with the east 10' of said alleyway lying west of Lots 5 thru 8
- C) The South 41.40' of Lot 1 (Existing & proposed Abandonment)
All lying in Block 8 of Pinewood Subdivision, Plat Book 5, Page 24, Public Records of St. Lucie County, Florida (Proposed acquisition)

NOTES:

- 1) See Paving & Drainage Plan for location of proposed 30' Utility Maintenance Easement centered on the 20' alley.
- 2) See above for location of proposed twin 2' access & egress Easements.
- 3) A "Cross Access" agreement is proposed to allow continued historic access for properties located at the north end of proposed abandonment



GENERAL NOTES

PROJECT NAME : Artistry In Mosaics

LOCATION : 900 S US Highway 1

LAND USE : C-3, General Commercial

LAND ZONING : GC, General Commercial

LEGAL DESCRIPTION : A) The North 18.8' of Lot 1 & all of Lots 2 thru 8, 19, 19a, 20, 21 & 22
B) That portion of a 20' alleyway lying west of Lots 1 thru 4 along with the east 10' of said alleyway lying west of Lots 5 thru 8
C) The South 41.40' of Lot 1 (Proposed acquisition)
All lying in Block 8 of Pinewood Subdivision, Plat Book 5, Page 24, Public Records of St. Lucie County, Florida

PIN : 2415-601-0083-000-0 & 2415-601-0072-000-0

BUILDING HEIGHT : _____

NUMBER OF STORIES : 2


UTILITIES

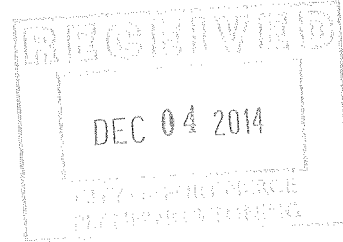
ELECTRICAL : FPUA
WATER & SEWER : FPUA
TELEPHONE : AT&T
SOLID WASTE : FORT PIERCE

ALL UTILITIES WILL BE INSTALLED UNDERGROUND

- 3) In lieu of changing the “location map” on the Site Plan, please revise the site plan to overlay zoning districts, and existing land uses within five hundred (500) feet of property proposed for development.

Memo

To: Sgt. Schramm
From: Officer Glenn-Reed 
Date: 12/2/2014
Re: Conditional Use- (Artistry in Mosaics – 903 South US 1)



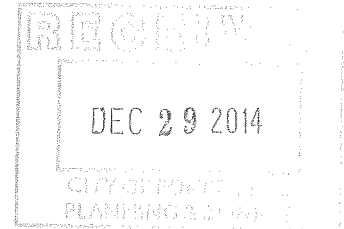
Approved

I see no security or safety concerns with the Conditional Use for Artistry in Mosaics.

**Fort Pierce Police
Department**

Memo

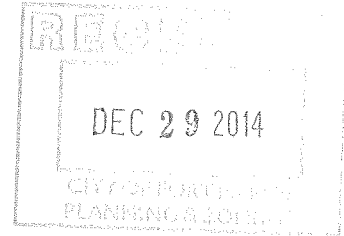
To: Sgt. Schramm
From: Officer Glenn-Reed *GR*
Date: 12/18/2014
Re: Conditional Use- (Artistry in Mosaics – 903 South US 1)



Approved

I see no security or safety concerns with the Conditional Use for Artistry in Mosaics.

Memo



To: Sgt. Schramm
From: Ofc. Cheryl Glenn-Reed *CGR*
Date: 12/18/2014
Re: Updated Site Plan Configuration - (Artistry in Mosaics – 603 S. US Hwy 1)

Approved

I see no security or safety concerns with the Updated Site Plan Configuration of Artistry in Mosaics.

Artistry in Mosaics
903 South US Highway No. 1
December 30, 2014
Site Plan/Conditional Use/Abandonment
Re-submittal

St. Lucie County Public Works/Engineering Comments

1. Streets abutting the subject property are under the jurisdiction of the City of Ft. Pierce and the Florida Department of Transportation. Construction activities within the abutting roadways will be permitted by the aforementioned entities. **Advisory comment.**
2. It is noted that the survey indicates a 50' right of way for South 3rd Street and the civil plans indicate a 60' right of way. It is noted that the Property Appraiser maps indicate a 50' right of way. The City Engineering Department may require an additional 5' right of way easement. **Previous comment has been addressed.**
3. The survey indicates an effective date of a FIRM panel as being 8/19/1991. It is noted that the subject parcel is located within Map No. 12111C0179J, Panel No. 0179 having an effective date of 2/16/2012. Base flood elevation is indicated as being 16'. It is noted that the finish floor elevation indicated for the proposed structure is 15'. **This may be a problem. Please contact Mr. Meyers the City of Ft. Pierce Building Official. Previous comment has been addressed, however the proposed future warehouse expansion indicates an FFE of 15.5. Why?**
4. No objections to the proposed conditional use.
5. Has the applicant obtained written approvals from all utilities that have or may have an interest in the 20' alleyway which is proposed for abandonment? **There was no response to this comment.**

Ron Harris, PLS
County Surveyor
772 462-1721

- 4) The submitted plans indicate that South 3rd Street is a 60' right-of-way, yet the survey shows it as a 50' right-of-way. Please ensure all plans coincide with the survey.
- 5) The requests the provision of a 5' right-of-way easement across the limits of the property along South 3rd Street to resolve the existing ROW deficiency. A sketch and description of this easement along with a recent owners and encumbrances search will be required prior to issuance of a Building Permit, and recording prior to CO.
- 6) The engineering plans propose the construction of a 5' wide sidewalk along US 1, however the existing concrete walkway along the western property line is approximately 9' wide. Please revise the plans to reflect the construction of a 9' wide sidewalk, or coordinate with FDOT & FP Engineering to reduce the size of this sidewalk.
- 7) The plans propose a 30' wide utility easement which appears to extend onto property not owned by the applicant; please provide documentation from the respective owners agreeing to this easement. Furthermore, a legal sketch and description of this easement will need to be provided
- 8) Prior to issuance of the Certificate of Occupancy, a Unity of Title, combining the subject sites, or an approved shared access and parking agreement will be required to be recorded.
- 9)

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

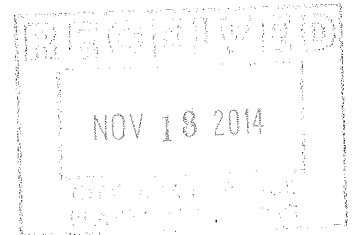
INTEROFFICE MEMORANDUM

TO: Kori Benton, Historic Preservation Officer
FROM: John R. Andrews, P.E., City Engineer
SUBJECT: Artistry in Mosaics Site Plan – 900 South US 1
TRC Project No. 14-07000003

DATE: November 18, 2014

cc:

Attachment(s):



This is to advise you that we have completed the review of the following documents as received November 14, 2014

- | | |
|---|--|
| <input checked="" type="checkbox"/> Site Plan w/ Conditional Use | <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

- 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 comments

ENGINEERING COMMENTS:

1. Removal of the driveway/roadway improvements located on City property adjacent to the platted alleyway.
2. The proposed roadway located within the platted 20' alleyway should meet the City's development standards and as such should be a curbed roadway. During the pre-application meeting there were discussions that this would be converted to a one-way roadway so the improvements would not encroach onto adjacent properties not under the applicant's ownership.
3. An inverted roadway would not be permissible for the section of roadway to be located within the public alleyway.
4. Please provide a signed and sealed boundary and topographic survey.
5. The plans note that South 3rd Street is a 60' right-of-way, yet the survey shows it as a 50' right-of-way. Please revise the engineering plan to coincide with the survey.
6. Being as South 3rd Street has a substandard right-of-way the applicant is requested to provide a 5' right-of-way easement across the limits of his property adjacent to South 3rd Street. A sketch and description of this easement along with a recent owners and encumbrances search will be required prior to issuance of a Site Work Permit. Specific information may be obtained from the Planning and Zoning Department.
7. Advisory Comment:
 - a) Prior to issuance of the Certificate of Occupancy, a Unity of Title will be required.
8. The applicant is proposing to utilize 41.4' of city owned property for is development as indicated as Lot 1 on the survey. Please provide the appropriate application and or other documentation for this property purchase.
9. The construction plans identify a 30' wide utility easement proposed and it appears that a portion of this easement located on property not owned by the applicant; provide documentation from the said owners agreeing to this easement. Also, a legal sketch and description of this easement will need to be provided.
10. The engineering plan needs to identify the benchmark and the appropriate datum. If the datum is NAVD then a conversion factor to NGVD needs to be noted on the plan.
11. The engineering plans propose the construction of a 5' wide sidewalk along US 1 however the survey indicates a 9' +/- wide existing concrete walkway. Please revise the plans to reflect the construction of a 9' wide sidewalk.
12. The Paving, Grading, and Drainage Plan is a conceptual plan at this point, but the plan shall indicate whether a positive discharge is proposed, if not, the project will be required to retain 100% of the runoff generated from a 100 year – 1 day storm event.

JRA/tst

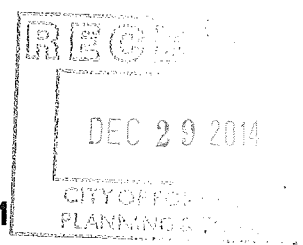


CITY OF FORT PIERCE DEPARTMENT OF ENGINEERING

Roadway Design, Engineering Reviews, Stormwater Utility Management,
Project Management, Traffic Control and Maintenance

INTEROFFICE MEMORANDUM

TO: Kori Benton, Historic Preservation Officer
FROM: *wa* John R. Andrews, P.E., City Engineer *TS*
SUBJECT: Artistry in Mosaics Site Plan – 900 South US 1
TRC Project No. 14-0700003
DATE: December 29, 2014



cc:
Attachment(s):

This is to advise you that we have completed the review of the following documents as received December 29, 2014

- Site Plan w/ Conditional Use
- Test Reports & Related Documents
- Record Drawings
- Clearances from all applicable Local, State and Federal Agencies
- P/D Drawings & Approved Site Plan
- Certificate of Completion
- Permits from applicable Local, State & Federal Agencies

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

- Site Plan Approval
- Building Permit
- C/O

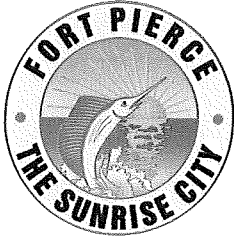
Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for 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 comments

ENGINEERING COMMENTS:

1. The site plan shall indicate the location of all stop signs, stop bars, curbing, dimensions and bearings of all existing/proposed project boundaries, parking lot and driveway dimensions.
2. As previously requested please provide a signed and sealed boundary and topographic survey.
3. Being as South 3rd Street has a substandard right-of-way the applicant has indicated a 5' right-of-way easement donation across the limits of his property adjacent to South 3rd Street. A sketch and description of this easement along with a recent owners and encumbrances search will be required prior to issuance of a Site Work Permit. Specific information may be obtained from the Planning and Zoning Department.
4. Advisory Comment:
 - a) Prior to issuance of the Certificate of Occupancy, a Unity of Title will be required.
5. The applicant is proposing to utilize 41.4' of city owned property for is development as indicated as Lot 1 on the survey. Please provide the appropriate application and/or other documentation for this property purchase.
6. The construction plans identify a 30' wide utility easement proposed and it appears that a portion of this easement located on property not owned by the applicant; provide documentation from the said owners agreeing to this easement. Also, a legal sketch and description of this easement will need to be provided.
7. The engineering plan needs to identify the benchmark and the appropriate datum. If the datum is NAVD then a conversion factor to NGVD needs to be noted on the plan.
8. The engineering plans propose the construction of a 6' wide sidewalk along US 1. Please revise the plans to reflect the construction of a 7.5' wide sidewalk as indicated on FDOT's construction plans.
9. The survey shall be updated to identify the existing US Highway 1 sidewalk width as it is currently noted as 5' which is incorrect.
10. The Paving, Grading, and Drainage Plan is a conceptual plan at this point, but the following items were identified as needing addressing at time of building permit review:
 - a. Trench drains or some other mechanism will need to be added at both new driveways in order to prevent any stormwater run-off into the public right-of-ways.
 - b. There are two Section "C-C" noted on the plan view.
 - c. Provide a sidewalk easement for the section of sidewalk that encroaches onto the property at the US Highway 1 driveway.
 - d. Provide a minimum of a 25' setback from the South 3rd Street right-of-way line to the on-site retention area.
11. The proposed driveway's southerly taper shall not encroach south of the extended south property line.
12. The Landscape Plan shows plantings south of the southern property lines at the east end of the site. Please confine all proposed plantings to the limits of the development.

JRA/tst

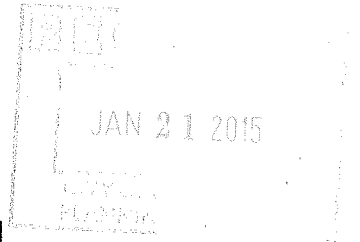


CITY OF FORT PIERCE DEPARTMENT OF ENGINEERING

Roadway Design, Engineering Reviews, Stormwater Utility Management,
Project Management, Traffic Control and Maintenance

INTEROFFICE MEMORANDUM

TO: Kori Benton, Historic Preservation Officer
FROM: *JRA* John R. Andrews, P.E., City Engineer *TST*
SUBJECT: Artistry in Mosaics Site Plan – 900 South US 1
TRC Project No. 14-07000003
DATE: January 21, 2015



cc:

Attachment(s):

This is to advise you that we have completed the review of the following documents as received January 16, 2015

- Site Plan w/ Conditional Use
- Test Reports & Related Documents
- Record Drawings
- Clearances from all applicable Local, State and Federal Agencies
- P/D Drawings & Approved Site Plan
- Certificate of Completion
- Permits from applicable Local, State & 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 comments

ENGINEERING COMMENTS:

1. Identify the length of the southern project boundaries on the site plan and the proposed 5' wide right-of-way easement along South 3rd Street.
2. As previously requested please provide a signed and sealed boundary and topographic survey.
3. Advisory Comment:
 - a) Prior to issuance of the Certificate of Occupancy, a Unity of Title will be required.
 - b) As previously identified South 3rd Street has a substandard right-of-way the applicant has indicated a 5' right-of-way easement donation across the limits of his property adjacent to South 3rd Street. A sketch and description of this easement along with a recent owners and encumbrances search will be required prior to issuance of a Site Work Permit. Specific information may be obtained from the Planning and Zoning Department.
4. The construction plans identify a 30' wide utility easement proposed and it appears that a portion of this easement located on property not owned by the applicant; provide documentation from the adjacent property owners agreeing to this easement. Also, a legal sketch and description of this easement will need to be provided.
5. As previously requested identify the location and elevation of the benchmark and the appropriate datum on the Paving and Drainage Plan.
6. The survey shall be updated to identify the existing US Highway 1 sidewalk width as it is currently noted as 5' which is incorrect.
7. The Paving, Grading, and Drainage Plan is a conceptual plan at this point, but the following items were identified as needing addressing at time of building permit review:
 - a. Trench drains or some other mechanism will need to be added at both new driveways in order to prevent any stormwater run-off into the public right-of-ways.
 - b. Provide a sidewalk easement for the section of sidewalk that encroaches onto the property at the US Highway 1 driveway.
11. The proposed driveway's southerly taper shall not encroach south of the extended south property line.
12. The Landscape Plan shows plantings south of the southern property lines at the east end of the site. Please confine all proposed plantings to the limits of the development.

JRA/tst