

March 31, 2015

Mr. Kori Benton, AICP
City of Fort Pierce
Planning Department
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Fort Pierce, FL 34954

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**Re: Technical Review - Site Plan Review
O'Reilly Auto Parts – 2600 Okeechobee Road & 27th Street
Project #: 14-07000005**

Dear Mr. Benton:

Please find our responses to comments received during the March 17, 2015 Technical Review Committee meeting. We have provided the original comments for your reference.

Planning Department Comments (Kori Benton):

The following are comments from the Planning Department's review of the application for Site Plan & Design Review:

1) Pursuant to City Code Section 22-193. - Conditions for issuing permits. (1) *Tree removal permit*, please provide detail of the request to remove Existing Tree #4, an 18" palm, and # 6, a 22" oak tree, both of which do not appear to infringe upon the proposed site development plan, or meet the criteria for removal.

Furthermore, pursuant to City Code Section 22-194. - Tree protection and mitigation, any native tree at least fourteen (14) inches in diameter at breast height (DBH), except for palms which have a minimum clear trunk of ten (10) feet, shall be preserved and protected in accordance with this article, unless the tree is determined to be a safety hazard, prevents the reasonable development of a site, is causing damage to structures or more desirable trees around it, is infected with disease or is infested with insects.

If a valid case is presented, and accepted by our Arborist, a balance of 10 inches (DBH) shall be integrated into a mitigation plan.

Response 1. The referenced trees will be located in the side bank of the proposed stormwater pond between elevation 18 and 19 ft., or approximately 1 ft. below existing grade. Further, a storm inlet will be located adjacent to Tree #6 within the stormwater pond. Based on proposed grade changes and placement of stormwater infrastructure, it is presumed that these trees may not survive. We propose incorporating 10-inches (DBH) into a mitigation plan.

2) Pursuant to City Code Section 22-187 (7) *Interior vehicular use areas*. a. Lots with vehicular use areas that are four thousand (4,000) or more square feet in size shall have at least one square foot of interior landscaping for each fifteen (15) square feet of vehicular use area. Each separate landscaped area shall be curbed and contain a minimum of one hundred (100) square feet of area and shall be at

least ten (10) feet wide and ten (10) feet deep exclusive of curbing in all locations.

Furthermore, per subpart b. Interior landscaping shall include an average of at least one tree for each one hundred (100) square feet of required landscaped area. The remainder of the required landscaped area shall be landscaped with grass, ground cover or other landscaped treatment. Such landscaped areas shall

be located in such a manner as to divide and break up the expanse of paving and at strategic points to guide traffic flow and direction.

Please advise as to how a figure of 1,070 SF was rendered for "interior" vehicular use area. The landscape plan presents approximately 200-500 SF of interior landscaping area, if the hedge strip along the northern façade is included. Furthermore, in order to utilize the 500 SF exemption of Interior landscaping area, minimum planting area requirements must be met for accommodations of the preserved tree. **Please revise the landscape accordingly.**

Response 2. The following solutions were coordinated and addressed with staff. Two interior parking lot islands have been added to increase the available planting area. The parking lot was revised along the South West and North West corners to accommodate additional planting area. The plantings in between the Western façade and the vehicular use area also counted towards the available planting area. These areas combined account for 1,263 square feet of available planting area, which meets the required landscape area minimum.

3) Pursuant to City Code Section 22-187 (11) *Screening of refuse collection areas. Please continue the landscape shrubs around the southern wall of the enclosure.*

Response 3. Landscape shrubs have been continued around the southern wall of the enclosure.

4) Pursuant to City Code Section 22-187 (4) b. An additional tree is required between the building/retention area and Okeechobee Rd. The preservation of the above reference tree(s) would alleviate this addition.

Response 4. See response to comment 1. Okeechobee Road requires 2,600 square feet of landscape areas, which in turns requires 9 trees. Overall, 9 trees are proposed along Okeechobee Road. Additionally, 6 trees are located adjacent to the building (in between building and Okeechobee Road) in addition to the trees along Okeechobee Road.

5) Pursuant to City Code Section 22-62 (d) (2) 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. Please advise as to the safe and efficient linkage between the eastern parking area, and front entrance.

Response 5. A sidewalk has been added to provide a connection between the eastern parking area and front entrance.

6) Pursuant to City Code Section 22-60 (c) (1) Each off-street parking space shall be at least nine and one-half (9½) feet wide and nineteen (19) feet deep. The spaces along the eastern façade are presented with a depth of 18ft. The allowable 1ft. overhang is permitted when stalls abut landscape strips.

Response 6. The parking stalls adjacent to the building in the east parking lot have been revised to the required dimensions.

7) Pursuant to City Code Section 22-59 (c)(1)i. Please provide an accurate color rendering of the proposed signs (specifically the proposed ground sign) showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.

Response 7. An accurate color rendering of the monument sign is provided for review.

8) Pursuant to City Code Sections 22-61 (2) a, b, & c. Please provide exact dimensions verify compliance, and/or adjust the quantity or location of the presented access point(s) to comply with corner clearance, driveway spacing, and property clearance requirements for access control, as noted below:

- a. Distance to intersections (corner clearance): All driveways will conform to the following minimum distance requirements by roadway class for corner clearance as follows:

Roadway Class	Minimum Corner Clearance (Feet)
Arterial street	230
Collector street	115
Local street	50

- b. Distance between driveways (driveway spacing): Two way driveways on the same side of the street will conform to the minimum distance requirements for driveway spacing by roadway class as follows:

	Minimum Driveway Spacing (Feet)	
	Arterial	Local
	150	50

150 ft. separation on Okeechobee Rd

- c. Distance to property lines (property clearance): Distance to property lines from driveways will be one-half (1/2) the distances of two-way driveway spacing by roadway class included under b. above (75 ft. on Okeechobee Rd.)

The City Engineer is authorized to grant administrative relieve, if the presented spacing is not compliant with the requirements presented, upon acceptance of reasonable justification.

Response 8. Based on our last TRC meeting held on March 19, 2015, engineering is good with the current layout as it has not changed from the 1st submittal.

9) Pursuant to City Code Section 22-217 (f) (2) b. 2. The project presented an Intermediate Scale project, based upon the presented level of trips; therefore the traffic impact analysis should include potential impacts to roadways within a 2.0 Mile Radius.

Response 9. Traffic Impact Study revisions have been coordinated with the City and revised plan is provided for approval.

Advisory notes:

- The applicant is encouraged to coordinate with the abutting property owner to the east to provide

internal access, or a joint driveway. This action may easier facilitate the implementation of a turn lane, while reducing the quantity of trees removed to create the desired turn lane.

Response. Consideration of a cross access agreement to the property to the east will be reviewed.

- It is noted that several of the provided images to present surrounding structures, and the built environment, are outdated and do not reflect redevelopment, infill, and/or demolition activity within the past 3 years. Please update such images accordingly. Staff can assist with identifying which photographs are inaccurate.

Response. We have coordinated with staff to removed outdated photographs.

- The required sheets for continued review of the "Site Plan" are limited to the project narrative, design review packet, traffic analysis, survey, site plan, landscape plan, paving and grading, lighting plan, irrigation plan, and building elevations. The other sheets may be held until submittal for building permit application, upon approval.

Response. Only the noted sheets will be provided for review.

ENGINEERING COMMENTS:

1. Prior to issuance of the Site Work permit, a Unity of Title combining the two separate parcels shall be recorded.

Response 1. Unity of Title documents have been prepared and will be recorded.

2. South 27th Street currently has a 50 feet wide right-of-way width. In accordance with the City of Fort Pierce Code of Ordinances the minimum right-of-way width for a local road shall be 60 feet. The applicant has indicated the donation of one half of the required 10' for a total right-of-way denotation of 5'. A sketch and description along with a recent owners and encumbrances search will be required. Specific information may be obtained from the Planning and Zoning Department.

Response 2. A sketch and description of the provided ROW has be prepared and recorded through coordination with the Planning and Zoning Department.

3. The site plan shall indicate the location of the detention areas.

Response 3. Stormwater management ponds have been added and keynoted.

4. The submitted Paving, Grading and Drainage Plan was reviewed for conceptual compliance only and will be thoroughly reviewed at time of Building Permit submittal.

Response 4. We understand that a full review of the drainage plan will be conducted during the Building Permit submittal.

5. The 5' wide concrete sidewalk along South 27th Street shall extend the full limits of the width of the property.

Response 5. The referenced sidewalk has been extended the full limits of the property; however, field adjustments may be required around existing utilities.

6. Provide the sidewalk width and the parking space stall lengths for the five (5) parking spaces located on the east side of the building.

Response 6. Requested dimensions have been added to the Site Development Plan (Sheet C-6).

St. Lucie County Public Works / Engineering Comments

- 1) The applicant is advised all driveway connections onto this segment of Okeechobee Road will be issued by the City of Ft. Pierce pursuant to the Inter-local Agreement recorded in Orb 1340, pages 1280-1244.

Response: Driveway connections will be permitted the City of Ft. Pierce.

- ~~2) It is noted within the surveyor's certification there is a reference to "Minimum Technical Standards, Chapter 61G-17-6". Please be advised that the name has been changed (effective July 1, 2014) to Standards of Practice. Additionally the administrative code cited is not correct. It should be 5J-17.~~

Response: Survey updates have previously been satisfied.

- ~~3) The applicant is advised that the City of Ft. Pierce may require the construction of a 5' concrete sidewalk along S. 27th Street for the frontage of the subject parcel.~~

Response: Referenced sidewalk has been added and comment previously satisfied.

- ~~4) The applicant is advised that the City may require a 5' right of way easement along S. 27th Street. The applicant has provided a sketch and description of the proposed right of way easements. It is noted that the bearing base has not been indicated. It is noted that the total area of the right of way dedication has not been indicated. Said parcel containing XXXX square feet more or less.~~

Response: See attached revised sketch and description for proposed easement.

- 5) The applicant is advised that the proposed left turn lane onto the subject parcel will require a St. Lucie County Right of Way Permit. Please contact John Frank, P.E. at 462-2097.

Response: Turn lane will be permitted through St. Lucie County ROW permit.

- 6) The applicant is advised that a St. Lucie County Road Improvement Agreement together with the appropriate surety will be required for the proposed left turn land. Please contact Ron Harris, County Surveyor at 462-1721 for additional details.

Response: Agreement and surety will be provided for the left turn land.

- ~~7) It is noted that a stop bar is indicated for the proposed left turn lane. It is also noted that stop bars are not required when there is no signalization.~~

Response: Stop bar has been removed and comment previously satisfied.

New Comment:

1. The proposed drainage outfall ties into the Okeechobee Road drainage system. A St. Lucie County Stormwater permit may be required. Please contact Mike Halter, P.E. (Water Quality Division) at 462-2719.

Response 1. St. Lucie County will be contacted for stormwater permitting requirements.

Fort Pierce Police Department - Approved

Building Department Comments (Marc Meyers) – No additional comments received

If you have any questions please call me. Thank you.

Sincerely,



Thomas Burke, PE
Project Manager
For Cardno
Direct Line 727-431-1553

Enc. CD of all submitted materials, Revised Plans: Site, Grading, Landscape, Irrigation; Updated Monument Details and Color Elevations

CC: Tim Guillot, Esterly, Schneider & Associates, Inc., AIA
Brandon Hoch, Esterly, Schneider & Associates, Inc., AIA