



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

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### *Technical Review Comments* *Tropical Recycling - 1450 Bell Avenue*

- 1) FP Planning
- 2) FP Engineering
- 3) FPUA
- 4) SLC Engineering
- 5) FP Code Enforcement

Stephan Matthes, PE  
2960 S 25th St  
Fort Pierce South FL 34981

**Re: Technical Review – Tropical Recycling  
Conditional Use  
1450 Bell Avenue**

Dear Mr. Matthes, PE,

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

**1.** The Landscape Plan shall be updated to reflect the Code Required Interior Vehicular Use Area Landscaping within the subject planning area. Interior vehicular use areas. The following are standards relating to landscaping of interior vehicular use areas:

a. Lots with vehicular use areas... areas in an I-1 or I-2 zone shall only be required to have at least one square foot of interior landscaping for each thirty (30) 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. Progressive urban parking area designs may be used to provide adequate space for multiple tree plantings and allow for proper tree root development so shade trees can grow and develop large canopies to reduce parking lot heat islands.

A few potential locations have been identified by staff for discussion.

**2.** Pursuant to City Code Section 22-187(6)Vehicular use, building, retention/detention areas adjacent to other property. Landscape standards for these areas are as follows:

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.

b. The landscaping strip required by the immediately foregoing subsection **shall include an average of at least one tree for each two hundred (200) square feet of the required landscape area.** The remainder of the required landscape area shall be landscaped with grass, ground cover or other landscape treatment.

Please provide the required trees between the north end of the vehicular use area and the adjacent property to the north. Some of the presented palms along the western end of the structure may be relocated to this area.

**3.** In reviewing the provided landscape plan, it appears that two live oaks presented are not accounted. Pursuant to City Code Section 22-187 (1)(e) The removal of Schinus terebinthifolius (Brazilian pepper) trees shall be a condition of any final development order. Staff encourages a phased removal plan, to eliminate Brazilian peppers along the western property line, and where necessary, replace with native vegetation capable of providing similar buffering for the residential properties to the west.

**5.** Please advise of the intent or construction type of the proposed "temporary" office near the truck

scale. Will this be a retrofitted shed, or more temporary structure?

**6.** Pursuant to City Code Section 22-34 (c) (4) Materials or objects, which would detract from the open space, character of an uncovered or unenclosed area will not be permitted in such an area. Please ensure that any such material (recyclable materials) are not located within an uncovered or unenclosed area, in a manner which detracts from the open space character of the site, or causes odor to adjacent sites.

**7.** Pursuant to City Code Section 22-62 (b) & (d) the applicant seeks to provide payment in-lieu of providing a sidewalk along Bell Avenue. This is acceptable, however a sidewalk connection shall be made from the building entrance, to the adjacent right-of-way.

**8.** Pursuant to City Code Section 22-60 (a)(3)Unlisted uses.

b. Upon receipt of an application of a use for which no parking ratio is established, the planning director is authorized to apply the parking ration that applies to the most similar use or establish a different minimum parking requirement on the basis of parking data provided by the applicant and the planning department.

c. Parking data and studies must include estimates of parking demand based on reliable data collected from comparable uses or on external data from credible research organizations. Comparability will be determined by density, scale, bulk, area, type of activity and location. Parking studies must document the source of all data used to develop recommended requirements.

The application provides a parking ratio of 1 space per employee. Please provide data or rationale consistent with subsection c. above to justify the present calculation.

Will 30 employees be present during normal business hours?

**9.** Pursuant to City Code Section 22-60(f) (1) Please provide short-term bicycle parking consistent with subparts a. – d., and the determined parking demand as previously noted. At the current level of parking, a bicycle rack capable of serving three (3) bikes is acceptable.

**10.** As acknowledged in the Site Plan Sheet, a site photometric plan, meeting the requirements of City Code

Section 22-60 (j), shall be provided prior to review by the Planning Board.

**11.** Pursuant to City Code Section 22-61 (b) (1) & (3), the subject site contains drive-way configurations and characteristics that are not compliant with current Code requirements, however the presented plan reduces the non-conformity by reducing the width of the western most driveway on-site. Please provide insight into the necessity for the 60ft. wide driveway, and connection between the vehicular parking are and industrial truck traffic. These entrances/exits should be delineated further to prevent traffic conflicts. Furthermore, please ensure stop signs are provided at each exit, onto Bell Avenue.

**12.** Please advise whether the existing chain-link fence, parallel to Bell Avenue, will be altered or replaced within the scope of work. If so, the new fence along the ROW shall be consistent the with City's design review guidelines.




# 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, Senior Planner

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

**DATE:** August 11, 2015

**PROJECT:** Tropical Recycling – 1450 Bell Avenue  
Conditional Use Request

**cc:**

**Attachment(s):** None

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

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> 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,<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

- Approval of CU       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

1. The survey submitted was strictly a boundary survey/specific purpose survey that was completed in December 2001. A certified copy of the Boundary and Topographic Survey was not included with the submittal package. Please forward a certified copy of the boundary and topographic survey which shall meet the minimum requirements specified in the City of Fort Pierce Code of Ordinances Section 17-27(a)(7).
2. The survey indicates that the project is located in Martin County; please make the appropriate revisions.
3. The site plan proposes nine handicap parking stalls located on the north side of the building. Please verify that these stalls will in fact be handicapped stalls, if so indicated the appropriate signing and striping.
4. The plan indicates a new 6' wide concrete sidewalk on site; please include the appropriate construction detail for this sidewalk.

JRA/tst

**Conditional Use – Tropical Recycling - 1450 Bell Avenue**

- **W/WW Engineering:** Approved
- **Electric & Gas Engineering:** No comments

Tropical Recycling  
1450 Bell Avenue  
Conditional Use  
August 18, 2015

St. Lucie County Engineering/Public Works Comments

1. Bell Avenue is under the jurisdiction of the St. Lucie County.
2. The subject parcel is located within the urban service area. Chapter 7.05.04 of the St. Lucie County Land Development Code requires that the owners of non-residential developments greater than 6000 square feet shall construct sidewalks within the right of way of all abutting streets. If the applicant is unable to construct the concrete sidewalks due to topographic conditions, he may request the fee-in-lieu option. All requests shall be in writing and shall clearly indicate why the construction of the sidewalks would be a disproportionate burden to the developer. Please contact Ron Harris, County Surveyor at 462-1721.
3. The right of way of Bell Avenue at the project location varies between 48' and 68'. Chapter 7.05.03 indicates the minimum right of way requirements for a two lane roadway are 70-feet. The applicant's proportionate right of way donation shall vary based on current right of way configuration and also the location of the existing White City Cemetery. 12' for the western portion (approximately the west 340'), 22' for the middle portion (approximately 440') (It appears that the required right of way request for the middle portion will impact the existing parking lot and may not be practical at this time. We however reserve the right to re-address the right of way issues if the parking lot is reconstructed.) and 2' for the eastern portion (approximately 440'). It is suggested that the applicant contact the County Surveyor to discuss the right of way issues.
4. The applicant is advised that a St. Lucie County right of way permit will be required for all construction activities within County road right of ways.
5. The applicant is advised that the separation distance between the two way driveway and the one way driveway do not meet the required separation distance (150') for a commercial driveway. It is noted that this is an existing condition.
6. It is noted that the maximum driveway width for a two way commercial driveway pursuant to Chapter 7.05.06 of the St. Lucie County Land Development Code is 40'. You are proposing a width of 60.3' for the western driveway.
7. The applicant is advised that there may be an issue with the radius at the intersection of Bell Avenue and Oleander Avenue. Please contact St. Lucie County Road and Bridge Manager Chris Lestrage 462-2829.
8. You have indicated that a WB-67 will be utilized for the shipping and receiving of the recyclable products. Will this be the largest tractor trailer vehicle utilized for this operation?
9. What is the finished floor elevation of the existing structure?
10. Please demonstrate (topography) that the existing drainage will function as stated within note #16 and indicated on the site plan.

The following comments have been submitted by St. Lucie County Road and Bridge:

Ron – Thanks for forwarding this. The radius on the NW corner of Oleander and Bell has some drainage issues in the grass shoulder that will most likely be aggravated by the addition of larger trucks running into the shoulder making wide right turns as discussed

Also, the curbed right turn lane at Edwards southbound onto Oleander is an issue for large trucks. We have a problem with them running up the curb and damaging the curb, walk, shoulder and a manhole in this location.

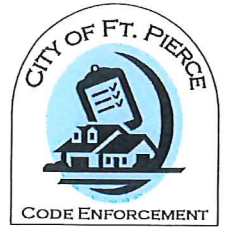
Ron Harris  
County Surveyor  
772 462-1721



# CITY OF FORT PIERCE

COMMUNITY RESPONSE DIVISIONS  
MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

*Protecting the health, safety and welfare of our community*



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TO: Kori Benton, Senior Planner  
FROM: Peggy Arraiz, Code Compliance Manager  
RE: Technical Review Project: # 15-04000003  
1450 Bell Avenue – Tropical Recycling  
DATE: August 11, 2015

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Code Enforcement has reviewed the above project and has the following comments:

- There has been past code enforcement action against this property for several items including landscape maintenance, outside storage, property maintenance and nuisance conditions.
  - While the proposal states that there will no outside storage, can this be said for the entire parcel or only the parcel under their control? The entire property may not have any outside storage or the screening material on the perimeter fences must be re-installed and maintained.
  - The proposal also calls for additional landscaping to be installed along Bell Avenue. All landscaping along the Bell Avenue side must be maintained in a neat appearance.