



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

To: JACK ANDREWS, CITY ENGINEER
MIKE REALS, FP PUBLIC WORKS MANAGER
OFFICER GLENN-REED, FP POLICE DEPARTMENT
MARC MEYERS, FP BUILDING OFFICIAL
VALERIE SCHULTE, FPUA ENGINEERING (WATER/WASTEWATER)
PAUL LAGUERRE, FPUA ENGINEERING (ELECTRIC)
DEREK FOX, SLC FIRE DISTRICT
LESLIE OLSON, SLC PLANNING
RON HARRIS, SLC ENGINEERING/PUBLIC WORKS
PEGGY ARRAIZ, FP CODE ENFORCEMENT
PETER BUCHWALD, SLC TRANSPORTATION PLANNING ORGANIZATION
MARTY SANDERS, SLC SCHOOL BOARD GROWTH MANAGEMENT
MURRIAH DEKLE, TRANSPORTATION PLANNER, SLC COMMUNITY SERVICES

FROM: KORI BENTON, SENIOR PLANNER

RE: TECHNICAL REVIEW PROJECT: # 15-99800001

DATE: OCTOBER 2, 2015

Text Amendment to Chapter 22 - Zoning - Amendments to Filling Station Regulations

The above – referenced Text Amendment to Chapter 22 - Zoning is being submitted for your review and comment. The proposal is an amendment to delete Article X. - Filling Stations, to eliminate obsolete components of Filling Station regulations located in Chapter 9 – Licenses and Business Regulations, and relocate appropriate regulations within Chapter 22 – Zoning.

The further regulation of Fueling Stations is presented as follows:

Sec. 22-73. - ~~Reserved.~~ Fueling Stations

(a) Purpose. It is the purpose of this article to protect the public safety and welfare and enhance the city's beauty and protect property values by regulating the intervals of such filling stations, controlling the physical accesses to public dedicated rights-of-way of new or remodeled stations.

(b) Applicability. This article shall apply to any building, structure or land used for the dispensing, sale or offering for sale at retail of any automobile fuels, oils or accessories incident thereto, including lubrication of automobiles and replacement or installation of minor parts and accessories, but not including major repair work, such as motor replacement, body and fender

repair or spray painting. This shall also include the terms “fueling station”, “filling station”, “gasoline station”, “service station”, and “Gasoline service station”. This section shall not apply to fueling operations accessory to marinas or industrial uses which do not offer retail sale to the general public.

(c) General requirements. Fueling stations shall comply with the following regulations:

1. Enclosed structure. All tire repairing, battery charging, lubricating or washing of automobiles, and/or storage of merchandise or supplies, must be accommodated or conducted wholly within the main structure or an enclosed structure of any new, remodeled, relocated or existing filling station.
2. The site of each new fueling station shall have a minimum frontage of one hundred twenty-five (125) feet along a dedicated public right-of-way.
3. The design of each new station, or remodeling of an existing station, shall be in compliance with the design review guidelines as contained in Section 22-59 – Design Review. Renovations, alterations and/or additions to existing structures shall be reviewed as minor applications pursuant to City Code Section 22-59.

The Use Table will remain unchanged, maintaining the classifications for fueling stations as follows:

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
Vehicle Sales & Service																							
-Fueling Station	-	-	-	-	-	-	-	-	-	C	C	P	C	C	-	C	-	P	-	-	-	-	-

Please provide two (2) copies of written comments regarding the above at the July 17th, 2015 meeting.

Please do not hesitate to contact me should you require any additional information or clarification at 772-467-3739

Thank you.
 Kori Benton
 Attachments



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: October 14, 2015
PROJECT: Amendment to Land Development Code – Fueling Stations
TRC No. 15-99800001
cc:
Attachment(s): None

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

- | | |
|--|---|
| <input checked="" type="checkbox"/> Land Development Amendment | <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

- Approval w/ noted changes 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 recommended changes

1. We recommend revising Section 22-73(c)(3) to incorporate language providing for a maximum fuel tank capacity expansion allowable under the minor application process. This may prevent issues that have arisen in the past with other fuel stations.

JRA/tst

Text Amendment to Chapter 22
Zoning
Filling Station Regulations
October 2, 2015

St. Lucie County Engineering/Public Works Comments

1. No comments.

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



TECHNICAL REVIEW PROJECT: # 15-99800001

Code Enforcement does not have any comments on this amendment.