



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

TO: Michael Troxell
FROM: Clarissa Davis, Planner
RE: Cumberland Farms Fuel Station: Site Plan & Design Review
DATE: December 10th, 2015

Mr. Troxell,

I have reviewed the proposed Cumberland Farms project located at 2009 S 35th Street and have produced the following comments:

1. Color Elevations are needed.
2. If still seeking to use canal as drainage, please provide permission from North St. Lucie River Water Control District to do so.
3. Access points need to be 25' feet from property line. If joint access agreement is pursued and executed with FDOT in regards to the Virginia Avenue access point, this comment will only be relevant to the 35th Street access point.

**Code Section 22-61(b)(2)c Access Points Distance to property lines (property clearance):
Distance to property lines from driveways will be one-half (½) the distances of two-way
driveway spacing by roadway class included under b. above.**

This review is merely preliminary. If you have any questions about the review above please feel free to contact me.

Sincerely,

Clarissa Davis, Planner
(772) 467-3742
CDavis@City-FortPerice.com

Cumberland Farms Store
Site Plan
2009 South 35th Street
December 7, 2015

St. Lucie County Public Works/Engineering Comments

1. The applicant is advised that Virginia Avenue is under the jurisdiction of the FDOT.
2. The applicant is advised that South 35th Street is under the jurisdiction of St. Lucie County.
3. It is noted that the proposed commercial driveway located on South 35th Street does not meet the required 25' setback from the north property line.
4. The applicant is advised that a St. Lucie County Driveway permit shall be required.
5. The applicant is advised that all construction activity within a County road right of way shall require a right of way permit. Please contact Selena Griffett, P.E. at 462-2153.
6. The applicant is advised that a Road Improvement Agreement together with the appropriate surety shall be required for all construction appurtenant to South 35th Street. Please contact Ron Harris, County Surveyor at 462-1721.
7. The applicant is advised that a right of way permit shall not be issued until the Road Improvement Agreement together with the appropriate surety have been provided.

Ron Harris, PLS
County Surveyor
772 462-1721



CITY OF FORT PIERCE DEPARTMENT OF ENGINEERING

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

INTEROFFICE MEMORANDUM

TO: Clarissa Davis, Planner
FROM: John R. Andrews, P.E., City Engineer *JRA*
DATE: December 9, 2015
PROJECT: Cumberland Farms Site Plan – 2009 South 35th Street
TRC Project No. 15-07000004
cc:

Attachment(s):

This is to advise you that we have completed the review of the following documents as received by this office on December 4, 2015:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Preliminary Site Plan | <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 of Site Plan 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 comments

COMMENTS:

1. The survey indicates that the project is comprised of two parcels, Parcel 1 and Parcel 2. Prior to applying for a site work permit, the applicant shall complete a Unity of Title which will combine the two parcels into one parcel.
2. The plans depict the driveway flares encroach beyond the property line as extended into the right-of-way. All driveway flares shall be contained within the limits of the property lines extended.
3. The driveway setbacks from the side property lines shall have a minimum clearance of 25' as per the requirements specified in the City of Fort Pierce Code of Ordinances, Section 22-61(b)(2c).
4. The plans reflect asphalt pavement for the driveway turnouts; revise the plans to specify driveway aprons constructed of concrete as per the City of Fort Pierce Code of Ordinances, Section 17-8(b).
5. Provide a note on the site plan that all utilities shall be installed underground.
6. Provide a statement on the site plan specifying compliance with the City of Ft. Pierce Code of Ordinance, Chapter 17 and Chapter 22.
7. HDPE drainage pipe is proposed on site. According to City of Fort Pierce Code of Ordinances, Section 17-28(b), site drainage pipe shall be either aluminum or RCP and drainage pipes located in public right-of-ways shall be RCP. The applicant shall revise the plans accordingly.
8. The plans shall be revised to incorporate the addition of a curb ramp on the north side of the northern driveway.
9. Final construction plans shall identify all PVC roof leader lines as Schedule 40.

JRA/tst

ST. LUCIE COUNTY FIRE DISTRICT
FIRE PREVENTION BUREAU
Office of the Fire Marshal



Telephone: (772) 621-3322
Fax: (772) 621-3604

BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Cumberland Farms 2009 S. 35th Street

REVIEW DATE: 12/9/2015

PLANNER: CLARISSA DAVIS

REVIEWED BY: Captain Debbie Knupp

Site Plan Approved: _____

Site Plan Approved with conditions: X

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

- 1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <http://www.slcfcd.com/permits.htm>**
- 2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
- 3. Please provide an electronic copy of the Site Plan (.dwg or .pdf format)**
- 4. Please indicate location of all hydrants within 1000' of the project.**

"Our Family Serving Yours"
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