



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

TO: Jodah B. Bittle, P.E.
FROM: Clarissa Davis, Planner
RE: Indian River Commerce: PD, Planned Development (Zoning Atlas Amendment)
DATE: November 18th, 2015

Mr. Bittle,

I have reviewed the proposed Indian River Commerce project located at 401 and 411 S Indian River Drive and have produced the following comments:

1. This review is contingent upon the approval of the Minor Replat application.
2. Photometric Plan is needed.
3. Retail parking requirement is 1 space per 200 square feet. Plans indicate three-hundred. **Code Section 22-60(d)(2)(a)4 Other retail establishments which do not exceed 50,000 square feet of gross floor area; 1space for each 200 square feet of gross floor area.**
4. The small business parking exemption of 1,200 square feet was divided and applied to the retail and office space. A total of 96 parking spaces are required. Please partner with property owners at 415 S 2nd Street or/and 505 S 2nd Street to establish a joint parking agreement to be submitted prior to City Commission. If not available please submit payment in lieu of for required spaces.
5. Will there be assigned/reserved parking spaces for the residents?
6. Please note what the acreage will be for the residual parcel with and without the right-of-way abandonment.
7. Proposed setbacks are drastically reduced by 60% and 33%. Please note that proposed setbacks should reflect what the abutting zoning district requires, however, the City Commission has the authority to amend or approve what is proposed. Conditions that a setback reduction may be considered can be found in code Section 22-40(b)2.
8. If Minor Plat is approved, please conduct a Unity of Title for the residual properties on west side of Indian River Drive.

9. Please notate within narrative if uses will comply with a specific zoning district within the City code or if uses will be determined and be proposed by the applicant.
10. West and South elevations are not within the submittal.
11. Landscaped area is deficient 4 trees. Please provide.
Code Section 22-187(4)b The landscape strip shall include an average of at least one tree for each three hundred (300) square feet of required landscaped area.

This review is merely preliminary. Official comments will be rendered at the time of building permit. 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



CITY OF FORT PIERCE DEPARTMENT OF ENGINEERING

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

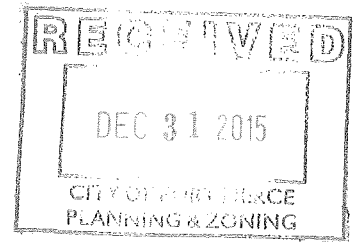
INTEROFFICE MEMORANDUM

TO: Clarissa Davis, Planner
FROM:  John R. Andrews, P.E., City Engineer 
SUBJECT: Indian River Commerce Planned Development
401 South Indian River Drive
TRC Project No. 15-43900003

DATE: December 31, 2015

CC:

Attachment(s):



This is to advise you that we have completed the review of the following documents as received December 29, 2015

- | | |
|---|--|
| <input checked="" type="checkbox"/> Planned Development Plans | <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

- | | | |
|--|--|------------------------------|
| <input checked="" type="checkbox"/> Approval | <input type="checkbox"/> Building Permit | <input type="checkbox"/> 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

JRA/tst

Indian River Commerce Center
Site Plan
November 12, 2015

St. Lucie County Public Works/Engineering Comments

1. The applicant is advised that a St. Lucie County Right of way permit shall be required for construction activities within the County right of way for Indian River Drive. Please contact Selena Griffett, P.E. at 462-2153.
2. The applicant is advised that a St. Lucie County Road Improvement Agreement (RIA) together with the appropriate surety may be required for the proposed improvements within the County right of way. Please contact Ron Harris, County Surveyor at 462-1721 for additional details. Please note that a County right of way permit will not be issued until the agreement and surety have been provided.
3. The applicant is advised that a St. Lucie County Right of way permit shall be required for the proposed water and wastewater connections. It is noted that an RIA and surety will not be required provided that FPUA is submitting and signing the permit application. Please contact Selena Griffett, P.E. at 462-2153.
4. What is the status of the SFWMD permit and FDEP permit?
5. Sheet 2; Temporary construction access; the reference to Seaway Drive should be revised to indicate Indian River Drive.
6. Sheet 5; Building setbacks; will the applicant be seeking a variance from the City of Ft. Pierce BOA?
7. Sheet 5; a portion of the proposed brick paver sidewalk will be on private property. The City of Ft. Pierce will require a pedestrian easement.

Ron Harris, PLS
County Surveyor



TRC submissions - Meeting 11/19/15 <Watchdog: Virus checked>
 Martha Kerr
 to:
 'Clarissa Davis'
 11/16/2015 08:36 AM
 Hide Details
 From: Martha Kerr <mkerr@fpu.com>
 To: 'Clarissa Davis' <CDavis@City-FtPierce.Com>

Good Morning,

Below are FPUA comments regarding the submission for the upcoming TRC meeting on Nov. 19th.

- A. **Zoning Text Amendment (PD) & Preliminary Plat** – Village at Midway – 9850 Midway Road (Clarissa Davis)
 - W/WW Engineering: Approved
 - Electric and Gas Engineering: Electric is not available. Fiber is available please contact Don Landin (772)466-1600x3307. Gas is available please contact Ted Cook for details (772)466-1600x4705
- D. **Final Plat** – Inlet Palms – 1502 Seaway Drive - (Clarissa Davis)
 - W/WW Engineering: No Objection
 - Electric and Gas Engineering Department: We have no objection. Approved as noted
- G. **Conditional Use** – RG Towers – 2551 Jenkins Road – (Clarissa Davis)
 - W/WW Engineering: Approved
 - Electric and Gas Engineering: No Comment
- H. **Site Plan** – Indian River Villas (Resubmittal) – 401 S. Indian River Drive – (Clarissa Davis)
 - W/WW Engineering: No Objection
 - Electric and Gas Engineering: Again, FPUA electric has facilities within the Citrus Avenue right of way (East of S. Indian Drive). This may require a design modification or relocation of facilities (Switchgear and underground lines) at developers cost. Electrical plans (load calculation and riser schedule) was not provided. A utility easement will be required for all FPUA facilities within the site. We have no objection. Approved as noted
- I. **Indian River Commerce** – PD and Minor Plat – 401 S. Indian River Drive – (Clarissa Davis)
 - W/WW Engineering: No Objection
 - Electric and Gas Engineering: FPUA has electric facilities along S. Indian Drive and S. 2nd Street. FPUA gas facilities are located along S. 2nd Street. Electrical plans will be needed, along with a utility easement for all propose FPUA facilities within the site. We have no objection. Approved as noted
- J. **ROW Abandonment** – Indian River Villas – 401 S. Indian River Drive - (Clarissa Davis)

- W/WW Engineering: No Objection
- Electric and Gas Engineering: Utility easement may be required if the existing electric distribution lines is within the propose R/W abandonment area. We have no objection. Approved as noted

Regards,
Martha Kerr

FPUA

Staff Assistant

W/WW Engineering Department

1701 S. 37th Street

Fort Pierce, FL 34947

Telephone: (772) 466-1600, Ext. 3473

Fax: (772) 468-2414

mkerr@fpu.com

Please note: Florida has a very broad public records law. Most written communications to or from Fort Pierce Utilities Authority employees regarding government business are public records, available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

(For additional information, go to http://www.fpu.com/important_information/privacy.php)



BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Foglia Contracting Corp.

SITE PLAN: Indian River Commerce – 401 S Indian River Drive (PD, Planned Development; Minor Plat) TRC Project #15-43900003

REVIEW DATE: 11/16/2015

PLANNER: CLARISSA DAVIS

REVIEWED BY: Lieutenant Richard Williams

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/documents/app2.pdf>.
2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.
3. Parking Garage Needs to support 38 tons.
4. Please provide an electronic copy of the Site Plan (.dwg or .pdf format)