



CITY OF FORT PIERCE TECHNICAL REVIEW COMMITTEE

A. **Conceptual Site Plan** – Kings Hwy Interstate Business Park– 2496 Kings Hwy.

Mr. Benton: This conceptual development plan is presented pursuant to a previous site plan and conditional use approval that the City Commission provided around 2007-2008 across 24 acres of general commercial property that extends from Peters Road to Kings Highway. The plan is somewhat consistent with the previously considered facility with updates, distribution and variety of different sized and shaped commercial business park structures. They are seeking guidance as far as the City Commission's view and acceptance of this type of project. Cumulatively it represents ¼ million square feet of commercial light industrial and business park type space. The conceptual plan does not present any specific phasing or specific usage however a specific site plan, plan development application or a site plan and conditional use application, which would subsequently be filed, would need to identify those components.

FP Planning:

The C-3 district is intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices and tourist/entertainment facilities. Many public and semi-public uses are also appropriate. Compared to the C-4 zone, this district is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services and small warehousing and wholesaling operations. Although this zone should be located along or near arterial or collector streets, it is not the intent of this district to encourage the extension of strip commercial areas. Instead it should promote concentrations of commercial activities. Eligible permitted and conditional uses are presented in the City's Use Table located within Section 22-22, with further consideration of consistency with the City's Comprehensive Plan/ GC- General Commercial Land Use designation.

- Pursuant to City Code Section 22-31 (c)(1) & 22-58, Site plan review shall be required for uses which have buildings with more than four thousand (4,000) square feet of floor area. Furthermore any development upon lots abutting Kings Highway or above 4,000 sq. ft. will be subject to the city's design review guidelines.
- Lot Coverage/Open Space requirements will be considered upon a lot-by-lot basis upon formal subdivision.
- Pursuant to City Code Section 22-179. - Permit applications, an application for tree removal and land clearing shall be filed concurrent with any formal subdivision applications. The property owner is encouraged to preserve native trees where possible.
- The applicant is guided to City Code Chapter 18 regulating formal application for subdivision for specific requirements as the application for subdivision approaches.

- Further review of traffic generation for individual developments will be reviewed for consideration of impacts to Kings Highway, White Road, and Peters Road. Further analysis will guide the potential for designated turn/decel lanes on Kings Highway.
- It's noted that White Road and Peters Road are substandard at the current time.
- Additional landscaping requirements are provided for commercially zoned developments, which abut residentially zoned property. The applicant may wish to consider buffering techniques to provide appropriate separation and safeguard strategies from adjacent residential properties.
- It's noted that a collection of the proposed lots may be eligible for "An adult establishment" based upon the established setback criteria of the City's Land Development Code, due to exclusion of the specific residential (RS-2 / E-2) zoning districts adjacent to the site from said regulations

FP Building:

Utilities will be coming in from Kings Highway?

Will Interstate Parkway always remain a private road?

They are going to develop the site and then will it be phased construction?

Mr. Benton: The conceptual site development plan presents Interstate Parkway as right-of-way and I assume, dedicated to the City of Ft. Pierce. Not certain whether we are interested in obtaining that. I think it could go either way, but that is further discussion for the specific site plan application.

It is our anticipation that this will be a phased development over a specific time line. The specific phasing plan has not been provided by the developer at this time.

FPUA Electric:

FPUA has 3 phase electric available to the site. For details about the electric service please contact Jason Mittler (772) 466-1600 x 6306. FPUA has gas available to the site. For details please contact Ana Johnson (772) 466-1600 x4705

FPUA Water/Wastewater:

Approved as noted City approval does **not** constitute final acceptance by Fort Pierce Utilities Authority. Completed utility drawings need to be submitted for final approved by Fort Pierce Utilities Authority. Please contact James Carnes of Fort Pierce Utilities Authority Water/Wastewater Engineering Department at (772) 466-1600 x 3472 to discuss detailed utility requirements, fees and other administrative items.

FP Engineering:

At time of Site Plan submittal the applicant shall revise the Landscape Plan to eliminate all plantings currently depicted within the limits of the Kings Highway Right-of-Way.

SLC Engineering:

1. Advisory Comment: The applicant is advised that a Roadway Improvement Agreement (RIA) together with the appropriate surety will be required for the construction of all improvements within County right of way. Please contact Rod Reed, County Surveyor at 462-1721 for additional information. Please be advised that a right of way permit will not be issued until the RIA and surety have been submitted.
2. Advisory Comment: Please be advised that a right of way permit shall be required for the construction activities within the County road right of way. Please contact Selena Griffett, P.E. at 462-2097 for additional information.
3. Advisory Comment: Please contact FDOT as major roadway and drainage improvements are proposed along King's highway adjacent to your site.
4. Advisory Comment: The site is located inside the Urban Service Boundary and additional requirements may need to be met.

I wanted to look at the right-of-way being taken and how it will affect your conceptual plan for which you proposed to do. I had some concerns if that was not taken into consideration it could impact your conceptual design quite a bit because if the right-of-way moves farther to the east, it could impact your building location, parking scheme, and right down the line.

SLC Fire District: Show water/fire lines plus show all hydrants within 1000' of property.

The following departments had no comments at the meeting: FP Code and SLC TPO

Troy Holloway from Gentile Glas Holloway O'Mahoney & Associates: The owners have had several meetings with DOT for right-of-way taking and drainage requirements. We understand that line is still kind of gray as far as where that right-of-way line is going to sit and there may be some additional properties that may be lost and that is okay because it is conceptual lot layout and we can easily adjust those. As far as that right-of-way, I think it was initially intended when it was done in 2005, the city did want that as right-of-way but it really does not matter to the owner, whether it goes as right-of-way or stays within the project. We will make any adjustments as needed and get the plans re-submitted.