



CITY OF FORT PIERCE TECHNICAL REVIEW COMMITTEE

A. **Conceptual Site Plan** – Kings Hwy Business Park– 7001 White Road

Mr. Benton: Staff may recall a previous proposal for a commercial park subdivision across this property connecting White Road to Kings Highway with 10 -12 lots on site. The conceptual development plan was selected to generate some feedback from the City of Ft. Pierce in consideration of moving forward with this development and investment in this infrastructure.

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. The existing design review guidelines would guide relocation of building #1 & #6 towards Kings Highway for enhancement of streetscape and building design along Kings Highway.
- The presented parking "detail" exhibits present spaces compliant with City Code, however the site plan presents a collection of face-to-face parking spaces, which only feature an 18 ft. depth, whereas 19ft. depth is required.
- Per City Code Section 22-60(e) the Number of off-street loading spaces required will be guided based upon specific uses contemplated for inclusion within the development. The plan appears to feature adequate areas designated for such spaces.
- Height, size, and quantity of landscaping elements and corresponding irrigation systems will be considered during site plan review.
- The applicant may elect to present a comprehensive site plan for the complete development, with the potential for inclusion of conditional use for some variable uses or consider a PD,

Planned Development with a specific set of uses for the site, and variable phasing/building site options.

- Open Space requirements will be reviewed for compliance with the Comprehensive Plan at the time of formal development application.
- The C-3 zoning district requires interior vehicular use area landscape at a ratio of 1 SF per 15 SF of vehicular use area. Complete tabulation and review will be considered with subsequent development application.
- Pursuant to City Code Section 22-179. - Permit applications, an application for tree removal and land clearing shall be filed concurrent with any site development applications. The property owner is encouraged to preserve native trees where possible.
- Further review of traffic generation for the development, based upon intended/projected uses will be reviewed for consideration of traffic impacts to Kings Highway and Peters Road as well as parking levels.
- It's noted that Peters Road has abutting sections that are substandard at the current time.
- Additional landscaping requirements (22-187 (10) are provided for commercially zoned developments, which abut residentially zoned property. Appropriate separation and buffering strategies from adjacent residential properties will be required for formal development review.

FP Building:

1. They are going to put the road in and then develop the lots and sell the lots off?
2. The lake would be constructed during construction?
3. Utilities would be coming off from Kings Highway?
4. White road is an unimproved road?

Mr. Benton: The conceptual plan is considering a potential subdivision of general commercial properties, creating a base infrastructure, roadway connectivity and access. They would have the ability to build to suit, complete the structure and sell and or lease to a prospective business or sell the lot for individual development.

FPUA Electric:

Electric is available for the east half of this site. The west half is served by FPL. Please see attached map. Please contact Jason Mittler (772) 466-1600 x 6306 for details. Gas is available please contact Ana Johnson (772) 466-1600 x 4705 for details.

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:

The survey and conceptual plan were submitted on 11" x 17" paper and were not to scale. At time of Site Plan submittal, the applicant shall submit full sized, scalable plans for review.

SLC Engineering:

1. Please provide a sealed copy of the survey. It has no validity without being sealed. I reserve my comments until receipt of sealed survey.
 2. The applicant is advised that a Road Improvement Agreement (RAI) 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.
 3. 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.
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1. Advisory Comment: Advisory Comment: Please contact FDOT as major roadway and drainage improvements are proposed along King's highway and White road adjacent to your site.
 2. Advisory Comment: The site is located inside the Urban Service Boundary and additional requirements may need to be met.

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: We have reviewed and acknowledged all the comments and we will re-submit the full size sealed plans as we move forward.