



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

December 3, 2015

Bryan L. Zarlenga PE
PRACTICE LEADER, SITE DEVELOPMENT -Cardno
380 Park Place Blvd. #300
Clearwater, FL 33759

**Re: Technical Review – O'Reilly Autoparts Store
S. US Highway 1**

Dear Mr. Zarlenga, PE,

The following are comments from the Planning Department's review of the application for Site Plan & Design Review:

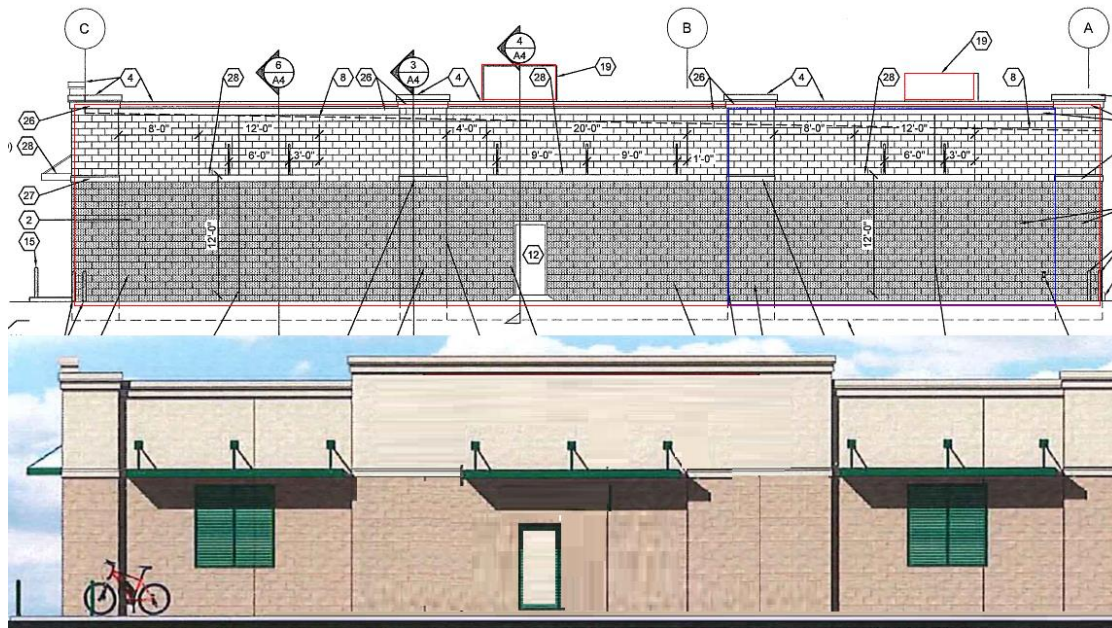
1) Pursuant to City Code Section 22-59(g)(4), please update the elevations to comply with the following guidelines:

c. Articulation in the facade should give visual relief and be of sufficient depth to provide shade and shadow on adjacent building surfaces. Colors of wall surfaces shall be chosen to complement this facade articulation and colors shall be in keeping with the chosen architectural style and character.

k. Blank walls are discouraged. Walls shall be punctuated with windows, doors or architectural elements. New construction that includes long dimensions of continuous wall shall employ the use of site breaks to punctuate the streetscape.

A conceptual mark-up of the façade(s) are presented below to provide guidance for some of the prospective enhancements:





2) Pursuant to City Code Section 22-187 (7) *Interior vehicular use areas*. a. Lots with vehicular use areas that are four thousand (4,000) or more square feet in size shall have at least one square foot of interior landscaping for each fifteen (15) square feet of vehicular use area. Each separate landscaped area shall be curbed and contain a minimum of one hundred (100) square feet of area and shall be at least ten (10) feet wide and ten (10) feet deep exclusive of curbing in all locations.

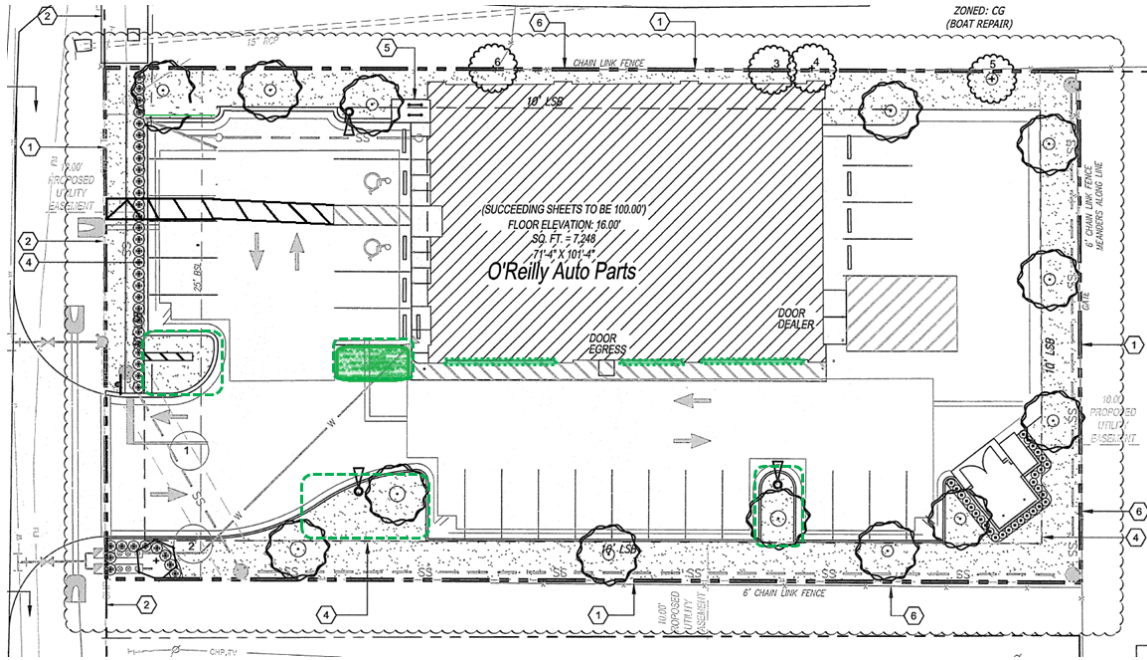
Furthermore, per subpart b. Interior landscaping shall include an average of at least one tree for each one hundred (100) square feet of required landscaped area. The remainder of the required landscaped area shall be landscaped with grass, ground cover or other landscaped treatment. Such landscaped areas shall be located in such a manner as to divide and break up the expanse of paving and at strategic points to guide traffic flow and direction

MINIMUM INTERIOR LANDSCAPED AREA FOR VEHICULAR USE AREA:

| | |
|-------------------------|---|
| VEHICULAR USE AREA | = 17,577 SF |
| REQUIRED LANDSCAPE AREA | = 471 SF (1 SF PER 15 SF OF TOTAL VUA = 1,171 SF - 700 SF (1,400 SF FOR THREE EXISTING TREES / 2 (50% REDUCTION)) |
| PROPOSED LANDSCAPE AREA | = 1,200 SF |
| REQUIRED TREES | = 5 (1 TREE PER 100 SF OF LANDSCAPE AREA) |
| PROPOSED TREES | = 5 |

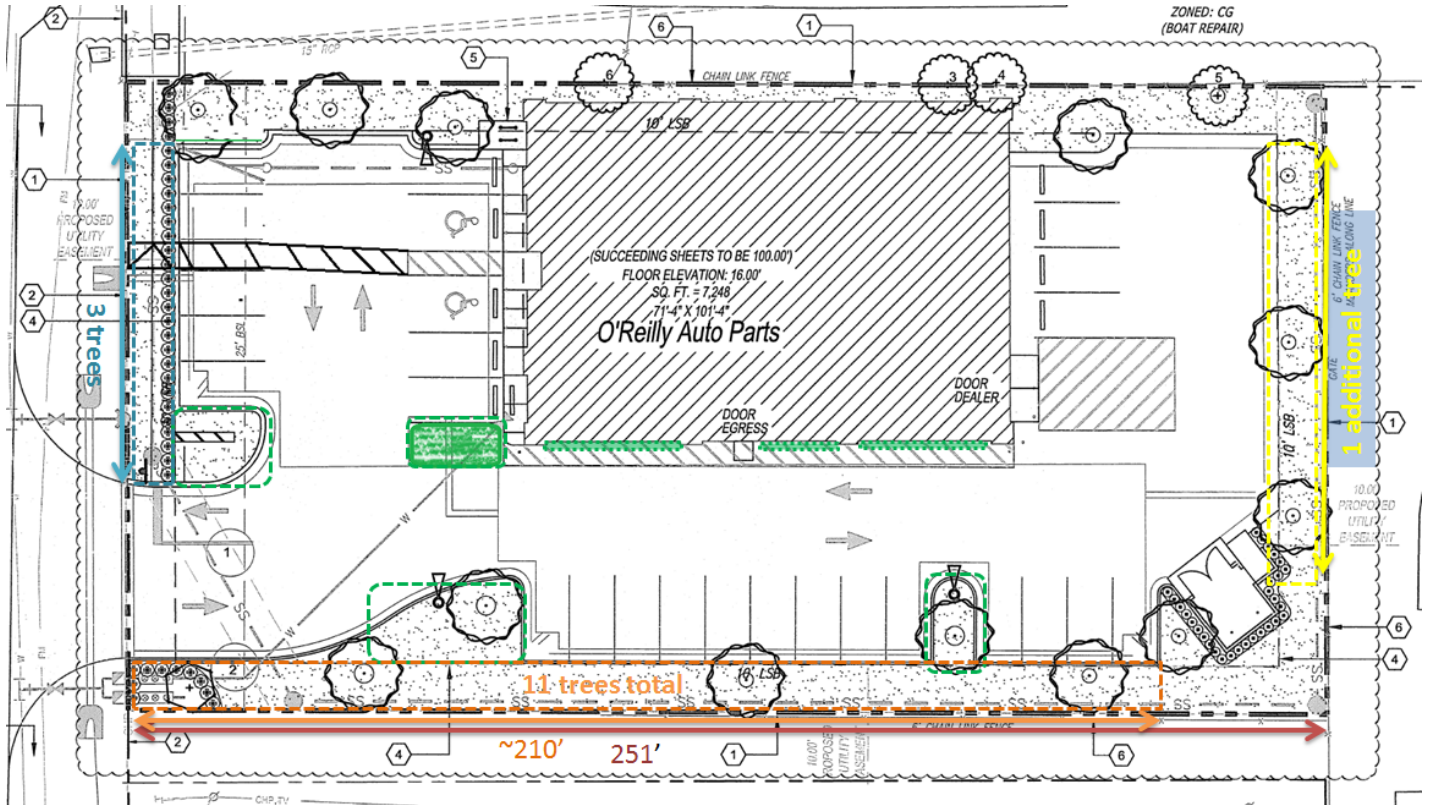
In order to utilize the exemptions to Interior landscaping area offered, the preserved trees must be located within the vehicular use area. It's further noted that "the total amount of the interior landscaped area is (may) not (be) reduced by more than fifty (50) per cent." A 700 exemption is not applicable due to 1) The preserved trees being along the northern property line, not within the interior vehicular use area, and 2) The requested exemption is more than a 50% reduction in the overall required amount of 1,171 sq. ft

Please revise the landscape accordingly. A few potential options are presented below:



3) Pursuant to City Code Section 22-62. - Sidewalks. (d) (2) and Florida Accessibility Code, a sidewalk connection from the building entrance to the adjacent US Highway 1 ROW is required. As discussed, payment in-lieu of providing the sidewalk along US Highway 1 will be required.

4) Pursuant to City Code Section 22-187 (4) & (6) additional trees are required between the vehicular use areas and US Highway 1 & adjacent properties.



4) Pursuant to City Code Section 22-60 (c)(5) The southern drive aisle shall be a minimum width of 26'.

(5) *Combined aisle and stall width.* All off-street parking areas shall be constructed with the following minimum dimensions based upon the angle of the parking stall:

| | | Parallel | 30° | 45° | 60° | 90° |
|----|-----------------|----------|-----|-----------|-----------|-----|
| b. | Two-way traffic | | | | | |
| 1. | Stalls one side | 28 | 40 | <u>42</u> | <u>44</u> | 45 |

Advisory note:

- The applicant is still encouraged to coordinate with the abutting property owners to pursue internal access, or a joint driveway.

If deemed necessary, please provide a written response to each comment in order to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3739 or by e-mail: kbenton@city-ftpirce.com.

Sincerely,

Kori Benton
Senior Planner



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

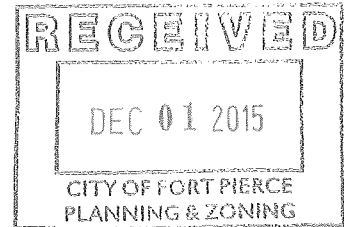
DATE: November 25, 2015

PROJECT: O'Reilly Auto Parts Revised Site Plan
4760 US Highway One
Technical Review Project No. 14-07000006

cc:

Attachment(s): None

JRA



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

- | | |
|---|--|
| <input checked="" type="checkbox"/> Site Plan Application Package | <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

- Site Plan Approval 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 conditions of approval

ENGINEERING COMMENTS:

1. Provide a signed and sealed boundary and topographic survey in accordance with City of Fort Pierce Code of Ordinances Section 17-27(a)(7).
2. The submitted Paving, Grading and Drainage Plan was reviewed for conceptual compliance only and will be thoroughly reviewed at time of Building Permit submittal. The applicant shall be made aware that all on-site drainage pipe shall adhere to the requirements specified in the City of Fort Pierce Code of Ordinances Section 17-8(b).
3. The applicant shall modify the 23' wide access aisle located at the south end of the site does to meet the minimum requirement of 26'.
4. The building setback from the north property line is proposed to be 3.36' at the east building corner. Detailed information shall be provided at the time of Building Permit submittal to ensure impacts to the property to the north will not occur.

JRA/tst