

LAVENTURE & ZEISS ENGINEERING, INC.

CONSULTING ENGINEERS
WWW.LAVENTURE1.COM

774 WEST MIDWAY ROAD
FORT PIERCE, FLORIDA 34982
(772) 398-1520 Phone
(772) 398-1521 Fax

April 29, 2016

Kori Benton
Senior Planner
City of Fort Pierce
100 N. US 1
Fort Pierce, FL 34950



RE: Drawdy Concrete Construction
2551 Peters Road

Dear Mr. Benton:

Please allow the following to qualify as our response to comments from the TRC meeting of April 21, 2016:

PLANNING

Landscape-

1. Pursuant to City Code Section Sec. 22-187 (4), (6), & (7), the proposed site plan shall include the installation of trees along the west and south property lines, adjacent to the retention area. Additionally, landscaping shall be integrated into the proposed vehicular use area and re-installed within the existing landscape islands within the parking area. The wood fence should be acceptable in-lieu of plantings/shrubs. Screening is encouraged for the forms/equipment storage.

RESPONSE: Comments noted and plans revised to reflect comments.

Drive/Parking Space-

2. Pursuant to City Code Section 22-60. (c)Design standards. (6)Surface material:
 - a. Required parking spaces, access drives, and loading areas must be paved and maintained with concrete, asphalt or similar material of sufficient thickness and consistency to support anticipated traffic volumes and weights.

b. Alternative paving materials or parking surfaces (including pervious surfaces) may be approved by the city engineer if such materials or surfaces are demonstrated to exhibit equivalent wear resistance and load bearing characteristics as concrete or asphalt.

c. The following are not required to be paved:

3. Parking areas for tracked heavy construction equipment, skid-mounted equipment, and similar equipment, provided they are constructed with gravel or other comparable all-weather surface.

RESPONSE: Please see Site Plan. The existing concrete parking areas and drives are to be utilized. We propose recycled, crushed concrete for the new truck parking areas and will coordinate material, design and thickness with the City of Fort Pierce Engineering Department.

Andrews Avenue sidewalk-

3. Pursuant to City Code Section 22-62. – Sidewalks. (b) & (d) (1) a sidewalk linkage shall be installed, along Andrews Avenue, in the public or private right-of-way the full length of any and all streets abutting a parcel of property and parallel to the street. An exemption and/or payment in-lieu of providing such sidewalk may be considered with further discussion with St. Lucie County.

RESPONSE: Sidewalks are under discussion/negotiations with St. Lucie County.

Stormwater-

4. The original development was designed with a larger retention area than presently proposed. Please verify the storm water capacity with the proposed new construction and reduction of the retention area provided on-site.

RESPONSE: There is on-going stormwater management evaluation and coordination with SFWMD.

Road Right-of-way-

5. St. Lucie County may seek a right-of-way or easement dedication due to the substandard right-of-way (widths) along Peters Road & possibly Andrews Avenue.

RESPONSE: Right-of-way widths are under discussion with St. Lucie County.

Drawdy Concrete Construction
2551 Peters Road
Page Three

Stop bar and stop sign-

6. A stop bar and sign shall be integrated at the main access point, if not already present.

RESPONSE: Plans revised to reflect proposed stop sign and stop bar.

Wash-down area-

7. Please advise if a designated equipment/concrete wash-down area will be provided on-site.

RESPONSE: No. Typically, only passenger vehicles are used and/or parked on-site.

Dumpster Enclosure-

8. Upon further review of the presented site plan, I noted that the dumpster enclosure from the previously approved site was not noted on the plans. Please advise whether the dumpster enclosure remains in plan, and/or provide guidance as to the refuse collection plan for the facility. Thank you for your continued coordination with this application.

RESPONSE: Plans revised to reflect proposed dumpster enclosure.

Please contact our office with any questions or comments.

Sincerely,

Laventure & Zeiss Engineering, Inc.



Richard Laventure, E.I.



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

April 15, 2016

Laventure & Zeiss Engineering, Inc.
774 W. Midway Road
Fort Pierce, FL 34982
P: (772) 398.1520
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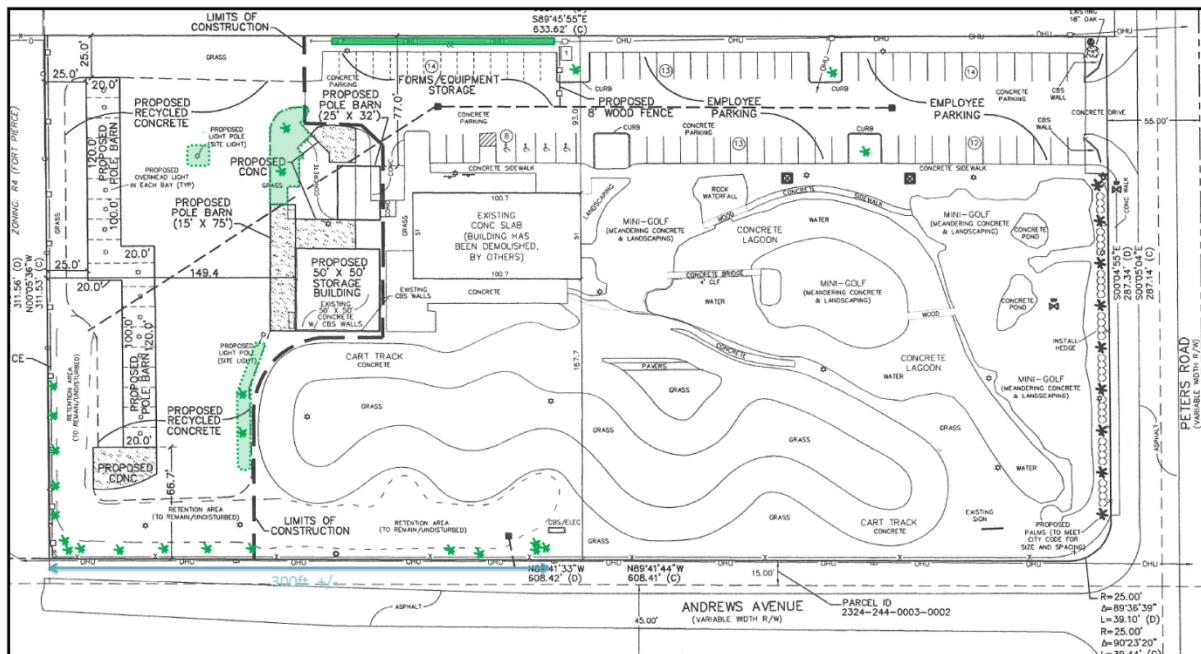
**Re: Technical Review – Drawdy Concrete –
2551 Peters Road**

Dear Mr. Laventure, PE,

The following are comments from the Planning Department's review of the application for Conditional Use with New Construction:

1) Pursuant to City Code Section Sec. 22-187 (4), (6), & (7), the proposed site plan shall include the installation of trees along the west and south property lines, adjacent to the retention area. Additionally, landscaping shall be integrated into the proposed vehicular use area and re-installed within the existing landscape islands within the parking area. The wood fence should be acceptable in-lieu of plantings/shrubs. Screening is encouraged for the forms/equipment storage.

A conceptual mark-up and the applicable code requirements are presented below for guidance:



(4) Landscape strips. Between street rights-of-way and vehicular use, building and retention/detention areas, there shall be a landscaped strip of land, except where driveways are located, meeting these requirements:

- a. The strip shall be at least six (6) feet wide for lots under ten thousand (10,000) square feet in size and at least ten (10) feet wide for lots ten thousand (10,000) square feet or larger;
- b. The landscape strip shall include **an average of at least one tree for each three hundred (300) square feet of required landscaped area.** The remainder of the required landscaped area shall be completely covered with grass, ground cover or other landscaped treatment and shall additionally contain a screen of landscaping which shall be installed and maintained so as to form a thirty-six-inch or higher continuous, unbroken, solid, visual screen within a maximum of one year after the landscaping takes place, except in clear vision areas required in section 22-53.

(6) Vehicular use, building, retention/detention areas adjacent to other property. Landscape standards for these areas are as follows:

- a. Where a vehicular use area (*building, retention/detention areas adjacent to other property.*) does not abut a street right-of-way but abuts other property, there will be a landscaped strip of land which is at least ten (10) feet wide. When a property line abuts a building, another structure, a joint driveway or joint parking area, such landscaped strip shall not be required.
- b. **The landscaping strip required by the immediately foregoing subsection shall include an average of at least one tree for each two hundred (200) square feet of the required landscape area.** The remainder of the required landscape area shall be landscaped with grass, ground cover or other landscape treatment. **When the area to be screened abuts residentially zoned property, a site-obscuring fence or planted material which is not less than six (6) feet in height shall be included. If planted material is used, it shall be planted and maintained so as to form a three-foot or higher continuous, unbroken, solid visual screen within a maximum of one year after planting.** The planted material shall be a species which in St. Lucie County normally grows to a height of six (6) feet or more.

(7) Interior vehicular use areas. The following are standards relating to landscaping of 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, except that areas in an I-1 or I-2 zone shall only be required to have at least one square foot of interior landscaping for each thirty (30) 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. Progressive urban parking area designs may be used to provide adequate space for multiple tree plantings and allow for proper tree root development so shade trees can grow and develop large canopies to reduce parking lot heat islands.

(10) Other areas. When an area other than a vehicular use and retention/detention area of a developed lot in a C-1, C-2, **C-3**, C-4, C-5, I-1, or I-2 zone abuts a lot in an E-1, R-1, R-2, R-3, **R-4**, R-5, OS-1, or OS-2, such area in a commercial or industrial zone shall have a site obscuring fence or planted material so as to provide a visual and noise buffer between such areas and the lot in the residential or open space zone. Such fence will be constructed from **wood**, stone, brick or other suitable material and be a minimum of six (6) feet high.

2) Pursuant to City Code Section 22-60. (c) Design standards. (6) Surface material:

a. Required parking spaces, access drives, and loading areas must be paved and maintained with concrete, asphalt or similar material of sufficient thickness and consistency to support anticipated traffic volumes and weights.

b. Alternative paving materials or parking surfaces (including pervious surfaces) **may be approved by the city engineer** if such materials or surfaces are demonstrated to exhibit equivalent wear resistance and load bearing characteristics as concrete or asphalt.

c. The following are not required to be paved:

3. Parking areas for tracked heavy construction equipment, skid-mounted equipment, and similar equipment, provided they are constructed with gravel or other comparable all-weather surface.

3) Pursuant to City Code Section 22-62. - Sidewalks. (b) & (d) (1) a sidewalk linkage shall be installed, along Andrews Road, in the public or private right-of-way the full length of any and all streets abutting a parcel of property and parallel to the street. An exemption and/or payment in-lieu of providing such sidewalk may be considered with further discussion with St. Lucie County.

4) The original development was designed with a larger retention area than presently proposed. Please verify the storm water capacity with the proposed new construction and reduction of the retention area provided on-site.

5) St. Lucie County may seek a right-of-way or easement dedication due to the substandard right-of-way along Peters Road & possibly Andrews Road.

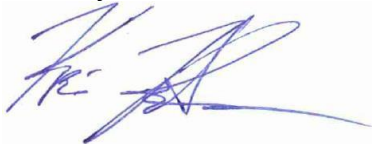
6) A stop bar and sign shall be integrated at the main access point, if not already present.

7) Please advise if a designated equipment/concrete wash-down area will be provided on-site.

8) Per City Code Section 22-187. (11), please advise as to the protocol for refuse collection and screening; Screening of refuse collection areas. Refuse and recycling dumpsters utilized by multifamily residential complexes, in commercial, industrial and institutional facilities shall be screened from view on all sides and shall be gated. Gates may be left open only on scheduled pick up days and must be closed following pick up. Such screening shall consist of a six-foot-high masonry wall or wooden fence. In addition, when feasible, one shrub or hedge shall be planted at two-foot centers along the outside perimeter of the screen. Dumpsters shall be located in an area that minimizes public view. This subsection shall apply to dumpsters servicing structures built on or after June 1, 1996.

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-ftpierce.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: April 21, 2016

PROJECT: Drawdy Concrete Construction Truck Yard Conditional Use
2705 Peters Road
TRC #16-04000006

cc:

Attachment(s): N/A

This is to advise you that we have completed the review of the following documents as received by this office on April 4, 2016:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Conditional Use | <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 CU 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.

- Engineering Comments attached

ENGINEERING COMMENTS:

1. Water quality and quantity will be required for any new impervious surface. This will be reviewed during Site Work Permit application.

JRA/tst

Drawdy Concrete Construction Truck Yard
Conditional Use/New Construction
Peters Road
April 20, 2016

St. Lucie County Public Works/Engineering Comments

1. Andrews Road and Peters Road at the project location are maintained by St. Lucie County, Florida.
2. Andrews Road and Peters Road are considered to be sub-standard right of ways. The applicant may be required to donate their proportionate share of the deficient right of way.
3. The applicant is advised that they may be required to construct a 5' concrete sidewalk along the subject parcels frontage abutting Andrews Avenue.

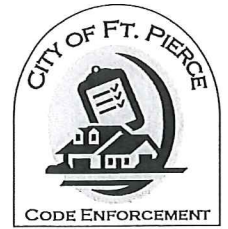
Ron Harris
County Surveyor
772 462.1721




CITY OF FORT PIERCE

COMMUNITY RESPONSE DIVISIONS
MARGARET M. ARRAIZ, CODE COMPLIANCE MANAGER

Protecting the health, safety and welfare of our community



TO: Kori Benton, Senior Planner
FROM: Peggy Arraiz, Code Compliance Manager 
RE: Technical Review Project: # 16-040000006
2705 Peters Road – Conditional Use
DATE: April 20, 2016

Code Enforcement has reviewed the above project and has the following comments:

- There is a current / active code enforcement case for lot clearing at this location.
- We have had previous lot clearing action at this location. The landscaping at the property must be maintained at all times – including before, during and after construction.