

**CITY PLANNING BOARD
BOARD AGENDA**

Planning Board Regular Meeting - Tuesday, May 10, 2016 - 6:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **CONSIDERATION OF ABSENCES**
5. **CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS**
6. **APPROVAL OF MINUTES**
 - a. Minutes from the April 12, 2016 meeting
7. **NEW BUSINESS**
 - a. Conditional Use with New Construction - Drawdy Concrete Construction Truck Yard - 2551 Peters Road
8. **BOARD COMMENTS**
9. **ADJOURNMENT**

Any person seeking to appeal any decision by the Planning Board with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact (772) 467-3729, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

Planning Board

6. a.

Meeting Date: 05/10/2016

Information

REQUESTED ACTION

Minutes from the April 12, 2016 meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Planning Board Minutes 4.12.16

Form Review

Form Started By: Alicia Rosenthal

Started On: 04/21/2016 09:52 AM

Final Approval Date: 04/21/2016

DRAFT



CITY OF FORT PIERCE PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, **APRIL 12, 2016**, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Present: **John George; Tim O'Connell; Eloise Cumings; Mike Dahan; Robert Poitier; Marcia Baker; Frank Creyaufmiller; Charles Hayek; Brian Paul; Steve Weaver; Al Bernetti; Bob Burdge, Chairman**

Staff Present: **James Walker, Assistant City Attorney
Rebecca Grohall, AICP, Planning Director
Clarissa Davis, Planner
Alicia Rosenthal, Administrative Assistant**

4. **CONSIDERATION OF ABSENCES**

All Board members were present.

5. **CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS**

No alternates were needed since all regular members were present.

6. **APPROVAL OF MINUTES**

- a. Minutes from the March 8, 2016 meeting.

Motion was made by John George, and seconded by Charles Hayek to approve the minutes from the March 8, 2016 meeting.

AYE: Tim O'Connell, John George, Eloise Cumings, Marcia Baker, Brian Paul, Mike Dahan, Frank Creyaufmiller, Charles Hayek, Robert Poitier, Chairman Bob Burdge

Passed

7. **NEW BUSINESS**

a. **Conditional Use - Advanced Scholars Christian Academy - 720 Delaware Avenue**

Ms. Davis gave an overview of the application and answered questions from the Board. The Board had concerns with ingress and egress, traffic congestion and lighting.

Mike Menard, Cook & Menard Architecture, provided additional information regarding the Boards concerns and answered questions from the Board about the Life Safety Plan and classroom expansion.

Sherria Baptiste, Applicant, explained her goals with the school and the programs that the school will be offering.

Chairman Burdge mentioned a letter was sent from Steve Tarr to Ms. Davis and the Board members, with several questions about the project.

Motion was made by Robert Poitier, and seconded by John George to approve the project with the condition that the lighting for the parking lot be brought up to 1 foot candle.

**AYE: Brian Paul, John George, Tim O'Connell, Eloise Cumings, Robert Poitier,
Chairman Bob Burdge**

NAY: Marcia Baker, Frank Creyaufmiller, Charles Hayek, Mike Dahan

Passed

8. BOARD COMMENTS

Chairman Burdge moved to the podium and presented Mr. Walker with a proclamation to honor Mr. Walker for his 37 years of service to the citizens of Fort Pierce.

9. ADJOURNMENT

Planning Board

7. a.

Meeting Date: 05/10/2016

Information

REQUESTED ACTION

Conditional Use with New Construction - Drawdy Concrete Construction Truck Yard - 2551 Peters Road

LOCATION

2551 Peters Road

RESPONSIBLE STAFF

Kori Benton, Senior Planner

RECOMMENDATION

Approval with the following conditions: 1) The storage of commercial vehicles on site is limited to the size and scale of vehicles presented by the applicant;

2) The outdoor storage of equipment and materials is limited to the scope presented by the applicant; 3) The applicant integrates additional landscaping along the rear of the truck bays to further buffer the adjacent site pursuant to City Code Section 22-187 (10).

Attachments

Staff Report

Application & Property Record Card

Site Aerial, Zoning & Future Land Use Map

Project Narrative & Work Truck Example

Site Improvement & Building Plans

Traffic Impact Statement

TRC Comments & Applicant Response

Form Review

Form Started By: Kori Benton

Started On: 05/03/2016 03:00 PM

Final Approval Date: 05/04/2016



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

SUBJECT: Application for Conditional Use with New Construction
Drawdy Concrete Construction – Truck Yard
2551 Peters Road

DATE: May 3, 2016

STAFF REPORT

Owner: JPD Enterprises of Florida LLC
2705 Peters RD
Fort Pierce, FL 34945

Applicant: Drawdy Concrete Construction
2945 W Midway Rd
Fort Pierce, FL 34981

Representative: Richard Laventure, PE
Laventure & Zeiss Engineering, Inc.
774 W. Midway Road
Fort Pierce, FL 34982

Requested Action: Approval of a Conditional Use with New Construction to establish a truck and equipment storage facility for a Contractor Performing Services Off-Site

Location: 2551 Peters Road

Parcel ID: 2324-244-0002-000-5

Current Zoning: General Commercial (C-3)

Future Land Use: General Commercial (GC)

Surrounding Zoning:

North	East	South	West
CG (SLC)	C-3	C-3	R-4

Site Size: 4.33 acres

Utilities: FPUA Water Service – FP&L Electric Service

Staff Analysis:

Project Summary

In accordance with Sections 22-22, and 22-76 of the City Code, the applicant is requesting the review and approval of a Conditional Use with New Construction to reuse a former commercial development to establish a truck and minor equipment storage facility for a Drawdy Concrete Construction, a contractor performing services off-site.

The applicant, Drawdy Concrete Construction, currently operates an operations facility off Midway Road, within St. Lucie County, and their administration offices within the Nexus Park (former outlet mall) adjacent to south of the proposed site. The proposed relocation of the operations facility seeks to co-locate their business operations and improve their access to the interstate highways. The proposed redevelopment of the site encompasses the construction of a 2,500 workshop/storage building, placement of Pole Barn structures to cover the work vehicle fleet, landscape improvements, and installation of buffering fence and dumpster enclosure.

The subject site is an abandoned amusement park formerly known as Rainforest and Gran Prix, which provided a variety of amusement activities on site until partial destruction during the 2004 hurricanes and complete closure in 2005. The property has been stagnant and overgrown since its closure. The customer parking area, go-cart track, and foundation of the miniature golf course remain. The site is located on the west side of Peters Road across from Cracker Barrel, and is 4.33 acres in size.

Improvement & Operation Plan

The site improvement plan is centered on the construction of eighteen (18) open truck storage bays and a 2,500 sq. ft. storage building at the western segment of the property. These structures would store the work vehicle fleet and minor concrete equipment utilized by Drawdy Concrete Construction. The truck bays are 12ft. wide by 20ft. long with an overall height of 12ft. designed to house their half-ton and full ton work trucks which are exhibited in the application packet. The storage structure is sought to accommodate the storage of specialize concrete equipment, precision saws, and form-boards.

The existing driveway access on Peters Rd will remain, while the parking areas will be re-striped and connected to the proposed operation structures to the rear. Sixty (60) vehicular parking spaces (four (4) of which are handicapped-accessible) are provided on-site. Employees will park their personal vehicles within the main parking area, and transfer into the work vehicles for travel to specific job sites. Activities on-site will be limited to existing concrete parking lot on the north side of the property and proposed structures towards the west end of the property.

The presented landscape improvements seek to enhance the entrance and Peters Road property line, further providing additional trees to parameter buffers along the west and southern boundary. A total of 32 new trees are proposed for planting on-site to supplement those existing. Additionally, interior landscape islands will be enhanced and added, along with the planting of shrubs to comply with landscape requirements. An 8 ft. tall wood fence is being constructed along the rear property line to buffer the adjacent residential property, which remains predominately undeveloped. A dumpster enclosure will be completed to screen a typical commercial refuse container.

The proposed improvement plan does not present an on-site restroom facility for employees, as their administration offices are within the adjacent Nexus Park. Staff encourages the applicant to consider the integration of such facilities on-site.

Hours of Operation & Traffic

The property will be used five days per week from 6am to 5pm daily. Based on weather days in Florida and

the construction industry, an occasional Saturday may be required but will always be closed on Sundays. The main traffic activities will be during around 6:00 a.m. and 5 p.m., daily, when employees report to the site, leave for the various job sites, and return to park the trucks. The facility must strictly adhere to City Code Section Sec. 11-52.18. - Sound level limitations, which provide restrictions of noise to the adjacent residential property prior to 7 am, and further regulates noise levels between 7 am and 11 pm. The anticipated traffic volumes generated by the facility are 78 daily trips, based upon the use and approximately 25-35 employees utilizing the site.

Future Improvement

The applicant is proposing to retain the water features and other infrastructure present from the amusement park in place on the east segment of the property. The prospects of constructing an office on-site may be considered further towards the end of their five-year lease at the Nexus Business Park. Site Plan and Design review would be required for an office building of 4,000 sq. ft. or greater.

Compatibility

The proposal seeks to integrate a light-industrial service with controlled parameters and limited capacity to impact adjacent uses within the district. The absence of concrete materials, expansive outdoor storage, and use of heavy equipment confines the use to promote assimilation with the eclectic developments and uses surrounding Okeechobee Road, adjacent to interstate I-95 and the Turnpike. The measures presented to enhance the entrance to the site, and provide buffering the west seek to ensure the use does not detract from the surrounding commercial and limited residential activities. The placement of additional landscaping along the rear of the truck bays would suitably enhance the intended buffer, and further alleviate concerns of noise and visual impacts to the adjacent residence of RV Park.

Technical Review Committee

All affected departments have reviewed the proposed Conditional Use and accompanying new construction with regards to consistency with established ordinances and requirements of the City Code. Findings from the review by the corresponding departments, and the associated responses and plan amendments by the applicant are provided for viewing by the Planning Board.

Staff Recommendation:

The proposed Conditional Use and associated site improvement plan are consistent with the City's Land Development Code and Comprehensive Plan; therefore staff recommends the Planning Board forward a recommendation to approve the presented request with the following conditions:

- 1) The storage of commercial vehicles on site is limited to the size and scale of vehicles presented by the applicant;
- 2) The outdoor storage of equipment and materials is limited to the scope presented by the applicant;
- 3) The applicant integrates additional landscaping along the rear of the truck bays to further buffer the adjacent site pursuant to City Code Section 22-187 (10).



CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN REDEVELOPMENT ♦ ZONING

DEVELOPMENT REVIEW

Property address or Location Peters Rd

Parcel ID #(s) 2324-244-0003-000-2

Project description Building Truck Bays & Material Storage

JPD Enterprises of FL, LLC

Property Owner(s)
2705 Peters Road

Street Address
Fort Pierce FL 34945

City State Zip
772.216.4672

Phone Number
danny@drawdycc.com

Email Address

Laventure & Zeiss Engineering, Inc.

Applicant/Representative, Title, Company
774 W. Midway Road

Street Address
Fort Pierce FL 34982

City State Zip
772.398.1520

Phone Number
gatorrr@msn.com

Email Address

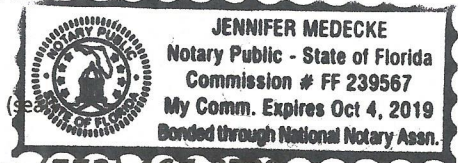
Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.

[Signature]
Property Owner(s) Signature(s)

STATE OF FLORIDA Florida COUNTY St. Lucie
The foregoing instrument was acknowledged before me this 1st day of April, 2016, by

Dan Drawdy who is personally known to me or has produced
as identification.

[Signature]
Signature of Notary



INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation	
				Contributing	Individual
				Non-Contributing	None

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit # _____

Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____

Intake Date Stamp

DEVELOPMENT REVIEW

General Information

- Incomplete application packets cannot be accepted.
- Site Plan approval is valid for one (1) year following City Commission approval. In order to maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date, and building permits must be maintained until site plan is completed, per plans, or approval shall lapse.

Choose Application Type:

Application Type			
<input type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Conditional Use with New Const.	<input type="checkbox"/> Major Amendment	
<input type="checkbox"/> Conceptual Development Plan		<input type="checkbox"/> Minor Amendment	

Site Information:

Non-Residential: Proposed Sq. Ft.: 197,443 (OVERALL SITE) Residential: Proposed Units: _____

Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West
CG/VACANT	C3/COMMERCIAL	C3/COMMERCIAL	R4/MULTI-FAMILY

Application Outlook



Site Plan submittal requirements:

Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- Complete notarized application
- Warranty Deed
- SLC Property Record Card
- Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- General location map (see Section 22-58.d.2)
- Survey (see Section 22-58.d.3)
- Site Plan (see Section 22-58.d.4)
- Landscaping Plan (see Section 22-187) (Existing Site)
- Storm Drainage Plan (see Section 22-58.d.6)
- Environmental Impact Report (Existing Site)
- Beach/Dune System protection plan, if applicable (see Section 22-58.d.7)
- Lighting Plan (see Section 22-58.d.8) (Existing Site)
- Design Review submittals (see Design Review application)
- Traffic Impact Report
- Concurrency Review submittals (see Concurrency Review application)

Property Identification

Site Address: 2550 PETERS RD
 Sec/Town/Range: 24/35S/39E
 Map ID: 23/24N
 Zoning: C3

Parcel ID: 2324-244-0002-000-5
 Account #: 14268
 Use Type: 1000
 Jurisdiction: Fort Pierce

Ownership

JPD Enterprises of FLorida LLC
 2705 Peters RD
 Fort Pierce, FL 34945

Legal Description

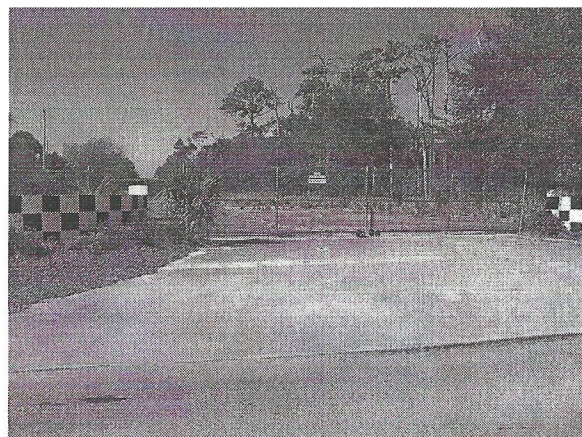
24 35 39 S 1/2 OF SE 1/4 OF SE 1/4 OF NW 1/4-LESS RD R/WS- (4.33 AC) (OR 3808-2549)

Current Values

Just/Market Value: \$264,100
 Assessed Value: \$264,100
 Exemptions: \$0
 Taxable Value: \$264,100

Taxes for this parcel: SLC Tax Collector's Office

Download TRIM for this parcel: [Download PDF](#)



Total Areas

Finished/Under Air (SF): 0
 Gross Area (SF): 0
 Land Size (acres): 4.33
 Land Size (SF): 188,615

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Nov 11, 2015	3808 / 2549	0205	SP	Florida Furniture Mart LLC	\$680,000
Jul 31, 2014	3666 / 1378	0338	SP	Crossroads Plaza FP II & III,	\$187,500
Jul 10, 2007	2850 / 1683	02	WD	Great American RV Properties	\$2,640,500
Apr 25, 2005	2243 / 0204	01	WD	Grand Prix Of Fort Pierce Inc,	\$1,000,000
Mar 5, 2004	1923 / 2334	01	WD	Regeneration Properties Inc,	\$95,700
Feb 9, 2000	1279 / 0374	01	WD	Family Fun Amusement Park Inc,	\$265,000
Dec 17, 1998	1191 / 2353	01	WD	Cleopatra Stern	\$300,000
Sep 9, 1992	0836 / 2321	02	QC	Richard Stern	\$100
Jul 1, 1986	0506 / 1709	00	CV		\$200,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Total Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: 2014	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%

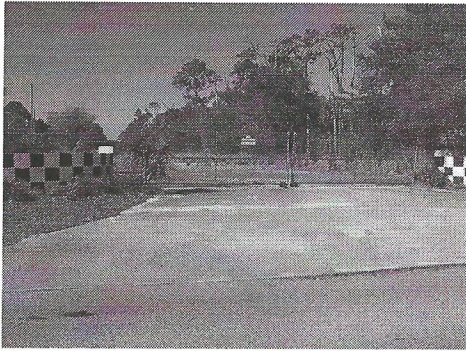


Image
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Sketch
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for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
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Special Features and Yard Items


Type	Qty	Units	Year Blt
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Current Year Values

Current Values Breakdown		Current Year Exemption Value Breakdown				
		Tax Year	Grant Year	Code	Description	Amount
Building:	\$0					
Land:	\$264,100					
Just/Market:	\$264,100					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$0					
Assessed:	\$264,100					
Exemption(s):	\$0					
Taxable:	\$264,100					

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2008	0041	24.6	Fort Pierce Stormwater Charge	\$1,328.40
2013	0054	4.33	North St. Lucie Water Management District	\$54.13

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2015	\$264,100	\$264,100	\$0	\$264,100
2014	\$264,100	\$264,100	\$0	\$264,100
2013	\$264,100	\$264,100	\$0	\$264,100
2012	\$264,100	\$264,100	\$0	\$264,100

Permits

Number	Date	Description	Amount	Fee
F00-000275		Fence	\$5,000	\$0
C92-05592	Oct 6, 1992	Demolition	\$100	\$100
C92-05596	Oct 6, 1992	Commercial New Construction	\$202,480	\$202,480
C93-00042	Jan 6, 1993		\$4,500	\$4,500

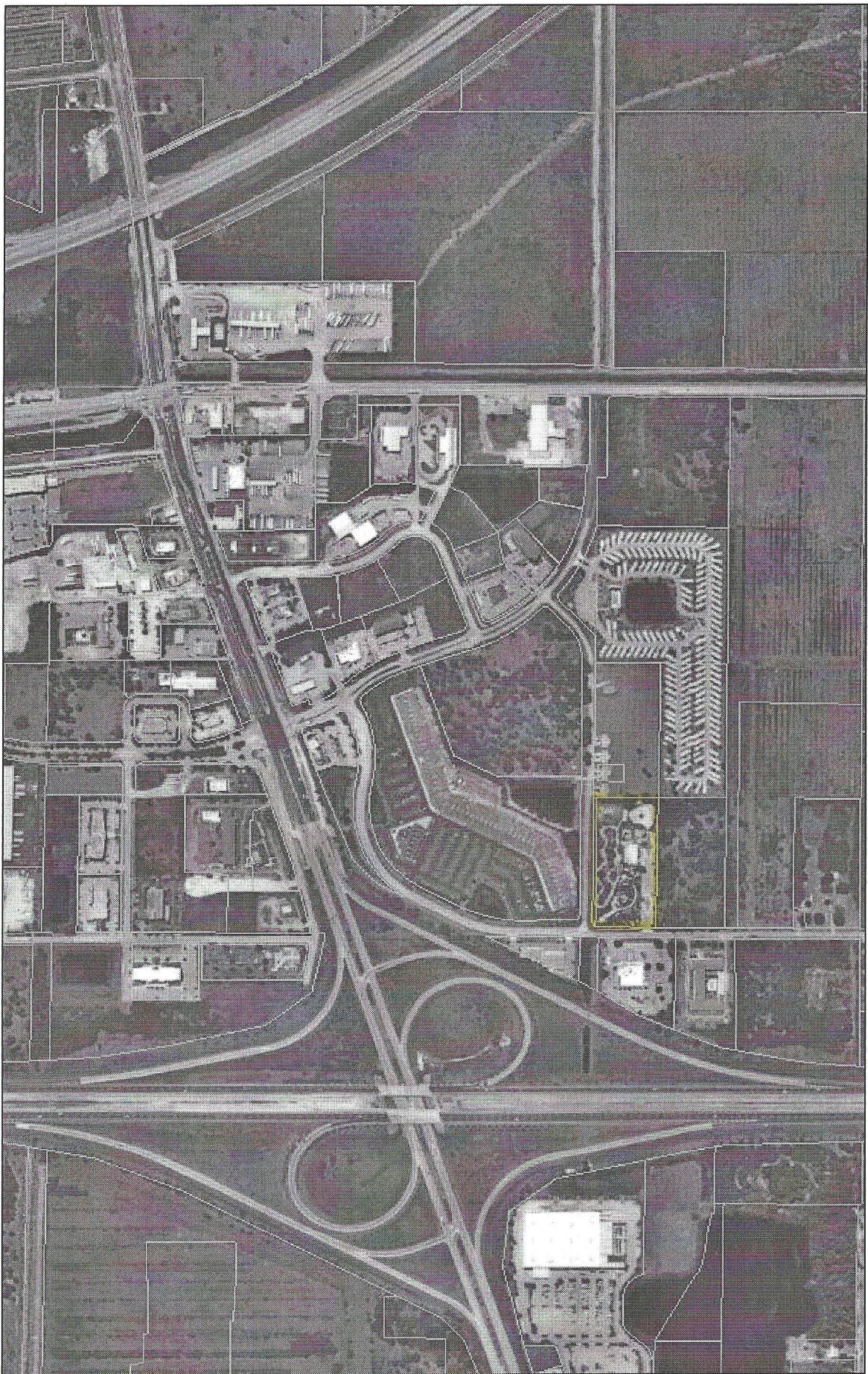
		Additions to existing construction		
C93-02209	Apr 30, 1993	Shed	\$2,400	\$2,400
F01-00001054	Apr 19, 2002	Fence	\$1,295	\$75
BP09-0748	Sep 13, 2010	Demolition	\$0	\$130

Notice: This does not necessarily represent all the permits for this property.

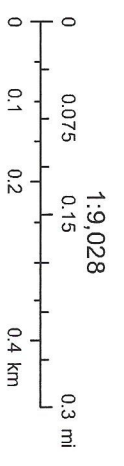
Click the following link to check for additional permit data in Fort Pierce

This information is believed to be correct at this time but it is subject to change and is not warranted.
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Ken Pruitt, Saint Lucie County Property Appraiser

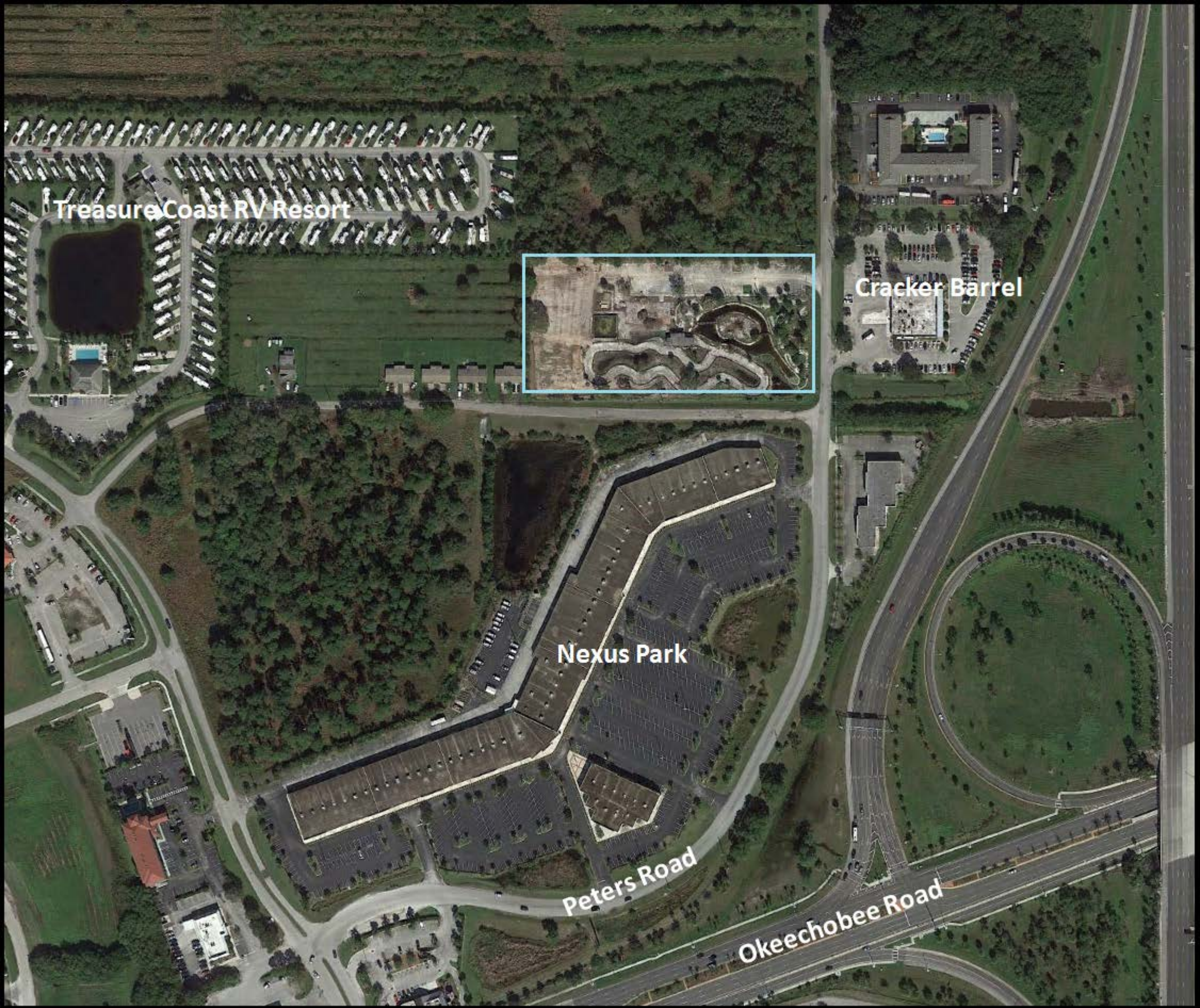


March 29, 2016



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand).

This information is deemed to be correct at this time but it is subject to change and is not warranted.
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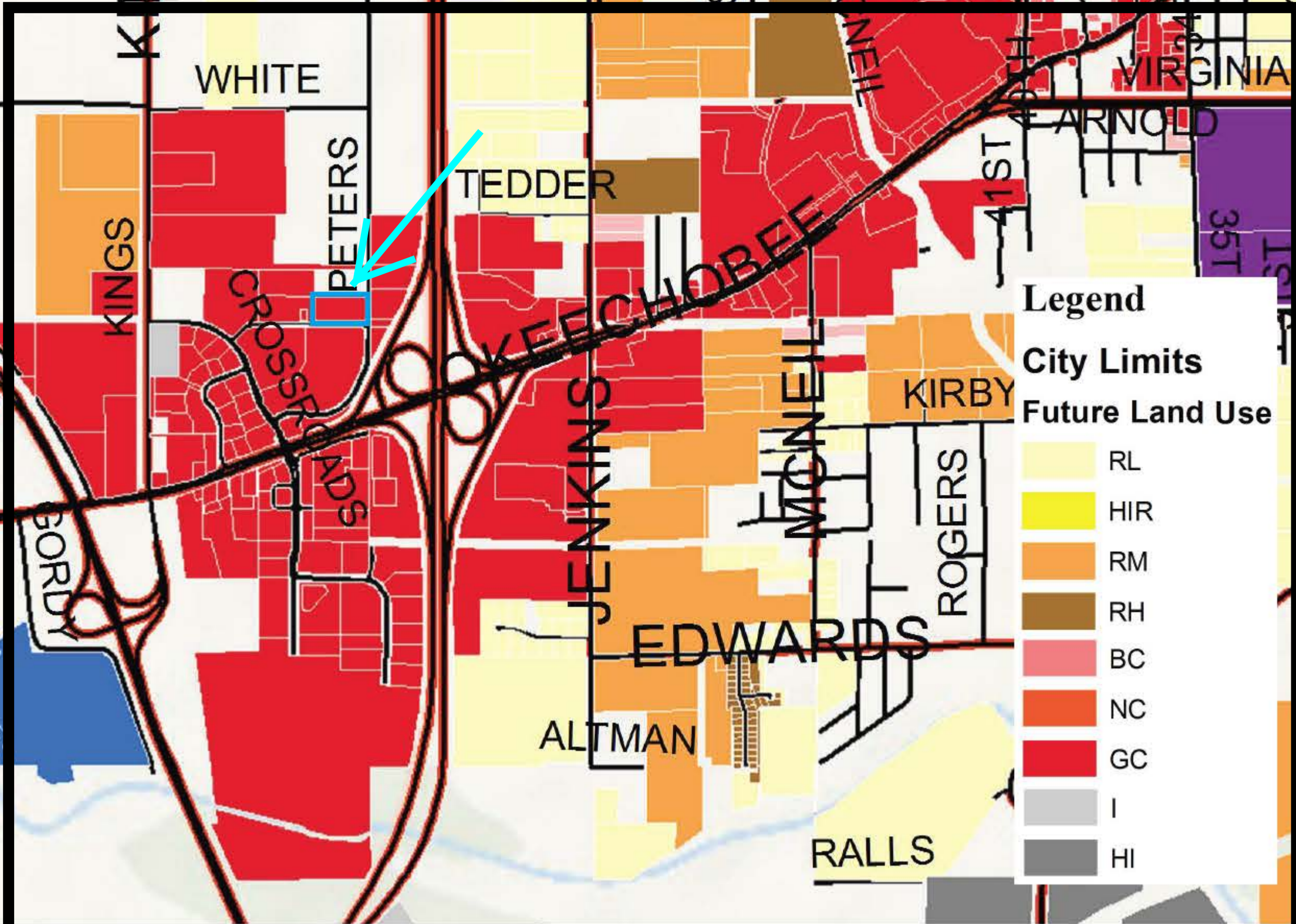
Treasure Coast RV Resort

Cracker Barrel

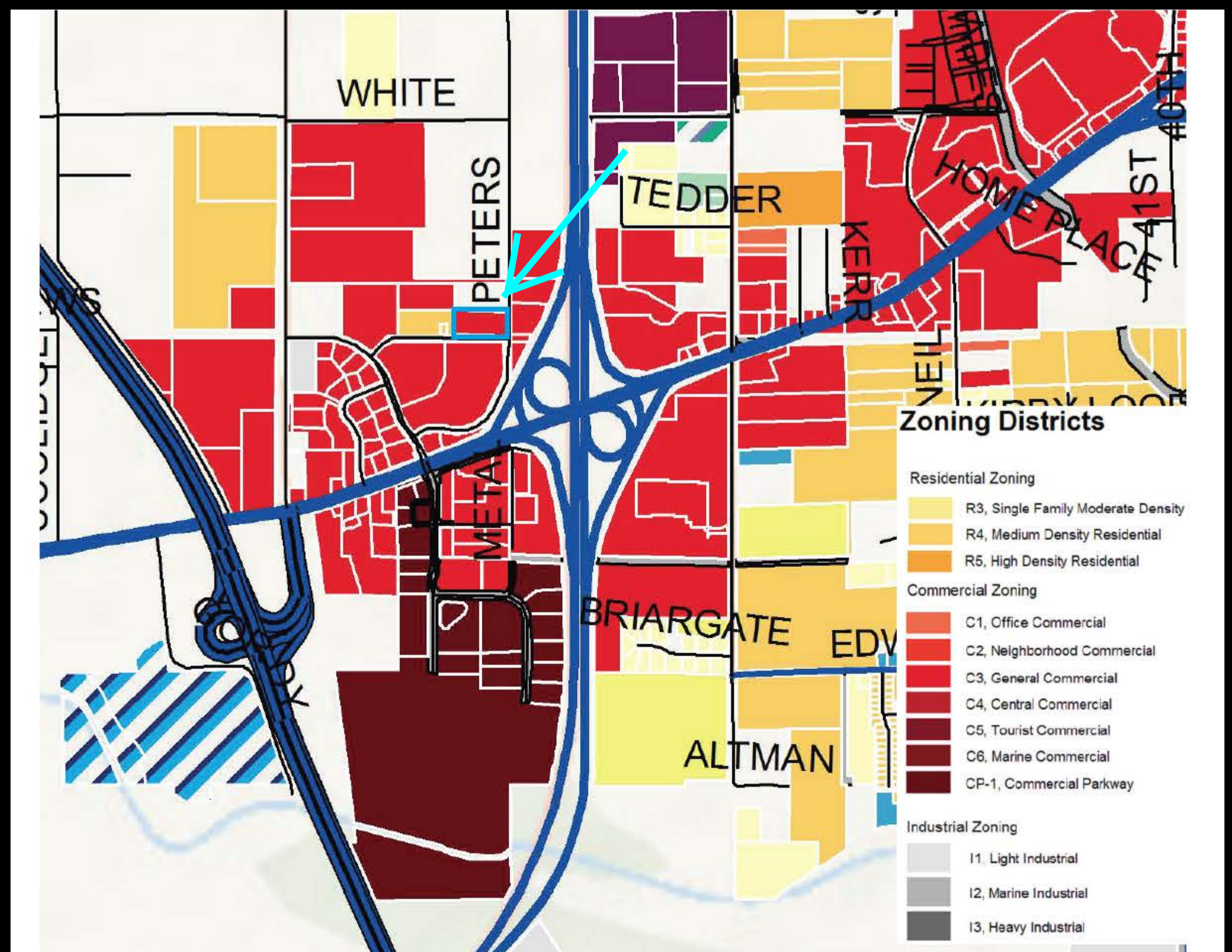
Nexus Park

Peters Road

Okeechobee Road



Future Land Use



Zoning Map

Zoning: C-3 FLU: GC

Sec. 22-31. - General Commercial Zone (C-3).

- (a) **Purpose.** The 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.
- (b) Basic use standards. Uses in a C-3 zone must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.
- (1) Lot size.
 - a. The minimum lot area shall be ten thousand (10,000) square feet.
 - b. The minimum lot width shall be seventy (70) feet.
 - c. The minimum lot depth shall be ninety (90) feet.
 - (2) Yards.
 - a. The minimum depth of the front yard will be twenty-five (25) feet.
 - b. The minimum yard depth (if not the front yard) for portions of the property abutting a public right-of-way or residential district shall be fifteen (15) feet.
 - (3) Lot coverage. Buildings shall not cover more than sixty (60) per cent of the lot area.
 - (4) Building height. No building shall exceed a height of sixty-five (65) feet above grade, except that multifamily developments in accordance with the requirements of the R-5 zone may be approved.
- (c) Other applicable use standards.
- (1) Site plan review shall be required for uses which have buildings with more than four thousand (4,000) square feet of floor area.
 - (2) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter.
 - (3) Every lot shall abut a street other than an alley for at least fifty (50) feet.
 - (4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.
 - (5) All uses will comply with applicable access, parking and loading standards in sections 22-60 and 22-61.
 - (6) Conditional uses will meet the requirements in sections 22-74 through 22-86.
 - (7) Signs will comply with standards referred to in section 22-55.
 - (8) All other applicable ordinance requirements will also be satisfied.
 - (9) An adult establishment is not permitted in C-3 unless the adult establishment is at least:
 - a. One thousand (1,000) feet from any other adult establishment:
 - b. Four hundred (400) feet from any established church, public or private school, public playground or public park;

Zoning: C-3 FLU: GC

- c. Four hundred (400) feet from any areas zoned E-1, R-1, R-2, R-3, R-4, or R-5.
- (10) For purposes of the distance limitations contained in subsection (e)(9) above, the measurement shall be made by extending a straight line from the main entrance of the building of the adult establishment to the:
- a. Front door of the main building occupied by any other adult establishment or any established church; or
 - b. To the nearest property line of any residential district, playground, school or park.

(Ord. No. H-186, § 30-31, 6-15-81; Ord. No. H-217, § I, 7-6-82; Ord. No. I-10, §§ 14—16, 6-6-83; Ord. No. I-120, § 3, 7-15-85; Ord. No. I-147, § 4, 2-3-86; Ord. No. I-148, § 2, 2-3-86; Ord. No. J-420, § 2, 5, 4-20-98; Ord. No. J-487, § 1, 1-19-99; Ord. No. K-24, § 10, 8-21-2000; Ord. No. K-149, § 1, 4-15-02; Ord. No. K-187, § 1, 2-18-03; Ord. No. K-221, § 1, 6-16-03; Ord. No. L-11, § 1, 4-21-08; Ord. No. L-97, § 2, 11-16-09; Ord. No. L-217, § 3, 12-5-11; [Ord. No. L-295, § 13, 11-4-13](#))

General Commercial (GC)- Future Land Use Designatio: The General Commercial designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20% of the total floor area of the General Commercial future land use designation.

Zoning District	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
–Adult Day Care Center	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
–Day Care Center	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
–Child Care Facility	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-
–Family Day Care Home	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Educational Facilities																							
–College or University	-	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	-
–Elementary, Middle or High School - Public	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	-	-	-	-
–Elementary, Middle or High School - Private	-	C	C	C	C	C	C	C	C	-	-	C	-	-	-	-	-	-	-	-	-	-	-
–Marine Research/Education Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		P	-	-	-	C	-
Government Facilities (except as noted below)	-	-	-	-	-	-	-	-	-	C	C	P	P	C	-	C	-	-	-	-	-	C	C
–Post Office	-	-	-	-	-	-	-	-	-	C	C	P	P	-	-	C	-	-	-	-	-	-	-
–Safety Service	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	-	-	C	C
Medical Facilities (except as noted below)	-	-	-	-	C	C	C	-	C	C	-	C	-	C	-	-	-	-	-	-	-	-	-
–Hospital	-	-	-	-	C	C	C	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-
–Nursing Home	-	-	-	-	C	C	C	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-
Park and Open Space (except as noted below)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	-
–Cemetery/Columbarium/Mausoleum	C	C	C	C	C	C	-	-	C	C	C	C	-	-	-	-	-	-	-	C	-	-	-
–Country Club/Golf Course	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	C	-	-	-
–Game and Wildlife Management Preserves	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-
–Water Dependent Recreation Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C
Passenger Terminal																							
–Airport/Heliport	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
–Rail/Bus Terminal	-	-	-	-	-	-	-	-	-	C	C	C	C	-	C	C	C	C	C	-	-	-	-
–Bus Shelter	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-
–Taxi Terminal	-	-	-	-	-	-	-	-	-	C	C	C	C	-	C	C	C	C	C	-	-	-	-
Religious Institution	C	C	C	C	C	C	C	C	C	C	C	P	P	C	-	C	-	-	-	-	-	-	-
Social Service Institution (except as noted below)	-	-	-	-	-	-	-	-	-	C	-	C	C	-	-	-	C	C	-	-	-	-	-
–Halfway Houses	-	-	-	-	-	C	C	C	C	C	-	C	C	-	-	-	C	-	-	-	-	-	-
Utilities																							
–Minor, other	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P	C	C	C	C
–Major	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	P	C	C	C	C
–Utility Cabinets, Above Ground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	C
COMMERCIAL																							
Eating and Drinking Establishments																							
–Brew Pub	-	-	-	-	-	-	-	-	C	P	C	P	P	P	P	C	C	C	-	-	-	-	-
–Coffee Shop	-	-	-	-	-	-	C	-	C	C	P	P	P	P	P	C	C	C	-	-	-	-	-
–Neighborhood Bistro	-	-	-	-	-	-	-	-	C	C	C	P	P	P	P	C	C	C	-	-	-	-	-
–Neighborhood Café	-	-	-	-	-	-	-	-	C	C	C	P	P	P	P	C	C	C	-	-	-	-	-
–Restaurants, Fast Food	-	-	-	-	-	-	-	-	C	-	-	P	P	P	P	C	C	C	-	-	-	-	-
–Restaurant and Bar	-	-	-	-	-	-	-	-	C	C	C	P	P	P	P	C	C	C	-	C	-	-	C
–Wine/Cigar Bar	-	-	-	-	-	-	-	-	C	C	C	P	P	P	P	C	C	C	-	-	-	-	-
Entertainment, Indoor (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	C	-	-	-
–Adult Establishment	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
–Arcade Amusement Center	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-
–Bar or Nightclub	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
–Theater	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
Entertainment, Outdoor (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	P	-	-	-	-	-	C	-	-	-
–Batting Cages, Driving Ranges	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-
–Stables or Equestrian Facilities	C	C	C	-	-	-	-	-	-	-	-	P	-	P	-	-	-	-	-	-	-	-	-
–Stadium or Arena	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	-	C	C	-	-	-	-	-
Marine-Related Commercial (except as noted below)	-	-	-	-	-	-	-	-	-	C	-	P	P	C	P	-	-	C	-	C	-	-	C
–Boat and Marine Equipment Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	P	-	-	C	-	-	-	-	-
–Marina/Boat Livery	-	-	-	-	-	-	-	-	-	C	-	C	C	C	C	-	-	P	-	C	-	-	C
Office																							
–Administrative, Professional, General, Medical Office	-	-	-	-	-	-	C	C	C	P	P	P	P	P	P	P	C	C	-	-	-	-	-
–Day Labor Employment Agency	-	-	-	-	-	-	-	-	-	P	C	P	P	-	-	P	-	-	-	-	-	-	-
–Medical and Dental Clinic	-	-	-	-	-	-	-	-	-	P	C	P	P	C	-	P	-	C	-	-	-	-	-
–Television and Radio Studios	-	-	-	-	-	-	-	-	-	P	P	P	P	P	C	P	-	C	-	-	-	-	-

Zoning District	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
Overnight Accommodations																							
–Bed & Breakfast	-	-	-	-	-	-	C	C	C	-	P	P	P	P	-	-	-	-	-	-	-	-	-
–Dwelling Rental	-	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
–Hotel/Motel	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	C	-	-	-	-	-	-	-
–Recreational Vehicle Park	-	-	-	-	-	-	-	-	-	-	-	C	-	C	-	-	-	-	-	-	-	-	-
–Resort Hotel	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-
Parking, Commercial	-	-	-	-	-	-	-	C	-	C	-	P	C	C	-	C	-	C	-	-	-	-	-
Retail Sales & Service, Sales-Oriented (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
–Art Gallery	-	-	-	-	-	-	-	-	-	C	C	P	P	P	-	C	-	-	-	-	-	-	-
–Farmers Market or Farm Stand	P	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	C	-	-	-	-	-	-
–Grocery or Liquor Store	-	-	-	-	-	-	C	-	C	-	P	P	P	C	-	C	-	-	-	-	-	-	-
–Neighborhood Commercial Sale	-	-	-	-	C	C	P	P	P	-	P	P	P	C	-	C	-	-	-	-	-	-	-
–Office Supplies & Electronics	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
–Pet Stores	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
Retail Sales & Service, Personal-Service Oriented (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
–Art Studio	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
–Animal Care Facilities & Service	-	-	-	-	-	-	-	-	-	-	-	C	-	P	-	C	-	-	-	-	-	-	-
–Animal Grooming Services	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
–Check Cashing/Loan Service	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-
–Educational Service Establishments	-	-	-	-	-	-	-	-	C	C	C	P	P	C	P	P	P	C	C	-	-	-	-
–Laundry & Dry Cleaners Pick-Up	-	-	-	-	-	-	C	C	C	C	P	P	P	P	-	C	-	-	-	-	-	-	-
–Laundromat	-	-	-	-	-	-	C	C	C	C	P	P	P	C	-	C	-	-	-	-	-	-	-
–Mortuaries or Funeral Homes	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	C	-	-	-	-	-	-	-
–Neighborhood Commercial Services	-	-	-	-	C	C	P	P	P	C	P	P	P	P	-	C	-	-	-	-	-	-	-
–Pawn Shop	-	-	-	-	-	-	-	-	-	-	-	P	P	C	-	C	-	-	-	-	-	-	-
–Personal Improvement Service	-	-	-	-	-	-	C	C	C	C	-	P	P	P	-	C	-	-	-	-	-	-	-
–Veterinary (Without Outdoor Runs)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-
Retail Sales & Service, Repair-Oriented	-	-	-	-	-	-	-	P	-	C	-	P	P	P	-	P	-	-	-	-	-	-	-
Self-Service Storage	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	-	P	-	P	-	-	-	-
Vehicle Sales & Service																							
–Automobile Rentals	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	-
–Automobile Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	-
–Boat Rentals	-	-	-	-	-	-	-	-	-	-	-	P	C	P	C	C	P	-	P	-	-	-	C
–Boat Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	P
–Fueling Station	-	-	-	-	-	-	-	-	-	C	C	P	C	C	-	C	-	P	-	-	-	-	-
–Travel Plaza	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-	-	-	-	-	-	-
–Truck Stop	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-	-	-	-	-	-	-
–Vehicle Repair, General	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	C	-	-	-	-	-	-	-
–Vehicle Repair, Limited	-	-	-	-	-	-	-	-	-	-	-	P	C	-	-	P	-	-	-	-	-	-	-
–Vehicle Storage	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	P	C	P	-	-	-	-
INDUSTRIAL																							
Artisan	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	P	P	-	P	-	-	-	-
–Cabinet Shops, Woodworking	-	-	-	-	-	-	-	-	-	-	-	C	C	-	C	P	P	-	P	-	-	-	-
Light Industrial Service (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	-	P	-	-	-	-
–Catering Facility, Large-Scale	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	-	P	-	-	-	-
–Crematorium	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-
–Building Maintenance Facilities And Services	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	-	-	-	-	-	-	-	-
–Contractors/Others Performing Services Off-Site	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	-	P	-	-	-	-
–Microbrewery	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	-	-	-	-	-	-	-
–Research Service	-	-	-	-	-	-	-	-	-	-	-	C	-	-	P	P	P	-	P	-	-	-	-
Marine-Related Industrial	-	-	-	-	-	-	-	-	-	-	-	C	-	-	P	-	C	P	P	-	-	-	P
Warehouse & Freight (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	C	P	-	-	-	-
–Parcel Service	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	C	P	-	-	-	-
Waste-Related Use (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
–Solid Waste Separation, Transfer Station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
–Recycling Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	-	-	-	-
–Wrecking or Salvage Yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-

Project Narrative

Drawdy Concrete Construction, LLC

Conditional use application

March 31, 2016

The Request

On behalf of the petitioner, Drawdy Concrete Construction, LLC (DCC), the firm of Laventure and Zeiss Engineering is requesting Conditional Use (CU) approval to allow for Contracting/performing services off-site, for the subject site.

The property is zoned as General Commercial (C-3). The operations of the proposed site include on-site pickup truck storage and limited outside storage of formwork materials. Pickup trucks are to be parked on site at night at a centralized location for security purposes. Formwork materials are stored on site on an as-needed basis.

The Petitioner

The property is owned by JPD Enterprises of Florida, LLC, which is the property company for Drawdy Concrete Construction, LLC, formally Drawdy Brothers Construction. DCC currently operates at two locations with the main office being located in Fort Pierce, Florida and a second office in Orlando, Florida. DCC is a contractor that performs concrete, masonry, and tilt-wall construction. Our working radius extends from Fort Lauderdale to Daytona and west to the Lakeland area and travel is needed. Please feel free to visit our website at www.drawdycc.com if you have any further questions on the operational or organizational configuration of the company.

Drawdy Brothers Construction was originally started by Phil and Troy Drawdy in 1979. Ownership and a name change to Drawdy Concrete Construction, LLC has taken place after the retirement of Phil and Troy Drawdy. Currently Dan Drawdy and Jennifer Pottorff, heirs of Phil and Troy Drawdy are the owners and operators of the business. The main office, which employs 10 full-time employees, is located in the Nexus Office Park, which is south of and adjacent to the proposed property. We propose to utilize the subject site for truck storage due to close proximity to our main office and for convenient access to I-95 and the Turnpike.

The Site History and Characteristics

Drawdy Concrete Construction, LLC truck storage yard will be located at the old and abandoned Rainforest Amusement Park. Parcel ID: 2324-244-0002-000-5, 24 35 39 S 1/2 OF SE 1/4 OF SE 1/4 OF NW 1/4-LESS RD R/W/S- (4.33 AC) (OR 3808-2549). The site is located within the City limits of Fort Pierce with a current zoning of C3 (General Commercial) and future land use of GC. Originally, the site had a single-family residence on it and was eventually permitted and constructed as Rainforest Amusement Park.

Rainforest included mini-golf, bathing cages and a go-cart track and was closed over ten (10) years ago. Since the closing the site has been neglected to the point of becoming an eyesore and continuously vandalized. Some of the amusement park features still exist today, but are in very poor condition.

The property to the north of the subject site is currently vacant and is also owned by JPD Enterprises of Florida. The north adjoiner has an existing zoning of CG and a future land use of MXD (St. Lucie County). There is an existing vegetative buffer on the parcel adjoining to the north with plans to keep it in place by JPD Enterprises of Florida.

The property to the east of the subject site is operated as a Cracker Barrel Restaurant. It has an existing zoning of C3 and a future land use of GC (Fort Pierce). It is the intention of DCC to enhance the landscaping on both sides of the existing driveway off of Peters Road. It is also proposed to supplement the existing landscaping along Peters Road (east boundary of subject site) for aesthetics and buffering.

The property adjacent to the subject parcel on the west is residential (multi-family). It has an existing zoning of R4 and a future land use of GC (Fort Pierce). DCC proposes to remove the existing exotic vegetation along the west property line and build an 8-foot high wood fence for aesthetics and for the elimination of lights and sounds from the subject site.

The south adjoiner, across Andrews Avenue, is the Nexus Office Park and is operated as a business and commerce center. It has an existing zoning of C3 and a future land use of GC (Fort Pierce). The south line of the subject site faces the rear of the Nexus Office Park building and no buffering is proposed along this line. Please see letter attached to this submittal from the management team of Nexus fully supporting the DCC plan.

Site Plan

The Drawdy Concrete Construction plan requires for demolition of the existing bathing cages and associated concrete on the west side of the referenced property, see attached demolition plan. The demolition area will be replaced with (18) open truck storage bays which are 12' wide by 20' long and set back at least 25 feet from the west property line. The new truck parking bays are proposed to keep the equipment and the trucks from encountering damage from weather elements.

There was an existing 50' by 50' building located on site with masonry walls at 30" above the existing slab on grade. This building will be renovated with new walls and roof being constructed on top of the existing structure. The purpose of this building is to store equipment and supplies in a lockable structure to avoid theft. See the attached proposed construction plans showing the floor plan, elevations, and construction means/methods.

All areas to the east of the renovated areas are to remain as-is for now including the original water features. All activity on site will be limited to using the existing concrete parking lot on the North side of the property and West side of the property for normal business activities. There are no plans to staff the subject site short-term or long-term. There is no plan and/or need for plumbing on the subject site. The

main office is less than 400 feet south of the proposed buildings for any and all plumbing-related needs. Surplus parking is currently available on-site for immediate and long-term needs.

Future plan

We intend to leave the water features and other areas in tact on the East side of the property. Future plans could be to construct an office structure consisting of 4,000 square foot. Based on the water features and other amenities we feel there may be some value in leaving the remaining site as-is. Existing improvements could be incorporated into a final master site plan with some aesthetic value. This represents long-term planning as we are in year one of a five year lease with renewal options at the Nexus Business Park.

Hours of Operation

The property will be used five days per week from 6am to 5pm daily. Based on weather days in Florida and the construction industry, an occasional Saturday may be required but will always be closed on Sundays. The main traffic flows will be from 5:30 to 6:00 a.m. daily and 4:30 to 5:30 p.m. when employees report to the site and return to park the trucks.

Parking

The current location had a parking configuration consisting of over 70 parking spots. We plan on using a fraction of the original parking spots, only needing approximately 20 spots for our employees that drive to the shop to ride in the work trucks.

Traffic

The trips generated by the project include both trips generated by the employees and receiving of limited deliveries. The limited deliveries include truck fuel deliveries once per week, equipment parts deliveries estimated at two per week, and consumable material deliveries estimated at three times per week. All deliveries will be made during the normal operational hours listed above.

Traffic flow will utilize the existing main entrance off Peters Road for employees, deliveries, and work trucks leaving/returning.

We estimate the property will generate approximately 78 trips per day, based on ITE trip rates for Warehousing (Use 150).

Landscaping and Buffering

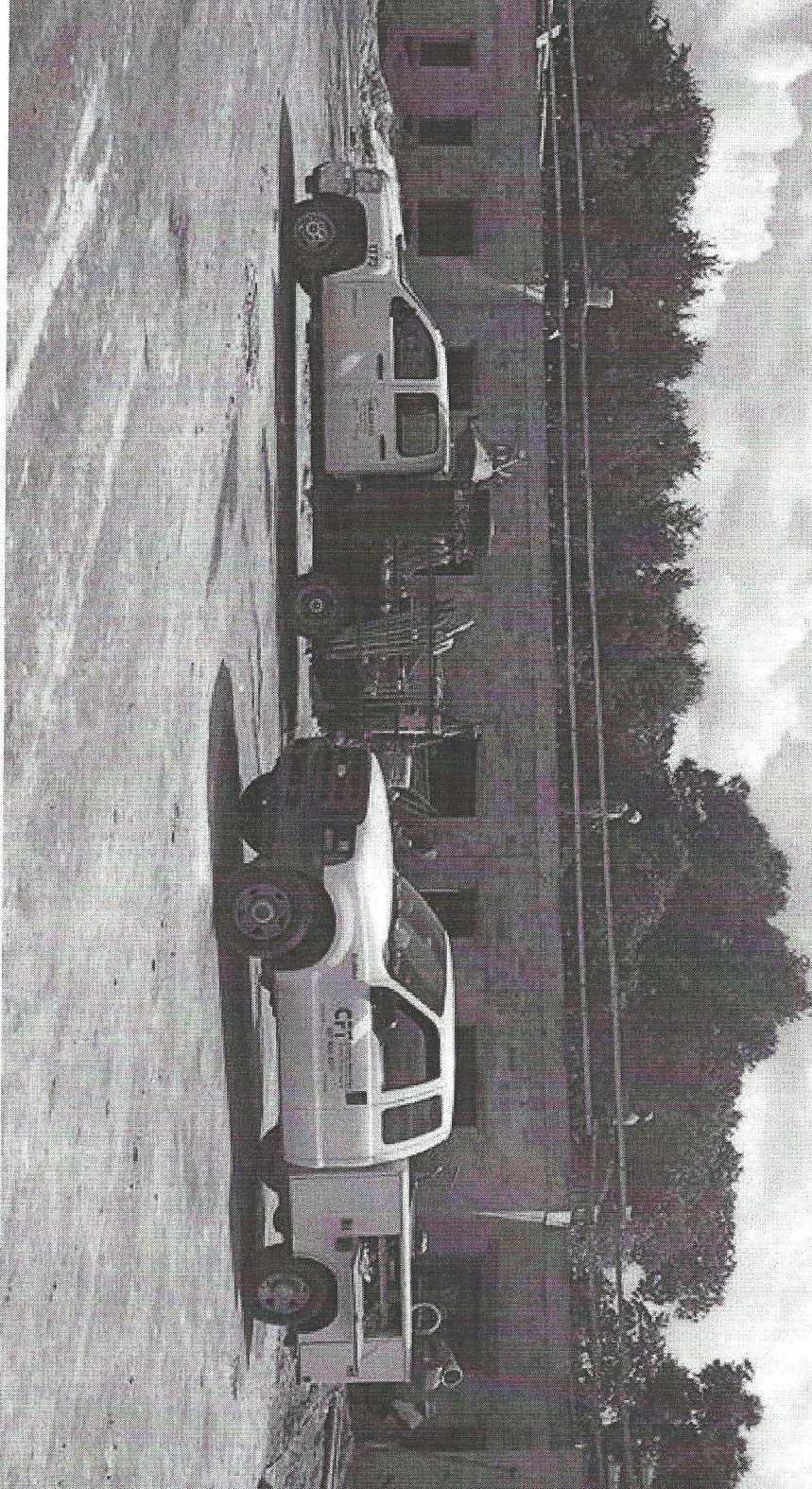
The only direct impact to neighbors may be along the west property line, with one house located directly behind the referenced property. Drawdy Concrete Construction has outlined a plan to limit the exposure to our neighbor by constructing an 8-foot high wood privacy fence across the entire west property line.

We currently own the adjacent property to the North which is a vacant wooded 5-acre parcel.

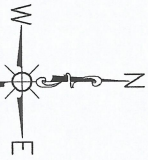
The East property line fronts Peters Road, with Cracker Barrel on the East side of Peters Road, across the street from the proposed property. We are proposing to refurbish the original entrance walls and plant new landscape buffers.

The West property line connects to Andrews Ave which is small one lane access road. On the south side of Andrews Ave there is a buffer area consisting of a retention pond between the Nexus Office Park and Andrews Avenue.

No additional buffering is proposed along the north and south sides since they abut existing vacant land and a one lane access road, respectively.



Work Truck Exhibits



WVNE BUILDING CORPORATION
 2324-244-0001-5
 O.R.B. 2551 PAGE 378
 ZONING: C3 (FORT PIERCE)

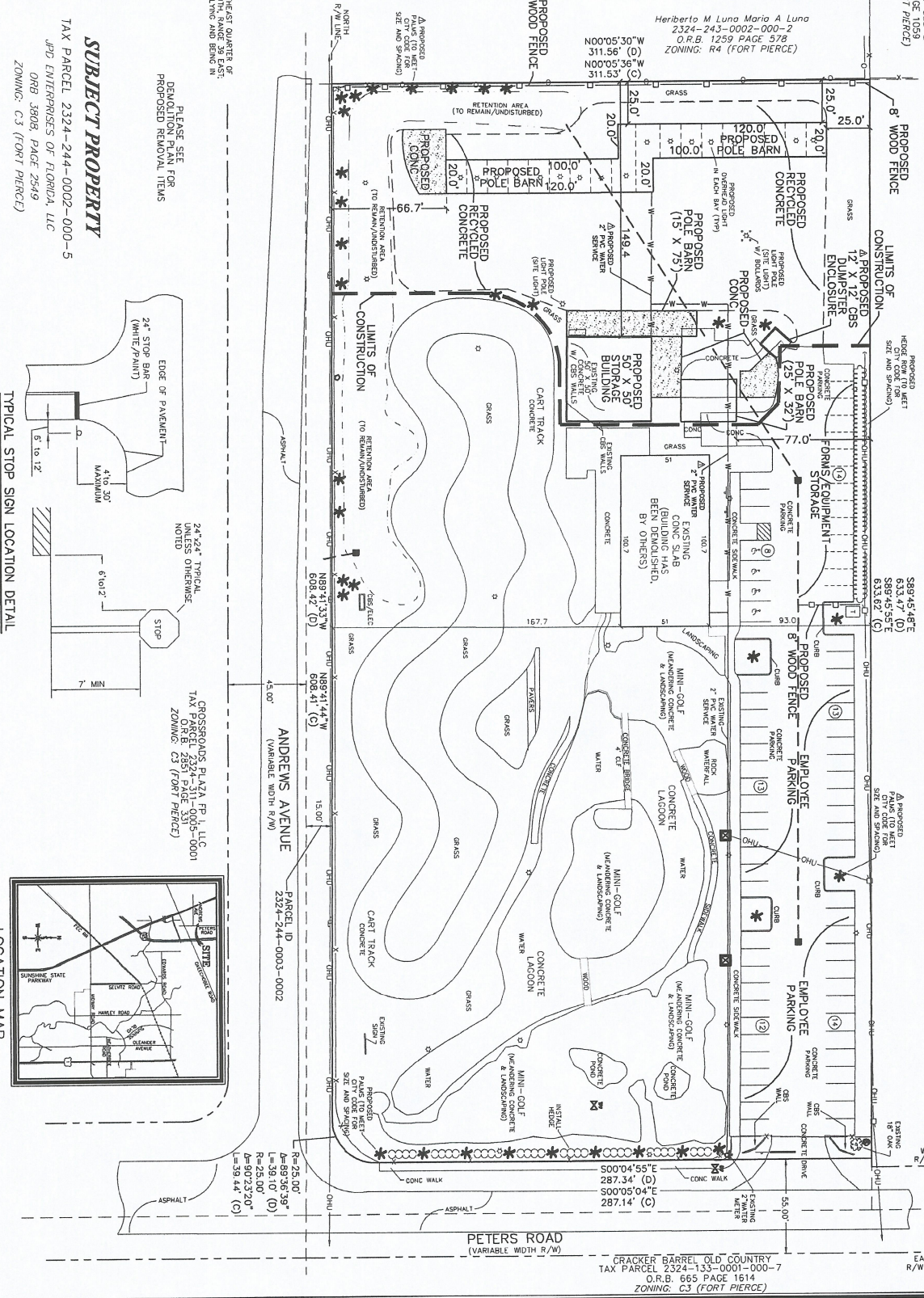
PROPOSED SITE DATA

COMPONENT	ACRES	% OF SITE
EXISTING BUILDINGS (REMOVED TO BE REMOVED)	0.14	3.1
PROPOSED BUILDINGS	0.06	1.3
PROPOSED POLE BARN	0.15	3.4
EXISTING PLANNING	0.67	14.9
EXISTING GOAT COURSE	1.00	22.0
EXISTING TRACK	0.56	12.3
PROPOSED CONCRETE	0.07	1.5
EXISTING MISCELLANEOUS	0.43	9.5
IMPERVIOUS AREAS	3.08	68.5 (ABOVE TOTAL)
TOTAL SITE AREA	197,493	100

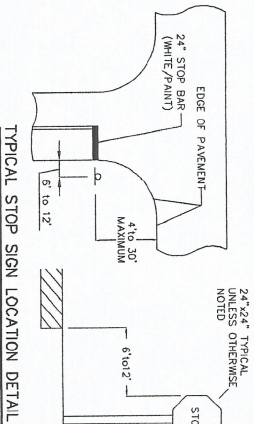
GENERAL NOTES

- PROJECT NAME: JPD ENTERPRISES OF FLORIDA, LLC
- LOCATION: SECTION 24, TOWNSHIP 33 SOUTH, RANGE 39 EAST, FORT PIERCE, FLORIDA
- OWNER: JPD ENTERPRISES OF FLORIDA, LLC
- APPLICANT: JPD ENTERPRISES OF FLORIDA, LLC
- ENGINEER: LAVENTURE & ZEISS ENGINEERING, INC.
- SURVEYOR: LAVENTURE & ZEISS ENGINEERING, INC.
- DESCRIPTION: THE SOUTH EAST QUARTER OF THE EASTWEST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 24, TOWNSHIP 33 SOUTH, RANGE 39 EAST, LESS THE RIGHTS-OF-WAY FOR PUBLIC ROADS, SAID LANDS LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.
- PARCEL ID NO.: 2324-244-0001-0005
- TYPE OF PROJECT: PROPOSED TRUCK BAYS & STORAGE BUILDING
- PROJECT SIZE: 197,493 SQ. FT. (4.53 ACRES) GROSS AREA
- BUILDING SIZE: 7258 SQ. FT. (0.17 ACRES) (PROPOSED BUILDINGS) 3.7%
- FUTURE LAND USE: C3
- EXISTING ZONING: C3 (FORT PIERCE)
- FLOOD ZONE: ZONE X
- PARKING: REQUIRED 60 SPACES (HANDICAPPED = 4)
- DEVELOPMENT: BEGUN CONSTRUCTION MAY 2016
- SCHEDULE: CONSTRUCTION TO BE COMPLETED BY 60 DAYS
- UTILITY SERVICE: FORT PIERCE UTILITY AUTHORITY
- WATER SERVICE: FORT PIERCE UTILITY AUTHORITY
- SEWER SERVICE: FORT PIERCE UTILITY AUTHORITY
- STORM DRAINAGE: THE STORMWATER MANAGEMENT CONSISTS OF AN EXISTING ON-SITE STORMWATER ANDREWS AVENUE AND WAS DESIGNED PER SOUTH FLORIDA WATER MANAGEMENT DISTRICT CRITERIA.

JPD ENTERPRISES OF FLORIDA, LLC
 2324-244-0001-8
 O.R.B. 3608 PAGE 2949
 ZONING: C3 (ST. LUCIE COUNTY)

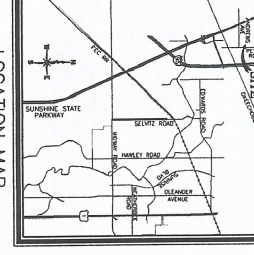


PLEASE SEE DEVOLUTION PLAN FOR PROPOSED REMOVAL ITEMS



REVISIONS

NO.	DATE	BY	DESCRIPTION
1	12/21/16	JPD	ISSUE FOR PERMITS
2	1/27/17	JPD	REVISED PER COMMENTS
3	2/27/17	JPD	REVISED PER COMMENTS
4	3/27/17	JPD	REVISED PER COMMENTS
5	4/27/17	JPD	REVISED PER COMMENTS
6	5/27/17	JPD	REVISED PER COMMENTS
7	6/27/17	JPD	REVISED PER COMMENTS
8	7/27/17	JPD	REVISED PER COMMENTS
9	8/27/17	JPD	REVISED PER COMMENTS
10	9/27/17	JPD	REVISED PER COMMENTS
11	10/27/17	JPD	REVISED PER COMMENTS
12	11/27/17	JPD	REVISED PER COMMENTS



SUBJECT PROPERTY
 TAX PARCEL 2324-244-0002-000-5
 JPD ENTERPRISES OF FLORIDA, LLC
 O.R.B. 3608, PAGE 2949
 ZONING: C3 (FORT PIERCE)

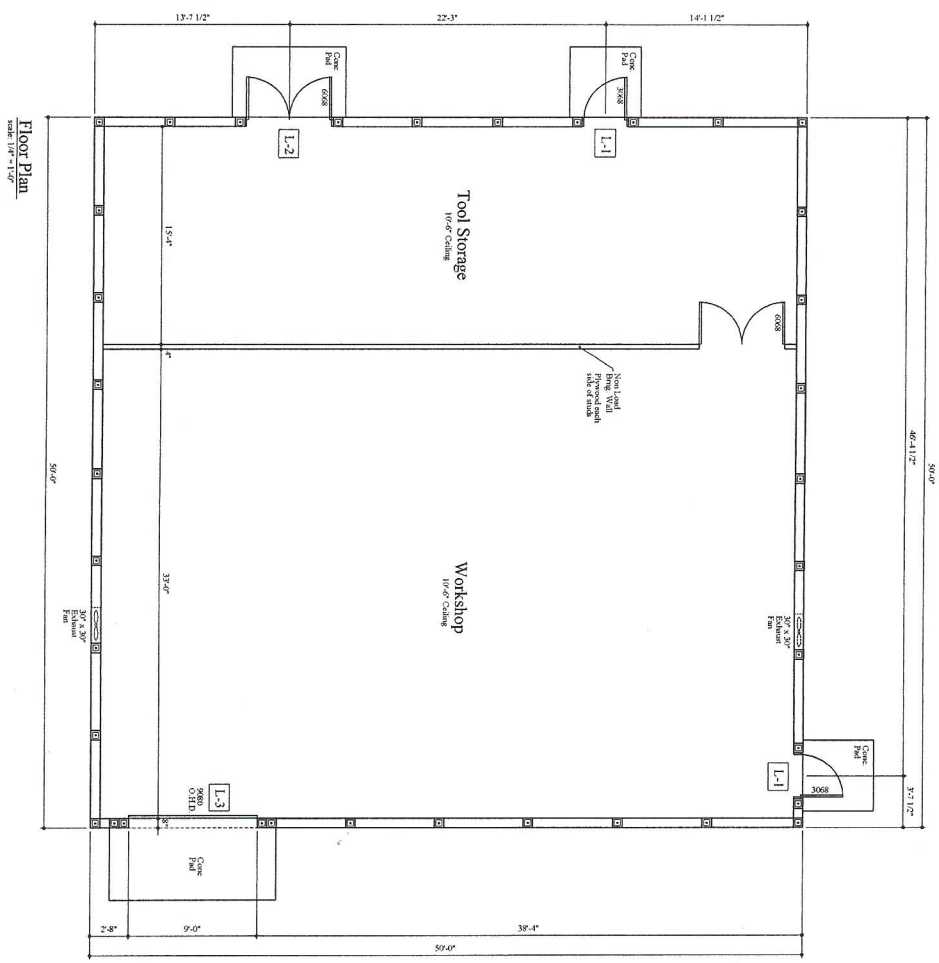
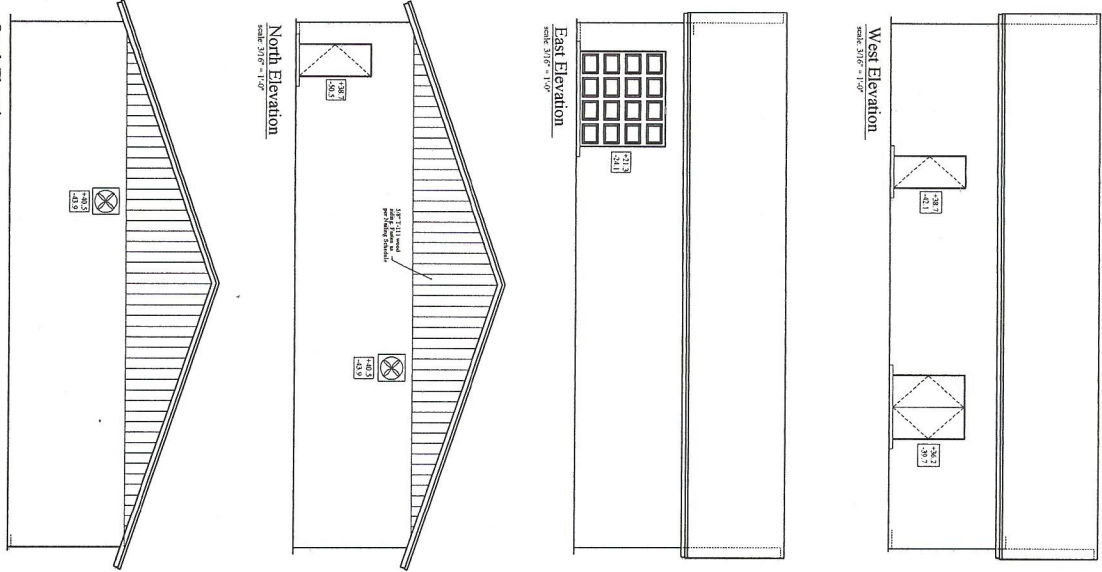
SITE PLAN
 JPD ENTERPRISES OF FLORIDA, LLC
 PROPOSED TRUCK BAYS & STORAGE BUILDING

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	12/21/16	JPD	ISSUE FOR PERMITS
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6	5/27/17	JPD	REVISED PER COMMENTS
7	6/27/17	JPD	REVISED PER COMMENTS
8	7/27/17	JPD	REVISED PER COMMENTS
9	8/27/17	JPD	REVISED PER COMMENTS
10	9/27/17	JPD	REVISED PER COMMENTS
11	10/27/17	JPD	REVISED PER COMMENTS
12	11/27/17	JPD	REVISED PER COMMENTS

LAVENTURE & ZEISS ENGINEERING, INC.
 CONSULTING ENGINEERS
 1724 W. MIDWAY ROAD, SUITE 3400
 FORT PIERCE, FLORIDA 34982
 PHONE: (772) 398-1500 FAX: (772) 398-1501
 WWW.LAVENTUREZEISS.COM

DATE: 12/27/16
SCALE: 1" = 30'
SHEET: 1 OF 1



Scope of Work
 New One-bay steel truss building
 Foundation and 30" Tall Solid GRS
 Walls with Existing New Expanded GRS
 Walls with New Wood Trusses and
 New Doors and Electrical

Building Code
 Occupancy Type: Group U
 2011 National Electrical Code: NFPA 70
 Number of Stories: One

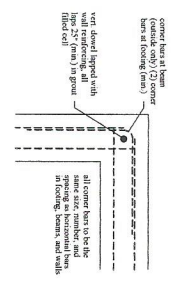
Design Loads
 Roof Live Load: 30.0 p.s.f.
 Floor Live Load: NA
 Wind Speed: 150 MPH
 Building Category: I
 Wind Exposure: B
 Seismic Risk Category: I
 Soil bearing capacity: 2000 p.s.f.

Area Tabulation
 Total 2500 s.f.

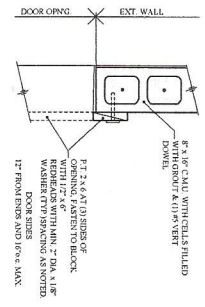
Item	Quantity	Unit
Concrete Pad	3	Sq. Ft.
Foundation	1	Sq. Ft.
Trusses	1	Linear Ft.
Walls	1	Sq. Ft.
Doors	1	Sq. Ft.
Windows	1	Sq. Ft.
Roof	1	Sq. Ft.
Electrical	1	Sq. Ft.
Other	1	Sq. Ft.
Total	2500	Sq. Ft.

UTILITY BUILDING FOR:
Drawdy Concrete Construction
 Ft. Pierce, Florida

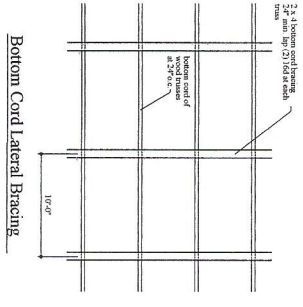
Steve LiCausi Design Group, Inc.
 RESIDENTIAL DESIGNERS
 10710 SW Westlawn Blvd., Port St. Lucie, FL, 34987
 Office & Fax: (772) 785-6465



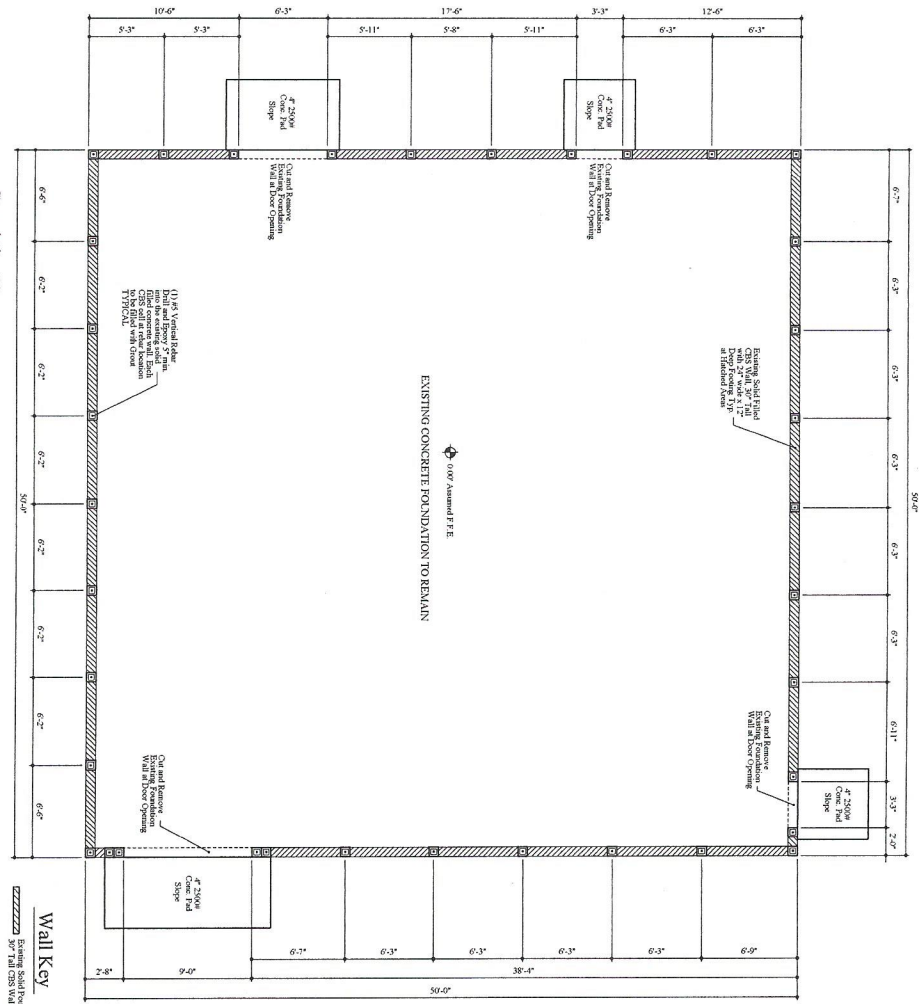
Corner Reinforcing Detail



Garage Door Buck Detail



Bottom Cord Lateral Bracing



Foundation Plan

Connector Notes:

Do not substitute connectors. Attach valley brusses and plyg brack brusses, if present, to main brusses per truss manufacturer drawing. Truss to truss connection by truss company, installed per manufacturer's spec's. Lateral forces perpendicular and parallel to wall has been considered (see item 200 p.117). Connector to provide temporary bracing to prevent toppling of truss during construction. Other specs, if different from above, have priority. Under girder Trusses provide equal number of studs as girder ply at frame bearing locations (UNO). A.T.R. shall have a min. of 12" embedment into concrete. Use either "Hilti" C-100 or Simpson Heavy Tie Brassy.

Connector Schedule

Truss	Bracing Points	Truss Light	Connector ID	Qty	Truss Height	Partners
A	2	1158	HERTA16	1	1810	09104x112"
	10	1158	HERTA16	1	1810	09104x112"
	2	1158	HERTA16	1	1810	09104x112"
	10	1158	HERTA16	1	1810	09104x112"
SCFA	19	1780	HERTA16	1	1810	09104x112"
	15	81	HERTA16	1	1810	09104x112"

Wall Key

8/16" Dia. CHS Wall Key

GENERAL FOUNDATION NOTES

Foundation shall be constructed in accordance with the American Concrete Institute (ACI) 308R-02 Building Code Requirements for Reinforced Concrete and Commentary. All concrete shall be cast in place. All reinforcement shall be installed in accordance with the American Concrete Institute (ACI) 308R-02 Building Code Requirements for Reinforced Concrete and Commentary. All reinforcement shall be installed in accordance with the American Concrete Institute (ACI) 308R-02 Building Code Requirements for Reinforced Concrete and Commentary. All reinforcement shall be installed in accordance with the American Concrete Institute (ACI) 308R-02 Building Code Requirements for Reinforced Concrete and Commentary.

FORMWORK & SHORING

No structural concrete shall be strength until it has reached its design strength. All formwork and shoring shall be removed in accordance with the American Concrete Institute (ACI) 308R-02 Building Code Requirements for Reinforced Concrete and Commentary.

SOIL STATEMENT

The contractor shall be responsible for obtaining a soil statement from a geotechnical engineer. The soil statement shall be used to determine the appropriate foundation design and construction methods.

Vertical Dowel Rod Install Note

When installing rebar, drill 1/2" diameter holes (do not exceed 3/4" diameter) in concrete. The holes shall be drilled to a depth of 12" below the bottom of the rebar. The holes shall be filled with a non-shrink grout.

Safe Load Table Notes

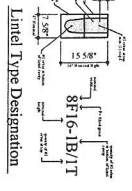
1. All safe load tables are based on a nominal ultimate strength of 60,000 psi for steel and a nominal concrete strength of 4,000 psi. 2. N.E. = Not Field. 3. Safe loads are approximate allowable loads. 4. Clear height is the clear height of the truss. 5. All safe loads are based on simple supported span. 6. All safe loads are based on simple supported span. 7. Safe load tables are based on simple supported span. 8. All safe loads are based on simple supported span.

Composite U Linlet Materials

1. Concrete per ASTM C 1500 and with maximum 3% air entrainment and 4.5% slag. 2. Rebar per ASTM A 615 Grade 60. 3. Formwork per ASTM C 1099. 4. Mortar per ASTM C 779 Type M 4-5.

Installation Notes

1. Installation of U linlets must comply with manufacturer's instructions. 2. U linlets can be used in the specified length. 3. U linlets can be used in the specified length. 4. U linlets can be used in the specified length. 5. U linlets can be used in the specified length. 6. U linlets can be used in the specified length. 7. U linlets can be used in the specified length. 8. U linlets can be used in the specified length.



Linlet Type Designation

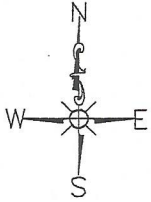
Cast Crete Linlet Schedule

Model	Length	Quantity	Material	Partners
L-1	10'0"	20	8F16-B/T	8F16-B/T
L-2	2'0"	20	8F16-B/T	8F16-B/T
L-3	12'0"	20	8F16-B/T	8F16-B/T

Model	Length	Quantity	Material	Partners
A-1	10'0"	20	8F16-B/T	8F16-B/T
A-2	2'0"	20	8F16-B/T	8F16-B/T
A-3	12'0"	20	8F16-B/T	8F16-B/T

UTILITY BUILDING FOR:
Drawdy Concrete Construction
Ft. Pierce, Florida

Steve LiCausi Design Group, Inc.
RESIDENTIAL DESIGNERS
10710 SW Westlawn Blvd., Port St Lucie, FL, 34987
Office & Fax: (772) 785-6465



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

TRAFFIC IMPACT STATEMENT

1. Introduction

Drawdy Concrete Construction, LLC truck storage yard will be located at the old and abandoned Rainforest Amusement Park which is situated on the corner of Peters Road and Andrews Avenue in the City of Fort Pierce. Full access to the site is provided via the main entrance off Peters Road. A conditional use application has been submitted to the City of Fort Pierce to change the use to on-site pickup truck storage and formwork material storage. This statement examines the impact of the change in use on the Daily trips generated by this site.

2. Existing Conditions

The subject site is currently zoned for General Commercial (C-3). Originally, the site had a single-family residence on it and was eventually permitted and constructed as Rainforest Amusement Park. Since the closing of the amusement park, 10 years ago, the site has been neglected to the point of becoming an eyesore and continuously vandalized.

The subject parcel contains a gross area of 197,493 square feet, as proposed.

3. Proposed Development

The Drawdy Concrete Construction plan requires for demolition of the existing batting cages and associated concrete on the west side of the referenced property, see attached demolition plan. The demolition area will be replaced with (18) open truck storage bays which are 12' wide by 20' long and set back at least 25 feet from the west property line. There was an existing 50' by 50' building located on site with masonry walls at 30" above the existing slab on grade. This building will be renovated with new walls and roof being constructed on top of the existing structure. The purpose of this building is to store equipment and supplies in a lockable structure to avoid theft.

All areas to the east of the renovated areas are to remain as-is for now including the original water features. All activity on site will be limited to using the existing concrete parking lot on the North side of the property and West side of the property for normal business activities. There are no plans to staff the subject site short-term or long-term.

4. Trip Generation

Trip generation was determined by referencing the Institute of Transportation Engineer's (ITE) report titled Common Trip Generation rates, Daily Trips, Trip Generation manual, 7th Edition. Land use code 150 (Warehousing) was utilized for the trip generation requirements of the proposed development and Land use code 480 (Amusement Park) was used to determine previous (existing) traffic daily trips with an estimated employee count of 10. Table I outlines the anticipated weekday trip generation of the existing/previous use and the proposed use.

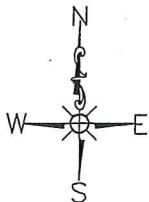
TABLE I: Trip Generation Existing and Proposed
(DAILY)

	LAND USE	UNITS	UNIT OF MEASURE	TRIPS PER UNIT	TRIPS GENERATED
EXISTING	480 (Amusement Park)	10	Employees	22.08	221
PROPOSED	150 (Warehousing)	20	Employees	3.89	78
					-143 Trips

5. Conclusion

Overall the proposed change of use may result in a decrease of 143 daily trips. Based on the proposed change of use, we anticipate the weekly trip generation will decrease by 715 trips during the week.

Furthermore, the change in use will significantly reduce the quantity of weekend trips, based upon use and hours of operation.



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
F: (772) 398.1521

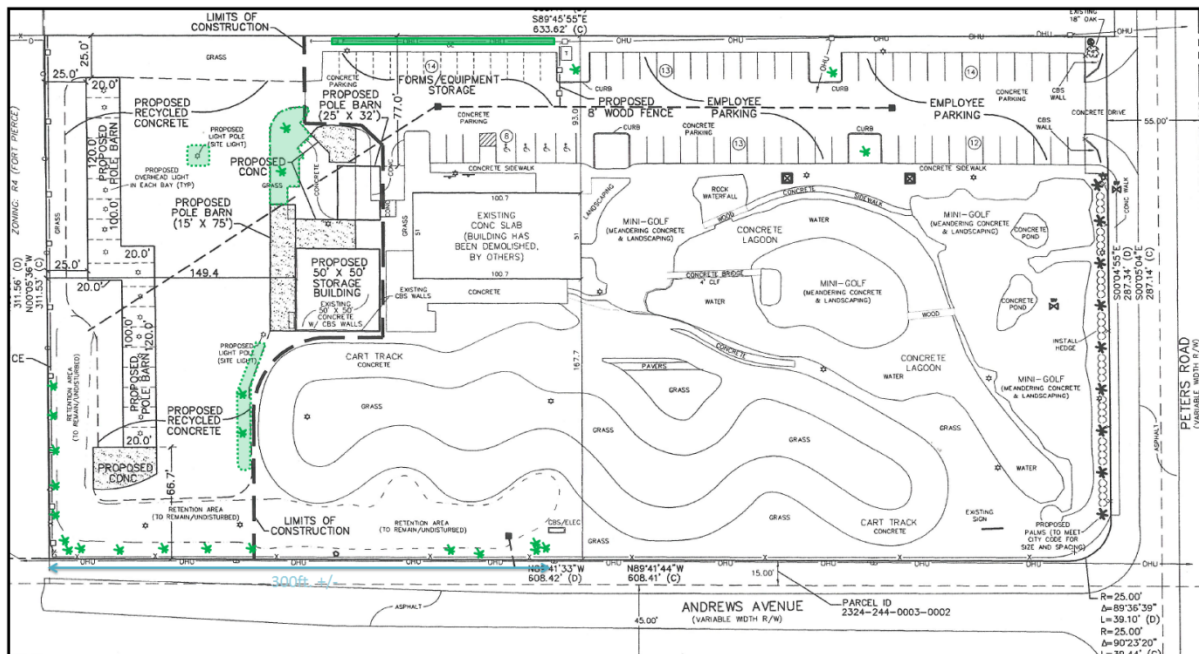
**Re: Technical Review – Drawdy Concrete –
2551 Peters Road**

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.

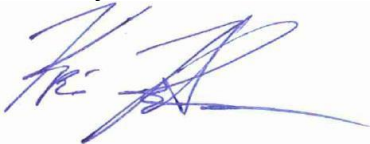
6) A stop bar and sign shall be integrated at the main access point, if not already present.

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.

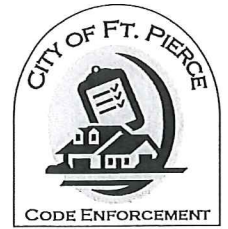
Ron Harris
County Surveyor
772 462.1721




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.