



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

June 15, 2016

David Cleveland
100 Avenue A # 2e
Fort Pierce, FL 34950

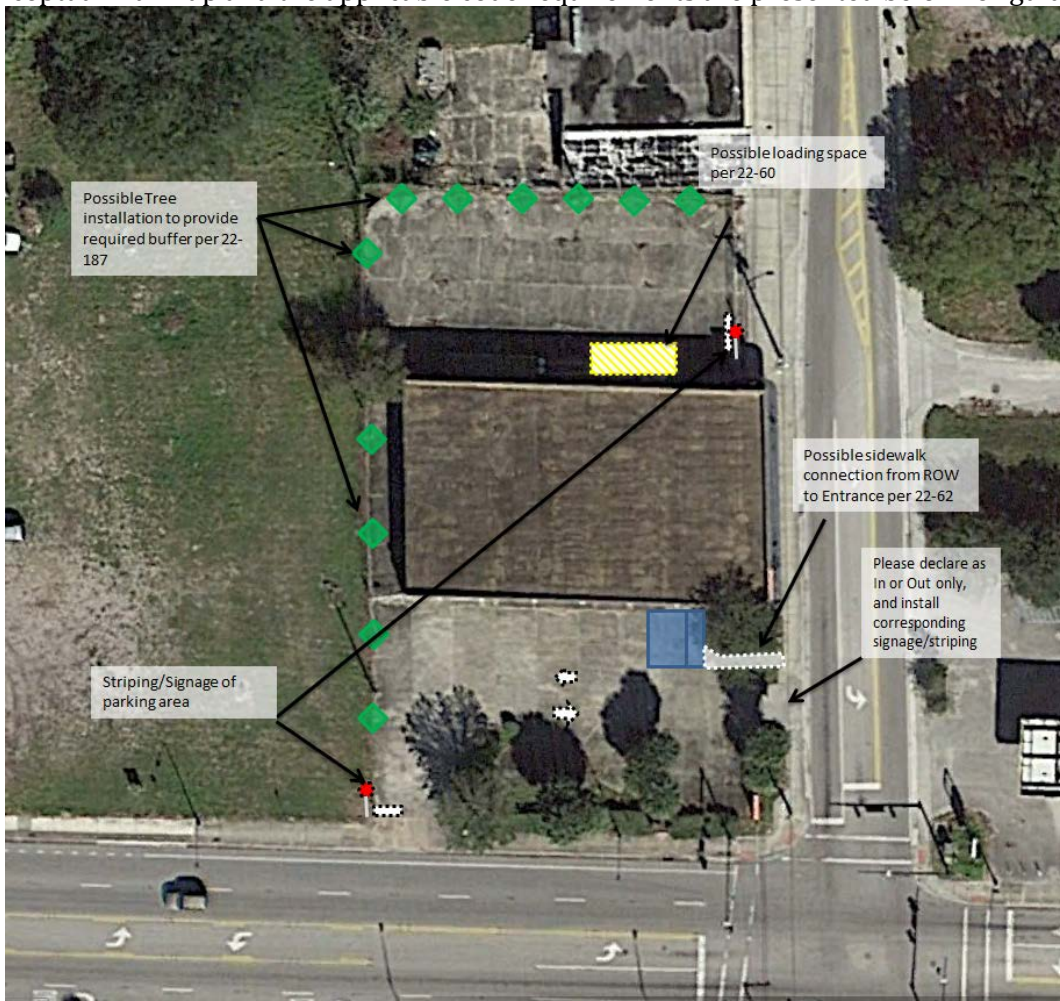
Re: **Technical Review – JP Supply Custom Cabinet Workshop & Showroom
103 N 13th Street (Former Bobcat Dealer)**

Dear Mr. David Cleveland,

The following are comments from the Planning Department's review of the application for Conditional Use with No New Construction:

- 1) Pursuant to City Code Section Sec. 22-187 (6) the proposed site plan shall include the installation of trees along the west and north property lines, adjacent to the retention area.
 - (6) *Vehicular use, building, retention/detention areas adjacent to other property.* Landscape standards for these areas are as follows:
 - a. Where a vehicular use 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.
- 2) Pursuant to City Code Section 22-60., please integrate the required Handicap Space and present an off-street loading space for the deliveries to/from the site.
- 3) Pursuant to City Code Section 22-62. - Sidewalks. (b) & (d) (1) a sidewalk linkage shall be installed from the building entrance to an adjacent ROW. If a 5ft wide sidewalk is not feasible, please ensure the connection meets minimum ADA standards.
- 4) Please integrate stop bars and signs at access points, as necessary.
- 5) Please advise as to the intended refuse collection area, ensuring screening of this dumpster & access for SW Trucks.

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



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.

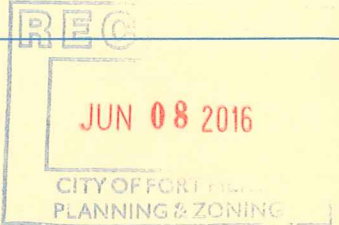
Sincerely,

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 *JRA*

DATE: June 7, 2016

PROJECT: Custom Cabinet Conditional Use – 103 North 13th Street
TRC Project No. 16-04000007

cc:

Attachment(s):

This is to advise you that we have completed the review of the following documents as received by this office on June 6, 2016:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Conditional Use Application | <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 Conditional Use 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 advisory comments
JRA/tst

Fort Pierce

Utilities Authority



Conditional Use – Custom Cabinet Workshop & Showroom – 103 N. 13th Street

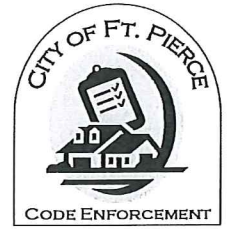
- W/WW Engineering: Approved
- Electric and Gas Engineering: Approved



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: # 16-040000007
103 N 13th Street – Conditional Use
DATE: June 6, 2016

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

- There is a current / active code enforcement case at this location.
- David Cleveland is aware of the violations and a 60-day extension was granted to allow for the Conditional Use process to be completed.