

CITY PLANNING BOARD

BOARD AGENDA

Planning Board Regular Meeting - Tuesday, November 8, 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 October 11, 2016 meeting
7. **NEW BUSINESS**
 - a. Conditional Use with New Construction - FPUA Lift Station Relocation - Atlantic Avenue & S. 30th Street
 - b. Waiver of Distance - Save More Meat and Grocery - 2010 Avenue D
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: 11/08/2016

Information

REQUESTED ACTION

Minutes from the October 11, 2016 meeting

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

Attachments

Planning Board Minutes 10/11/2016

Form Review

Form Started By: Alicia Rosenthal

Started On: 10/31/2016 02:50 PM

Final Approval Date: 11/01/2016

DRAFT



CITY OF FORT PIERCE PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, **OCTOBER 11, 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**

Mr. Poitier joined the meeting at 6:08 PM.

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

Absent: **Brian Paul; Eloise Cumings**

Staff Present: **Jim Messer, City Attorney**
Rebecca Grohall, AICP, Planning Manager
Kori Benton, Senior Planner
Alicia Rosenthal, Administrative Assistant

4. **CONSIDERATION OF ABSENCES**

Ms. Cumings and Mr. Paul both called in with reasonable excuses for not attending.

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

Mr. Bernetti and Mr. Weaver were made voting members for the meeting.

6. **APPROVAL OF MINUTES**

- a. Minutes from the September 13, 2016 meeting

Motion was made by John George, and seconded by Charles Hayek to approve the minutes from the September 13, 2016 meeting, by modifying the placement of the discussion after the vote on Item 7b to before the vote.

AYE: Tim O'Connell, Steve Weaver, John George, Al Bernetti, Robert Poitier, Mike Dahan, Marcia Baker, Frank Creyaufmiller, Charles Hayek, Chairman Bob Burdge
Passed

7. NEW BUSINESS

a. Zoning Atlas Amendment (Rezoning) - Collins Corner - 2496 Edwards Road

Mr. Benton gave an overview of the application and answered questions from the Board on Section 22-187 and county zoning codes.

Mr. Dahan had concerns with car storage in the rear of the building.

No one spoke for or against the application.

Motion was made by Steve Weaver, and seconded by John George to forward a recommendation of approval to the City Commission.

AYE: Robert Poitier, Marcia Baker, Frank Creyaufmiller, Charles Hayek, Tim O'Connell, Steve Weaver, John George, Al Bernetti, Chairman Bob Burdge

NAY: Mike Dahan

Passed

b. Voluntary Annexation - Collins Corner - Edwards Road & 25th Street (NE Corner)

Mr. Benton gave an overview of the application and answered questions from the Board on Unity of Title and the intent of the annexation.

No one spoke for or against the application.

Motion was made by Robert Poitier, and seconded by Marcia Baker to forward a recommendation of approval to City Commission.

AYE: Mike Dahan, Marcia Baker, Frank Creyaufmiller, Charles Hayek, Tim O'Connell, Steve Weaver, John George, Al Bernetti, Robert Poitier, Chairman Bob Burdge

Passed

c. Conditional Use with No New Construction - Addiction Recovery Community Villas – Drug & Alcohol Treatment Center - 3625 S. US. Highway 1

Mr. Benton gave an overview of the application and answered questions from the Board on egress, perimeter fencing, and location of schools and daycares in the area.

Mike McCarty, McCarty & Associates, Land Planning & Design, gave an overview of the operation and answered questions from the Board.

Motion was made by John Goerge and seconded by Robert Poitier to forward a recommendation of approval to the City Commission with the following conditions:

1. The improvement plan incorporates designated parking spaces for the two passenger vans identified for operation, as well as an off-street loading space for food deliveries; and
2. The improvement plan integrates measures to provide appropriate access and screening of the dumpster location.

Board discussion ensued.

Mr. Weaver amended the motion to add a perimeter fence. Mr. O'Connell seconded the motion. The Board decided a friendly amendment was the best way to amend the original motion.

Motion was made by John George, and seconded by Robert Poitier to forward a recommendation of approval to the City Commission with the following conditions:

1. **The improvement plan incorporates designated parking spaces for the two passenger vans identified for operation, as well as an off-street loading space for food deliveries; and**
2. **The improvement plan integrates measures to provide appropriate access and screening of the dumpster location.**
3. **to incorporate a perimeter fencing.**

AYE: Marcia Baker, Frank Creyaufmiller, Charles Hayek, Tim O'Connell, Steve Weaver, John George, Al Bernetti, Robert Poitier, Mike Dahan, Chairman Bob Burdge

Passed

d. Zoning Atlas Amendment (Rezoning) - Cargill Property - 3798 Selvitz Road

Mr. Benton gave an overview of the application and answered questions from the Board regarding cross connectivity, balance of Cargill land and buffering requirements.

No one spoke for or against the application.

Motion was made by Charles Hayek, and seconded by John George to forward a recommendation of approval to the City Commission.

AYE: Frank Creyaufmiller, Charles Hayek, Tim O'Connell, Steve Weaver, John George, Al Bernetti, Robert Poitier, Mike Dahan, Marcia Baker, Chairman Bob Burdge

Passed

e. Site Plan & Design Review - Precast Specialties Concrete Facility - 3798 Selvitz Road

Mr. Benton gave an overview of the application and answered questions from the Board regarding noise studies and landscape maintenance.

Dean Locke, President and CEO Precast Specialties, provided additional information and answered questions from the Board.

Motion was made by Robert Poitier, and seconded by John George to forward a recommendation of approval of the requests presented to City Commission with the following conditions:

1. **Adoption of a typical delivery route for the facility, which deters use of, and minimizes conflicts with residential or non-industrial roadways;**
2. **The potential replacement of the existing chain-link along the water management**

canal to the south, and fencing at the facility entrance, are completed with a coated chain-link or aluminum fence to more appropriately comply with established design review guidelines;

- 3. The property owner and/or applicant complete the necessary subdivision (plat), prior to issuance of a Certificate of Occupancy; and**
- 4. The final approval of the concrete batch plant is deferred until a complete design review submittal is provided for this component of Phase II construction.**

AYE: Charles Hayek, Tim O'Connell, Steve Weaver, John George, Al Bernetti, Robert Poitier, Mike Dahan, Marcia Baker, Frank Creyaufmiller, Chairman Bob Burdge

Passed

8. BOARD COMMENTS

9. ADJOURNMENT

Planning Board

7. a.

Meeting Date: 11/08/2016

Information

REQUESTED ACTION

Conditional Use with New Construction - FPUA Lift Station Relocation - Atlantic Avenue & S. 30th Street

LOCATION

Atlantic Ave & S 30th Street (South East Corner)

RESPONSIBLE STAFF

Brandon Creagan, LEED Green Associate, Planner

RECOMMENDATION

Approval

Attachments

Staff Report

Site Location - Aerial

Application & Support Documents

Lift Station Exhibit - Example Station

Lift Station - Site Plan & Station Layout

Survey

Form Review

Form Started By: Brandon Creagan

Started On: 10/31/2016 04:53 PM

Final Approval Date: 11/01/2016



TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director and FPRA Director

FROM: Brandon Creagan, LEED Green Associate, Planner

RE: Application for Conditional Use with New Construction
 FPUA Lift Station (#23) Relocation
 Atlantic Ave & S 30th Street

DATE: October 25, 2016

STAFF REPORT

Applicant/Lessee: James Carnes
 Environmental Engineer, FPUA
 Fort Pierce Utilities Authority (FPUA)
 1701 S. 37th Street
 Fort Pierce, FL 34947

Property Owner: Southwind's Fourteen Point LLC
 9495 Germany Canal Road
 Port St. Lucie, FL 34987

Requested Action: Approval of a Conditional Use with New Construction to install a new FPUA Lift Station, relocating Unit #23.

Site Location: Atlantic Ave & S 30th Street (SE Corner)

Parcel ID: 2408-802-0012-000-7

Parcel Size: .17 acres

Current Zoning: R-3, Single Family Moderate Density

Future Land Use: RL, Low Density Residential

Surrounding Zoning:

North	East	South	West
R-4	R-3	R-3	R-3

Staff Analysis:

In accordance with Sections 22-22 and 22-76 of the City Code, the applicant is requesting approval for a Conditional Use with New Construction to relocate an FPUA lift station.

The current FPUA Lift Station (#23) is located underneath the intersection of Orange Ave & S 30th Street. The proposed relocation of lift station #23 will be located at the southeast corner of Atlantic Ave & S 30th Street. The proposed property that lift station #23 will be relocated to is owned by Southwind's Fourteen Point LLC. The FPUA intends to secure a utility easement for the western segment of the property to install the lift station and support facilities. The subject property is zoned R-3, Single Family Moderate Density with a Land Use Designation of RL, Low Density Residential. The properties to the east, south, and west are zoned R-3, Single Family Moderate Density. The property to the north is zoned R-4, Medium Density Residential.

The proposed project includes the addition of an access driveway from Atlantic Avenue to the west, addition of the needed infrastructure to support the lift station, and landscaping around the project site. The project will not be displacing any structures and will be limited to the western portion of the parcel owned by Southwind's Fourteen Point LLC.

The review of the site shows that there are four (4) Oak trees (30", 24", 18", and 12" in size) on the western portion of the parcel where the lift station will be located. Additionally, there are two (2) palms (14" and 12") and two (2) Oak trees (48" and 48") located in the middle of the parcel. Lastly, there is one (1) Oak tree (18") located on the eastern end of the parcel.

The FPUA intends to remove the four (4) Oak trees present on the western property line, where the lift station will be located. Pursuant to City Code 22-193 any tree larger than 14" shall be reviewed for removal. City code 22-194 also guides the protection and mitigation of any tree over 14". City Code 22-194 (b), FPUA has demonstrated why "it is not feasible to develop without removing the tree", as the trees are located upon the ideal building area for the new lift station.

Furthermore, FPUA has indicated intentions to preserve and protect the two (2) larger Oak trees (48" and 48") in the middle of the parcel to serve as mitigation for the removal of the western property lines. Written verification or commitment shall be provided by the Property Owner to verify the protection of these trees sought as off-sets, as these trees are situated outside of the easement area.

Three (3) accessory structures and one concrete pad are present on the eastern portion of the parcel which will be unaffected by the proposed scope of work. There are no residential units located on the parcel.

The current lift station was installed before 1955, therefore due to its age and antiquated design it has become obsolete and in need of replacement. The outdated nature provides a challenge for FPUA officials to monitor the lift station, or know if there is a problem unless someone is alerted by an alarm light flashing above the street. All other lift stations will send a computerized signal to FPUA officials indicating where and what the problem is. The lift station also causes great financial hardship for FPUA due to the repair demands and costs to access. The current capacity of the lift station can hold 75 gallons of water, the new proposed lift station will double that capacity. The proposed lift station will enable FPUA to serve more customers.

The location of Atlantic Ave & 30th Street was chosen after other possible sites were looked at and vetted. There were no possible sites available to the north because crossing a Florida State Department of Transportation Right-of-Way is not an option. One of the properties to the west was a possibility, but the home would have to be demolished and it was discovered that the property owner was in some legal trouble with the property. Lastly, the parcel that sits off of Orange Ave to the east of the lift station was looked at, but FPUA wanted to leave that area open for development and the betterment of the Orange Ave corridor & City of Fort Pierce as a whole.

For the project to be completed the road will need to be torn up so new pipes and other infrastructure vital to the functions of the lift station can be installed. This will affect about 370ft of roadway on S 30th Street to the proposed new location of the lift station. After work is complete FPUA will be replacing the affected roadway with a brand new road valued at about \$40,000. The advantage of taking the lift station out of the current Orange Ave & S 30th Street Right-of-Way is that in future, road closures will no longer be necessary when maintenance needs to be conducted on the lift station. This will create a safer environment for FPUA workers, motorists, and pedestrians. Atlantic Avenue between 29th & 30th remains unimproved; the lift station will have no impact on the opening of this Right-of-Way in the future.

FPUA will construct or be expected to file a payment in-lieu of completing a sidewalk along the S 30th Street property line.

Technical Review Committee

All affected Departments have reviewed the submittals and provided comments regarding the relocation of the FPUA lift station (#23) based on compliance with the requirements of the City Code, with the exception of the noted deficiencies. The Fort Pierce Engineering Department notes that prior to any work within the 30th Street Right-of-Way, a completed Right-of-Way Permit Application shall be submitted to the city of Fort Pierce Engineering Department for review and approval. The comments generated are attached for review by the Board.

Staff Comments:

The proposed Lift Station plan meets the requirements of the City Code, is in compliance with the guidance of the City's Comprehensive, and does not present factors that adversely affect community health, safety or general welfare, Staff recommends that the Planning Board forward a recommendation to the City Commission for approval of the Conditional Use with New Construction for an FPUA Lift Station Relocation at the southeast corner of Atlantic Ave & S 30th Street.



Current Lift Station Location

Orange Ave

Proposed Lift Station Location



FPUA Lift Station – Site Aerial

South 30th Street & Atlantic Avenue





Conditional Use – New Construction

Property address or Location SE CORNER ATLANTIC AVENUE AND SOUTH 30TH STREET.
 Parcel ID #(s) 2408-802-0012-000-7
 Project description LIFT STATION #23 RELOCATION

SOUTH WIND'S FOURTEEN POINT LLC
Property Owner(s)
9495 GERMANY CANAL ROAD
 Street Address
PORT ST. LUCIE, FLORIDA 34987
 City State Zip
772-466-2835 772-216-5128
 Phone Number
nannysaw@aol.com
 Email Address

FORT PIERCE UTILITIES AUTHORITY (JAMES CARNES)
Applicant/Representative, Title, Company
1701 SOUTH 37TH STREET
 Street Address
FORT PIERCE, FLORIDA 34947
 City State Zip
(772) 466-1600 x 3472
 Phone Number
jcarnes@fpua.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.

Sandra L. Weeman
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY ST. Lucie
 The foregoing instrument was acknowledged before me this 27th day of SEPTEMBER 2016, by _____ who is personally known to me or has produced _____ as identification.

FL DRIVERS LICENCE # WA52797485270
Martha A Kerr
 Signature of Notary



(seal)

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



CONDITIONAL USE: NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- If no site improvements are required:
 - As-built survey
 - Floor plan of existing building(s)
- If parking and drainage improvements are required:
 - As-built survey;
 - Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
 - Lighting plan
- Complete, notarized application

Application Type:

- Conditional Use: No new construction with no site improvements
- Conditional Use: New construction with parking and drainage improvements

Site Information:

Building Size _____ Parking Spaces: _____

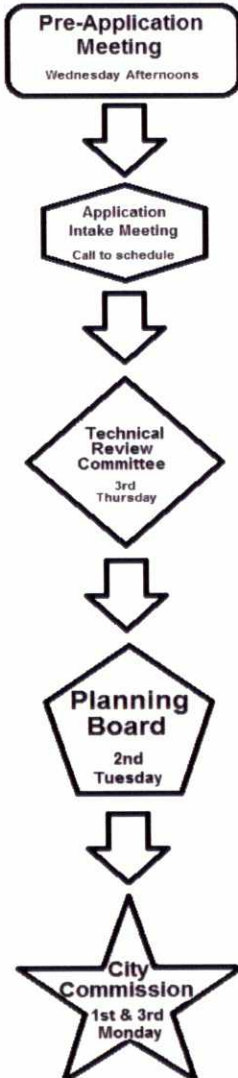
Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

- (1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.
- (2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.
- (3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

Application Outlook



2016 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L10000125921

Entity Name: SOUTHWIND'S FOURTEEN POINT LLC

Current Principal Place of Business:

9495 GERMANY CANAL ROAD
PORT ST. LUCIE, FL 34987

Current Mailing Address:

9495 GERMANY CANAL ROAD
PORT ST. LUCIE, FL 34987 US

FEI Number: 27-4201808

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

WILLIAMS, SANDRA S
9495 GERMANY CANAL
PORT ST. LUCIE, FL 34987 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGRM
Name WILLIAMS, SANDRA S
Address 9495 GERMANY CANAL ROAD
City-State-Zip: PORT ST. LUCIE FL 34987

Title MGRM
Name WILLIAMS, BENJAMIN B
Address 9495 GERMANY CANAL ROAD
City-State-Zip: PORT ST. LUCIE FL 34987

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: SANDRA S. WILLIAMS

MGRM

02/09/2016

Electronic Signature of Signing Authorized Person(s) Detail

Date

This instrument prepared by:
Douglas E. Gonano
Gonano & Harrell
1600 S. Federal Highway, Suite 200
Fort Pierce, FL 34950
(772)464-1032

WARRANTY DEED

THIS WARRANTY DEED made this 30th day of December, 2010 by **Sandra S. Williams**, whose post office address is 9495 Germany Canal Road, Port St. Lucie, FL 34987, hereinafter called the Grantor, to **SOUTHWIND'S FOURTEEN POINT LLC, a Florida Limited Liability Company** whose post office address is 9495 Germany Canal Road, Port St. Lucie, FL 34987, hereinafter called the Grantee:

[Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations.]

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00, and other valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situate in St. Lucie County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

This is a conveyance of unencumbered property for no consideration from Grantor who is a natural person into a limited liability company as Grantee, whose membership interests were issued and owned by the Grantor prior to this conveyance and the Grantor is not exchanging the property conveyed hereby for membership interests in the Grantee and accordingly, no documentary stamp tax is due hereon.

The scrivener has performed no examination or review of title and assumes no liability in connection with title.

Grantor covenants that the legal description described herein is not the homestead to the Grantor nor contiguous to Grantor's homestead property.

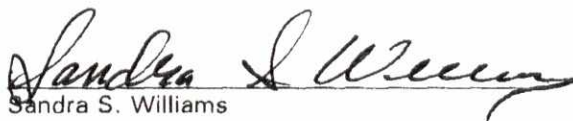
TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in any wise appertaining.

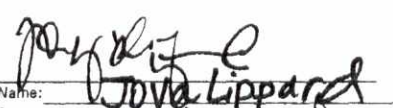

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2010.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above-written.


Signed, sealed, and delivered
in our presence:

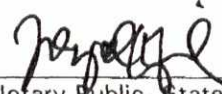

Sandra S. Williams


Printed Name: Joya Lippard

Printed Name: Mamie Moake

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 30th day of December, 2010, by Sandra S. Williams, who is:
 personally known to me, or
 who has produced _____ as identification

[Notary Seal]

JOYA LIPPARD
Commission # DD 978680
Expires August 4, 2014
Bonded Thru Troy Fain Insurance 800-385-7019


Notary Public, State of Florida
Printed Name: _____
My Commission Expires: _____

Property Identification

Site Address: S 30th ST
 Sec/Town/Range: 08/35S/40E
 Map ID: 24/08S
 Zoning: R3

Parcel ID: 2408-802-0012-000-7
 Account #: 20814
 Use Type: 0000
 Jurisdiction: Fort Pierce

Ownership

Southwinds Fourteen Point LLC
 9495 Germany Canal Rd
 Port St Lucie, FL 34987

Legal Description

ORANGE PLACE S/D BLK 2 LOT 1 ANDW 5 FT OF VACATED ALLEY
 ADJ ON E(OR 3258-688: 3260-1126)

Current Values

Just/Market Value: \$3,400
 Assessed Value: \$3,190
 Exemptions: \$0
 Taxable Value: \$3,190
 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): 0.17
 Land Size (SF): 7,222

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 30, 2010	3260 / 1126	0330	WD	Southwinds Fourteen Point LLC,	\$100
Dec 23, 2010	3258 / 0688	0330	WD	Bjs Properties Inc,	\$100
Feb 9, 1998	1126 / 0842	XX02	WD	Betty J Slay	\$133,800
Jul 14, 1994	0910 / 2278	XX02	WD	R E Slay	\$100
Jul 27, 1992	0815 / 1412	XX01	QC	Michial M Musgrave	\$100
Jul 1, 1985	0474 / 0943	XX01	CV		\$0
Apr 1, 1983	0398 / 0375	XX01	CV		\$1,500

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%



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:	\$3,400					
Just/Market:	\$3,400					
Ag Credit:	\$0					
Save Our Homes or 10% Cap:	\$210					
Assessed:	\$3,190					
Exemption(s):	\$0					
Taxable:	\$3,190					

Current Year Special Assessment Breakdown				
Start Year	AssessCode	Units	Description	Amount
1999	0041	0.4	Fort Pierce Stormwater Charge	\$21.60

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
2016	\$3,400	\$3,190	\$0	\$3,190
2015	\$2,900	\$2,900	\$0	\$2,900

Permits

Number	Date	Description	Amount	Fee
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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. © Copyright 2016 Saint Lucie County Property Appraiser. All rights reserved.

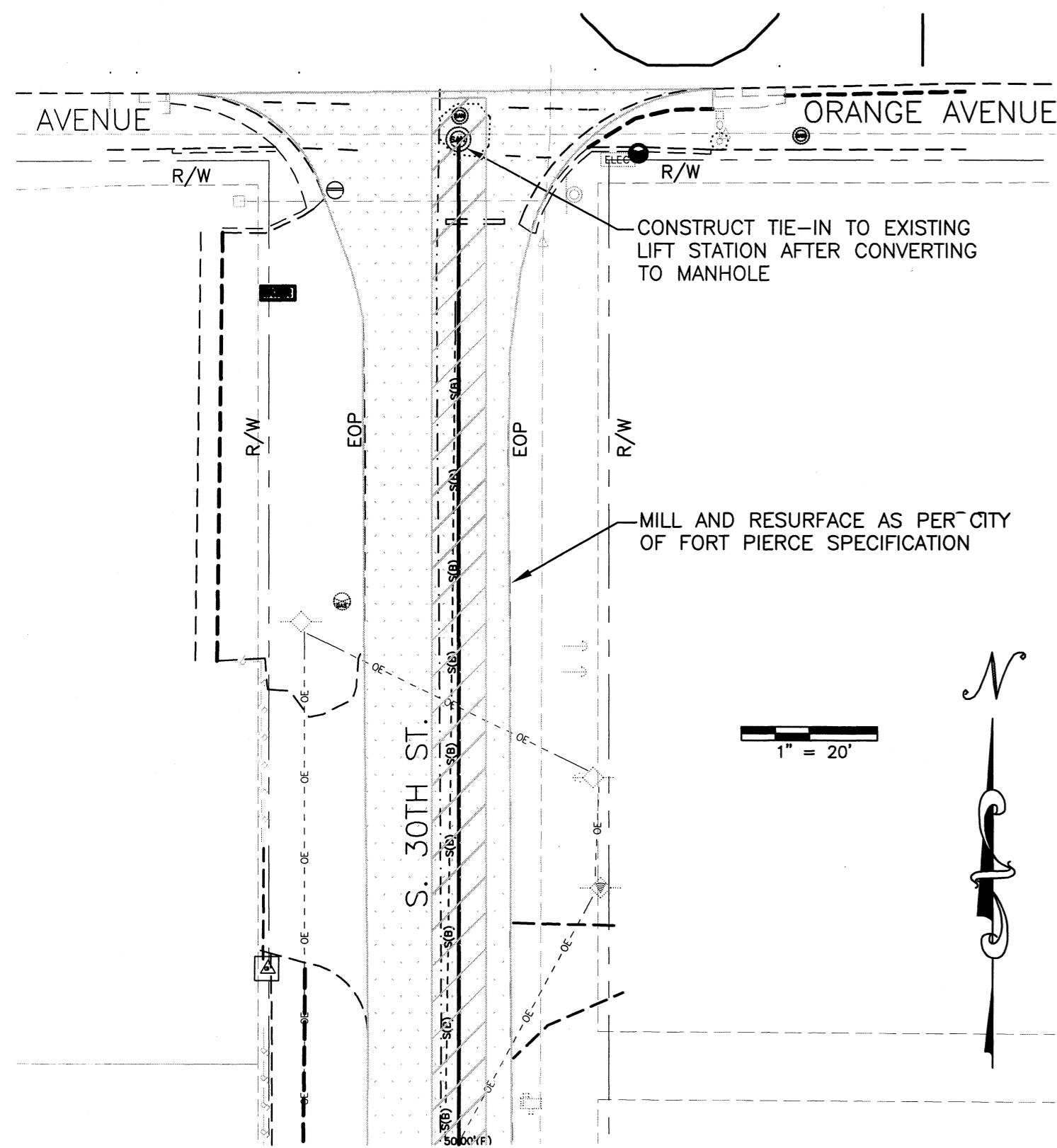
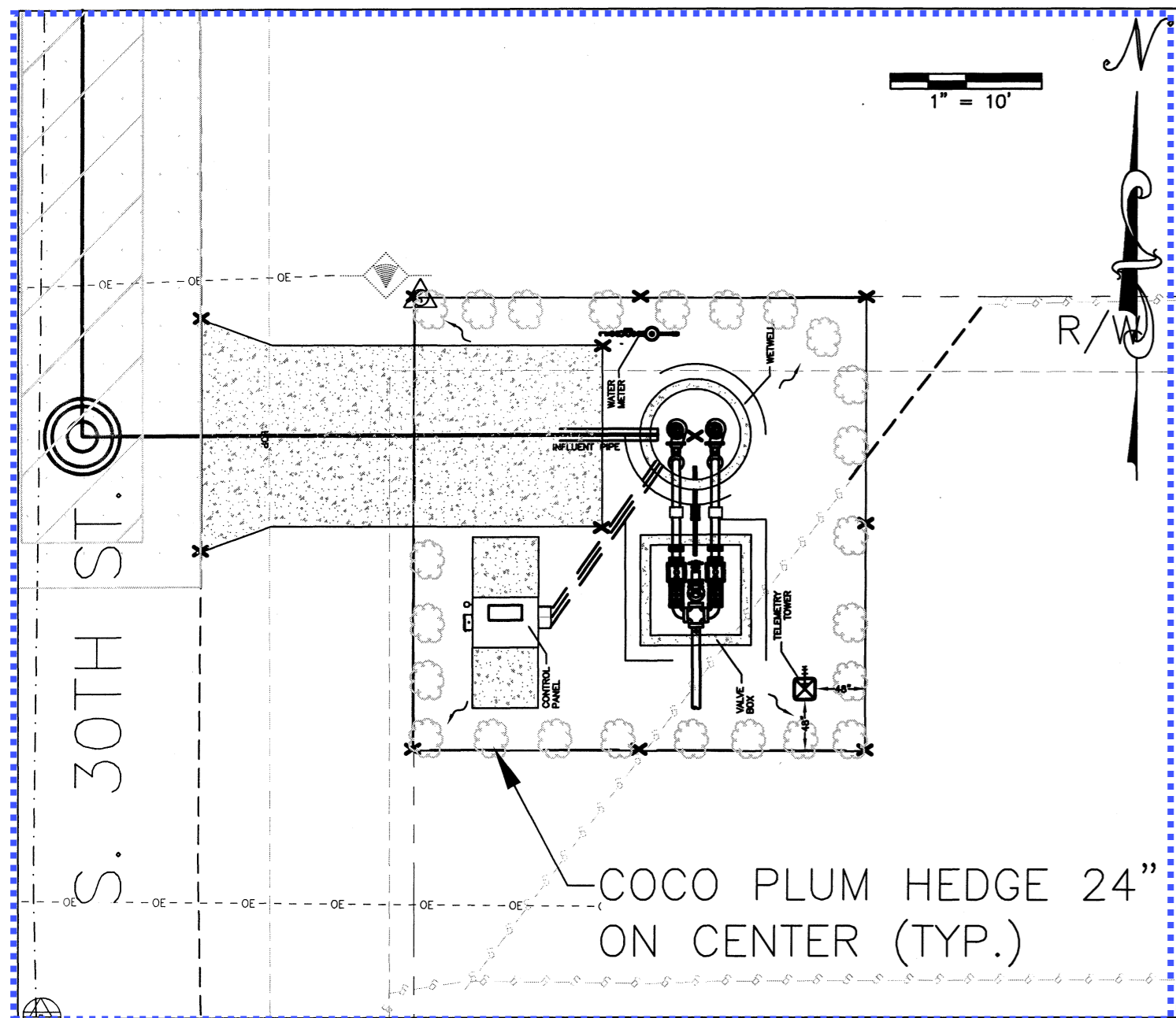


FPUA Lift Station Example

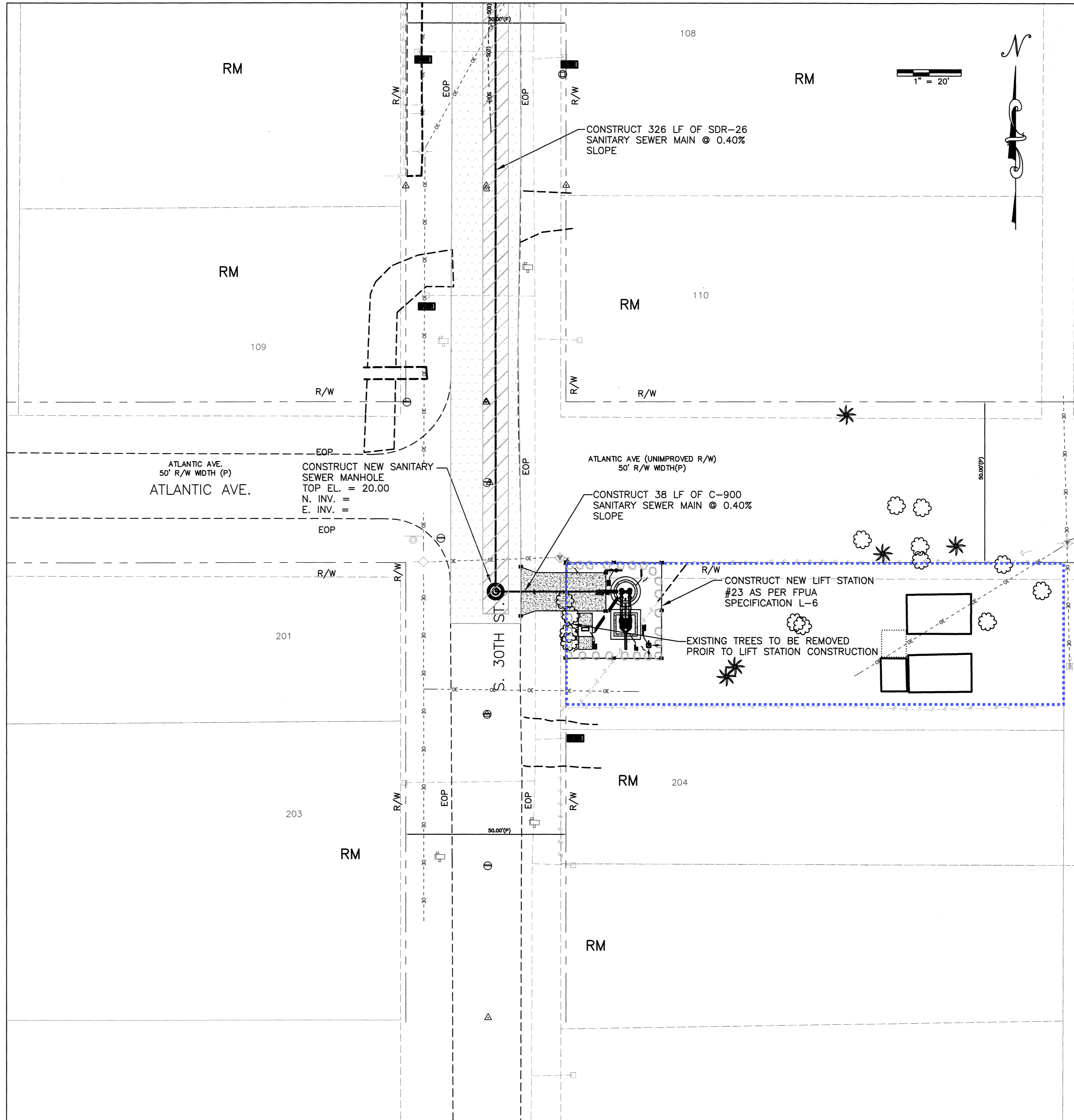


TYPICAL LIFT STATION EASEMENT LAYOUT
N.T.S

- NOTES:
- 1) ONLY TO BE USED FOR GENERAL SITE LAYOUT. REFER TO FPUA'S LIFT STATIONS, PUMPS, AND CONTROL DESIGN AND CONSTRUCTION STANDARDS 02735 FOR SPECIFIC CONSTRUCTION REQUIREMENTS.
 - 2) LANDSCAPE AROUND LIFT STATION PER LOCAL ORDINANCE. (COCO PLUM)
 - 3) AREA TO BE LAID WITH SOD.
 - 4) BOLD "X" REPRESENTS ELEVATIONS NECESSARY TO CONFIRM DRAINAGE AND INSTALLATION REQUIREMENTS.
 - 5) LIFT STATION EASEMENT SHALL MEASURE 30' x 30' (MINIMUM)



MATCHLINE



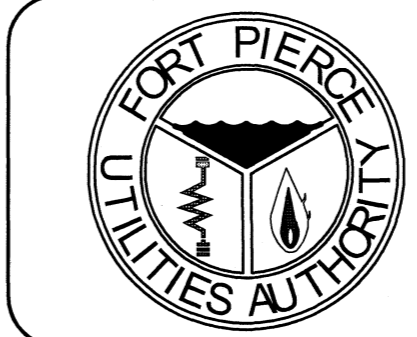
SITE PLAN

EXISTING PROPERTY AREAS :
ACREAGE = 0.17 AC.
TOTAL AREA = 7405 SQ. FT.
IMPERVIOUS AREA = 562 SQ. FT.
PERVIOUS AREA = 6843 SQ. FT.

LIFT STATION EASEMENT :
ACREAGE = 0.02 AC.
TOTAL AREA = 900 SQ. FT.
IMPERVIOUS AREA = 245 SQ. FT.
PERVIOUS AREA = 655 SQ. FT.

POST CONSTRUCTION PROPERTY AREAS :
ACREAGE = 0.17 AC.
TOTAL AREA = 7405 SQ. FT.
IMPERVIOUS AREA = 807 SQ. FT.
PERVIOUS AREA = 6598 SQ. FT.

MATCHLINE



VERIFY SCALE
BAR IS EQUAL TO ONE
INCH ON ORIGINAL DRAWING
0 1
ADJUST ALL SCALED
DIMENSIONS ACCORDINGLY

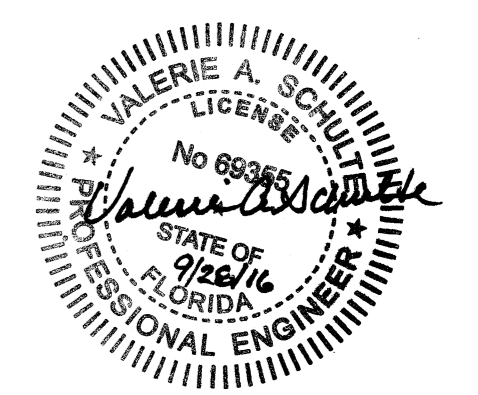
DATE:	REVISION:	BY:	APPD:
DESIGNED: JLC	DRAWING FILENAME		
DRAWN BY: SLL	SCALE: 1"=20'		
APPROVED: VAS	DATE: 7-19-2016	SHEET TYPE PLAN / PROFILE	

**LIFT STATION #23
RELOCATION**

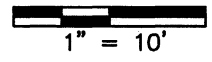
WATER/WASTEWATER ENGINEERING

FT. PIERCE UTILITIES AUTHORITY
1701 SOUTH 37TH STREET
FT. PIERCE, FLORIDA 34947
(772) 466-1800 / FAX (772) 466-2414

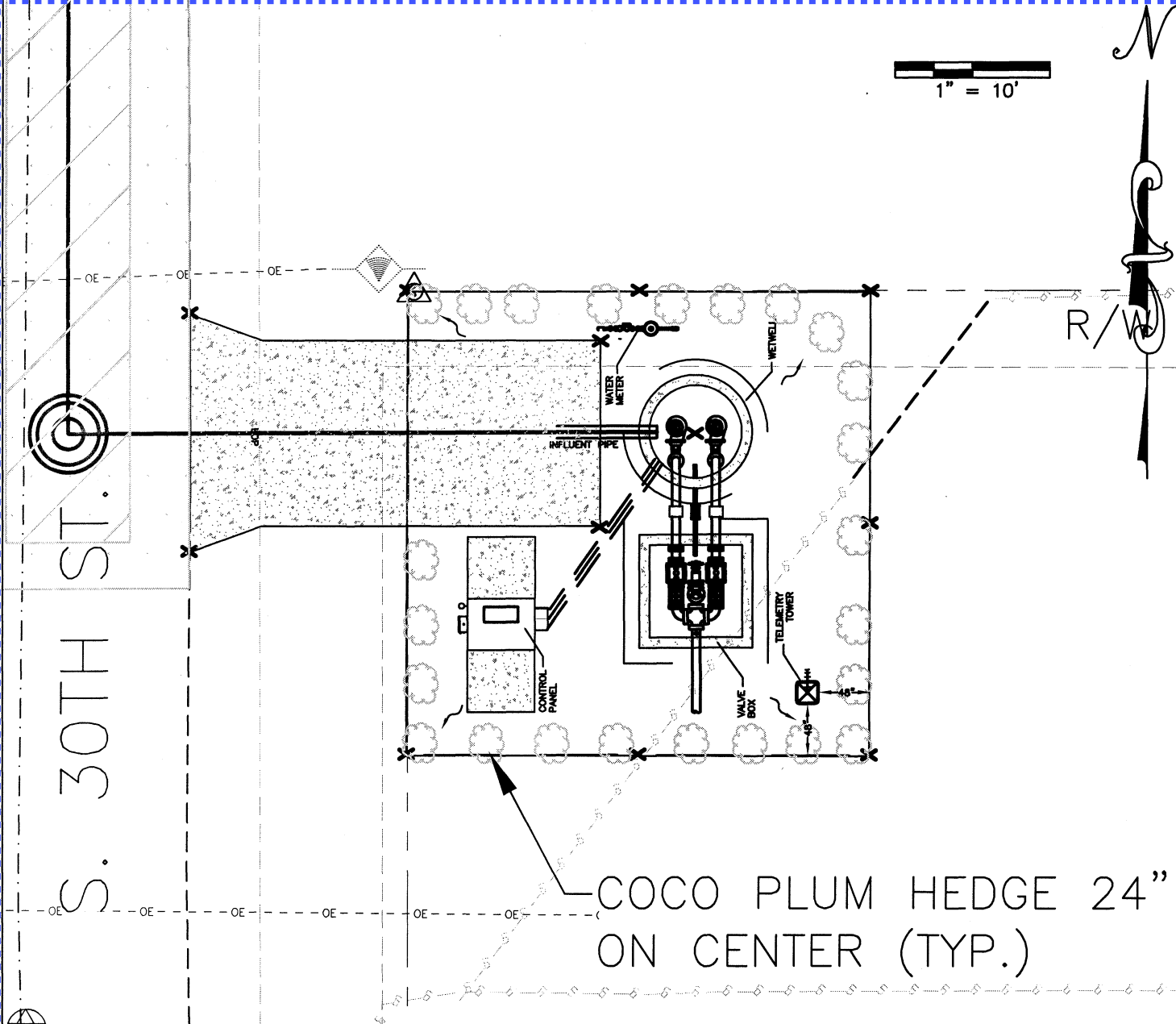
SHEET # 6 OF 6



Valerie A. Schulte, P.E. PE# 69355
1701 S. 37th Street
Fort Pierce, FL 34947



R/W



S. 30TH ST.

COCO PLUM HEDGE 24'
ON CENTER (TYP.)

Planning Board

7. b.

Meeting Date: 11/08/2016

Information

REQUESTED ACTION

Waiver of Distance - Save More Meat and Grocery - 2010 Avenue D

LOCATION

2010 Avenue D

RESPONSIBLE STAFF

Vennis Gilmore, Planning Analyst

RECOMMENDATION

Approval with the condition that the applicant completes landscape improvements along the southern and western property line to bring the site landscaping into compliance with City Code Section 22-187.

Attachments

Staff Report

Aerial & Zoning Map

Waiver of Distance Application

Survey & Original Floor Plan

Floor Plan

TRC Comments

Form Review

Form Started By: Vennis Gilmore

Started On: 11/01/2016 10:41 AM

Final Approval Date: 11/01/2016



TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Vennis Gilmore, Planning Analyst

RE: **Application for Waiver of Distance – 2APS Alcohol License
 Save More Meat and Grocery
 2010 Avenue D**

DATE: October 25, 2016

STAFF REPORT

Applicant: Amar Shreiteh
 Save More Meat and Grocery
 2010 Avenue D
 Fort Pierce, FL 34950

Property Owner: Nael Shreiteh
 153 NW Dorchester ST
 Port St Lucie, FL 34983

Requested Action: Approval of a Waiver of Distance for an alcoholic beverage license

Type of License: 2APS – Beer and Wine; sale for off premises only and package sales in sealed containers.

Name of Establishment: Save More Meat and Grocery

Site Location: 2010 Avenue D

Parcel ID: 2409-602-0214-000-2

Current Zoning: C-3, General Commercial Zone

Surrounding Zoning

North	East	South	West
R-4	C-3	C-3	C-3

Staff Analysis:

Save More Meat and Grocery is a convenience store which is seeking to sell packaged beer and wine for consumption off-premises. The current retail operation opened in mid-2016, after purchase and renovations to the existing site. The applicants have enhanced the building façade, interior, and re-paved and striped the site's parking lot.

The request is to secure a 2APS – Beer and Wine License to offer sale of packaged alcohol, at the subject location, for consumption off premises. Section 3-7 of the City Code restricts the sale or distribution of sealed alcoholic beverages for consumption off the premises where the establishment is located within 500 feet of a church, or school; unless a Waiver of Distance is granted.

The applicant is requesting the waiver based upon the presence of churches that are located within 500 feet of the proposed site. City Code Section 3-11 of the City Code specifies that a waiver of distance shall be granted only if it does not adversely affect community health, safety or general welfare and that the following are considered:

a. The actual location and distance of the proposed establishment with respect to other places of business licensed to sell intoxicating beverages, whether on or off the premises, as well as churches and schools;

The proposed establishment is located approximately 144 ft. from Plant A Seed Ministries, and nearly 241 ft. from Family Affair Worship Center. The site is also located approximately 1,290 ft. from Hot Stop Food Mart, 1,471 ft. from Golden Snacks, and 1,455 ft. from Dixon Food Mart.

b. Whether adequate parking and landscaping for the facility are provided so as to meet the requirements set forth in sections 22-59 through 22-61;

The subject site provides eight (8) parking spaces and (1) handicap space on-site for customers, exceeding the City Code requirement of 6 spaces. Minor landscaping infill is required to enhance the buffering between the commercial parking lot and adjacent sites.

c. Whether the facility is physically separated or well buffered from all adjacent residentially zoned areas;

The proposed establishment is along the Avenue D corridor, only abutting the R-4, Medium Density Residential District the north. The subject site includes a painted brick wall to provide a buffer between the adjacent residential zoning.

d. Whether traffic generated by patrons or pickup/delivery vehicles will pass through low or moderate density residentially zoned neighborhoods;

The proposed establishment's primary vehicular access is from Avenue D, with secondary access to North 21st Street to the west. The facility should not generate notable traffic by patrons or pickup/delivery vehicles in low or moderate density, residentially zoned neighborhoods.

e. Whether, if the facility is located within sixteen hundred (500) feet of a church or school, it will generate traffic which may adversely affect the safety of persons attending such church or school.

Given the proposed establishment's size, its location adjoining Avenue D, and the operation details presented, staff finds that the establishment is not likely to adversely affect the safety of persons attending the nearby churches.

Technical Review Committee:

All affected City Departments have reviewed the proposed Waiver of Distance and have provided conditional approval based on compliance with requirements of the City Code. The comments generated from the technical review, and responses by the applicant are provided for review.

Staff Recommendation:

The requested Waiver of Distance is consistent with City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Staff recommends that the Planning Board forward a recommendation to the City Commission for **approval** of the requested Waiver of Distance for a 2APS Alcoholic Beverage License for the proposed establishment, with the following condition:

1) The applicant completes landscape improvements along the southern and western property line to bring the site landscaping into compliance with City Code Section 22-187.



21st Street

20th Street

Subject Site

Avenue D

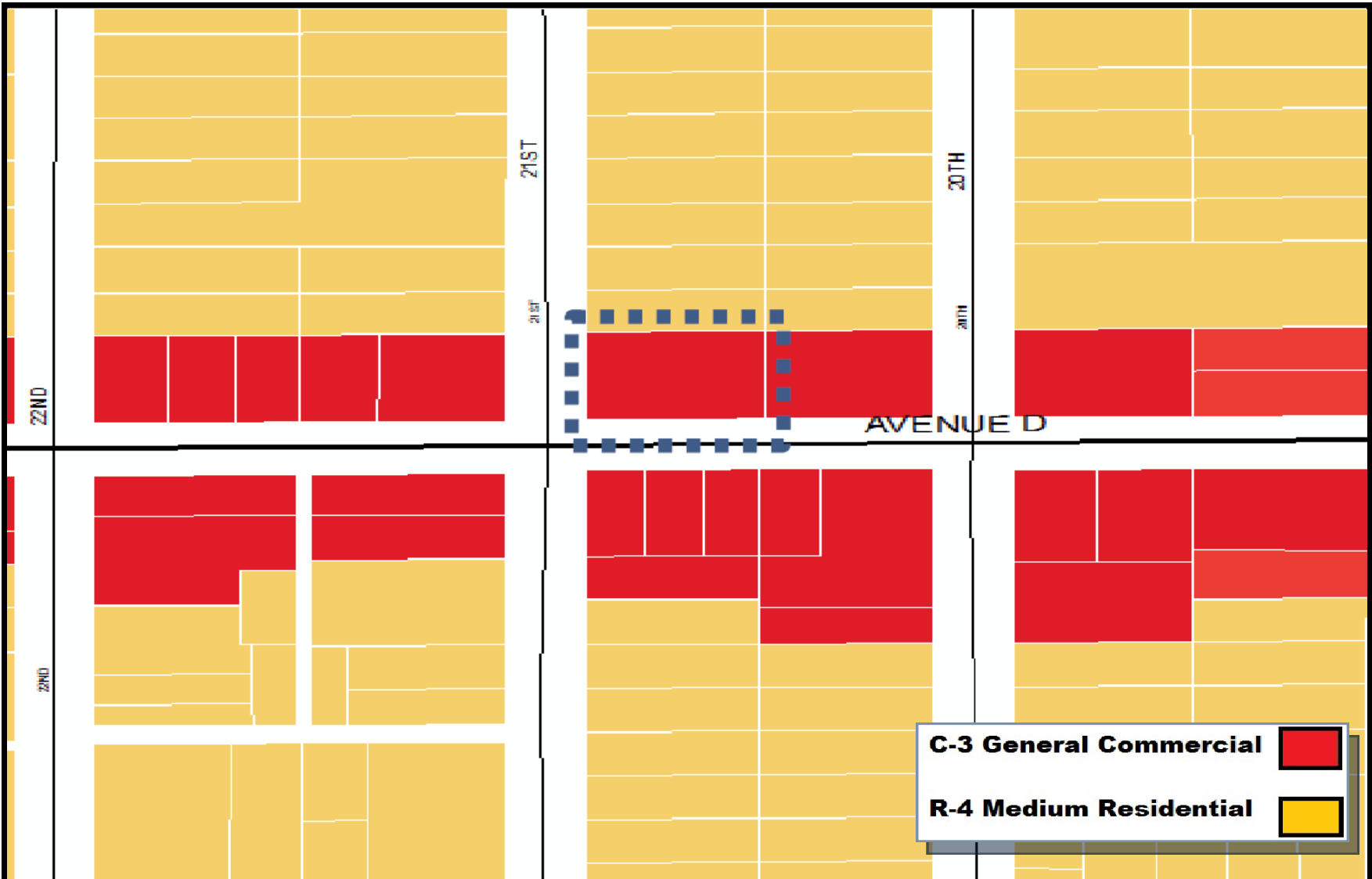
144 feet



241 feet

Plant A Seed Ministries

Family Affair Worship Center





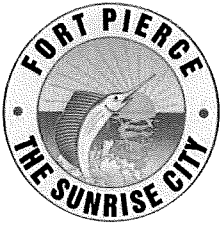
C-3 General Commercial	
R-4 Medium Residential	



Save More Meat & Grocery—Zoning Map

2010 Avenue D





CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

WAIVER OF DISTANCE

Property address or Location 2010 Avenue D, Fort Pierce, FL, 34950

Parcel ID #(s) _____

Project description Grocery Store (Save More Meat and Grocery)

Property Owner(s) Nael Shreiteh

2010 Avenue D

Street Address

Fort Pierce FL 34950

City State Zip

Fort Pierce

Phone Number

772-924-5224

Email Address _____

Applicant/Representative, Title, Company AMAR SHREITEH

153 N.W. DOBCHSTER

Street Address

PSL FL 34963

City State Zip

772-924-5224

Phone Number

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.

X Nael Shreiteh

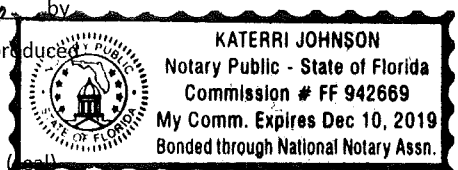
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY St. Lucie

The foregoing instrument was acknowledged before me this 16th day of September 2016, by

Nael MN Shreiteh who is personally known to me or has produced Florida DL as identification.

Katerri Johnson
Signature of Notary



INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3000 x729

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

WAIVER OF DISTANCE

Submit one (1) original & seven (7) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- As-built site drawing, to scale, including the building, front door, parking area, traffic ingress and egress, sidewalks, landscaping and exterior lighting
- Sketch of the building's interior layout including square footage of the following: kitchen, bar area, seating arrangement, and restrooms
- Complete, notarized

Application Type:

- 1 APS/2APS: Beer Only / Package Sales or On-Premises Consumption
- 1 COP/2COP: Beer and Wine/Package Sales or On-Premises Consumption
- 3 APS: Beer, Wine & Liquor/Package Sales Only
- 4 COP: Beer, Wine & Liquor/On-Premises Consumption

Business Information:

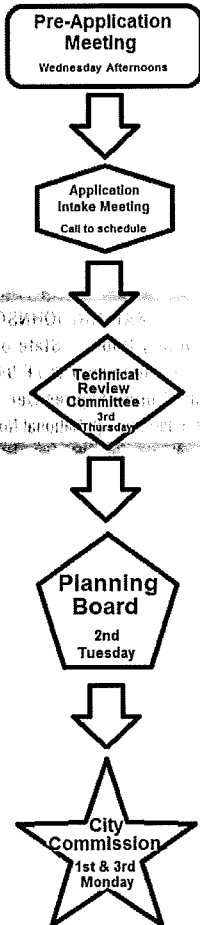
- New Business
- Transfer from: _____ address _____ Open since: _____ year

Building Size 2,190 Maximum Occupancy _____ Total Seating 0 Parking Spaces 8
sq. ft.

Hours of Operation:

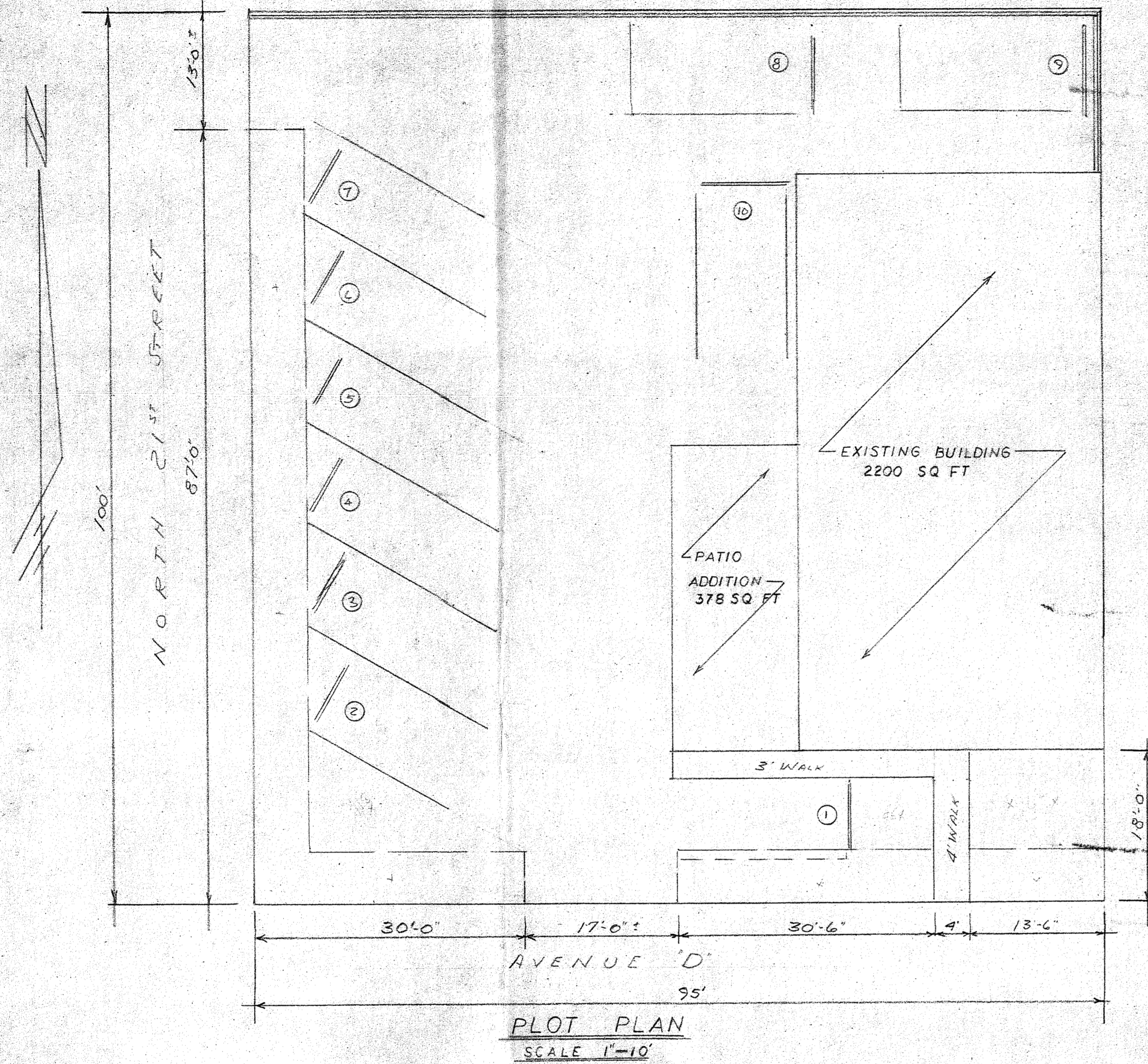
Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
to	to	to	to	to	to	to
7am 12am	7am 12am	7am 12am	7am 12am	7am 12am	7am 12am	7am 12am

Application Outlook



Minimum requirements for on-premises consumption.

- (1) An applicant holding a "Beer and Wine—Consume on Premises and Package Sales" license must be engaged in conducting a bona fide restaurant establishment, for which such waiver is sought, and to qualify as a bona fide restaurant the restaurant must:
 - (a) Have tables capable of seating not fewer than twenty (20) persons simultaneously, for the purpose of serving meals;
 - (b) Must dispense sales of beer and wine only to persons patronizing the establishment for the main purpose of ordering and consuming food;
 - (c) Have permanent kitchen facilities with a commercial stove, refrigerator and oven located within the premises in which meals are regularly prepared for service to patrons of the establishment.
- (2) An applicant holding a "Beer, Wine and Liquor—Consume on Premises and Package Sales" license must demonstrate that any parking area provided for is illuminated by not less than three (3) footcandles per square foot of parking lot area.

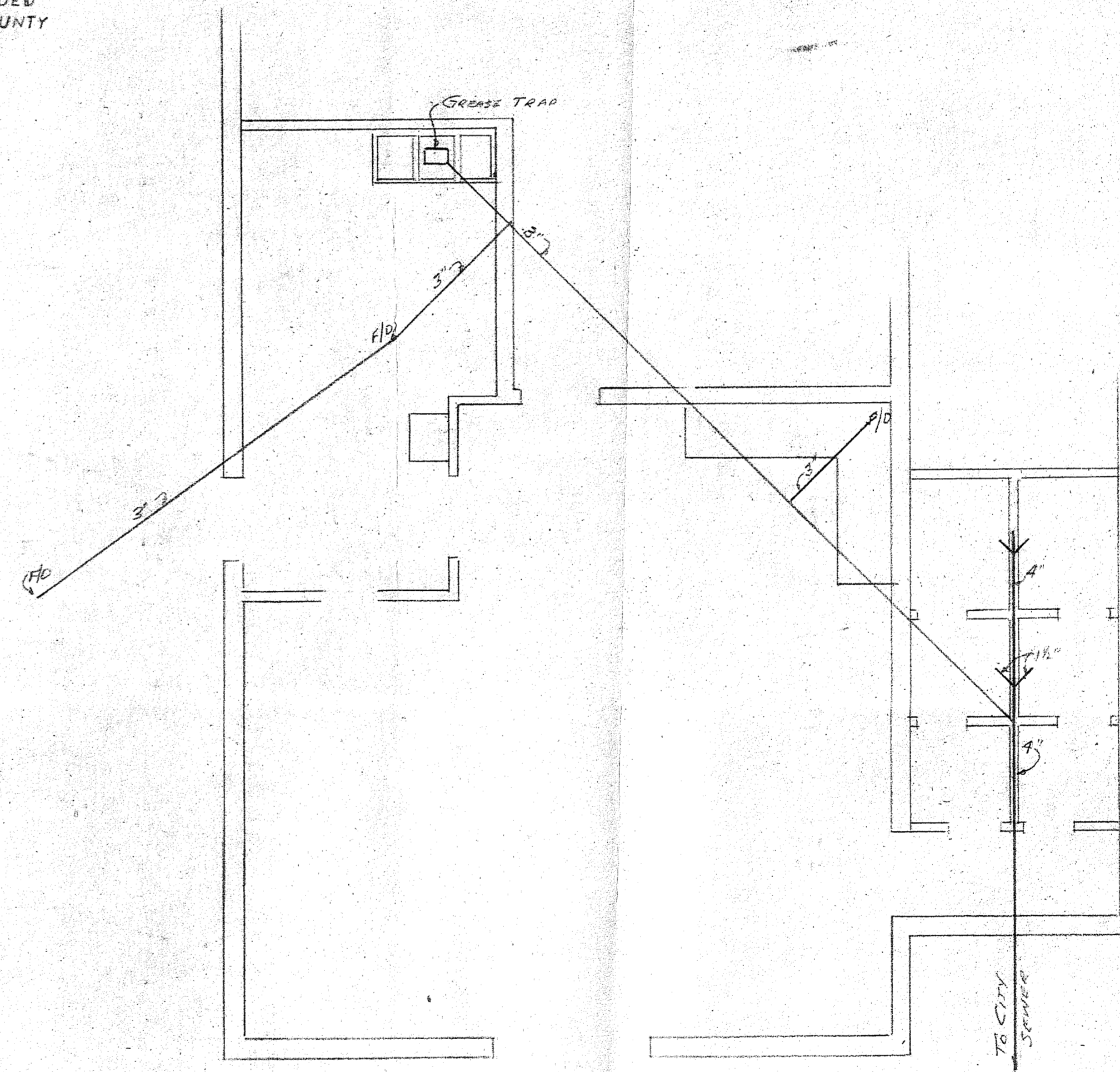
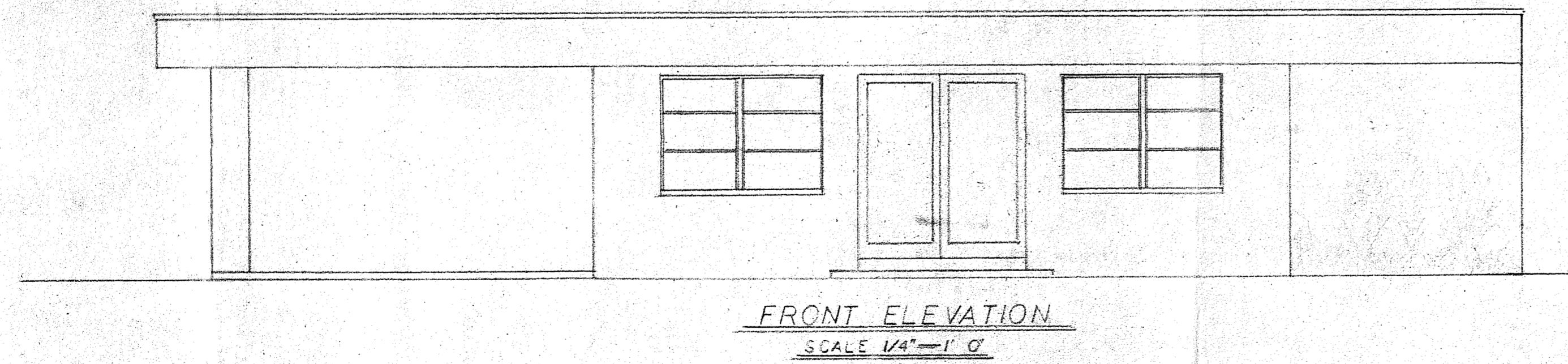


LANDSCAPE TABULATION

6 PERIMETER STRIP 930 #
 PERIMETER TREES REQUIRED 5
 PROVIDED 5
 PAVED AREA 5617 #
 INTERIOR PLANTING REQUIRED 131 #
 PROVIDED 375 #
 INTERIOR TREES REQUIRED 4
 PROVIDED 4

LEGAL

THE WEST 95 FEET OF LOT 11 AND 12 BLOCK J OF ALAMANDA VISTA SUB DIVISION AS RECORDED IN PLAT BOOK 5 PAGE 49 SAINT LUCIE COUNTY FLORIDA



PERMIT NO. _____ DATE 7-31-1972 DRAWINGS 2
 APPROVED BY THE BUILDING & ZONING DEPARTMENT CITY OF FORT
 PIERCE SUBJECT TO CONFORMITY WITH ITS RULES AND REGULATIONS.
Frank H. Logan
 DIRECTOR OF BUILDING & ZONING

REVISIONS			REMODEL LAWS FISH MKT	
NO.	DATE	BY	SCALE	MATERIAL
1			AS SHOWN	
2				
3				
4				
5				

2010 AVE D FT PIERCE FLA

DRAWN BY LBH
 CHK'D DAT 31 72
 TRACED APP'D

DRAWING NO. 7241 B

FLORIDA HOTEL & RESTAURANT COMMISSION

PERMIT NUMBER **A-6324**

This plan consisting of 2 numbered sheets. Each sheet being identified by the Seal of the Supervising Architect, is hereby approved on condition that the construction comply with these plans and the rules and laws of this Commission.

Supervising Architect
Supervising Architect

Date *6/1/72*

FLORIDA HOTEL & RESTAURANT COMMISSION

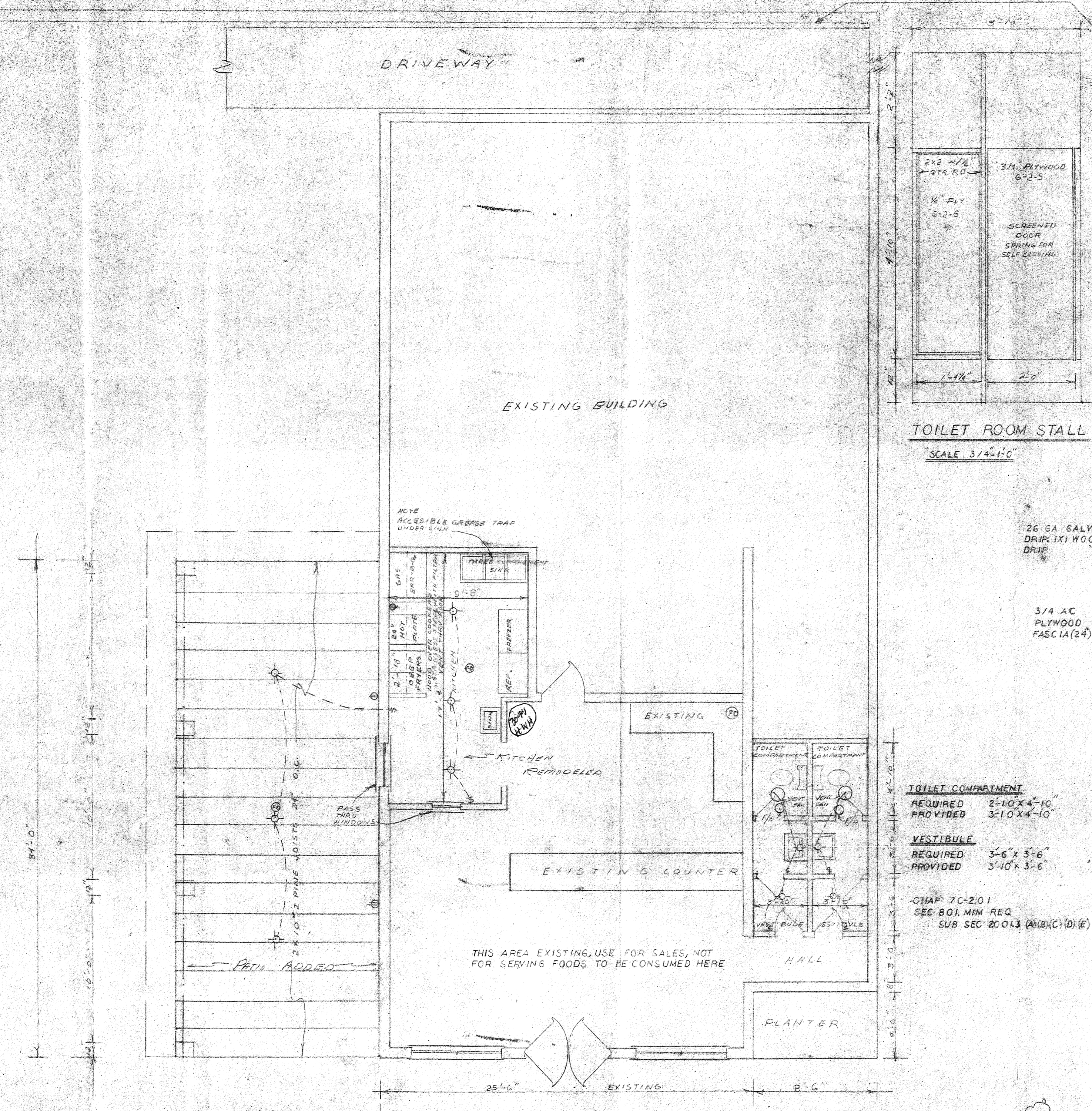
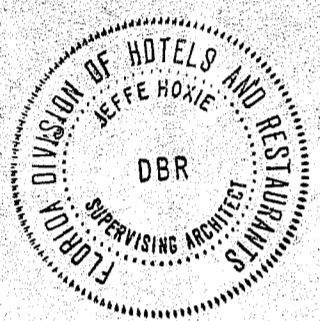
NOTE

THESE DRAWINGS SHALL REMAIN ON THE PROJECT AT ALL TIMES

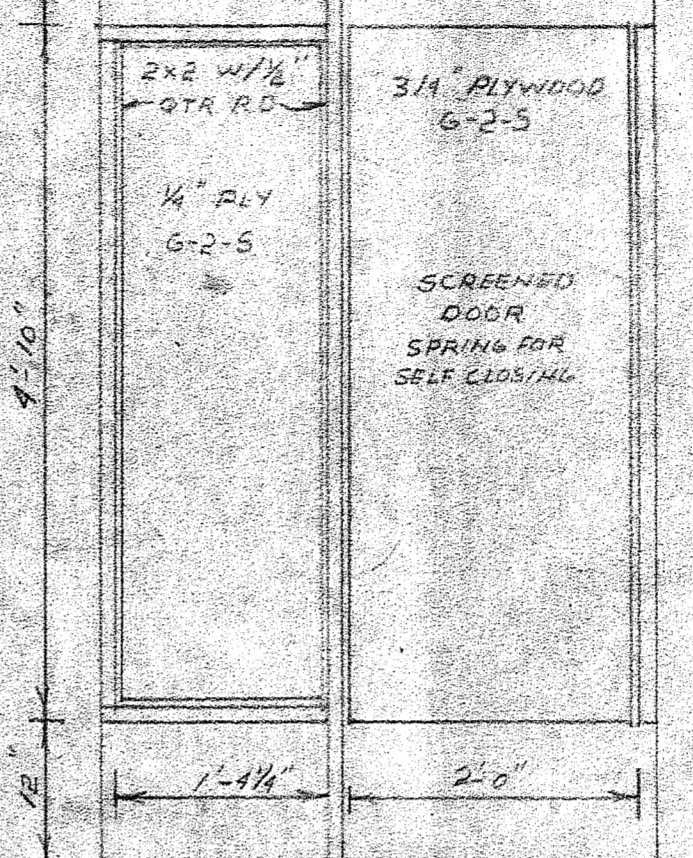
FLORIDA HOTEL & RESTAURANT COMMISSION

NOTICE

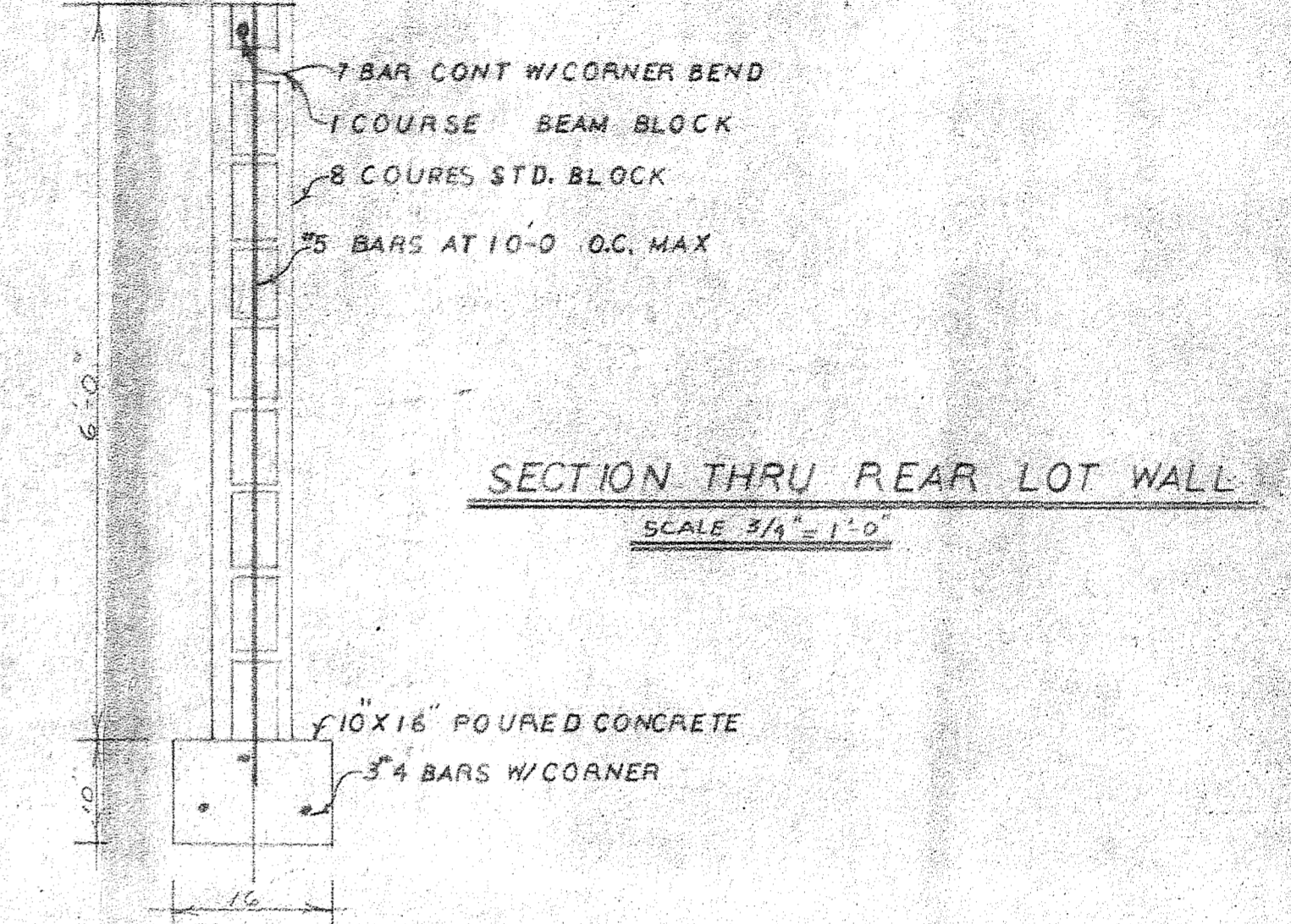
PERMIT NO. **A-6324** ISSUED ON PLANS APPROVED SUBJECT TO APPROVAL OF CITY BUILDING DEPARTMENT COUNTY BUILDING DEPARTMENT COUNTY HEALTH DEPARTMENT



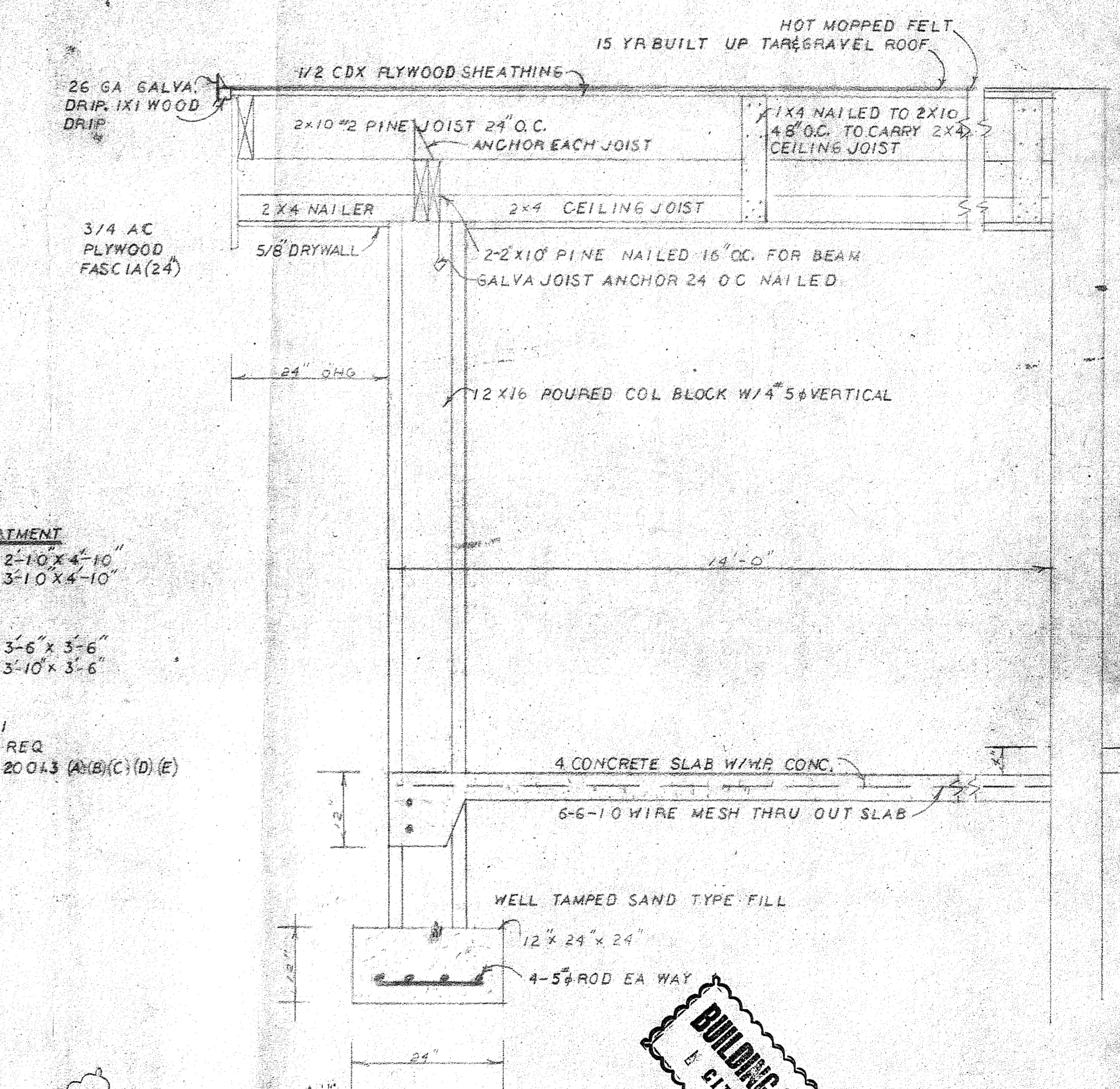
BUILDING & ZONING DEPARTMENT
CITY OF FT. PIERCE, FLORIDA



TOILET ROOM STALL
SCALE 3/4\"=1'-0"



SECTION THRU REAR LOT WALL
SCALE 3/4\"=1'-0"



SECTION THRU PATIO
SCALE 3/4\"=1'-0"

ACCORDING TO CHAP 7C-2.01 SECTION 105.2 TITLE APPLICATION THE OWNER CERTIFY THAT THIS REMODELING WILL COST LESS THEN \$10,000

William J. Jones
OWNER

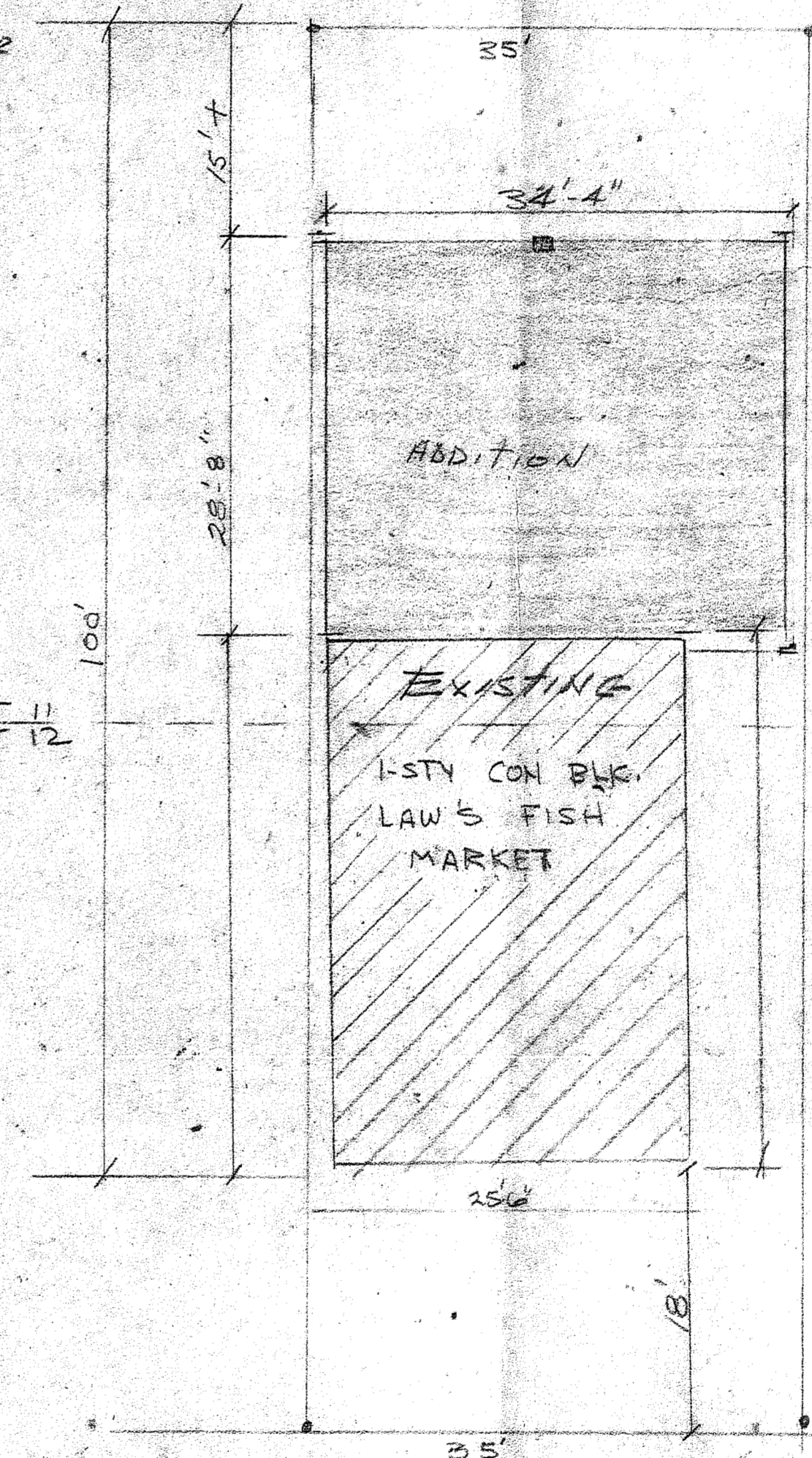
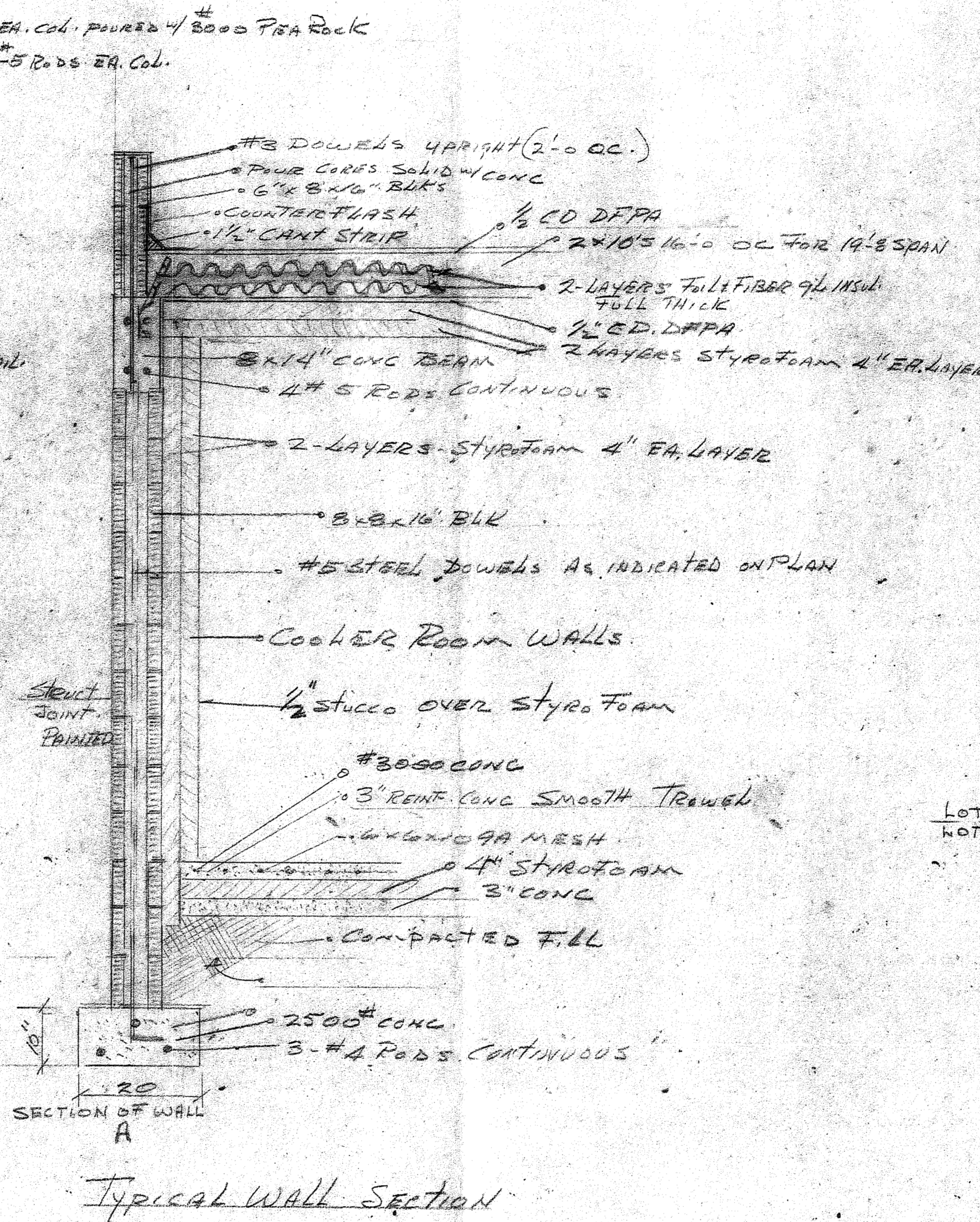
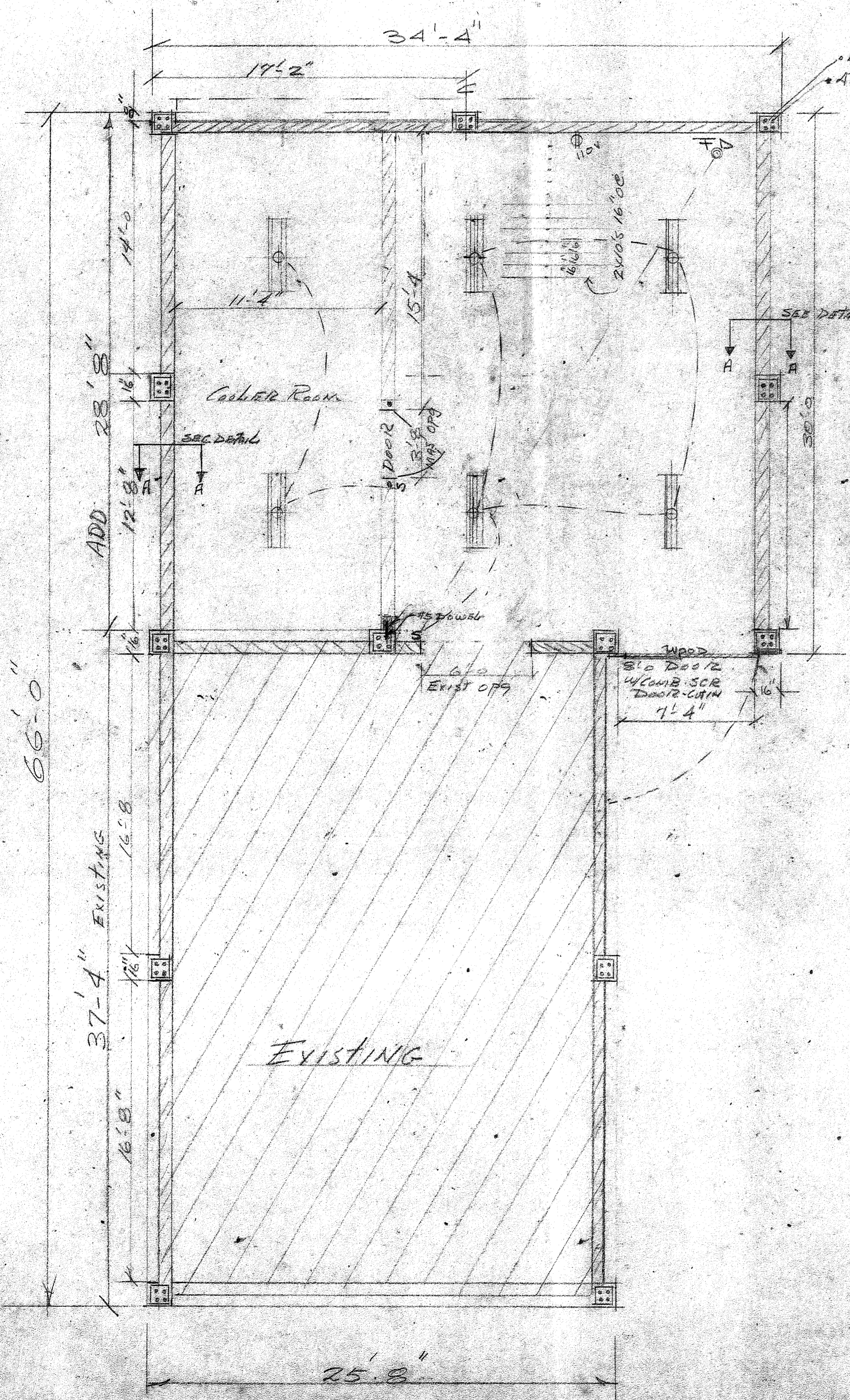
OWNER
DATE 7-31-72

PERMIT NO. **DATE 7-31-72** DRAWINGS 2
APPROVED BY THE BUILDING & ZONING DEPARTMENT CITY OF FORT PIERCE SUBJECT TO CONFORMITY WITH ITS RULES AND REGULATIONS.
Director of Building & Zoning
DIRECTOR OF BUILDING & ZONING

ST. LUCIE COUNTY PERMIT OFFICE
FORT PIERCE, FLORIDA 34951

BUILDING & ZONING DEPARTMENT
CITY OF FT. PIERCE, FLORIDA

REVISIONS			REMODELING FOR LAWS FISH MARKET	
NO.	DATE	BY	2010 AVE D, FT. PIERCE, FLA.	
1			DRAWN BY	SCALE AS SHOWN
2			CHK'D	DATE 7/31/72
3			TRACED	DRAWING NO. 7241
4				
5				



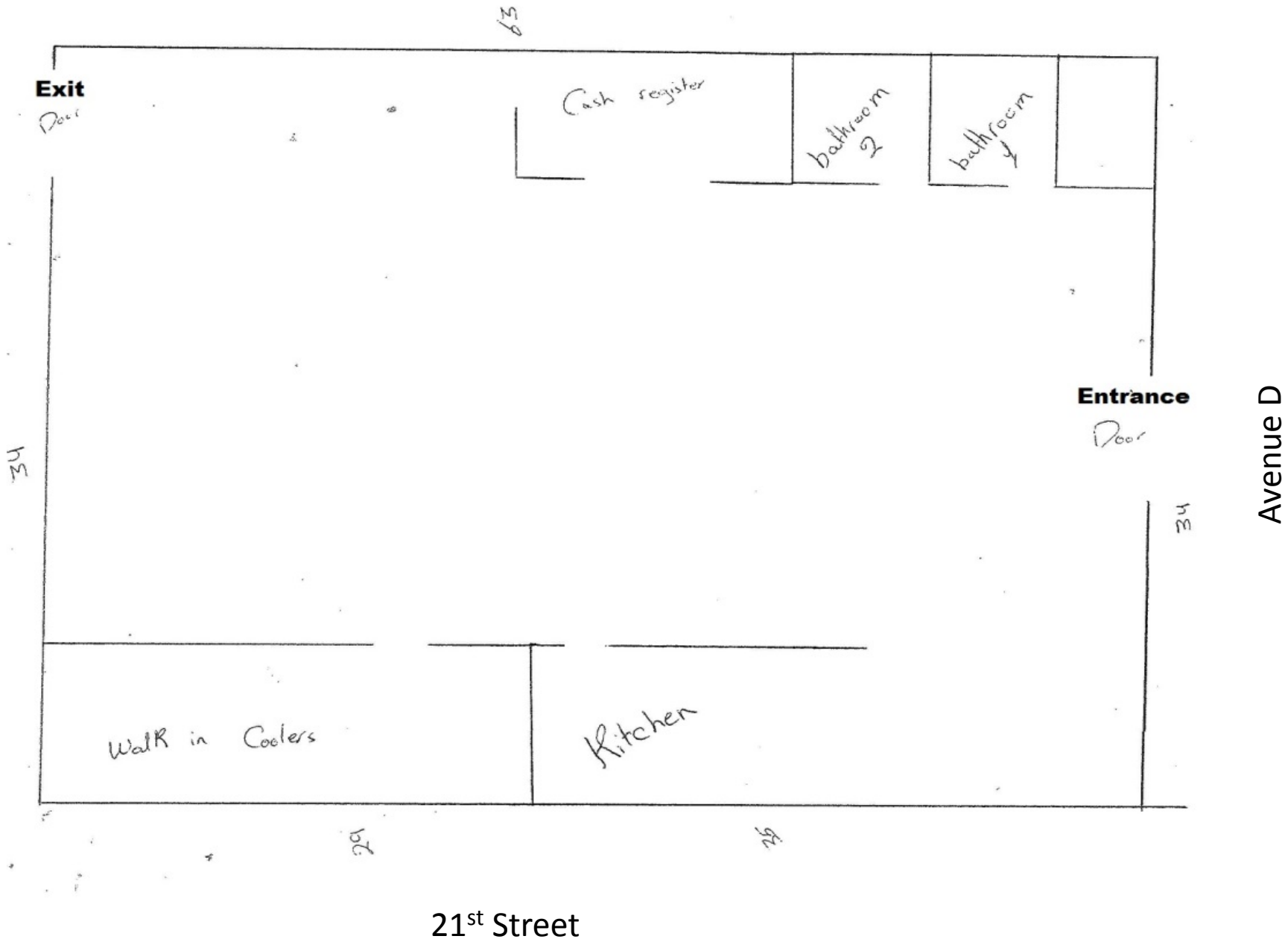
SKETCH OF SURVEY
 THE WEST 35 FT OF THE E. 68 FT OF Lots
 11 & 12, Block J, ALAMANDA VISTA, AS RECORDED
 IN PLAT BOOK 85, PAGE 49, St. Lucie County FLA.

AVENUE "D" 60' R/W

PERMIT NO. _____ DATE 7-31-1970 DRAWINGS 1
 APPROVED BY THE BUILDING & ZONING DEPARTMENT CITY OF FORT
 PIERCE SUBJECT TO CONFORMANCE WITH ITS RULES AND REGULATIONS
 Director of Building & Zoning

ADDITION TO LAW'S FISH MARKET
 ADDRESS 2010 AVE D
 FORT PIERCE FLA.
 CONTRACTOR: SCHEWANDORF BLDG'S INC.
 604 N. COCONUT AVE
 FORT PIERCE FLA.

Floor Plan



Project: **2010 AVENUE D – WAIVER OF DISTANCE**

Subject: *Review Comments*

To: *Vennis Gilmore*

From: *Rod Reed, County Surveyor*
 PW-Engineering Division

Date *October 19th, 2016*

- 1) No Comments

Rod Reed, County Surveyor

St. Lucie County, Fl.

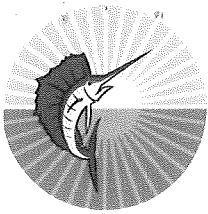
2300 Virginia Avenue

Ft. Pierce, Fl. 34982-5652

www.stlucieco.org

Ph. (772) 462-1721

E-mail reedr@stlucieco.org



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

Florida

To : Kori Benton, Senior Planner

FROM : John R. Andrews, P.E., City Engineer

**RE : Save More Meat & Grocery Waiver of Distance – 2010 Avenue D
TRC Project No. 16-0800003**

DATE : October 11, 2016

This is to advise you that we have completed the review of the following documents as received by this office on October 11, 2016:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Waiver of Distance Application | <input type="checkbox"/> P/D Drawings |
| <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

- | | | |
|--|---|------------------------------|
| <input checked="" type="checkbox"/> Recommend | <input type="checkbox"/> Do Not Recommend | |
| <input checked="" type="checkbox"/> Approval w/ Conditions | <input type="checkbox"/> Building Permit | <input type="checkbox"/> C/O |

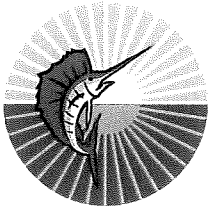
Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for conditions of approval

ENGINEERING COMMENTS:

1. The unused drop curb and driveway apron located within the 21st Street Right-of-Way shall be removed and a new Type "F" curb and gutter along with Bahia sod shall be constructed at this location. Prior to any work within the right-of-way, the contractor/owner shall submit a completed Right-of-Way Permit Application (attached) to the City of Fort Pierce Engineering Department for review and approval.

JRA/tst



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

FORT PIERCE
Florida

Page 1 of 2

CONSTRUCTION OF DRIVEWAYS, SIDEWALKS, CURBS & GUTTERS, CULVERTS AND SWALES OR DITCHES APPLICATION & INSPECTION PROCEDURES

Dear Applicant:

Section 17.8 (a) Construction of Driveways, Sidewalks, Curbs, etc. page 12-28.13 of the Fort Pierce Code, requires an Application for Permit to Install or Alter Driveways, Sidewalks, Curbs & Gutters, Culverts and Swales or Ditches in City R/W, attached, to be submitted to the City Engineer thirty (30) days before the work starts. A permit shall be obtained before the start of construction. On the back of the application you will find a copy of the driveway location sketch. Both application and location sketch must be filled and submitted to the Building Department for distribution and approvals. Also attached, find a copy of the City's Driveway Details. These specifications must be followed during construction for final acceptance of improvements by the City.

The Engineering and Building Department will make an effort to help applicants and to approve permit applications and issue a permit in no less than ten (10) and no more than fifteen (15) working days from receipt of the permit application, provided the application and pertinent documentation is properly completed and submitted in the proper order.

Once the permit application is received, a site inspection will be scheduled to review the proposed location of the improvements for compliance with the Fort Pierce Code and any possible utility conflicts prior to approval. Confirmation of these probable conflicts is the responsibility of the Owner and/or Contractor. After the application is approved of the City Engineer, it will be forwarded to the Building Department for their final review, approval and issuance of the permit.

During construction, the applicant must contact the Engineering Department for inspections of forms or other construction steps and one time for final inspection. Section 17.8(d) required the applicant to provide at least a forty-eight (48) hours advanced notice for any required inspection so that the inspections can be scheduled. Construction that has already started or completed without a permit is a violation of the Code. It will be entirely at Owner's and/or Contractor's risk that improvements will have to be cored for testings, or removed because of a location not in compliance with the Code at Owner's and/or Contractor's expense.

Sections 17-8 and 22-61 are attached for the benefit of information to the applicant. To avoid unnecessary delays due to lack or improper completed documentation, the Applicant should be familiar with these Code Sections prior to submittal of the documentation. Also, any proposed driveway drawings must be legible, accurate to scale and on 8 1/2x11" paper as a minimum. Applications not properly completed or without the proper documentation will be rejected and sent back to the Building Department. If your application is rejected, our review of your proposed improvements will be taken out of our present review schedule until the appropriate documentation is received.

Repairs of Existing Driveways – When replacing portions of the improved driveways, it must be replaced with in-kind materials as per details attached. **No millings of any kind are allowed by Sections 17-8 of the Code.**

John R. Andrews, II, P.E.
City Engineer