



CITY OF FORT PIERCE TECHNICAL REVIEW COMMITTEE

Minutes

OF THE REGULAR MEETING OF THE CITY OF FORT PIERCE TECHNICAL REVIEW COMMITTEE HELD ON THURSDAY, JANUARY 19, 2016, IN FORT PIERCE 2ND FLOOR CONFERENCE ROOM, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

I. Call to Order

Chairwoman Grohall called the meeting to order.

II. Pledge of Allegiance

The Pledge of Allegiance was recited.

III. Roll Call

The agencies attending: SLC Engineering, SLC Surveyor, FPUA Electric, FP Engineering, FP Planning, FP Police, FP Code, SLC Fire District, SLC TPO, SLC Planning and FPUA Water/Wastewater, FP Public Works, FP Building

IV. Approval of Minutes

Motion was made by SLC Surveyor and seconded by FP Engineering to approve the minutes from the December 15, 2017 meeting.

V. New Business:

A. Future Land Use Map Amendment & Zoning Atlas Amendment - Blue Water Properties – Avenue O

Mr. Benton: This is a concurrent request to amend the land use and zoning designations from a conservation open space recreational designation to general commercial. The subject area is 5.99 acres and a portion is currently R-3, Moderate Density Residential District and another portion is open space conservation. The applicant is seeking to amend the zoning to general commercial to couple with their existing general commercial property that fronts US Highway 1. That portion of the property was rezoned to general commercial in 1988 and at that time they had presented the rezoning from R-3 to general commercial and a portion of open space. Because residential development has not taken place on the property to the west and further to the west is a park, the applicant is seeking an amendment for all of the property to general commercial.

FP Planning:

- 1. The subject request seeks amendment to the existing Conservation & Open Space designations of the property. In reviewing compliance with the City's Comprehensive Plan & Land Development Code, close consideration of the following will be presented based upon the existing native vegetation and habitat on the subject site(s), with further consideration at the time of future development request:**

Comprehensive Plan Excerpts:

1.16.4 Policy: When a parcel proposed for development contains more than one habitat type, the City shall require development to avoid the most sensitive natural areas to the maximum extent feasible through clustering provisions.

4.4 Objective: Conserve, appropriately use and protect natural resource systems, including floodplains, in recognition of their inherent values.

4.4.2 Policy: Compliance with approved permits of other local governments, state, federal and private plans and programs for conservation of natural resources shall be required prior to receiving development approval.

4.4.3 Policy: The City shall require approval from all applicable external agencies regarding the protection of environmentally sensitive habitat and shall require consistency with the policies in the Plan that govern the following:

3. Preservation of native vegetation; and
4. Preservation of environmentally sensitive habitats.

4.4.9 Policy: The City shall provide for open space as a part of the requirements for all development and redevelopment. Open space areas shall be designated and treated in such a manner as to maintain the integrity, whether the primary purpose is to serve as natural vegetative or wildlife habitat, or as cultivated landscaped space. No land shall be developed, used or occupied such that the amount of open space on the parcel proposed for development is less than the required open space established by City ordinance.

4.4.10 Policy: When a parcel proposed for development contains more than one habitat type or native vegetative community, the City shall require development to avoid the most sensitive natural areas to the maximum extent feasible through clustering provisions 4.4.11 Policy:

Through site plan review, the City shall provide special protection for: 1. Champion trees as recognized by Florida Department of Agriculture; 2. Specimen trees as recognized by Florida Department of Agriculture; 3. Plant species listed by the FWS as threatened or endangered; and 4. Plant species listed by the FDACS as threatened or endangered.

Conservation and Open Space (COS): The Conservation and Open Space designation is intended to provide for the preservation, continued growth, and enhancement of the City's rich resource of conservation areas, parklands, environmentally sensitive areas, recreational areas

and open spaces. The designation provides for natural, managed and cultivated open space, including, natural parks, woodlands, habitat, floodplains, areas with permanent open space easements, greenways, and recreational facilities.

Advisory notes:

Native habitat: The subject property, which remains relatively undisturbed, contains many elements reflective of Scrub Jay habitat. Future applications for development review must include an updated, and more comprehensive environmental report to review whether any scrub jays are present, or habitat removal is proposed. Presented, the subject area contains mature dry scrubby pine flatwoods, known as a prime habitat for the threatened scrub jay.

The Florida scrub-jay is protected by the U.S. Migratory Bird Treaty Act. It is also protected as a Threatened species by the Federal Endangered Species Act and as a Federally-designated Threatened species by Florida's Endangered and Threatened Species Rule

Traffic Analysis: The presented application acknowledged that 11,785 Additional Daily Trips are possible with the proposed amendments, further suggesting that 3,558 Additional daily trips are the probable, or anticipated, increase based upon the amendments, and relative build-out.

Adjacent roadways currently operate at a level of service C. Further review is necessary at the time of development to determine concurrency analysis and impacts to adopted LOS.

The application provides mitigation options to assist in relieving traffic at the intersection of US 1 and Avenue O with the possible consideration of the intersection with a traffic signal, a dedicated left turn lane & medians on the northbound lanes and prospects of a dedicated right turn lane and medians on the southbound lanes to allow traffic to move efficiently and safely through the intersection and onto Avenue O.

Further exploration of concurrency analysis will be required at the time of Site Plan application.

FP Code: These properties on Avenue O are repeatedly cited for lot clearing so we suggest to the applicant they stay mowed.

SLC Surveyor: Survey accepted as submitted. No comments.

SLC Transit e-mailed the following comments: The SLC Transportation Development Plan includes U.S. Route One bus service along the frontage of this property in the next five years. In addition, the rezoning will enable an increase in commercial development on the subject property which would benefit from immediate fixed route bus service. It is requested that the property owner agrees to provide a bus stop easement, as a condition of site plan, if the rezoning is allowed subject to there not being adequate frontage in the existing or proposed FDOT R-O-W. Commercial land development applicants in the unincorporated area of the county have been generously donating \$15,750.00 to fund a bus shelter in addition to the necessary easements. If the applicant would agree to a donation as part of its site plan application, it would be much appreciated.

The following departments had no comments at the meeting: FP Police, SLC TPO, SLC Planning, SLC Engineering, FPUA Electric, FPUA Water/Wastewater, FP Engineering, SLC Surveyor, FP Building, FP Public Works and SLC Fire District.

B. Abandonment – Blue Water Properties – N. 10th Street Segment

Mr. Benton: The applicant is seeking an abandonment of an unopened section of N. 10th Street which is the northern half of the area extending between Avenue M and Avenue O. There properties abut this right-of-way on both sides. A portion of the area proposed for abandonment does abut the cities Avenue M Park that was a joint project with St. Lucie County and the City of Fort Pierce but the City of Fort Pierce currently owns it and it has a joint maintenance agreement.

FP Planning:

1. The subject request seeks abandonment of an unopened segment of N. 10th Street, which abuts the applicant's properties, and an established City Park. The City may seek to retain the southwestern portion of the unopened right-of-way to couple with the existing holdings and park lands abutting. A public purpose for this section of right-of-way appears likely in the future as the park continues to expand.
2. The future development, and consideration of a driveway connection to Avenue M, may be encouraged to provide access to the establish park lands, as the parking area for the ball fields are located to the west of the proposed abandonment.

Advisory notes: The Parks & Recreation teams may seek retention of the subject right-of-way to provide future development of an alternative means of ingress/egress for the Football field.

FPUA Water/Wastewater: They have no facilities in the right-of-way.

Chairwoman Grohall asked FPUA Water/Wastewater if they ever want to seek an easement for anything.

FPUA Water/Wastewater: If they do seek an easement it would be dependent upon the site layout and how they plan on connecting to the wastewater system. There is a possibility they may have to split services between Avenue M and Avenue O depending upon the capacity required for development.

SLC Surveyor: Sketch and legal accepted as submitted. No comments.

Chairwoman Grohall asked if the applicant brought in an appraisal for the right-of-way.

Mr. Benton: It was valued just over \$4,300.

The following departments had no comments at the meeting: FP Police, SLC TPO, SLC Planning, SLC Engineering, FPUA Electric, FP Engineering, FP Building, FP Public Works and SLC Fire District.

C. Zoning Atlas Amendment & Conceptual Development Plan – Treasure Coast Recovery Centers – 604 Midway Road

Mr. Benton: The subject property is currently zoned C-2 Neighborhood Commercial and it has a land use designation of RH, which is a high density residential district. The site was developed as a cancer treatment facility in St. Lucie County and later annexed into the City of Fort Pierce. The current improvements are situated on the south side towards Midway Road. The applicants are presenting the Zoning Atlas Amendment to rezone the property to C-1, Office Commercial to allow for the future advancement of the site plan and conditional use, which components are seen in the Conceptual Development plan. The applicant seeks to adaptively reuse the existing 6,000 square foot structure to allow for medical support and residential care for recovery for alcohol, drug addiction and detoxification on site. The reuse of the building presents 30 bed capacity and the future proposal of approximately 55,000 square foot three story structure that may contain up to 200 beds on the north end on the property. General parking layouts and other storm water retention areas are shown for reservation on the Conceptual Development plan.

FP Planning:

Conditional use for the proposed medical facility and group living. Please detail the proposed distribution of beds, to ensure residential density requirements are met. (140 bed maximum - 15 units per acre / 2 to 4 beds per unit if ACLF)

- 1) Sidewalk connections pursuant to City Code Section 22-62 - adjacent ROW
- 2) Update driveway widths to reflect minimums established by 22-60 & 22-61
- 3) Landscape/lighting plans with Site Plan & Conditional Use
- 4) Design Review submittal
- 5) Traffic Impact / Concurrency Review
- 6) Dumpster locations/screening
- 7) Security components for the site (structure/parameter)

Applicant is encouraged to revisit the location of HC spaces to minimize conflicts with travel lanes.

SLC Surveyor:

- A) Please provide a signed and sealed copy of the survey. I will review the survey as submitted but reserve the right for additional comments when the signed and sealed survey is provided.
- B) The survey as submitted is dated 12/19/15. Please update the survey.

- C) The accuracy of the survey measurements shall be premised upon the type of survey and the expected use of the survey and map. Please indicate the expected use in the survey notes and revise type of survey from boundary/site to boundary and topographic.
- D) Please add the following to the survey notes. "All measurements are in accordance with the United States standard, in feet."
- E) All survey maps must reflect a survey date, which is the date of data acquisition. Please indicate the survey date in the survey notes.
- F) Please add the following statement in the survey notes. "Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties."
- G) Please revise survey note nine to address the following comment. A reference to all bearings shown on a survey map or report must be clearly stated, i.e., whether to "True North"; "Grid North as established by the NOS; "Assumed North based on a bearing for a well-defined line, such as the center line of a road or right of way, etc."; "a Deed Call for a particular line"; or "the bearing of a particular line shown upon a plat." References to Magnetic North should be avoided except in the cases where a comparison is necessitated by a Deed Call. In all cases, the bearings used shall be referenced to some well-established and monumented line. Please indicate if bearings are assumed, true etc. and call out the monumentation used as the basis. In addition please add to the drawing the verbiage (bearing base) under the bearing being used.
- H) For clarity, please incorporate survey note 9 into survey note 4.
- I) Set monuments as defined herein, unless monuments already exist or cannot be set due to physical obstructions at such corners or unless a water boundary has been located in approximate position. Can a monument be set at the SE and Ne corners of the site?
- J) The description on the survey is not the same as the deed of record provided in the submittal package. Please update the survey to match the deed of record as recorded in ORB 3799 Pages 1231 – 1233.
- K) Please investigate the location of the north right of way line of Midway Road as depicted on the survey. In my opinion, the right of way line as shown should be located approximately 20' to the north.
- L) Please provide dimension ties from the north right of way line of Midway Road and the west property line to the existing 1 story CBS structure. Also please provide dimensions from the east property line to the existing asphalt parking area.

1) **NETWORK RIGHT OF WAY PROTECTION PLAN:** Midway Road is identified on the Network Right of Way Protection Plan as a 4 lane arterial/collector roadway. The total right of way width for a 4 lane arterial/collector roadway is 160'. Additional right of way may need to be dedicated to St. Lucie County. When the current survey is updated a determination will be made of how much additional right of way will be needed (if any). A sketch of legal description will need to be prepared by a surveyor licensed in the State of Florida of the right of way to be dedicated.

2) **ROAD IMPROVEMENT AGREEMENT:** Prior to the issuance of a St. Lucie County right of way permit, the applicant shall execute a Road Improvement Agreement with St. Lucie County for the public improvements to be constructed within County road right of way. The applicant is required to submit a surety for the proposed public improvements. The amount of surety shall be 115% of the engineer's estimate of probable cost. The amount of surety shall be approved by the County Engineer and the form of surety shall be approved by the County Attorney. Please contact Rod Reed, County Surveyor at 462-1721 for additional information.

3) **RIGHT OF WAY PERMIT:** Please be advised that a right of way permit shall be required for the construction activities within the County road right of way. Please contact Selena Griffett, P.E. at 462-2153 for additional information.

4) **URBAN SERVICE BOUNDARY:** The site is located within the Urban Service Boundary. All residential developments required to obtain site plan approval located within the Urban Service Boundary and all non-residential development above 6,000 square feet located within the unincorporated area of St. Lucie County and within the Urban Service Boundary are required to design and construct sidewalks 6' wide within the right-of-way of all streets and roadways that abut or lie within the perimeter of the property.

FP Building: -

1. Need signed and sealed drawings to include a change of use
2. Details for sprinkler and alarms
3. ADA parking
4. Flood elevations if needed

SLC Planning: Improve the pedestrian connectivity between the two buildings with sidewalks.

SLC Engineering: Please show in the plans the proposed Midway Road improvement that is currently undertaken by FDOT.

FPUA Water/Wastewater: The site presently receives water and wastewater service. The existing building has a 1" meter. Our millage proposal is for fire suppression as well as the best needs for the 2nd building. The gravity sewer was not on the survey so I went out to the property and could not find it. The manhole is in the overgrown portion of the property. Before we can activate service we have to inspect it for structural integrity and make sure it can be utilized for the 2nd phase of the project, the larger building. Contact FPUA when you can clear access so it can be inspected.

FPUA Electric: This area is an FPL Service area and gas service is available along the north side.

SLC Fire District: Building will need to be sprinkled and alarmed. Need to see utility sheet that shows all hydrants within 1,000 feet, mains, fire lines and FDC's.

FP Engineering:

1. The submitted survey was not signed and sealed and was submitted at a reduced scale, please forward a full sized, signed and sealed, boundary and topographic survey in accordance with the City of Fort Pierce Code of Ordinances Section 17-27(a)(7).
2. The two-way access aisle width is proposed to have a width of 24', the applicant shall be cognizant that the minimum width for a two-way access aisle with perpendicular parking is 26'.

SLC Transit e-mailed the following comments: The SLC Transportation Development Plan includes future bus service along W. Midway Road. However, the subject property is approximately 0.25 miles from existing shelters along U.S. Route One so Transit will not need an additional stop on the property frontage.

Applicant: Mike McCarty from McCarty and Associates: Mr. McCarty asked Mr. Benton about density regarding bed counts and explained the levels of care. The first level is Detox and depending on the substance, the time period can be from 3 – 7 days. After detoxification is residential treatment. After 30 days they would be in a group living setting. The plan is modified based on the patient's needs.

Mr. Benton: The formal site plan and conditional use will provide greater detail with the floor plan. The medical treatment, which could entail a window from 5 – 15 days, is a medical center like a hospital, and density is not tied to it. Residential care is approximately a window of thirty days with exceptions extending beyond that. If the application was presenting 200 beds at the residential treatment of 30 days, I don't think we would have conflicts. The potential conflicts with density could arise if the 200 beds were a time period of 31 to 45 or 60 or 90 days. This group living scenario on site would be reviewed as more of a ACLF use, which per our code is reflective of our overall density, which would allow for up to possibly 140 beds allocated for group living. We will look for a table bed distribution on what the time window of care is.

Chairwoman Grohall: We recognize this is similar situation to a hospital facility where a person may enter and there course of stay is predicted to be "x" number of days but things happen, complications arise and it is extended. We are looking for those thresholds, keeping in mind that less than 30 days is a density definition.

Mike McCarty asked for the limitations.

Mr. Benton: The thirty day threshold is important. After 30 days it is non-transient. In the event you have 100 beds allocated to stays greater than 30 days that is not a conflict of the density but if you had 200 beds proposed with the capacity for care 6-12 months on site that would conflict with our density allocations. So if you are going to have the provision of a portion of beds or care unit that allows for long term stays, please quantify a scope.

Mr. McCarty: So the maximum density is 140 beds?

Mr. Benton: Mr. Benton said approximately based upon 15 units per acre and the allowance of 2-4 beds per unit.

Mr. Benton: I would not focus on the cumulative stays if you are talking 15 days medical and 30 days residential transitional, it would only be if one individual is staying for 3-5 months assigned specifically to the residential portion.

The following departments had no comments at the meeting: FP Police, SLC TPO, FP Code and FP Public Works

D. **Conditional Use** – Advanced Scholars Christian Academy– 616 Orange Avenue

Brandon Creagan: This application is one for a conditional use with no new construction. The land size of the lot is 22,115 sq. ft. or .51 acres. The site is zoned C-3 General Commercial with a Future Land Use of General Commercial. The lot currently houses the First United Methodist Church of Fort Pierce. The school will start with grades K-5 and there will be one classroom per grade for a total of 6 classrooms during the first year.

FP Planning:

1. **Updated Narrative:** The narrative that was provided is missing an explanation regarding the busses that will come to and from the site. Please provide an update to the narrative that includes an explanation of how many busses will be in operation, where they will be stored when not in use, what the bus route may be, and where the busses will be stacked with picking up and dropping off students at the First United Methodist Church located at 616 Orange Avenue.
2. **Traffic Flow:** For ease of traffic flow there should be one dedicated entrance and one delineated exit from the property during morning drop-off and evening pick-up of students. The eastern driveway should be the dedicated entrance and the western driveway (very narrow) should be the dedicated exit since Avenue A is a one way street by the Church.
3. **Lighting:** Please provide a lighting plan or lighting survey verifying that there are lights in the parking lot. This will be needed to show that the parking lot has adequate lighting in the event the school wants to have activities after school hours when it is dark.
4. **Signs:** Please remove all signage on the First United Methodist Church property that pertains to the former preschool and consider replacing with new directional signage that references Advanced Scholars Christian Academy. Also put signs along the Avenue A roadway to let drivers know that there is an active school zone and they need to watch out and slow down. Consider installing crosswalk signs along the Avenue A corridor (by the church) and the Orange Avenue corridor. Additionally place a sign at the designated exit only area of the parking
5. **Landscaping:** A landscape strip will need to be placed along the Avenue A corridor between the entry and exit locations of the parking lot on the First United Methodist Church property. 4 trees and one hedge will need to be planted. Pursuant to City Code 22-187 (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.

Advisory Notes

1. **Schedule:** Please provide a detailed schedule of what the students will be doing during the school day. What time is recess, what time is lunch, etc. Will there be future plans for after school activities? What will the structure of each class room be like?
2. **Walking Path:** It is encouraged that a walking path is striped from the parking lot entrance to the pedestrian gateway entry that is along Avenue A.
3. **Bike Rack:** If a bike rack is not on the property then one should be installed to allow for bike storage of anyone who wants to rid their bike to the First United Methodist Church.

Chairwoman Grohall: Did you go over the how many students are proposed and the number of classrooms.

Mr. Creagan: The number of students that are proposed is 60 students for the first year and an expectation that they are going to grow 20 students for the next year. Currently there is going to be kindergarten through 5th grade with the hope of going to 8th grade in the subsequent years. The hours of operation will be 7 AM – 4 PM, Monday – Friday and they will have 6 certified teachers, 1 principal, 1 receptionist and 1 staff floater.

Chairwoman Grohall: What does that translate to in the number of classrooms?

Mr. Creagan: 6 classrooms, one for each grade.

FP Police: There needs to be adequate signage on the property on the exit stating Avenue A is one way to the west in that area.

SLC Fire District:

1. Will need to see plans for the change in use.
2. Currently you do have an alarm and suppression system.
3. Unable to read square footage. Depending on square footage, it may need a sprinkler system.

FP Building: We will require signed and sealed drawings. We need to accommodate the following issues:

1. Change on use to an "E" occupancy.
2. Signage will need to be permitted.
3. Whether or not fire alarms and sprinklers will be required will need to be addressed.
4. Adequate restroom facilities for the age groups
5. Vertical accessibility
6. Handicap parking, accessibility and ADA issues
7. There are requirements since this is a historic building.

FPUA Water/Wastewater: Approved. Please contact FPUA water and wastewater engineering if this change in use requires the building to add fire suppression. This location is a present domestic water/wastewater user and also has a grease trap. The kitchen is in good standing. If any additional services are required, contact us.

FP Engineering: Will be monitoring traffic flow on Avenue A to make sure no issues arise.

Applicant, Sherria Baptiste: Will take all comments and make necessary changes

FP Building: Is there going to be a drop off area that is covered for the children? Is that in place already?

Applicant: Yes it is. This is our second time going at this. The location before presented a number of challenges. With the new location a lot of the issues we had previously have been addressed. We are happy we get to be housed at the Methodist church. We are excited to be in Fort Pierce and to bring our students a good free Christian education.

The following departments had no comments at the meeting: FP Code, SLC Engineering, SLC Surveyor, FPUA Electric, SLC Planning, SLC TPO and FP Public Works

VI. Public Comments

VII. Staff Comments

VIII. Adjournment

The meeting was adjourned.