



August 16, 2017

Richard Laventure, PE
Laventure & Zeiss Engineering, Inc.
774 W. Midway Road
Fort Pierce, FL 34982
P: (772) 398.1520
F: (772) 398.1521

Re: **Technical Review – Dogs & Cats Forever
Planned Development (ZAA, Development Plan, & FLUMA)
4600 Selvitz Road**

Dear Mr. Laventure, PE,

The following are technical review comments from the Planning Department's review of the application for **Planned Development**.

- 1) Pursuant to City Code Section Sec. 22-187. - General landscaping requirements.
 - (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 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**.
 - There are two minor areas at the west end of the vehicular use area which should be planted with a hedge/shrubs to screen the use area from the ROW.
- 2) Pursuant to City Code Section 22-187 (7) Interior vehicular use areas. The development plan shall have at least one square foot of interior landscaping for each fifteen (15) 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.

-Please integrate tree/landscape plantings within the various landscape areas within or immediately adjacent to the Parking Areas to provide consistency with these requirements. When native trees are preserved *within* the parking areas, a reduction in the required area may be considered.

- 3)
- 4) Pursuant to City Code Section 22-60 (j) (1) a. the applicant or property owner shall affirm, or enhance, parking lot lighting at the minimum requirements of a minimum average of one (a) footcandles; prior to each CO.
- 5) Pursuant to the Concurrency request, and City Code Section 22-218, please provide traffic statements, via ITE trip generation manuals, for the various phases of development proposed, to present the anticipated trips from the expansion to the operation.

6)

General Notes:

- Please consider a stop bar/sign for the south bound drive aisle, east of the proposed Vet building.
- Are all of the trees within the scope of the “Proposed Retention Area” planned for removal? Is it possible to preserve several of these trees?
- Please provide a detailed list of any trees over 12” that will be removed with the development plan, further identifying preservation for trees over 14”, which have not been utilized for mitigation previously.

The development plan, or supplemental documents shall respond to or include the required components noted, and please provide written responses to each comment in order to expedite advancement to the Planning Board. If you have any inquiries or concerns, please let me know. 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 TECHNICAL REVIEW COMMITTEE

AGENDA

Regular Meeting of the Fort Pierce Technical Review Committee to be held Thursday, August 17, 2017 at 10:00 a.m. in the Fort Pierce City Hall Commission Chambers, 100 North U.S. Highway 1.

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Approval of Minutes**
 - a. Minutes from the July 20, 2017 meeting
5. **New Business:**
 - a. Planned Development & Zoning Atlas Amendment - Dogs & Cats Forever - 4600 Selvitz Road - (Vennis Gilmore)
 - WWW Engineering: Approved
 - Electric & Gas Engineering: Approved
 - b. Conditional Use - Mike's Arcade - 2732 S. US Highway 1 - (Kori Benton)
 - WWW Engineering: Approved
 - Electric & Gas Engineering: Approved
 - c. Minor Amendment to Site Plan & Conditional Use - Causeway Cove Marina & RV - 601 Seaway Drive - (Kori Benton)
 - WWW Engineering: Approved
 - Electric & Gas Engineering: No objection. Approved as noted.
 - d. Minor Amendment to Site Plan & Design Review - Sunrise VW - 5359 S. US Highway 1 - (Kori Benton)
 - WWW Engineering: Approved
 - Electric & Gas Engineering: Approved
 - e. Site Plan - Tropic Supply - 903 S. Market Road - (Vennis Gilmore)
 - WWW Engineering: Not approved - Existing water meter shall be relocated to location of Proposed Fire Service. This will require on-site plumbing to be done for connection to new location of water meter. Also need to show how the 6" water main is to be constructed across South Market Road. Fire Hydrant is required to be so many feet to your FDC

connect per Fire District. On the proposed 6" line 2 gate valves are not required; the tapping valve will serve as the isolation valve for the service. Also a check valve will be need to be added to plans on the proposed 2" force main service at the property line. Final approve will be based on full engineering submittal as required by FPUA and review fees paid.

- Electric & Gas Engineering: Approved

f. Waiver of Distance - Backyard Pub - 658 N. 2nd Street - (Brandon Creagan)

- W/WW Engineering: No objection to Waiver of distance
- Electric & Gas Engineering; No objection to Waiver of distance

6. **Public Comments**

7. **Staff Comments**

8. **Adjournment**

Project: DOGS AND CATS FOREVER

Subject: Review Comments

To: Vennis Gilmore

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

Date August 17, 2017

SURVEY:

No comments

Please provide a written response to all comments

Rod Reed, County Surveyor

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