



December 13, 2016

Jason Gunther
THOMAS ENGINEERING GROUP
125 West Indiantown Road, Suite 206
Jupiter, FL 33458

SUBJECT: Site Plan & Design Review
Aldi
1412 S. US Hwy 1

Dear Mr. Gunther, PE,

The following are advisory comments from the Planning Department's review of the application for Site Plan to construct a retail grocery store.

1) Pursuant to City Code Section 22-58 (d) Application for site plan review. The Site Plan application shall be accompanied by the following information:

(4) g. Refuse collection areas;

(8) A lighting plan which shows illumination of all interior and immediately adjoining streets
(Please identify the provision of site lighting)

(9) A design review plan which meets the requirements of Section 22-59. (The design shall meet the requirements of 22-59, **(See notes regarding 22-59 below)**)

2) Pursuant to City Code Section 22-62, (b) & (d) In the public or private right-of-way the full length of any and all streets abutting a parcel of property and parallel to the street & (2) A Safe and efficient sidewalk linkage shall be provided between building entrances and parking areas, and adjacent portions of the development, and adjacent rights-of-way. At least one accessible route in accordance with the Florida Accessibility Code shall connect buildings to parking areas and adjacent rights-of-way.

Please provide a connection along 3rd Street, along the development site, and from building entrances to the subject. The applicant is further encouraged to design and integrate a sidewalk connection within the parking area to provide a designated route to and from the building entrance.

3) Please identify a location, enclosure, and landscape screening for a dumpster location, pursuant to City Code Section 22-187 (11) Screening of refuse collection areas. Refuse and recycling dumpsters utilized by multifamily residential complexes, in commercial, industrial and institutional facilities shall be screened from view on all sides and shall be gated. Gates may be left open only on scheduled pick up days and must be closed following pick up. Such screening shall consist of a six-foot-high masonry wall or wooden fence. In addition, when feasible, one shrub or hedge shall be planted at two-foot centers along the outside perimeter of the screen. Dumpsters shall be located in an area that minimizes public view.

4) Pursuant to City Code Section 22-59 (c) Submission requirements. please provide the following:

- c. A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis study results.
- d. Context photographs of neighboring uses and architectural styles.
- e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.

-The applicant is encouraged to integrate additional architectural features to facades visible from adjacent right-of-ways. Options may include, but not be limited to use of stucco banding, bahama shutters, windows, landscaping, etc.

5) Pursuant to City Code Section 22-59 - Design Review, the following standards should be integrated into the design scheme:

g. Design guidelines:

(3) Windows.

e. Large expanses of wall without windows or detail that face the public right-of-way are prohibited. Retail buildings shall have fenestration that reveals interior activity and encourages interest in the products or services provided.

(4) Elevations.

k. Blank walls are discouraged. Walls shall be punctuated with windows, doors or architectural elements. New construction that includes long dimensions of continuous wall shall employ the use of site breaks to punctuate the streetscape.

(5) Streetscape improvement guidelines. Streetscape improvements include those architectural or functional facilities or structures which occur on site but are not part of the building and which contribute to the overall appearance of the development and encourage and facilitate human interaction with the environment. Examples include, but are not limited to **decorative light fixtures**, fountains, sculpture and other civic art, **benches** and tables, **planters**, retaining walls, pedestrian and bicycle paths, bicycle parking structures, trash receptacles and enclosures, vendor areas, **bollards** and fences. These improvements shall be designed to be consistent with all guidelines of this section, and shall be reviewed for aesthetic functionality and compatibility with the city's design expectations.

-The applicant is encouraged to integrate various streetscape components to enhance the site development. A few noted components are easily integrated to contribute to the design proposed.

(6) Lighting.

b. Exterior architectural, display and decorative lighting visible from all public rights-of-way shall be generated from concealed light source, low-level light fixtures. – **Please provide lighting fixture detail.**

(9) Signs.

b. Signage shall be considered as an external architectural feature consistent with and in proportion to the overall design scheme for new construction and renovation.

- Please update the ground sign design to accurately reflect scaling of the proposed dimensions and size.

6) 22-61 (b) 3. The western driveway should be expanded to meet the minimum width of 24ft.

7) Pursuant to City Code Section 17-34. - Retention/detention and conveyance facilities.

c) Location of retention and/or detention facilities. All retention and/or detention areas shall be located at the rear of the property away from public right-of-ways and landscaped with at least a thirty-six-inch hedge around the perimeter so as to screen such areas from the view of vehicles and/or pedestrians using the public right-of-ways with the following exceptions:

b. The dry retention/detention area shall be screened with a visual buffer such as a wall and/or landscaping. The visual buffer shall be subject to and approved in accordance with section 22-59, Design review guidelines and procedures.

-The retention area proposed along 3rd Street should be screened accordingly.

Advisory notes: The applicant is eligible for a 6 parking space reduction (22-60 (4)).

The presented review is specific to Planning Department's review of the proposed site plan and design review. Please contact me should you have any questions regarding the project at (772) 467-3729 or by e-mail: kbenton@city-ftpierce.com.

Sincerely,



Kori Benton
Senior Planner



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

Florida

TO : Kori Benton, Senior Planner

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

**RE : Aldi Site Plan – 1150 South US 1
TRC No. 16-04000018**

DATE : December 15, 2016

This is to advise you that we have completed the review of the following documents as received by this office on December 2, 2016:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Site Plan | <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 type="checkbox"/> Recommend | <input checked="" type="checkbox"/> Do Not Recommend | |
| <input checked="" type="checkbox"/> Approval of Site Plan | <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 engineering comments

ENGINEERING COMMENTS:

1. Provide a Boundary and Topographic Survey signed and sealed by a Florida Licensed Land Surveyor and Mapper.
- ~~2. Provide a Traffic Study as required by City of Fort Pierce Code of Ordinances.~~ Provided
3. The survey and engineering plans shall state the existing right-of-way widths of US one, 3rd Street, and Ohio Avenue. A 5' wide sidewalk is required to be constructed adjacent to the property along South 3rd Street and Ohio Avenue.
4. Please revise the parking stall lengths to comply with the City of Fort Pierce's minimum paved length criteria of 18' when stalls abut a landscape area.
5. The proposed driveway connection located within the limits of Ohio Avenue right-of-way shall be constructed of concrete as per the requirements set forth in Section 17-8(b) of the City of Fort Pierce Code of Ordinances; please revise the plans to incorporate this requirement.
6. Provide a note on the Site Plan that all construction will comply with Sections 17 and 22 of the City of Fort Pierce Code of Ordinances.
7. South 3rd Street currently has a 30 feet wide right-of-way width. In accordance with the City of Fort Pierce Code of Ordinances the minimum right-of-way width for a local road shall be 60 feet. The applicant will be required to donate one half of the required 30' for a total right-of-way donation of 15'. A sketch and description along with a recent owners and encumbrances search will be required. Specific information may be obtained from the Planning and Zoning Department.
8. Provide 5' wide concrete sidewalks along Mississippi Street and Ormond Avenue, the limits of the property, in accordance with City of Fort Pierce Code of Ordinances Section 22-62.
9. The plans shall identify that all truncated detectable warning mats located with public right-of-ways shall be cast in place (no adhesive application allowed) and have a brick red color.
10. Prior to issuance of the Certificate of Occupancy, a Unity of Title will be required combining the two parcels into one parcel.
11. The drainage plan was reviewed as a conceptual plan and will be further reviewed at time of Building Permit submittal. At this time please ensure that all design information is readable.
12. The plans shall indicate that existing traffic onto US Highway One is required to turn right.
13. The plans shall identify the extent of all proposed road cuts in conjunction with proposed utility tie-ins along with MOT requirements.
14. Please note that all sidewalks constructed within City of Fort Pierce road right-of-way will be required to be comprised of concrete having reinforcement such as fiber mesh.
15. This department is concerned with the increased volume of traffic utilizing the Ohio Avenue corridor and their safe travel within this off-set intersection. The applicant shall investigate the possibility of realigning the intersection.

JRA/tst



TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS FORM

FROM : Paul Thomas, CBO, CFM, Interim Building Official

RE : Aldi's – 1412 S US Hwy 1

DATE : 12/13/16

Comment:

1. Flood zone?

PT/km

ST. LUCIE COUNTY FIRE DISTRICT
FIRE PREVENTION BUREAU
Office of the Fire Marshal



Telephone: (772) 621-3322
Fax: (772) 621-3604

BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Aldi #16-04000018

REVIEW DATE: 12/5/16

PLANNER: KORI BENTON

REVIEWED BY: Capt Debbie Knupp

Site Plan Approved: _____

Site Plan Approved with conditions: ___X___

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

- 1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <http://www.slcfcd.com/permits.htm>**
- 2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
- 3. Please provide an electronic copy of the Site Plan (~~.dwg~~ or .pdf format)**
- 4. Please show fire line size**

"Our Family Serving Yours"
5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392
Telephone: (772) 621-3400 Fax: (772) 621-3500
www.slcfcd.com

ST. LUCIE COUNTY FIRE DISTRICT
FIRE PREVENTION BUREAU
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- 5. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**

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