



TO: Members of the City of Fort Pierce Planning Board

THROUGH: Rebecca Grohall, AICP, Planning Director

FROM: Kori Benton, Senior Planner

RE: Application for Site Plan & Design Review  
 Aldi Grocery Store  
 1412 S US Highway 1

DATE: December 29<sup>th</sup>, 2016

STAFF REPORT

Owner/Applicant:	S And S Land Company LLC 16 Castle Ct Fort Pierce, FL 34949	First Citizens Premises Co Inc TD Bank 380 Wellington Str Tower B, 12th Floor London, ON N6A 4S4
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Requested Action: Approval of a Site Plan & Design Review request to construct a new grocery store.

Location: 1412 S US Highway 1

Parcel ID: 2415-601-0454-010-5, 2415-601-0450-000-4, 2415-601-0449-000-4, & 2415-601-0448-000-7

Current Zoning: General Commercial (C-3)

Future Land Use: General Commercial (GC).

Surrounding Zoning:

North	East	South	West
C-3	OS-1	C-3	C-3

Site Size: 3.57 acres\*

Utilities: Located within the FPUA Retail Service Area

Staff Analysis:

In accordance with Sections 22-39, 22-58, and 22-59 of the City Code, the applicant is requesting the review and approval of a Site Plan and Design Review application to construct a new retail grocery store at 1412 S US Highway 1.

The proposed Site Plan for an Aldi grocery store includes a 19,787 S.F. structure, support access, parking, lighting, landscaping, storm water, and pedestrian improvements.

## Design

The presented structure offers an efficient contemporary styling typified by a flat roof, parapet extensions, and accenting cornices. Architectural features include canopy extensions at the building entrance, transom windows, and wall breaks in the expansive split-face CMU wall fabric. Staff has guided the integration of additional enhancements such as shutters, metal awnings, landscape plantings, and lights to punctuate the presented elevations. These features would augment the simplistic style and use of vertically articulated parapets and crisp angles and corners, further adding breaks in material and color.

Vehicular access to the site is provided via a restricted access two-way driveway located on US Highway 1, and a full-access two-way driveway on Ohio Avenue and South 3<sup>rd</sup> Street. The US 1 access is enhanced with the addition of a designated turn lane. A total of ninety-five (95) parking spaces (five of which are handicapped-accessible), and a bicycle rack will be provided. A rear loading zoning is provided to accommodate delivery vehicle access and staging. Site lighting will be provided for the parking area and the perimeter of the proposed structure in accordance with City Code requirements.

The applicant is offering to dedicate a corner clip of right-of-way at the southwest corner of their property to assist with the future reconstruction and realignment of the Ohio Avenue intersection. A ten (10) ft. easement dedication is sought for South 3<sup>rd</sup> Street to improve the existing right-of-way width deficiency, based upon an existing thirty (30) feet R.O.W. width for each local road. A five (5) ft. wide sidewalk is proposed along the 3<sup>rd</sup> Street boundary, with reconstruction of the US Highway 1 sidewalk to accommodate the new turn lane. These sidewalks will connect to the existing sidewalk located along Ohio Avenue.

Stormwater pretreatment will be provided in the form of minor dry retention areas located at the northeastern portion of the property.

The presented landscape plan couples the retention of two (2) live Oak trees and collection of palms, with landscaping and required vegetation for augmentation of the site in accordance with Section 22-187 of the City Code. A total of 64 new trees will be planted on-site in order to enhance the site and shade the proposed pedestrian pathways. The applicant is encouraged to integrate foundation plantings along the building façade to enhance the appearance and temper the expansive block walls.

## Traffic

The traffic impact study provided by the applicant determined that a total of 842 additional daily trips will be generated by the proposed project. Of these trips, 28 AM peak hour and 98 PM peak hour trips will be dispersed onto the surrounding roadway network. All of the surrounding roadway segments are expected to operate at their current level of service (LOS) with the additional trips, acknowledging the substandard level of service existing along US Highway 1 from Virginia Avenue to Orange Avenue.

The redevelopment has guided the reprioritization of reconfiguring and improvement the intersection of US Highway 1 and Ohio Avenue, based upon a longstanding misalignment and deficient capacity for necessary turn movements. In 2008, the City of Fort Pierce acquired the necessary right-of-way along the southern boundary of the development in hopes of advancing the reconfiguration many years ago. The absence of funding, necessity to couple the realignment

with new FDOT mast arm signalization, and limited redevelopment in the area stalled the effort. The presented development seeks to be the catalyst to advance this transportation enhancement. The applicant has assisted staff in preparing preliminary engineering design work to advance the project, further suggesting a waiver of transportation impact fee credits, from previous development on-site, to support this joint effort. Staff will advance coordination with St. Lucie County, the Transportation Planning Organization and FDOT to pursue this capital improvement.

#### Technical Review Committee

All affected departments have reviewed and approved the Site Plan based on compliance with the requirements of the City Code.

#### Staff Recommendation:

The proposed Site Plan and Design Review generally meets the requirements of the City Code, with minor exception to the design, and is found to be consistent with the City's Comprehensive Plan; therefore Staff recommends that the Planning Board forward a recommendation to the City Commission for approval with the following conditions:

- 1.) The applicant enhances the design and streetscape of the proposed store through the integration of additional enhancements such as shutters, metal awnings, landscape plantings, and lights to punctuate the presented elevations pursuant to City Code Section 22-59 – Design Review, (g) – Design Guidelines;
- 2.) The applicant shall record and provide a recorded copy of a Unity of Title combining the subject parcels prior to issuance of a building permit;
- 3.) The applicant shall provide an Owner and Encumbrances title search for the easement dedication and right-of-way presented prior to the issuance of building permit; and
- 4.) The applicant shall record and provide a recorded copy of said dedications prior to the issuance of a Certificate of Occupancy.