



# CITY OF FORT PIERCE TECHNICAL REVIEW COMMITTEE

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## Minutes

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

### 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. 10<sup>th</sup> Street Segment**

Mr. Benton: The applicant is seeking an abandonment of an unopened section of N. 10<sup>th</sup> 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.