



CITY OF FORT PIERCE TECHNICAL REVIEW COMMITTEE

Minutes

OF THE REGULAR MEETING OF THE CITY OF FORT PIERCE TECHNICAL REVIEW COMMITTEE HELD ON THURSDAY, JULY 20, 2017, IN THE FORT PIERCE COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

Present: FP Code; SLC Planning; SLC Engineering; SLC Surveyor; FPUA Electric; FP Planning; FPUA Water/Wastewater; FP Building; FP Engineering; SLC Fire District

Absent: FP Police; FP Public Works; SLC TPO

Staff Present: Rebecca Grohall, Planning Director
Kori Benton, Senior Planner
Alicia Rosenthal, Executive Assistant

4. Approval of Minutes

a. Minutes from the June 15, 2017 meeting

Motion was made by FPUA Water/Wastewater, and seconded by SLC Surveyor to approve the minutes from the June 15, 2017 meeting.

AYE: SLC Planning, SLC Engineering, SLC Surveyor, FPUA Electric, FP Planning, FPUA Water/Wastewater, FP Building, FP Engineering, SLC Fire District, FP Code

Passed

5. New Business:

a. **Rezoning and Text Amendment - FP Business Center - 3601 Crossroads Parkway (Kori Benton)**

Mr. Benton: The subject request is presented to the committee as a Zoning Atlas Amendment for the developed parcel, Crossroads Parkway, in conjunction with a Text Amendment to the Land Development Code. The initial request for rezoning sought to amend the zoning from C-3 General Commercial to CP-1, Commercial Parkway zoning. After extensive research, the Planning department has found documentation that upon annexation into the City of Fort Pierce the property was assigned a CP-1 zoning designation and we have not found any evidence transitioning the zoning from CP-1 to C-3. We are seeking to confirm that status with our City Clerk but we have reviewed minutes, ordinances and other documentation so the rezoning that is requested may not be necessary. It may simply be a scrivener's error correction to our zoning atlas. We have coordinated with the applicant and we hope to have verification by early next week.

The primary project we are reviewing is the Text Amendment to our Land Development Code seeking to add wholesale distribution as an option within the CP-1 district. Currently wholesale trade is not a permitted or conditional use within the CP-1 district but this district allows for a variety of other uses comparable in intensity. A lot of the structures and establishments within our commercial parkway district

function and have components of wholesale trade warehouse distribution aspects.

FP Planning, FPUA Water/Wastewater, FPUA Electric, FP Engineering and FP Code comments are attached.

Daniel Sorrow, Applicant Representative from Cotleur and Hearing: We are agreement and request approval.

The following departments had no comments: SLC Planning, SLC Surveyor, SLC Engineering, FP Building and SLC Fire District.

b. **Site Plan and Design Review - Dollar Tree - 4008 Okeechobee Road (Kori Benton)**

The applicants are proposing to construct a stand alone Dollar Tree retail store at the N.E. corner of Hartman Road and Okeechobee Road. This proposed new construction is considered on the western portion of the property. The applicant has guided long range that there would be a subdivision of the property to create a side or outparcel in between Moonswiner's and the proposed Dollar Tree site. The applications include Site Plan, Design Review and Concurrency Review for this proposed establishment.

Chair Grohall: Was there discussion given to how there sight could interface with the adjacent property, Moonswiners BBQ? Is there a connection point near the rear of the property?

Mr. Benton: We had discussion with the principal engineer about long range connectivity interlaced drive aisle to the Moonswiners site. They had indicated that would be incorporated within future development of the outparcel, and Dollar Tree did not want to install the infrastructure at this time. This maybe something we look closer at with the proposed subdivision.

Chair Grohall: I understand Dollar Tree may not want to invest in that at this time but ensuring there is a connection, would be beneficial to all properties.

FP Code, SLC Surveyor, FPUA Electric, FP Planning, FPUA Water/Wastewater, FP Building and FP Engineering comments are attached.

SLC Planning: A couple of aesthetic comments; I concur with staff's recommendation requirements for the west elevation, being enhanced possibly with some windows or other architectural features. It is very visible from the right-of-way. It would be nice if the dumpsters in the back were not freestanding and they were integrated into the rear design of the building and share the loading zone.

SLC Engineering: SLC Surveyor covered most of our comments. The right-of-way permit will be required as well as the roadway improvement agreement. The driveway separation looks pretty good and we would be interested in seeing the detailed traffic report.

FPUA Electric: Our staff will continue to work with the representative and consultant.

FP Building: On December 31, 2017 there will be a new Florida Building Code update so keep that in mind when you design your plans. If you submit prior to December 31, 2017 you will be under the current code and if you submit your building plans after December 31, 2017 you will be under the new code.

Mr. Benton: I have an inquiry for FPUA Water/Wastewater regarding the sanitary service in the northern easement. Does that impact the connection made for Moonswiners?

FPUA Water/Wastewater: No, I don't think so.

Brandon Ulmer, Applicant Representative from Thomas Engineering: We will work with staff on the building elevations and some of the major landscape concerns.

The following department did not have any comments: SLC Fire District.

c. **Final Plat - Premier Subdivision - 6505 Metal Drive (Kori Benton)**

Mr. Benton: This plat encompasses 4 tracts of land, 3 which will be retained for private development. One of the tracts is retained for a private roadway which is already established. The applicants are advancing this for final consideration.

FP Planning, FPUA Electric, FPUA Water/Wastewater and SLC Fire comments are attached.

FP Engineering: We are awaiting comments from our reviewing surveyor. I believe the invoice was sent directly to the applicant, so once that is paid he will be getting his review and we will forward any comments he may have.

Rich Laventure, Applicant Representative from Laventure and Associates: I tried to pay the invoice this morning and the office was locked. We will get it paid and move the process forward.

The following departments have no comments FP Code, FP Building, SLC Planning, SLC Surveyor, SLC Engineering and FP Building.

6. Public Comments

7. Staff Comments

Chair Grohall: There is a distribution for a Minor Amendment for Causeway Cove.

Mr. Benton: There also is a distribution for Tropic Supply which is a Site Plan proposal for additional 27,000 square feet to their existing facility at 903 S. Market Road.

8. Adjournment



TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS FORM

FROM : Paul Thomas, CBO, CFM, Building Official

RE : Rezoning and Text Amendment - FP Business Center - 3601 Crossroads Parkway

DATE : 7.20.17

Building Official has no comment.

PT/km

Cc: Kori Benton, Planning



THE SUNRISE CITY
FORT PIERCE
CODE ENFORCEMENT
Florida



TO : Kori Benton, Senior Planner

FROM : Peggy Arraiz, Code Compliance Manager *P*

SUBJECT : TRC # 17-06000002 & 17-99800002 – 3601 Crossroads Pkwy

DATE : July 13, 2017

Code Enforcement has the following comments:

This property was cited for doing work without a permit in December 2016. Due to continued non-compliance, the matter was brought before the Special Magistrate in June 2017.

The Special Magistrate granted 60 days to comply – obtain a permit and comply with all conditions of the permit – or be fined \$100.00 per day.

60 days expires on 8/7/2017. As of today, no permit has been issued.

Case notes are attached for review.

Property Information

Address: 3601 CROSSROADS PKWY
 FT PIERCE, FL 34947
 Location ID: 19608
 TAX ID #: 2324-710-0014-000/2
 Alternate ID description: NA UNKNOWN
 Zoning:
 Subdivision:

Case General Information

Case status: AC ACTIVE
 Status date: 12/08/2016
 Case type: BY BUILDING-VIOLATION
 Reported date: 12/08/2016
 Origination: BT Business Tax Inspection
 Default inspector: SC Shaun Coss
 Credit balance: .00

Owner Information

Owner name: FORT PIERCE BUSINESS CENTER LL
 Address: ATTN: ALAN WEBBER
 10 WALL ST
 NORWALK, CT 06850
 City: 0
 Phone: Y
 Notice: N
 Flip:

Violations

Type	Status	Location	Quantity	Date Established	Date Resolved
PERMIT REQUIRED	AC		1	12/08/2016	

Case Data

Description	Data
Active Inspections	Insp ID Schedule Date
FOLLOW UP (BLDG) INSPECTION	SC 8/07/2017

Type Case narrative

Type Text
Date 12/08/2016
 December 8, 2016 9:10:13 AM shaun.
 PERMIT REQUIRED- DOUBLE FEE ONLY FOR ELECTRICAL SUB-PANEL,
 WIRING OUTLETS, PLUMBING, 2 HVAC UNITS. ALSO CITING THAT THE
 SUB-PANEL AND FIRE EXTINGUISHER MUST BE ACCESSIBLE, REPAIR
 EXIT LIGHT ABOVE REAR EGRESS DOOR, GREASE TRAP/INTERCEPTOR
 MAY NEED TO BE INSTALLED WILL CHECK WITH FPUA
 December 14, 2016 8:22:42 AM shaun.
 RECD CALL FROM CORE CONTENTS, ADVISED THEY WILL COMPLY THE
 OFFICE A/C WAS REPLACED BY THE LANDLORD BUT THAT THEY WILL
 COME IN WITH PERMITS FOR EVERYTHING ELSE.

Type	Text	Date
	(Continued)	
	January 19, 2017 4:18:40 PM shaun. PERMIT 17-158 WAS APPLIED FOR ON 1-12-17	1/19/2017
	February 21, 2017 2:28:43 PM shaun. SEPARATE A/C PERMIT 17-297 HAS ALSO BEEN APPLIED FOR.	1/19/2017
	March 27, 2017 4:23:58 PM shaun. PERMIT 17-158 WAS REJECTED ON 1-25. NO REVISIONS HAVE BEEN SUBMITTED. PERMIT 17-297 STILL HASN'T BEEN ISSUED.	2/21/2017
	May 1, 2017 12:07:44 PM shaun. SAME, WILL BE SCHEDULED FOR JUNE	3/27/2017
	May 2, 2017 12:49:28 PM shaun. SCH FOR 6-7	3/27/2017
	June 5, 2017 12:24:32 PM shaun. STILL NO REVISIONS, SCHEDULED FOR THIS WED. SPOKE TO THE OWNER AND THE TENANT LAST WEEK. BOTH AGREED THAT THE TENANT WOULD TAKE CARE OF THE VIOLATION AND THAT 60 DAYS WOULD BE SUFFICIENT.	5/01/2017
	June 7, 2017 10:55:03 AM shaun. WENT TO THE SM THIS MORNING. MATTHEW FROM CORE WAS THERE BUT AGREED WITH MY RECOMMENDATION SO HE LEFT. IT WAS PRESENTED AS A BLANKET MOTION, 60 DAYS TO COMPLY OR A FINE OF \$100 PER DAY.	5/02/2017
	July 12, 2017 5:08:32 PM shaun. STILL, NO REVISIONS HAVE BEEN SUBMITTED.	5/05/2017
Violation comments		6/05/2017
PERMIT REQUIRED - ACTIVE		6/05/2017
Inspection comments		6/07/2017
001 - (BLDG) INSPECTION		6/07/2017
002 - FOLLOW UP (BLDG) INSP		6/07/2017
003 - FOLLOW UP (BLDG) INSP		6/07/2017
004 - FOLLOW UP (BLDG) INSP		6/07/2017
005 - FOLLOW UP (BLDG) INSP		6/07/2017
006 - FOLLOW UP (BLDG) INSP		6/07/2017
007 - FOLLOW UP (BLDG) INSP		6/07/2017
008 - FOLLOW UP (BLDG) INSP		6/07/2017
Board meeting comments		7/12/2017
001 - SPECIAL MAGISTRATE ME	WENT TO THE SM THIS MORNING, BLANKET MOTION, 60 DAYS TO COMPLY OR A FINE OF \$100 PER DAY.	6/07/2017
Other action comments		6/07/2017
Land Management information		
Legal description	CROSSROADS PARK OF COMMERCE PHASE I LOTS 8 AND 9-LESS E 35 FT-(4.80 AC) (OR 1232-851)	
Lien information		



FORT PIERCE UTILITIES AUTHORITY

- a. **Rezoning and Text Amendment - FP Business Center - 3601 Crossroads Parkway (Kori Benton)**
- W/WW Engineering: Approved
 - Electric and Gas Engineering: Approved



July 13, 2017

Daniel Sorrow, AICP
1934 Commerce Lane, Suite 1
Jupiter, FL 33458

SUBJECT: Zoning Atlas Amendment / Text Amendment

Dear Mr. Sorrow, AICP

The following are advisory comments from the Planning Department's review of the application for Zoning Atlas Amendment and Text Amendment:

Zoning Atlas Amendment

Commercial Parkway Zone (CP-1): The CP-1 district is established for the purpose of providing space for large lot development along *principal vehicular* approaches into the city. This is a mixed use district which should provide for certain types of *office, commercial, and industrial operations* which are typically characterized by a business park setting. This district may function as a transition zone between commercial/light industrial activities and uses which may be sensitive to nuisance such as residential land uses.

General Commercial (GC): The General Commercial designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20% of the total floor area of the General Commercial future land use designation.

Legal Description: *CROSSROADS PARK OF COMMERCE PHASE I LOTS 8 AND 9-LESS E 35 FT- (4.80 AC) (OR 3802-1536: 3951-917)*

- The Planning Department is reviewing documents and/or actions regarding the subject property since annexation in 1994 via Ordinance J-94. In the absence of action between 1994 and the present date to rezone the property, it may be determined that the site currently holds a CP-1 zoning designation, and our zoning atlas has presented a scrivener's error.

Text Amendment

Wholesale trade establishments: Businesses which generally have substantial quantities of merchandise on the premises and which are primarily engaged in selling merchandise to other wholesalers, retailers, manufacturers, other businesses, governments or institutions.

Allowed uses.

- (a) *Uses listed.* Uses listed are allowed in each zoning district in accordance with the Use Table.
- (b) *Permitted uses.* Uses identified with a "P" in the Use Table are permitted in the subject zoning district provided that the uses will not violate basic use standards specified in each zoning district, other applicable use standards, additional zoning ordinance provisions and other city laws.
- (c) *Conditional uses.* Uses identified with a "C" in the Use Table are permitted in the subject zoning district, if the city commission, after a public hearing, determines that the location and development plans comply with applicable standards and will not violate basic use standards specified in each zoning district, other applicable use standards, additional zoning ordinance provisions and other city laws.
- (d) *Prohibited uses.* Uses identified with a "-" in the Use Table are expressly prohibited.
- (e) *Use table.*

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
	INDUSTRIAL																						
Wholesale Trade																							
-Indoor Storage	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	P	P	C	P	-	-	-	-
-Outdoor Storage	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	C	P	C	P	-	-	-	-

- As the CP-1 district can function as a transition zone between commercial/light industrial activities, and the district is generally adjacent to commercial and hospitality venues, staff is considering the opportunity to segment the Use Classification of "Wholesale Trade" with considerations of Indoor or Outdoor Storage of products or components of the use. Further conversation regarding the parameters of storage materials (unfinished products versus finished products) is encouraged to determine the intended scope of the allowance, as it may pertain to the CP-1 district regulations below:

Sec. 22-35.1. - Commercial Parkway Zone (CP-1).

(d) Open space standards.

(1) A minimum of twenty (20) per cent of the gross area of land to be devoted to a commercial parkway development must be reserved for use as parks, recreation areas, marinas, open space, planting, or other public purposes other than rights-of-way, utility easements, and parking areas. At the request of the developer and subject to the approval of the city commission, use of recreational facilities may be offered to the general public. Areas that are natural or man-made floodways, lakes, and stormwater retention areas may be also be used to satisfy the total open space requirement.

(2) All land dedicated for open space shall be under the legal control of the developer.

(e) Other applicable use standards.

(4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.

The presented review is specific to Planning Department's review of the proposed Zoning Atlas & Zoning Text Amendments. Please provide updates plans and responses to all comments prior to requesting advance of the project to the Planning Board for 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,

A handwritten signature in blue ink, appearing to read 'K. Benton', is written over a light blue rectangular background.

Kori Benton
Senior Planner



THE SUNRISE CITY
FORT PIERCE
 ENGINEERING
 DEPARTMENT

Florida

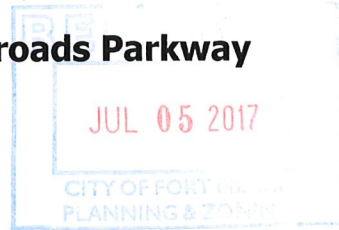


To : Kori Benton, Senior Planner

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

JRA

**RE : Fort Pierce Business Center – 3601 Crossroads Parkway
 Rezoning and Text Amendment
 TRC No. 17-06000002 & 17-99800002**



DATE : June 30, 2017

This is to advise you that we have completed the review of the following documents as received by this office on June 29, 2017:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Rezoning/Text Amendment Package | <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 checked="" type="checkbox"/> Recommend | <input type="checkbox"/> Do Not Recommend | |
| <input checked="" type="checkbox"/> Approval of Rezoning/Text | <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

JRA/TST/tst

JRA

Project: FP BUSINESS CENTER

Subject: Review Comments
To: Kori Benton
From: Rod Reed, County Surveyor
PW-Engineering Division
Date July 10, 2017

SURVEY:

- 1) No comments

Rod Reed, County Surveyor
St. Lucie County, Fl.
2300 Virginia Avenue
Ft. Pierce, Fl. 34982-5652
www.stlucieco.org
Ph. (772) 462-1721
[E-mail reedr@stlucieco.org](mailto:reedr@stlucieco.org)