

## **CITY PLANNING BOARD**

### **BOARD AGENDA**

Planning Board Regular Meeting - Tuesday, August 8, 2017 - 6:00 p.m.  
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **CONSIDERATION OF ABSENCES**
5. **CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS/EXCUSE NON VOTING ALTERNATE**
6. **APPROVAL OF MINUTES**
  - a. Minutes of the July 11, 2017 meeting.
7. **NEW BUSINESS**
  - a. Zoning Text Amendment - Commercial Parkway Zone (CP-1) - Wholesale Trade
  - b. Special Exception - Weiner Residence - 221 Fernandina Street
8. **BOARD COMMENTS**
9. **ADJOURNMENT**

Any person seeking to appeal any decision by the Planning Board with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact (772) 467-3729, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.



**Planning Board**

**6.a.**

Meeting Date: 08/08/2017

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Information

REQUESTED ACTION

Minutes of the July 11, 2017 meeting.

LOCATION

RESPONSIBLE STAFF

RECOMMENDATION

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Attachments

Planning Board Minutes 7/11/17

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**Form Review**

Form Started By: Alicia Rosenthal

Started On: 07/27/2017 05:10 PM

Final Approval Date: 08/02/2017

# DRAFT



## CITY OF FORT PIERCE PLANNING BOARD

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### Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, **JULY 11, 2017**, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Present: **Frank Creyaufmiller; Charles Hayek; Robert Poitier; Eloise Cumings; Marcia Baker; Mike Dahan; John George; Brian Paul; Tim O'Connell; Al Bernetti; Bob Burdge, Chairman**

Absent: **Steve Weaver**

Staff Present: **Iola Mosley, Senior Assistant City Attorney  
Rebecca Grohall, Planning Director  
Kori Benton, Senior Planner  
Vennis Gilmore, Planning Analyst  
Brandon Creagan, Planner  
Alicia Rosenthal, Executive Assistant**

4. **CONSIDERATION OF ABSENCE**

Chairman Burdge asked Ms. Mosley if alternates have to be excused if they are not needed. The Board discussed the necessity of having alternates present or not present.

A motion was made by Ms. Baker and seconded by Mr Poitier, that alternates are not required to be in attendance unless they are notified by staff that their attendance is required.

Ms. Mosley suggested that the attorneys office look into the current rules and get back with the Board.

Mr. Hayek stated if the alternates were notified of a quorum before the meeting and do not show up, the Board might not have a quorum, if one of the regular members has an emergency and cannot attend.

Ms. Grohall explained that staff is not going to tell an alternate that there is a quorum because no one knows what the future actually holds until the meeting. Ms. Grohall stated alternates should be attending the meetings.

Ms. Baker withdrew the motion.

Mr. Bernetti recalls that the alternates would come to the meeting for roll call and if not needed the alternates were excused.

Chairman Burdge explained the Board does not have to have more than six members to do business, since a quorum is only six members, not ten.

**Motion was made by Marcia Baker, and seconded by Eloise Cumings to excuse Mr. George from the June 13, 2017 Planning Board meeting.**

**AYE: Charles Hayek, Robert Poitier, Eloise Cumings, Marcia Baker, Mike Dahan, John George, Brian Paul, Tim O'Connell, Frank Creyaufmiller, Chairman Bob Burdge**  
Passed

## **5. CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS**

Mr. Bernetti was excused from the meeting since all regular members were in attendance.

## **6. APPROVAL OF MINUTES**

- a. Minutes from the June 13, 2017 meeting

**Motion was made by Charles Hayek, and seconded by Frank Creyaufmiller to approve the minutes from the June 13, 2017 meeting.**

**AYE: Robert Poitier, Eloise Cumings, Marcia Baker, Mike Dahan, John George, Brian Paul, Tim O'Connell, Frank Creyaufmiller, Charles Hayek, Chairman Bob Burdge**  
Passed

## **7. NEW BUSINESS**

- a. **Conditional Use - Brett Residence - 515 S. Indian River Drive**

Mr. Gilmore gave an overview of the application and answered a question regarding short term rental regulations for residential property in a C-1 zone.

Mr. Benton explained the C-1 Office Commercial district would only provide short term dwelling rentals of less than 6 months, if located within the Downtown Business and Entertainment Overlay district or within the Edgartown Settlement district by right. The single family residential buildings in this application would be limited to leases or residential stays for periods of 6 months or more.

No one spoke for or against the application.

**Motion was made by Marcia Baker, and seconded by Charles Hayek to forward a recommendation of approval to the City Commission.**

**AYE: Marcia Baker, Mike Dahan, John George, Brian Paul, Tim O'Connell, Frank Creyaufmiller, Charles Hayek, Robert Poitier, Eloise Cumings, Chairman Bob Burdge**

Passed

**b. Site Plan, Conditional Use, & Design Review - Midway Detox and Rehab Campus – Drug & Alcohol Treatment Center - 604 Midway Road**

Mr. Benton gave an overview of the application.

Mike McCarty from McCarty and Associates and Applicant Representative, provided additional information and answered questions from the Board regarding the operational entity, number of treatment days, description of outpatient treatment and the protocol patients follow.

No one spoke against the application.

**Motion was made by Marcia Baker, and seconded by John George to forward a recommendation of approval to the City Commission with the following conditions:**

**1) The proposal integrates a trash collection and dumpster screening plan for the initial phase to reuse the existing structure; and**

**2) The Landscape Plan integrates detail of tree protection and mitigation, pursuant to the City Code Section 22-194, prior to review by the City Commission.**

**AYE: Mike Dahan, John George, Brian Paul, Tim O'Connell, Frank Creyaufmiller, Charles Hayek, Robert Poitier, Eloise Cumings, Marcia Baker, Chairman Bob Burdge**

Passed

**c. Special Exception - Eaton Residence - 1611 Binney Drive**

Mr. Creagan gave an overview of the Special Exception. No one spoke for or against the application.

**Motion was made by John George, and seconded by Charles Hayek to forward a recommendation of approval to the Board of Adjustment.**

**AYE: John George, Brian Paul, Tim O'Connell, Frank Creyaufmiller, Charles Hayek, Robert Poitier, Eloise Cumings, Marcia Baker, Mike Dahan, Chairman Bob Burdge**

Passed

**8. BOARD COMMENTS**

Ms. Mosley said she spoke with Mr. Messer regarding a member abstaining from voting due to needing additional information. Ms. Mosley stated abstention is required only when a member has a proprietary interest in the matter at hand.

Mr. George asked if a package was given to the Celebration Pointe applicants explaining what was needed.

Ms. Grohall stated staff met with the applicants in a Pre-Application mode about three times, walking them through every aspect of the application. The applicant had given staff assurances

that they were going to get all the signatures needed from the property owners and unfortunately going into today's meeting, staff did not have all the signatures of the property owners.

Mr. George asked if the city would take over the roads in the Celebration Pointe development.

Ms. Grohall stated she does not have an answer at this time and the Engineering department will have to determine that.

## **9. ADJOURNMENT**

**Planning Board**

**7.a.**

Meeting Date: 08/08/2017

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Information

REQUESTED ACTION

Zoning Text Amendment - Commercial Parkway Zone (CP-1) - Wholesale Trade

LOCATION

Commercial Parkway Zone (CP-1)

RESPONSIBLE STAFF

Kori Benton, Senior Planner

RECOMMENDATION

Approval

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Attachments

Staff Report

CP-1 District Boundary & Adjacent Zoning Districts Map

Application

Zoning Text Amendment Narrative

Applicant's Draft Ordinance

TRC Minutes

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**Form Review**

Form Started By: Kori Benton

Started On: 08/01/2017 03:32 PM

Final Approval Date: 08/02/2017



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**TO:** Members of the City of Fort Pierce Planning Board

**THROUGH:** Rebecca Grohall, AICP, Planning Director

**FROM:** Kori Benton, Senior Planner

**SUBJECT:** Zoning Text Amendment  
Wholesale Trade  
Commercial Parkway Zone (CP-1)

**DATE:** August 1, 2017

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### STAFF REPORT

**Applicant:** Fort Pierce Business Center LLC  
10 Wall Street  
Norwalk CT 06850

**Representative:** Daniel Sorry, AICP  
Cotleur & Hearing  
1934 Commerce Lane, Suite 1  
Jupiter, FL 33458

#### Requested Action:

Review and advance of a recommendation to the City Commission regarding a proposed amendment to City Code Section 22-22 - Allowed Uses, specifically within the Commercial Parkway Zone (CP-1); to provide consideration of Wholesale Trade as a use within the subject district.

#### Staff Analysis:

The applicant and representative have filed a request for a Text Amendment to Chapter 22-Zoning, for the allowed uses within the Commercial Parkway Zone (CP-1). The request is to allow Wholesale Trade as a permitted use in the CP-1 zoning district, whereas Wholesale Trade is not currently permitted, or eligible as a Conditional Use, in the CP-1 district.

The City's land development code defines wholesale trade as follows (Sec. 22-3.):

*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.

The proposal, as presented, would permit *Wholesale trade establishments* within the Commercial Parkway Zone (CP-1) 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.

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.

The CP-1 District at this time is exclusively coupled with the General Commercial (GC) land use designation. 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.

The CP-1 district may function as a transition zone between commercial/light industrial activities, the integration of Wholesale Trade within the district is consistent with the purpose of the district and parameters of the land use designation.

The district is currently established entirely south of State Road 70 (Okeechobee Road), in between the Florida Turnpike and Interstate 95. The district is generally adjacent to commercial uses and several hospitality venues, therefore "Wholesale Trade" is most suitable when appropriately placed within a developed facility, or establishment, with adherence to the following use standards adopted for the district:

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

**(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.

Placement of substantial quantities of merchandise on the premises by the user should generally be accommodated within an establishment, or considered for placement outside of the establishment only in an organized and finished state with review of other safeguards oriented to not detract from the open space character of an uncovered or unenclosed area or adjacent users.

### **Basic amendment standards (City Code Section 22-131)**

*Before an amendment is approved, findings will be made that the following standards are satisfied:*

- (1) The amendment is consistent with the comprehensive plan;*
- (2) The amendment will not have an adverse affect on the ability of the city to:
  - a. Satisfy land and water use needs; and*
  - b. Meet transportation demands and provide community facilities and services; and**
- (3) The amendment will promote and protect the public health, safety and general welfare.*

The City of Fort Pierce Comprehensive Plan advances a variety of goals, policies, and objectives centered on economic development and diversity of industry through appropriate siting and integration of targeted industries with surrounding districts, as presented below:

#### *1.10 Objective:*

*The City shall promote economic growth through commercial and industrial development to create employment opportunities and increase the City's tax and economic base.*

The presented amendment is in accordance with the policies of the comprehensive plan and generally consistent with the basic amendment standards adopted by the City land development code.

Wholesale trade is a similar use to other permissible uses in this district, with comparable demands for public facilities. Traffic generated by this use is comparable to other permissible uses in the district such as Light Industrial Service and Warehouse and Freight.

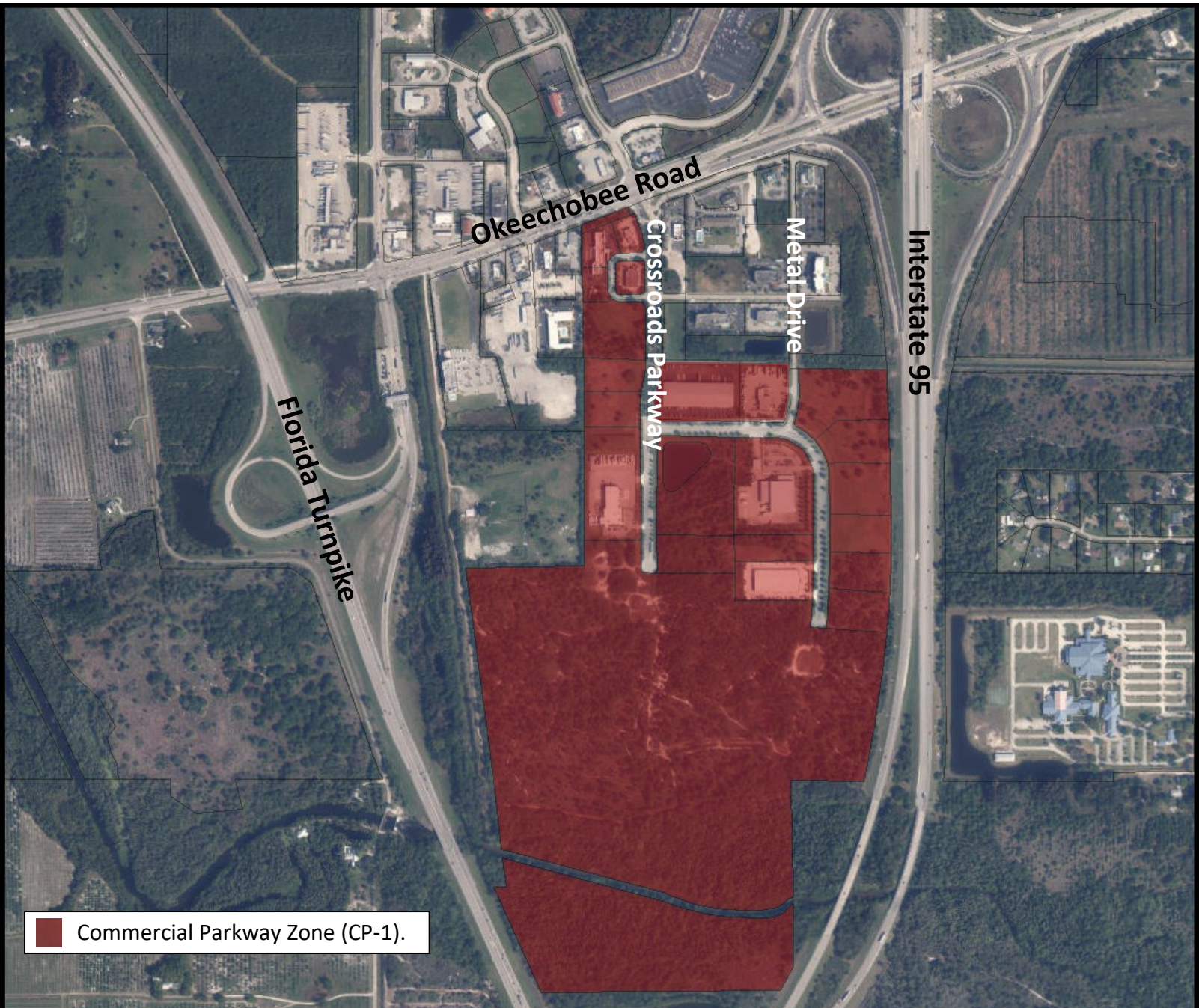
The proposed amendment does not present adverse impacts to the the public health, safety, or welfare of the community, when proper site development standards are integrated such as landscaping, lighting, and other provisions to provide site buffering and security.

### **Technical Review Committee**

All affected departments have reviewed the proposed amendment with regards requirements of the City Code, providing general support to the proposal. Findings from the review by corresponding departments are provided for viewing by the Planning Board.

### **Staff Recommendation:**

Staff recommends the Planning Board forwards a recommendation for **approval** of the proposed Amendment to Section 22-22 - Allowed Uses, to the City Commission, to provide wholesale trade as a permitted use within the Commercial Parkway Zone (CP-1).

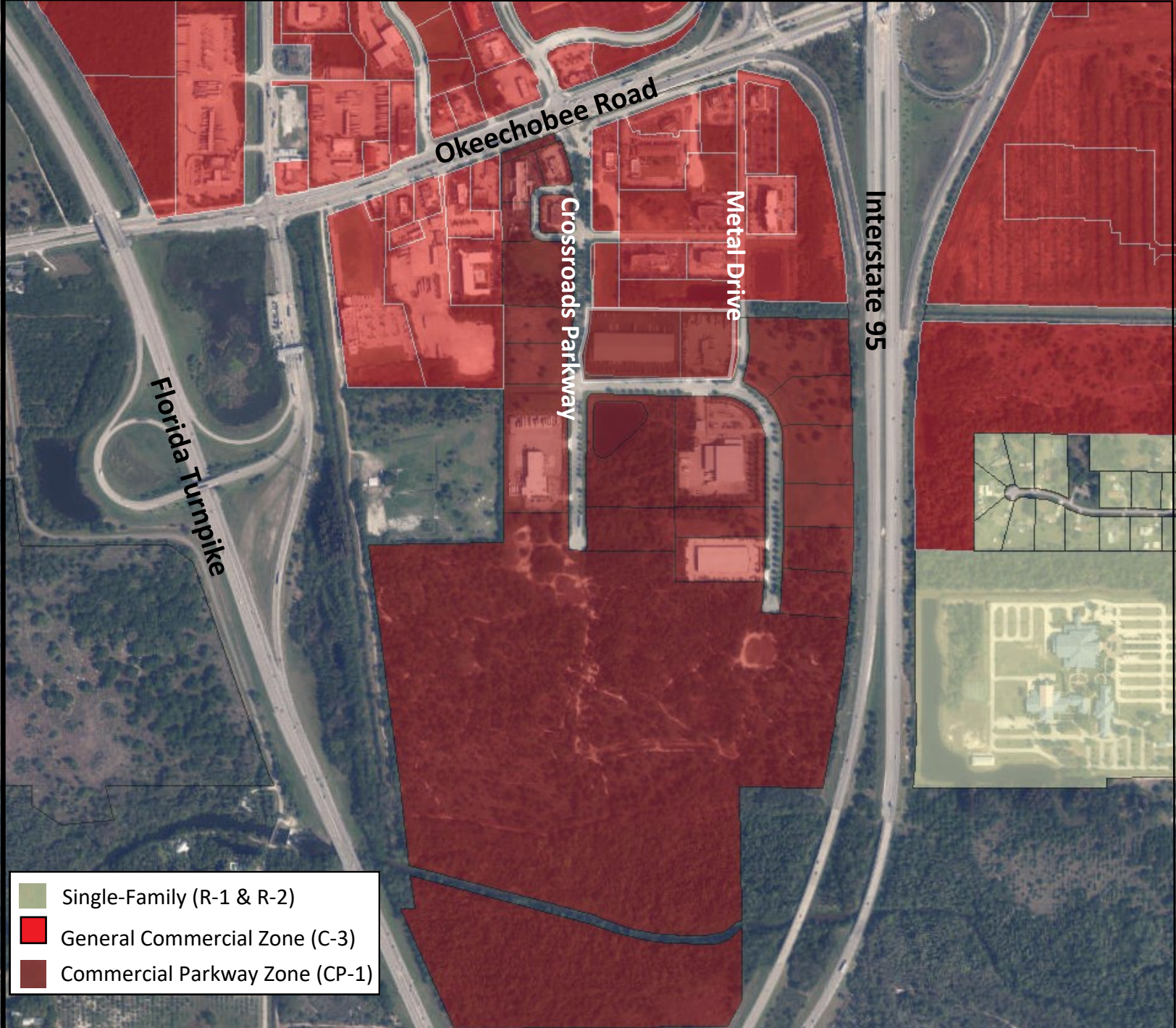


Commercial Parkway Zone (CP-1).

## Commercial Parkway Zoning District (CP-1)

Aerial - District Boundaries





- Single-Family (R-1 & R-2)
- General Commercial Zone (C-3)
- Commercial Parkway Zone (CP-1)

### Commercial Parkway (CP-1) & Surrounding Districts

Aerial - District Boundaries





## Text Amendment

Property address or Location 3601 Crossroads Parkway

Parcel ID #(s) 2324-710-0014-000-2

Project description The subject site is 4.8 acres and is located between Interstate 95 and Florida's Turnpike interchanges south of Okeechobee Road (SR 70).  
The existing use is a 68,500 sf multi-tenant office/warehouse/distribution facility.

FORT PIERCE BUSINESS CENTER LLC

**Property Owner(s)**

10 Wall St

**Street Address**

Norwalk CT 06850

**City State Zip**

203-854-5046

**Phone Number**

alanwebber@discala.com

**Email Address**

Daniel T. Sorrow, Project Manager, Cotleur & Hearing

**Applicant/Representative, Title, Company**

1934 Commerce Lane, Suite 1

**Street Address**

Jupiter FL 33458

**City State Zip**

561-747-6336 ext 120

**Phone Number**

dsorrow@cotleur-hearing.com

**Email Address**

*Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

*[Handwritten Signature]*

Property Owner(s) Signature(s)

STATE OF FLORIDA -- Connecticut COUNTY Fairfield 4<sup>th</sup>

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of June, 2019, by

Alan C. Webber who is personally known to me or has produced

as identification.

*[Handwritten Signature]*

Signature of Notary

**PATRICIA R. JURGIELEWICZ**  
**NOTARY PUBLIC** (seal)  
**MY COMMISSION EXPIRES MAY 31, 2022**

**INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729**

**TO BE COMPLETED BY STAFF**

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation	
				Contributing	Individual
				Non-Contributing	None

Pre-Application Meeting Date \_\_\_\_\_

Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit # \_\_\_\_\_

Intake Planner \_\_\_\_\_

Planner Assigned \_\_\_\_\_

Approved By \_\_\_\_\_ Date \_\_\_\_\_

Comments \_\_\_\_\_

Intake Date Stamp

# TEXT AMENDMENT

**Submit one (1) original & seven (7) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.**

- Complete notarized application
- Narrative describing the reason for the proposed amendment
- Draft Ordinance specifying changes

*Application Type:*

- Text Amendment to the Land Development Regulations (Zoning Code)
- Text Amendment to the Comprehensive Plan

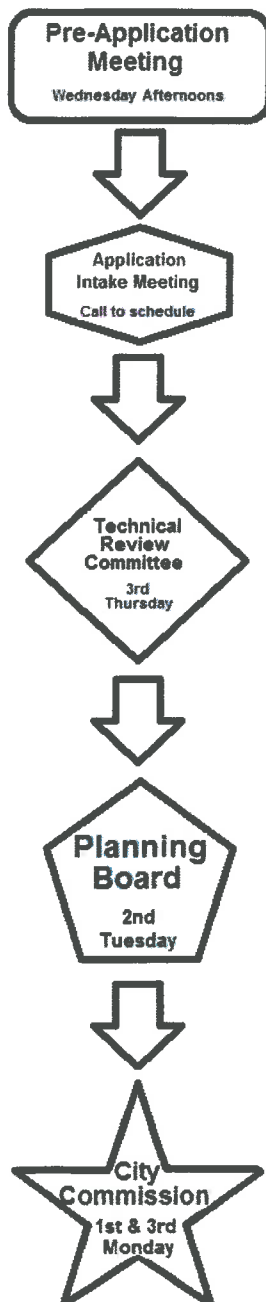
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**Sec. 22-131. - Basic amendment standards.**

Before an amendment is approved, findings will be made that the following standards are satisfied:

- (1) The amendment is consistent with the comprehensive plan;
  - (2) The amendment will not have an adverse effect on the ability of the city to:
    - a. Satisfy land and water use needs; and
    - b. Meet transportation demands and provide community facilities and services; and
  - (3) The amendment will promote and protect the public health, safety and general welfare.
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Application Outlook



**3601 Crossroads Parkway**  
**Zoning Text Amendment**  
June 5, 2017

**NARRATIVE**

On behalf of the property owner, Fort Pierce Business Center LLC, please accept this request for a Zoning Text Amendment for the allowed uses within the Commercial Parkway Zone (CP-1). The request is to allow Wholesale Trade as a permitted use in the Commercial Parkway zoning district. Wholesale Trade is not currently permitted in the CP-1 district.

The amendment is subject to the following standards of approval:

*Sec. 22-131. - Basic amendment standards.*

*Before an amendment is approved, findings will be made that the following standards are satisfied:*

- (1) The amendment is consistent with the comprehensive plan;*
- (2) The amendment will not have an adverse effect on the ability of the city to:*
  - a. Satisfy land and water use needs; and*
  - b. Meet transportation demands and provide community facilities and services; and*
- (3) The amendment will promote and protect the public health, safety and general welfare.*

The proposed text amendment is consistent with the comprehensive plan. The future land use element defines the General Commercial designation as follows:

**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.

The proposed amendment to allow wholesale trade is consistent with the existing Future Land Use designation. Wholesale trade is a light industrial commercial use and is consistent with the

other permissible uses in the Commercial Parkway district. The Code defines wholesale trade as follows (Sec. 22-3.):

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.

This use is not intended to serve the public on an individual basis but rather to sell goods to other businesses and institutions.

The proposed amendment will not have an adverse effect on the ability of the city to satisfy land and water use needs, meet transportation demands, and provide community facilities and services. Wholesale trade is a similar use to other permissible uses in the district and will place similar demands on public facilities. Traffic generated by this use is comparable to other permissible uses in the district such as Light Industrial Service and Warehouse and Freight.

The proposed amendment will not inhibit the public health, safety, or welfare. Wholesale trade does not present any significant drain on emergency services. Wholesalers sell merchandise to other businesses or institutions; they do not typically sell to the public. The trips generated by wholesale trade is less than other commercial uses, so a reduction of traffic congestion in the area is conceivable.

Please contact this office with any questions you may have in your review of this information.

## 3601 Crossroads Parkway Zoning Text Amendment

June 9, 2017

Please find attached the draft ordinance for the proposed zoning text amendment to allow Wholesale Trade as a permitted use in the Commercial Parkway district. The amendment to the existing ordinance is underlined and can be found on page 10 of this document.

### DRAFT ORDINANCE

Sec. 22-22. - 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	E 1	E 2	E 3	R 1	R 2	R 3	R 4	R4 A	R 5	C 1	C 2	C 3	C 4	C 5	C 6	C P	I 1	I 2	I 3	OS 1	OS 2	A 1	A 2
<b>RESIDENTIAL</b>																							
<b>Household Living</b>																							
-Detached House	P	P	P	P	P	P	P	P	C	C	C	-	-	C	-	-	-	-	-	-	C	-	-
-Duplex	-	-	-	-	-	C	P	P	C	C	C	-	-	C	-	-	-	-	-	-	-	-	-
-Townhouse	-	-	-	-	-	C	P	P	P	C	C	-	-	C	-	-	-	-	-	-	-	-	-
-Multi-Dwelling Building	-	-	-	-	-	C	P	P	P	C	C	C	-	C	C	-	-	-	-	-	-	-	-



-Library or Cultural Exhibit	-	-	-	-	C	C	C	C	C	-	C	P	P	C	-	C	-	-	-	C	-	-	-	
-Environmental Research and Education Facilities	-	-	-	-	-	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
<b>Day Care</b>	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-	
-Adult Day Care Center	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-	
-Day Care Center	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-	
-Child Care Facility	-	-	-	-	C	C	C	C	C	C	C	C	-	C	-	-	-	-	-	-	-	-	-	
-Family Day Care Home	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Educational Facilities</b>																								
-College or University	-	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	-
-Elementary, Middle or High School	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	-	-	-	-	-
-Marine Research/Education Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-	
<b>Government Facilities (except as noted below)</b>	-	-	-	-	-	-	-	-	-	C	C	P	P	C	-	C	-	-	-	-	-	-	C	C
-Post Office	-	-	-	-	-	-	-	-	-	C	C	P	P	-	-	C	-	-	-	-	-	-	-	-
-Safety Service	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	-	-	C	C
<b>Medical Facilities (except as noted below)</b>	-	-	-	-	C	C	C	-	C	C	-	C	-	C	-	-	-	-	-	-	-	-	-	-
-Hospital	-	-	-	-	C	C	C	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-	-
-Nursing Home	-	-	-	-	C	C	C	-	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-	-

<b>Park and Open Space</b> (except as noted below)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	-
- Cemetery/Columbarium/ Mausoleum	C	C	C	C	C	C	-	-	C	C	C	C	-	-	-	-	-	-	-	C	-	-	-
-Country Club/Golf Course	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-	C	-	-	-
-Game and Wildlife Management Preserves	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-
-Water Dependent Recreation Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C
<b>Passenger Terminal</b>																							
-Airport/Heliport	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-
-Rail/Bus Terminal	-	-	-	-	-	-	-	-	C	C	C	C	-	C	C	C	C	C	-	-	-	-	
-Bus Shelter	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-
-Taxi Terminal	-	-	-	-	-	-	-	-	C	C	C	C	-	C	C	C	C	-	-	-	-	-	
<b>Religious Institution</b>	C	C	C	C	C	C	C	C	C	C	C	P	P	C	-	C	-	-	-	-	-	-	
<b>Social Service Institution</b> (except as noted below)	-	-	-	-	-	-	-	-	C	-	C	C	-	-	-	C	C	-	-	-	-	-	
-Halfway Houses	-	-	-	-	-	C	C	C	C	C	-	C	C	-	-	-	C	-	-	-	-	-	
<b>Utilities</b>																							
-Minor, other	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P	C	C	C	C
-Major	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	P	C	C	C	C	

-Utility Cabinets, Above Ground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	C	C
<b>COMMERCIAL</b>																								
<b>Eating and Drinking Establishments</b>																								
-Brew Pub	-	-	-	-	-	-	-	-	C	P	C	P	P	P	P	C	C	C	-	-	-	-	-	
-Coffee Shop	-	-	-	-	-	-	C	-	C	C	P	P	P	P	P	C	C	C	-	-	-	-	-	
-Neighborhood Bistro	-	-	-	-	-	-	-	-	C	C	C	P	P	P	P	C	C	C	-	-	-	-	-	
-Neighborhood Café	-	-	-	-	-	-	-	-	C	C	C	P	P	P	P	C	C	C	-	-	-	-	-	
-Restaurants, Fast Food	-	-	-	-	-	-	-	-	C	-	-	P	P	P	P	C	C	C	-	-	-	-	-	
-Restaurant and Bar	-	-	-	-	-	-	-	-	C	C	C	P	P	P	P	C	C	C	-	C	-	-	C	
-Wine/Cigar Bar	-	-	-	-	-	-	-	-	C	C	C	P	P	P	P	C	C	C	-	-	-	-	-	
<b>Entertainment, Indoor (except as noted below)</b>	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	C	-	-	-	
-Adult Establishment	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	
-Arcade Amusement Center	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	-	-	
-Bar or Nightclub	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	
-Theater	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	
<b>Entertainment, Outdoor (except as noted below)</b>	-	-	-	-	-	-	-	-	-	-	-	C	-	P	-	-	-	-	-	C	-	-	-	
-Batting Cages, Driving Ranges	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	





-Laundry and Dry Cleaners Pick-Up	-	-	-	-	-	-	C	C	C	C	P	P	P	P	-	C	-	-	-	-	-	-	-	-
-Laundromat	-	-	-	-	-	-	C	C	C	C	P	P	P	C	-	C	-	-	-	-	-	-	-	-
-Mortuaries or Funeral Homes	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	C	-	-	-	-	-	-	-	-
-Neighborhood Commercial Services	-	-	-	-	C	C	P	P	P	C	P	P	P	P	-	C	-	-	-	-	-	-	-	-
-Pawn Shop	-	-	-	-	-	-	-	-	-	-	-	P	P	C	-	C	-	-	-	-	-	-	-	-
-Personal Improvement Service	-	-	-	-	-	-	C	C	C	C	-	P	P	P	-	C	-	-	-	-	-	-	-	-
-Veterinary (Without Outdoor Runs)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	C	-	-	-	-	-	-	-	-
<b>Retail Sales and Service, Repair-Oriented</b>	-	-	-	-	-	-	-	P	-	C	-	P	P	P	-	P	-	-	-	-	-	-	-	-
<b>Self-Service Storage</b>	-	-	-	-	-	-	-	-	-	-	-	C	-	C	C	-	P	-	P	-	-	-	-	-
<b>Vehicle Sales and Service</b>																								
-Automobile Rentals	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	-	-
-Automobile Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	-	-
-Boat Rentals	-	-	-	-	-	-	-	-	-	-	-	P	C	P	C	C	P	-	P	-	-	-	C	P
-Boat Sales	-	-	-	-	-	-	-	-	-	-	-	P	C	C	C	C	P	-	P	-	-	-	-	P
-Fueling Station	-	-	-	-	-	-	-	-	-	C	C	P	C	C	-	C	-	P	-	-	-	-	-	-
-Travel Plaza	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-	-	-	-	-	-	-	-
-Truck Stop	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	C	-	-	-	-	-	-	-	-



<b>Waste-Related Use</b> (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-	
-Solid Waste Separation, Transfer Station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
-Recycling Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	-	-	-	-
-Wrecking or Salvage Yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-
<b>Wholesale Trade</b>	-	-	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	<u>P</u>	P	C	P	-	-	-	-
<b>Heavy Industrial</b> (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-
-Heavy Equipment Sales & Rentals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	C	P	-	-	-	-
-Processing of Food and Related Products	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	C	P	P	-	-	-	-	
<b>OTHER</b>																									
<b>Aquaculture Facilities</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	-	C	C
<b>Community Gardens</b>	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-
<b>Dock/Moorage Facility</b> (except as noted below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C
-Docks for Single Family Homes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P
-Docks for Single Family Homes on canals within Surfside or Jennings Cove	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C
<b>Navigational Aids</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P





# 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, 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  
19608  
Location ID: 2324-710-0014-000/2  
TAX ID #: NA UNKNOWN  
Alternate ID description:  
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: O  
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	
Type	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
	<b>INDUSTRIAL</b>																						
<b>Wholesale Trade</b>																							
-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-ftpirce.com](mailto:kbenton@city-ftpirce.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*

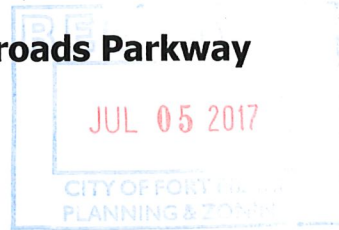


**To : Kori Benton, Senior Planner**

**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)

**Planning Board**

**7.b.**

Meeting Date: 08/08/2017

---

Information

REQUESTED ACTION

Special Exception - Weiner Residence - 221 Fernandina Street

LOCATION

221 Fernandina Street

RESPONSIBLE STAFF

Brandon Creagan, LEED Green Associate, Planner

RECOMMENDATION

Forward a Recommendation of Approval to the Board of Adjustment

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Attachments

Planning Staff Report

Site Aerial

Application for Special Exception

Variance Approval March 1, 2002

Site Plan & Building Plans

Zoning Map

Site Plan Visual

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**Form Review**

Form Started By: Brandon Creagan

Started On: 07/31/2017 01:19 PM

Final Approval Date: 08/02/2017



**TO:** Members of the City of Fort Pierce Planning Board

**THROUGH:** Rebecca Grohall, AICP, Planning Director

**FROM:** Brandon Creagan, LEED Green Associate, Planner

**RE:** **Application for Special Exception  
 Addition to a Non-Conforming Structure  
 221 Fernandina Street**

**DATE:** July 31<sup>th</sup>, 2017

---

**STAFF REPORT**

**Owner/Applicant:** Loretta Weiner  
 221 Fernandina Street  
 Fort Pierce, FL 34949

**Requested Action:** Recommendation of Approval to the Board of Adjustment for a Special Exception to expand a nonconforming structure by approximately 450 sq. ft.

**Location:** 221 Fernandina Street

**Parcel ID:** 2401-501-0204-000-5

**Zoning:** R-1, Single-Family Low Density Residential

**Surrounding Zoning:**

North	East	South	West
R-2	R-1	A2 (Aquatic)	R-1

**Future Land Use:** RL, Low Density Residential

**Parcel Size:** .33 acres

**Construction Date:** 1963

**Staff Analysis:**

The subject single-family home was constructed in 1963 on South Hutchinson Island. The property owner is requesting to construct an approximately 450 sq. ft. open air patio with a roof over it. Previously there was a roof over a concrete pad, however the roof was recently demolished. Since the roof and concrete pad will expand to an area that was previously not covered, a Special Exception is required. The existing structure fails to meet the setback requirement of the western side yard as set forth by the R-1, Single-Family Low Density Residential District, classifying this structure as non-conforming. The structure also fails to meet the setback requirements on the eastern side of the property, but there is an approved Variance from March 1, 2002 that allowed the garage to encroach into the setback on that side.

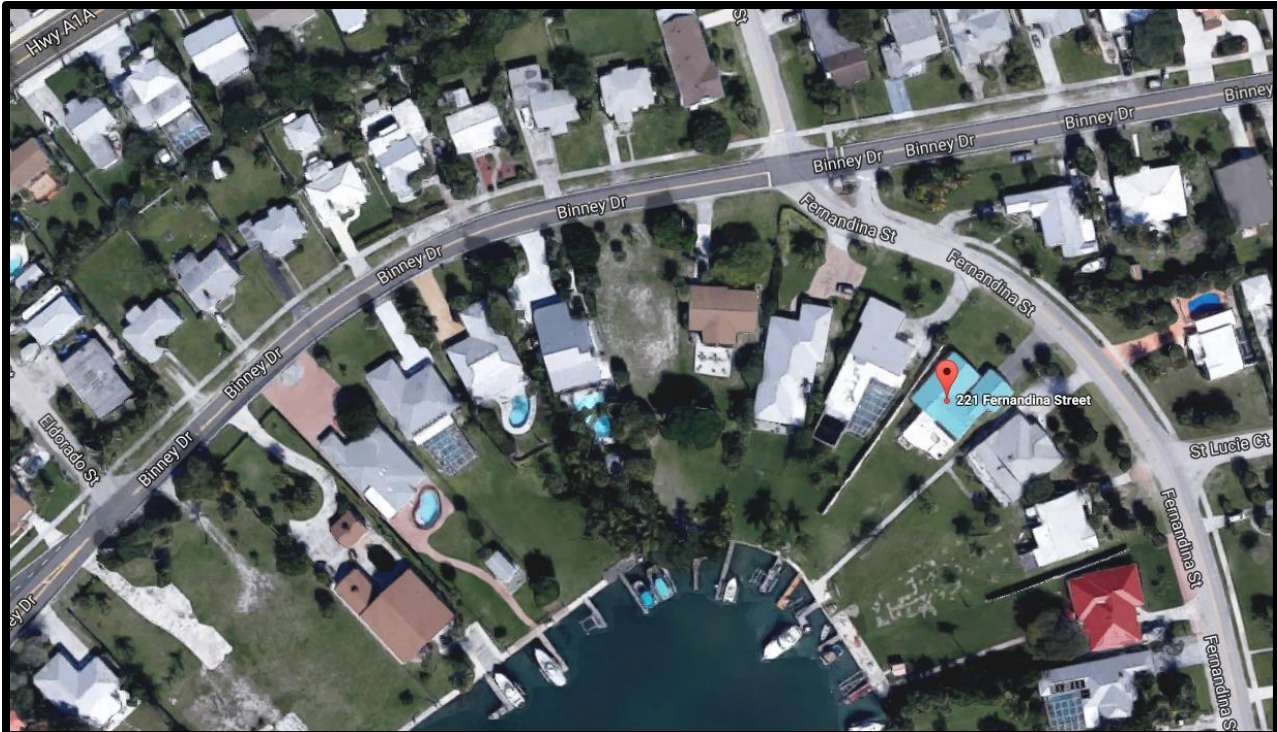
The requested addition to the structure necessitates the review and approval of a Special Exception based on the main structure failing to meet City Code Section 22-24 (b)(2)b., which mandates that the minimum depth of the side yard shall be seven (7) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet. The structure rests at a distance of 6.3 feet from the western property line. The Variance from March 1, 2002 allowed the construction of a garage that encroached on the eastern side yard setback and sits 5.9 feet from the side yard. This property is not a corner lot and therefore all structures must maintain at least a seven (7) foot distance from the side yard property line.

The proposed addition is intended to provide an open air patio with a roof over it to enhance the existing single-family home. This addition will not violate the established use and dimensional standards contained in City Code Section 22-24, Single-Family Low Density District (R-1).

Pursuant to City Code 22-102.1 (b), the Board of Adjustment shall confer with the City Planning Board on all applications for such special exception. The Planning Board is requested to review the Special Exception for the proposed addition and advise the Board of Adjustment prior to action by the Board of Adjustment on the proposal.

**Staff Recommendation:**

The proposed Special Exception meets the criteria specified in Section 22.102.1 of the City Code and is found to be consistent with the City's Comprehensive Plan; therefore, Staff recommends that the Planning Board forward a recommendation of **approval** to the Board of Adjustment.



THE SUNRISE CITY  
**FORT PIERCE**  
*Florida*

**Special Exception**  
**221 Fernandina Street**  
**Aerial Map**





**Special Exception**

Property address or Location 221 Fernandina St. Ft. Pierce 34949  
 Parcel ID #(s) 2401-501-0204-000-5  
 Project description Addition to a Single Family Home

Loretta Weiner  
 Property Owner(s)  
221 Fernandina St.  
 Street Address  
Ft. Pierce Fl. 34949  
 City State Zip  
349 - 275 - 6899  
 Phone Number  
lorettaweiner@yahoo.com  
 Email Address

Loretta Weiner  
 Applicant/Representative, Title, Company  
6410 Holatee Trail  
 Street Address  
Swkandas Fl. 33330  
 City State Zip  
349 - 275 - 6899  
 Phone Number  
lorettaweiner@yahoo.com  
 Email Address

**Property Owner(s) Acknowledgements:** - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.

[Signature]  
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY St. Johns  
 The foregoing instrument was acknowledged before me this 21st day of July, 2017, by  
Loretta Weiner who is personally known to me or has produced  
FL-12 as identification.

[Signature]  
 Signature of Notary

NOTARY PUBLIC  
 AMARIS ISABEL GIL  
 MY COMMISSION # FF 914194  
 EXPIRES: August 30, 2019  
 Bonded Thru Budget Notary Services  
 (seal)

**INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729**

**TO BE COMPLETED BY STAFF**

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
R1	RL	.33	N/A	Contributing Individual Non-Contributing None

Pre-Application Meeting Date \_\_\_\_\_ Fees \$300 Control # \_\_\_\_\_ B. Permit # \_\_\_\_\_

Intake Planner \_\_\_\_\_  
 Planner Assigned \_\_\_\_\_  
 Approved By \_\_\_\_\_ Date \_\_\_\_\_  
 Comments \_\_\_\_\_

Intake Date Stamp

# ☐ SPECIAL EXCEPTION

Submit eight (8) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- Site plan, to scale, including all relevant improvements:
  - Existing & proposed structures
  - Landscaping & parking,
  - Fencing, signs, etc.

As-built Survey

For Duplex:

- Verification of zoning prior to 1985 from City Clerk
- Complete, notarized application

Special Exception Type:

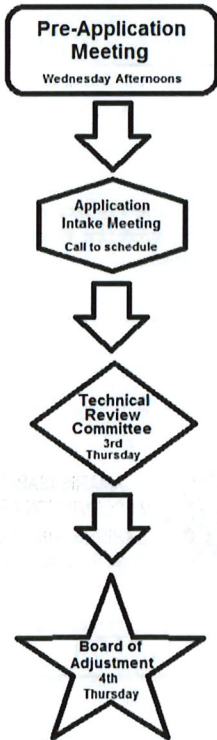
- Enlargement or Alteration of a Non-Conforming Structure
- Duplex as Special Exception

Structure	Size (sq. ft.)	Height	Use	Residential Units
Existing	2,790		SF	1
Proposed	3,240		SF	1

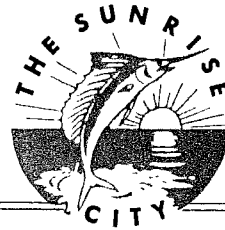
Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West
Single family	water	single family	single family

## Application Outlook



# CITY OF FORT PIERCE *Florida*



## DEPARTMENT OF DEVELOPMENT

City Hall • 100 North U.S. 1 • P. O. Box 1480 • Fort Pierce, Florida 34954-1480

Phone (561) 460-2200 • Fax (561) 466-5808

March 1, 2002

Mr. & Mrs. James Coker  
221 Fernandina Street  
Fort Pierce, FL34949

Re: **Variance to regulations governing side yard setback**

Dear Mr. & Mrs. Coker:

This is to formally advise you of action taken to your request for the Variances described above.

On Thursday, February 28, 2002, the Board of Adjustment of the City of Fort Pierce voted unanimously to approve the requested Variance. Specifically, the Board's action means that, you may proceed with the construction of your garage. Please bring a copy of this letter with you when applying for a building permit.

Thank you for your cooperation. If you have any questions, please contact this office at (561) 460-2200.

Sincerely,

Ramon Trias, AICP  
Director of Development

cc: City Manager  
Director of Building & Code Enforcement  
Permit Specialist

**VARIANCE REPORT**

**DATE (BOARD OF ADJUSTMENT) Thursday, February 28, 2002**

**REQUEST** request for variance from regulations governing side yard setback in order to construct a garage. Minimum requirement is seven (7) feet, proposing five feet 8 inches (5' 8").

**LOCATION** 221 Fernandina Street

**LEGAL** FT PIERCE BEACH S/D BLK 12 lot 14 (OR 1262-1995)

**ZONE** R-1

**OWNER** James & Sherry Coker

**APPLICANT**

**REPRESENTATIVE**

**LETTERS SENT TO PROPERTY OWNERS PRIOR TO CITY COMMISSION MEETING**

4	20%	1
		0
		0

**IN FAVOR**

**OPPOSED**

**DATE LETTERS MAILED** 2/4/02

**NO. OF LETTERS RETURNED BY POST OFFICE** \_\_\_\_\_

**AS OF** 2/25/02

- 
- ATTACHMENTS:**
1. Memo from City Planner
  2. Application w/Legal
  3. Site Plan

MEMORANDUM

TO: Fort Pierce City Board of Adjustment  
THRU: Director of Development  
FROM: City Planner  
SUBJECT: Variance Request  
DATE: February 28<sup>th</sup>, 2002

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General Information:

Owner / Applicant: James Coker  
Sherry Coker  
221 Fernandina Street  
Ft. Pierce, Fl. 34949

Requested Action: A variance from regulations governing the minimum side setback for a garage in the R-1 Zone.

Zoning: R-1, Single Family Low Density Zone

Location: 221 Fernandina Street

Regulations: Section 22-24(d)(2)b. "The minimum depth of the side yards shall be seven (7) feet,...."

The applicant is requesting a variance to the minimum side setback for a garage in the R-1 Zone. The proposed garage is to be five (5) feet and eight (8) inches from the side property line where seven (7) feet is required.

Analysis of the five criteria for granting variances

A variance may be granted only in the event that **ALL** of the following criteria are satisfied:

- 1. Special conditions and circumstances exist which are peculiar to the land, structure or buildings involved and which are not applicable to other lands, structures or buildings in the same zoning district.**

There appears to be no special conditions or circumstances existing.

**2. Special conditions and circumstances do not result from the actions of the applicant.**

There appears to be no special conditions or circumstances related to any actions of the applicant.

**3. The literal interpretation of the provisions of the zoning ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the ordinance and would result in unnecessary and undue hardship on the applicant.**

The literal interpretation of the provisions of the zoning ordinance does not deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.

**4. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.**

The variance appears to be the minimum variance that would make possible the reasonable use of the land and building.

**5. The granting of the variance will be in harmony with the general intent and purpose of the ordinance and such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.**

The granting of this variance does not appear to be injurious to the area or otherwise detrimental to the public welfare of the City of Ft. Pierce.

**RECOMMENDATION:** Staff recommends approval to this application for a Variance.

(Items 1-4 & 6 a-g must be completed) Please type or use black ink.

1. Legal description of real property in the City of Fort Pierce, Florida, for which variance is being requested. Include property tax identification number. Lot 14, Block 12,  
of the Revised Map of Ft. Pierce Beach, as recorded in Plat Book 8,  
Page 29

240/50/0207005

2. Description of variance: REQUEST VARIANCE to CONSTRUCT A TWO CAR GARAGE  
ON EAST SIDE OF LOT ~~14~~ LOT 14 to INTRUDE ONE  
FOOT FOUR INCHES INTO MINIMUM SEVEN FOOT SETBACK.

3. Name of Owner(s): JAMES & SHERRY COLLETZ

4. Name of Applicant (if different from owner): SAME AS ABOVE

Signature of Applicant: [Signature]

Mailing Address: 221 FERNANDINA STREET

STREET NAME AND NUMBER

Ft. Pierce FLORIDA 34949 561-466-8311  
CITY STATE ZIP CODE PHONE NO.

5. Name of Representative: SAME AS ABOVE

Mailing Address: \_\_\_\_\_

STREET NAME AND NUMBER

CITY STATE ZIP CODE PHONE NO.

6. In order to determine whether your Application for Variance meets all the criteria in Section 22-108 of the City Code, please answer the following questions:

a. What type of exceptional questions exist and are they inherent in the land? \_\_\_\_\_

REQUEST to ADD TYPICAL 2 CAR GARAGE

b. Describe those conditions peculiar to the specific property and not generally applicable to other lands, structures or buildings in the same zoning district.

PIE SHAPED LOT

c. Do the special conditions and circumstances result from actions other than that of yourself? PIE SHAPED LOT

d. Explain how a literal interpretation of the ordinance would deprive you of commonly enjoyed property rights in that zoning district. Identify any undue hardships that would result in this interpretation. NEED VARIANCE TO ALLOW FOR MINIMUM SIZE 2 CAR GARAGE OF 22' WIDE AND SPACE BETWEEN NEW GARAGE AND EXISTING HOME FOR WATER RUN-OFF (DRAINAGE)

e. What would you consider to be the minimum variance that would give you the reasonable use of the land, building, or structure: ONE FOOT + FOUR INCH ENCROACHMENT OF SETBACK BETWEEN LOT 14 + LOT 13

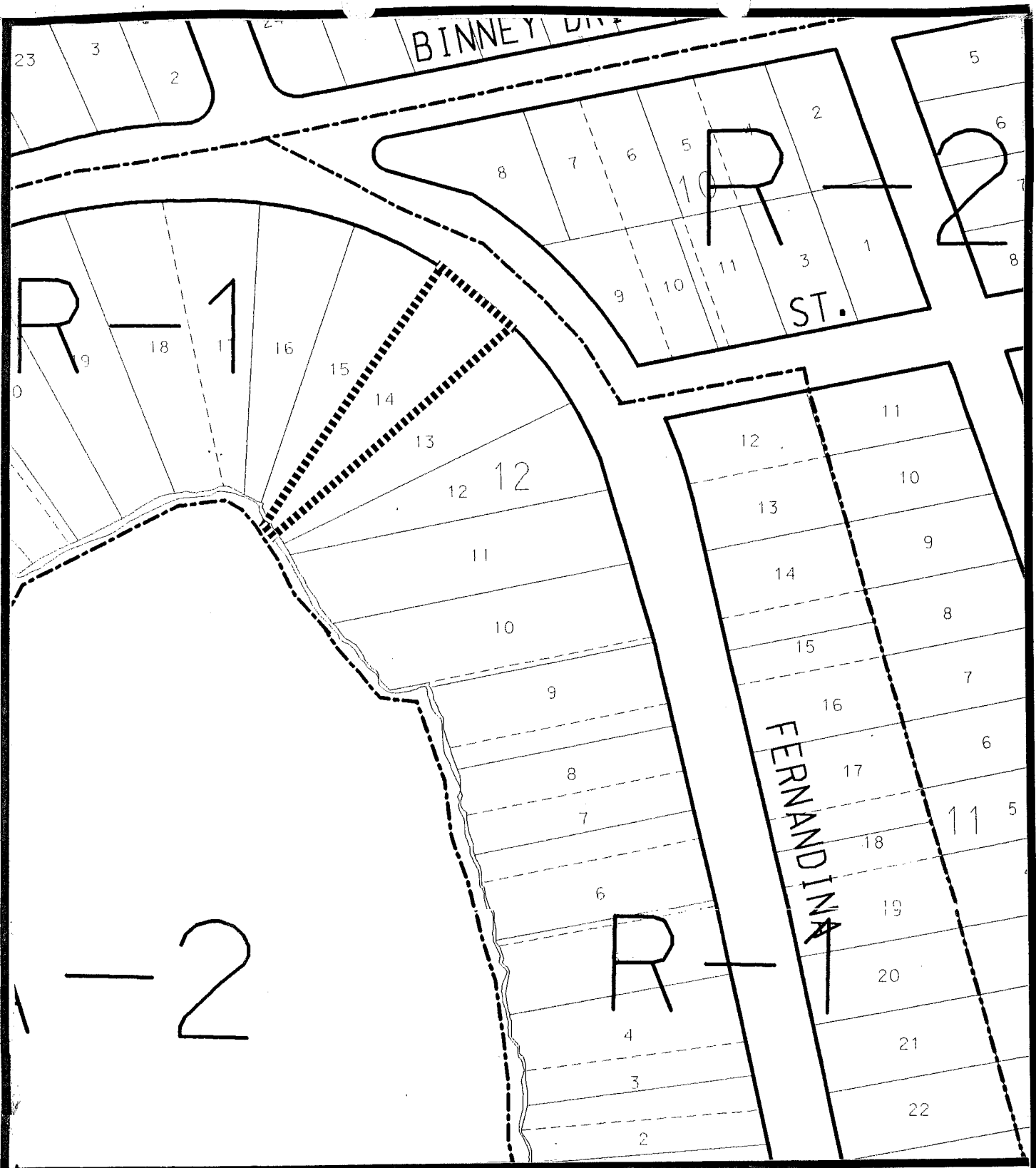
f. Explain how your variance request does not impair the intent of the zoning ordinance: THERE WOULD STILL BE OVER FOURTEEN FEET BETWEEN RESIDENT STRUCTURES

g. What effect does your variance request have on the general public welfare: SHOULD HAVE NO EFFECT ON GENERAL PUBLIC WELFARE

TO BE COMPLETED BY CITY

Date Received \_\_\_\_\_ By \_\_\_\_\_

Fee Paid: \$ \_\_\_\_\_ Receipt No. \_\_\_\_\_



**VARIANCE**

PRESENT ZONING- R-1

DATE- 2/28/02

PROPOSED USE- GARAGE

**St. Lucie County Property Appraiser Geographic Information Services**

**Real Property Record for Parcel Number: 240150102040005** Record Number: 1 of 1  
**Location: 221 FERNANDINA ST FP ### Section: 01 Township: 35S Range: 40E**

**Show Location Map**

**Owner, Legal Description, Deed & Total Assessment**

<b>Name:</b> COKER, JAMES A <b>Name:</b> COKER, SHERRY F <b>Address:</b> 221 Fernandina St Fort Pierce, FL 34949-3535		<b>Legal:</b> FT PIERCE BEACH S/D BLK 12 LOT 1 4 (OR 1262-1995)		
<b>Book:</b> 1262	<b>Page:</b> 1995	<b>Sale Date:</b> 1999-11-10 00:00:00	<b>Sale Amt:</b> 170000	<b>Sale/FT:</b> 95.77/SqFt.
<b>Insp. Date:</b>	<b>By:</b>	<b>Date Valued:</b>	<b>Permits:</b> F92-001027	<b>Exempt:</b> 25000
<b>Land:</b> 112400	<b>Improve.:</b> 57200	<b>Class:</b> 0	<b>Total:</b> 139050	<b>Taxable:</b> 114050

**Neighborhood & Use**

<b>Subdiv Name:</b>	<b>Neighborhood:</b>	<b>Map-ID:</b>	<b>DOR Use:</b> 100
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**General Building Data**

<b>Imp. Type:</b> HD	<b>Class:</b> D	<b>No. Stories:</b> 1	<b>Year Built:</b> 1963 Eff: 1977	<b>Baths:</b> 2:	<b>Bedrms:</b> 2	<b>Pool:</b>	<b>Fplc:</b> N	<b>Air:</b> Y
<b>Living Area:</b> 1775 SqFt.		<b>Wall:</b> CB Plain						

**Building Perimeter Sketch and Photograph**

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**Improvements**

No.	Code/Cat	Size
1	BAS -BASE AREA	1775
2	UT6 -UTILITY/60	176
3	GR6 -GARAGE 60	312
4	OP3 -OPEN POR 30	60

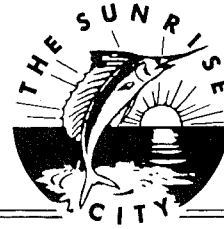
**Improvements / Extra Features**

No.	Code/Cat	Size	YR
1	DOK1-	88	1977
2	3CHT-	1	1977
3	3CHT-	1	1977

**Land Valuation**

No	Typ	Front or Unit	Depth	MktVal	AgrVal
1	0100-SF Res-FRFT	53.5	270.0	112350.0	

# CITY OF FORT PIERCE *Florida*



## DEPARTMENT OF DEVELOPMENT

City Hall • 100 North U.S. 1 • P. O. Box 1480 • Fort Pierce, Florida 34954-1480  
Phone (561) 460-2200 • Fax (561) 466-5808

February 1, 2002

Dear Property Owners:

James and Sherry Coker have submitted an application for a *Variance* to the regulations governing the side yard setback; 7 feet required; 5 feet 8 inches proposed, to construct a two car garage. Property is located at 221 Fernandina Street and is legally described as:

FT PIERCE BEACH S/D BLK 12 LOT 14 (OR 1262-1995)

There will be a public hearing before the Board of Adjustment of the City of Fort Pierce, Florida at the meeting which begins at 7:00 p.m., Thursday, February 28, 2002 in the 1<sup>st</sup> Floor Main Conference Room of City Hall, 100 N. U.S. #1, Fort Pierce, Florida. You are encouraged to attend the public hearing and to speak in favor of, or opposed to, the requested Variance. Whether you attend or not, we ask that you complete the form below and return it so that we receive it no later than February 28. The votes will be tabulated and reported to the Board of Adjustment. Thank you for your cooperation.

Sincerely,

Ramon Trias, AICP  
Director of Development

Re: Coker  
Variance to Side Yard Setback

No. \_\_\_\_\_

I approve of the Variance

I disapprove of the Variance

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Please complete and return to:

City of Fort Pierce - Planning Dept.  
P.O. Box 1480  
Fort Pierce, FL 34954  
Or Fax (561)466-5808

2701501020400 05

Edith E Jones  
202 Fernandina St  
Fort Pierce, FL 34949-3534

1

Robbie J Self  
Kathleen R Lewis  
1731 Coral Cir  
Fort Pierce, FL 34949-3548

2

Mr David L Gaspar  
Mrs Michelle D Gaspar  
206 Fernandina St  
Fort Pierce, FL 34949-3534

3

~~Mr James A Coker  
Mrs Sherry F Coker  
221 Fernandina St  
Fort Pierce, FL 34949-3535~~

Mr R C Crotty Sr  
Mrs June P Crotty  
1422 Neptune Rd  
Kissimmee, FL 34744-4758

4

CITY OF FT PIERCE BLDG & CODE DIVISION  
P.O. BOX 148

FT PIERCE FL 34954

DATE: 1/30/02  
TIME: 15:39:58

RECEIPT #: 0000011140  
CASHIER: DAWN

MISCELLANEOUS RECEIPT

REFERENCE: AL COKER; 221 FERNANDINA ST

ITEM DESCRIPTION	PAID
-----	-----
APPLICATION FOR VARIANCE	100.00
TOTAL AMOUNT PAID:	100.00
PAYMENT TYPE: CHECK	
CHECK NBR: 000005703	



**DOOR AND WINDOW BUCK FASTENING**

1 X BUCKS SHALL BE ATTACHED WITH CASE HARD NAILS @ 12" O.C. WITH THE DOORS AND WINDOWS FASTENED WITH TAPCONS PER PRODUCT REVIEW AFFIDAVIT WITH A MIN. OF 1-1/2" EMBEDMENT INTO CONCRETE (THROUGH FRAME) BUCK SHALL EXTEND BEYOND THE INTERIOR FACE OF THE FRAME PER 2014 FLORIDA BUILDING CODE WITH AMENDMENTS.

**OPTIONAL**

2 X BUCKS SHALL BE ATTACHED WITH 1/4" X 3-1/4" TAPCONS AT 12" O.C. WITH DOORS AND WINDOWS FASTENED WITH #10 WOOD SCREWS SPACED PER PRODUCT REVIEW AFFIDAVIT WITH A MINIMUM PENETRATION OF 1-1/4" INTO BUCK. BUCK SHALL EXTEND BEYOND THE INTERIOR FACE OF THE FRAME PER 2014 FLORIDA BUILDING CODE WITH AMENDMENTS.

**DRYWALL AND FURRING ATTACHMENT**

P.T. 1 X 2 FURRING @ 16" O.C. FASTENED WITH 1 1/2" CASE HARD NAILS @ 8" O.C.

1/2" DRYWALL FASTENED TO FURRING WITH 1 1/8" DRYWALL SCREWS @ 8" O.C. PERIMETER AND 12" O.C. FIELD.

5/8" DRYWALL FASTENED TO FURRING WITH 1 1/8" DRYWALL SCREWS @ 8" O.C. PERIMETER AND 12" O.C. FIELD.

**PRODUCT REVIEW**

PRODUCT	OPENING DESIGN PRESSURES (WORST CASE)	PRODUCT DESIGN PRESSURES	MANUFACTURER	MODEL#	APPRO VAL#	GLASS TYPE	ATTACHMENT METHOD
DOOR	ZONE 4 - 61.7 ZONE 5 - 74.1	-75	PST INDUSTRIES	FD-101	FL# 16-0629.17	IMPACT	3/4" TAPCONS @ 4" MIN. O.C., JAMBS (ALL); 13 1/4" MAX. FROM CORNERS AND 231/8" MAX. O.C. HEAD & SILL OF DOORS; 6" MAX. FROM CORNERS, 9" MAX. FROM ASTRAGAL CENTERS AND 20 7/8" MAX. O.C. HEAD & SILL OF SIDE LITES; 6" MAX. FROM CORNERS AND 24 3/4" MAX. O.C.
ROOFING	ZONE 1 - 54.1 ZONE 2 - 64.4 ZONE 3 - 52.1	-112.5	POLYGLASS	PEEL AND STICK	FL# 1654.1	N/A	ELASTIC 22 GA. RING SHANKS @ 6" O.C., 4" O.C. @ LAP SELF ADHERED ELASTOFLEX
DOOR	ZONE 4 - 61.7 ZONE 5 - 74.1	-65	MARVIN WINDOWS & DOORS	CUOH-NG-123 4036-2W COMBINATION	FL# 17635.8	IMPACT	#8 X 1-1/2" WOOD SCREWS @ 15" MAX. O.C., 6" ON CORNERS, MIN. EMBEDMENT OF 1-3/4" AND 3/4" DISTANCE TO EDGE
AWNING	ZONE 4 - 61.7 ZONE 5 - 74.1	-65	MARVIN WINDOWS & DOORS	CLAD AWNING OPERATOR	FL# 13180.1	IMPACT	#8 SCREWS @ 13" MAX. O.C., WITH 1-3/4" MIN. EMBEDMENT, 6" FROM CORNERS, SCREWS MUST BE A MIN. 3/4" FROM EA. EDGE OF THE BUCK
DOOR	ZONE 4 - 61.7 ZONE 5 - 74.1	-55	MARVIN WINDOWS & DOORS	CLAD ULTIMATE OUTSWING FRENCH DOOR	FL# 4089.14	IMPACT	#8 SCREWS @ MAX. 12" O.C. MIN. 6" O.C. HEAD AND SILL AND 12" O.C. JAMBS WITH A 1-3/4" MIN. EMBEDMENT

THE SEAL HEREON IS PROVIDED ONLY TO INDICATE OUR REVIEW AND APPROVAL FOR USE OF PRODUCTS LISTED FOR THIS STRUCTURE. THE ACCEPTANCE OF THESE PRODUCTS AND METHODS OF ATTACHMENT ARE BASED ENTIRELY UPON TEST DATA PROVIDED BY THE MANUFACTURERS, WHICH CARRIES ITS OWN ENGINEER'S CERTIFICATION AND IMPLIES NO WARRANTY OR GUARANTEE BY THIS OFFICE FOR THESE PRODUCTS.

**Certification for Design load Compliance**

- DESIGN CODE: Florida ~~ESSENTIAL~~ code 2014 Edition w/20\_\_ supplements using ASCE 7-10
- Structure Design is:  Enclosed  Partially Enclosed  Open Building
- Risk Category:  I  II  III  IV Exposure Category:  B  C  D Adjustment coefficient: 1.2
- Design Wind Velocity: 115 mph ASD LRFD End Zone Width 4 ft.
- Mean Roof Height: 12 ft. Roof Pitch: 1/12 Parapet 0 ft.
- Components & Cladding Design Pressure used: (PSF, based on Actual sq. ft. @ 3.0 MRH (worst case))
- Design Loads: Floor: 25 PSF Roof/Dead: 15 PSF Roof/Live: 20 PSF Balcony: N/A
- Deck: PSF Deck: PSF Stairs: PSF Fence: PSF Railing: PSF
- Were Shear Walls Considered for Structure?  Yes  Not applicable Explain Why Not:
- Is A Continuous Load Path provided?  Yes  Not applicable Explain Why Not:
- Design Soil Bearing Pressure: 2000 PSF

**STRUCTURAL NOTES:**

- STRUCTURAL LUMBER TO BE HEM-FIR #2 GRADE OR BETTER WITH 1000 P.S.I. MIN. FIBER STRESS VALUE.
- CONCRETE TO BE 3000 P.S.I. MIN. FOR BEAMS, COLUMNS, AND FILLED CELLS, CONCRETE SLABS AND FOOTINGS TO 2500 P.S.I. MIN.
- REINFORCING STEEL SHALL BE GRADE 60 OR BETTER WITH 30" MIN. LAP.
- CONCRETE COVER OVER REINFORCING STEEL:  
FOOTINGS 3"  
BEAMS 1-1/2"  
COLUMNS 1-1/2"
- FILL (SOIL) SHALL BE PLACED IN LIFTS NOT TO EXCEED 12" AND COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR DENSITY.
- ALL COMPONENTS OF THIS STRUCTURE HAVE BEEN DESIGNED & SELECTED TO WITHSTAND WIND FORCES PER THE FLORIDA BUILDING CODE 2014 EDITION.
- DOOR & WINDOW ASSEMBLY COMPONENTS TO BE CERTIFIED BY MANUFACTURER FOR WIND FORCES PER THE FLORIDA BUILDING CODE 2014 EDITION PER WIND LOAD COMPLIANCE DESIGN PRESSURES.
- PRECAST / PRESTRESSED CONCRETE LINTELS TO HAVE 6" MINIMUM BEARING. SEE LINTEL SCHEDULE FOR ADDITIONAL INFORMATION.
- FOR METHOD OF ATTACHMENT OF DOORS & WINDOWS, SEE ATTACHED PRODUCT REVIEW AFFIDAVIT.

\*NOTE: ALL SIMPSON STRONG-TIE PRODUCTS IN CONTACT WITH TREATED LUMBER SHALL HAVE A MINIMUM 2-MAX COATING OR BETTER.

**NOTES:**

DRYWALL SHALL CONFORM WITH SECTION R702.3.1 OF THE FLORIDA BUILDING RESIDENTIAL CODE.

CERAMIC TILE IN TUB / SHOWER COMPARTMENTS SHALL CONFORM WITH SECTION R702.4 OF THE FLORIDA BUILDING RESIDENTIAL CODE.

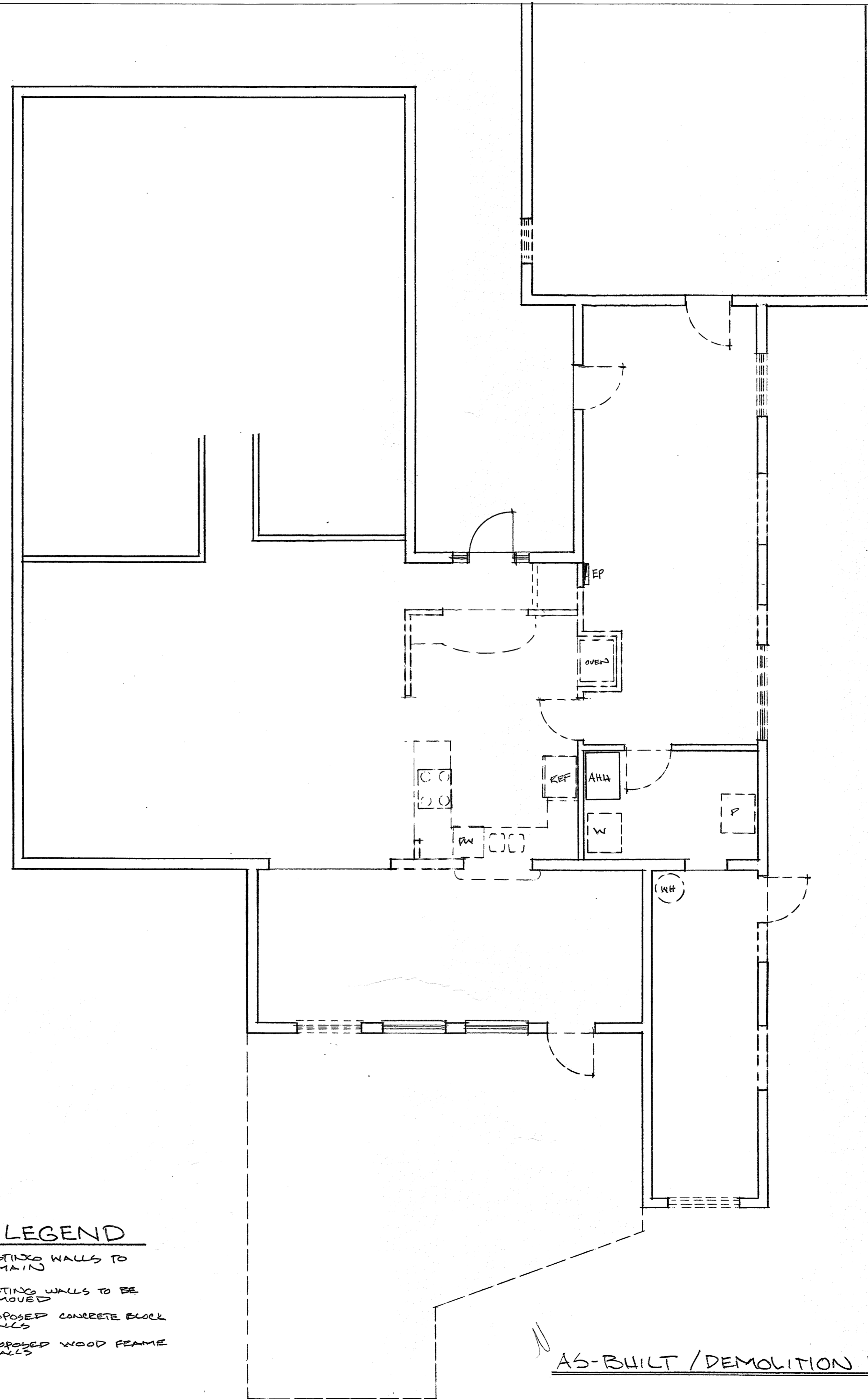
WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450.

ATTIC INSULATION SHALL HAVE A CRITICAL RADIANT FLUX NOT LESS THAN 0.12 WATT PER SQUARE CENTIMETER WITH A FLAME SPREAD NOT EXCEEDING 25 WITH AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT EXCEEDING 450.

FOAM BLOCK INSULATION SHALL HAVE A FLAME SPREAD OF NOT MORE THAN 75 AND SMOKE - DEVELOPED INDEX OF NOT MORE THAN 450.

TABLE R301.2(1)  
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN Speed <sup>a</sup> (topographic effects) <sup>b</sup> (mph)	SEISMIC DESIGN CATEGORY <sup>c</sup>			SUBJECT TO DAMAGE FROM		WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIREDS	FLOOD HAZARDS <sup>e</sup>	AIR FREEZING INDEX	MEAN ANNUAL TEMP
		Weathering <sup>d</sup>	Frost (in depth)	Terrace <sup>f</sup>	WINTER DESIGN TEMP						
NA	See Fig. R301.2(4)	NA	Negligible	NA	Very Heavy	NA	NA	NA	NA	NA	



**WALL LEGEND**

	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE REMOVED
	PROPOSED CONCRETE BLOCK WALLS
	PROPOSED WOOD FRAME WALLS

AS-BUILT / DEMOLITION PLAN

ARCHITECT

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STATE REG # AA26003348

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PROJECT

**WEINER  
RENOVATION**  
FT. PIERCE, FLORIDA

CLIENT

CONSULTANTS

REGISTRATION



REVISIONS

NO.	DATE	REVISION

KEY PLAN

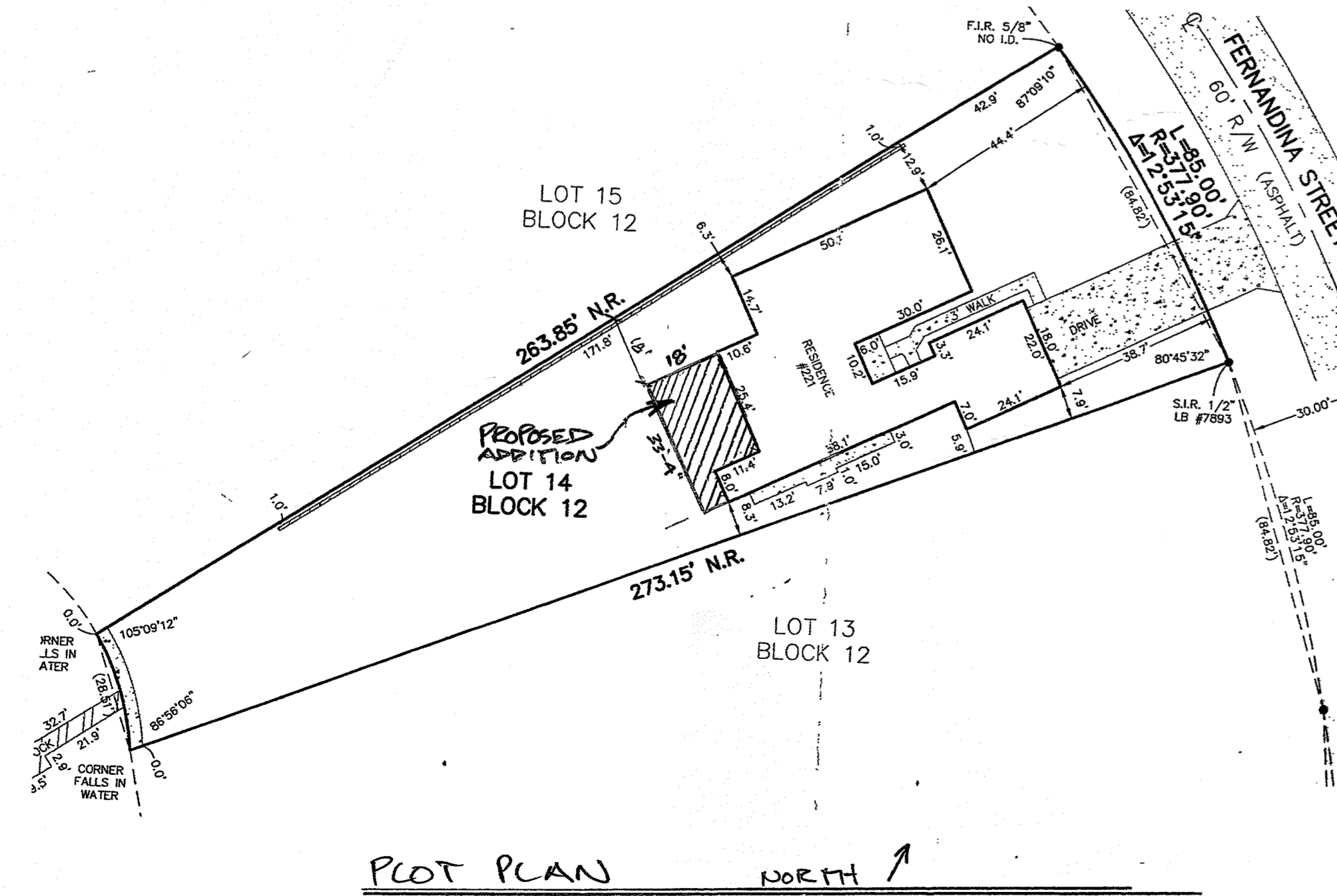
SHEET TITLE / SHEET NUMBER

A-1 OF 3

PROJECT NUMBER R 17019

DATE 6/19/17

BEZ-11



PLOT PLAN NORTH  
INFORMATION TAKEN FROM SURVEY PROVIDED BY OWNER 1"=50'







**Special Exception**  
**221 Fernandina Street**  
**Zoning Map**



