



September 20, 2017

Robert. V. Schwerer, Esq.
Managing Shareholder
Hayskar, Walker, Schwerer, Dundas & McCain P.A.
130 South Indian River Drive - Suite 304
Fort Pierce, FL 34950

**SUBJECT: Conditional Use with New Construction
Dockside View Dock/Moorage Facility
1136-1172 Seaway Drive**

Dear Mr. Schwerer, Esq.,

The following are advisory comments from the Planning Department's review of the application for **Conditional Use with New Construction** to reconstruct and expand Docks and the Moorage Facilities at 1136-1172 Seaway Drive:

- 1) The application shall include a signed & sealed survey of the sites included in the application.
- 2) Please update the request and use narrative to reflect greater detail of the use and operational scope of the proposed docks, i.e. hotel guests, visitors of On the Edge, transient boaters, live-aboard, etc. The traffic impacts and parking demands for the proposed slips are correlated to these provisions.
- 3) The proposed new construction extends across six (6) parcels of land, which are commonly held, but may be independently sold under the current parcel arrangement. Further, the proposed Conditional Use seeks to utilize parking, access, and support upland facilities across the same parcels, however there's no verification of cross access, shared parking, or similar agreements which secure required parking for the proposed new construction. Please provide guidance as to proposed parcel combinations, unity of title, or agreements to ensure the proposed facilities will adequately maintain the required parking, lighting, landscaping, drainage, or similar support facilities as applicable by City Code.
- 4) Pursuant to City Code Section 22-187 (4), between street rights-of-way and vehicular use areas, there shall be a landscaped strip of land at least ten (10) feet wide except where driveways are located, which shall include an average of at least one tree for each three hundred (300) square feet of required landscaped area. The remainder of the required landscaped area shall be completely covered with grass, ground cover or other landscaped treatment and shall additionally contain a screen of landscaping which shall be installed and maintained so as to form a thirty-six-inch or higher continuous, unbroken, solid, visual screen within a maximum of one year after the landscaping takes place, except in clear vision areas required in section 22-53.
 - The application should reflect the integration of the required landscape buffer within primary parking area at 1152 & 1156 Seaway Drive. Additionally, the other areas of the plan allocated for "Vehicular Use Areas" should be landscaped per the minimum standards of City Code Section 22-187 (7).

- 5) The site improvement plan shall denote all Handicap Parking spaces provided for the existing and proposed commercial facilities, ensuring required pedestrian access from the right-of-way and parking areas to the business entrances/docks is provided (City Code Section 22-60 & 22-62 (b) & (d).
- 6) The parking exhibit filed does not include a scale, or dimensions, to verify compliance with the minimum aisle and stall dimensions. Please update this exhibit, or provide a signed and sealed survey, to display said dimensions. The parking area should feature applicable directional arrows, stop signs, stop bars, etc. to provide safe and efficient traffic flow on-site and in interacting with the adjacent roadway.
- 7) Per Section 22-60(a)(3) of the City Code, "Off-street parking requirements not specifically listed in subsection (d) and off-street loading requirements not specifically listed in subsection (e) shall be determined by the development director based upon the requirements for comparable uses listed. Where the director concludes that there are no comparable uses, the determination will be made by the city planning board." It was concluded by the Director of Development that there were no comparable uses in the City Code, therefore the Planning Board in 2011 considered the matter and per the land development code is ultimately responsible for determining an appropriate parking requirement for the proposed docking facility. At their meeting held July 12, 2011, the Planning Board determined that a parking ratio of one (1) parking space per two (2) boat slips would be an appropriate requirement.
 - Since this 2011 decision, Chapter 22-60 has been amended to provide capacity for the Director of Development ((a)(3)b. to apply the parking ration that applies to the most similar use or establish a different minimum parking requirement on the basis of parking data provided by the applicant and the planning department.
 - The municipality (Stuart) and county (Martin) parking ratios presented require 1 space per 5 slips, in addition to 1 space per employee. Additionally, in reviewing Martin County's parking requirements, restaurants deemed to be accessory to a hotel are required to provide 1 space per 3 seat, which would require 18 parking spaces for On the Edge, above that of the hotel rooms. The applicant is encouraged to provide greater detail of the dock and moorage slip use and operational scope, and additionally industrial standards to present a parking ratio which is more appropriate to the Dockside Inn campus, accounting for the various uses and respective parking demands, as per City Code Section 22-60 (a) (6) If several uses occupy a single structure or parcel of land, the total requirements for off-street parking and loading shall be the sum of the requirements of the separate uses computed.
 - Dockside Inn: 36 Units @ 1.1 spaces = 40 Spaces
 - On the Edge: 10 Spaces* Small Business Exemption
 - Proposed Dock/Moorage Facilities: 58 slips @ 2/slip (PB assigned calculation, until data and justification is presented to Director) = 29 Spaces
 - **79 Parking Spaces required**, in the absence of formal request and approval of a revised parking calculation for dock slips accessory to a hotel / restaurant use.
- 8) Pursuant to City Code Section 22-60 (f) *Bicycle parking*. Short-term bicycle parking shall be provided on site at a ratio of 1 space per 10 required vehicular parking spaces.
- 9) *Pursuant to City Code Section 22-60 (j) (1)* a minimum average of two (2) footcandles of lighting shall be provide for off-street parking associated with commercial uses.
- 10) Pursuant to City Code Section 22-60 (c) (4) *Access*. Off-street parking for commercial uses shall be so arranged that no automobile shall have to back into any street. Parking areas provided at 1142 & 1172 Seaway Drive should be reviewed to mitigate safety hazards with ingress/egress to the State roadway.

- 11) Pursuant to City Code Section Sec. 22-214 and the application submittal requirements, please provide traffic or trip generation data for the proposed increase in dock slips.
- 12) Please incorporate a refuse collection area and appropriate screening within site improvement/layout plan.

General Advisory Notes:

Marina Parking Requirements: The previous decision by the Planning Board was based upon the following Parking Requirement Research for Marinas:

Other Municipalities Parking Requirements for Marinas / Docking Facilities

City of Melbourne – Section 9.72(a)(36): Marinas (Commercial)—One (1) space for each two (2) slips in wet storage, one (1) space for each four (4) spaces in dry storage, and one (1) space for each three hundred (300) square feet of sales area.

City of Fort Lauderdale – Section 47-20.2C. Table 1: Marina = 1 per 2 boat slips

City of Destin – Section 8.06.10 – Table 8-6:

713930 Marinas	In addition to parking requirements for other uses specified herein, commercial marinas shall have 1 additional parking space for each boat slip housing non-fare-carrying vessels.
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Miami – Dade County – 33-124(k)(6) & (7): (6) Live-aboard marinas shall be provided one (1) parking space per boat slip. (7) Non-live-aboard marinas shall be provided one (1) parking space for each two (2) boat slips.

- It’s noted that these calculations presented, and previously referred to by the Planning Board, do not factor in unique arrangements as present with Dockside Inn which integrates A hotel, restaurant, and moorage facility. The applicant is encouraged to present industrial data and justification for parking levels appropriate to the various uses, and availability of slips to the range of customers.

Unpermitted Parking Area: It’s acknowledged that the subject parking area was implemented without a site work permit, and shall be appropriately permitted. The area may be presented as a temporary commercial parking lot, to be considered for a definitive time period as redevelopment options for the uplands progress:

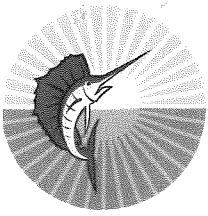


The presented review is specific to Planning Department's review of the proposed conditional use with new construction. Please contact me should you have any questions regarding the project at (772) 467-3729 or by e-mail: kbenton@city-ftpierce.com. Requested responses or updates to the application documents should be filed as soon as possible to allow staff the opportunity to re-review the application, in order to advance the application to the Planning Board.

Sincerely,

A handwritten signature in blue ink, appearing to read 'K. Benton', with a stylized flourish extending to the right.

Kori Benton
Senior Planner



THE SUNRISE CITY
FORT PIERCE
 ENGINEERING
 DEPARTMENT
Florida

John Wagner
 → *fdb*

To : Kori Benton, Senior Planner

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

JRA

**RE : Dockside Inn Conditional Use – 1136-1172 Seaway Drive
 TRC No. 17-0400011**

DATE : September 20, 2017

This is to advise you that we have completed the review of the following documents as received by this office on September 13, 2017:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Conditional Use w/ New Construction | <input type="checkbox"/> P/D Drawings |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Certificate of Completion |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we

- | | |
|---|--|
| <input type="checkbox"/> Recommend | <input checked="" type="checkbox"/> Do Not Recommend |
| <input checked="" type="checkbox"/> Approval of Conditional Use | <input type="checkbox"/> Building Permit |
| | <input type="checkbox"/> C/O |

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for engineering comments

ENGINEERING COMMENTS:

1. Provide a signed and sealed Boundary and Topographic Survey as executed by a Florida Licensed Land Surveyor and Mapper, refer to City of Fort Pierce Code of Ordinances Section 17-27(a)(7).
2. Provide a full sized, scalable site plan designating all proposed improvements in accordance with the requirements specified in the City of Fort Pierce Code of Ordinances Section 17-27. This site plan shall also identify the required parking for the development.
3. The project is currently comprised of several separate lots that will be required to be combined prior to issuance of a certificate of occupancy.
4. The project indicates use of an existing, non-permitted, shellrock parking lot. This parking lot is not a valid parking lot as the construction of the lot was conducted without any site development permits. The parking lot has no provisions for addressing water quality/quantity requirements, and does not meet the minimum construction standards as specified in the City of Fort Pierce Code of Ordinances Sections 17-28(a), 17-28(e), and 17-29.
5. It appears some of the parking areas do not provide adequate landscape buffers; please revise the plan accordingly.
6. The plans shall identify the location of the required site lighting in accordance with the City of Fort Pierce Code of Ordinances Section 22-60(g)(1).
7. Advisory Comment: Prior to any issuance of construction permits, the applicant will be required to obtain an FDOT Permit as the property is adjacent to a State of Florida owned roadway.

JRA/TST/tst



TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS FORM

FROM : Paul Thomas, CBO, CFM, Building Official 

RE : 1136-1172 Seaway Drive – Dockside Inn/On the Edge Marina - CU with
New Construction

DATE : September 21, 2017

The proposal will trigger the following requirements:

1. An accessible route to Seaway Dr.
2. A permit for the shell rock parking area.
3. Provide handicap parking spaces
4. Permit auxiliary parking on South side of Seaway Drive.

PT/km



FORT PIERCE UTILITIES AUTHORITY

- a. Zoning Text Amendment - Causeway Cove - 601 Seaway Drive (Kori Benton)
- W/WW Engineering: No comment
 - Electric & Gas Engineering: No comment
- b. Planned Development and Future Land Use Map Amendment - Jenkins Road KOA - S.

Jenkins and Edwards Road (Kori Benton)

- W/WW Engineering: Approved as noted.

All on site water is to be private. DDC and Meter at both Right Of Way locations. Sanitary sewer service configuration may need to be adjusted. Lift station does not currently exist at the southerly property.

Please contact James Carnes, P.E. at (772)466-1600 x 3472 if you have any questions.

- Electric & Gas Engineering: Approved

- d. Conditional Use with No New Construction - Slimane Adult Congregate Living Facility - 614

N. 7th Street (Kori Benton)

- W/WW Engineering: Conceptual Approval - Final approval will be based on the detailed review of a complete utility construction plan submittal to FPUA W/WW Engineering. Based on the properties existing water and wastewater service configuration, substantial changes to the water and wastewater services will be required. For example, with the first floor having multiple retail units, each unit will require its own individual meter and as such, these retail spots will require plumbing modifications to accommodate this requirement. For the Assisted Living Facility proposed on floors two and three, this use will require the installation of an individual meter and a Fire Suppression Device to achieve the fire protection service needed. There is currently a grease interceptor onsite that may be used for the Assisted Living Facilities commercial kitchen and laundry services, however it must be inspected, modified or replaced depending on the condition and overall intended use of this property. If you have any further questions of comment please contact James Carnes at 466-1600 x 3472.
- Electric & Gas Engineering: No comment

- e. Conditional Use with New Construction - Dockside Inn/On the Edge Marina Construction and

Expansion - 1136 -1172 Seaway Drive (Kori Benton)

- W/WW Engineering: Approved as noted.

If any water or wastewater services are needed, please contact James Carnes, P.E. with Fort Pierce Utilities Authority Water/Wastewater Engineering Department at (772)466-1600 x 3472

- Electric & Gas Engineering: No objection - If additional electrical services will be constructed, FPUA will require a copy of the electrical plan and a copy of the AutoCAD file (Site, utility, and landscape). A utility easement will be required, if pad mounted transformer(s) and underground primary lines are to be placed



FORT PIERCE UTILITIES AUTHORITY

within the property (on land). Easement sketch to be prepared by the customer's consultant/surveyor. Current point of service available is at parcel 2401-501-0302-000-2 (FPI #18612 – 150KVA, 120/208V).

- g. Resubmittal of Site Plan & Design Review - Dollar Tree - 4008 Okeechobee Road
(Kori Benton)
- WWW Engineering: Approved
 - Electric & Gas Engineering: Approved



BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Dockside Inn Marina Expansion

REVIEW DATE: 9/18/17

PLANNER: KORI BENTON

REVIEWED BY: Capt Debbie Knupp

Site Plan Approved: _____

Site Plan Approved with conditions: X

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

- 1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <http://www.slcfcd.com/permits.htm>**
- 2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
- 3. ~~Please provide an electronic copy of the Site Plan (pdf format)~~ RECEIVED 9/18/17**
- 4. Standpipe system shall be provided where the hose lay distance from the fire apparatus exceeds 150'.**
- 5. Show water mains and sizes, plus all fire hydrants within 1000'**

"Our Family Serving Yours"

5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392

Telephone: (772) 621-3400 Fax: (772) 621-3500

www.slcfcd.com

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



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

6. **Shall provide gate access to all docks.**

7. **A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**

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www.slcfcd.com