



CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS | LAND SURVEYORS

File number: 15-014
Senders e-mail: dmurphy@ct-eng.com

April 29, 2018

Ms. Rebeca Grohall, AICP, Planning Director
City of Ft. Pierce Planning Department
100 North US #1
Ft. Pierce, Florida 34950

Subject: Bev Smith Toyota – Site Plan Resubmission
(Response to Comments)

Dear Ms. Grohall:

We are receipt of the review comments from the Ft. Pierce Technical Review Comments (Comment # 1), concerning the proposed site plan for the expansion of the exiting Bev Smith Toyota dealership in south Ft. Pierce. We have addressed each of the comments and question posed and are including 12 sets of the revised site plan sets for distribution and processing.

PLANNING DEPARTMENT COMMENTS:

- 1. Sidewalks are required along Dixieland Drive & the proposed Southland Drive pursuant to City Code 22-62, Sidewalks.**

As directed, we have added sidewalks along Dixieland Drive. Please note that a sidewalk is already shown along the east side of the relocated Southland Drive. We have added some additional enhancements to these features so that they are more visible.

- 2. Correct proposed automobile dealership square footage to 59,823 sq. ft. Currently the landscape plans show a 60,593 sq ft building.**

Refer to the site landscaping plans. The requested corrections have been made.

- 3. Please provide a copy of the agreement made with the county that grants approval to move Southland Drive to the new desired location.**

Attached is a copy of the right-of-way exchange application that has been submitted to St. Lucie County for review and processing. This application is ongoing and is subject to adjustments should the County

request any.

4. **Schedule a meeting with City Planning staff and the City Arborist to discuss the proposed tree mitigation on off-site land that was discussed in the intake meeting.**

We will schedule the requested meeting at your convenience.

5. **Before a CO is issued please provide a landscape bond for all proposed landscaping pursuant to City Code 22-180.**

Comments acknowledged.

ENGINEERING DEPARTMENT COMMENTS:

1. **The survey identifies a 60' wide platted right-of-way identified as Southland Drive as part of the limits of the development; please provide legal documentation showing that this right-of-way has been abandoned by Saint Lucie County.**

It is the intention of the developers of this site to exchange certain existing rights-of-way with St. Lucie County and provide for the relocation of a portion of Southland Drive. The new portion of Southland Drive will be constructed in accord with all applicable County roadway design standards. Attached is a copy of the right-of-way exchange application that has been submitted to St. Lucie County for review and processing. This application is ongoing and is subject to adjustments should the County request any.

2. **The submitted survey reflects a total project area of 13.532 acres, yet the site plan and project aerial plans note this area as 33.43 acres. The applicant shall be made aware that the development area shown on the site plan shall match the information provided on the survey i.e. project boundaries, development area, etc.**

The gross area of the property owned by the applicants is approximately 33.4 acres. However, the actual area of development proposed through this application is only approximately 13.5 acres. So as to avoid unnecessary confusion, we have adjusted all of the site data tables to match only the actual area of proposed development. Please note that all tabular data is subject to revision based on the sites final construction plan designs, but it will be consistent with a gross site area of approximately 13.5 acres.

3. **The site plan does not include the land area proposed to be utilized as a stormwater management area; please include this information on the site plan.**

The Site Plan does indicate a stormwater pond to be located east of the area of development. This pond is located on lands that are owned by the Developer and that will be part of the ultimate development of the remaining parts of this overall property (see item 2 above). As discussed with City staff, it is our intention to have this pond serve as a temporary location use until such time as a more comprehensive stormwater plan is developed for the remainder of the property. We will review this matter in further detail with the city as part of the development of our site construction plans.



- 4. Advisory Comment: Prior to any land clearing operations, the applicant shall submit a copy of the FFWCC Gopher Tortoise Conservation Permit for the relocation of the estimated six (6) gopher tortoises. In addition, the applicant will need to prepare an eastern indigo snake protection plan as coordinated with FFWCC and FWS.**

Comments acknowledged.

- 5. Advisory Comment: The submitted Environmental Assessment indicates that possible State and Federal wetlands may be present on site; prior to issuance of any building permits, the applicant will be required to provide permits from please SFWMD and/or ACOE as to whether these areas indeed are considered wetlands and whether impacts may occur to said areas.**

Comments acknowledged.

- 6. Revise line item number 18 on Plan Sheet 1 of 6, to reference Chapter 17 as opposed to Chapters 24 and 25 for storm drainage conformance.**

The identified citation has been corrected.

- 7. The submitted Grading and Utility Plan was reviewed for conceptual compliance only and will be thoroughly reviewed at time of Building Permit submittal.**

Comments acknowledged.

- 8. Advisory comment: Prior to issuance of a Site Work Permit, the property owner shall provide a Unity of Title for the separate parcels of land slated for development.**

Comments acknowledged.

SURVEY (ST. LUCIE COUNTY) COMMENTS:

All comments are based on the Standards of Practice per 5J-17.050 thru 5J-17.052 SURVEY:

- 1. Please add to the notes. "The expected use of the survey and map is commercial" and "All measurements are in accordance with the United States standard, in feet."**

Refer to the attached revised site survey.

- 2. In the notes please correct the bearing base. You indicate it has 254".**

Refer to the attached revised site survey.

- 3. Please add to the drawing the bearing of N89°25'?"W on the north line of the NW ¼ of the SE ¼ of Section 27. (Label as Bearing Base). Also in the notes please qualify if the bearings are assumed, etc.**



Refer to the attached revised site survey.

4. **The drawing indicates that Bev Smith Toyota owns the 60' r/w known as Southland Drive. Is this correct. Has this r/w been abandoned?**

It is the intention of the developers of this site to exchange certain existing rights-of-way with St. Lucie County and provide for the relocation of a portion of Southland Drive. The new portion of Southland Drive will be constructed in accord with all applicable County roadway design standards. Attached is a copy of the right-of-way exchange application that has been submitted to St. Lucie County for review and processing. This application is ongoing and is subject to adjustments should the County request any.

5. **Please indicate the distances from the centerline of US highway No. 1 to the west property lines of the subject survey.**

Refer to the attached revised site survey.

6. **I notice that on the southern parcel that there is a major amount of the parking area that is east of the east property line. Is this an encroachment onto adjacent properties? Please explain.**

This part of the property is where the relocated Southland Drive will be placed. Refer to the project site plan for a more comprehensive graphic illustration.

7. **A monument needs to be set at the southeast corner of the property.**

Comment acknowledged. Refer to the attached revised site survey.

8. **In the first together with parcel, I believe there is a bearing that needs to be reversed. The description has N44°33'19"E. It should be S44°33'19"W.**

Comment acknowledged. Refer to the attached revised site survey.

9. **If in fact the first together with parcel (Southland Drive) please do not bold the north and south r/w lines. The bold lines need to be the exterior lines of the property.**

Comment acknowledged. Refer to the attached revised site survey.

ST. LUCIE COUNTY FIRE DISTRICT/ BUREAU OF FIRE PREVENTION:

Review Comments:

1. **A separate review and permit is required for underground fire mains connected to standpipes or sprinkler systems.**

Comment acknowledged. This will be addressed as part of the site construction and building permit review process. .



2. Show all hydrants used in the fire flow calculations for the buildings and provide minimum spacing requirement and setbacks per nfpa 18.5.3

Comment acknowledged. Refer to project site plan for the general location of all required fire hydrants. If additional hydrant locations are required they will be addressed as part of final site construction plans for the project site.

FORT PIERCE UTILITIES AUTHORITY COMMENTS:

- 1. W/WW Engineering: Concept Approved**
Bev Smith is a current FPUA water and wastewater customer. New facility might require some upgrades and changes to the water and sewer flow from what is existing. These calcs and changes to the system must be provided to FPUA with signed and sealed proposed utility plans for review and final approval.

Comment acknowledged

- 2. Electric & Gas Engineering:**
Approved based on these conditions customer is responsible to grant a 10' wide utility easement and is responsible for the cost to relocate the existing Overhead Electric & Fiber lines underground.

Comment acknowledged

ST. LUCIE COUNTY PLANNING & DEVELOPMENT SERVICES:

Review Comments:

- 1. The site plan should include sidewalk installation along Southland (inclusive of reconfiguration) & Dixieland Drive along the project boundaries.**

We have added sidewalks along Dixieland Drive. Please note that a sidewalk is already shown along the east side of the relocated Southland Drive. We have added some additional enhancements to these features so that they are more visible.

- 2. Please identify a designated off-street loading area/space for vehicle and other deliveries.**

The project site plan included the code required loading space, along the south side of the new dealership/service building. This loading space will be used for the dealership/service building. Loading and offloading of automobiles and small trucks will take place at the area north of the existing body shop. Vehicle loading and offloading will not take place within the right-of-way of US #1 or any other local street.

- 3. Please review the required distance separation between access points on Dixieland Drive, as the site is being substantially.**



We are not proposing any modifications to the existing driveway is along Dixieland Drive.

4. North/South connection to Toyota Lane with future development.

They requested north/south connection from Southland Drive to the proposed Toyota Lane will be taken under advisement. We will address this matter further when we bring in plans for the development of the remainder of this property

5. 6 ft. wall, fence, and/or landscaping to buffer boundaries along Southland Drive. Some of the landscaping to be placed on outside of the fence/barrier.

Screening requirements along the perimeter wall that is to be located on the east property line, will be done in accord with City requirements.

6. The applicant is encouraged to incorporate shade trees along pedestrian routes in accordance with City LDC. Staff is encouraged to review tree requirements as it relates to Palm Trees.

Comments acknowledged.

7. City of Fort Pierce Planning Staff should review the lighting plan in more detail, with respect to uniformity ratios, and spillover to adjacent residential areas.

Comments acknowledged.

8. The provided distribution packet did not include a tree mitigation plan.

Tree mitigation issues are being reviewed with the City of Fort Pierce.

9. The provided distribution packet did not include a traffic impact report. Does the proposal warrant a designated turn lane for north bound traffic?

Please refer to the enclosed submission package. A traffic impact report has been included in this resubmission material.

ST. LUCIE COUNTY ENGINEERING DIVISION (PUBLIC WORKS DEPARTMENT):

Review Comments:

- 1. A review of the traffic study by an outside party may be required at the cost of the applicant. The County will work with outside consultants to get pricing.**

Comment noted. If outside review is required we will discuss this matter further with the county.

- 2. US Highway 1 is an FDOT roadway identified on the County's Right-Of-Way Protection Plan. Please coordinate with FDOT to determine if a ROW dedication is required. The contact for FDOT Right-of-Way dedication is Nesa Harden at 954-777-4437, nesa.harden@dot.state.fl.us**



We have reviewed FDOT right of way, and have not been requested to provide any additional right-of-way.

- 3. US Highway 1 is an FDOT roadway. Please coordinate with FDOT for permitting the proposed driveways and any drainage outfalls to FDOT Right-of-Way.**

Comments acknowledged

- 4. County engineering is aware of the coordination between the applicant and the County's property acquisitions department regarding the abandonment and land swap and will continue coordination with both parties.**

Comments acknowledged

- 5. Detailed roadway plans for the changes to Southland Drive complying with County standards will be required.**

Comments acknowledged

- 6. A 6' sidewalk will be required within the Right-of-Way along Southland Drive and Dixieland Drive that abuts the property line of the proposed development site. The Board of County Commissioners may authorize total or partial relief from the requirements of sidewalk construction and may require the applicant to pay a fee-in-lieu to the County for sidewalk and/or greenways and trails construction. Please refer to Chapter 7.05.04 of the LDC for more details.**

Comments acknowledged

- 7. The applicant is advised that after site plan approval construction plans shall be submitted to the Engineering Division for review and approval prior to construction authorization. Additional comments may be provided from the review of construction plans.**

This proposed project is located within the city of Fort Pierce, and is subject to Fort Pierce permitting. Why do we need to submit site construction plans for review and approval to St. Lucie County for anything outside of the rights-of-way of Southland Drive and Dixieland Drive?

- 8. The applicant is advised that prior to executing any work within the County's road right-of-way, a Right-Of-Way (ROW) Permit is required. Please contact Ms. Joanne Mitchell at 772-462-2824 for more information.**

Comments acknowledged

- 9. The applicant is advised that prior to the issuance of a ROW Permit a Roadway Improvement Agreement (RIA) and the appropriate surety will be required. Please contact Grant Chambers, P.E. at 772-462-2741 for more information.**



Comments acknowledged

- 10. The applicant is advised that a Driveway Permit may be required for the proposed driveway improvements. Please contact Mr. Baby Thottakara, P.E. at 772-462-2097 for more information.

Comments acknowledged

- 11. Please coordinate with the County’s water quality division. The applicant is advised that a stormwater permit may be required for stormwater discharges within the County’s roadway ROW or modifications made to the county drainage system. Please Contact Mr. Baby Thottakara, P.E. at 772-462-2097 for more information.

Comments acknowledged

ST. LUCIE COUNTY SCHOOL DISTRICT:

Review Comments:

- 1. Are sidewalks proposed for Dixieland Drive and South Drive along the project boundaries in accordance with the City code?

Yes, we have added sidewalks along Dixieland Drive. Please note that a sidewalk is already shown along the east side of the relocated Southland Drive. We have added some additional enhancements to these features so that they are more visible.

I believe that this response has addressed all of the outstanding questions/ comments that City Staff has with this matter. If you, or other staff members, have any questions, please do not hesitate to let me know.

Sincerely,


Dennis J. Murphy
Principal Planner

DJM

