



THE SUNRISE CITY
FORT PIERCE
 ENGINEERING
 DEPARTMENT

Florida



To : Kori Benton, Senior Planner

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

**RE : Lawnwood Pavilion Expansion – 1860 N. Lawnwood Circle
 Site Plan and Conditional Use Application
 TRC No. 17-07000006**

DATE : December 14, 2017



This is to advise you that we have completed the review of the following documents as received by this office on December 8, 2017:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Site Plan | <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"/> Conditional Approval | <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 conditions of approval

The following engineering comments shall be addressed prior to placement on the City Commission agenda:

1. Add a note to the site engineering plan stating that all construction shall comply with the City of Fort Pierce Code of Ordinances Sections 17 and 22.
2. Remove any required site landscaping from the confines of the 5' right-of-way dedication along S. 21st Street.
3. Although there was a retention area located adjacent to the South 21st Street right-of-way, City Code requirements now specify retention/detention areas be located away from right-of-ways. In this case we can support the modification of the existing retention area as there is one that currently exists in this location. However, a minimum setback of 15' between the new right-of-way line and the property line must be maintained; please make the necessary adjustment.
4. Please provide a detail or description of the proposed "Infiltration Basin".

JRA/TST/tst



December 19, 17

Adam Crunk, PE
Crunk Engineering
1894 General George Patton Dr. Suite 600
Franklin, TN 37067

Re: **Technical Review** – Site Plan & Conditional Use
1860 N Lawnwood Circle

Dear Mr. Crunk, P.E.

The following are technical review comments from the Planning Department's review of the application for Site Plan & Conditional Use for expansion of Lawnwood Pavilion at 1860 N Lawnwood Circle.

- 1) The site survey and site plan should include the Kaufman Avenue right-of-way, if said land is intended for inclusion in review of setbacks, lot coverage, etc (minor sidewalk extensions may be sought if included).
- 2) All trees to be removed, of 8 inch DBH or greater, should be denoted on the demolition/tree disposition plan. All trees to be removed, of 14 inches DBH or greater should be presented to accurately delineate cumulative inches proposed for removal. It's noted that the Landscape Plan does not appear to reflect all trees to be removed, more specifically the plan does not appear to accurately reflect the quantity of inches (including trees of 14DBH or greater) to be removed and mitigated. During review of the Landscape Plan, approximately 340 inches (of trees larger than 14 inch DBH) were identified as being removed by the plan.
 - Further, a few of the trees proposed for removal were utilized for preservation/mitigation within the previous development plan. These trees may require additional mitigation to provide for their removal.
 - It's noted that the previous development plan actually removed more native trees, above 14 inch DBH, than presented in said plan.
 - The presented survey does not appear to provide updated, or accurate, tree sizes. During a brief site inspection, a subset of trees measured reflected greater DBH than presented via the Survey. Please provide an updated tree survey.
- 3) Pursuant to City Code Section 22-60. - Off-street parking and loading. d. (3). h & i. Hospitals shall provide 1.5 spaces per bed, whereas Sanitariums, rest homes, convalescent homes and adult congregate living facilities are intended to provide one space per each three beds.
 - Based upon observations of site operations and parking demand on-site, it appears that the presented plans for expansion may "over park" the use. Further discussion of parking demand is requested.
- 4) Pursuant to City Code Section 22-60 (a) (4) the subject development is eligible for a small business parking exemption, which provides the capacity for up to six (6) spaces to be eliminated from the site plan. **22-60(a) (4): Exemptions and special area standards. a. Small businesses.** No off-street parking is required for nonresidential uses in commercial districts unless such uses exceed one thousand two hundred (1,200) square feet of gross floor area, in which case off-street parking must be provided for the nonresidential floor area in excess of one thousand two hundred (1,200) square feet.

- 5) Pursuant to City Code Section 22-59 (g) 3. e. Large expanses of wall without windows or detail that face the public right-of-way are prohibited. The proposed concrete wall and southern façade should incorporate design features or landscaping where possible to break up these large expanses of wall.

- 6) Pursuant to City Code section 22-187 (6) *Vehicular use, building, retention/detention areas adjacent to other property*. Landscape standards for these areas are as follows:
 - a. Where a vehicular use area does not abut a street right-of-way but abuts other property, there will be a landscaped strip of land which is at least ten (10) feet wide. When a property line abuts a building, another structure, a joint driveway or joint parking area, such landscaped strip shall not be required.
 - b. The landscaping strip required by the immediately foregoing subsection shall include an *average of at least one tree for each two hundred (200) square feet of the required landscape area*.
 - *Please ensure the south, and south west sections of the planning area comply with these minimum requirements.*

- 7) Pursuant to City Code Section 22-187 (7) *Interior vehicular use areas*. The following are standards relating to landscaping of interior vehicular use areas:
 - a. Lots with vehicular use areas that are four thousand (4,000) or more square feet in size shall have at least one square foot of interior landscaping for each fifteen (15) square feet of vehicular use area. Each separate landscaped area shall be curbed and contain a minimum of one hundred (100) square feet of area and shall be at least ten (10) feet wide and ten (10) feet deep exclusive of curbing in all locations. Progressive urban parking area designs may be used to provide adequate space for multiple tree plantings and allow for proper tree root development so shade trees can grow and develop large canopies to reduce parking lot heat islands.
 - b. Interior landscaping shall include an average of at least one tree for each one hundred (100) square feet of required landscaped area. The remainder of the required landscaped area shall be landscaped with grass, ground cover or other landscaped treatment. Such landscaped areas shall be located in such a manner as to divide and break up the expanse of paving and at strategic points to guide traffic flow and direction.
 - The landscape plan details the required quantity of interior vehicular use area trees, however the plan proposes a reduced quantity of trees, of larger DBH, to fulfill the requirement. Fort Pierce LDC provisions do not provide for such approach. Additional tree plantings within the vehicular use areas are requested in compliance with this subsection.
 - Many of the Landscape / Tree Preservation conflicts may be resolved via adjustments to the parking lot to accommodate and preserve some of the existing trees. At the southwest segment of the planning area. As noted, several parking spaces may be eliminated in strategic locations to preserve a handful of sizable trees on site.

- 8) In reviewing the Landscape Plan, it appears that a few site plan features (sidewalk sections, etc.) were not updated within the plan and accounted for with placement of some trees

- 9) Pursuant to City code Section 22-187 (11) *Screening of refuse collection areas*. Refuse and recycling dumpsters utilized by multifamily residential complexes, in commercial, industrial and institutional facilities shall be screened from view on all sides and shall be gated. Gates may be left open only on scheduled pick up days and must be closed following pick up. Such screening shall consist of a six-foot-high masonry wall or wooden fence. In addition, when feasible, *one shrub or hedge shall be planted at two-foot centers along the outside perimeter of the screen*. Dumpsters shall be located in an area that minimizes public view.

- 10) Pursuant to City Code Section 22-67 *Special requirements*. (1)*Landscaping*. All fences and walls constructed generally parallel to the public right-of-way and having a length of one hundred (100) feet or more shall be landscaped along not less than fifty (50) per cent of the linear distance. This landscaping shall consist of shrubs and not less than one tree for each fifty (50) feet of fence or wall so landscaped. Please incorporate some landscape elements to accent the aluminum fencing sections parallel to the right-of-way.

- 11) Please provide detail of the proposed light fixtures for the parking area. A reference to the selected design is made, however an exhibit was not located within the submittal packet.

Tree Survey/Protection /Preservation/Mitigation Notes for Reference:

22-177 – Definitions

Protected tree. Any tree having a diameter at breast height of eight (8) inches and/or a circumference of twenty-five (25) inches or more.

Tree survey. An aerial photograph or drawing prepared by a Florida registered surveyor to scale and plotted by accurate techniques, which provides the location, size and common name of all protected trees located in a given lot or parcel.

22-194 (b) Any native tree at least fourteen (14) inches in diameter at breast height (DBH), except for palms which have a minimum clear trunk of ten (10) feet, *shall be preserved and protected* in accordance with this article, unless the tree is determined to be a safety hazard, *prevents the reasonable development of a site*, is causing damage to structures or more desirable trees around it, is infected with disease or is infested with insects.

If you have any inquiries or concerns, please let me know. Please contact me should you have any questions regarding the project at (772) 467-3739 or by e-mail: kbenton@city-ftpierce.com.

Sincerely,



Kori Benton
Senior Planner



FORT PIERCE UTILITIES AUTHORITY

b. Site Plan & Conditional Use – Lawnwood Pavilion Expansion (Kori Benton)

- W/W/W Engineering: Approved as noted. Utility relocations will be required.
- Electric & Gas Engineering: During construction, we ask for continued access to the pad mounted transformer. We have no objection.

The existing electric service at 1860 N. Lawnwood Circle is currently fed from 1000Kva padmount transformer. Please confirm whether or not the addition will be fed the existing facility electric main.

The existing gas service (1/2" P.E.) may be in conflict with the propose addition. FPUA Gas Operation will look to confirm if there is a potential conflict.

Project: *LAWNWOOD PAVILLION*

Subject: *Review Comments*

To: *Kori Benton*

From: *Rod Reed, County Surveyor
PW-Engineering Division*

Date: *December 14, 2017*

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

SURVEY:

I have no comments

Rod Reed, County Surveyor

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