



To : Rebeca Guerra, AICP, Assistant Planning Director

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

**RE : Chapter 22-22 Text Amendment
Allowed Uses**

DATE : January 17, 2019

RECEIVED

JAN 17 2019

CITY OF FORT PIERCE
PLANNING & ZONING

This is to advise you that we have completed the review of the following documents as received by this office on January 4, 2019:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Text Amendment | <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 review of the amendment, we have determined that the requested text amendment does not require engineering review or approval. This amendment should be solely approved by the City Commission and Planning staff.

- | | | |
|--|---|------------------------------|
| <input type="checkbox"/> Recommend | <input type="checkbox"/> Do Not Recommend | |
| <input type="checkbox"/> Approval of Amendment | <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/jra

Q:\ENGINEERING\Site Development Projects\Miscellaneous\Zoning Text Amendments\Section 22\Text Amendment No Review Required - 011719.docx



TO: All Members of the TRC

FROM: Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Director of Planning

RE: TRC PROJECT NUMBER #19-99800003 (TEXT AMENDMENT TO CHAPTER 22)

DATE: JANUARY 4, 2019

Zoning Text Amendment – Chapter 22

The attached draft takes a first attempt at increasing the square foot thresholds for administrative review and approval of site plans. The current threshold is 4,000 square feet and the Growth Management Task Force suggested increasing the thresholds. This report has been discussed with the City Commission and seeks to formally adopt their previous consensus.



January 16, 2019

Project: Zoning Text Amendment
To: Rebeca A. Guerra
From: Grant Chambers
SLC-Engineering Division

1. The County has concerns regarding the raising the thresholds for Site Plan Review. The proposed thresholds could potentially allow for developments on County roadways to go through approval processes with the City before any traffic and access impacts can be properly addressed by the County. Applicants will typically wait to submit applications for driveway and Right-of-Way permits until they are set to begin construction. The County is looking for clarification on what the review process would be for projects falling below these thresholds.



BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

RECEIVED

JAN 17 2019

CITY OF FORT PIERCE
PLANNING & ZONING

Meeting Date: 1.17.19
Property Address: Text Amd - Chapter 22 Zoning, Article 3 - Basic Zoning Districts, Sect. 22-23 Allowed Uses
Property Name:
Project Name:
Planner: Rebecca Guerra

Please be advised that the project may trigger the requirements indicated below:

- 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
2. Pre-construction meeting with the City's Building Department is requested.
3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.
4. Means of egress is required.
5. Means of ingress is required.
6. Must meet the following Accessibility requirements:
- Accessible route
- Handicapped parking spaces
- Means of egress
7. Change of Use required
- to include a signed and sealed Life Safety Plan
- to include a signed and sealed detailed comprehensive building plan.
8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
9. Flood Development Permit required.
10. Building Permit required.
11. Signed and sealed construction drawings required.
12. Will need to meet the Fire Code.
13. Sprinkler system is required.
14. Smoke alarm system is required.
15. Other

Additional Comments/Requirements:

Empty rectangular box for additional comments or requirements.

Building Official's or Representative's Signature

Handwritten signature in blue ink.

Date:

Handwritten date: 1/15/19



THE SUNRISE CITY
FORT PIERCE
POLICE DEPARTMENT
"In Honor We Serve"

Florida

Technical Review Committee meeting

January 17th, 2019

Case # 19-99800003

Zoning text amendment, Chapter 22

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

TO: Rebeca A. Guerra, AICP, LEED-AP, CPD, Assistant Director of Planning

FROM: Kori Benton, Senior Planner

DATE: January 17, 2019

SUBJECT: **City of Fort Pierce Proposed Zoning Text Amendment – Chapter 22
Site Plan Approval - Threshold**
Technical Review Project: # 19-99800003

The St. Lucie County Planning & Development Services Department has completed a review of the January 4, 2019 distribution of Technical Review Project# 19-99800003.

Background

The City of Fort Pierce is coordinating with the Development Review Task force to evaluate the City's Land Development Code and review procedures for development. The subject proposal seeks to increase the square foot thresholds for administrative review and approval of site plans. The current threshold is 4,000 square feet and the Growth Management Task Force suggested increasing the thresholds. This report has been discussed with the City of Fort Pierce Commission and seeks to formally adopt their previous consensus.

The report notes that, "The Task Force recommends thresholds comparable to St. Lucie County thresholds for staff approval of projects be established.

1. Non-Residential site plan projects under 50,000 square feet should be approved by staff without requiring City Commission approval.
2. Residential site plans of 50 units or less should also be approved by staff without requiring City Commission approval."

Review Comments

1. St. Lucie County's has designated non-residential development between 6,000 – 50,000 sq. ft., and multi-family residential development of less than fifty (50) units, that does not involve platting. This designation, per LDC Section 11.02.02, is coupled with review procedures as contained within LDC Section 11.02.03. - Review of Applications for Minor Site Plans, standards for review as found in LDC Section 11.02.07. - Standards for Site Plan Review, and detailed submittal as detailed in LDC Section 11.02.09. - Submittals for Minor and Major Site Plans.
 - The submittal requirements, review standards, and review procedure for Minor Site Plans is in substantial alignment with the guidelines for "Major Site Plan", however the final decision authority is administrative, with the Director of Development.
 - The review process includes evaluation of the application by the Development Review Committee (DRC), review standards accounting for Consistency With Local Ordinances and Comprehensive Plan, Effect on Nearby Properties, Adequacy of Public Facilities (including concurrency review and required certificate of capacity), Adequacy of Fire Protection, Adequacy of School Facilities, and Environmental Impact.

- Upon review and certification by the DRC, and final decision by the Director of Development as to the Site Plan and Certificate of Capacity, an “Order” containing detail of the project, conditions of approval (where applicable), and certificate of capacity, is signed and recorded in St. Lucie County Public Records.
2. The City of Fort Pierce is encouraged to evaluate the proposed amendment and consider coupling the amendment with procedures, submittal requirements, standards of review, accounting mechanisms for approved projects, and other support detail to ensure a detailed application procedure is presented and utilized for processing such development applications.
 - Due to the potential impacts to public facilities, including many County maintained facilities such as roadways, the amendment is encouraged to retain/include coordination with the Technical Review Committee (TRC) for application review.
 - The City may consider reviewing sections of the LDC pertaining to topics such as concurrency review, Environmental Assessment requirements for applications, Traffic Impact Analysis preparation by applicants, wetland impacts/preservation, tree protection, vehicle queuing and stacking requirements for projects, etc. to determine whether ancillary updates or amendments should be coupled with this proposal. As the amendment is currently presented, there may be limited opportunity to request such analysis or integrate conditions of approval for projects under 50,000 sq. ft., in the absence of complimentary policy amendments or adoption.
 3. The referenced or applicable sections of St. Lucie County Code pertaining to this threshold window are attached for reference.

Please contact me at 772-462-2518 if you have any questions or would like to discuss the presented comments.