



TO: TECHNICAL REVIEW COMMITTEE
FROM: MARIA LEWICKA, AICP, HISTORIC PRESERVATION PLANNER
RE: TECHNICAL REVIEW PROJECT# 20-07000016
DATE: NOVEMBER 2, 2020

Minor Site Plan Review Application – 1318 Boston Avenue

Parcel ID: 2409-813-0024-000-1, 2409-813-0027-000-2, 2409-813-0026-000-5, 2409-813-0025-000-8

The above referenced **Minor Site Plan** is being submitted for your review and comments. The request is for a new construction of two triplexes. The triplex units are two story townhouses for rent. The property is located within the R4, Medium Density Residential Zoning District and is designated as RM, Medium Density Residential Future Land Use. The subject site has approximately a total of 0.69 acres.

Please review and provide two copies of comments on the project. Please send all comments to the following emails mlewicka@cityoffortpierce.com, arosenthal@cityoffortpierce.com, or through interoffice mail to the Planning Department. If you have comments please respond in a timely manner before the date of the Technical Review Committee Meeting.

Please do not hesitate to contact me should you require any additional information at 772-467-3738.

Thank you.

Maria Lewicka, AICP
Historic Preservation Planner



DEVELOPMENT REVIEW

Property address or Location 1318 Boston Ave
 Parcel ID #(s) 2409-813-0024-000-1, 2409-813-0025-000-8
 Project description 2409-813-0026-000-5, 2409-813-0027-000-2

Nazir Mustafa
 Property Owner(s)
6980 NW Denargo St
 Street Address
Port St. Lucie FL 34983
 City State Zip
772-475-6014
 Phone Number
nmustafa723@gmail.com
 Email Address

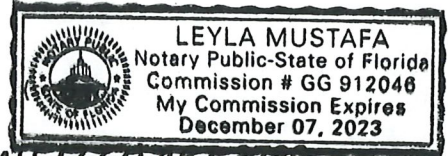
Applicant/Representative, Title, Company
 Street Address
 City State Zip
 Phone Number
 Email Address

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. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.

Nazir Mustafa
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY
 The foregoing instrument was acknowledged before me this 15th day of May, 2020, by
Nazir Mustafa who is personally known to me or has produced
 as identification.

Leyla Mustafa
 Signature of Notary

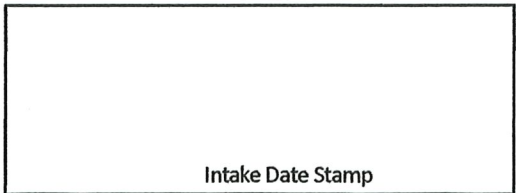


INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-5729

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 _____



DEVELOPMENT REVIEW

General Information

- Incomplete application packets cannot be accepted.
- Site Plan approval is valid for one (1) year following City Commission approval. In order to maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date, and building permits must be maintained until site plan is completed, per plans, or approval shall lapse.

Choose Application Type:

Application Type			
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Conditional Use with New Const.	<input type="checkbox"/> Major Amendment	
<input type="checkbox"/> Conceptual Development Plan		<input type="checkbox"/> Minor Amendment	

Site Information:

Non-Residential: Proposed Sq. Ft.: _____ Residential: Proposed Units: 6

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

North	South	East	West

Application Outlook



Site Plan submittal requirements:

Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- Complete notarized application
- Warranty Deed
- SLC Property Record Card
- Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- General location map (see Section 22-58.d.2)
- Survey (see Section 22-58.d.3)
- Site Plan (see Section 22-58.d.4)
- Landscaping Plan (see Section 22-187)
- Storm Drainage Plan (see Section 22-58.d.6)
- Environmental Impact Report
- Beach/Dune System protection plan, if applicable (see Section 22-58.d.7)
- Lighting Plan (see Section 22-58.d.8)
- Design Review submittals (see Design Review application)
- Traffic Impact Report
- Concurrency Review submittals (see Concurrency Review application)

October 19th, 2020

City of Fort Pierce
Planning Department

Subject: New construction of two triplexes on four vacant lots located at 1318 Boston Avenue. The triplex units are two story townhouse units for rent.

Dear Reviewers,

Below please find received comments from the City of Fort Pierce and applicable entities and my responses:

Fort Pierce Planning Department

1. As many as possible existing trees should be retained. **Response-I have kept all of the trees.**
 2. Landscape design should meet Sec. 22-187 requirement. **Response-I have revised the plans.**
 3. A 10-foot-wide landscape strip should be provided between the street right-of-way and vehicular use. **Response-I have added the 10' landscape strip.**
 4. Each off-street parking space shall be at least nine and one-half (9½) feet wide (except required spaces for the handicapped shall be at least twelve (12) feet wide and nineteen (19) feet deep. Where a parking space abuts a landscaped area, a maximum of one foot of the landscaped area may be part of the required depth of the parking space if the bumper rail is properly placed and if the landscaping will not be damaged. **Response-I have changed the spaces.**
 5. Handicap parking space and aisle should be provided. At least one accessible route in accordance with the Florida Accessibility Code shall connect buildings to parking areas and adjacent rights-of-way. **Response-I have shown the accessible route.**
 6. Building color palette should be compatible with the buildings in the surrounding area. **Response-I have shown the buildings are white with some cedar shingles.**
- a. A semi-private area for the residents should be provided including children's space, benches etc. **Response-I have added the playground.**

Fort Pierce Public Works/Parks

1. We need to have an updated tree survey of the property. **Response-I have attached it.**
2. We need Mitigation Chart. **Response-I have kept all of the trees.**

Fort Pierce Engineering Department

1. Provide a sidewalk along S. 14th Street and Boston Avenue, the entire limits of the property.

Response-I have added the sidewalks.

2. Relocate the driveway to ensure a minimum 50' corner clearance is achieved per Section 22-61(b)(2).

Response-I have moved the driveway.

3. Provide a 26' wide access aisle as required for perpendicular parking.

Response-I have widen the aisle to 26'.

4. Provide a handicap parking stall and associated access aisle. **Response-I have shown it.**

5. The landscape strip adjacent to Boston Avenue shall have a minimum width of 10' per Section 22-187. **Response-I have shown the landscape strip on the site plans.**

6. Identify means of providing on-site stormwater retention/detention. **Response-I have added it**

Fort Pierce Building

If this is a true Townhouse project, Design and Construction may comply with FBC Residential. Otherwise, this is an R-2 Occupancy requiring compliance with FBC Accessibility, Building including Fire Sprinklers, and FS553. **Response-it will be a townhouse project.**

Sincerely

Eugene R Fagan

Architect 0011668

Table 1

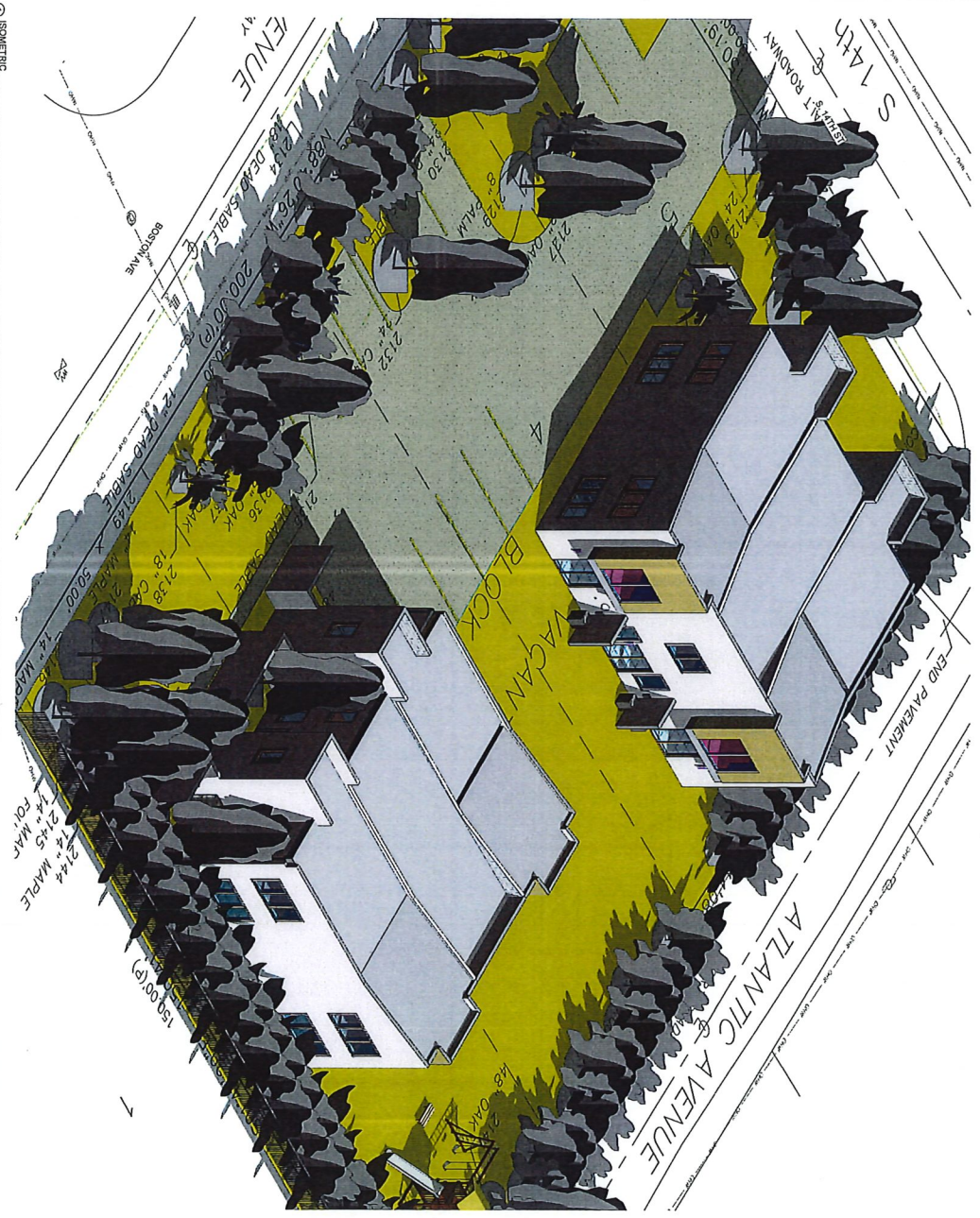
Survey number	Height	DBH	Age	Description	Condition	
2134	22'	12"	N/A	Sable palm	Dead	
2132	22'	20"	38	Sable palm	Good	
2135	24'	12"	N/A	Sable palm	Dead	
2136	24'	18"	45	Laurel Oak	Good	
2137	44'	22"	45	Laurel Oak	Good	
2138	36'	16"	72	Sable palm	Good	
2149	22'	17"	N/A	Sable palm	Dead	
2148	48'	11"	30	Maple	Fair	
2147	36'	10"	25	Maple	Poor	
2146	49'	12"	40	Maple	Fair	
2139	43'	11"	86	Sable palm	Good	
2145	31'	14"	28	Maple	Poor	
2122	42'	22"	50	Laurel Oak	Fair	
2123	44'	25"	55	Laurel Oak	Good	
2124	38'	16"	76	Sable palm	Good	
2127	36'	13"	38	laurel Oak	Good	
2129	34'	12"	17	Queen palm	Good	
2128	32'	14"	35	Laurel Oak	Good	
2125	30'	27"	80	Live Oak	Good	
2126	44'	48"	80	Laurel Oak	Poor	
2130	29'	18"	N/A	Sable palm	Dead	
2131	45'	29"	75	Live Oak	Good	
2133	27'	16"	N/A	Sable palm	Dead	
2143	38'	18"	38	Maple	Fair	
2140	37'	36"	75	laurel Oak	Poor	
2141	45'	37"	78	laurel Oak	Good	

1318 BOSTON AVE, FT PIERCE

PARCEL ID #2409-813-002-000-8
 USE TYPE 0000

NEW 21 TRIplexES
 WITH STUCCO WALLS WITH STUCCO
 WOOD ROOF TRUSSES

FLORIDA BLDG CODE - RESIDENTIAL 2017
 NEC 2011
 EXPOSURE C
 RISK CATEGORY II
 WIND LOAD = 170 LBT.
 IM: CORF = 0.18
 ZONE = R-4 MED DEN RESIDENTIAL
 TO UNITS PER ACRE
 LOT AREA = 30,000 S.F. = 0.889 AC = 8 UNITS
 BUILDING 1 = 2,693 S.F. GROSS ENCLOSED
 BUILDING 2 = 2,693 S.F. GROSS ENCLOSED
 TOTAL = 5,386 S.F. GROSS ENCLOSED
 LOT COVERAGE = 17.25% PROVIDED
 BUILDING HEIGHT = 28 FEET
 PARKING SPACES PROVIDED = 2 PER UNIT + 2 GUEST
 PARKING REQUIRED = 2 PER UNIT



① ISOMETRIC



FAGAN-ARCHITECT
 Architect • Interior • Planning
 1318 BOSTON AVE, FT PIERCE
 FL 34901

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 FAGAN-ARCHITECT, 2015

No.	Description	Date

PERMIT SET
 FOR CONSTRUCTION
 FOR THE PROPOSED
 TRIPLEX CONSTRUCTION FOR
 BUILDING DEPARTMENT REVIEW

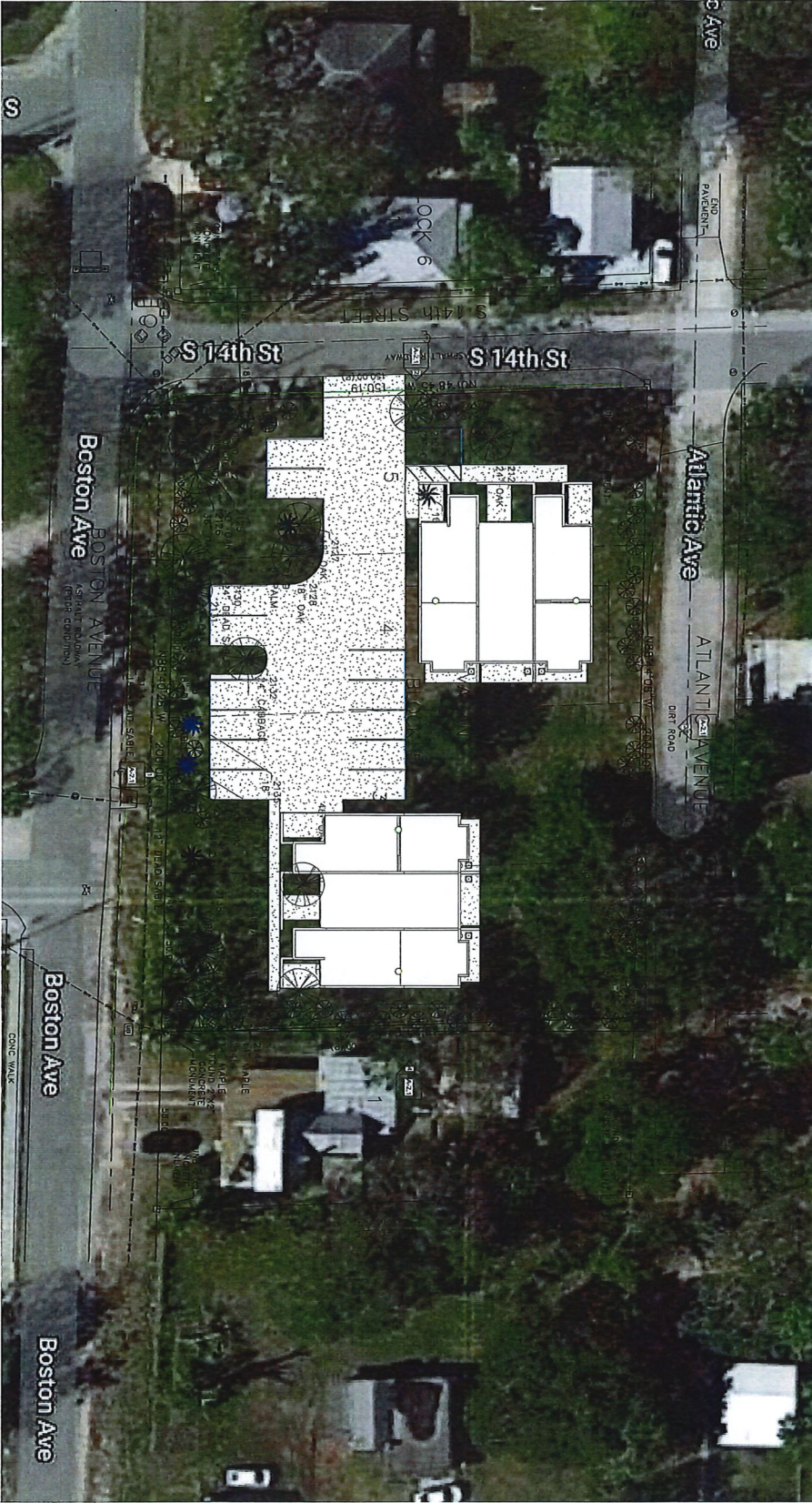
ISOMETRIC

TRIPLEX
MR. MUSTAFA
 1318 BOSTON AVE, FT PIERCE, FL

Client Name	MR. MUSTAFA
Project Name	TRIPLEX
Project Number	
Drawn By	
Checked By	
Scale	

A-0.1

DATE



1 Site View
1/10/21 1:52


Client Name	MR. MUSTAFA
Project Name	TRIPLEX
Project Number	
Drawn By	
Checked By	
Scale	1/8" = 1'-0"

TRIPLEX
MR. MUSTAFA
 1318 BOSTON AVE, FT PIERCE, FL

SITE VIEW

PERMIT SET
 FOR CONSTRUCTION
 FOR SUBMITTAL TO THE
 BUILDING DEPARTMENT REVIEW

No.	Description	Date


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 Ft. Lauderdale, FL 33309

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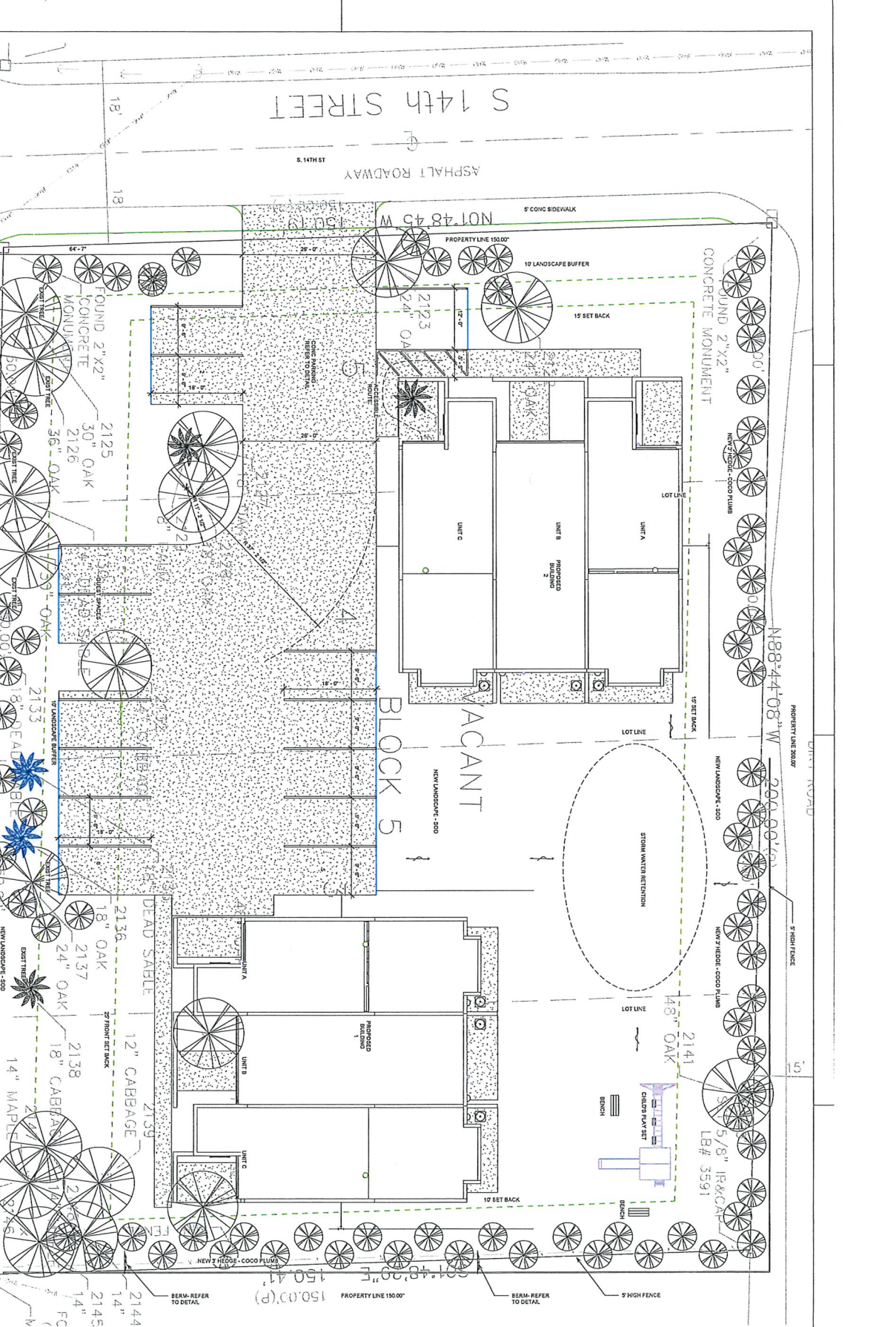
SEAL

S 14TH STREET

ASPHALT ROADWAY

BOSTON AVENUE

DATE	10/11/2022
SCALE	1/8" = 1'-0"
PROJECT NAME	TRIPLEX
OWNER	MR. MUSTAFA
ADDRESS	1318 BOSTON AVE, FT PIERCE, FL
DESIGNER	FAGAN-ARCHITECT
DATE	10/11/2022



TRIPLEX
MR. MUSTAFA
 1318 BOSTON AVE, FT PIERCE, FL

SITE PLAN

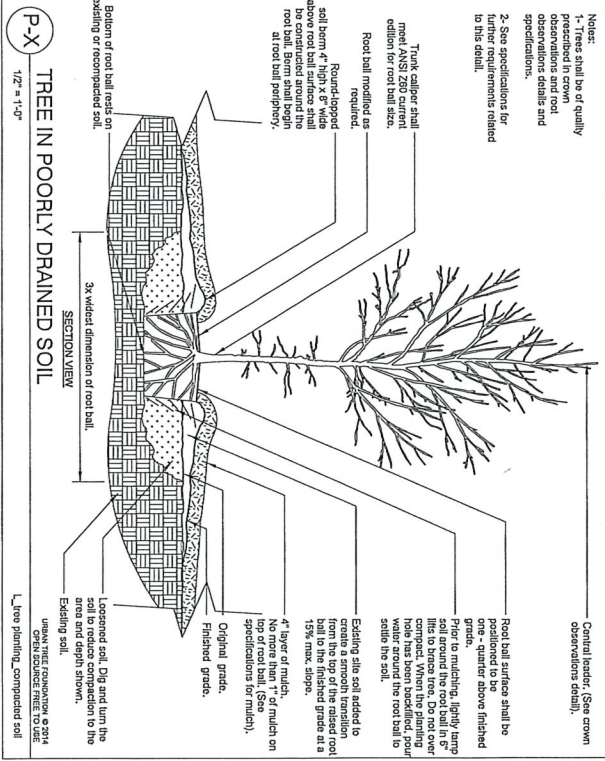
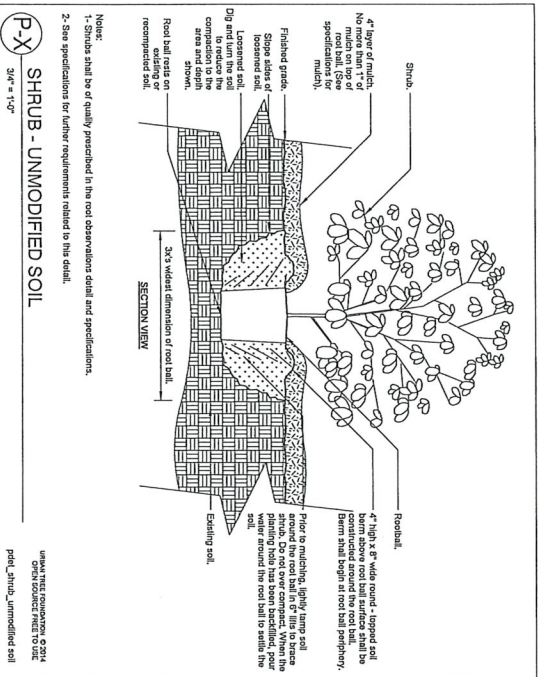
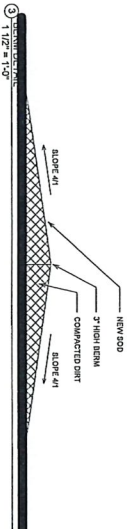
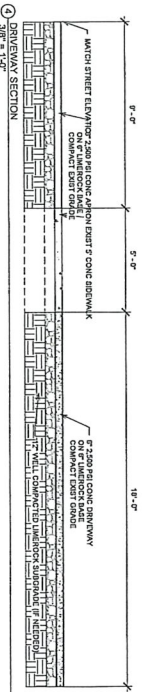
PERMITS:
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 F. B. B. ARCHITECT

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 BOCA RATON, FL 33432
 (561) 991-1111

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SHRUB - UNMODIFIED SOIL
3/4" = 1'-0"

Notes:
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.
2- See specifications for further requirements related to this detail.

UNLESS THERE IS AN INDICATION TO THE CONTRARY, ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.

TREE IN POORLY DRAINED SOIL
1 1/2" = 1'-0"

Notes:
1- Trees shall be of quality prescribed in the root observations detail and specifications.
2- See specifications for further requirements related to this detail.

UNLESS THERE IS AN INDICATION TO THE CONTRARY, ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.

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PROJECT SHEET
NO. DESCRIPTION DATE

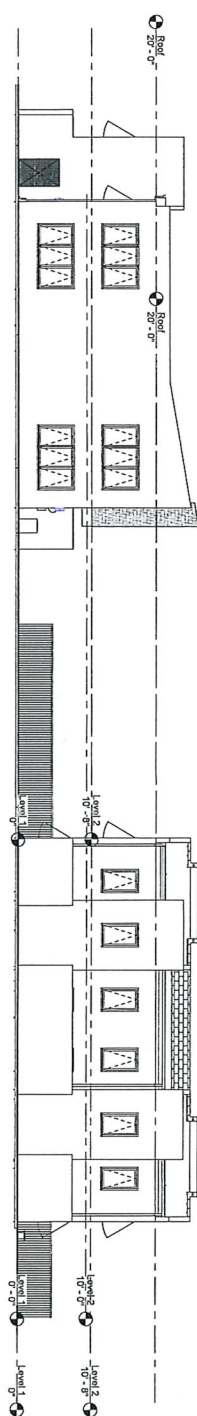
MR. MUSTAFA
1318 BOSTON AVE, FT PIERCE, FL

TRIPLEX
MR. MUSTAFA
1318 BOSTON AVE, FT PIERCE, FL

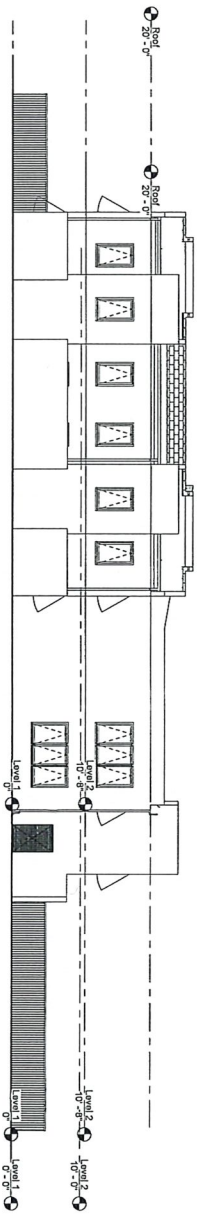
A-1.3

2. SCRAPING PLANTING DETAIL
1/4" = 1'-0"

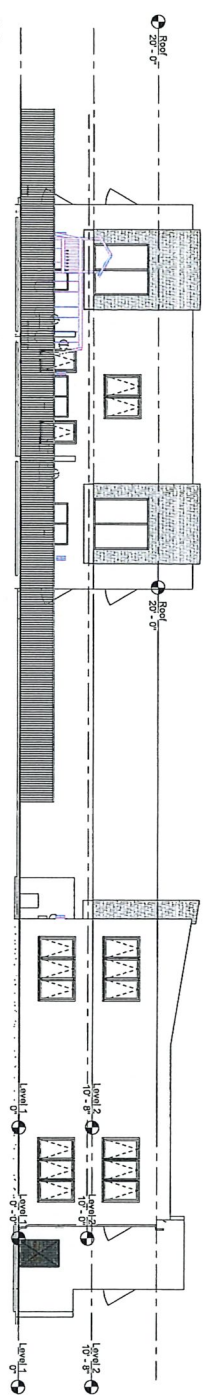
1. TREE PLANTING DETAIL
1/2" = 1'-0"



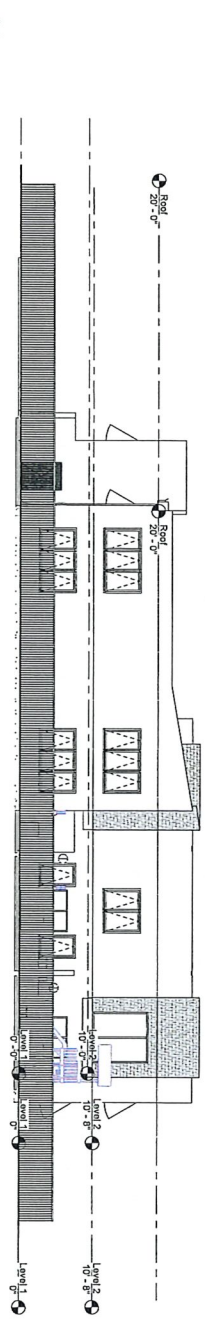
① South
1/8" = 1'-0"



② West
1/8" = 1'-0"



③ North
1/8" = 1'-0"



④ East
1/8" = 1'-0"



FAGAN-ARCHITECT
REGISTERED ARCHITECT
1300 SOUTH FEDERAL AVE
BOSTON, ILLINOIS 62204
TEL: 314.251.2414

SEAL

ISSUED & DRAWN
1. 1300 SOUTH FEDERAL AVE
BOSTON, ILLINOIS 62204
TEL: 314.251.2414

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DATE: 05/14/2015

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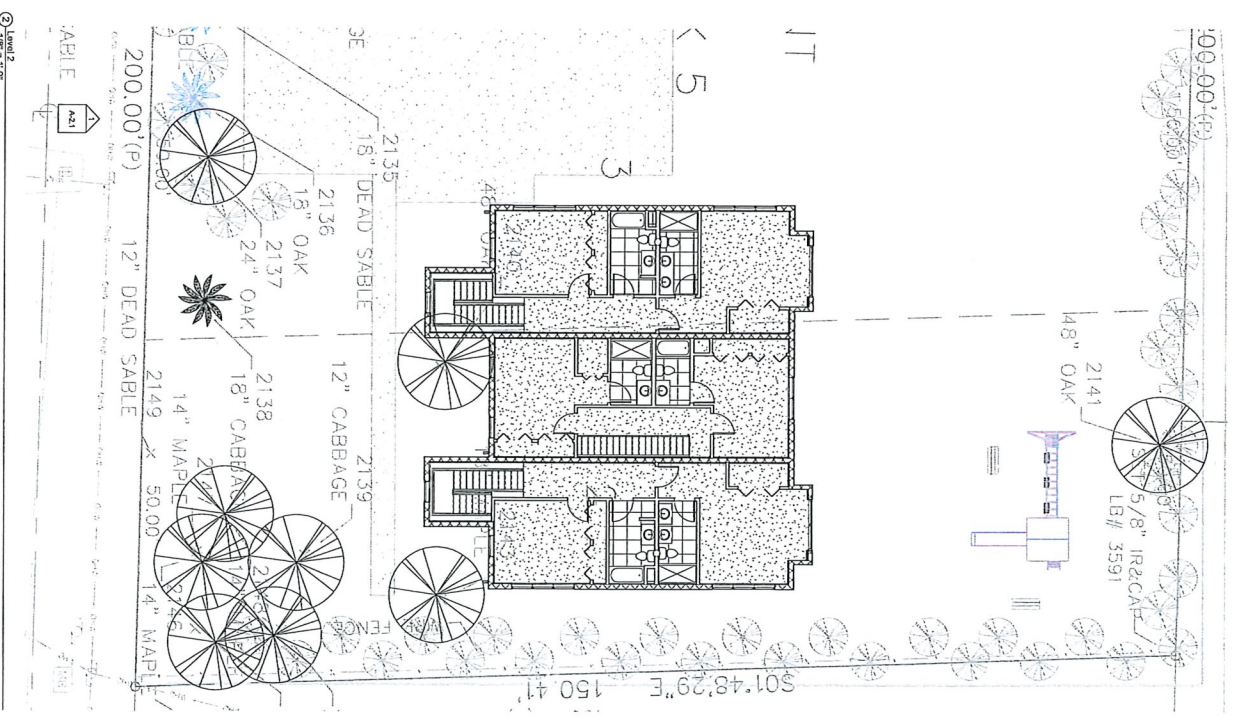
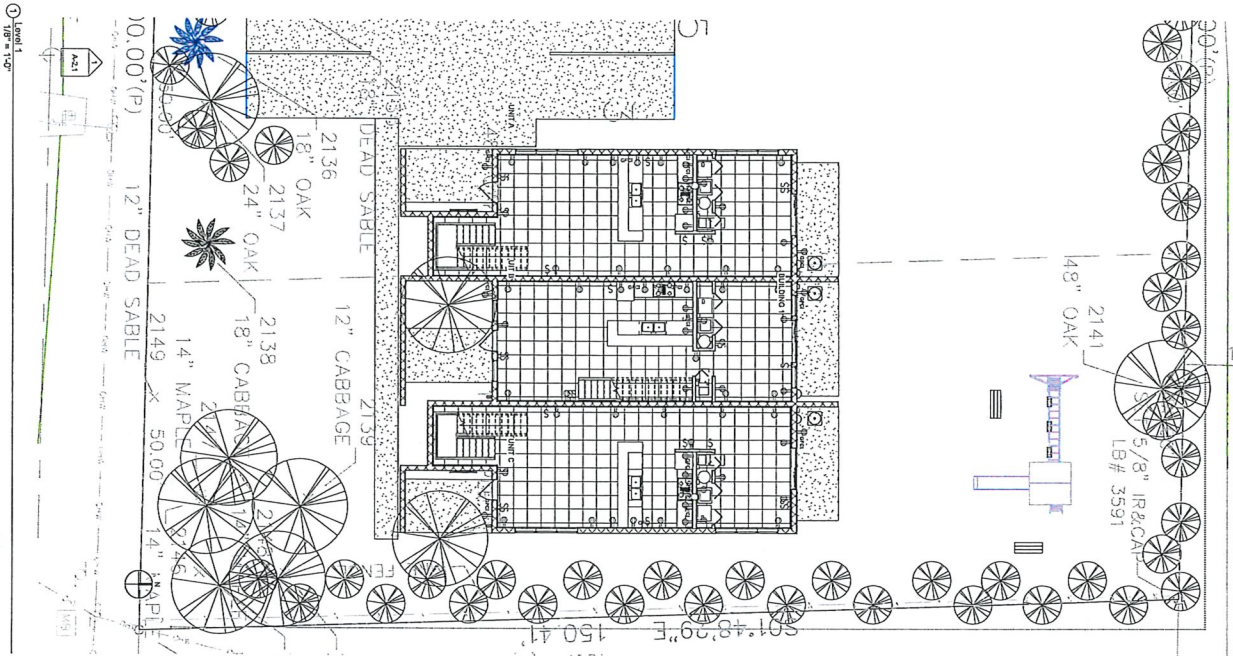
ELEVATIONS


TRIPLEX
MR. MUSTAFA
1318 BOSTON AVE, FT PIERCE, FL

Client Name	MR. MUSTAFA
Project Name	TRIPLEX
Project Number	
Project Manager	
Designer	
Drawn By	
Checked By	

A-2.1

DATE: 05/14/2015



 <p>FAGAN-ARCHITECT Architecture • Interiors • Planning 1501 W. BOSTON AVE., FT. PIERCE, FL 34941 (888) 252-2222</p>	<p>SEAL</p>
	<p>FOR CONSTRUCTION FOR CONSTRUCTION FOR CONSTRUCTION FOR BUILDING DEPARTMENT REVIEW</p>
<p>PROJECT SET</p>	<p>FLOOR PLANS</p>
<p>TRIPLEX MR. MUSTAFA 1318 BOSTON AVE, FT PIERCE, FL</p>	<p>A-3.1</p>

