



Twins Carwash
Site Plan - Design Review
5340 S. US Highway 1

APPLICANT

Ravi Alur; Aspire Engineering

PROPERTY OWNER(S)

Dan Brainard, Twins Carwash LLC

PARCEL ID #(S):

3403-433-0008-000-2

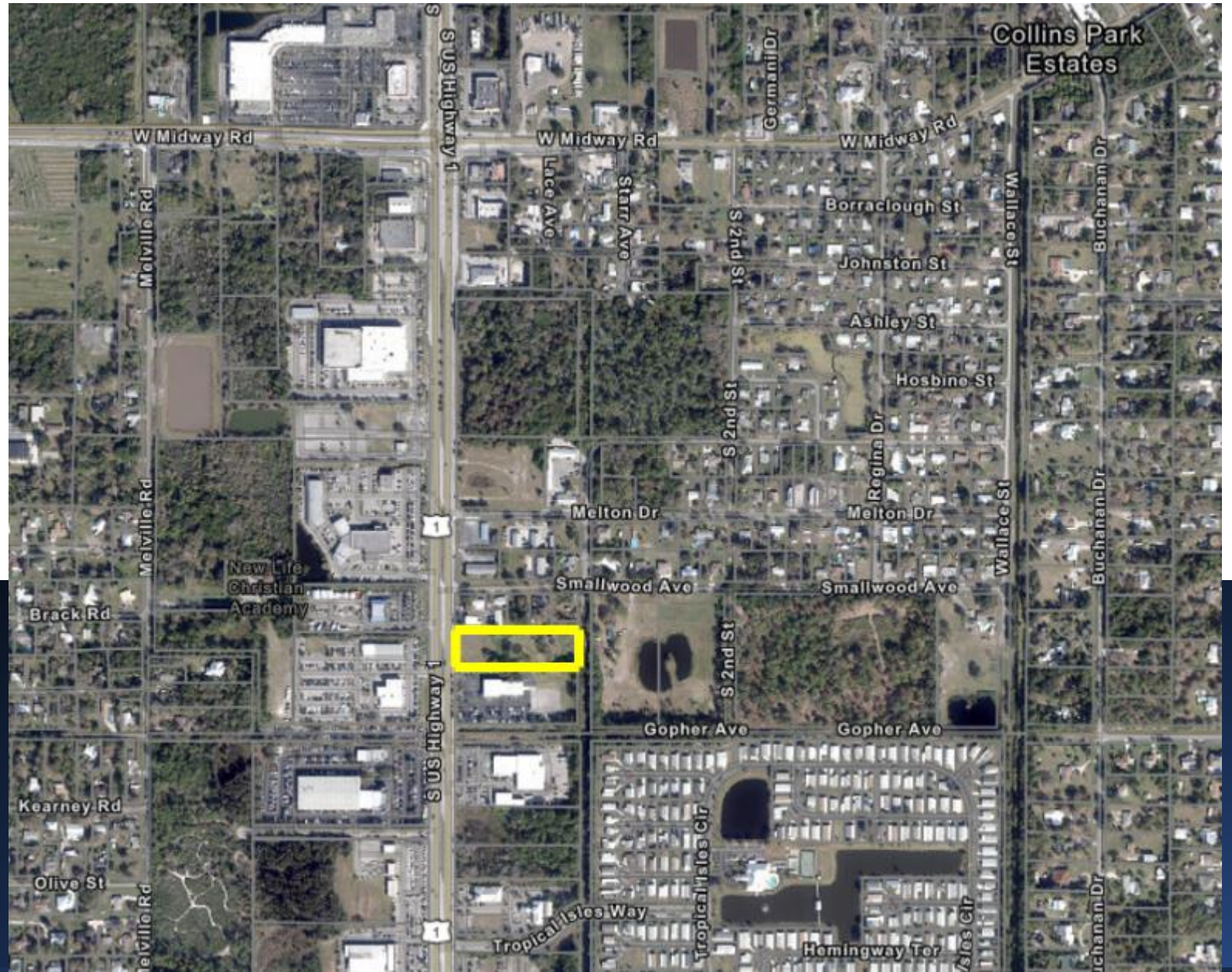
SUMMARY

Request for review of an application for a Site Plan (Development and Design Review) to construct a 4,930 square-foot automated carwash with self-service vacuums.

In accordance with the city design guidelines and code ordinance 125-314, the building is a single-story masonry structure with a linear organization. The owner's intent is to utilize established corporate images which are a modern interpretation of prairie design with some craftsman detailing.

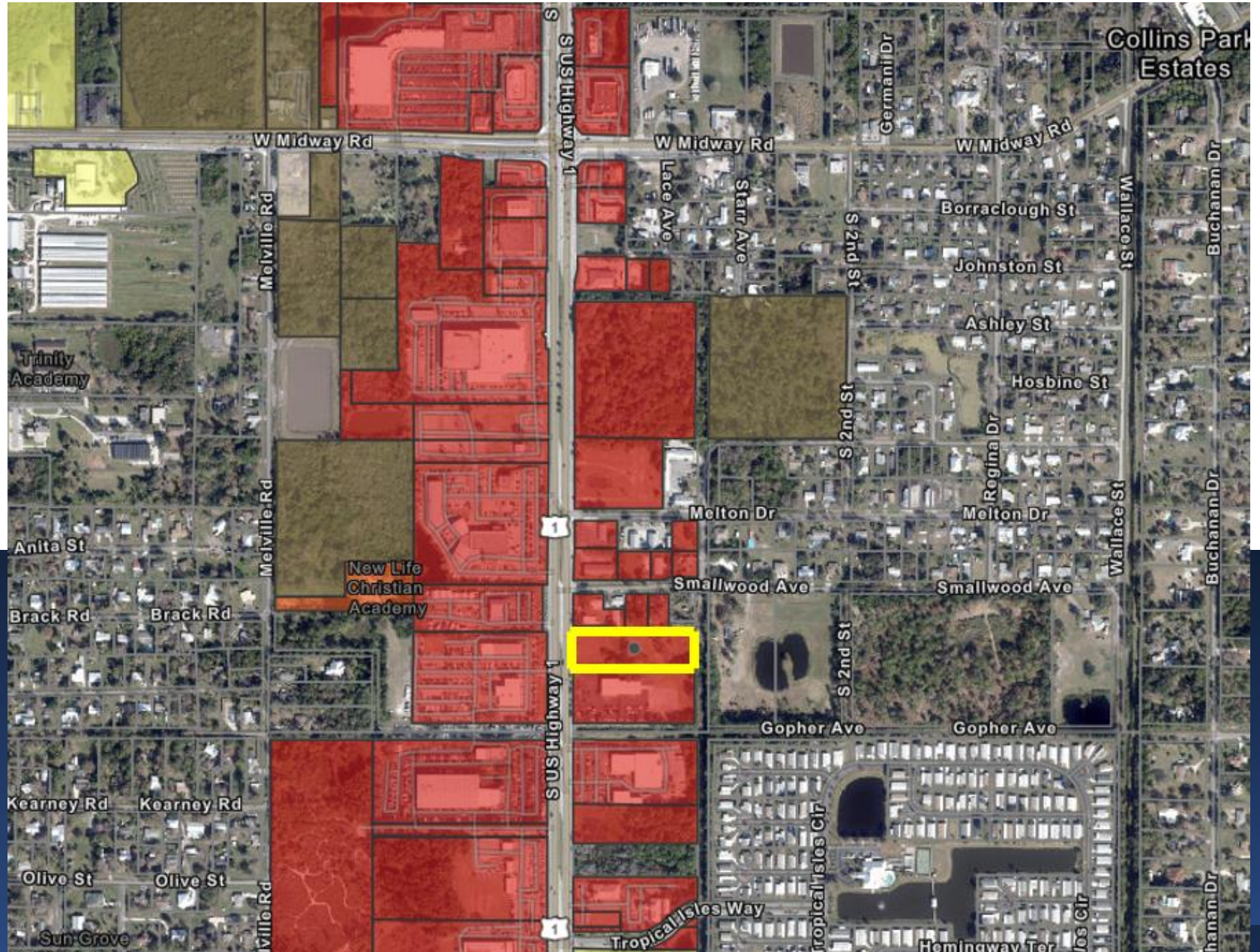
Location Map

Approx. 2.19 +/- Acres



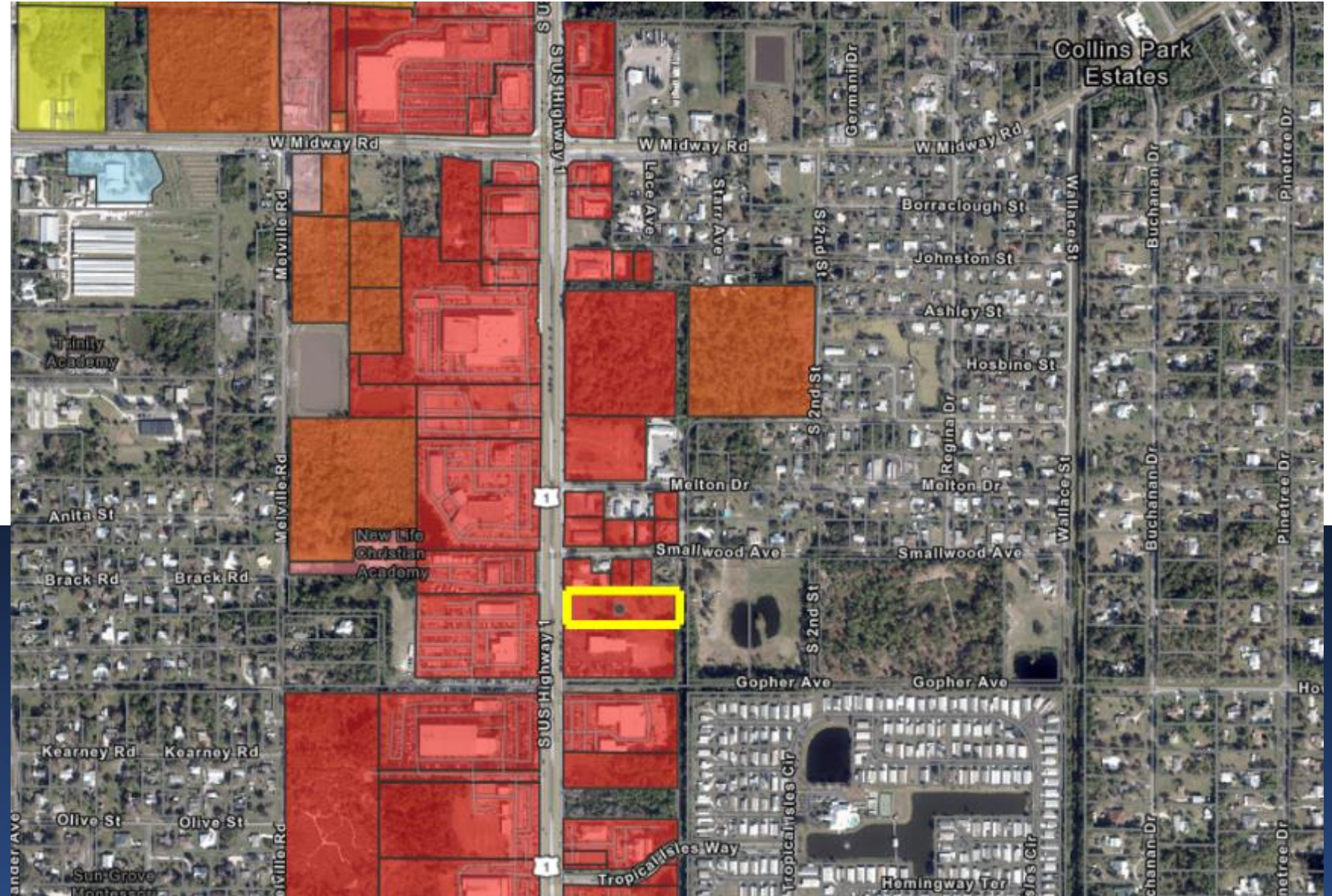
FUTURE LAND USE MAP

Future Land Use – General
Commercial (GC)

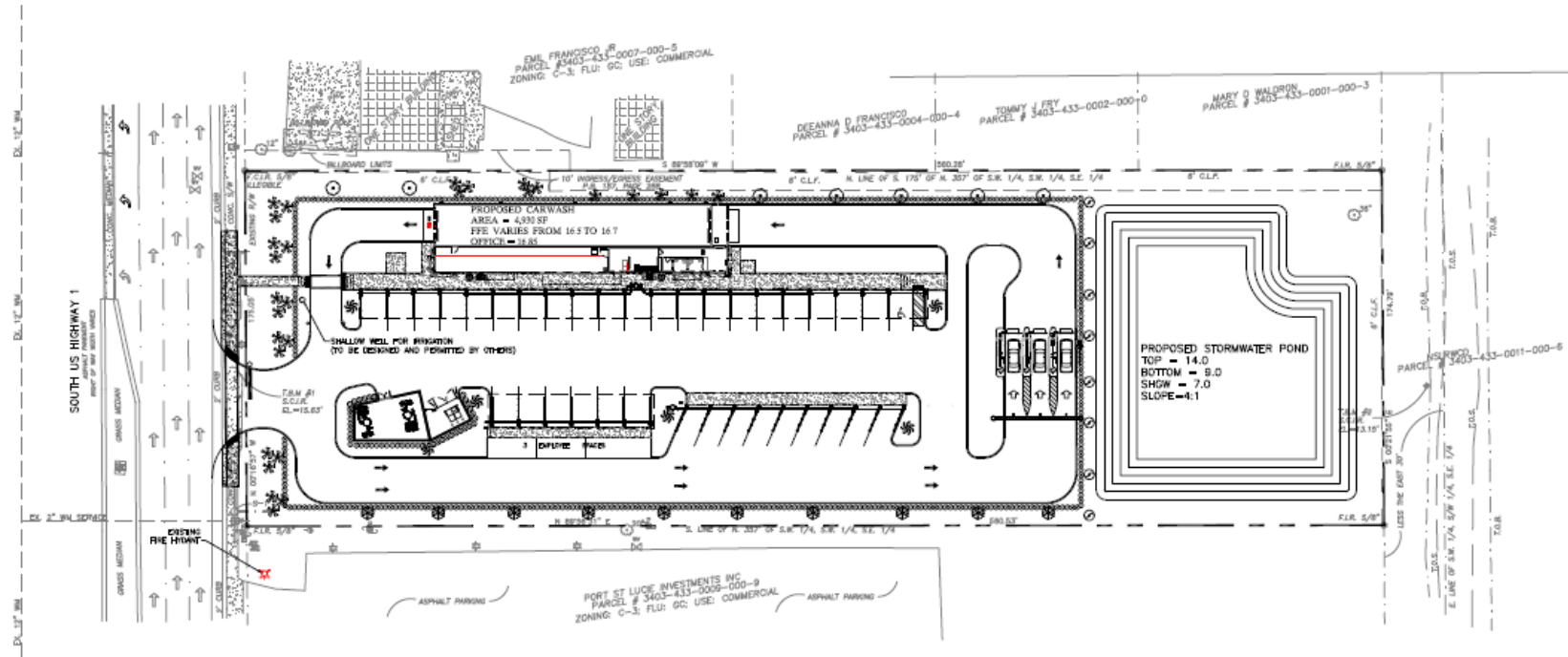


ZONING MAP

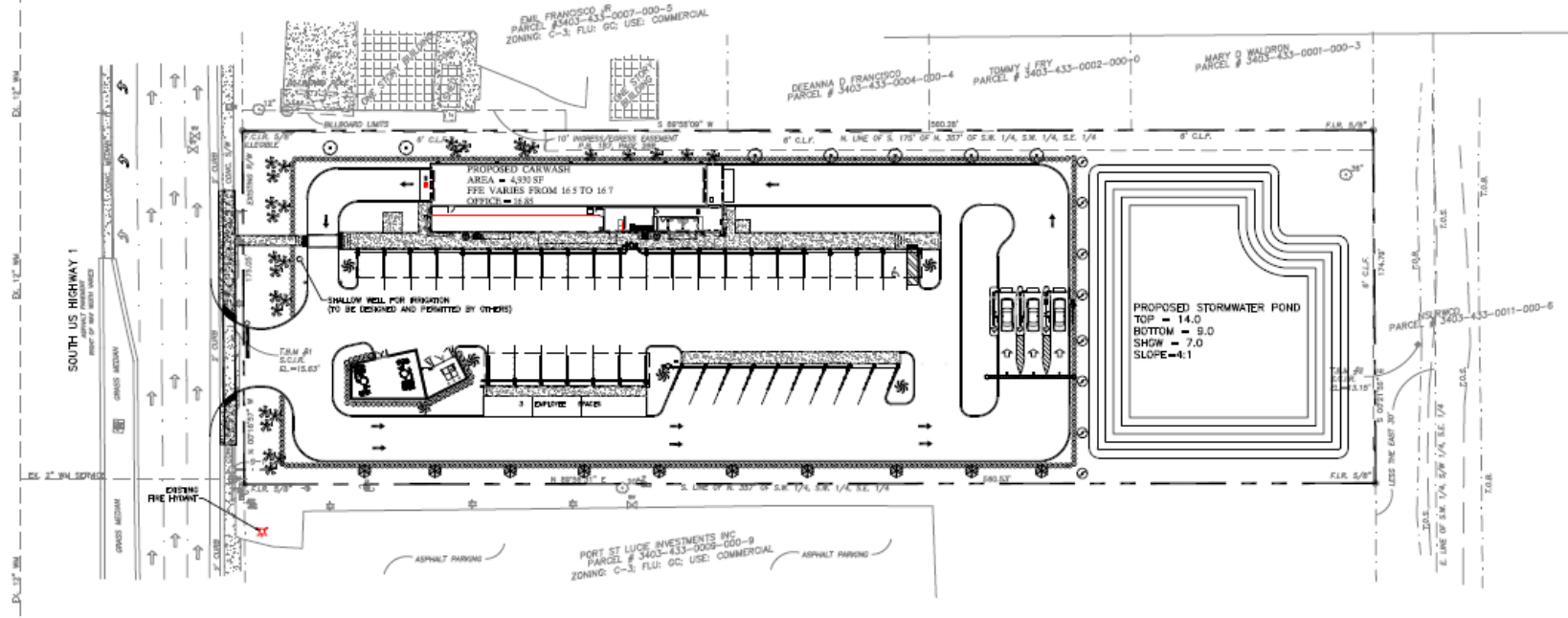
Zoning – General
Commercial (C-3)



Landscape Plan

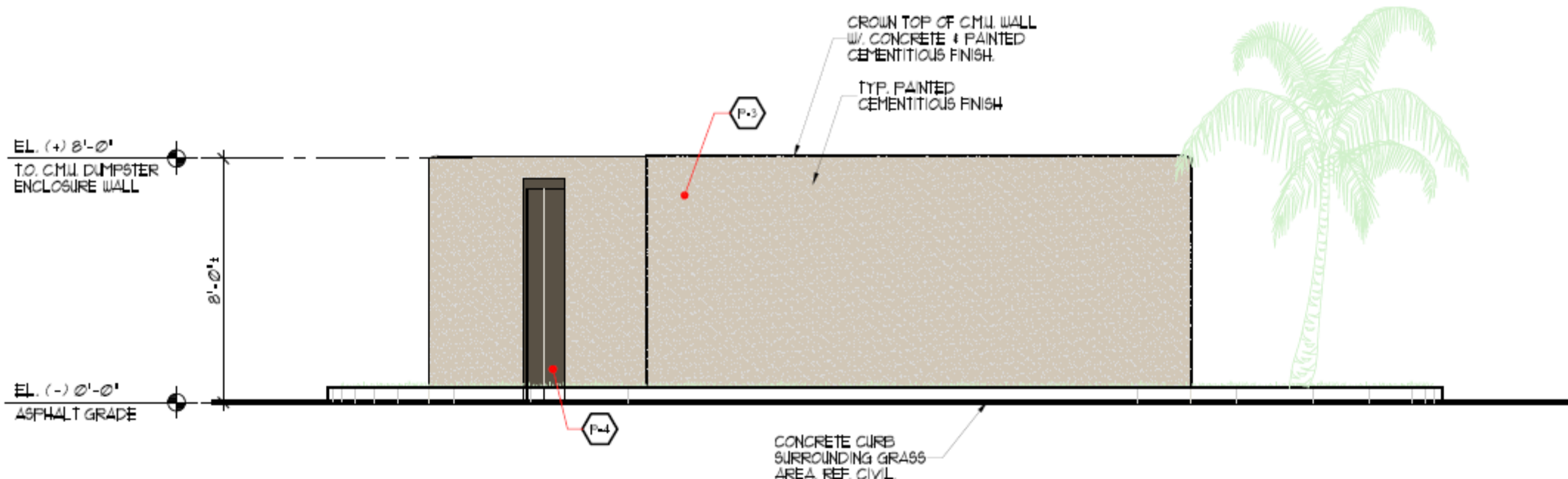


Landscape Plan



PLANT & MATERIAL LIST:

| SYMBOL | KEY | BOTANICAL NAME | COMMON NAME | QTY. | SIZE | NATIVE FLORIDA | DROUGHT TOLERANT | REMARKS |
|---------------|-----|-------------------------|------------------|------|---------|----------------|------------------|----------------------------|
| <u>TREES</u> | | | | | | | | |
| | LS | Liquidambar styraciflua | SWEETGUM | 8 | 3" DBH | YES | YES | MIN. 12' HIGH |
| | BN | Betula nigra | RIVER BIRCH | 6 | 3" DBH | YES | YES | MIN. 12' HIGH |
| | MG | Magnolia grandiflora | SOUTHERN MAGNOLA | 10 | 3" DBH | YES | YES | MIN. 12' HIGH |
| | QV | Quercus virginiana | LIVE OAK | 7 | 3" DBH | YES | YES | MIN. 12' HIGH |
| | SP | Sabal palmetto | SABAL PALM | 29 | | YES | YES | MINIMUM CLEAR TRUNK OF 10' |
| <u>SHRUBS</u> | | | | | | | | |
| | VO | VIBURNUM OBOVATUM | WALTER VIBURNUM | 400 | 3-7 GAL | YES | YES | MIN. 36", 3 FT O/C |

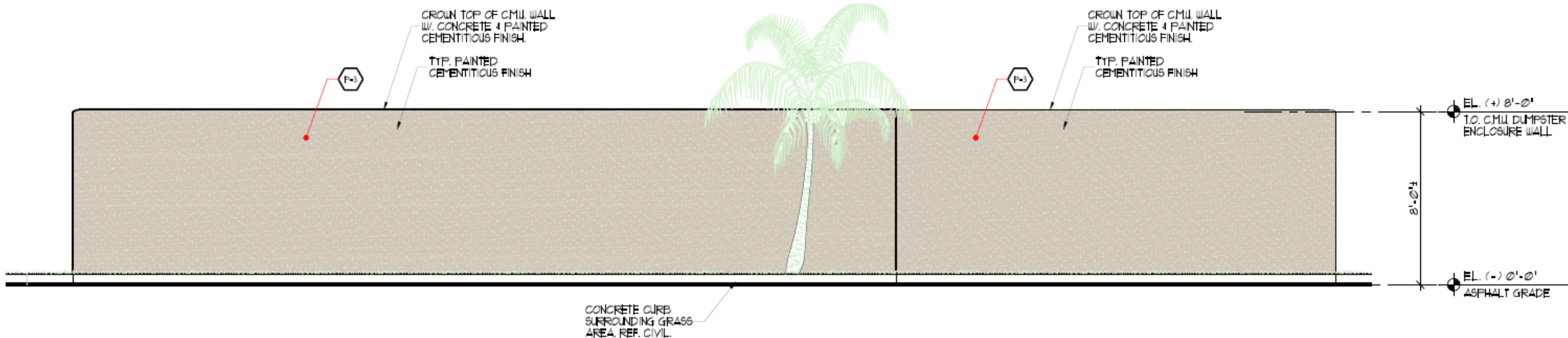


1
 A-25.1

ELEVATION
 VACUUM/DUMPSTER ENCLOSURE

Scale : 1/4" = 1'-0"

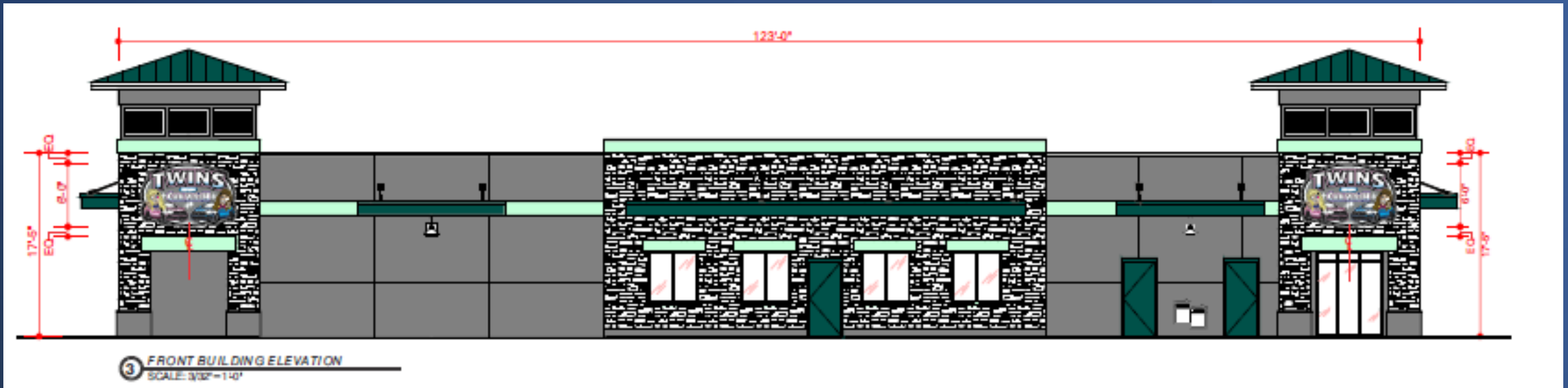
Vacuum/ Dumpster Enclosure Elevations



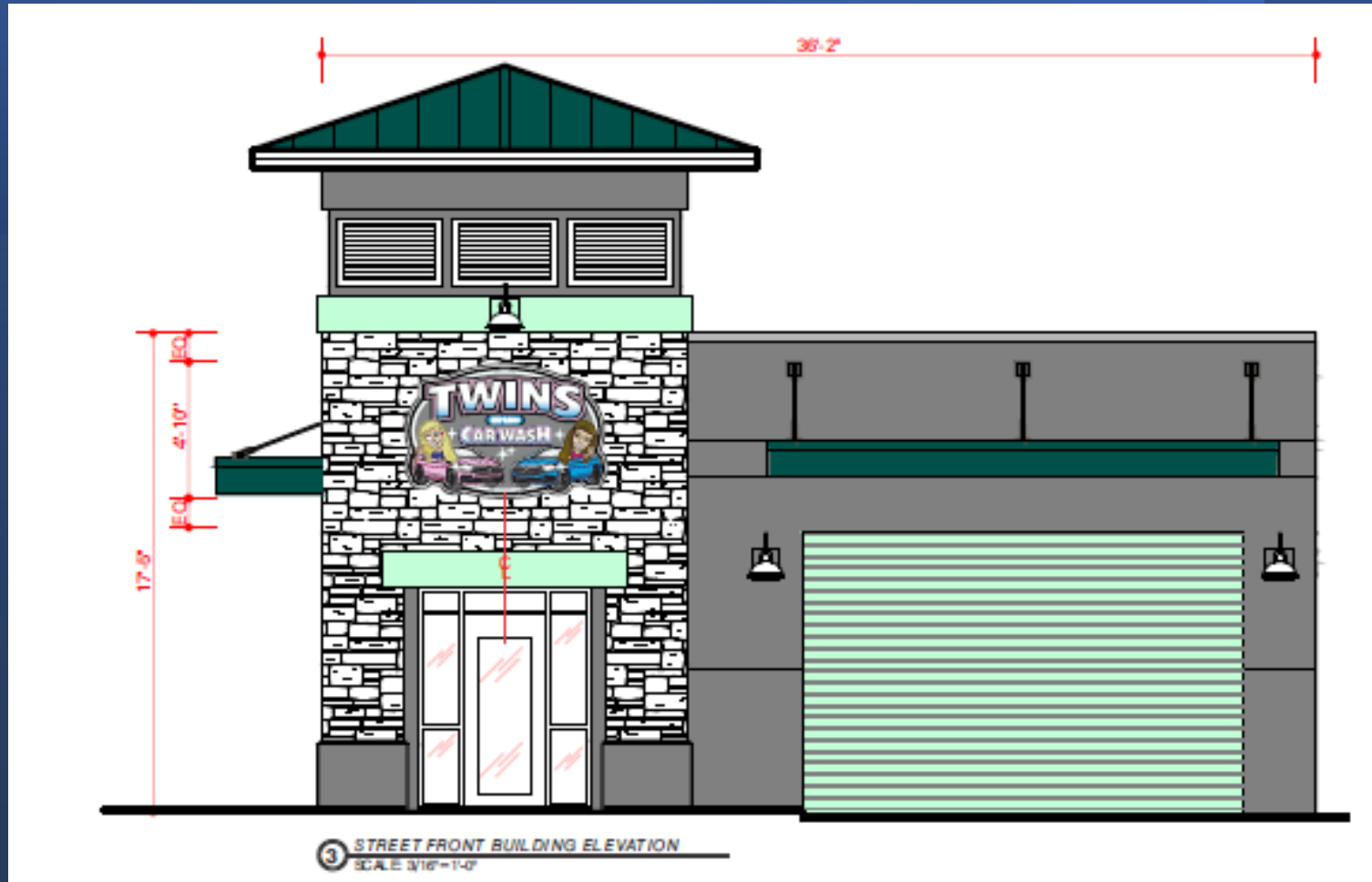
2
ELEVATION
 4-25.1 VACUUM/DUMPSTER ENCLOSURE

Scale : 1/4" = 1'-0"

Vacuum/ Dumpster Enclosure Elevations



Building Elevations



Building Elevations



Building Design Review



Building Design Review



Building Design Review

**Staff
Recommendation:
Site Plan and Design
Review**

Staff recommends APPROVAL with (1) Condition:

**Planning Board's
Actions:
Site Plan and Design
Review**

- **Possible actions of the Commission:**
- APPROVAL of the proposed Site Plan and Design Review, and no changes
- APPROVAL of the proposed Site Plan and Design Review with changes
- DISAPPROVAL of the proposed Site Plan and Design Review



Twins Carwash
Site Plan - Design Review
5340 S. US Highway 1

Ravi Alur
1023 Professional Park Drive
Brandon, FL 33511

Subject: Site Plan – 5340 S. US Highway 1 – Technical Review Committee Comments for January 19, 2023 TRC Meeting

City of Fort Pierce Planning Department

1. Per the comments in the Environmental Report, a more thorough survey should be conducted for gopher tortoises before any issuance of a building permit.
2. A completion certification by a landscape architect, cost estimate, and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.
3. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.
4. Stop signs, stop bars, and directional arrow striping will need to be placed in proper intersection locations throughout the property.

Fort Pierce Engineering Department

Comments may be forthcoming

Fort Pierce Building Department

1. Building Official or his represent olive hos no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
2. Any construction will need to meet the requirements of the Florida Building Code 7th Edition.
3. Building Permit required.

4. Signed and sealed construction drawings required.
5. Will need to meet the Fire Code

Fort Pierce Police Department

No comments at this time

St. Lucie County Planning Department

Comments may be forthcoming

St. Lucie County PW/Engineering

No comments at this time

City Clerk Office

Comments may be forthcoming

Code Enforcement

Comments may be forthcoming

Fort Pierce Utilities Authority

FPUA W/WW Engineering: Concept approved as noted:

Water and wastewater (via forcemain) is available to serve the subject parcel. To connect to these services please submit 3 complete sets of revised utility construction plans to water/wastewater engineering. For any additional questions please contact Shane Ostrander sostrander@fpua.com or 772-466-1600 ext 3468.

FPUA Electric & Gas Engineering: Electric and Gas Engineering Department have reviewed the application. No comment.

St. Lucie County Fire District

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 <https://www.slcfcd.com>
2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.
3. Please send the Fire District electronic plans for the site and buildings.

4. Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 116.1.4). Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2.5).
5. Per the St. Lucie County Fire District Fire Prevention Code Resolution 690-20. At Least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access. Including, but not limited to trees, canopies, etc.
6. The Fire District reserves the right for future comments at the site plan & building construction phase.
7. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77k lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.
8. Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft.
9. Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft.
10. Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.
11. An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet".
12. Per NFPA 1114 Chapter 9, Section 1.3. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD).
13. Two-Way Radio Enhancement Systems/BDAS shall be installed, inspected and operationally tested in accordance with the manufacturer's published requirements, by the local fire department, and comply with the most current edition of the Florida Fire Prevention Code and its incorporated standards and codes. Pre-surveys of radio signal strength shall be submitted to the Fire Marshal in the form of heat signature mapping or a certification document of radio signal strength provided by a licensed engineer.
14. Provide the fire district the Pre-Construction Site Checklist Affidavit. This affidavit shall include the pre-construction fire protection plan, pre-construction fire department access roads, and pre-construction on-site credible water supply for your development and or

project (the affidavit can be found at <http://www.slcfcd.com/182/Applications-Permits> under fire permits.

15. Site Plans submitted in accordance with this Fire Prevention Code shall include the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.

Florida Department of Transportation

Conditions:

- A minimum driveway length of 25 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.
- If a gate is proposed, a minimum driveway length of 50 feet to the call box and/or gate house, and a turnaround area before the gate are required.

Comments:

- All driveways not approved in this letter must be fully removed and the area restored.
- A Drainage Permit is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
- The applicant shall donate property to the Department if right-of-way dedication is required to implement the improvements.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

St. Lucie County School Board

No comments at this time

Ryan Altizer

From: Ryan Altizer
Sent: Friday, March 17, 2023 10:10 AM
To: Aspire Engineering, Inc.
Subject: FW: Twins Carwash

Hey Ravi,

Here is Engineering's comments regarding the project. Your next steps would be to resubmit the necessary documents to the Planning Department, and once Engineering approves the Plan, I will move you forward to Planning Board. Please reach out to me with any questions or concerns and I will address them as soon as I can to help expedite your project.

Thank you,

Ryan Altizer | Senior Planner | City of Fort Pierce

Planning Department

Phone: 772.467.3742 Fax: 772.466.5808 100 North U.S. 1 Fort Pierce, FL 34950



THE SUNRISE CITY

FORT PIERCE
Florida

From: Venetia Barnes <vbarnes@cityoffortpierce.com>

Sent: Friday, March 17, 2023 9:02 AM

To: Ryan Altizer <raltizer@cityoffortpierce.com>

Subject: RE: Twins Carwash

Hi Ryan,

I left half day yesterday. After looking at the electronic file, below are my initial comments. I will need a scalable hard copy to ensure that all setbacks and such are correct.

ENGINEERING COMMENTS:

1. Revise the site plan to include the size of the stormwater pond in accordance with the City of Fort Pierce Code of Ordinance Section 125-313(3)(c)(10).
2. Relocate the dumpster and enclosure from the entrance of the site in accordance with the City of Fort Pierce Code of Ordinance Section 123-37(10).

ADVISORY COMMENTS:

1. The drainage plan was reviewed conceptually and will be reviewed in depth at the time of DPCR application.
2. The project shall have all State and Federal permits in place prior to conducting any land clearing operations as the submitted Environmental Impact Report indicates that wetlands are present on the site. An updated Environmental Impact Report shall be required at the time of permitting based on to the report's recommendation and the migration of possible threatened species.

Venetia Barnes | Stormwater Engineer Manager | City of Fort Pierce

Engineering Department

Phone: 772.467.3783 Fax: 772.460.6847 100 North U.S. 1 Fort Pierce

[Website](#) | [Facebook](#) | [Survey](#)



From: Ryan Altizer <raltizer@cityoffortpierce.com>

Sent: Thursday, March 16, 2023 4:10 PM

To: Venetia Barnes <vbarnes@cityoffortpierce.com>

Subject: Twins Carwash

Hey Venetia,

I was hoping you could send me the email we discussed just so I can relay the next steps to the applicant!

Hope you're having a good day,

Ryan Altizer | Senior Planner | City of Fort Pierce

Planning Department

Phone: 772.467.3742 Fax: 772.466.5808 100 North U.S. 1 Fort Pierce, FL 34950





ASPIRE ENGINEERING, INC.
Engineering Excellence Delivered

1023 Professional Park Drive
Brandon, FL 33511
Phone: (813) 571-2850
Fax: (813) 571-1753
E-mail: aspireeng@yahoo.com

June 9, 2023

Fort Pierce, Planning Department
100 North US 1
Fort Pierce, Florida, 34950

RE: Twin's Car Wash - Ft Pierce – 3rd Site Plan Review Resubmittal
1-TRC NO. 23-20000306
Parcel: 3403-433-0008-000-2
Address: 5340 S. US Hwy. 1, Fort Pierce, FL 34982
Engineer's Project No. 22-017

In response to comments received regarding the above referenced project, please find attached Revised plans. The revisions are based on the following:

ENGINEERING COMMENTS – Venetia Barnes:

1. Provide the required 10-foot-wide landscape strip situated between the property line and the stormwater retention/detention area per the requirements specified in the City of Fort Pierce Code of Ordinance Section 127-37(6).

PLEASE SEE REVISED SITE PLAN SHEET C-4 SHOWING THE 10' LANDSCAPE STRIP.

2. Relocate the dumpster and enclosure from the entrance of the site in accordance with the City of Fort Pierce Code of Ordinance Section 123-37(10)

PLEASE NOTE THAT THIS WAS RESOLVED PER OUR EMAIL DISCUSSIONS. PLEASE SEE ATATCHED RENDERINGS AND ELEVATIONS.

3. Sheet C-5 shall update the dewatering note 1 to City of Fort Pierce as it stipulates Manatee County.

ACKNOWLEDGED AND REVISED.

ADVISORY COMMENTS:

1. The drainage plan was reviewed conceptually and will be reviewed in depth at the time of DPCR application.

ACKNOWLEDGED.

2. The project shall have all State and Federal permits in place prior to conducting any land clearing operations as the submitted Environmental Impact Report indicates that wetlands are present on the site. An updated Environmental Impact Report shall be required at the time of permitting based on to the report's recommendation and the migration of possible threatened species.

ACKNOWLEDGED.

Thank you very much for your cooperation with this project. If you have any questions or wish to discuss this project do not hesitate to contact our office.

Sincerely,

Aspire Engineering, Inc.

Engineering Excellence Delivered



Ravi Alur, P.E., LEED AP
President

cc: Ray Caito, Creative Convenience Corporation



To : Planning Department

FROM : Venetia Barnes, Stormwater Engineer

VB
TST

THRU : Tracy Telle, Assistant City Engineer

RE : Site Plan and Design Review – Twins Car Wash – 5304 S. US Highway 1 – TRC No. 22-0700026

DATE : June 28, 2023

This is to advise you that we have completed the review of the following documents as received by this office on June 14, 2023:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Site Plan & Design Review | <input type="checkbox"/> Building Construction Plans |
| <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"/> Site Plan & Design Review | <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 comments

ADVISORY COMMENTS:

1. The drainage plan was reviewed conceptually and will be reviewed in depth at the time of DPCR application.
2. The project shall have all State and Federal permits in place prior to conducting any land clearing operations as the submitted Environmental Impact Report indicates that wetlands are present on the site. An updated Environmental Impact Report shall be required at the time of permitting based on to the report's recommendation and the migration of possible threatened species.

TST/VB/vb