

DRAFT



CITY OF FORT PIERCE PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, **APRIL 8, 2024**, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Prior to the roll call, Chairman Kreisl thanked Mr. Creyaufmiller for his years of service on the Planning Board and said he would be greatly missed. Chairman Kreisl introduced the new Planning Board member, Ms. Baxevanis, and she told the Board a little bit about herself.

Present: Gloria Baxevanis; Alexander Edwards; John Heaning; Nichelle Clemons; Justine Carter; Uline Daniel; Anton Kreisl, Chairman

Staff Present: Kev Freeman, Planning Director
Ryan Freeman, Senior Planner
Alicia Rosenthal, Planning and Development Organizer

4. **CONSIDERATION OF ABSENCES**

All members were in attendance.

5. **APPROVAL OF MINUTES**

- a. Minutes from the March 11, 2024, Planning Board meeting

Motion was made by John Heaning, and seconded by Nichelle Clemons to approve the minutes from the March 11, 2024 meeting.

AYE: John Hening, Nichelle Clemons, Justine Carter, Uline Daniel, Gloria Baxevanis,
Alexander Edwards, Chairman Anton Kreisl

Passed

6. NEW BUSINESS

a. Annexation - DT Ventures 1 - 3804 Sunrise Boulevard

Mr. Altizer gave an overview of the annexation. He stated the subject property has a St. Lucie County Future Land Use of RU, Residential Urban, and a Zoning designation of RS-3, Residential Single-Family, and the proposed Future Land Use designation is RL, Residential Low Density, with a Zoning classification of R-1, Single-Family Low Density. Mr. Altizer said the current taxable value of the property is \$319,550 and the site area is approximately 11.84 acres. He concluded with the Future Land Use comparison showing an increase of a maximum of 17 units.

No one spoke for or against the annexation.

Motion was made by Nichelle Clemons, and seconded by John Hening to forward a recommendation of approval to the City Commission for the annexation at 3804 Sunrise Boulevard.

AYE: Nichelle Clemons, Justine Carter, Uline Daniel, Gloria Baxevanis, Alexander Edwards, John Hening, Chairman Anton Kreisl

Passed

b. Rezoning - Planned Development - Fort Pierce Commercial - 301 Florida Avenue

Mr. Altizer gave an overview of the application and answered questions from the Board regarding on-street parking spaces. He said the request is to change the zoning on one (1) parcel of land that is approximately .38 acres, from General Commercial (C-3) to Planned Development (PD), to accommodate a 7,000 square-foot building on a commercial infill site, providing up to four (4) commercial office/warehouses in the Community Redevelopment Area district (CRA). The current Future Land Use is (GC) General Commercial. Mr. Altizer stated the front portion of the building will house retail/office space and on-street parking is incorporated to facilitate access for customers. Mr. Altizer said the PD allows for reduced setbacks and reduced lot coverage. Mr. Altizer showed the site plan, landscape plan and rendering of the building. Mr. Altizer noted the applicant met the Engineering comments and an updated site plan was provided for the presentation.

Mr. Freeman explained there is going to be a combination of city property and the applicants' property to set up a template for improving the CRA. He said staff encouraged the applicant to rezone to a PD because the city did not want to see a 25-foot setback in the CRA and to allow the applicant flexibility in designing a building that fronts a good sidewalk, on-street parking, and good landscaping. The intent is to end up with a street section where on-street parking is made part of the activity on the street.

Chairman Kreisl reiterated the reason for changing to a PD is the size of the building on the lot, the overall layout and to get better frontage and access.

Marcela Cambor, principal of Cambor and Associates and applicant representative, stated the applicant wants to invest in infill properties and create a walkable environment. She said

the CRA site was picked purposely with the understanding that the code would render a building that would prioritize the pedestrians, sidewalk and on-street parking. Ms. Cambor said, to their surprise, the use was allowed but none of the urban rules and walkability was permitted in the C-3 zoning. She said she worked with staff to understand the intent of the CRA. She said they moved the building closer to a very wide sidewalk with on-street parking for customers. Ms. Cambor stated deliveries and employee parking will be in the back of the building and the building will have an industrial look with Florida vernacular architecture and four (4) bays. The front of the building will be retail and office space. Ms. Cambor said the building is 7,000 square feet and the office space will be roughly 1,500 square feet with the storage and warehouse space in the rear. She explained to the Board that the ratio of parking is not the same as if the building was completely a commercial use. Ms. Cambor concluded that hopefully, over time, on-street parking will develop, but right now the proposed parking should be sufficient.

Motion was made by Nichelle Clemons, and seconded by Justine Carter to forward a recommendation of approval to the City Commission with the following four (4) conditions:

1. 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.
2. Addresses will need to be submitted through the Planning Department for all units prior to building permit applications.
3. The Final PD site plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the applicant.
4. The Final PD site plan shall include all agreements, provisions and covenants which govern the use, maintenance, and continued protection of the planned development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.

AYE: Justine Carter, Uline Daniel, Gloria Baxevanis, Alexander Edwards, John Hening,
Nichelle Clemons, Chairman Anton Kreisl

Passed

c. **Zoning Text Amendment - Sec. 125-3 - General Definitions.
Providing Consistency with the State Statute and the City's Comprehensive Plan**

Mr. Freeman gave an overview of the zoning text amendment, and he explained that staff identified conflicts and inconsistencies with things that are currently being worked on, like provision of housing, and the use of small lots in neighborhoods. He stated the city does not have the code to support good design and planning in moving the city forward. Mr. Freeman stated the item was presented to the Planning Board at the March 11, 2023, meeting and the Board requested additional definitions for Workforce Housing, Affordable Housing and Urban Farming be added. Mr. Freeman noted that staff looked at state statutes and the comprehensive plan to rationalize conflicts in the code.

Mr. Freeman said comparisons and references to state statutes were used to strengthen the definitions. Mr. Freeman provided definitions for accessory use structures, family amusement center, agricultural use, boardinghouse and roominghouse, density, modular, mobile and manufactured homes. He highlighted that the accessory use definition change is to help the residential needs in the city for families, extended family members or for income generation and the definition is for what the use is and not how it is controlled.

Motion was made by Nichelle Clemons, and seconded by John Heaning to forward a recommendation of approval for the Zoning Text Amendment for Sec. 125-322 to the City Commission.

AYE: Uline Daniel, Gloria Baxevanis, Alexander Edwards, John Heaning, Nichelle Clemons, Justine Carter, Chairman Anton Kreisl

Passed

d. **Zoning Text Amendment - City Code Sec. 125-212 and 125-213 (Planned Development Zone - PD)**

Mr. Freeman gave an overview of the text amendment. He explained there has been lots of discussion with the City Commission on what constitutes a Planned Development (PD) and a conceptual plan. He said there is not a good definition between a conceptual plan and a final plan. Mr. Freeman noted the conceptual plan is commonly used and helps the applicant remove the expense of final plans that could change and waste review time by staff, Boards and City Commission. Mr. Freeman stated Section 125-213, Planned Unit Redevelopment (PUR), allows a conceptual plan, but the code is convoluted and complicated and refers to sections of code that are no longer in the code. Mr. Freeman said staff needs a clear process. He said a lot of research was done on neighboring municipalities and a common process is through a Master Planned Development and Final Planned Development. He explained the difference is what is required during the application process. Mr. Freeman showed a chart with the required documents needed for both the Master Planned Development and the Final Planned Development. He noted the items listed with (x) can be provided but are not essential items. Staff will be encouraging applicants to provide the non-essential items to help staff and the Planning Board with their review. He said this would provide the Planning Board and the City Commission with a good idea of what is coming forward. The intent of the code is to clear out what is in place already and eliminate the PUR zone code entirely. Any Planned Developments already in place will be grandfathered in. Section 125-212 will be deleted and replaced with another section entirely related to the Planned Development zone code, which will give the applicant the choice between a Master Planned Development and a Final Plan Development. Mr. Freeman said the Master Planned Development will need to go to the Planning Board and City Commission and once that is approved, the applicant can work on the drawings for the Final Planned Development, which will need to come back to the Planning Board and the City Commission to ensure it meets the intent of the Master Planned Development. The applicant has the choice to come in with a Final Planned Development in the first stage.

Chairman Kreisl expressed concerns about the expiration of a PD since not all plans have come to fruition. He said it does not make sense that a rezone from C-3 to PD would stick if the applicant decides to pull out. Chairman Kresl asked if the PD zoning stays with the property if the PD completely dies.

Mr. Freeman said the new code will need to have a timeline set on the site plan in order to be approved. If completed in one phase, the anticipated commencement, permits and final completion of occupancy will be needed and anything outside of that would need to apply for an amendment to the PD. The timelines would be discussed at the site plan approval because it is understood there may be other agency permits required that could take 6–18 months for approval depending on the type of work. Staff wants the timelines to be flexible, so the applicant can explain what timelines they need based on external agency permits needed. Mr. Freeman noted the Planning department constantly receives requests from PD owners to extend the expiration timeline based on the State Declarations of Emergency from the governor due to hurricanes.

Mr. Freeman explained it does cause a problem when converting a PD back to the previous zoning designation. He said it is up to the site owner, if they want to rezone back to straight zoning. The PD zoning would expire and nothing could be done until a new plan was submitted or a renewal of the same plans was submitted for a completely new staff review with updated standards. He noted the applicant will have to come back to the Planning Board to justify the change, and they may be held to stricter timelines of development. Mr. Freeman said there are no loopholes for someone to say they are going to let the PD expire and build whatever they want. The staff and Planning Board have a say in what comes forward regarding timetable, design, and alternative uses to such an extent that if it changes the original intent of whatever was approved, it will have to go through the whole process again. Mr. Freeman highlighted that a PD gives the staff, the Planning Board and the City Commission more control of what the city looks like and what gets built.

Ms. Carter asked how the rezoning from C-3 to PD fits into the city's vision. Mr. Freeman explained the C-3 zoning makes it very difficult to develop the site. The Planning Board recommending approval of the PD application gives encouragement to people coming in to be a part of that process. It also allows staff to negotiate early on with the applicant to get on-street parking and the applicant's on-site parking is reduced. Mr. Freeman highlighted that better street sections and sidewalks are generated, along with better landscaping, and reduction in impervious area on the site. It gives staff and Planning Board direction to say this is what we want to see, and it gives the applicant a good idea of what is wanted and will get supported. It also helps the engineering of the streets to create street sections which improve parking and stormwater. Mr. Freeman highlighted that PD approval helps to move the city forward. If the Planning Board is consistently making the same determinations in C-3 zoning, these factors can be incorporated into the C-3 zoning district. Mr. Freeman noted the city currently does not have specific codes for the CRA.

Mr. Heaning expressed concerns about not having a requirement for landscaping listed on the items needed for a Master Planned Development.

Mr. Freeman explained the reason a landscape plan is not a requirement is that it allows for discussion with the staff and Planning Board to make the applicant aware of what is wanted, and it will also make a landscape plan more restrictive. He noted that changing one thing in a landscape plan, may require a change to all the applicant's plans.

Chairman Kreisl said it is a great advantage to the design professionals to recommend a plan but not require a plan with the Master Planned Development.

Board discussion ensued on recommending but not requiring certain items that the Planning Board would like to see.

Mr. Freeman said he could add an asterisk next to items the Planning Board wants to see that says, draft recommended.

Kris Einstein, a resident, stated she has suffered through the PD process since September 2023 and has spent \$500,000 on plans that are useless. She said conceptual plans are nice, and it is like dipping your toe in water to see if you like it.

Chad Ingram, a resident, stated he fully supports the new code revisions. He said to pay to completely develop a project and then have to make changes would make someone upset.

Mr. Freeman explained that staff sets up meetings with applicants prior to submitting an application to recommend things that staff would like to see and to fix or address certain issues. Mr. Freeman said a draft plan is necessary because the city should be getting more than straight zoning with Planned Development. He wants the Board to suggest things that

will benefit the city.

Motion was made by Nichelle Clemons, and seconded by Justine Carter to forward a recommendation of approval of the proposed amendment to the City Commission.

AYE: Gloria Baxevanis, Alexander Edwards, John Hening, Nichelle Clemons, Justine Carter, Uline Daniel, Chairman Anton Kreisl

Passed

e. **Zoning Text Amendment - City Code Sec.125-187 - Allowed Uses**

Mr. Freeman gave an overview of the Allowed Uses Zoning Text Amendment. He said the proposed amendment seeks to cure conflicts in the use table, add allowed uses in certain districts, and encourage innovative residential development. Mr. Freeman stated there is a code that currently deals with innovative residential development and encourages infill development in communities where the city wants to see something happen. It allows slight changes in the zoning districts to allow some of these types of developments to come forward. He said the city is trying to get smaller residential units and smaller lots to make them more affordable and this part of the code allows that, but there are lines in the use table that set you back and restrict what can be allowed. Mr. Freeman said the revised code places emphasis on encouraging the supply of housing through the innovative residential development process. It is intended that partner code amendments to section 125-243. Innovative Residential Developments will be coming forward to the Planning Board.

Mr. Freeman stated other proposed changes relate to Home Occupations (permitted by State Statutes), Boardinghouses and Roominghouses (subject to partner code amendments to Definitions and Zoning Regulation), uses available to zoning districts close to or within downtown, and the allowance of Urban Farming (subject to partner code amendments to Definitions, and Family Amusement Centers (State Statutes) and to allow a dock on all single family homes that have water access.

Mr. Freeman said the other recommended option is to replace the option to go from a Conditional Use in certain zoning districts with an Innovative Residential Development Use. He stated the Innovative Residential code has specific aims for residential development which includes design, how they are located, what they need to take into account, what the density bonus could be and all the things the city wants. It is almost exactly like a Conditional use, but they apply for Innovative Residential Use. Mr. Freeman noted they are looking at proposing changes to the Innovative Development code to make it more useful to encourage residential developments, smaller lot size and affordability in locations where there are currently vacant lots and commercial and residential units.

Chairman Kreisl said it is a fantastic idea and it is so much better than the standard Conditional Use process. He said it is easier for applicants, the Planning Board and the City Commission. Chairman Kreisl asked about prohibited uses and prior Conditional Uses. Mr. Freeman explained that past approvals of Conditional Uses which may now be prohibited uses, are grandfathered in.

Motion was made by Nichelle Clemons, and seconded by Gloria Baxevanis to forward a recommendation of approval to the City Commission for the proposed Zoning Text Amendment to City Code Sec.125-187 - Allowed Uses.

AYE: Alexander Edwards, John Hening, Nichelle Clemons, Justine Carter, Uline Daniel, Gloria Baxevanis, Chairman Anton Kreisl

Passed

7. COMMENTS FROM THE PUBLIC

There were no comments from the public.

8. DIRECTOR'S REPORT

Mr. Freeman stated he is working on code amendments for Innovative Residential Development, sign regulations, design regulations and landscape regulations. He said many more pieces of the City Code of Ordinances will be coming forward. Rather than making a massive block code amendment, the Board would be able to dissect the code in pieces. Mr. Freeman said the Zoning Text Amendments recommended for approval today will help the Board understand how they relate to code changes coming forward in the future.

9. BOARD COMMENTS

Chairman Kreisl thanked Mr. Altizer for the color coded maps used in his presentation.

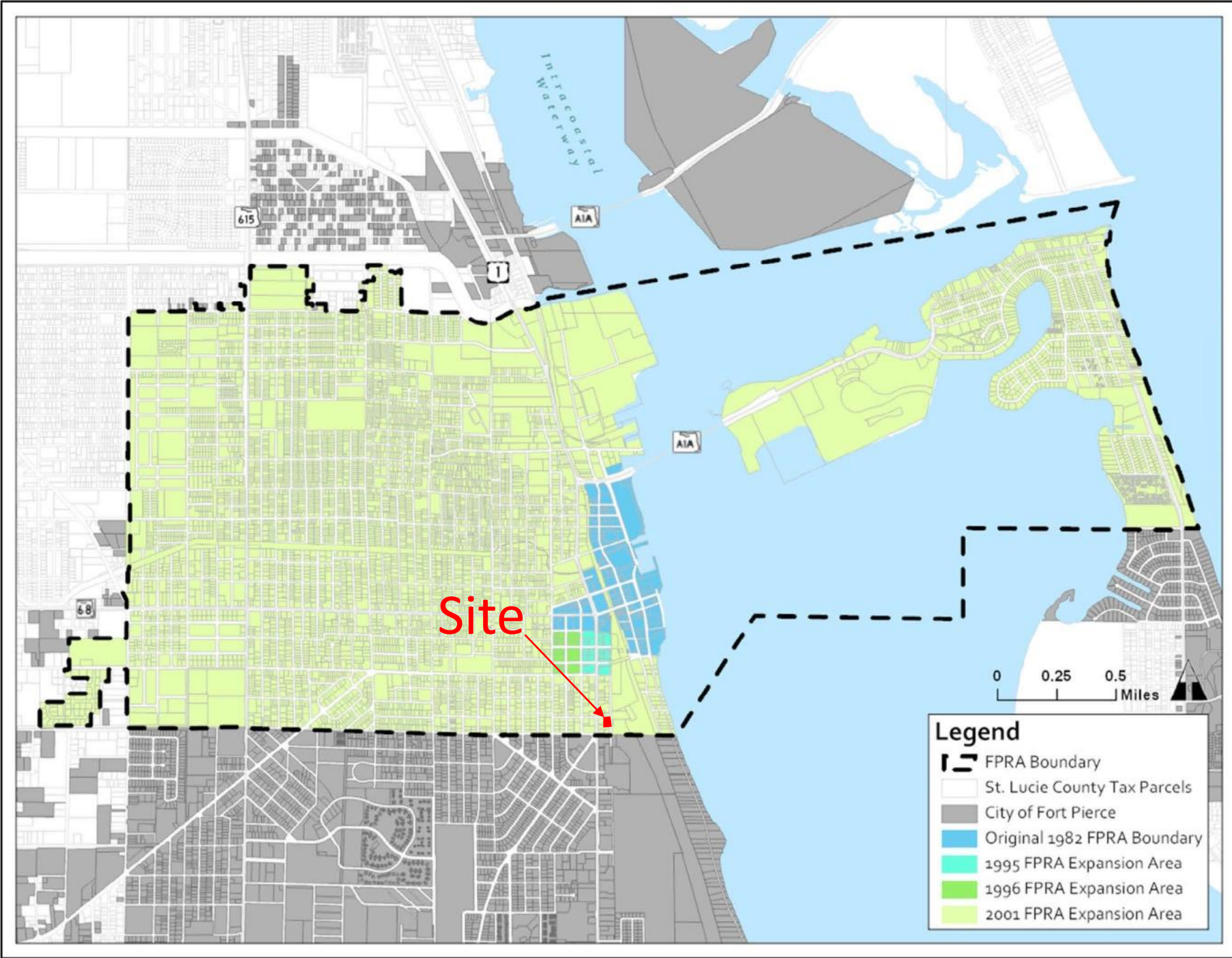
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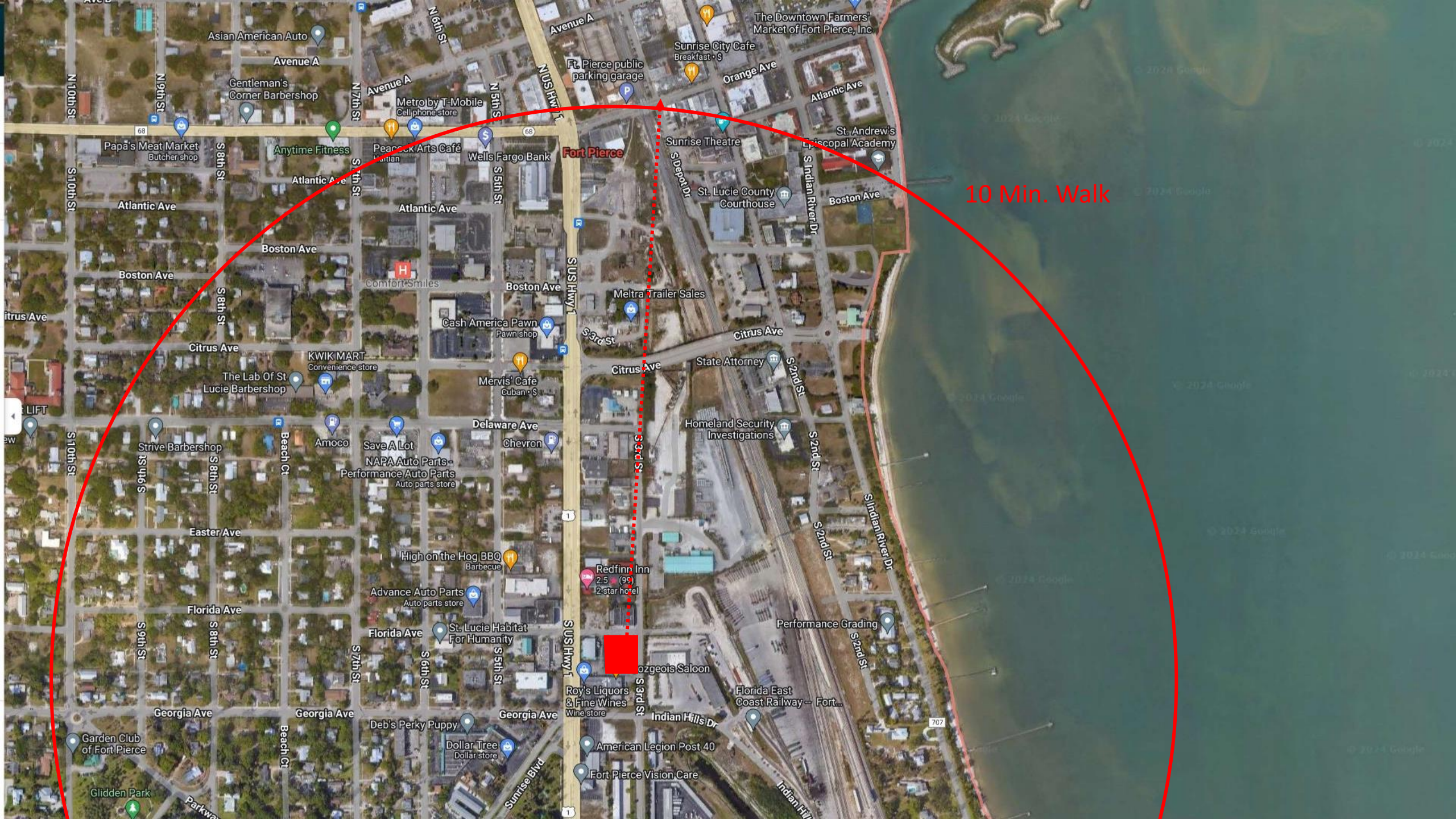
Fort Pierce Flex Space

A CRA Infill Project

PLANNING BOARD

04.08.2024





10 Min. Walk

Fort Pierce

Redfinn Inn
2.5 (90)
2-star hotel

Roy's Liquors
& Fine Wines
Wine store

American Legion Post 40

Fort Pierce Vision Care

Florida East Coast Railway -- Fort...

Indian Hills Dr

Performance Grading

Homeland Security Investigations

State Attorney

Citrus Ave

S 3rd St

Meltra Trailer Sales

Boston Ave

Cash America Pawn
Pawn shop

Delaware Ave

Chevron

Save A Lot

NAPA Auto Parts -
Performance Auto Parts
Auto parts store

Amoco

The Lab Of St
Lucie Barbershop

KWIK MART
Convenience store

Mervis' Cafe
Cuban • S

Cash America Pawn
Pawn shop

Comfort Smiles

High on the Hog BBQ
Barbecue

Advance Auto Parts
Auto parts store

St. Lucie Habitat
For Humanity

Florida Ave

St. Lucie County Courthouse

St. Andrew's
Episcopal Academy

Sunrise Theatre

Sunrise City Cafe
Breakfast • S

The Downtown Farmers'
Market of Fort Pierce, Inc

Ft. Pierce public
parking garage

Metro by T-Mobile
Cell phone store

Peacock Arts Cafe
Italian

Anytime Fitness

Papa's Meat Market
Butcher shop

Gentleman's
Corner Barbershop

Asian American Auto

Avenue A

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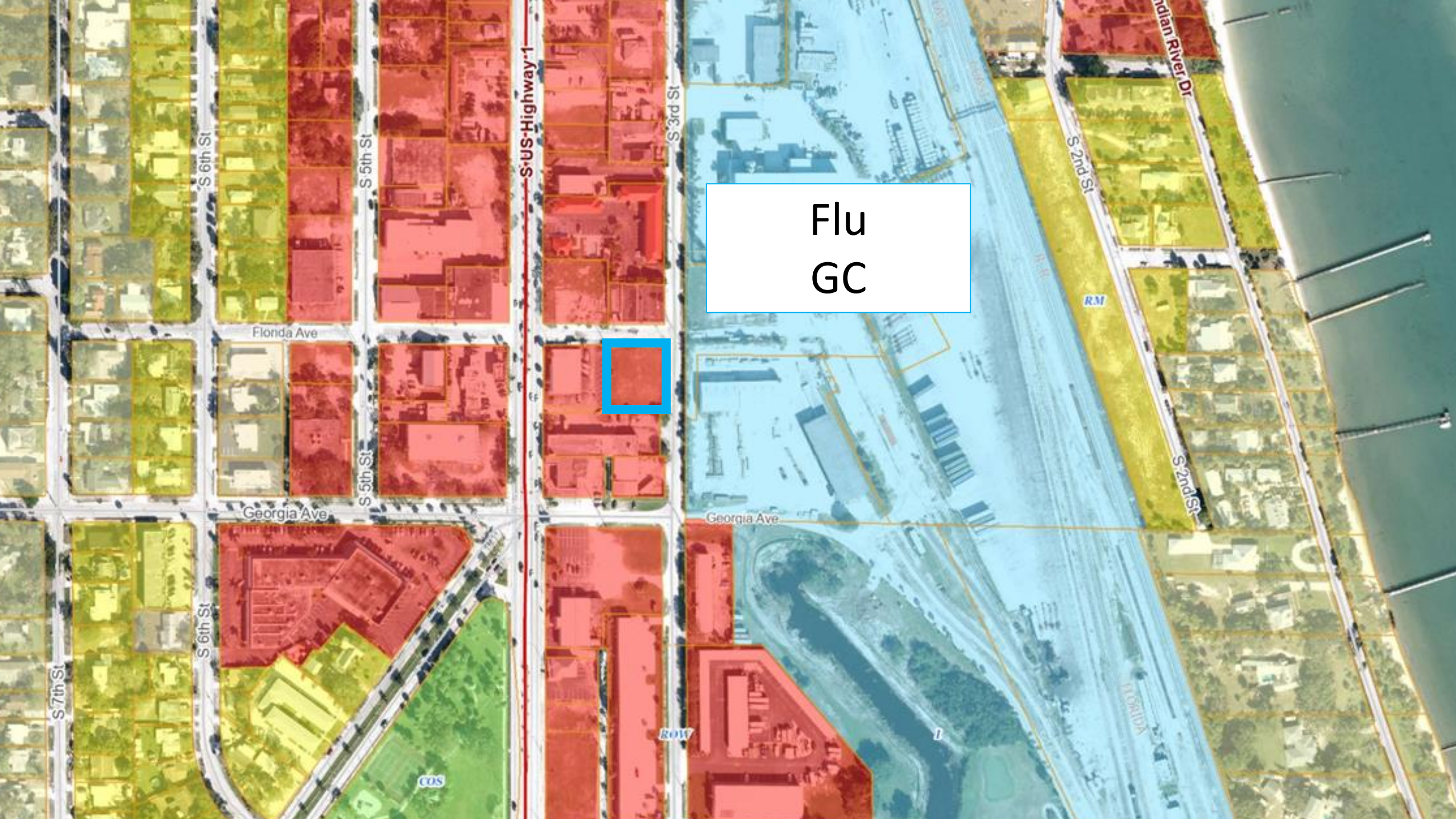
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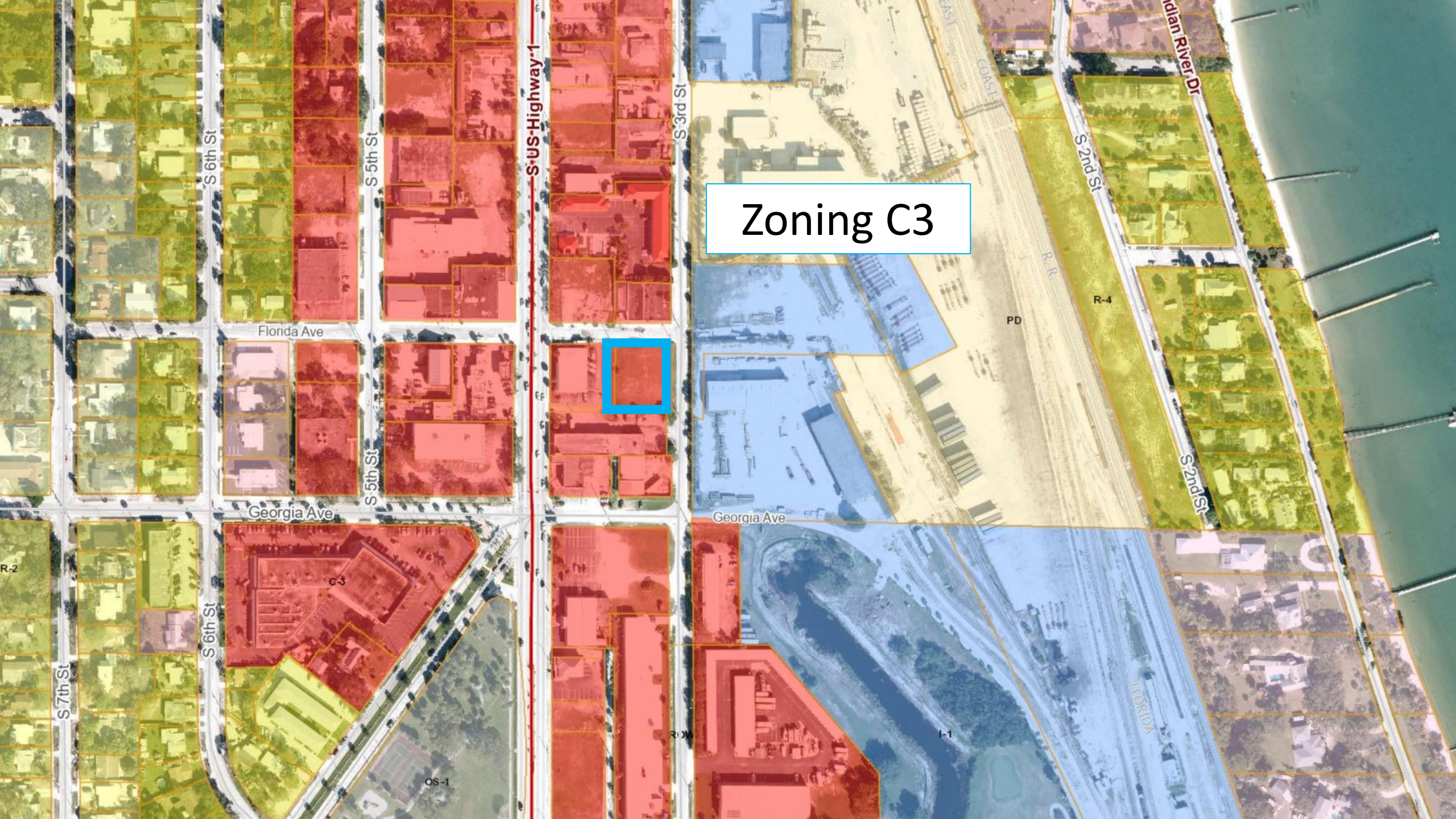
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Flu
GC





Zoning C3





- FLU – COMMERCIAL
- ZONING – C3
- DISTRICT - CRA

Site Data:

Parcel ID:	2410-711-0041-000-7
Existing Land Use:	Commercial
Existing Zoning:	C3
District:	CRA
Site Area:	16,617 sf (0.38 ac)
Building Size:	7,040 sf (Warehouse)
Parking Required:	12 spaces
Parking Provided:	8 spaces
ADA Parking Required:	1 space
ADA Parking Provided:	1 space
Penious Area:	1,743 sf (10.5%)
Impervious Area:	14,874 sf (89.5%)

Project Address:

PARCEL ID: 2410-711-0041-000-7, ADDRESS: 301 FLORENCE, FORT PIERCE, FL 34920

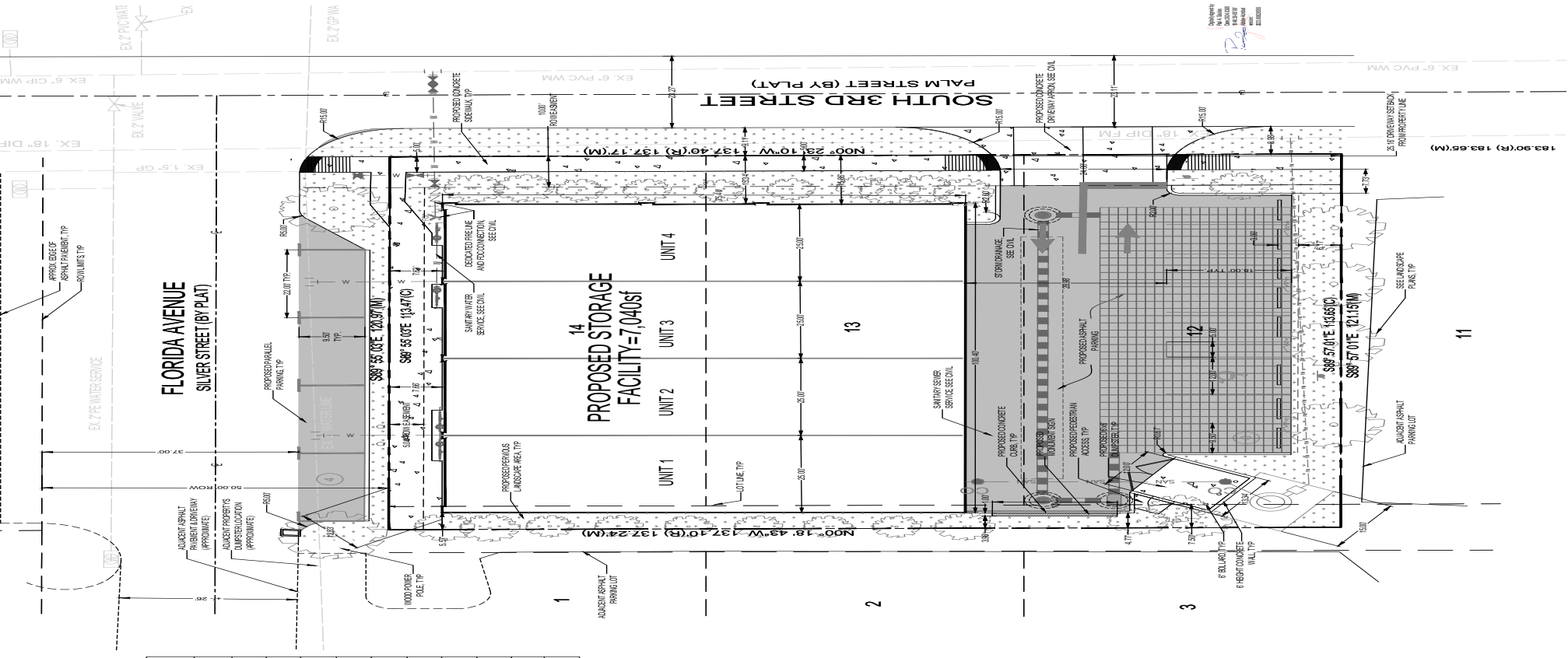
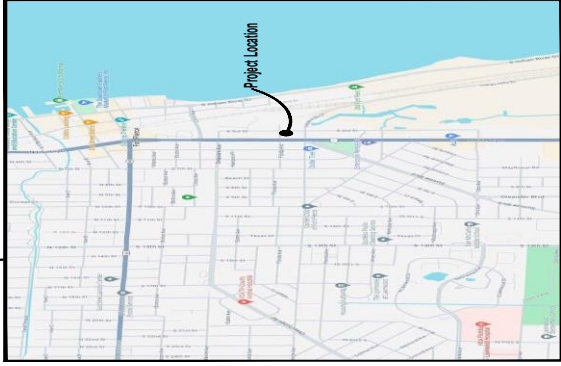
Legal Description:

BLVD LOT 15 SDBL LOTS 9, 13 AND 14 AND 10 OF VACALLEY ADJACENT MAP 2410-7

Notes:

1. All construction shall comply with the City of Fort Pierce Code of Ordinances Sections 118 and 115.
2. All landscaping installed within the limits of the Florida Avenue right-of-way shall be maintained by the developer in accordance with an executed landscape Memorandum of Agreement.

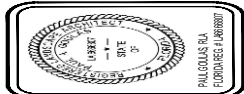
Location Map:



Project Name: LANDSCAPE ARCHITECTURE SERVICES, LLC
 301 FLORENCE, FORT PIERCE, FL 34920
 Owner: DDA Valley Group, LLC
 301 FLORENCE, FORT PIERCE, FL 34920

Fort Pierce Commercial
 301 Florence Ave, Fort Pierce, FL 34950
Site Plan

Date	By	Revised
08/01/23	BN	Initial
11/02/23	BN	Revised #1
01/24/24	BN	Revised #2
03/05/24	BN	Revised #3



Drawn By: BN
 Checked By: PC
 Number of Pages: 1
 Scale:

North Arrow
 Scale: 1" = 10'
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SP-1

Site Data:

Parcel ID:	2410-711-0041-000-7
Existing Land Use:	Commercial
Existing Zoning:	C3
District:	CRA
Site Area:	16.617 sf (0.38 ac)
Building Size:	7,040 sf (Warehouse)
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Parking Provided:	8 spaces
ADA Parking Required:	1 space
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Project Address:

PARCEL ID: 2410-711-0041-000-7, ADDRESS: 301 FLORIANA, FORT PIERCE, FL 34920

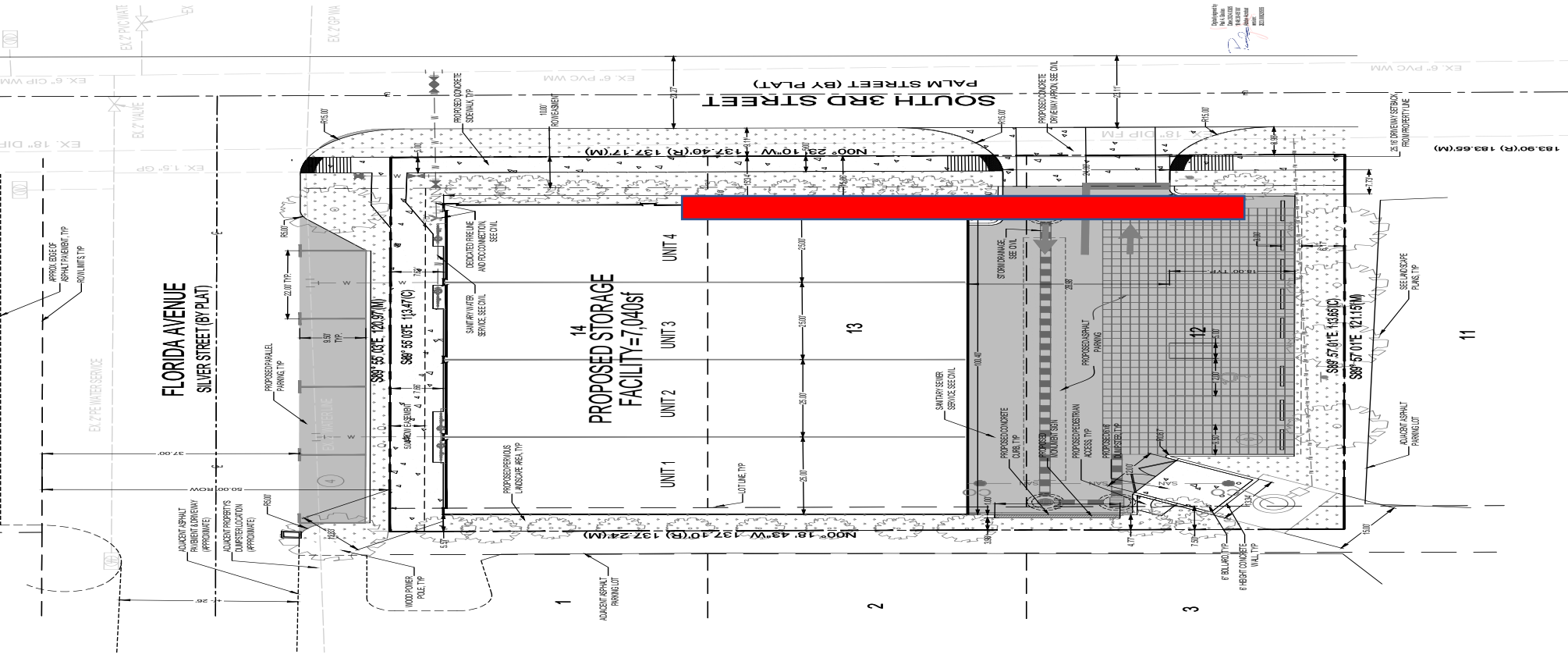
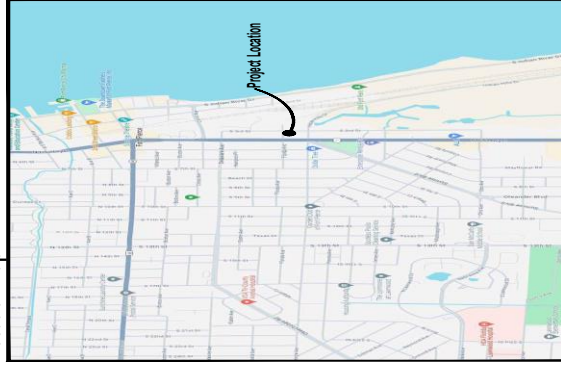
Legal Description:

BLVD LOT 15 SDBL LOTS 9, 13 AND 14 AND 10 OF VACALLEY ADJACENT MAP 2410F.

Notes:

- All construction shall comply with the City of Fort Pierce Code of Ordinances Sections 118 and 115.
- All landscaping installed within the limits of the Florida Avenue right-of-way shall be maintained by the developer in accordance with an executed landscape Memorandum of Agreement.

Location Map:

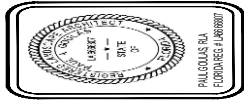


Project Name: Landscape Architect: LANDSCAPE ARCHITECTURAL SERVICES, LLC
 Project Manager: Brian White (Owner)
 Project Designer: TRISTAN P. HANSEN (Landscape Architect)
 Project Engineer: JESSICA L. HANSEN (Professional Engineer)
 Project Date: 08/12/2024
 Project Location: 301 FLORIANA, FORT PIERCE, FL 34920

Owner: DLA Valley Group, LLC
 14000 W. US HWY 1
 FORT PIERCE, FL 34920

Fort Pierce Commercial
 301 Florida Ave., Fort Pierce, FL 34950
Site Plan

Reference	Date	Author	Revised
1	08/12/24	BWH	Submitted
2	11/07/23	BWH	Revised #1
3	01/24/24	BWH	Revised #2
4	03/05/24	BWH	Revised #3



Drawn By: BWH
 Checked By: JCH
 Master Page: 1 of 1
 Scale: AS SHOWN

Scale: 1" = 10'

0 5 10 20

SP-1

LANDSCAPE DATA:

TREE REQUIREMENTS

- NORTH PERIMETER LANDSCAPE STRIP (ABUTTING ROW) = 201' E x 10' WIDE
- 120 S.F. DIV. BY 201 = 4 TREES REQUIRED
- EAST PERIMETER LANDSCAPE STRIP (ABUTTING ROW) = 111' E x 10' WIDE
- 1110 S.F. DIV. BY 201 = 6 TREES REQUIRED
- SOUTH PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTY) = 121' E x 10' WIDE
- 120 S.F. DIV. BY 201 = 6 TREES REQUIRED
- WEST PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTY) = 581' E x 10' WIDE
- 5810 S.F. DIV. BY 201 = 3 TREES REQUIRED

- INTERIOR RECREATION USE AREAS = 5203 S.F.
- 5203/15 = 347 S.F. REQUIRED PLANTING AREA
- 4 INTERIOR TREES REQUIRED

TOTAL TREES REQUIRED: 21 TREES

***TOTAL TREES PROVIDED: 21 TREES**

SHRUB REQUIREMENTS

- NORTH PERIMETER LANDSCAPE STRIP (ABUTTING ROW) = 201' E
- 120 DIV. BY 3 = 40 SHRUBS REQUIRED
- EAST PERIMETER LANDSCAPE STRIP (ABUTTING ROW) = 111' E
- 111 DIV. BY 3 = 37 SHRUBS REQUIRED
- SOUTH PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTY) = 121' E
- 121 DIV. BY 3 = 41 SHRUBS REQUIRED
- WEST PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTY) = 581' E
- 581 DIV. BY 3 = 193 SHRUBS REQUIRED

TOTAL SHRUBS REQUIRED: 137 SHRUBS

***TOTAL SHRUBS PROVIDED: 143 SHRUBS**

*TOTAL TREES & SHRUBS PROVIDED LOCATED THROUGHOUT THE SITE & IN ROW TO MEET MINIMUM REQUIREMENTS

General Landscape Notes:

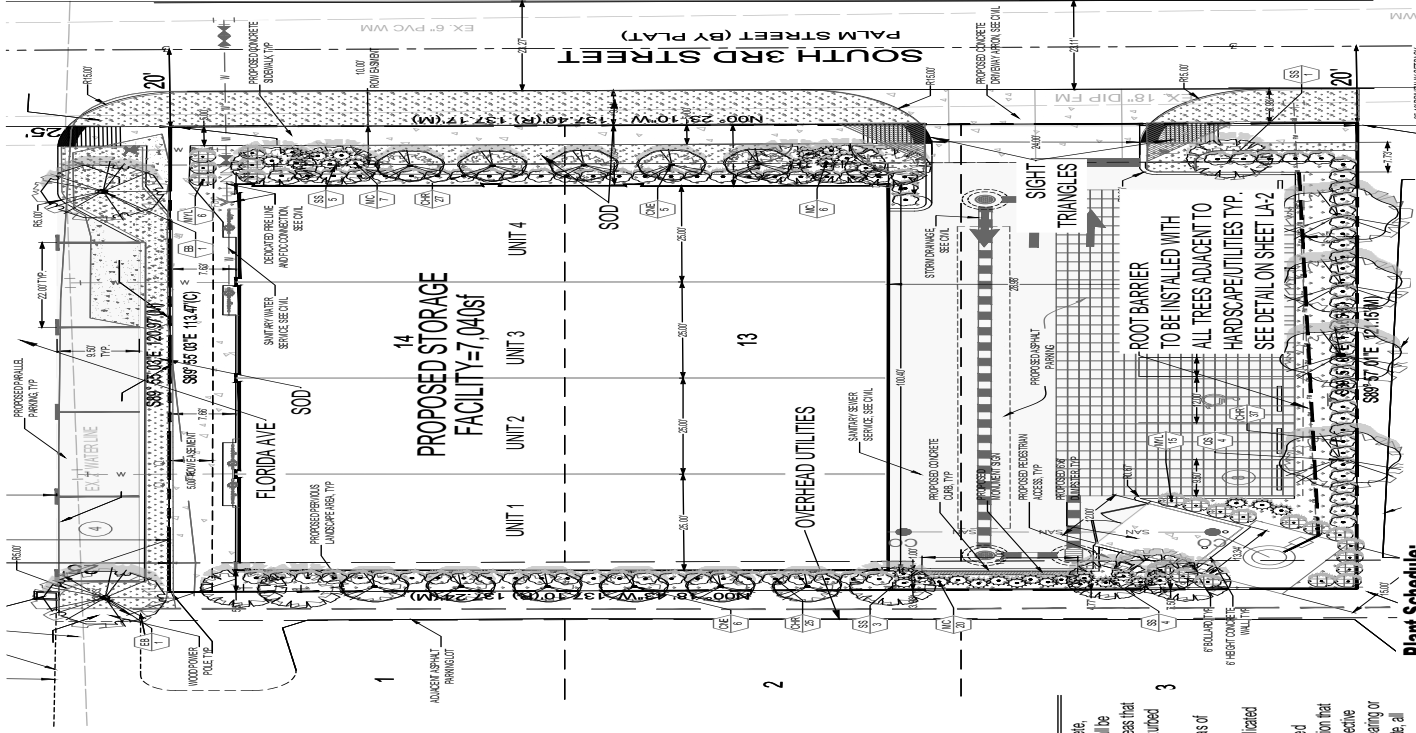
- All plants shall conform to established nursery grades and standards, to be Florida No. 1 or better, and shall be free of disease and insects at the time of installation.
- Trees shall be a minimum of twelve (12) feet in height and have a caliper of two and one-half (2 1/2) inches at four and one-half (4 1/2) feet above the ground when installed.
- All Category 1 exotic plant species will be eradicated from the site.
- Conspicuous, durable benchmarks will be erected around each individual tree or areas of vegetation that are to be preserved. In the event that any protective benchmarks are removed or altered and land clearing or construction work is being conducted on the site, all work at the site will be stopped until the benchmarks are restored and any necessary corrective actions taken to repair or replace any vegetation removed or damaged as a result of these encroachments.
- Inigation to conform to all local and State regulations with regard to water consumption.
- All new landscaping shall be provided with 100% irrigation coverage through the establishment period, not less than 1-year.
- All landscaping installed within the limits of the Florida Avenue right-of-way shall be maintained by the developer in accordance with an executed Landscape Memorandum of Agreement.
- Turf grass shall be installed using sand soil and shall be either Bahia or St. Augustine sod.
- All landscape areas other than sod will be provided a mulch cover of at least three (3) inches. Cypress planting areas shall not be used.
- All existing native vegetation bound on the site and is not in direct conflict with the proposed buildings or parking areas shall be left undisturbed. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material, will be placed around the staked out locations of existing native vegetation.

DRAWING INDEX:

- LA-1: LANDSCAPE PLAN, LANDSCAPE DATA, & PLANT SCHEDULE
- LA-2: LANDSCAPE DETAILS & SPECIFICATIONS



**Know what's behind.
Call before you dig.**



Plant Schedule:

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	DBH
	OE	11	Conocarpus strictus	Star Buttonwood	45G	12' HT	6' W	STD. 4CT SP	Native	2.5" DBH
	EB	2	Barringtonia speciosa	Japanese Butterfly Tree	45G	12' HT	5' W	STD. 4CT SP	Non-native	2.5" DBH
	OS	4	Quercus nigra	Southern Live Oak	45G	12' HT	5' W	6 CT SP	Native	2.5" DBH

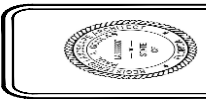
PAVEMENTS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE			
	SS	12	Sida palmata	Star Palm	FG	10'-18" CT	3.5" x 5.5" SP		Native			
	SHRUBS		CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES		
			CHR	88	Crysioides coccinea	Red Tip Canna	3G	24" HT	18" W	F		
			MC	33	Muhlenbergia capillaris	Pink Muhly Grass	3G	24" HT	18" W	F		
			MV	21	Myciodes fragrans	Simpson's Sage	7G	48" HT	36" W	F		
			SODS		CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES
					SOD	780	Paspalum notatum	Bahi Grass	SCD			Free of Weeds and Pests

Professional Seal: LANDSCAPE ARCHITECT, LANSCELL, LLC

Project: LANDSCAPE ARCHITECTURAL SITE PLAN FOR 14 UNITS AT PROPOSED STORAGE FACILITY, 7040 S. FLORIDA AVENUE, FT. PIERCE, FLORIDA 34947

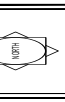
Fort Pierce Commercial Landscape Plan
Florida Avenue & 3rd Street
Fort Pierce, Florida

Date	By	Description
8/23/23	PG	Submittal
9/10/23	PG	Revised #1
10/24/23	PG	Revised #2
10/24/23	PG	Revised #3



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Managed/Printed:	PG
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SCALE: 1" = 10'

0 5' 10' 20'

LA-1



Y'S AUTOMOTIVE
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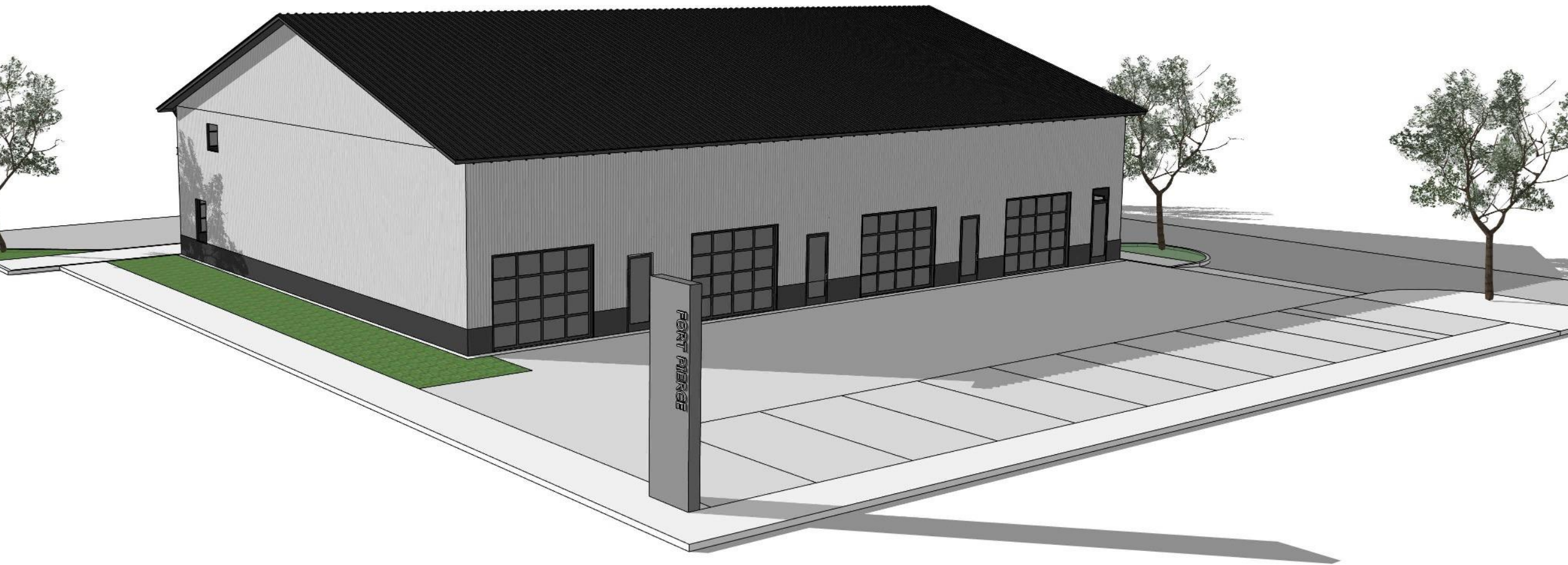
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