



THE SUNRISE CITY  
**FORT PIERCE**  
PLANNING DEPARTMENT  
*Florida*

Aaron Bowles  
MBV Engineering, Inc.  
1835 20<sup>th</sup> Street  
Vero Beach, FL 32960

**Project#: PZSITE2025-00006 – Major Site Plan application Bev Smith Kia @ 5560 S US Highway 1  
Technical Review Committee comments for March 20, 2025 TRC Meeting**

**City of Fort Pierce Planning Department**

Major Site Plan **Requires Resubmittal** for the following reasons:

1. Architectural elevations, renderings and color board are required per the city code Design Review Sec. 125-314(c)(1)(e)
2. Update site plan to reflect distance between entrance (drive) ways, according to city code Access Control Sec. 125-316(b)(2)
3. Proposed driveway widths are nonconforming according to the city code Access Control Sec 125-316(b)(3). Site plan is required to reflect conforming width
4. Provide lighting plan according to the city code Major and Minor Site Plan Application Sec. 125-313(3)(c)(8)
5. Prior to the issuance of a certificate of occupancy, a notarized landscape maintenance agreement is required. Such agreement is provided by the City of Fort Pierce. (attached)
6. The site plan notes a monument (MON) page C5. Please identify what the monument is and where the monument will be located



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

*Florida*

## Technical Review Committee meeting

**March 20, 2025**

Case #: PZSITE2025-00006

Planner: City of Ft. Pierce Planning Department.

Minor Site Plan

5560 South US-1, Ft. Pierce (Bev Smith KIA).

### **Comments:**

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



Fort Pierce Utilities Authority  
Water/Wastewater Engineering  
1701 South 37<sup>th</sup> Street  
Fort Pierce, FL 34947  
772.466.1600 Ext 3473

## Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: PZSITE2025-00006

**Major Site Plan - Bev Smith Kia Dealership - 5560 S. US Highway 1**

### Comments

W/WW Engineering: Concept approved as noted;

Water and wastewater are available to serve the subject parcel. To connect to water and wastewater services please submit Utility Plan (2 complete sets) along with a completed commercial service application, plan review application, and updated lift station calculations to FPUA's Water and Wastewater Engineering department, at 1701 S 37th Street Fort Pierce Florida 34947. Please see the Developer's Responsibilities page attached or on the FPUA website for important steps to guide through the entire process including utility details and applications (link below). For questions please contact Shane Ostrander [sostrander@FPUA.com](mailto:sostrander@FPUA.com) or 772-466-1600 ext 3468

<https://fpua.com/water-and-wastewater-engineering-downloads/>



Developers\_Responsibilities (1).pdf

Electric Engineering: This submission is outside of the FPUA electric service area.

Gas: Approved.

FPUAnet Fiber: Approved.



Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.





**BUREAU OF FIRE PREVENTION**

**SITE PLAN REVIEW**

**TO: Site Plan Applicant**

**SITE PLAN: Bev Smith Kia Dealership - 5560 S. US Highway 1 PZSITE2025-00006**

**REVIEW DATE: 3/10/2025**

**PLANNER: KERRY DRIVER**

**REVIEWED BY: Lt Jesse Almand**

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**Site Plan Approved with conditions: \_\_\_\_\_**

**Site Plan Requires Re-submittal:  X**

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**The Following Conditions/Revisions Are Necessary:**

- 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 provide an electronic revised copy of the site plan if applicable (pdf format).**
- 4. Please provide written acknowledgement of the conditions/revisions provided.**
- 5. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**
- 6. 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 1 16.1.4). Surface. Fire department access roads shall be designed and maintained to**

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support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2)

7. **Electronic security gates must have an access control key switch on the control panel to allow for Fire Department entry in an emergency. Manual security gates that will be locked require a Knox lock. All security gates shall maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power. (SLCFD Resolution 740-23)**
8. **Per the St. Lucie County Fire District Fire Prevention Code Resolution 740-23, 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.)**
9. **The Fire District reserves the right for future comments at the site plan & building construction phase.**
10. **Fire apparatus access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft from fire apparatus access roads as measured by an approved route around the exterior of the building or facility. NFPA 1 18.2.3.2.2. (*Installation of a sprinkler system will be required if this distance requirement is not met.*)**
11. **Where buildings are protected throughout with an approved automatic sprinkler system that is installed in accordance with NFPA 13, NFPA 13R, or NFPA 13D, the distance in 18.2.3.2.2 shall be permitted to be increased to 450 ft (137 m). (NFPA 1 18.2.3.2.2.1)**
12. **Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77,000 lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius. (SLCFD Resolution 740-23)**
13. **Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. (SLCFD Resolution 740-23)**
14. **Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft. (SLCFD Resolution 740-23)**

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- 15. Fire apparatus access roads connecting to roadways shall be provided with curb cuts extending at least 2 ft (0.61 m) beyond each edge of the fire apparatus access road. (NFPA 1 18.2.3.5.3.3)**
- 16. The angle of approach and departure for any means of fire apparatus access road shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m) or the design limitations of the fire apparatus of the fire department, and shall be subject to approval by the AHJ.(NFPA 1 18.2.3.5.6.2)**
- 17. A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. (NFPA 1.18.2.3.2.1)**
- 18. Where a one- or two-family dwelling, or townhouse, is protected with an approved automatic sprinkler system that is installed in accordance with NFPA 1 Section 13.3, NFPA 13D or NFPA 13R, the distance in 18.2.3.2.1 shall be permitted to be increased to 150 ft (46 m). (NFPA 1.18.2.3.2.1.1)**
- 19. 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.**
- 20. 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.**
- 21. Fire department connections shall be located on the street side of buildings and shall be located and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects, including buildings, fences, landscaping, or other fire department connections. The locations of connections shall be based upon the access requirements of the fire department.**
- 22. The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels.**

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23. Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to commencing construction work on any structure. It is not intended to prohibit the construction of non-combustible structure foundation elements such as foundations and footings prior to the completion of underground water mains and hydrants (NFPA 1 16.4.3.1.3).
24. The minimum size of water mains for supplying water for firefighting purposes shall be six (6) inches. b. The minimum size of water mains supplying hydrants on a dead end main shall be eight (8) inches. c. The maximum number of hydrants located on a dead end main shall be one (1). d. Grid or Tee systems shall be supplied by a minimum of an eight (8) inch looped main. Exceptions may be granted based on the capacity of the water distribution system but in no case shall the main size be less than six (6) inches. e. The minimum size water main(s) shall be determined by the needed fire flow as established by the Fire Marshal and based on the current Insurance Service Office (ISO) requirements.
25. Hydrants shall be located no more than 12ft. from the curb of roadways or from the edge of payment. Clearances of three feet (3 ft.) shall be maintained around the circumference of hydrants. A clear space of not less than five feet (5ft.) shall be provided in front of each hydrant connection having a diameter greater than 2 ½ inches. The center of hose outlet shall be not less than 18 inches above final grade. (SLCFD Fire Prevention Code Resolution 740-23).
26. Site Plans submitted in accordance with this Fire Prevention Code shall include the size, layout, and offsite connections for the water distribution system and the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.

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THE SUNRISE CITY  
**FORT PIERCE**  
ENGINEERING  
DEPARTMENT

**FORT PIERCE**  
*Florida*



**To : Kerry Driver, Planner**

**FROM : Selena Griffett, P.E.** *[Signature]*

**THRU : Mark Zrallack, P.E. – City Engineer** *[Signature]*

**RE : Bev Smith Kia  
TRC Major SP Submittal  
PZSITE2025-00006**

**DATE : March 14, 2025**

This is to advise you that we have completed the review of the following documents as received by this office on March 3, 2025:

- |   |   |
|---|---|
| <input type="checkbox"/> Development Permit Compliance Review | <input type="checkbox"/> Construction Drawings            |
| <input checked="" type="checkbox"/> Site Plan                 | <input type="checkbox"/> Test Reports & Related Documents |
| <input type="checkbox"/> Conditional Use                      | <input type="checkbox"/> Record Drawings                  |
| <input type="checkbox"/> Permits                              | <input type="checkbox"/> Other MASTER PD                  |

Based on our reviews and appropriate site final inspection, we

- |  |  |                              |
|--|--|------------------------------|
| <input type="checkbox"/> Recommend                     | <input checked="" type="checkbox"/> Do Not Recommend |                              |
| <input checked="" type="checkbox"/> Site Plan Approval | <input type="checkbox"/> Variance Approval           | <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

**Engineering Comments:**

**Plan Review Comments:**

1. Refer to City of Fort Pierce Code Section 125-313 for Site Plan requirements.
2. Please identify pedestrian access routes and ADA ramps.
3. Concrete bumper guards are required where Type F or Type D curbs are not present within parking areas.
4. Add a note indicating that all storm drainage facilities shall conform to chapters 32 and 121 and the Standard Specifications adopted by the city commission on February 13, 1973, as amended.
5. Identify proposed sidewalk width.
6. Show pedestrian access to dumpsters.
7. Show width of parking spaces.

**Survey Comments:**

8. Provide a signed and sealed survey.

**Advisory Comments:**

9. The drainage plan is conceptual and will be reviewed at the application for a Building permit.
10. Other required agency permits may be required prior to construction commencement.
11. The Environmental Report will need to be updated prior to the DPCR submittal.
12. US 1 is an FDOT owned and maintained roadway, please coordinate with FDOT.
13. Crosswalks are not typically placed in driveways, please coordinate with FDOT for concurrence.



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**TO:** Technical Review Committee

**THROUGH:** Kevin Freeman, Planning Director

**FROM:** KERRY DRIVER, Senior Planner

**RE:** **Major Site Plan Commercial**  
**Project #: PZSITE2025-00006**  
**Bev Smith Kia - 5560 S US Hwy 1**

**BOARD DATE:** March 20, 2025 (TRC)

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**Resubmittal of a Major Site Plan: Commercial**  
**Resubmittal DATE: July 7, 2025**

The above-mentioned project is being resubmitted for your review and comments. The applicant is requesting a Major Site Plan development for Bev Smith Kia located at 5560 S. US Hwy 1.

Please send all comments to [kdriver@cityoffortpierces.com](mailto:kdriver@cityoffortpierces.com), [planning@cityoffortpierces.com](mailto:planning@cityoffortpierces.com) and/or through interoffice mail to the Planning Department

Thank you.



THE SUNRISE CITY

# FORT PIERCE

ENGINEERING  
DEPARTMENT

Florida

**TO : Kerry Driver, Planner**

**FROM : Selena Griffett, P.E.**

**THRU : Mark Zrallack, P.E. – City Engineer**

**RE : Bev Smith Kia  
TRC Major SP Submittal  
PZSITE2025-00006**

**DATE : July 8, 2025**

This is to advise you that we have completed the review of the following documents as received by this office on July 7, 2025:

- |   |   |
|---|---|
| <input type="checkbox"/> Development Permit Compliance Review | <input type="checkbox"/> Construction Drawings            |
| <input checked="" type="checkbox"/> Site Plan                 | <input type="checkbox"/> Test Reports & Related Documents |
| <input type="checkbox"/> Conditional Use                      | <input type="checkbox"/> Record Drawings                  |
| <input type="checkbox"/> Permits                              | <input type="checkbox"/> Other MASTER PD                  |

Based on our reviews and appropriate site final inspection, we

- |  |  |                              |
|--|--|------------------------------|
| <input type="checkbox"/> Recommend                     | <input checked="" type="checkbox"/> Do Not Recommend |                              |
| <input checked="" type="checkbox"/> Site Plan Approval | <input type="checkbox"/> Variance Approval           | <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

**Engineering Comments:**

**Plan Review Comments:**

1. Plans do not show ADA ramps/detectable warning surfaces, no details provided for ramps or detectable warning surfaces.
2. Concrete bumper guards are required where Type F or Type D curbs are not present within parking areas (several locations where none is shown).

**Advisory Comments:**

3. The drainage plan is conceptual and will be reviewed at the application for a Building permit.
4. Note that the direction of flow (Inv IN and Inv OUT) should be shown for clarity on the Drainage Structure Schedule.
5. Other required agency permits may be required prior to construction commencement.
6. The Environmental Report will need to be updated prior to the DPCR submittal.
7. US 1 is an FDOT owned and maintained roadway, please coordinate with FDOT.
8. Crosswalks are not typically placed in driveways, please coordinate with FDOT for concurrence.
9. We note that Car Inventory Spaces do not have wheel stops or striping and concur that since these are not public spaces wheel stops, and striping are not required for Car Inventory Spaced. However, should these spaces be converted to public parking in the future striping and wheel stops will be required.



**BUREAU OF FIRE PREVENTION**

**SITE PLAN REVIEW**

**TO: Site Plan Applicant**

**SITE PLAN: Bev Smith Kia Dealership - 5560 S. US Highway 1 PZSITE2025-00006**

**REVIEW DATE: 3/10/2025**

**PLANNER: KERRY DRIVER**

**REVIEWED BY: Lt Jesse Almand**

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Site Plan Approved with conditions:  X

Site Plan Requires Re-submittal: \_\_\_\_\_

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**The Following Conditions/Revisions Are Necessary:**

- ~~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>. Received 2/14/2025~~
- ~~2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form. Received 2/25/2025~~
- ~~3. Please provide an electronic revised copy of the site plan if applicable (pdf format).~~
- ~~4. Please provide written acknowledgement of the conditions/revisions provided. Received 7/14/2025~~
- ~~5. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.~~
- ~~6. 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 1-16.1.4). Surface. Fire department access roads shall be designed and maintained to~~

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~~support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2)~~

- ~~7. Electronic security gates must have an access control key switch on the control panel to allow for Fire Department entry in an emergency. Manual security gates that will be locked require a Knox lock. All security gates shall maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power. (SLCFD Resolution 740-23)~~
- ~~8. Per the St. Lucie County Fire District Fire Prevention Code Resolution 740-23, 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.)~~
- ~~9. The Fire District reserves the right for future comments at the site plan & building construction phase.~~
- ~~10. Fire apparatus access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft from fire apparatus access roads as measured by an approved route around the exterior of the building or facility. NFPA 1 18.2.3.2.2. (Installation of a sprinkler system will be required if this distance requirement is not met.)~~
- ~~11. Where buildings are protected throughout with an approved automatic sprinkler system that is installed in accordance with NFPA 13, NFPA 13R, or NFPA 13D, the distance in 18.2.3.2.2 shall be permitted to be increased to 450 ft (137 m). (NFPA 1 18.2.3.2.2.1)~~
- ~~12. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77,000 lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius. (SLCFD Resolution 740-23)~~
- ~~13. Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. (SLCFD Resolution 740-23)~~
- ~~14. Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft. (SLCFD Resolution 740-23)~~

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15. ~~Fire apparatus access roads connecting to roadways shall be provided with curb cuts extending at least 2 ft (0.61 m) beyond each edge of the fire apparatus access road. (NFPA 1-18.2.3.5.3.3)~~
16. ~~The angle of approach and departure for any means of fire apparatus access road shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m) or the design limitations of the fire apparatus of the fire department, and shall be subject to approval by the AHJ. (NFPA 1-18.2.3.5.6.2)~~
17. ~~A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. (NFPA 1.18.2.3.2.1)~~
18. ~~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.~~
19. ~~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.~~
20. ~~Fire department connections shall be located on the street side of buildings and shall be located and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects, including buildings, fences, landscaping, or other fire department connections. The locations of connections shall be based upon the access requirements of the fire department.~~
21. ~~The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels.~~
22. ~~Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to commencing construction work on any structure. It is not intended to prohibit the construction of non-combustible structure foundation elements such as foundations and footings prior to the completion of underground water mains and hydrants (NFPA 1-16.4.3.1.3).~~

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- ~~23. The minimum size of water mains for supplying water for firefighting purposes shall be six (6) inches. b. The minimum size of water mains supplying hydrants on a dead end main shall be eight (8) inches. c. The maximum number of hydrants located on a dead end main shall be one (1). d. Grid or Tee systems shall be supplied by a minimum of an eight (8) inch looped main. Exceptions may be granted based on the capacity of the water distribution system but in no case shall the main size be less than six (6) inches. e. The minimum size water main(s) shall be determined by the needed fire flow as established by the Fire Marshal and based on the current Insurance Service Office (ISO) requirements.~~
- ~~24. Hydrants shall be located no more than 12ft. from the curb of roadways or from the edge of payment. Clearances of three feet (3 ft.) shall be maintained around the circumference of hydrants. A clear space of not less than five feet (5ft.) shall be provided in front of each hydrant connection having a diameter greater than 2 ½ inches. The center of hose outlet shall be not less than 18 inches above final grade. (SLCFD Fire Prevention Code Resolution 740-23).~~
- ~~25. Site Plans submitted in accordance with this Fire Prevention Code shall include the size, layout, and offsite connections for the water distribution system and the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.~~

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**TO:** Technical Review Committee

**THROUGH:** Kevin Freeman, Planning Director

**FROM:** KERRY DRIVER, Senior Planner

**RE:** **Major Site Plan Commercial**  
**Project #: PZSITE2025-00006**  
**Bev Smith Kia - 5560 S US Hwy 1**

**BOARD DATE:** March 20, 2025 (TRC)

---

**Resubmittal #2 of a Major Site Plan: Commercial**  
**Resubmittal DATE: July 31, 2025**

The above-mentioned project is being resubmitted for your review and comments. The applicant is requesting a Major Site Plan development for Bev Smith Kia located at 5560 S. US Hwy 1.

Please send all comments to [kdriver@cityoffortpierces.com](mailto:kdriver@cityoffortpierces.com), [planning@cityoffortpierces.com](mailto:planning@cityoffortpierces.com) and/or through interoffice mail to the Planning Department

Thank you.



THE SUNRISE CITY  
**FORT PIERCE**  
ENGINEERING  
DEPARTMENT

**FORT PIERCE**  
*Florida*

**To : Kerry Driver, Planner**

**FROM : Selena Griffett, P.E.**

**THRU : Mark Zrallack, P.E. – City Engineer**

**RE : Bev Smith Kia  
TRC Major SP Submittal  
PZSITE2025-00006**

**DATE : August 14, 2025**

This is to advise you that we have completed the review of the following documents as received by this office on July 31, 2025:

- |   |   |
|---|---|
| <input type="checkbox"/> Development Permit Compliance Review | <input type="checkbox"/> Construction Drawings            |
| <input checked="" type="checkbox"/> Site Plan                 | <input type="checkbox"/> Test Reports & Related Documents |
| <input type="checkbox"/> Conditional Use                      | <input type="checkbox"/> Record Drawings                  |
| <input type="checkbox"/> Permits                              | <input type="checkbox"/> Other MASTER PD                  |

Based on our reviews and appropriate site final inspection, we

- |  |  |                              |
|--|--|------------------------------|
| <input type="checkbox"/> Recommend                     | <input checked="" type="checkbox"/> Do Not Recommend |                              |
| <input checked="" type="checkbox"/> Site Plan Approval | <input type="checkbox"/> Variance Approval           | <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

**Engineering Comments:**

**Plan Review Comments:**

1. Please ensure conformance with ADA requirements for ADA ramps and detectable warnings. No ADA ramps/detectable warnings shown at driveways at US1. There is a label for a detectable warning between the building and the dumpster on Sheet C6. Ensure ADA requirements are met at the back of the building area where a 6" difference between curb and driveway elevations exist but no ADA accommodations are shown.



THE SUNRISE CITY  
**FORT PIERCE**  
ENGINEERING  
DEPARTMENT

**FORT PIERCE**  
*Florida*



**To : Kerry Driver, Planner**

**FROM : Selena Griffett, P.E.**

**THRU : Mark Zrallack, P.E. – City Engineer**

**RE : Bev Smith Kia  
TRC Major SP Submittal  
PZSITE2025-00006**

**DATE : September 2, 2025**

This is to advise you that we have completed the review of the following documents as received by this office on July 31, 2025:

- |   |   |
|---|---|
| <input type="checkbox"/> Development Permit Compliance Review | <input type="checkbox"/> Construction Drawings            |
| <input checked="" type="checkbox"/> Site Plan                 | <input type="checkbox"/> Test Reports & Related Documents |
| <input type="checkbox"/> Conditional Use                      | <input type="checkbox"/> Record Drawings                  |
| <input type="checkbox"/> Permits                              | <input type="checkbox"/> Other MASTER PD                  |

Based on our reviews and appropriate site final inspection, we

- |  |  |                              |
|--|--|------------------------------|
| <input type="checkbox"/> Recommend                     | <input checked="" type="checkbox"/> Do Not Recommend |                              |
| <input checked="" type="checkbox"/> Site Plan Approval | <input type="checkbox"/> Variance Approval           | <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

### **Engineering Comments:**

Per comments from Mr. Aaron Stanton received via email on August 26, 2035, the City was “overstepping their bounds to comment on this area” regarding the need for ADA Ramps and Detectable Warning Surfaces at the driveway entrances to the Bev Smith Kia Development from US 1.

The City agreed to forward the plans provided and requested the FDOT Treasure Coast Operations staff review the requirements and provide the City with a response. The response was elevated to the State ADA Coordinator.

On August 2, 2025, an email response was received that noted that according to the Florida Design Manual (FDM) Section 222.3 Detectable Warnings were required at “Commercial driveways with a stop sign, yield sign, or traffic signal”

The City Engineering Department follows the Florida Greenbook. In the Florida Greenbook Chapter 8 Pedestrian Facilities Section G 3 states (the same regulations as in the FDM):

Install detectable warnings to cover the full width of the walking surface and 2 feet in length. They are required on sidewalks and shared use paths at the following locations:

- Curb ramps and blended transitions at street crossings
- Cut-through pedestrian refuge islands or medians six feet wide or greater
- Pedestrian at-grade rail crossings
- **Commercial driveways with a stop sign, yield sign or traffic signal**
- Boarding and alighting areas adjacent to the roadway at bus stops where there is an at-grade connection to the roadway
- Edges of rail boarding platforms not protected by screens or guards

The commercial driveway entrances at the Bev Smith Kia meet the requirements listed above. Therefore, the City again requests that detectable warning surfaces be placed at the Bev Smith Kia entrances on US 1.



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**TO:** Technical Review Committee

**THROUGH:** Kevin Freeman, Planning Director

**FROM:** KERRY DRIVER, Senior Planner

**RE:** **Major Site Plan Commercial**  
**Project #: PZSITE2025-00006**  
**Bev Smith Kia - 5560 S US Hwy 1**

**BOARD DATE:** March 20, 2025 (TRC)

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**Resubmittal #3 of a Major Site Plan: Commercial**  
**Resubmittal DATE: September 24, 2025**

The above-mentioned project is being resubmitted for your review and comments. The applicant is requesting a Major Site Plan development for Bev Smith Kia located at 5560 S. US Hwy 1.

Please send all comments to [kdriver@cityoffortpierce.com](mailto:kdriver@cityoffortpierce.com), [planning@cityoffortpierce.com](mailto:planning@cityoffortpierce.com) and/or through interoffice mail to the Planning Department

Thank you.



THE SUNRISE CITY  
**FORT PIERCE**  
ENGINEERING  
DEPARTMENT

**FORT PIERCE**  
*Florida*

**To : Kerry Driver, Planner**

**FROM : Selena Griffett, P.E.**

**THRU : Mark Zrallack, P.E. – City Engineer**

**RE : Bev Smith Kia  
TRC Major SP Submittal  
PZSITE2025-00006**

**DATE : September 29, 2025**

This is to advise you that we have completed the review of the following documents as received by this office on September 24, 2025:

- |   |   |
|---|---|
| <input type="checkbox"/> Development Permit Compliance Review | <input type="checkbox"/> Construction Drawings            |
| <input checked="" type="checkbox"/> Site Plan                 | <input type="checkbox"/> Test Reports & Related Documents |
| <input type="checkbox"/> Conditional Use                      | <input type="checkbox"/> Record Drawings                  |
| <input type="checkbox"/> Permits                              | <input type="checkbox"/> Other MASTER PD                  |

Based on our reviews and appropriate site final inspection, we

- |  |  |                              |
|--|--|------------------------------|
| <input type="checkbox"/> Recommend                     | <input checked="" type="checkbox"/> Do Not Recommend |                              |
| <input checked="" type="checkbox"/> Site Plan Approval | <input type="checkbox"/> Variance Approval           | <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

**Engineering comments:**

1. Please refer to City Standards and City Code Section 32-9 (b): *All sidewalks, driveways, driveway approaches, curbs, curb and gutters, culvert installation and alteration of drainage ditches shall be done in accordance with the city's construction standard specifications and details and elevations of existing culvert and drainage ditches that are kept current on the engineering department files, reference to which is hereby made for further particulars. **No sidewalks, curbs, curb and gutters, or driveways shall be installed other than of concrete.***
2. Please refer to City Code Section 125-315 for maximum width of two-way driveways as 36' wide, it appears one driveway is 36.5' wide, perhaps dimension is referring to an incorrect point.
3. Crosswalks are not typically placed in driveways.

**Conditions applicable to Development Plans/Permitting Plans:**

4. The drainage plan is conceptual and will be reviewed at the application for a Building permit.
5. Note that the direction of flow (Inv IN and Inv OUT) should be shown for clarity on the Drainage Structure Schedule.
6. Other required agency permits may be required prior to construction commencement.
7. NSLRWCD permit will be required for outfall into Canal No. 17.
8. The Environmental Report will need to be updated prior to the DPCR submittal.
9. US 1 is an FDOT owned and maintained roadway, please coordinate with FDOT.
10. We note that Car Inventory Spaces do not have wheel stops or striping and concur that since these are not public spaces wheel stops, and striping are not required for Car Inventory Spaces. However, should these spaces be converted to public parking in the future correct striping and wheel stops will be required.



THE SUNRISE CITY  
**FORT PIERCE**  
ENGINEERING  
DEPARTMENT

*Florida*



**To : Kerry Driver, Planner**

**FROM : Selena Griffett, P.E.**

**THRU : Mark Zrallack, P.E. – City Engineer**

**RE : Bev Smith Kia  
TRC Major SP Submittal - 6  
PZSITE2025-00006**

**DATE : October 1, 2025**

This is to advise you that we have completed the review of the following documents as received by this office on September 30, 2025:

- |   |   |
|---|---|
| <input type="checkbox"/> Development Permit Compliance Review | <input type="checkbox"/> Construction Drawings            |
| <input checked="" type="checkbox"/> Site Plan                 | <input type="checkbox"/> Test Reports & Related Documents |
| <input type="checkbox"/> Conditional Use                      | <input type="checkbox"/> Record Drawings                  |
| <input type="checkbox"/> Permits                              | <input type="checkbox"/> Other MASTER PD                  |

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 Approval | <input type="checkbox"/> Variance Approval | <input type="checkbox"/> C/O |

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- See attached for comments

**Conditions applicable to Development Plans/Permitting Plans:**

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3. Other required agency permits may be required prior to construction commencement.
4. NSLRWCD permit will be required for outfall into Canal No. 17.
5. The Environmental Report will need to be updated prior to the DPCR submittal.
6. US 1 is an FDOT owned and maintained roadway, please coordinate with FDOT.
7. We note that Car Inventory Spaces do not have wheel stops or striping and concur that since these are not public spaces wheel stops and striping are not required for Car Inventory Spaces. However, should these spaces be converted to public parking in the future correct striping and wheel stops will be required.