

March 13, 2015

via: *Hand Delivery*

City of Fort Pierce
Attn: Kori Benton
100 N. US Highway 1
Fort Pierce, FL 34954

**RE: Response to Technical Review Comments
ProTeam Med – Drug & Alcohol Rehabilitation Center
3295 S US Highway 1**

Dear Mr. Benton:

Our office is in receipt of comments obtained at the January 15, 2015 Technical Review Committee meeting in regards to ProTeam Med. This letter represents our response to the comments received at that meeting. Each comment is identified below followed by a response in *bold italics*.

1. As noted in the project summary and description, the subject property holds split zoning and future land use designations. Staff has presented the need to resolve the split Zoning/FLU of the parcel concurrent with formal Site Plan / Conditional Use applications. One resolution may be to consider the separation of the parcels, however this may affect aspects such as the type of access to / from 7th St., the location of the western structure, lot coverage, density, shared parking / access agreements, etc.

The applicant met with staff and it was determined that the split land use will be allowed on this property. The proposed use on the R-4 portion will be ACLF.

2. The subject parcel contains a substantial amount of existing native vegetation. A tree survey, landscape plan, and potentially a mitigation plan will need to be included within a formal Site Plan / Conditional Use submittal. Staff recommends the preservation of established trees where possible to reduce the level / cost of mitigation.

The applicant is aware of this requirement at will address at the time of site plan submittal.

3. The presented uses are suggested to be considered with the following uses:

Conditional Use in the C-3 Zone:

Social Service Institution

Uses that primarily provide treatment for those with psychiatric, alcohol, or drug problems, and transient housing related to social service programs.

Examples

Examples of social service institutions include alternative- or post-incarceration facilities; exclusive care and treatment for psychiatric, alcohol, or drug problems, where patients are residents; halfway houses; neighborhood resource centers; rehabilitative clinics; and social service facility, soup kitchen, transient lodging or shelter for the homeless.

Accessory Uses

Accessory uses include adult educational facility; ancillary indoor storage; associated office; day care; food services and dining area; meeting room; parking; and staff residences located on-site.

Conditional Use in C-3 & R-4 Zoning:

Halfway House

A rehabilitation facility for individuals, such as mental patients or substance abusers, who no longer require the complete facilities of a hospital or other institution but who are not yet prepared to return to their communities.

If the preference is to explore classification of the operation in the western structure as an ACLF, staff may suggest the consideration of an authorization of similar use by the Planning Board. It is noted that City Code places specific regulations upon ACLFs.

Upon meeting with Staff, it was determined that the easterly portion of the site will have a use of Social Service Institutional while the westerly portion of the site will have a use of Adult Congregant Living Facility (ACLF).

4. Per Section 22-60(d)(3)i. of the City Code, Sanitariums, rest homes, convalescent homes and adult congregate living facilities require one space per every three beds. The Planning Board may need to verify, or amend, the application of this requirement, based upon the similarity of the proposed uses to this parking calculation provided for. Based upon the anticipated calculations presented by the site plan, adequate parking is provided. It is noted that the "Parking Required" should be noted as 26, accommodating for the rounding up of spaces.
Acknowledged.
5. Per Section 22-60(e)i. of the City Code, please provide a designated off-street loading space for the proposed development.
Please see revised plans.
6. Per Section 22-60(f)(1)a. of the City Code, please provide 1 short-term bicycle parking space per every 10 required vehicle parking spaces (bike rack with a capacity for 4 bikes), pursuant to the established design standards.
Please see revised plans.
7. Per Section 17-34©, Location of retention and/or detention facilities. All retention and/or detention areas shall be located at the rear of the property away from public right-of-ways and landscaped with at least a thirty-six-inch hedge around the perimeter so as to screen such area from the view of vehicles and/or pedestrians using the public right-of-ways. The plan will need to be revised to comply with this requirement, unless pursuit of a "wet retention" facility with a water feature is contemplated pursuant to City Code Section 17-34(c)(2).
Please see revised plans.
8. Per City Code Section 22-59(g)(2)b. The eastern structure shall be placed on the inside line of the front yard (setback). The special relationships of the established structures to the north and south have been noted, and staff would generally support the use of an average of the two setback distances to improve consistency. This would shift the eastern structure to the east.
Please see revised plans.
9. Per City Code Section 22-62(d) Sidewalks shall be installed in public or private right-of-way, along S US 1 and S 7th Street. Due to the presence of a canal, payment in-lieu may be explored with St. Lucie County.

It would be the intent of the owner coordinate a payment in-lieu of for sidewalks and will address at the time of site plan submittal.


10. Please be advised that the FP Solid Waste Department has suggested that refuse collection structures should be measured by their inside diameter.

Acknowledged.

We feel the attached adequately addresses staff comments and respectfully request the review and approval of this application. Should you have any questions or require additional information, please do not hesitate to contact our office at 772-340-4990.

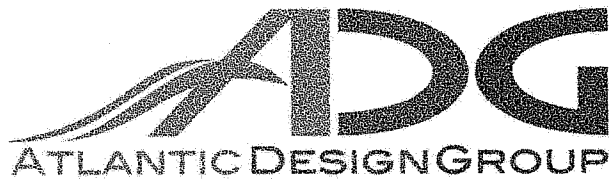
Respectfully,

ATLANTIC DESIGN GROUP OF FLORIDA


Bradley J. Currie, AICP
President

cc: Pro Team Med
File

\\MA\SERVER\Shared Files\Project Files\14-106 - Miller - Ft. Pierce Property\ADG Documents\Submittal Documents\Comment Response Letter\2015-03-XX_Pro_Team_TRC_Response_to_Comments_14-106.docx



April 08, 2015

via: Hand Delivery

City of Fort Pierce
Attn: Kori Benton
PO Box 1480
Fort Pierce, FL 34954-1480

**RE: Pro Team Med Conceptual Review Site Plan – South US 1
TRC Project No. 14-40100002**

Dear Mr. Benton:

Our office is in receipt of the comments obtained from your office dated March 24, 2015 in regards to the Pro Team Med Conceptual Site Plan. This letter represents our response to the comments received. Each comment is identified below followed by a response in *bold italics*.

St. Lucie County Engineering / Public Works

1. South 7th Street is under the jurisdiction of St. Lucie County. Advisory comment.
Acknowledged.
2. The applicant is advised that South 7th Street is considered to be an unimproved roadway. Advisory comment.
Acknowledged.
3. The applicant is advised that they may be required to improve South 7th Street from their proposed driveway to the nearest paved County roadway. Please contact Ron Harris, County Surveyor at 462-1721 to discuss possible options. The applicant has previously indicated that the connection onto South 7th Street will be for emergency use only (fire department and law enforcement). A knox box will be installed.
Acknowledged.
4. The applicant is advised that commercially zoned properties are not allowed vehicular access on roadways where the adjacent zoning is residential. Advisory comment.
Acknowledged. Access will be from US 1. The connection to South 7th Street will be for emergency use only.
5. The applicant is advised that the proposed driveway connection onto South 7th Street will require a St. Lucie County right of way permit. The applicant's previous response is acceptable.
Access to South 7th Street would be for emergency use only. It is understood that a driveway connection permit will be required for any work within the St. Lucie County right-of-way.

- The applicant is advised that the proposed commercial driveway connection onto South 7th Street does not meet the required off-set distance from the north property line. The applicant may be required to seek a variance. Please contact St. Lucie County Planning and Development Services.

The access on South 7th Street is for emergency vehicles only. The applicant understands that a variance may be required.

New Comments

- Please indicate on the site plan the installation of a Knox box at the South 7th Street emergency access.

Please see revised conceptual site plan.

- The applicant is advised that the proposed all-weather driveway shall terminate at the right of way line of South 7th Street. St. Lucie County does not allow all-weather surface driveways to abut unimproved County roads.

Acknowledged. Please see revised conceptual site plan.

- The applicant is advised to contact Road and Bridge to determine the required pipe size for the ditch located with the County right of way and east of South 7th Street travel way.

Acknowledged.

- The applicant is advised that installation of a culvert within the County maintained ditch will require a right of way permit. Please contact John Frank, P.E. at 462-2097.

Acknowledged.

- Where is the location of the drainage outfall? If the applicant propose to outfall into the 7th Street ditch, a St. Lucie County Storm water permit may be required. Please contact Mike Halter, P.E., (Water Quality Division) at 462-2719.

Acknowledged.

- The applicant is advised that a fee-in-lieu may be requested for the sidewalk along South 7th Street. All request shall be in the form of a written correspondence and justification for the fee-in-lieu request shall be stated. Address correspondence to Ron Harris, County Surveyor.

Acknowledged. This will be addressed at the time of site plan application submittal.

Planning

Technical Comments:

- Pursuant to City Code Section 22-61. – Access control. (b) (2) c. The distance to property lines from driveways will be one-half (1/2) the distance of two-driveway spacing by roadway class included under b. (below).

Arterial	Minimum Driveway Spacing (Feet) Collector	Local
150	100	50

In this case, the driveway should be spaced a minimum of 75 ft. from the property line, however the property is not wide enough to accommodate. The previous configuration maximized this distance to nearly 50 ft, however this configuration appears to seek maximum driveway spacing, which may be preferable to the City Engineer.

The current configuration is best for the site. When the applicant submits for site plan, a variance may be required.

2. Pursuant to City Code Section 22-187. – General landscape requirements (7) Interior vehicular use areas. a. & b. Similar to a previous comment, in the absence of a landscape plan and tabulation of vehicular use area, and interior vehicular use landscape area, it's difficult to advice on Code compliance. Conceptually, it appears that several additional interior islands will be necessary, depending further upon the prospects of persevering native trees within landscape islands, which would reduce the required area.

A landscape plan consistent with the City Code will be submitted at the time of site plan approval.

Generally comments:

3. The building placement has been updated to more appropriately reflect the established setback lines along this segment of the US 1 corridor. It is noted that a Design Review Submittal will be required of a Site Plan & Conditional Use application.

Acknowledged.

4. In order for the development to be eligible for Sidewalk Payment In-leiu, a reason, consistent with the following should be cited: Section 22-62(g). The decision of whether the construction of a sidewalk on a parcel is "Not practical" shall be made by the planning director based on the following criteria:

- a. The location of the sidewalk would likely create safety hazards; or
- b. Construction of the sidewalk has already been scheduled by its inclusion in the approved transportation improvement plan, the approved capital improvement plan, a state- or federally-funded project, or a development agreement executed pursuant to F.S. 163.3221; or
- c. The construction of sidewalks is not warranted at the time of development due the presence of safety hazard or environmental limitations off-site that would likely preclude the extension of sidewalks to the affected development site; or
- d. Whether there is no existing sidewalk to which the proposed sidewalk can connect and it is unlikely that there will be additional development nearby which will require the construction of additional sidewalk(s) (if the parcel terminates at a street intersection and a sidewalk is located across the street, then a sidewalk will be required to connect with the sidewalk located across the street); or
- e. Whether a sidewalk cannot be construction without removing protected tree; or
- f. Whether a Stormwater drainage ditch or similar public utility facility prevents the construction of a sidewalk and neither the facility nor the proposed sidewalk can be reasonably relocated or altered to accommodate both the facility and the sidewalk; or
- g. Whether or not the other unique or peculiar circumstance exist on a given parcel or development.

The sidewalk requirement will be determined at the time of site plan approval.

City Engineer

1. South 7th Street is a St. Lucie County roadway and as such shall be upgraded to the minimum County standards. Both the survey and the conceptual plan identify this roadway as an asphalt roadway, but according to our records, this road is unpaved. Being as access from the development to South 7th Street is proposed, the roadway is required to conform to SLC standards and as such, will need to be paved. In addition, concrete sidewalks will be required along the 125 LF of roadway frontage.
Access to 7th Street is for emergency access only. Paving will not be required.
2. Please provide a signed and sealed boundary and topographic survey.
Please see attached signed and sealed boundary survey as requested.

We feel the attached adequately addresses staff comments. We respectfully request the approval of this application, # 14-40100002 for Pro Team Med Conceptual Review Site Plan. Should you have any questions or require additional information, please do not hesitate to contact me at 772-340-4990.

Respectfully,

ATLANTIC DESIGN GROUP OF FLORIDA


Brad Currie
President

cc: Pro-Team Med
file



CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

January 14, 2015

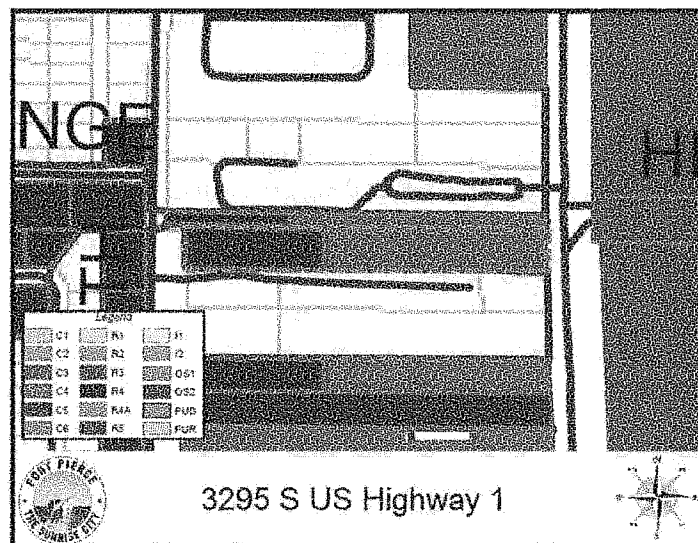
Brad Currie, AICP
469 NW Prima Vista Blvd.
Port St. Lucie, FL 34983

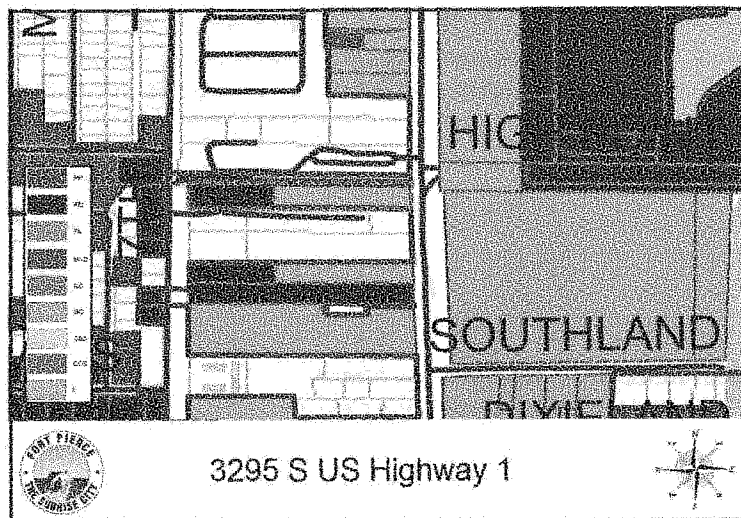
**Re: Technical Review Comments- Planning Department
Pro Team Med - Drug & Alcohol Rehabilitation Center
3295 S US Highway 1**

Dear Mr. Currie,

The following are advisory comments from the Planning Department's review of your application for Conceptual Development plan:

1) As noted in the project summary and description, the subject property holds split zoning and future land use designations. Staff has presented the need to resolve the split Zoning/FLU of the parcel concurrent with formal Site Plan/Conditional Use applications. One resolution may be to consider the separation of the parcels, however this may affect aspects such as the type of access to/from 7th St., the location of the western structure, lot coverage, density, shared parking/access agreements, etc.





2) The subject parcel contains a substantial amount of existing native vegetation. A tree survey, landscape plan, and potentially a mitigation plan will need to be included within a formal Site Plan/Conditional Use submittal. Staff recommends the preservation of established trees where possible to reduce the level/cost of mitigation.

3) The presented uses are suggested to be consistent with the following uses:

Conditional Use in the C-3 Zone:

Social Service Institution

Uses that primarily provide treatment of those with psychiatric, alcohol, or drug problems, and transient housing related to social service programs.

Examples

Examples of social service institutions include alternative- or post-incarceration facilities; exclusive care and treatment for psychiatric, alcohol, or drug problems, where patients are residents; halfway houses; neighborhood resource centers; rehabilitative clinics; and social service facility, soup kitchen, transient lodging or shelter for the homeless.

Accessory Uses

Accessory uses include adult educational facility; ancillary indoor storage; associated office; day care; food services and dining area; meeting room; parking; and staff residences located on-site.

Conditional Use in C-3 & R-4 Zones:

Halfway House

A rehabilitation facility for individuals, such as mental patients or substance abusers, who no longer require the complete facilities of a hospital or other institution but who are not yet prepared to return to their communities.

If the preference is to explore classification of the operation in the western structure as an ACLF, staff may suggest the consideration of an authorization of similar use by the Planning Board. It is noted that City Code places specific regulations upon ACLFs.

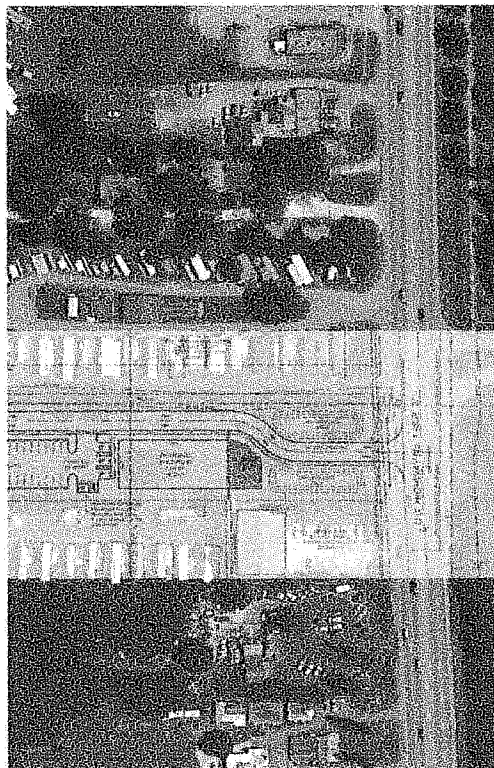
4) Per Section 22-60(d)(3)i. of the City Code, Sanitariums, rest homes, convalescent homes and adult congregate living facilities require one space per every three beds. The Planning Board may need to verify, or amend, the application of this requirement, based upon the similarity of the proposed uses to this parking calculation provided for. Based upon the anticipated calculations presented by the site plan, adequate parking is provided. It is noted that the "Parking Required" should be noted as 26, accommodating for the rounding up of spaces.

5) Per Section 22-60(e)i. of the City Code, please provide a designated off-street loading space for the proposed development.

6) Per Section 22-60(f)(1)a. of the City Code, please provide 1 short-term bicycle parking space per every 10 required vehicle parking spaces (bike rack with the capacity for 4 bikes), pursuant to the established design standards.

7) Per Section 17-34 (c) *Location of retention and/or detention facilities.* All retention and/or detention areas shall be located at the **rear of the property away from public right-of-ways** and landscaped with at least a thirty-six-inch hedge around the perimeter so as to screen such areas from the view of vehicles and/or pedestrians using the public right-of-ways. The plan will need to be revised to comply with this requirement, unless pursuit of a "wet retention" facility with a water feature is contemplated pursuant to City Code Section 17-34(c)(2).

8) Per City Code Section 22-59 (g)(2)b. The eastern structure shall be placed on the inside line of the front yard (setback). The special relationships of the established structures to the north and south have been noted, and staff would generally support the use of an average of the two setback distances to improve consistency. This would shift the eastern structure to the east.



9) Per City Code Section 22-62 (d) Sidewalks shall be installed in public or private right-of-way, along S US 1 and S 7th Street. Due to the presence of a canal, payment in-lieu may be explored with St. Lucie County.

10) Please be advised that the FP Solid Waste Department has suggested that refuse collection structures should be measured by their inside diameter.

Advisory Comments:

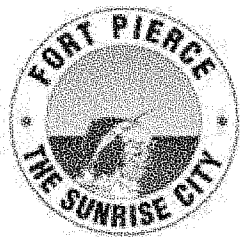
- The proposed development exceeds 4,000 sq. ft. of gross floor area, and requires Conditional Use consideration; therefore a formal application will require the submittal of a Site Plan pursuant to City Code Section 22-58.
- The proposed development requires the submittal of a Site Plan and is located along a design review roadway, therefore a formal application will require the submittal of a Design Review Package pursuant to City Code Section 22-59.
- City of Fort Pierce Comprehensive Plan Policy 6.1.9 discusses some of the services proposed by the facilities.

If deemed necessary, please provide a written response to each comment in order to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3739 or by e-mail: kbenton@city-ftpierce.com.

Sincerely,



Kori Benton
Historic Preservation Officer



CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

March 30, 2015

Brad Currie, AICP
469 NW Prima Vista Blvd.
Port St. Lucie, FL 34983

**Re: Technical Review Comments- Planning Department
Pro Team Med – Drug & Alcohol Rehabilitation Center – Resubmittal
3295 S US Highway 1**

Dear Mr. Currie,

The following are advisory comments from the Planning Department's review of your application for Conceptual Development plan:

Technical Comments:

1) Pursuant to City Code Section 22-61. - Access control. (b) (2) c. The distance to property lines from driveways will be one-half ($\frac{1}{2}$) the distances of two-way driveway spacing by roadway class included under b. (below)

Minimum Driveway Spacing (Feet)		
Arterial	Collector	Local
150	100	50

In this case, the driveway should be spaced a minimum of 75ft. from the property line, however the property is not wide enough to accommodate. The previous configuration maximized this distance to nearly 50ft, however this configuration appears to seek maximum driveway spacing, which may be preferable to the City Engineer.

2) Pursuant to City Code Section 22-187. - General landscaping requirements (7) *Interior vehicular use areas*. a. & b. Similar to a previous comment, in the absence of a landscape plan and tabulation of vehicular use area, and interior vehicular use landscape area, it's difficult to advise on Code compliance. Conceptually, it appears that several additional interior islands will be necessary, depending further upon the prospects of persevering native trees within landscape islands, which would reduce the required area.

Generally Comments:

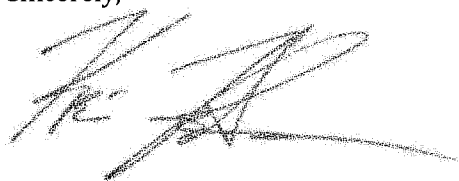
3) The building placement has been updated to more appropriately reflect the established setback lines along this segment of the US 1 corridor. It is noted that a Design Review Submittal will be required of a Site Plan & Conditional Use application.

4) In order for the development to be eligible for Sidewalk Payment In-lieu, a reason, consistent with the following should be cited: Section 22-62(g) The decision of whether the construction of a sidewalk on a parcel is "not practical" shall be made by the planning director based on the following criteria:

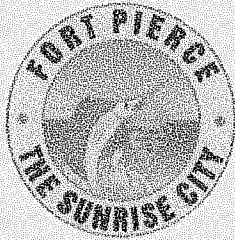
- (1)The location of the sidewalk would likely create a significant safety hazard; or
- (2)Construction of the sidewalk has already been scheduled by its inclusion in the approved transportation improvement plan, the approved capital improvement plan, a state- or federally-funded project, or a development agreement executed pursuant to F.S. § 163.3221; or
- (3)The construction of sidewalks is not warranted at the time of development due the presence of safety hazard or environmental limitations off-site that would likely preclude the extension of sidewalks to the affected development site; or
- (4)Whether there is no existing sidewalk to which the proposed sidewalk can connect and it is unlikely that there will be additional development nearby which will require the construction of additional sidewalk(s) (if the parcel terminates at a street intersection and a sidewalk is located across the street, then a sidewalk will be required to connect with the sidewalk located across the street); or
- (5)Whether a sidewalk cannot be constructed without removing a protected tree; or
- (6)Whether a stormwater drainage ditch or similar public utility facility prevents the construction of a sidewalk and neither the facility nor the proposed sidewalk can be reasonably relocated or altered to accommodate both the facility and the sidewalk; or
- (7)Whether or not other unique or peculiar circumstances exist on a given parcel or development.

If deemed necessary, please provide a written response to each comment in order to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3739 or by e-mail: kbenton@city-ftpierce.com.

Sincerely,



Kori Benton
Historic Preservation Officer



CITY OF FORT PIERCE

DEPARTMENT OF ENGINEERING

Roadway Design, Engineering Reviews, Stormwater Utility Management,
Project Management, Traffic Control and Maintenance

INTEROFFICE MEMORANDUM

TO: Kori Benton, Historic Preservation Officer

FROM: *For* John R. Andrews, P.E., City Engineer *5*

SUBJECT: Pro Team Med Conceptual Site Plan -- South US Hwy. 1
TRC Project No. 14-40100002

DATE: December 29, 2014

cc:

Attachment(s):

This is to advise you that we have completed the review of the following documents as received December 29, 2014

- | | |
|--|---|
| <input checked="" type="checkbox"/> Conceptual Site Plan | <input type="checkbox"/> P/D Drawings & Approved Site Plan |
| <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 Recommend; Do Not Recommend

- Conceptual Plan Approval Building Permit C/O

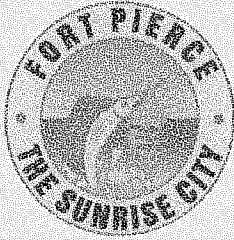
Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for 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 that shall be addressed at time of final site plan submittal

ENGINEERING COMMENTS:

1. South 7th Street is a St. Lucie County roadway and as such shall be upgraded to the minimum County standards. Both the survey and the conceptual plan identify this roadway as an asphalt roadway, but according to our records this road is unpaved. Being as access from the development to South 7th Street is proposed the roadway is required to conform to SLC standards and as such will need to be paved. In addition, concrete sidewalks will be required along the 125 LF of roadway frontage.
2. Please provide a signed and sealed boundary and topographic survey.

JRA/tst



CITY OF FORT PIERCE DEPARTMENT OF ENGINEERING

Roadway Design, Engineering Reviews, Stormwater Utility Management,
Project Management, Traffic Control and Maintenance

INTEROFFICE MEMORANDUM RECEIVED

MAR 20 2015

CITY OF FORT PIERCE
PLANNING & ZONING

TO: Kori Benton, Historic Preservation Officer
FROM: John R. Andrews, P.E., City Engineer *JRA*
SUBJECT: Pro Team Med Conceptual Review Site Plan – South US 1
TRC Project No. 14-40100002
DATE: March 20, 2015

cc:

Attachment(s):

This is to advise you that we have completed the review of the following documents as received March 19, 2015

- | | |
|---|--|
| <input checked="" type="checkbox"/> Conceptual Site Plan | <input type="checkbox"/> P/D Drawings & Approved Site Plan |
| <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 Recommend; Do Not Recommend

- Conceptual Plan Approval Building Permit 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 the previously submitted comments that shall be addressed at time of final site plan submittal

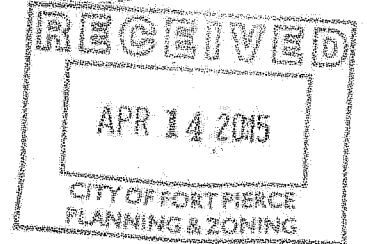
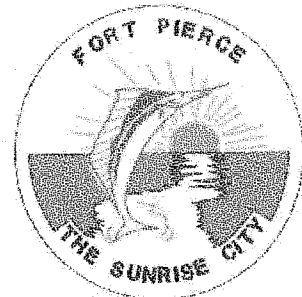
ENGINEERING COMMENTS:

1. South 7th Street is a St. Lucie County roadway and as such shall be upgraded to the minimum County standards. Both the survey and the conceptual plan identify this roadway as an asphalt roadway, but according to our records this road is unpaved. Being as access from the development to South 7th Street is proposed the roadway is required to conform to SLC standards and as such will need to be paved. In addition, concrete sidewalks will be required along the 125 LF of roadway frontage.
2. Please provide a signed and sealed boundary and topographic survey.

JRA/tst

From the Desk of

Marc Meyers, C.B.O.
Building Official
City of Fort Pierce
100 North U.S. 1
Post Office Box 1480
Fort Pierce, Florida 34954
T: 772-467-3000
F: 772-467-9836
MarcMeyers@city-ftpierce.com



TO: Kori Benton, Historic Preservation Officer
DATE: April 14, 2015
RE: Comments for Upcoming TRC Meeting, 4/16/15

As I will be unable to attend, please find my comments relating to the "New Business" planned agenda:

Pro Team Med

- Were FP Building's questions addressed from the January meeting? (below)
- Are there any security issues with the facility as far as fencing requirements to protect the occupants from leaving?
- Would there be a need for ambulance loading?
- The buildings will need fire sprinklers.

Center State Bank

-After all approvals, please submit for proper building permits prior to construction.

Spin To Win

-No Comments

S. US Hwy 1 Corridor Project

-No Comments

Various Locations

-No Comments

Water / Wastewater Engineering

Project Tracking Form



Project Number: 20150145-1 **Job Description:** Pro Team Med

Address: S. US Hwy 1 **Project Description:** _____

Type	Recd	Needed	Rev	Eng App	Status	Comments	Ret	City/County	Sent To
SP	12/18/2014	01/08/2015	JM	BH	App w/c	see comments	01/08/2015	01/05/2015	
	12/18/2014	01/08/2015	JMM	BH	App w/c	see comments	01/08/2015	01/05/2015	
	12/18/2014	01/08/2015	FG	BH	App	Natural Gas is in area	12/26/2014	01/05/2015	
ASP	03/19/2015	04/02/2015	JM	BH	App w/c	see comments	03/19/2015	04/03/2015	
	03/19/2015	04/02/2015	JMM	BH	App	see comments	04/03/2015	04/03/2015	

Engineering Review

1st Submittal

Date Received: _____ **To Coordinator:** _____ **Invoice To Reviewer:** _____

Invoice Reviewer: _____ **Reviewer Approved Invoice:** _____

Invoice To Client: _____ **Invoice Payment Received:** _____

To Reviewer: _____ **Reviewer:** _____

To Engineer: _____ **Engineer Reviewing:** _____

Returned To Secretary: _____ **Returned To Client:** _____

2nd Submittal

3rd Submittal

Date Received: _____

Date Received: _____

To Reviewer: _____ **Initials:** _____

To Reviewer: _____ **Initials:** _____

To Engineer: _____ **Initials:** _____

To Engineer: _____ **Initials:** _____

To Secretary: _____

To Secretary: _____

To Client: _____

To Client: _____

Comments:

W/WW Engineering: Conceptual Approval - Water and Sewer is available to the site. However, final approval will be based on a complete submission of plans and details to FPUA for water and sewer
Electric is available. FPUA has a 3 phase overhead feeder that runs parallel to the east property line.

Approval

Date Approved: _____

To Supervising Engineer: _____

Pro Team Med
US Highway 1 and South 7th Street
Conceptual Development Plan
Re-submittal
St Lucie County Public Works/Engineering Comments
March 24, 2015

1. South 7th Street is under the jurisdiction of St. Lucie County. Advisory comment.
2. The applicant is advised that South 7th Street is considered to be an unimproved roadway. Advisory comment.
3. The applicant is advised that they may be required to improve South 7th Street from their proposed driveway to the nearest paved County roadway. Please contact Ron Harris, County Surveyor at 462-1721 to discuss possible options. The applicant has previously indicated that the connection onto South 7th Street will be for emergency use only (fire department and law enforcement). A Knox box will be installed.
4. The applicant is advised that commercially zoned properties are not allowed vehicular access on roadways where the adjacent zoning is residential. Advisory comment.
5. The applicant is advised that the proposed driveway connection onto South 7th Street will require a St. Lucie County right of way permit. The applicant's previous response is acceptable.
6. The applicant is advised that the proposed commercial driveway connection onto South 7th Street does not meet the required off-set distance from the north property line. The applicant may be required to seek a variance. Please contact St. Lucie County Planning and Development Services.

New Comments

1. Please indicate on the site plan the installation of a Knox box at the South 7th Street emergency access.
2. The applicant is advised that the proposed all-weather driveway shall terminate at the right of way line of South 7th Street. St. Lucie County does not allow all-weather surface driveways to abut unimproved County roads.
3. The applicant is advised to contact Road and Bridge to determine the required pipe size for the ditch located within the County right of way and east of South 7th Street travel way.
4. The applicant is advised that installation of a culvert within the County maintained ditch will require a right of way permit. Please contact John Frank, P.E. at 462-2097.
5. Where is the location of the drainage outfall? If the applicant proposes to outfall into the 7th Street ditch, a St. Lucie County Storm water permit may be required. Please contact Mike Halter, P.E., (Water Quality Division) at 462-2719.
6. The applicant is advised that a fee-in-lieu may be requested for the sidewalk along South 7th Street. All requests shall be in the form of a written correspondence and justification for the fee-in-lieu request shall be stated. Address correspondence to Ron Harris, County Surveyor.

Ron Harris
County Surveyor
772 462-1721