



December 29, 2015

14-249

Kori Benton  
Senior Planner  
Planning Department  
City of Fort Pierce  
100 North US Highway 1  
Fort Pierce, FL 34950

**Re: Major Amendment to Site Plan & Conditional Use  
Mount Bethel Baptist Church  
4150 South 25<sup>th</sup> Street**

Dear Mr. Benton,

Please consider this letter and revised Site Plan in response to the comments from the Planning Department's review of the application for Major Amendment to Site Plan & Conditional Use for Mount Bethel Baptist Church (**responses in bold print**):

1) Please provide detail of the intersection adjustments, which do not appear to provide opportunity for traffic to cross east/west from FP Central & Mount Bethel's Site. If St. Lucie County is restricting the configuration to the current presentation, please provide detail of their guidance.

**Response: Please see revised Site Plan for proposed traffic movement striping.**

2) Please update the site plan to reflect the required short-term bicycle parking pursuant to City Code Section 22-60(f) (1) a., (1 bicycle parking space per 10 vehicular spaces).

**Response: Please see revised Site Plan for proposed bicycle parking. Calculations for required/provided spaces have been included on sheet 2 of 3.**

### St. Lucie County Public Works/Engineering Comments

1. Was a modification to the SFWMD permit required for this proposed additional expansion?

**ENGINEERING DESIGN & CONSTRUCTION, INC.**  
CIVIL ENGINEERS & SURVEYORS SPECIALIZING IN LAND DEVELOPMENT

FORT PIERCE OFFICE  
1934 Tucker Court, Fort Pierce, FL 34950  
ph:(772) 462-2455 fx: (772) 462-2454

PORT ST. LUCIE OFFICE  
469 NW Prima Vista Blvd, Port St. Lucie, FL 34983  
ph:(772) 340-4990 fx:(772) 340-7996

**Response:** An application for a Major Modification to the existing ERP permit (56-03398-P) was submitted to SFWMD on December 21, 2015 and is currently under review (application #151222-1).

2. Was a modification to the NSLRWCD permit required for this proposed additional expansion?

**Response:** Based on the engineer's coordination with NSLRWCD staff, the proposed expansion requires a letter modification to the existing permit (#013-012-101). The application is being prepared and is anticipated to be submitted within the next two weeks.

### St. Lucie County Fire District

10. The one year approval process has been exceeded. Please submit an updated application and associated fees.

**Response:** An application is being prepared and will be submitted to SLC Fire District directly within the next two weeks.

Should you have any questions or require additional information, please feel free to contact me at 772-462-2455 or by e-mail at [davidbaggett@edc-inc.com](mailto:davidbaggett@edc-inc.com) at your convenience.

Sincerely,



David C. Baggett, E.I.  
Project Manager

DCB/nls

w/enclosures

cc: Terry Hardmon  
project file #14-249

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# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

David Baggett, E.I.  
Project Engineer  
Engineering Design & Construction, Inc. (EDC)  
1934 Tucker Court  
Fort Pierce, FL 34950-3954

**Re: Major Amendment to Site Plan & Conditional Use  
Mount Bethel Baptist Church  
4150 South 25<sup>th</sup> Street**

Dear Mr. Baggett, E.I.,

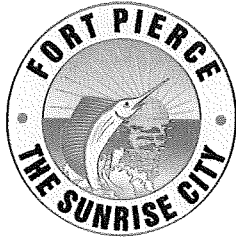
The following are comments from the Planning Department's review of the application for Major Amendment to Site Plan & Conditional Use for Mount Bethel Baptist Church:

- 1) Please provide detail of the intersection adjustments, which do not appear to provide opportunity for traffic to cross east/west from FP Central & Mount Bethel's Site. If St. Lucie County is restricting the configuration to the current presentation, please provide detail of their guidance.
- 2) Please update the site plan to reflect the required short-term bicycle parking pursuant to City Code Section 22-60(f) (1) a., (1 bicycle parking space per 10 vehicular spaces).

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](mailto:kbenton@city-ftpierce.com).

Sincerely,

Kori Benton  
Senior Planner

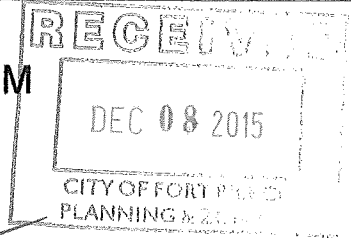


# CITY OF FORT PIERCE DEPARTMENT OF ENGINEERING

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

## INTEROFFICE MEMORANDUM

**TO:** Kori Benton, Senior Planner  
**FROM:** John R. Andrews, P.E., City Engineer  
**DATE:** December 4, 2015  
**PROJECT:** Mount Bethel Ministries Revised Site Plan  
TRC No. 15-41100001



**cc:**

**Attachment(s):**

This is to advise you that we have completed the review of the following documents as received by this office on December 4, 2015:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> 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

- Approval of Site Plan       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 engineering comments  
JRA/tst

Mount Bethel Baptist Church  
December 10, 2015  
Site Plan Amendment

St. Lucie County Public Works/Engineering Comments

1. Was a modification to the SFWMD permit required for this proposed additional expansion?
2. Was a modification to the NSLRWCD permit required for this proposed additional expansion?

Ron Harris, PLS  
County Surveyor  
772 462-1721

*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: 772-467-3187  
F: 772-467-3849  
[mmeyers@city-ftpierce.com](mailto:mmeyers@city-ftpierce.com)



TO: Kori Benton, Senior Planner  
DATE: December 30, 2015  
RE: Comments for TRC Meeting, December 3, 2015

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- A. Adult Day Care, 2400 Rhode Island Avenue
- Spoke with owner, advised to retain a design professional
  - Going from mixed occupancy B to an I-4?
  - Separation - restrooms, etc.
- B. The Haven Detox, 4707 Oleander Avenue
- How many occupants?
    - 16< R-4 ALCF
    - 16> I-4
    - 5> I-2 detox
  - Change of use from R-4 to I-2?
  - Sprinklered?
  - PreApp?
- C. Water's Edge Recovery, 912 Avenue I
- Stop work order
  - No prints
  - Vandals have stripped all plumbing, mechanical, etc.
  - Sprinklered - will have to redesign and install systems
  - Kitchen stripped
  - Need new set of plans
  - Plans from 1987 (28 years). What's happened in 3 decades?
- D. Cumberland Farms, 2009 S. 35<sup>th</sup> Street
- Pedestrian access at dumpster
- E. O'Reilly Auto Parts, 4760 S US Highway 1
- No Comments
- F. Mount Bethel Baptist Church, 25<sup>th</sup> Street
- No Comments
- G. Smoke Shop, 1001 S. US Highway 1
- Change of use and occupancy from B or M to A-2
    - Retail Store (M)
    - Bar/Tavern (A-2)
  - How many occupants? (tables, chairs, etc.)
    - Exiting changes, etc.