



**Abraham Chabab, P.E.**

**5428 NW Edgewater Ave.**

**Port St. Lucie, FL 34983**



Feb. 26, 2016

Kori Benton , Senior Planner  
City of Fort Pierce, Planning Dept.  
100 N. US#1  
Fort Pierce, FL 34954

**RE : Technical Review for St. Andrew's Early Learning Center  
Located at 317 S. 2nd Street, Fort Pierce, FL.**

Dear Mr. Benton:

This letter will provide you with the changes that have been recommended by city staff. Outstanding comments have been addressed in the following order:

**A-Technical Review Comments, Planning Department:**

-Comment 1

Maximum number of students that can be enrolled is 49 and hours of operations are from 7AM to 6PM.

-Comment 2

Hours of operations are as follows:

Students will arrive between 7AM and 8 AM.

Classes are from 8AM to 4PM

Students will leave between 4PM and 6 PM.

-Comment 3

Please see traffic statement.

-Comment 4

We have revised site plan to show 90-degree parking with drop-off and pick-up area.

Existing driveway cuts will be utilized with minor changes to the driveway that is located at the south end.

-Comments 5, 6 & 8

It is essential that we provide two driveways with one-way configuration. This is to facilitate drop-off and pick-up area for students on daily basis. Distance between two proposed driveways is 44 feet center to center.

-Comment 7

Pavement markings and signs will be provided for parking areas.

-Comment 9

We do not anticipate "internal capture" to be more than few students per day. This is in reference to students to be escorted by parents or teachers from adjacent campus.

**772-878-5079 772-475-6630 Fax 772-785-8291**

Email: agchabab1@msn.com

**RE : Technical Review for St. Andrew's Early Learning Center  
Located at 317 S. 2nd Street, Fort Pierce, FL.**

**B-Technical Review Comments, Engineering Department:**

-Comment 1

Signed and sealed survey is enclosed.

-Comment 2

Location Map has been added to site plan.

-Comment 3

Property lines with required information have been added to site plan..

-Comment 4

Distance between two proposed driveways is 44 feet center to center.

-Comment 5

We have revised site plan to show 90-degree parking with drop-off and pick-up area. It is essential that we provide two driveways with one-way configuration. This is to facilitate drop-off and pick-up area for students on daily basis.

-Comment 6

Parking Stall has been revised to reflect 9.5'.

-Comment 7

Please see revised site plan.

-Comment 8

Pavement markings and signs have been added to site plan.

-Comment 9

Please see revised site plan.

-Comment 10

Site data that shows existing and proposed pervious /impervious has been added. We will comply and provide water quality/quantity for additional impervious area.

-Comment 11

Please see revised site plan.

-Comment 12

A note regarding City of Fort Pierce Ordinances Sections 17 and 22 has been added to site plan.

**C-Technical Review Comments, FPUA:**

-Comment 1

A Transitional Manhole has been added at the south east corner of the property.

We have enclosed the required copies to be distributed for next available staff meeting. Should you have any questions or require additional information, please contact me at your convenience.

Sincerely



Abraham Chabab , P.E.

cc: Mike Menard, Cook & Menard Architecture Inc.

TRC Comments - Initial



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

February 17<sup>th</sup>, 2016

Alan McGregor  
210 S Indian River Drive  
Fort Pierce FL, 34950

**Re: Technical Review – St. Andrew's Early Learning Center  
Conditional Use with New Construction  
317 S 2<sup>nd</sup> Street**

Dear Mr. McGregor

The following are technical review comments from the Planning Department's review of the application for **Conditional Use with New Construction for St. Andrew's Early Learning Center**:

- 1) Please provide guidance on the maximum enrolment sought for operation of the proposed facility.
- 2) Please detail the proposed hours of operation for the learning center.
- 3) Please provide a formal traffic statement with regards to the previous office use, and the proposed early learning center, based upon ITE standards.
- 4) Please provide turn analysis for the proposed parking area to ensure safe and efficient flow for parent pick-up/drop-off, further indicating detail of the stacking area for this function of the site. It's noted that a "right turn" out scenario may improve the efficiency of the facility and minimize stacking on-site. Additionally, a limitation on use of the parallel parking spaces during the peak delivery hours may improve functionality of the constricted turnaround space on-site.
- 5) Pursuant to City Code Section 22-16. - Designation of overlay districts. b. (3). (c). 1. All parcels within the Downtown Business & Entertainment district are exempt from off-street parking requirements, as referenced in section 22-60 and from landscaping requirements, as referenced in section 22-187. It is requested however to identify any proposed landscaping sought for incorporation with the site and expanded parking area.
- 6) Pursuant to City Code Section 22-61. - Access control. (b)2. b. Distance between driveways (driveway spacing): Two way driveways on the same side of the street will conform to the minimum distance requirements for driveway spacing by roadway class as follows: Local – 50ft.\* (reduced to 25ft. based upon the one-way configuration). A variance for the proposed driveway separation (~12ft.) should be considered by the Historic Preservation Board based upon the proposed reuse of the facility, expansion of the parking area, and intensification of the traffic demands related to the proposed use.
- 7) The parking area should be striped and accompanied with signs accordingly.
- 8) Please identify whether the existing driveway aprons in the right-of-way require amendment to accommodate an increase in traffic.
- 9) Please detail any potential "internal capture", of students from parents that may walk students to the facility from the adjacent campus.




# 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

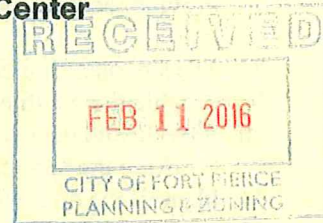
**FROM:** John R. Andrews, P.E., City Engineer 

**DATE:** February 11, 2016

**PROJECT:** St. Andrew's Episcopal Early Learning Center  
Conditional Use Application  
TRC Project No. 16-0400003

**cc:**

**Attachment(s):** None



This is to advise you that we have completed the review of the following documents as received by this office on February 5, 2016:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Conditional Use Application                           | <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 Application       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 comments



TRC  
DKnupp to: Kori Benton

02/16/2016 11:00 AM

History: This message has been replied to.

---

Hey Kori,

I will be unable to attend the technical review committee on Thursday 2/18. I have no comments on the conditional use of Treasure Coast Bio Fuel. As for the conditional use w/New Construction at St. Andrew's Early Learning Center - it does need a monitored fire alarm if not already there.

Thanks

Captain Debbie Knupp  
Fire Prevention Bureau  
St. Lucie County Fire District  
772-621-3380  
dknupp@slcfd.org

*Disclaimer: According to Florida Public Records Law, all emails to and from St. Lucie County Fire District are considered public records and must be made available to the public and media upon request, unless specifically exempted. The comments and opinions expressed herein are those of the author and may not reflect the policies of the St. Lucie County Fire District.*

St. Andrews Early Learning Center  
317 South 2<sup>nd</sup> Street  
Conditional Use  
February 9, 2016

St. Lucie County Public Works/Engineering Comments

1. No objections to the proposed conditional use.
2. Road right of ways abutting the subject parcel are under the jurisdiction of the City of Ft. Pierce and or St. Lucie County.

Ron Harris  
County Surveyor  
772 462-1721