



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER  
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW  
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

February 17, 2016

Dennis Murphy, AICP, Senior Planner  
Culpepper and Terpening, Inc.  
Consulting Engineers and Land Surveyors  
2980 South 25th Street  
Ft. Pierce, FL 34981  
Telephone 772-464-3537  
[dmurphy@ct-eng.com](mailto:dmurphy@ct-eng.com)

**Re: Technical Review – Indian River Biodiesel  
1103N 2<sup>nd</sup> Street**

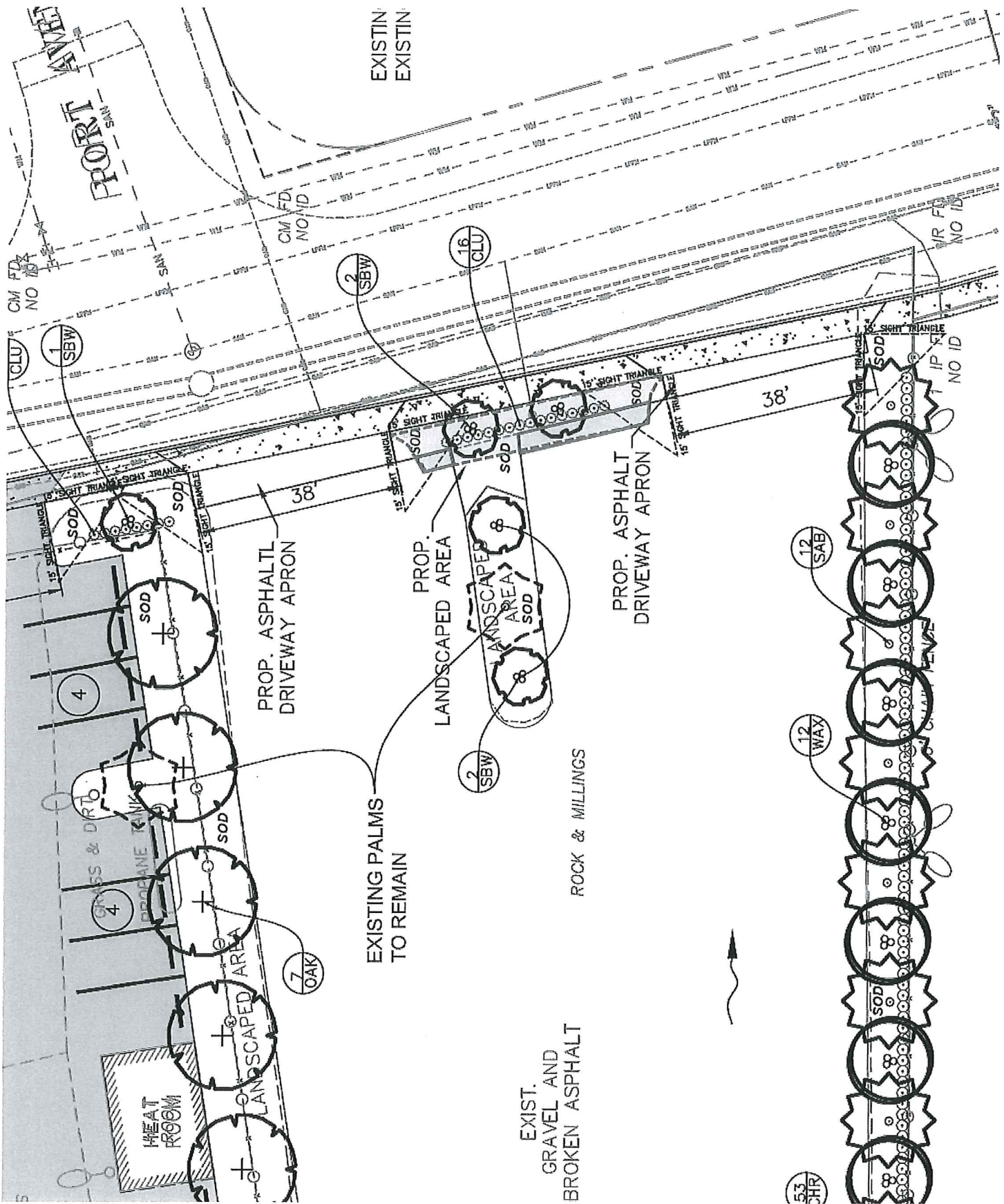
Dear Mr. Murphy, AICP,

The following are comments from the Planning Department's review of the application for Conditional Use:

- 1) Pursuant to City Code Section 22-187 (11) *Screening of refuse collection areas. Please continue the landscape shrubs around the southern wall of the enclosure.*
- 2) Pursuant to City Code Section 22-62 (d) (2) Safe and efficient sidewalk linkages shall be provided between **building entrances** and parking areas, and adjacent portions of the development, **and adjacent rights-of-way**. Please incorporate a plan to provide a safe and efficient linkage between the building entrance and the future 2<sup>nd</sup> Street sidewalk, when said sidewalk is completed.

### Advisory notes:

- The Site Plan & Landscape Plan present different locations for the proposed Handicap spaces. Please verify the intended placement.
- General traffic calculations are presented, however it's requested that general or estimated figure are presented specific to daily truck deliveries of feedstock, and collection of finished product.
- Pursuant to City Code Sec. 7-20. - Storage of flammable liquids—Aboveground. Aboveground storage tanks shall not be located, placed or constructed in the city for use in storing flammable liquids, unless expressly permitted by the city commission. Detail of the above ground storage will be considered concurrent with the Conditional Use application.
- The future fence and gates proposed are encouraged to be an appropriate composition of metal, or coated if chain-link is selected.



CM FD NO ID

PORT

EXISTIN  
EXISTIN

PROP. ASPHALT  
DRIVEWAY APRON

PROP.  
LANDSCAPED AREA

PROP. ASPHALT  
DRIVEWAY APRON

EXISTING PALMS  
TO REMAIN

EXIST.  
GRAVEL AND  
BROKEN ASPHALT

ROCK & MILLINGS

4

4

7 OAK

2 SBW

16 CLU

2 SBW

12 SAB

12 WAY

53  
CHR

38'

38'

15' SIGHT TRIANGLE

15' SIGHT TRIANGLE

15' SIGHT TRIANGLE

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# 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

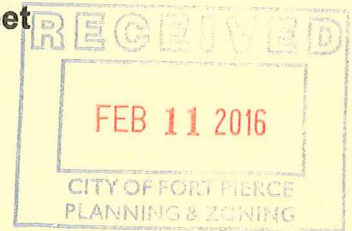
**FROM:** John R. Andrews, P.E., City Engineer *JRA*

**DATE:** February 11, 2016

**PROJECT:** Treasure Coast Biofuel – 1103 North 2<sup>nd</sup> Street  
Conditional Use Application  
TRC Project No. 16-0400004

**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 checked="" type="checkbox"/> 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 with conditions     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 condition of approval

ENGINEERING COMMENTS:

1. North 2<sup>ND</sup> Street Right-of-Way currently has a width of 45 feet in this area. In accordance with the City of Fort Pierce Code of Ordinances the minimum right-of-way width for a local road shall be 60 feet. The applicant will be required to provide one half of the required 15' for a total right-of-way easement donation of 7.5'. A sketch and description along with a recent owners and encumbrances search will be required. Specific information may be obtained from the Planning and Zoning Department. This recorded right-of-way donation shall be submitted prior to issuance of a building permit.

JRA/tst



TRC  
DKnupp to: Kori Benton

02/16/2016 11:00 AM

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History: This message has been replied to.

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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.*

Treasure Coast Biofuel  
Conditional Use  
1103 North 2<sup>nd</sup> Street  
February 17, 2016  
St. Lucie County Public Works/Engineering Comments

1. The applicant is advised that North 2<sup>nd</sup> Street is owned and maintained by the City of Ft. Pierce.
2. The applicant is advised that North 2<sup>nd</sup> Street is currently under construction and the anticipated completion date is December 2017.
3. What safety measures will be taken in the event of accidental spillage of the proposed product?
4. How long will the final product be stored on-site?
5. Will the storage tanks be above ground?
6. How will the waste by products be removed from the property and where will they be disposed?
7. What is the anticipated number of daily deliveries of the feedstock?
8. Will this proposed manufacturing facility be in operation seven days a week?
9. The applicant is advised that additional right of way as identified on the construction plans (prepared by Taylor Engineering) for the North 2<sup>nd</sup> Street improvements shall be required. 

Ron Harris, PLS  
County Surveyor  
772 462-1721



TRC - Treasure Coast Biofuel - 1103 N 2nd Street <Watchdog: Virus checked>

Martha Kerr to: 'Kori Benton'

02/11/2016 09:48 AM

Kori,

Below are FPUA comments and attached is an Application for Wastewater Discharge Permit that must be filled out by the owners.

A. **Conditional Use** -Treasure Coast Bio Fuel - 1103 N. 2nd Street- (Kori Benton)

- **W/WW Engineering:** The site has an existing 8" fire protection meter and 2" domestic meter. If water use inside the building is mainly for restrooms, a smaller meter could be installed that would reduce the monthly base charge for water and sewer. A separate irrigation meter is recommended with a water only account. More details are needed on the potential for washdown into the sewer system. If floor drains are proposed, a grease interceptor will be required. The facility will require a pretreatment permit due to the potential to discharge. Please contact Harry Sherva at 466-1600 ext. 5511.
- **Electric and Gas Engineering:** A prior meeting took place with the intended occupant. Both FPUA electric and gas facilities is available. We have no objection. Approved as noted.

Regards,

*Martha Kerr*

**FPUA**

Staff Assistant

W/WW Engineering Department

1701 S. 37<sup>th</sup> Street

Fort Pierce, FL 34947

Telephone: (772) 466-1600, Ext. 3473

Fax: (772) 468-2414

[mkerr@fpu.com](mailto:mkerr@fpu.com)

Please note: Florida has a very broad public records law. Most written communications to or from Fort Pierce Utilities Authority employees regarding government business are public records, available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

(For additional information, go to [http://www.fpu.com/important\\_information/privacy.php](http://www.fpu.com/important_information/privacy.php))