

# DRAFT



## CITY OF FORT PIERCE TECHNICAL REVIEW COMMITTEE

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### Minutes

OF THE REGULAR MEETING OF THE CITY OF FORT PIERCE TECHNICAL REVIEW COMMITTEE HELD ON THURSDAY, NOVEMBER 16, 2017, IN THE FORT PIERCE COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

**1. Call to Order**

**2. Pledge of Allegiance**

**3. Roll Call**

Present: FP Code; SLC Engineering; SLC Surveyor; FPUA Electric; FP Planning; FPUA Water/Wastewater; FP Building; FP Engineering; SLC Fire District

Absent: FP Police; SLC Planning; FP Public Works; SLC TPO

Staff Present: Rebecca Grohall, Planning Director  
Kori Benton, Senior Planner  
Vennis Gilmore, Planning Analyst  
Brandon Creagan, Planner  
Alicia Rosenthal, Executive Assistant

**4. Approval of Minutes**

a. Minutes from the October 19, 2017 meeting

Motion was made by SLC Surveyor, and seconded by FPUA Electric to approve the minutes from the October 19, 2017 meeting.

AYE: FP Building, FP Code, FP Engineering, FP Planning, FPUA Electric, FPUA Water/Wastewater, SLC Engineering, SLC Fire District, SLC Surveyor

Passed

**5. New Business:**

a. **Conditional Use - Galleria Commercial Parking Lot – 117 N. 2nd Street (Kori Benton)**

Mr. Benton: There are two components to the request: One component is subject to Planning staff's review comments and the other seeks to utilize some of the public right-of-way for valet parking, which the city code does not have provision to lease space for valet parking. Planning comments are specific to use of the parking lot for commercial parking, with a user fee excepted for members of the public to park.

Staff is looking at ironing out the address of the property. The address still carries a North 2nd Street designation but it has access from Depot Drive. This is an older address from when the parking was tied into the Kraaz and Kraaz building on 2nd Street.

Jennifer Zavila, Applicant Representative: The ADA requirements were approved by the state. Can you explain the concerns with the eastern easement and the one-way traffic pattern?

Mr. Benton: If the spaces are going to remain in the existing location a striped access aisle over to the alleyway would be required. We are looking for the one-way traffic pattern to be an overlay on the survey and permitted once the conditional use is approved. Between the Engineering and Planning department there are concerns with the northern drive aisle abutting the alleyway. Currently a portion of alleyway contributes to the asphalted area that is part of the required dimensions for the 90 degree parking spaces. The city is seeking a shared agreement through the conditional use, to be able to find a balance between use by the commercial parking lot of the alleyway, but also providing the opportunity for established parking areas to be accessed through the northern drive aisle.

FP Building: Florida Building Code through the accessibility code is how ADA is approved. At a certain point if the parking spaces were approved for a change of location from the eastern most boundary to the middle boundary there should have been a permit submitted. If you are going to move forward it has to comply with the current accessibility codes; the state agency does not approve this.

FP Planning, FP Building and FP Engineering comments are attached.

FP Code, SLC Surveyor, SLC Engineering, FPUA Electric, FPUA Water/Wastewater and SLC Fire District had no comments.

**b. Conditional Use - Deese Residence Dwelling Rental - 1011 Boston Avenue (Vennis Gilmore)**

Mr. Gilmore: The applicant is looking to have a dwelling rental to rent a minimum of month and maximum of less than 6 months.

FP Building: For a point of clarification, transient housing is from 30 days or less so if it is going to be a short term rental then it specifically would need to be 31 days or more.

Kevin Deese, Property Owner: Fully intend to comply with the comments and will make changes as necessary to the documents supporting 31 days or more or anything with Code Enforcement that has not been addressed.

Planning, FP Code and FP Building comments are attached.

SLC Surveyor, SLC Engineering, FPUA Electric, FPUA Water/Wastewater, FP Engineering and SLC Fire District had no comments.

**c. Conditional Use - Arenas Residence Dwelling Rental - 1218 S. 11th Street (Vennis Gilmore)**

Mr. Gilmore: The applicant is seeking to rent a minimum of 31 days or more and less than 6 months. The zoning for the property is R-1, Single Family Low Density Residential.

FP Planning, FP Code and FP Building comments are attached.

SLC Surveyor, SLC Engineering, FPUA Electric, FPUA Water/Wastewater, FP Engineering and SLC Fire District had no comments.

Andy Drucker, Applicant Representative: Some of the matters that have been brought up are in the process of being addressed. A guide booklet has been created by the owner, Mr. Arenas. A schedule has been sent with the recycling days and garbage days and what bins need to be put out. We will include information for compliance with the code. Please clarify the penalties if there is failure to comply by a renter.

FP Code: The City Commission may ask you the penalties if there is failure to comply by a renter.

d. **Conceptual Development Plan – Southwick Commons – Oleander Avenue (Brandon Creagan)**

Mr. Creagan: This is a conceptual development plan for an affordable housing apartment complex for seniors 55 and older. The zoning on the property is R-4, Medium Density Residential with a Future Land Use of RM, Medium Density Residential. The applicants are requesting a three- story building, 100 units maximum and 80 units at a minimum on site.

SLC Surveyor: I have been working directly with the consultant and all of the comments are going to be resolved to my satisfaction.

FPUA Water/Wastewater - Approved. Once the Conceptual Development Plan has been approved by the Commission we ask that you schedule a Pre-Design meeting to address the utility needs of the development.

SLC Fire Department: It will have to be fully sprinkled and alarmed. On the utility sheet of the site plan show the location of the hydrants, mains and FDC.

FP Planning, SLC Surveyor, SLC Engineering, FP Building, FP Engineering comments are attached.

FP Code and FPUA Electric had no comments.

Mickey Bradley, Seller: Available for questions.

SLC Surveyor: The right-of-way comment from SLC Engineering may not be applicable.

Chair Grohall: Please send revised comments to Mr. Creagan.

Joshua Bradley, Seller: Spoke with engineering at North St. Lucie River Control Unit and they are more than willing to work with us. Most of the right-of-way is over grown and they basically gave us the go ahead to do what we have to do and send them a bill.

e. **Temporary Use - PreCast Concrete – 3898 Selvitz Road (Kori Benton)**

Mr. Benton: PreCast Concrete development site plan is currently engaged and working toward completion. It is a 75 acre sight that is going to operate and produce a variety of concrete precast products.

The temporary use application presented a variety of deadlines in there project completion with a request to bring some preliminary production on site in a specific area within phase 1A. With that they presented a commitment to complete the designated turn lane on Selvitz Road as well as the storm water retention area, berming and landscaping to provide a buffer of this site and stabilize an area for parking for employees. With this preliminary production activities they are seeking one component for utility poles to be able to be formed, produced and transported in and out of the site for the reduced staff of 40 50 as they work to complete other aspects of the site development plan: full fledged parking area, joint drive aisles and variety of sorts.

Because of some of the recent weather conditions and rain delays they have experienced, the timeline presented within the temporary use application is shifted back 3-4 weeks. I have been in contact with the project manager and lead engineer for PreCast and I am seeking an invitation to come out with our building, engineering and planning staff and St. Lucie County engineering to jointly complete inspections on what they have put on paper within the temporary use commitments for certifications of certain items in order to feel comfortable with them initiating production on site. We are waiting for the time table and the window in which they will have completed those items they presented in the temporary use application.

SLC Surveyor: Our Planning department has deemed this an expedited project and I want to ensure you and the applicant we will do whatever it takes to help work through this as quick as we can to jointly inspect or whatever it needs to be to bring this project to completion.

SLC Engineering: We have no issue with the proposals. We will work with the applicant for them to get going with what they want to do.

FPUA Electric: No objections.

FP Building and FP Engineering comments attached.

FP Code, FPUA Water/Wastewater had no comments.

Mr. Benton: Asked SLC Engineering if they are aware of any inspection of the right-of-way work, designated turn lane.

SLC Engineering: The request for inspection goes through the right-of-way permit section.

SLC Surveyor: Working with Selena and no one has requested for an inspection at this point. They are getting close. I would have the applicant call and request the inspection.

**f. Temporary Use - Asphalt Plant - 4060 Selvitz Road (Kori Benton)**

Mr. Benton: The Johnson property is seeking an opportunity to establish a temporary asphalt plant on the premises to service and provide support to the Midway Road reconstruction project. The applicant has presented a duration period of 3 years for this project. It has been made aware that our temporary uses are considered in 1 year allotments with the prospect of it being renewable upon further consideration at the end of the 12 month period. The applicant has presented a layout of the temporary plant, some berming to capture some of the stormwater runoff on site as well as provide some buffering and separation between the adjacent site.

FP Planning, SLC Engineering, FP Building and FP Engineering comments are attached.

FP Code, SLC Surveyor, FPUA Electric and SLC Fire District had no comments.

David Morin, Applicant Representative from Culpepper Terpening: We plan for 3 years but the Engineering staff said 2 years and the Planning staff said 1 year.

Mr. Benton: The code provides the establishment and the director has the authority to approve a temporary use for one year with the capacity to apply for an additional year.

Chair Grohall: Our regulations allow for a one year temporary authorization and we can allow you two additional annual renewals so that will get you the three year period. We will touch base with Tracy in Engineering regarding the two year extension.

**g. Voluntary Annexation - 5450 S. US Highway 1 (Kori Benton)**

Mr. Benton: The property owner is seeking voluntary annexation in the City of Fort Pierce of the 2.32 acre tract. The applicant owns property adjacent that is in the city limits and they are seeking to bring that property in to the city via voluntary annexation. They are requesting the equivalent zoning and land use designation from the county to be transferred into the city without change.

Chair Grohall: What zoning and land use are they requesting?

Mr. Benton: C3 with a General Commercial Land Use

FP Planning, SLC Engineering, FPUA Electric, FPUA Water/Wastewater, FP Building, FP Engineering, SLC Fire District had no comments.

SLC Surveyor comments are attached.

**6. Public Comments**

**7. Staff Comments**

**8. Adjournment**



THE SUNRISE CITY  
**FORT PIERCE**  
ENGINEERING  
DEPARTMENT

**FORT PIERCE**  
*Florida*

**TO : Kori Benton, Senior Planner**

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

**RE : Annexation – 5450 S. US Highway 1**

**DATE : November 9, 2017**



This is to advise you that we have completed the review of the following documents as received by this office on November 8, 2017:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Annexation Application                                | <input type="checkbox"/> Construction Drawings                                   |
| <input type="checkbox"/> Test Reports & Related Documents                                 | <input type="checkbox"/> Executed Construction Contract                          |
| <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

- |  |   |                              |
|--|---|------------------------------|
| <input checked="" type="checkbox"/> Recommend  | <input type="checkbox"/> Do Not Recommend |                              |
| <input checked="" type="checkbox"/> Annexation | <input type="checkbox"/> Building Permit  | <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 engineering comments

JRA/TST/tst

Q:\ENGINEERING\Site Development Projects\Annexations\5450 S. US 1\Annexation Approval- 110917.docx



**TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS FORM**

**FROM : Paul Thomas, CBO, CFM, Building Official**

**RE : 117 N. 2<sup>nd</sup> St. – Galleria Commercial Parking Lot (KB)**

**DATE : November 16, 2017**

The proposed may trigger the following Code requirements:

1. If open to the public, ADA parking space(s) is/are required.
2. Accessible routes to public way also required.

PT/km



November 9<sup>th</sup>, 2017

Stefan K. Matthes, P.E.  
Culpepper and Terpening, Inc.  
2980 South 25th Street  
Ft. Pierce, FL 34981  
smatthes@ct-eng.com

Re: **Technical Review** – Temporary Use  
Asphalt Plant – 4060 Selvitz Road

Dear Mr. Matthes, P.E.

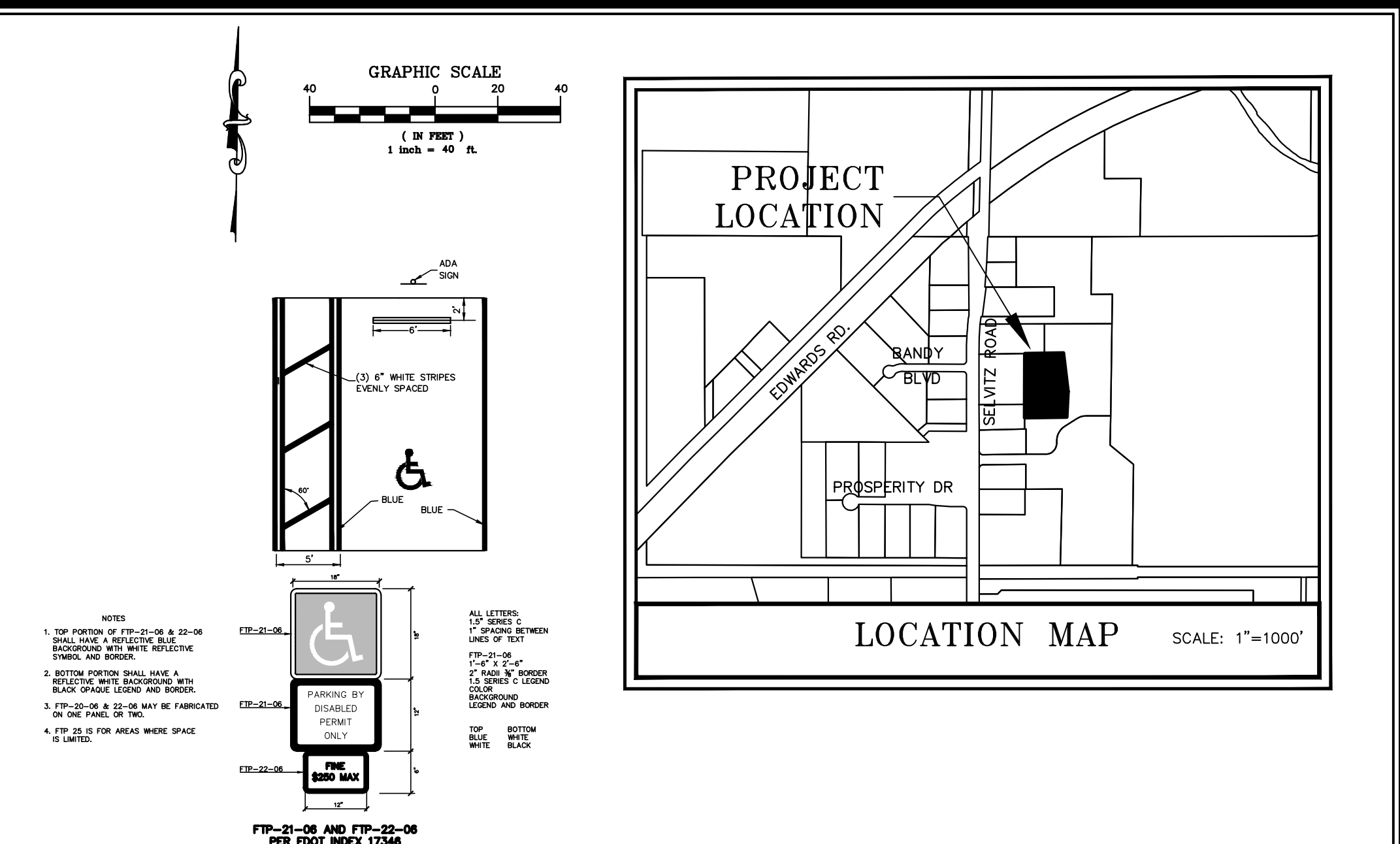
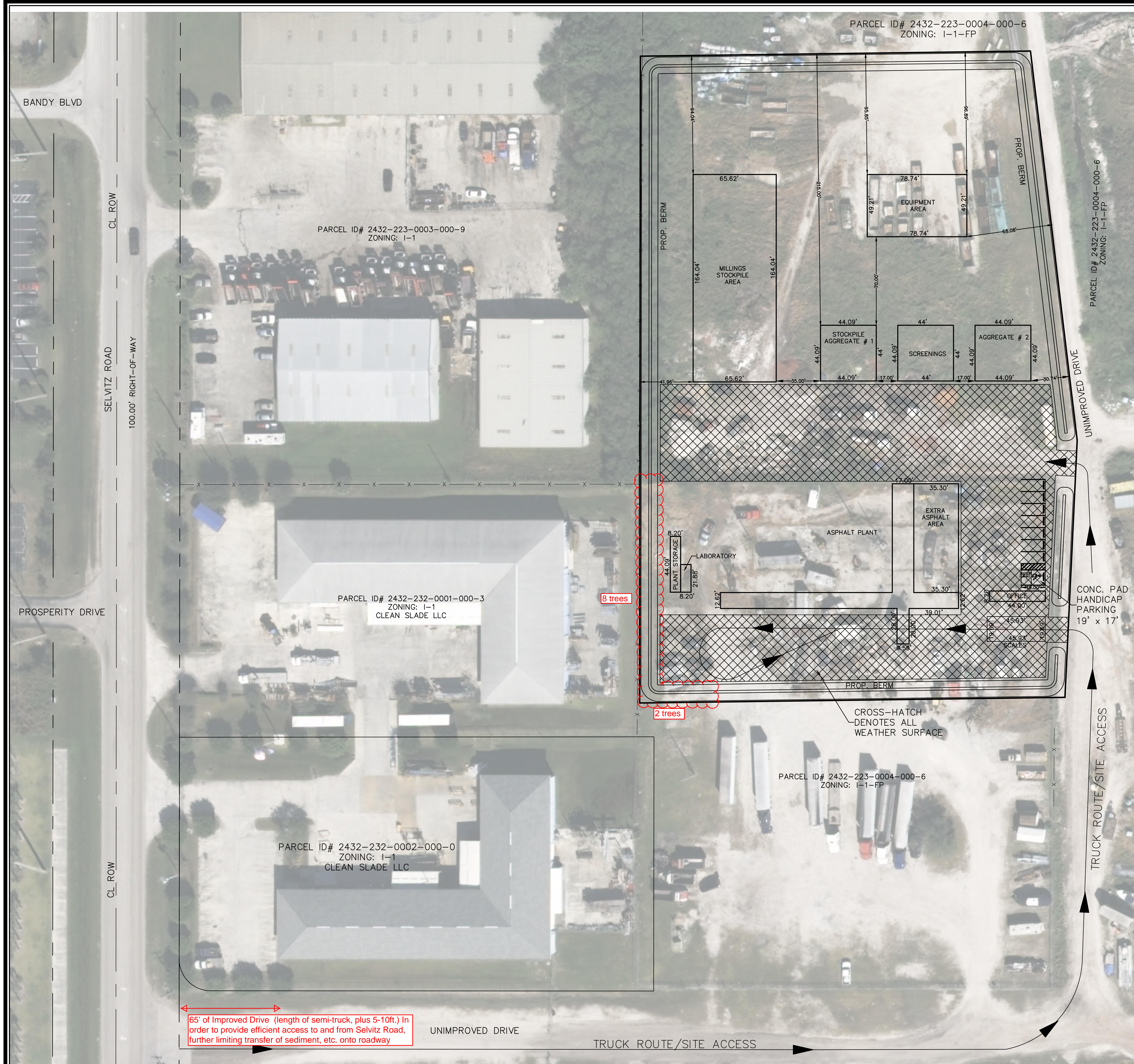
The following are technical review comments from the Planning Department's review of the application for Temporary Use for an Asphalt Plant – 4060 Selvitz Road:

- 1) Due to the nature of the activities, and the potential traffic impacts to Selvitz Road, the applicant is requested to provide a 65' section of improved drive (length of semi-truck, plus 5-10ft.), from the property line to the east, at the access point from Selvitz Road. This request seeks to provide efficient access to and from Selvitz Road further limiting transfer of sediment, etc. onto roadway.
- 2) Due to the anticipated length of use, 8-10 trees are requested for installation within the berm/buffer area at the south west corner of the site pursuant to City Code Section 22-187 (6) Vehicular use, building, retention/detention areas adjacent to other property. Landscape standards for these areas are as follows:
  - a. Where a vehicular use area does not abut a street right-of-way but abuts other property, there will be a landscaped strip of land which is at least ten (10) feet wide.
  - b. The landscaping strip required by the immediately foregoing subsection shall include an average of at least one tree for each two hundred (200) square feet of the required landscape area. (Shown). Establishment may be completed via use of bubblers or irrigation bags.
- 3) Temporary Use authorization is valid for one (1) year, with the capacity for renewal. At the time renewal is requested, review of various site impacts will be conducted in coordination with the TRC.

If you have any inquiries or concerns, please let me know. 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



**TYPICAL HANDICAPPED PARKING ILLUSTRATION**

**SITE DATA**

- APPLICANT:** MORRISON USA #430  
1201 BRICKELL AVENUE  
MIAMI, FL 33131
- PROPERTY OWNER:** BOBBY AND WANDA JOHNSON  
4767 SELVITZ ROAD  
FT. PIERCE, FL 34981
- ENGINEER:** STEF MATTHES, P.E.  
CULPEPPER & TERPENING, INC.  
2980 SOUTH 25TH STREET  
FORT PIERCE, FL 34981  
PHONE: (772) 464-3537
- SURVEYOR:** TOM KIERNAN, P.S.M.  
CULPEPPER & TERPENING, INC.  
2980 SOUTH 25TH STREET  
FORT PIERCE, FL 34981  
PHONE: (772) 464-3537
- PROJECT NAME:** TEMPORARY ASPHALT PLANT
  - LOCATION:** 4060 SELVITZ ROAD  
FT. PIERCE, FLORIDA.
  - PROJECT DESCRIPTION:** INSTALLATION OF ASPHALT PLANT USED FOR THE MANUFACTURE OF ASPHALTIC CONCRETE USED IN PAVING.
  - SEC/TOWNSHIP/RANGE:** SECTION 32 / TOWNSHIP 35S / RANGE 40E **Map ID:**
  - PARCEL ID NUMBER:** PARCEL 1: 2432-223-0004-000-6
  - SITE AREA:** TOTAL SITE AREA: 3.90 ACRES
  - ZONING/ LAND USE:** EXISTING I-1-FP PROPOSED I-1-FP
  - FLOOD ZONE:** ZONE (S): A  
Map Number: 12111C0188J  
Effective Date: February 16, 2012
  - UTILITY SERVICE:** WATER SERVICE: EXISTING FPUA WASTEWATER SERVICE: EXISTING FPUA  
ELECTRIC SERVICE: EXISTING FPUA
  - SOLID WASTE:** WASTE MATERIALS FROM ASPHALTIC CONCRETE PRODUCTION: IT IS NOT ANTICIPATED THAT THE PLANT WILL PRODUCE WASTE AS THE MATERIALS USED IN THE PRODUCTION ASPHALTIC CONCRETE DO NOT PRODUCE A WASTE STREAM.
  - HAZARDOUS MATERIALS:** DISPOSAL OF ALL HAZARDOUS WASTE MATERIAL, IF ANY, SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.
  - DRAINAGE STATEMENT:** THE SITE WILL BE BERMED TO PREVENT OFFSITE RUNOFF.
  - VEGETATION STATEMENT:** THE SITE HAS BEEN CLEARED PREVIOUSLY AND IS CURRENTLY USED FOR STORAGE OF MATERIALS AND EQUIPMENT.

STEFAN K. MATTHES, PE FL. REG. NO. #38723

PREPARED FOR  
**MORRISON USA #430**

COMPUTER FILE REF.	FIELD BK./PG.
17-071 mop.dwg	

**CULPEPPER & TERPENING, INC**  
CONSULTING ENGINEERS | LAND SURVEYORS  
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994  
PHONE 772-220-3370 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA CERTIFICATION No. LB 426

- REVISIONS -		BY	DATE

FIELD	BY	DATE
CALCS.	GLM	9-5-17
DRAWN	GLM	9-5-17
DETAILED	GLM	9-5-17
CHECKED	DEM	10-9-17
APPROVED	SKM	10-13-17

**TEMPORARY ASPHALT PLANT**

**SITE PLAN**

DATE: 9-05-2017
HORIZ. SCALE: 1"=60'
VERT. SCALE: N/A
JOB No. 17-071
SHEET 1 OF 1



THE SUNRISE CITY

**FORT PIERCE**  
CODE ENFORCEMENT  
*Florida*

**TO : Vennis Gilmore, Planning Analyst**

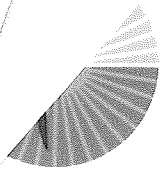
**FROM : Peggy Arraiz, Code Compliance Manager**

**SUBJECT : TRC # 17-04000014 – Deese Vacation Rental**

**DATE : November 2, 2017**

Code Enforcement has the following comments:

1. Mr. & Mrs. Deese's application and supporting documents do not address the majority of code enforcement's concerns. The only issue addressed is that it appears the Deese's will continue to reside on the property and be the local contact.
2. It is recommended that the Deese's consider including the following information in their rental application packet:
  - a. Compliance with all local ordinances, including noise violations.
  - b. Directions regarding the time and placement of garbage containers.
  - c. Advise if pets are permitted and if so, compliance with our local pet ordinances.
  - d. The number of people permitted to stay at one time.
  - e. The number of vehicles permitted and where they are required to be parked.
3. The owner is advised that short term rentals of 30 days require the following:
  - a. A City Business Tax Receipt
  - b. An account with the Florida Department of Revenue – collection of 6.5% sales tax
  - c. An account with St. Lucie County – 5% Tourism Development Tax



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

**To : Vennis Gilmore, Planning Analyst**

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

*JRA*

**RE : Deese Residence – 1011 Boston Avenue  
 Conditional Use TRC No. 17-04000014**

NOV 07 2017

**DATE : November 3, 2017**

This is to advise you that we have completed the review of the following documents as received by this office on November 2, 2017:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Conditional Use Application                           | <input type="checkbox"/> P/D Drawings  |
| <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

- |   |   |                              |
|---|---|------------------------------|
| <input checked="" type="checkbox"/> Recommend                   | <input type="checkbox"/> Do Not Recommend |                              |
| <input checked="" type="checkbox"/> Approval of Conditional Use | <input type="checkbox"/> Building Permit  | <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 engineering comments

JRA/TST/tst

Q:\ENGINEERING\Site Development Projects\D\Deese Residence\Conditional Use\Submittal #\VCU Approval - 110317.docx

**Project: DEESE RESIDENCE**

Subject: Review Comments

To: Vennis Gilmore

From: Rod Reed, County Surveyor  
PW-Engineering Division

Date November 7, 2017

**SURVEY:**

No comments.

Please provide a written response to all comments

**Rod Reed, County Surveyor**

St. Lucie County, Fl.

2300 Virginia Avenue

Ft. Pierce, Fl. 34982-5652

[www.stlucieco.org](http://www.stlucieco.org)

Ph. (772) 462-1721

E-mail [reedr@stlucieco.org](mailto:reedr@stlucieco.org)



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Kevin & Heather Deese  
1011 Boston Avenue  
Fort Pierce, FL. 34950

**Re: Deese Residence – Dwelling Rental**

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Dear Mr & Mrs. Deese,

The following are comments from the Planning Department's review of the application for a Dwelling Rental in the R-4, Medium Density Residential Zone (Please Provide a Written Response to all responsible Departments):

- 1) Please identify the maximum occupancy of the unit, ensuring compliance with City Code Section 8.5-43. - Required space in dwelling units, based upon the size of each unit;
- 2) Please provide registration of the property manager accessible at all times, to resolve complaints or violations of City Code;
- 3) Please issue guide booklets for renters regarding local rules and public service resources to minimize conflicts;
- 4) Please file for and obtain St. Lucie County & City of Fort Pierce Business Tax Licenses within fourteen (14) days of Conditional Use approval.

**Advisory Notes:**

**Per City Code Sec. 22-27 (c)(3). - On any lot used for residential purposes, other than a multifamily housing development, no more than one residential building will be allowed on the lot, except one building without kitchen facilities may be allowed as a guest house.**

**(Staff would like to meet with Mr. & Mrs. Deese following the Technical Review Committee Meeting.)**

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) 467-3741 or by e-mail: [vgilmore@city-ftpierce.com](mailto:vgilmore@city-ftpierce.com).

Sincerely,

A handwritten signature in black ink, appearing to read "Vennis Gilmore", with a long horizontal flourish extending to the right.

Vennis Gilmore  
Planning Analyst



**TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS FORM**

**FROM :** Paul Thomas, CBO, CFM, Building Official

**RE :** 1218 S. 11<sup>th</sup> St. - Arenas Residence (VG)

**DATE :** November 16, 2017

The proposed may trigger the following Code requirements:


1. Official verbiage must read that 30 days or less equals a Transient designation, and that 31 days or more is a Non-transient designation.

PT/km



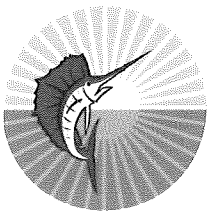
THE SUNRISE CITY

**FORT PIERCE**  
CODE ENFORCEMENT  
*Florida*

**TO** : Vennis Gilmore, Planning Analyst  
**FROM** : Peggy Arraiz, Code Compliance Manager   
**SUBJECT** : TRC # 17-04000015 – Arenas Vacation Rental  
**DATE** : November 2, 2017

Code Enforcement has the following comments:

1. Mr. Arenas' narrative included the majority of code enforcement concerns including: local management, maximum vehicles and parking restrictions, pet restrictions and compliance with the local noise ordinance.
2. Some issues that Mr. Arenas' should consider including in his rental agreement are:
  - a. Compliance with all local ordinances.
  - b. Directions regarding the time and placement of garbage containers.
3. The owner is advised that short term rentals of 30 days require the following:
  - a. A City Business Tax Receipt
  - b. An account with the Florida Department of Revenue – collection of 6.5% sales tax
  - c. An account with St. Lucie County – 5% Tourism Development Tax



THE SUNRISE CITY  
**FORT PIERCE**  
ENGINEERING  
DEPARTMENT

**FORT PIERCE**  
*Florida*

**To : Vennis Gilmore, Planning Analyst**

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

**RE : Arenas Residence – 1218 South 11<sup>th</sup> Street  
Conditional Use TRC No. 17-04000015**

NOV 07 2017

**DATE : November 3, 2017**

This is to advise you that we have completed the review of the following documents as received by this office on November 2, 2017:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Conditional Use Application                           | <input type="checkbox"/> P/D Drawings  |
| <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

- |   |   |                              |
|---|---|------------------------------|
| <input checked="" type="checkbox"/> Recommend                   | <input type="checkbox"/> Do Not Recommend |                              |
| <input checked="" type="checkbox"/> Approval of Conditional Use | <input type="checkbox"/> Building Permit  | <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 engineering comments

JRA/TST/tst

Q:\ENGINEERING\Site Development Projects\A\Arenas Residence\Submittal #1\CU Approval - 110317.docx

**Project: ARENAS RESIDENCE**

**Subject: Review Comments**

**To: Vennis Gilmore**

**From: Rod Reed, County Surveyor  
PW-Engineering Division**

**Date November 7, 2017**

**SURVEY:**

- 1) Please provide a boundary and topographic survey of the site with flood zones depicted. In addition all wetland areas (if any) will need to be identified and shown on the survey. All elevations will be referenced to NAVD 1988. The survey needs to be performed by a professional surveyor licensed to practice in the State of Florida.

Please provide a written response to all comments

**Rod Reed, County Surveyor**

St. Lucie County, Fl.

2300 Virginia Avenue

Ft. Pierce, Fl. 34982-5652

[www.stlucieco.org](http://www.stlucieco.org)

Ph. (772) 462-1721

E-mail [reedr@stlucieco.org](mailto:reedr@stlucieco.org)



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Andy Drucker  
3475 Sheridan Street, #301  
Hollywood, FL. 33021

**Re: Arenas Residence – Dwelling Rental**

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Dear Mr Drucker,

The following are comments from the Planning Department's review of the application for a Dwelling Rental in the R-1, Single-Family Low Density Residential Zone **(Please Provide a Written Response to all responsible Departments)**:

- **1) Please identify the maximum occupancy of the unit, ensuring compliance with City Code Section 8.5-43. - Required space in dwelling units, based upon the size of each unit;**
- **2) Please provide registration of the property manager accessible at all times, to resolve complaints or violations of City Code;**
- **3) Please issue guide booklets for renters regarding local rules and public service resources to minimize conflicts;**
- **4) Please file for and obtain St. Lucie County & City of Fort Pierce Business Tax Licenses within fourteen (14) days of Conditional Use approval.**

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) 467-3741 or by e-mail: [vgilmore@city-ftpierce.com](mailto:vgilmore@city-ftpierce.com).

Sincerely,

Vennis Gilmore  
Planning Analyst



**TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS FORM**

**FROM :** Paul Thomas, CBO, CFM, Building Official

**RE :** 1218 S. 11<sup>th</sup> St. - Arenas Residence (VG)

**DATE :** November 16, 2017

The proposed may trigger the following Code requirements:

1. Official verbiage must read that 30 days or less equals a Transient designation, and that 31 days or more is a Non-transient designation.

PT/km



THE SUNRISE CITY  
**FORT PIERCE**  
ENGINEERING  
DEPARTMENT

**FORT PIERCE**  
*Florida*

**TO : Kori Benton, Senior Planner**

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

**RE : Annexation – 5450 S. US Highway 1**

**DATE : November 9, 2017**



This is to advise you that we have completed the review of the following documents as received by this office on November 8, 2017:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Annexation Application                                | <input type="checkbox"/> Construction Drawings                                   |
| <input type="checkbox"/> Test Reports & Related Documents                                 | <input type="checkbox"/> Executed Construction Contract                          |
| <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

- |  |   |                              |
|--|---|------------------------------|
| <input checked="" type="checkbox"/> Recommend  | <input type="checkbox"/> Do Not Recommend |                              |
| <input checked="" type="checkbox"/> Annexation | <input type="checkbox"/> Building Permit  | <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 engineering comments

JRA/TST/tst

Q:\ENGINEERING\Site Development Projects\Annexations\5450 S. US 1\Annexation Approval- 110917.docx



**TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS FORM**

**FROM : Paul Thomas, CBO, CFM, Building Official**

**RE : Oleander Ave. – Southwick Commons (BC)**

**DATE : November 16, 2017**

The proposed may trigger the following Code requirements:

1. Project shall comply with the Florida Building Code.
2. Be aware of the Code cycle change 12/31/17.

PT/km

**Project: SOUTHWICK COMMONS**

Subject: Review Comments  
To: Brandon Creagan  
From: Rod Reed, County Surveyor  
PW-Engineering Division  
Date: November 7, 2017

**SURVEY:**

- 1) Please add to the notes. "The expected use of the survey and map" and "All measurements are in accordance with the United States standard, in feet."
- 2) Please indicate the monumentation used for the basis of bearings.
- 3) Please bold the boundary lines.
- 4) Please dimension the remaining portion of Parcel 2.
- 5) Please dimension the R/W width of Canal 14 and Oleander Avenue adjacent to the property. In addition, Canal 14 is not graphically depicted correctly. It jogs to the east at approximately opposite Wildwood Avenue. Lastly the correct title for Canal 14 is North St. Lucie River Water Control District Canal No. 14.
- 6) Please dimension the R/W widths of Wildwood Avenue, Royal Palm Boulevard, Poinsetta Avenue and Oak Avenue.
- 7) Please clarify if 12.00 acres is for the entire property.

Please provide a written response to all comments

**Rod Reed, County Surveyor**  
St. Lucie County, Fl.  
2300 Virginia Avenue  
Ft. Pierce, Fl. 34982-5652  
www.stlucieco.org  
Ph. (772) 462-1721  
[E-mail reedr@stlucieco.org](mailto:reedr@stlucieco.org)



November 16, 2017

Ryan Von Weller/ Warwick Commons LLC  
1105 Kensington Park Drive Suite 200  
Altamonte Springs, FL 32714

**SUBJECT: Southwick Commons – Oleander Avenue**  
**TECHNICAL REVIEW PROJECT: # 17-04000013**  
**CONCEPTUAL DEVELOPMENT PLAN**

The following are comments from the Planning Department's review of the Application for Development Review (Conceptual Development Plan), based upon the plans provided:

### **Landscaping & Trees:**

#### **City Code 22-187, General Landscaping Requirements**

When the formal Application for Site Plan review is submitted the applicant must include a landscape plan that meets the requirements of City Code 22-187, General Landscaping Requirements.

#### **City Code 22-194, Tree Protection and Mitigation**

Before any clearing of the land can commence you will need to provide a tree removal plan that will indicate all native trees over 14 inches DBH. The exception is that an palms shall be shown on the plan that have a minimum clear trunk of 10 feet. Any desired removal of trees that meet the criteria above can be mitigated and moved to a different location on site, moved to city owned land, and or a new tree of the same species can be plated.

### **Parking & Lighting:**

#### **City Code 22-60, Off-Street Parking & Loading**

The plans for the development are to have 1 parking space per unit. City Code 22-60 only requires .5 parking spaces when a residential development is for public housing for the elderly. With that said 1 space per unit would help alleviate any parking conflicts if they do arise.

Bicycle Parking is also required and the ratio is 1 space for every 10 dwelling units. If 100 units are constructed then 10 bicycle parking spaces shall be provided. Bicycle parking can be provided in the form of bicycle racks.

Lighting for off-street parking shall be provided at a minimum average of one foot candle for the whole parking lot area.

### **Traffic Impact Report:**

When the Application for Site Plan Review is filed please provide a Traffic Impact Report. This report will show the daily traffic impact from the proposed development as well as the current traffic conditions. The Traffic Impact Report will also help to determine if a turn lane would need to be added on Oleander to allow drivers a safe way to turn into the development.

### **Environmental Impact Report**

The Environmental Impact Report will outline any native trees on site, any protected species of animals that live on site, and any environmental concerns.

### **Additional Comments:**

Items that will be required at time of Site Plan submittal.

1. Application for Development Review (Site Plan)
  - a. Original Complete Notarized Application
  - b. Warrantee Deed
  - c. SLC Property Card
  - d. Statement of Ownership
  - e. General Location Map
  - f. Sign and Sealed Survey
  - g. Sign and Sealed Site Plan
  - h. Sign and Sealed Landscape Plan
  - i. Sign and Sealed Storm Drainage Plan
  - j. Environmental Impact Report
  - k. Sign and Sealed Lighting Plan
  - l. Traffic Impact Report
  - m. Application for Design Review and all required documents for that application.
  - n. Concurrency Review Submittals

The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: Bcreagan@city-ftpierce.com.

Sincerely,



Brandon Creagan, LEED Green Associate  
Planner

November 8, 2017

**Project:** SOUTHWICK COMMONS  
**Subject:** CONCEPTUAL DEVELOPMENT PLAN  
**To:** Kori Benton  
**From:** Grant Chambers  
SLC-Engineering Division

1. A traffic study will be required to assess the impacts to County roadways. The study would be reviewed by an outside consultant at a cost to the applicant.
2. A 6-FT sidewalk shall be required on the Oleander Avenue road right-of-way along the eastern property boundary.
3. The applicant is advised that driveways within the road right-of-way shall be paved with an all-weather surface material. Two-lane commercial driveways shall not exceed 40 FT in width and shall be offset at least 25 FT from the side property line.
4. The applicant is advised that prior to executing any work within the County's road right-of-way, a Right-Of-Way (ROW) Permit is required. Please contact Ms. Selena Griffett, P.E. at 772-462-2153 for more information.
5. The applicant is advised that prior to the issuance of a ROW Permit a Roadway Improvement Agreement (RIA) and the appropriate surety will be required. Please contact Ms. Selena Griffett, P.E. at 772-462-2153 for more information.
6. The applicant is advised that a Driveway Permit may be required for the proposed driveway improvements. Please contact Mr. Baby Thottakara, P.E. at 772-462-2097 for more information.
7. The applicant is advised that a Stormwater Permit may be required for stormwater discharges within the County's roadway ROW. Please Contact Mr. Baby Thottakara, P.E. at 772-462-2097 for more information.



**TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS FORM**

**FROM : Paul Thomas, CBO, CFM, Building Official**

**RE : 3898 Selvitz Rd. – Pre-Cast Concrete (KB)**

**DATE : November 16, 2017**

1. Be aware of Code cycle change to 6<sup>th</sup> Edition, effective 12/31/17.

PT/km



**To : Kori Benton, Senior Planner**

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

**RE : Annexation – 5450 S. US Highway 1**

**DATE : November 9, 2017**



This is to advise you that we have completed the review of the following documents as received by this office on November 8, 2017:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Annexation Application                                | <input type="checkbox"/> Construction Drawings                                   |
| <input type="checkbox"/> Test Reports & Related Documents                                 | <input type="checkbox"/> Executed Construction Contract                          |
| <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

- |  |   |                              |
|--|---|------------------------------|
| <input checked="" type="checkbox"/> Recommend  | <input type="checkbox"/> Do Not Recommend |                              |
| <input checked="" type="checkbox"/> Annexation | <input type="checkbox"/> Building Permit  | <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 engineering comments

JRA/TST/tst

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November 8, 2017

**Project:** SOUTHWICK COMMONS  
**Subject:** CONCEPTUAL DEVELOPMENT PLAN  
**To:** Kori Benton  
**From:** Grant Chambers  
SLC-Engineering Division

1. A traffic study will be required to assess the impacts to County roadways. The study would be reviewed by an outside consultant at a cost to the applicant.
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**TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS FORM**

**FROM : Paul Thomas, CBO, CFM, Building Official**

**RE : 4060 Selvitz Rd. – Asphalt Plant (KB)**

**DATE : November 16, 2017**

The proposed may trigger the following Code requirements:

1. Must comply with the Florida Building Code.
2. Be aware of Code cycle change effective 12/31/17.

PT/km

November 8, 2017

**Project:** SOUTHWICK COMMONS  
**Subject:** CONCEPTUAL DEVELOPMENT PLAN  
**To:** Kori Benton  
**From:** Grant Chambers  
SLC-Engineering Division

1. A traffic study will be required to assess the impacts to County roadways. The study would be reviewed by an outside consultant at a cost to the applicant.
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7. The applicant is advised that a Stormwater Permit may be required for stormwater discharges within the County's roadway ROW. Please Contact Mr. Baby Thottakara, P.E. at 772-462-2097 for more information.



November 9<sup>th</sup>, 2017

Stefan K. Matthes, P.E.  
Culpepper and Terpening, Inc.  
2980 South 25th Street  
Ft. Pierce, FL 34981  
smatthes@ct-eng.com

Re: **Technical Review** – Temporary Use  
Asphalt Plant – 4060 Selvitz Road

Dear Mr. Matthes, P.E.

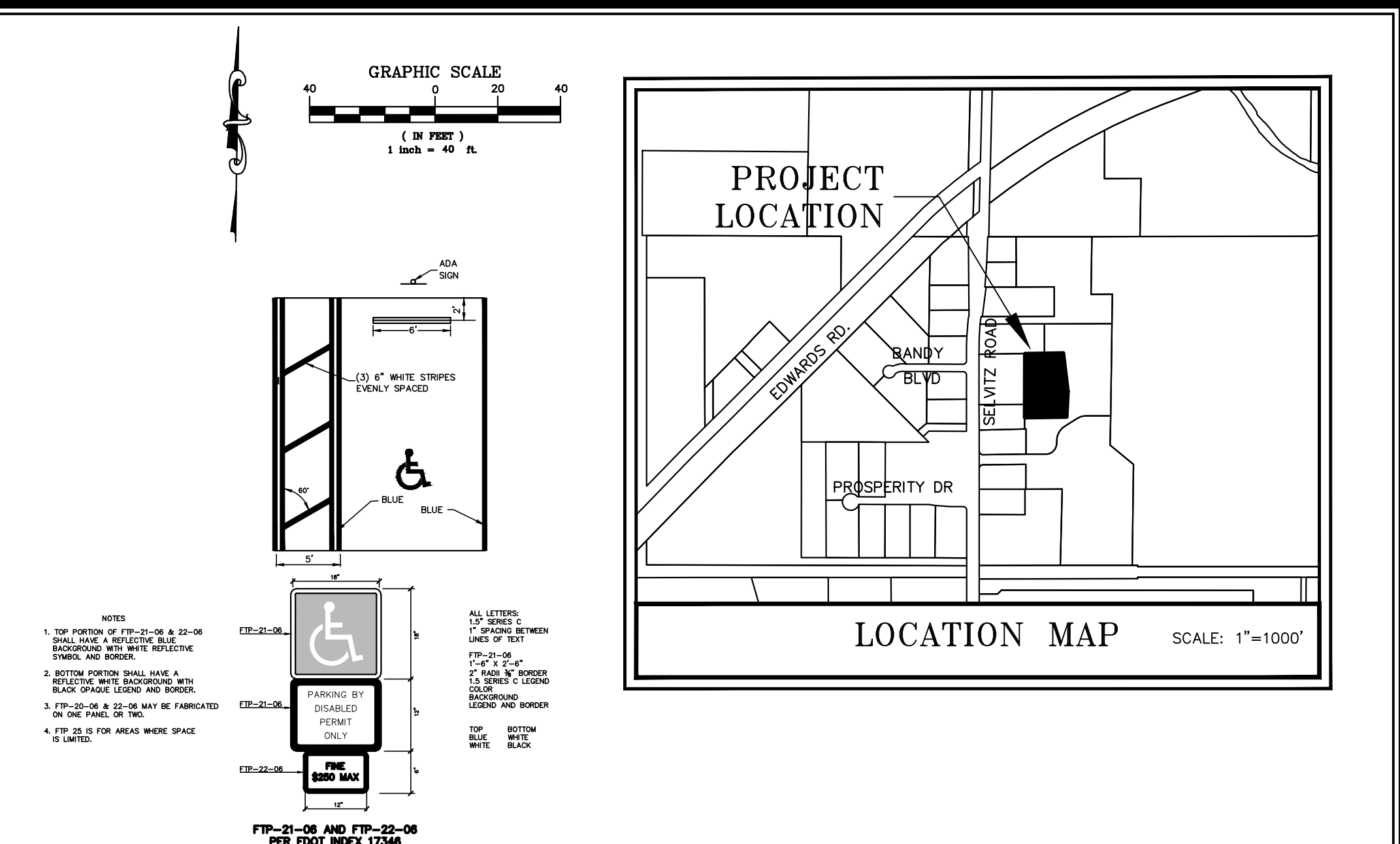
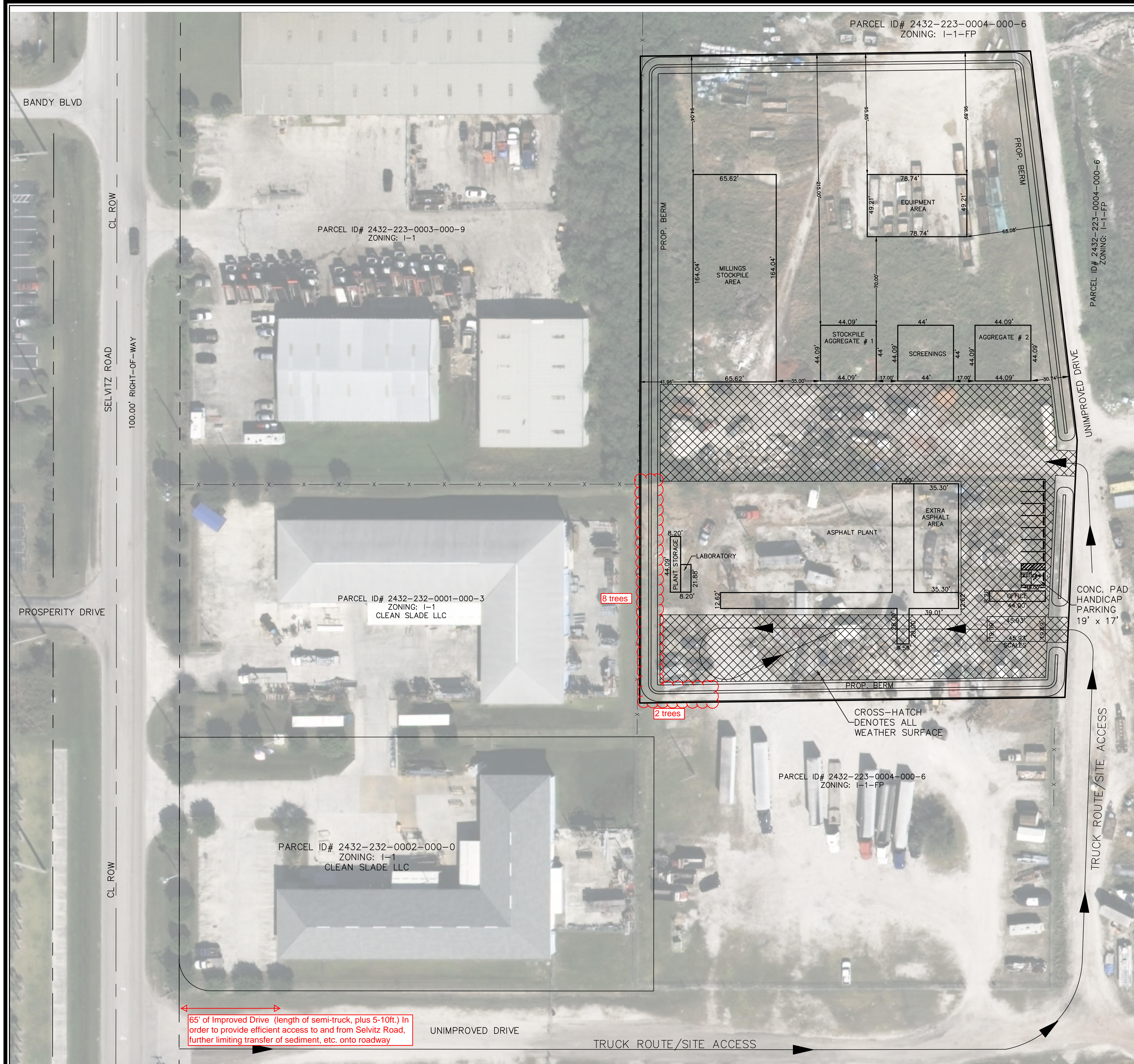
The following are technical review comments from the Planning Department's review of the application for Temporary Use for an Asphalt Plant – 4060 Selvitz Road:

- 1) Due to the nature of the activities, and the potential traffic impacts to Selvitz Road, the applicant is requested to provide a 65' section of improved drive (length of semi-truck, plus 5-10ft.), from the property line to the east, at the access point from Selvitz Road. This request seeks to provide efficient access to and from Selvitz Road further limiting transfer of sediment, etc. onto roadway.
- 2) Due to the anticipated length of use, 8-10 trees are requested for installation within the berm/buffer area at the south west corner of the site pursuant to City Code Section 22-187 (6) Vehicular use, building, retention/detention areas adjacent to other property. Landscape standards for these areas are as follows:
  - a. Where a vehicular use area does not abut a street right-of-way but abuts other property, there will be a landscaped strip of land which is at least ten (10) feet wide.
  - b. The landscaping strip required by the immediately foregoing subsection shall include an average of at least one tree for each two hundred (200) square feet of the required landscape area. (Shown). Establishment may be completed via use of bubblers or irrigation bags.
- 3) Temporary Use authorization is valid for one (1) year, with the capacity for renewal. At the time renewal is requested, review of various site impacts will be conducted in coordination with the TRC.

If you have any inquiries or concerns, please let me know. 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



TYPICAL HANDICAPPED PARKING ILLUSTRATION

**SITE DATA**

- APPLICANT:** MORRISON USA #430  
1201 BRICKELL AVENUE  
MIAMI, FL 33131
- PROPERTY OWNER:** BOBBY AND WANDA JOHNSON  
4767 SELVITZ ROAD  
FT. PIERCE, FL 34981
- ENGINEER:** STEF MATTHES, P.E.  
CULPEPPER & TERPENING, INC.  
2980 SOUTH 25TH STREET  
FORT PIERCE, FL 34981  
PHONE: (772) 464-3537
- SURVEYOR:** TOM KIERNAN, P.S.M.  
CULPEPPER & TERPENING, INC.  
2980 SOUTH 25TH STREET  
FORT PIERCE, FL 34981  
PHONE: (772) 464-3537
- PROJECT NAME:** TEMPORARY ASPHALT PLANT
  - LOCATION:** 4060 SELVITZ ROAD  
FT. PIERCE, FLORIDA.
  - PROJECT DESCRIPTION:** INSTALLATION OF ASPHALT PLANT USED FOR THE MANUFACTURE OF ASPHALTIC CONCRETE USED IN PAVING.
  - SEC/TOWNSHIP/RANGE:** SECTION 32 / TOWNSHIP 35S / RANGE 40E **Map ID:**
  - PARCEL ID NUMBER:** PARCEL 1: 2432-223-0004-000-6
  - SITE AREA:** TOTAL SITE AREA: 3.90 ACRES
  - ZONING/ LAND USE:** EXISTING I-1-FP PROPOSED I-1-FP
  - FLOOD ZONE:** ZONE (S) A  
Map Number 12111C0188J  
Effective Date February 16, 2012
  - UTILITY SERVICE:** WATER SERVICE: EXISTING FPUA WASTEWATER SERVICE: EXISTING FPUA  
ELECTRIC SERVICE: EXISTING FPUA
  - SOLID WASTE:** WASTE MATERIALS FROM ASPHALTIC CONCRETE PRODUCTION: IT IS NOT ANTICIPATED THAT THE PLANT WILL PRODUCE WASTE AS THE MATERIALS USED IN THE PRODUCTION ASPHALTIC CONCRETE DO NOT PRODUCE A WASTE STREAM.
  - HAZARDOUS MATERIALS:** DISPOSAL OF ALL HAZARDOUS WASTE MATERIAL, IF ANY, SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.
  - DRAINAGE STATEMENT:** THE SITE WILL BE BERMED TO PREVENT OFFSITE RUNOFF.
  - VEGETATION STATEMENT:** THE SITE HAS BEEN CLEARED PREVIOUSLY AND IS CURRENTLY USED FOR STORAGE OF MATERIALS AND EQUIPMENT.

STEFAN K. MATTHES, PE FL. REG. NO. #38723

PREPARED FOR  
**MORRISON USA #430**

COMPUTER FILE REF.	FIELD BK./PG.
17-071 mop.dwg	

**CULPEPPER & TERPENING, INC**  
CONSULTING ENGINEERS | LAND SURVEYORS  
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com  
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994  
PHONE 772-220-3370 • FAX 772-464-9497 • www.ct-eng.com  
STATE OF FLORIDA CERTIFICATION No. LB 426

- REVISIONS -		BY	DATE

FIELD	BY	DATE
CALCS.		
DRAWN	GLM	9-5-17
DETAILED		
CHECKED	DEM	10-9-17
APPROVED	SKM	10-13-17

**TEMPORARY ASPHALT PLANT**

**SITE PLAN**

DATE: 9-05-2017
HORIZ. SCALE: 1"=60'
VERT. SCALE: N/A
JOB No. 17-071
SHEET 1 OF 1

P:\Proj\2017\17-071 Temporary Asphalt Plant\Eng\Site PLAN.dwg, 10/13/2017 2:21:37 PM



THE SUNRISE CITY  
**FORT PIERCE**  
ENGINEERING  
DEPARTMENT

*Florida*

**To : Kori Benton, Senior Planner**

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

**RE : Asphalt Plant Temporary Use – 4060 Selvitz Road  
TRC No. 17-42800011**

**DATE : October 25, 2017**

This is to advise you that we have completed the review of the following documents as received by this office on October 19, 2017:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Temporary Use Application                             | <input type="checkbox"/> P/D Drawings  |
| <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

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> Do Not Recommend | <input type="checkbox"/> Recommend       |  |
| <input checked="" type="checkbox"/> Temporary Use    | <input type="checkbox"/> Building Permit | <input type="checkbox"/> Conditional 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

ENGINEERING COMMENTS:

1. The application references that the asphalt plant is a temporary use to be utilized for three (3) years. It is this department's recommendation that a Temporary Use be granted for two (2) years in order to qualify for the "Temporary" designation.
2. Advisory Comment: Please identify the material to be utilized for the "all weather surface".
3. Please provide documentation identifying that legal access exists between the site and Selvitz Road via the unimproved drive.

JRA/TST/tst



**TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS FORM**

**FROM : Paul Thomas, CBO, CFM, Building Official**

**RE : 5450 S. US Hwy. 1- Voluntary Annexation (KB)**

**DATE : November 16, 2017**

Building Official has no comment.

PT/km



**TO : Kori Benton, Senior Planner**

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

**RE : Annexation – 5450 S. US Highway 1**

**DATE : November 9, 2017**



This is to advise you that we have completed the review of the following documents as received by this office on November 8, 2017:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Annexation Application                                | <input type="checkbox"/> Construction Drawings                                   |
| <input type="checkbox"/> Test Reports & Related Documents                                 | <input type="checkbox"/> Executed Construction Contract                          |
| <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

- |  |   |                              |
|--|---|------------------------------|
| <input checked="" type="checkbox"/> Recommend  | <input type="checkbox"/> Do Not Recommend |                              |
| <input checked="" type="checkbox"/> Annexation | <input type="checkbox"/> Building Permit  | <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 engineering comments

JRA/TST/tst

Q:\ENGINEERING\Site Development Projects\Annexations\5450 S. US 1\Annexation Approval- 110917.docx

**Project: SOUTH US 1 ANNEXATION**

**Subject:** Review Comments  
**To:** Kori Benton  
**From:** Rod Reed, County Surveyor  
PW-Engineering Division  
**Date:** November 15, 2017

**SURVEY:**

- 1) Please add to the notes. "The expected use of the survey and map" and "All measurements are in accordance with the United States standard, in feet."
- 2) Please add the following statement to your notes "Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties."
- 3) The bearings used shall be referenced to some well-established and monumented line. Please indicate the monumentation used.
- 4) Please indicate the originating benchmark used for the establishment of the elevations.
- 5) Please correct your statement of the "West line of the NE corner of Section 10-36-40." To the West line of the NE ¼.
- 6) Please indicate the R/W width of US No. 1 adjacent to the property.
- 7) Please indicate the distance from the SW corner of the property to the West line of the NE 1/4.
- 8) Please indicate the dimensioned remaining portions of lot 227 north of the surveyed property.
- 9) Within the legal description please add a space between east according and records of.
- 10) Please bold the outline of the property.

Please provide a written response to all comments

**Rod Reed, County Surveyor**  
St. Lucie County, Fl.  
2300 Virginia Avenue  
Ft. Pierce, Fl. 34982-5652  
www.stlucieco.org  
Ph. (772) 462-1721  
[E-mail reedr@stlucieco.org](mailto:reedr@stlucieco.org)