



THE SUNRISE CITY

# FORT PIERCE

ENGINEERING DEPARTMENT  
*Florida*



**To : Brandon Creagan, Planner**

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

**RE : Starbucks Annexation & Rezoning – 5550 Okeechobee Road  
TRC No. 18-02000001**

**DATE : March 14, 2018**

This is to advise you that we have completed the review of the following documents as received by this office on February 22, 2018:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Annexation & Rezoning 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

- Recommend                       Do Not Recommend
- Approval Annexation/Rezone    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/tst



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

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

**RE : 2609, 2906,&2605 Rolyat St. – Annex. & Zoning Atlas Map. Amd. – BHT  
Properties (BC)**

**DATE : March 15, 2018**

The proposed may trigger the following Code requirements:

1. Change address to reflect 2607 Rolyat St., parcel #2419-601-0040-0009
2. Unity of title?

PT/km

**Project: STARBUCKS ANNEXATION AND ZONING CHANGE**

Subject: Review Comments  
To: Brandon Creagan  
From: Rod Reed, County Surveyor  
PW-Engineering Division  
Date March 12, 2018

All comments are based on the Standards of Practice per 5J-17.050 thru 5J-17.052

**SURVEY:**

- 1) Please add this statement to your survey report. All measurements are in accordance with the United States standard, in feet.
- 2) In the survey report please provide the last day of data acquisition.
- 3) In the survey report add the following: 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.
- 4) Are the bearings assumed?
- 5) In the survey report please add and describe the originating benchmark that was used for the elevations.
- 6) Please add St. Lucie County to the "Prepared For" use.
- 7) "Advisory Comment" Please file certified corner records within 90 days of the survey.

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)



ST. LUCIE COUNTY  
 PLANNING & DEVELOPMENT SERVICES  
 TECHNICAL REVIEW LETTER

**TO:** Brandon Creagan, LEED Green Associate, Planner

**THROUGH:** Mayte Santamaria, AICP, Assistant Director

**FROM:** Kori Benton, Senior Planner

**DATE:** March 12, 2018

**SUBJECT:** Annexation & Zoning Atlas Map Amendment – Okeechobee Properties LLC  
 2609, 2906, & 2605 Rolyat Street

**Background**

The St. Lucie County Planning & Development Services Department has completed a review of the March 1<sup>st</sup>, 2018 distribution of TECHNICAL REVIEW PROJECT# 18-02000001.

The applicant is requesting Voluntary Annexation with a concurrent Zoning Atlas Amendment for adjoining parcels located at 2609, 2906, & 2605 Rolyat Street. The combined site is .73 acres, with one (1) parcel currently within the CG, Commercial General District, and remaining two (2) parcels within the CO, Commercial Office district. All three parcels have a COM, Commercial Future Land Use.

The Parcel IDs for the lots are 2419-601-0040-000-9, 2419-601-0041-000-6, & 2419-601-0042-000-3.

**Review Comments**

- 1) Please revise Page 2 of the Zoning Atlas Amendment Application, subsection 11. I. Site Data, to reflect the current zoning classification of CO, Commercial Office (SLC). Additionally, as Survey of the property has been completed, please update the site data to reflect a total acreage of .73 acres, per the sketch & legal.

**11. CAPACITY ANALYSIS**

**I. Site Data:**

	Existing Use	Future Land Use	Zoning
North	residential	COFP - Commercial	COFP - C-3
South	Okeechobee Road	Okeechobee Road	Okeechobee Road
East	Vacant	COFP - Commercial	COFP - C-3
West	Vacant	COFP - Commercial	COFP - C-3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	SLC - Com	SLC - CN		.89	
Proposed	COFP - Com	COFP - C-3		.89	N/A

- 2) Please revise the Development Program to reflect shared access with the “Chick-fil-a” development to the west.

**Development Program:**

The three properties subject to this request will be combined with the adjacent property to the south which is already within the City limits and faces directly on Okeechobee Road. The development program is to create a fast food retail facility with its associated parking and drive-through on the total 1.094 acres. Entry would be off Rolyat Street (meeting all FDOT and engineering criteria) and have a connection through to the Chick-fil-a on the west side allowing for commercial connectivity off of Okeechobee Road between Rolyat Street and South Jenkins Road.

- 3) The applicant is encouraged to preserve and incorporate the native (oak & pine) trees existing within the development plan, where feasible. The City of Fort Pierce offers notable offsets and incentives for such retention and presentation.
- 4) The properties situated to the north, east, and northeast, are within the CO, Commercial Office District, however many remain occupied with single-family residences. A neighborhood meeting may be considered to present the detail and scope of the proposal to adjacent residents.

Please contact Kori Benton at 772-462-2518 if you have any questions or would like to discuss the presented comments.

# FPUA Comments

Annexation & Zoning Atlas Map Amendment –Okeechobee Road Properties – 2609, 2906, &2605 Rolyat Street

- W/WW Engineering: Water and Wastewater is available for this site. Please contact James Carnes, P.E. with FPUA W/WW Engineering @ 772-466-1600 x3472 for information.
- Electric & Gas Engineering: Electric is available. Please contact Sal Scimeca for Details (772)466-1600x6957. Gas is available. Please contact Ana Johnson (772)466-1600x6628