



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

FORT PIERCE
Florida



To : Vennis Gilmore, Planner

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

**RE : Driving School – Conditional Use – 1607 Avenue D
Technical Review Project: #18-04000005**

DATE : May 22, 2018

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

- | | |
|-------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| <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

Recommend w/ conditions Do Not Recommend

Conditional Use 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 conditions of approval

ENGINEERING COMMENTS:

1. **ADVISORY COMMENT:** The submitted plan is not to scale; at time of Site Work application a plan drawn to scale will be required.
2. **ADVISORY COMMENT:** The cross access agreement must be approved and recorded prior to issuance of a Certification of Completion.
3. **ADVISORY COMMENT:** The plan proposes the utilization of property that is not under the ownership of the applicant. Prior to issuance of a Site Work permit, as issued by the Building Department, a recorded easement will be required.
4. Update the Engineering Plan to identify the applicant's property; as the plan currently shows three (3) different lots and it is unclear which lot/lots are owned by the applicant.

JRA/TST/tst



March 15, 2018

Bureau Morestant
1607 Avenue D
Fort Pierce, FL 34950

SUBJECT: Driving School: 1607 Avenue D
TECHNICAL REVIEW PROJECT: # 18-04000005

Comments:

1. Write up a project narrative that discusses how many students you plan on serving and what the hours of operation will be. Is this school targeted at adults, high school students or both?
2. Provide a Landscape Plan that complies with City Code 22-187, General Landscaping requirements
3. Provide a Lighting Plan or Photometric Survey that complies with City Code 22-60(J)(1) that certifies that the lot will be lit to an average of 2 foot candles.
4. Provide a copy of the signed shared access agreement with the adjacent property owner to use part of their property for a drive aisle.
5. Provide dimensions for the parking lot and drive aisle so that it complies with 22-60 (c)(1) and 22-61, Access Control. The drive aisle is proposed to be a 2 way drive.
6. Remove the existing driveway skirt that is located next to the eastern property line.

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



TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS FORM

FROM : Paul Thomas, CBO, CFM, Building Official

RE : 1607 Avenue D – Cond. Use – Driving School (BC)

DATE : March 15, 2018

The proposed may trigger the following Code requirements:

1. Change of use – to include
 - Signed and sealed Life Safety Plan
 - ADA parking, accessible route to building and public way
 - ADA restrooms
 - Must be in compliance with 2017 6th Edition of Florida Building Code

PT/km



THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT *Florida*



Project: DRIVING SCHOOL

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 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
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: Conditional Use - Driving School
1607 Avenue D

Background

The St. Lucie County Planning & Development Services Department has completed a review of the March 1st, 2018 distribution of TECHNICAL REVIEW PROJECT# 18-0400005.

The applicant is requesting a Conditional Use with No New Construction for a Driving School located at 1607 Avenue D. The parcel is zoned C-2, Neighborhood Commercial with a Future Land-Use of NC, Neighborhood Commercial. The parcel ID for the property is 2409-506-0025-000-5.

Review Comments

1. The presented plan does not denote the dimensions of the proposed two-way driveway, or whether a shared access agreement has been secured.
2. The proposed site improvement plan does not feature any interior vehicular use area landscape, or landscaping to buffer the parking lot from other properties. If the property is abutting residentially zoned property (to the south), an opaque fence or combination of landscaping is encouraged.
3. The parking lot plan doesn't feature a stop sign, or painted stop bar, to ensure safety as vehicles seek to enter the Avenue D roadway. Further, please ensure the landscaping proposed in front of the structure does not infringe upon the required clear vision area.
4. The presented application doesn't present hours of operation, or parking lot lighting if operations extend into the evening.
5. The subject site is located within the City's CRA District and is along a corridor targeted for landscape enhancement, more specifically addition of trees providing shade to the pedestrian links. The applicant is encouraged to provide appropriate species of landscaping to comply with City Code Section 22-187, furthering said effort to provide shade for the pedestrian way where such installation is appropriate and does not adversely impact transportation, utility infrastructure, or general safety.

General Inquiries or Notes:

- *The applicant is encouraged to integrate a bicycle rack*

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

FPUA Comments

Conditional Use – Driving School – 1607 Avenue D

- W/WW Engineering: No comments
- Electric & Gas Engineering: No comments