

THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

FORT PIERCE
Florida

To : Vennis Gilmore, Planning Analyst

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

**RE : Wilson Rezoning – 1101 North US Highway 1
TRC No. 18-06000002**

DATE : April 6, 2018

This is to advise you that we have completed the review of the following documents as received by this office on April 6, 2018:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Rezoning 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"/> Rezoning Request | <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\Wilson Rezoning\Submittal No. 1 040618\Rezoning Approval- 040618.docx



ST. LUCIE COUNTY
PLANNING & DEVELOPMENT SERVICES
TECHNICAL REVIEW LETTER

TO: Vennis Gilmore, Planning Analyst
THROUGH: Mayte Santamaria, Assistant Director
FROM: Kori Benton, Senior Planner
DATE: April 18, 2018
SUBJECT: **Wilson Rezoning – 1101 N. US Highway 1**

Background

The St. Lucie County Planning & Development Services Department has completed a review of the April 6, 2018 distribution of TECHNICAL REVIEW PROJECT# #18-06000002

The applicant is seeking a rezoning from C-2, Neighborhood Commercial Zone to C-3, General Commercial Zone. The subject site has a total of 0.44 acres.

Review Comments

1. The application appears to be incomplete, as several sections were blank. The application does not contain a capacity analysis, or present any potential impacts to public facilities with the proposed change in zoning.
2. It is noted that the principal structure is rather close to the northern property line. Both this structure, and rear metal building fail to meet the basic standards (side yard) of the requested C-3, General Commercial District.

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

Project: Wilson Rezoning and Temporary Use

Subject: Review Comments
To: Vennis Gilmore
From: Rod Reed, County Surveyor
PW-Engineering Division
Date: April 18, 2018

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

SURVEY:

- 1) Please have the survey updated that was provided. The survey was performed in 2006 and should not be any older than one year. Upon receipt of the updated survey, I will review at that time.

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)

The School District does not have any comments or concerns regarding the request.

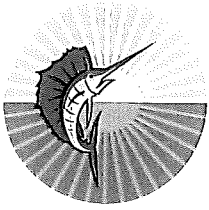
Please feel free to call me if you have any questions.

Marty E. Sanders, P.E.

Growth Management, Land Acquisition & Inter-Governmental Relations

School Board of St. Lucie County

cell 772.216.5755



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

Florida

To : Vennis Gilmore, Planning Analyst

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

**RE : Wilson Temporary Use – 1101 North US Highway 1
TRC No. 18-42800008**

DATE : April 12, 2018

This is to advise you that we have completed the review of the following documents as received by this office on April 10, 2018:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Temporary Use 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"/> Temporary Use Request | <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\W\Wilson\Temporary Use\Submittal No. 1 - 040618\TU Approval- 041218.docx



ST. LUCIE COUNTY
PLANNING & DEVELOPMENT SERVICES
TECHNICAL REVIEW LETTER

TO: Vennis Gilmore, Planning Analyst

THROUGH: Mayte Santamaria, Assistant Director

FROM: Kori Benton, Senior Planner

DATE: April 18, 2018

SUBJECT: **Temporary Use – Wilson Temporary Use – 1101 N. US Highway 1**

Background

The St. Lucie County Planning & Development Services Department has completed a review of the April 6, 2018 distribution of TECHNICAL REVIEW PROJECT# #18-42800008.

The applicant is seeking to operate a car dealership as a temporary use until the zoning of the subject property is rezoned to C-3, General Commercial Zone.

Review Comments

1. The applicant should install a site obscuring fence or planted material so as to provide a visual and noise buffer between the subject commercial property and the lot to the north in a residential zone. It appears that a buffer exists along the west property line, however is not complimented by hedge materials. Typically, a minimum of a six (6) ft. high fence constructed from wood, stone, brick or other suitable material and/or landscaping would be required to buffer such commercial activities.
2. The applicant should install traffic control devices such as stop sign(s) and parking lot striping where applicable to ensure safe function of the parking areas. This should include delineation of customer parking versus vehicle display areas.
3. The applicant is encouraged to ensure all signs comply with Clear Vision Area requirements.

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