



April 18, 2018

NSS Acquisition Corp
3350 S US Highway 1
Fort Pierce, FL 34982

SUBJECT: Bev Smith Toyota
TECHNICAL REVIEW PROJECT: # 18-07000004

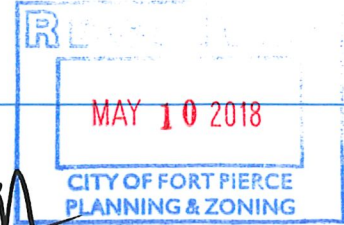
Comments:

1. Sidewalks are required along Dixieland Drive & the proposed Southland Drive pursuant to City Code 22-62, Sidewalks.
2. Correct proposed automobile dealership square footage to 59,823 sqft. Currently the landscape plans show a 60,593 sqft building.
3. Please provide a copy of the agreement made with the county that grants approval to move Southland Drive to the new desired location.
4. Schedule a meeting with City Planning staff and the City Arborist to discuss the proposed tree mitigation on off-site land that was discussed in the intake meeting.
5. Before a CO is issued please provide a landscape bond for all proposed landscaping pursuant to City Code 22-180.

Please provide a written response to all TRC comments and provide submittal of all new materials by April 30, 2018 to advance to the Planning Board. 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



To : Brandon Creagan, Planner
FROM : John R. Andrews, P.E., City Engineer
RE : Bev Smith Toyota Site Plan – 3350 South US Highway 1
TRC No. 18-07000001
DATE : May 10, 2018

This is to advise you that we have completed the review of the following documents as received by this office on May 3, 2018:

- Site Plan
- Test Reports & Related Documents
- Record Drawings
- Clearances from all applicable Local, State and Federal Agencies
- P/D Drawings
- Certificate of Completion
- Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- Recommend Do Not Recommend
- Approval of Site Plan 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 advisory comments

ENGINEERING COMMENTS:

1. **Advisory Comment:** The drainage plan indicates the proposed retention area and conveyance swales are to be located outside the boundary limits shown on the site and therefore easement documentation authorizing the utilization of this land will be required at time of building permit application.
2. **Advisory Comment:** Prior to any land clearing operations, the applicant shall submit a copy of the FFWCC Gopher Tortoise Conservation Permit for the relocation of the estimated six (6) gopher tortoises. In addition, the applicant will need to prepare an eastern indigo snake protection plan as coordinated with FFWCC and FWS.
3. **Advisory Comment:** The submitted Environmental Assessment indicates that possible State and Federal wetlands may be present on site; prior to issuance of any building permits, the applicant will be required to provide permits from please SFWMD and/or ACOE as to whether these areas indeed are considered wetlands and whether impacts may occur to said areas.
4. **Advisory comment:** Prior to issuance of a Site Work Permit, the property owner shall provide a Unity of Title for the separate parcels of land slated for development.
5. **Advisory Comment:** The approval of this site plan is contingent on the Saint Lucie County right-of-way exchange for Southland Drive.

JRA/TST/tst



Project: BEV SMITH TOYOTA

Subject: Review Comments
To: Brandon Creagan
From: Rod Reed, County Surveyor
PW-Engineering Division
Date April 17, 2018

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

SURVEY:

- 1) Please add to the notes. "The expected use of the survey and map is commercial" and "All measurements are in accordance with the United States standard, in feet."
- 2) In the notes please correct the bearing base. You indicate it has 254".
- 3) Please add to the drawing the bearing of N89°25'?"W on the north line of the NW ¼ of the SE ¼ of Section 27. (Label as Bearing Base). Also in the notes please qualify if the bearings are assumed, etc.
- 4) The drawing indicates that Bev Smith Toyota owns the 60' r/w known as Southland Drive. Is this correct. Has this r/w been abandoned?
- 5) Please indicate the distances from the centerline of US highway No. 1 to the west property lines of the subject survey.
- 6) I notice that on the southern parcel that there is a major amount of the parking area that is east of the east property line. Is this an encroachment onto adjacent properties? Please explain.
- 7) A monument needs to be set at the southeast corner of the property.
- 8) In the first together with parcel, I believe there is a bearing that needs to be reversed. The description has N44°33'19"E. It should be S44°33'19"W.
- 9) If in fact the first together with parcel (Southland Drive) please do not bold the north and south r/w lines. The bold lines need to be the exterior lines 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)

ST. LUCIE COUNTY FIRE DISTRICT
FIRE PREVENTION BUREAU
Office of the Fire Marshal



Telephone: (772) 621-3322
Fax: (772) 621-3604

BUREAU OF FIRE PREVENTION
SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Bev Smith Toyota FP

REVIEW DATE: 4/17/2018

PLANNER: BRANDON CREAGAN

REVIEWED BY: Captain Paul Langel

Site Plan Approved: _____

Site Plan Approved with conditions: X

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

- 1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <http://www.slcfcd.com/permits.htm>**
- 2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
- 3. ~~Please provide an electronic copy of the Site Plan (pdf format)~~ Received 4/17/2018**
- 4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**

"Our Family Serving Yours"
5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392
Telephone: (772) 621-3400 Fax: (772) 621-3500
www.slcfcd.com

ST. LUCIE COUNTY FIRE DISTRICT
FIRE PREVENTION BUREAU
Office of the Fire Marshal



Telephone: (772) 621-3322
Fax: (772) 621-3604

5. Show all hydrants used in the fire flow calculations for the buildings and provide minimum spacing requirements and setbacks per NFPA 18.5.3.

"Our Family Serving Yours"
5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392
Telephone: (772) 621-3400 Fax: (772) 621-3500
www.slcfcd.com

Fort Pierce Utilities Authority Comments

Bev Smith Toyota

W/WW Engineering: Concept Approved

Bev Smith is a current FPUA water and wastewater customer. New facility might require some upgrades and changes to the water and sewer flow from what is existing. These calcs and changes to the system must be provided to FPUA with signed and sealed proposed utility plans for review and final approval.

Electric & Gas Engineering:

Approved based on these conditions customer is responsible to grant a 10' wide utility easement and is responsible for the cost to relocate the existing Overhead Electric & Fiber lines underground.

Electric: Sal Scimeca (772)466-1600x6957

Gas: Anna Johnson (772)466-1600x4705

High Speed Internet: (772)466-1600x3310:

TO: Brandon Creahan, LEED Green Associate, Planner

THROUGH: Mayte Santamaria, Assistant Director

FROM: Kori Benton, Senior Planner

DATE: April 18, 2018

**SUBJECT: Development Review, Design Review, Concurrency Review – Bev Smith
Toyota
3350 S. US Highway 1**

Background

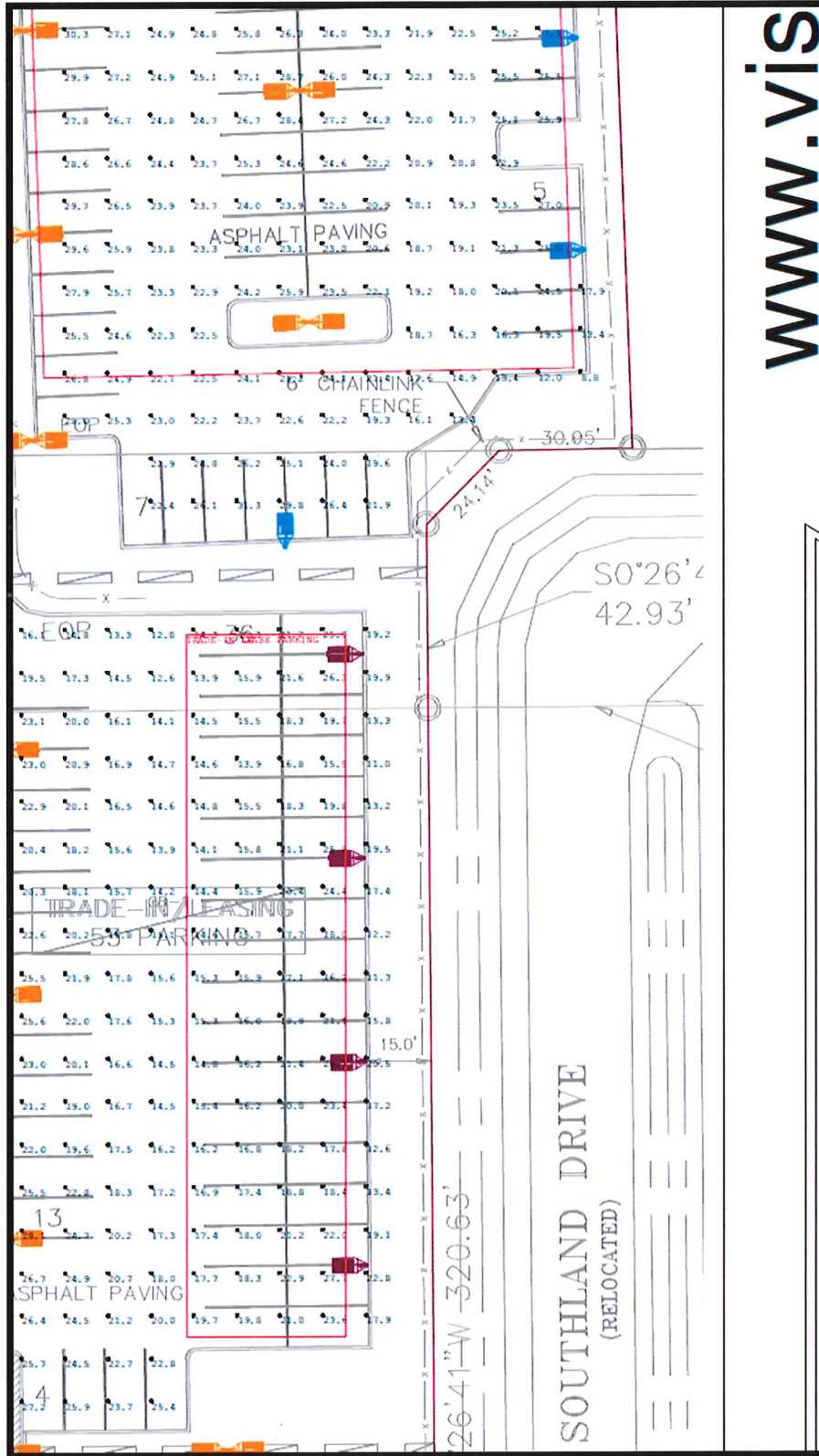
The St. Lucie County Planning & Development Services Department has completed a review of the April 6, 2018 distribution of TECHNICAL REVIEW PROJECT# 18-07000004.

The applicant is requesting site plan approval to construct a new automobile dealership at the northeast corner of US Highway 1 & Southland Drive, concurrent with the demolition of the existing sales and service building at the current Bev Smith Toyota site. The new dealership will be approximately 59,829 sq. ft. The applicant is proposes retention of the existing body shop, along with a 3,000 sq. ft addition.

The properties are generally located at 3350 S. US Highway 1. The development site consists of 2 parcels that are approximately 32.7 8 acres in combined size. The parcels currently have a City of Fort Pierce zoning of C-3, General Commercial and a Future Land Use of GC, General Commercial.

Review Comments

1. The site plan should include sidewalk installation along Southland (inclusive of reconfiguration) & Dixieland Drive along the project boundaries.
2. Please identify a designated off-street loading area/space for vehicle and other deliveries.
3. Please review the required distance separation between access points on Dixieland Drive, as the site is being substantially.
4. North/South connection to Toyota Lane with future development.
5. 6 ft. wall, fence, and/or landscaping to buffer boundaries along Southland Drive. Some of the landscaping to be placed on outside of the fence/barrier.
6. The applicant is encouraged to incorporate shade trees along pedestrian routes in accordance with City LDC. Staff is encouraged to review tree requirements as it relates to Palm Trees.
7. City of Fort Pierce Planning Staff should review the lighting plan in more detail, with respect to uniformity ratios, and spillover to adjacent residential areas.
8. The provided distribution packet did not include a tree mitigation plan.
9. The provided distribution packet did not include a traffic impact report. Does the proposal warrant a designated turn lane for north bound traffic?



WWW.VIS

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



PUBLIC WORKS
ENGINEERING DIVISION
DEVELOPMENT REVIEW
COMMITTEE

April 17, 2018

Project: BEV SMITH TOYOTA
Subject: SITE PLAN
To: Brandon Creagan
From: Grant Chambers
SLC-Engineering Division

1. A review of the traffic study by an outside party may be required at the cost of the applicant. The County will work with outside consultants to get pricing.
2. US Highway 1 is an FDOT roadway identified on the County's Right-Of-Way Protection Plan. Please coordinate with FDOT to determine if a ROW dedication is required. The contact for FDOT Right-of-Way dedication is Nesa Harden at 954-777-4437, nesa.harden@dot.state.fl.us
3. US Highway 1 is an FDOT roadway. Please coordinate with FDOT for permitting the proposed driveways and any drainage outfalls to FDOT Right-of-Way.
4. County engineering is aware of the coordination between the applicant and the County's property acquisitions department regarding the abandonment and land swap and will continue coordination with both parties.
5. Detailed roadway plans for the changes to Southland Drive complying with County standards will be required.
6. A 6' sidewalk will be required within the Right-of-Way along Southland Drive and Dixieland Drive that abuts the property line of the proposed development site. The Board of County Commissioners may authorize total or partial relief from the requirements of sidewalk construction and may require the applicant to pay a fee-in-lieu to the County for sidewalk and/or greenways and trails construction. Please refer to Chapter 7.05.04 of the LDC for more details.
7. The applicant is advised that after site plan approval construction plans shall be submitted to the Engineering Division for review and approval prior to construction authorization. Additional comments may be provided from the review of construction plans.
8. 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. Joanne Mitchell at 772-462-2824 for more information.
9. 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 Grant Chambers, P.E. at 772-462-2741 for more information.

10. 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.
11. Please coordinate with the County's water quality division. The applicant is advised that a stormwater permit may be required for stormwater discharges within the County's roadway ROW or modifications made to the county drainage system. Please Contact Mr. Baby Thottakara, P.E. at 772-462-2097 for more information.

SLC School District
Marty E. Sanders, P.E.

The School District has the following questions:

- Are sidewalks proposed for Dixieland Drive and South Drive along the project boundaries in accordance with the City code?