

Established

1940



Commercial

Industrial

Residential

May 25, 2018

City of Fort Pierce Planning Department
Attn: Mr. Vennis Gilmore,
100 North US 1
Fort Pierce, FL 34950

Re: Sunrise Country Preschool TRC comments

Listed below is a list of comments which are now under conceptual site planning review from the TRC meeting. These comments will be addressed when the formal site plan submittal is submitted after conceptual is complete and we receive comments and option from City Council. Please see the list of comments below.

Review Comments

1. The conceptual plan presents the relocation of the commercial dumpster towards the east side of the property, much closer to an existing single-family residence abutting the site. The applicant may consider an alternative location to minimize potential for conflicts of the collection process and adjacent home(s).
2. The plan should include a sidewalk connection from the right-of-way to an ADA accessible building entrance.
3. Tree preservation, and design of adequate root space/barriers, is encouraged where possible. Please ensure preservation of the 41" oak, as proposed, is handled with best practices.
4. Appropriate buffering between the proposed commercial expansion and adjacent residences is encouraged.

Engineer Comments

1. Please provide a Boundary and Topographic Survey Signed and sealed by a Florida Licensed Land Surveyor and Mapper in accordance with City of Fort Pierce Code Of Ordinance Section 17-27(a)(7)

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2. Please provide a conceptual storm drainage plan which will indicate the techniques used to control drainage in accordance with the City of Fort Pierce Code of Ordinance Section 22-58(d)(6)
3. Advisory Comment: Prior to insurance of the Certificate of Occupancy, a recorded sketch and description along with a recent Owners and Encumbrances search shall be submitted encompassing the proposed 5' R/W easements along Jasmine Avenue and Rosedale Avenue.
4. Advisory Comment: Finished floor elevation shall be set at the peak stage for a 100 ye- 3day storm event.

If you require anything further please let me know.

Sincerely,

Michael Jacquin
President

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