



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: May 15, 2018

**SUBJECT: Sunrise Country Preschool
Conceptual Site Plan – 2706 Sunrise Blvd.**

The St. Lucie County Planning & Development Services Department has completed a review of the May 7, 2018 distribution of TECHNICAL REVIEW PROJECT# 18-40100001.

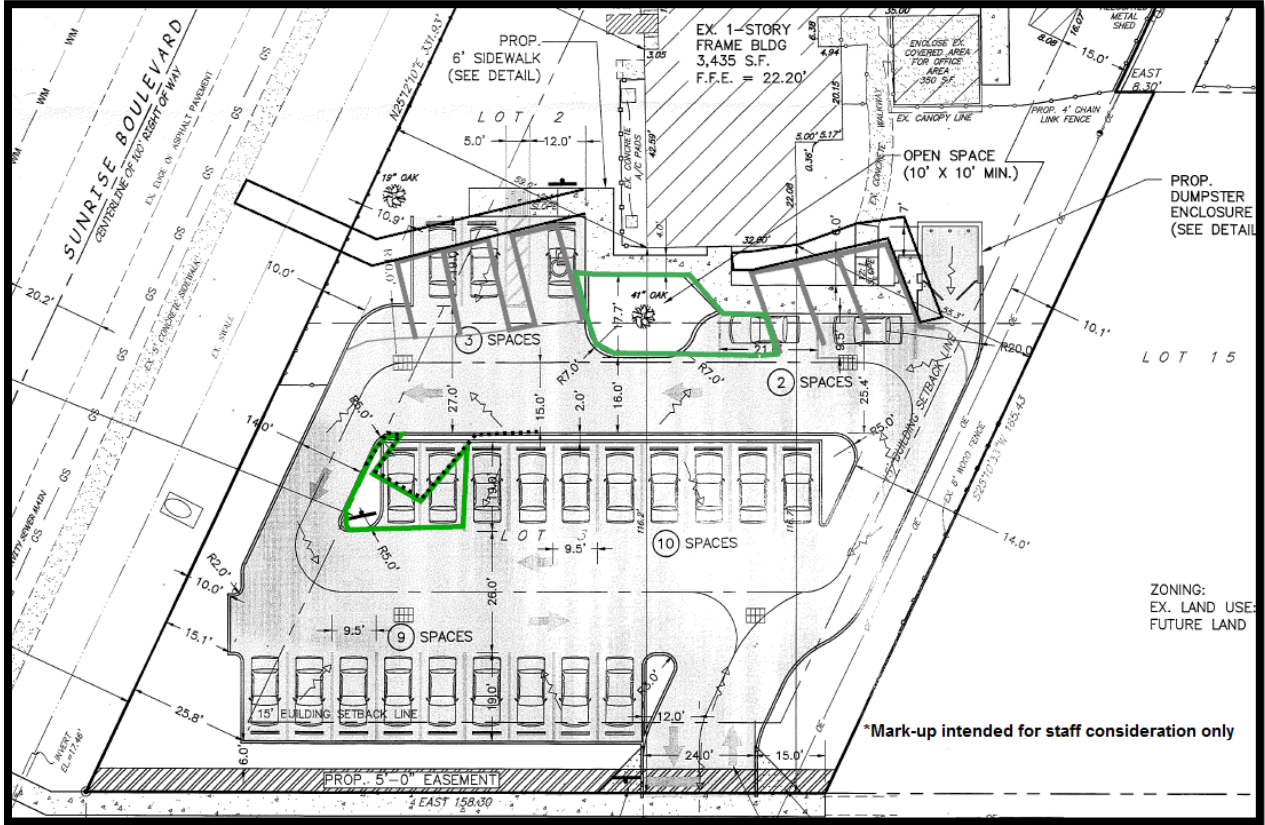
Background

The applicant is seeking approval of a Conceptual Site Plan, presenting a proposed to expand an existing pre-school via construction of an additional 2,796 sq. ft. classroom building. The subject property has a zoning of R-2, Single-Family Intermediate Density Zone and a Future Land Use of RL, Low Density Residential. The subject site has a total of 1.06 acres.

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.

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





THE SUNRISE CITY
FORT PIERCE
 ENGINEERING
 DEPARTMENT

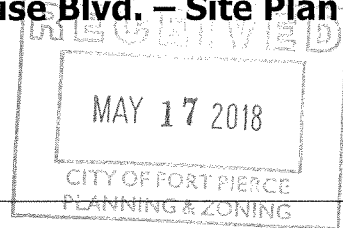
Florida

To : Vennis Gilmore, Planning Analyst

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

**RE : Sunrise Country Preschool – 2706 Sunrise Blvd. – Site Plan
 TRC No. 18-40100001**

DATE : May 17, 2018



This is to advise you that we have completed the review of the following documents as received by this office on May 7, 2018:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Site Plan | <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

- | | | |
|---|--|------------------------------|
| <input type="checkbox"/> Recommend | <input checked="" type="checkbox"/> Do Not Recommend | |
| <input checked="" type="checkbox"/> Approval of Site Plan | <input type="checkbox"/> Building Permit | <input type="checkbox"/> C/O |

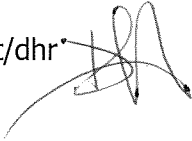
Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for 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

ENGINEERING 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 Ordinances Section 17-27(a)(7).
2. Please provide a conceptual storm drainage plan which will indicate the techniques used to control drainage in accordance with City of Fort Pierce Code of Ordinances Section 22-58(d)(6).
3. Advisory Comment: Prior to issuance 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 yr-3day storm event.

JRA/tst/dhr

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PUBLIC WORKS
ENGINEERING DIVISION
DEVELOPMENT REVIEW
COMMITTEE

May 8, 2018

Project: SUNRISE COUNTRY PRE SCHOOL
Subject: SURVEY REVIEW
To: Vennis Gilmore
From: Rod Reed, PLS
SLC-Engineering Division

BACKGROUND:

The request seeks to construct a 2,796 sq. ft. preschool at the subject site. The subject property has a zoning of R-2, Single-Family Intermediate Density Zone and a Future Land Use of RL, Low Density Residential. The subject site has a total of 1.06 acres.

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

SURVEY:

- 1) Please provide a survey not older than one year. I will review upon receipt.

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

The School Board has no comments on the proposed Conceptual site plan.

Marty E. Sanders, P.E.

Growth Management, Land Acquisition & Inter-Governmental Relations

School Board of St. Lucie County

Temporary office

582 NW University Blvd., Ste 500

Port St. Lucie, FL 34986

cell 772.216.5755



**BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM**

Meeting Date: 5/17/18
Property Address: 2706 Sunrise Blvd
Property Name:
Project Name:
Planner:

Please be advised that the project may trigger the requirements indicated below:

- 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
- 2. Pre-construction meeting with the City's Building Department is requested.
- 3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.
- 4. Means of egress is required.
- 5. Means of ingress is required.
- 6. Must meet the following Accessibility requirements:
 - Accessible route
 - Handicapped parking spaces
 - Means of egress
- 7. Change of Use required
 - to include a signed and sealed Life Safety Plan
 - to include a signed and sealed detailed comprehensive building plan.
- 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
- 9. Flood Development Permit required.
- 10. Building Permit required.
- 11. Signed and sealed construction drawings required.
- 12. Will need to meet the Fire Code.
- 13. Sprinkler system is required.
- 14. Smoke alarm system is required.
- 15. Other

Additional Comments/Requirements:

Permit Required to Relocate Two metal shut.

Building Official's or Representative's Signature _____ Date: 5/17/18

Vennis,

I apologize for the delay in sending you the comments below.

Conceptual Site Plan – Sunrise Country Preschool – 2706 Sunrise Boulevard - Gilmore

· W/WW Engineering: Concept Approved,

New building addition will require utility upgrades as conceptually show on site plan provided. For review and final approval, a complete package including 3 signed and sealed set of plans (detailing the additional utility requirements) as well as updated/additional water and wastewater usage must be submitted to FPUA.

· Electric & Gas Engineering: Approved

Thank you

Regards,

Martha Kerr

Staff Assistant

W/WW Engineering Department

Fort Pierce Utilities Authority

1701 S. 37th Street

Fort Pierce, FL 34947

Telephone: (772) 466-1600, Ext. 3473

Fax: (772) 468-2414

mkerr@fpu.com



THE SUNRISE CITY

FORT PIERCE
PLANNING DEPARTMENT
Florida

Paul Jacquin & Sons, Inc. / Michael Jacquin, President
7348 Commercial Circle
Fort Pierce, FL. 34951

Re: Conceptual Site Plan – Sunrise Country Preschool – 2706 Sunrise Blvd.

Dear Mr. Jacquin,

The following are comments from the Planning Department's review of the application for a Conceptual Site Plan in the R-2, Single-Family Intermediate Density Residential Zone (**Please Provide a Written Response to all responsible Departments**):

1) Per City Code Sec. 22-62. - Sidewalks. b)

Applicability: In order to provide continual access for pedestrians, sidewalks and sidewalk linkages shall be required to be provided by the property owner or permit applicant when one of the following events occur:

Plans submitted for site plan, conditional use, PUD/PUR, and subdivision review. Plans shall reflect all proposed sidewalk improvements.

Safe and efficient sidewalk linkages shall be provided between building entrances and parking areas, and adjacent portions of the development, and adjacent rights-of-way. At least one accessible route in accordance with the Florida Accessibility Code shall connect buildings to parking areas and adjacent rights-of-way.

Please install a sidewalk linkage for pedestrian and ADA accessibility purpose from the Sunrise Blvd. corridor to the buildings entrance.

2) Please install appropriate buffering between the proposed commercial expansion and adjacent residences.

If deemed necessary, please provide a written response to each comment in order to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3741 or by e-mail: vgilmore@city-ftpierce.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Vennis Gilmore", with a long horizontal flourish extending to the right.

Vennis Gilmore
Planning Analyst