



April 18, 2018

SUBJECT: 4280 Bandy Boulevard
TECHNICAL REVIEW PROJECT: # 18-43900002

Comments:

1. Provide a Signed/Sealed Landscape Plan that complies with City Code 22-187, General Landscaping requirements. Please discuss the use of Laurel Oaks with the City's Forester, Paul Bertram (772) 467-3821.
2. 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 a 2 foot candles.
3. Provide dimensions for the parking lot and drive aisles showing compliance with 22-60 (c)(1) and 22-61, Access Control.
4. Please complete the capacity analysis. The paperwork received is signed, but the boxes are otherwise missing the information requested.
5. In accordance with Sec. 22-60 Off Street Parking, full buildout of the site would require 65 parking spaces. If requesting less spaces via a PD please address the parking calculation utilized in your PD narrative and on the site data.
6. Please provide a written narrative as to how your Design Review application complies with Sec. 22-59.
7. In accordance with Sec 22-40(c) e - Please review your PD Narrative to address any/all exceptions from the standard zoning ordinance and land development code for any aspect of the proposed development plan.
8. Please provide a PDF electronic copy of the survey.
9. The application package indicates a Traffic Analysis was performed, however, that was not found in the package. Please provide.
10. Please provide a dumpster/dumpster enclosure on the site, in accordance with land development code provisions for screening, Sec. 22-187 (11). You may wish to coordinate with the Solid Waste Division for placement information 772-467-3811, Mike Reals.

Please note – the due date for responding to TRC comments, along with any revisions is 4/27/18. Please acknowledge each comment in a written response.

The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3729 or by e-mail: rgrohall@city-ftpierce.com.

Sincerely,

Rebecca Grohall, AICP
Planning Director



THE SUNRISE CITY

FORT PIERCE
BUILDING DEPARTMENT
Florida



TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS FORM

FROM : Paul Thomas, CBO, CFM, Building Official 

RE : 5501 Peterson Rd. – Celebration Pointe – Dev. Review (Major Amd. To PD)

DATE : April 19, 2018

The proposed may trigger the following Code requirements:

1. Requesting a meeting with your project management and contractor team with the Building Department staff at or before application to establish expectation and avoid unnecessary frustration or delays.

PT/km



THE SUNRISE CITY

FORT PIERCE
BUILDING DEPARTMENT
Florida



TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS FORM

FROM : Paul Thomas, CBO, CFM, Building Official 

RE : 4280 Bandy Blvd. – Planned Development

DATE : April 19, 2018

The Building Official has no comment.

PT/km



THE SUNRISE CITY

FORT PIERCE
BUILDING DEPARTMENT
Florida



TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS FORM

FROM : Paul Thomas, CBO, CFM, Building Official 

RE : 3350 S US Hwy 1 – Bev Smith Toyota – Dev. Rev., Design Rev.,
Concurrency Review

DATE : April 19, 2018

The Building Official has no comment.

PT/km



THE SUNRISE CITY

FORT PIERCE
BUILDING DEPARTMENT
Florida



TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS FORM

FROM : Paul Thomas, CBO, CFM, Building Official 

RE : 2850 Jenkins Rd. – Peter Angelos - Annexation

DATE : April 19, 2018

Building Official has no comment.

PT/km



THE SUNRISE CITY

FORT PIERCE
BUILDING DEPARTMENT
Florida



TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS FORM

FROM : Paul Thomas, CBO, CFM, Building Official 

RE : 1101 N. US Hwy 1 – Wilson Temporary Use

DATE : April 19, 2018

Comment:

1. Building permits will be required for all improvements to structure, signage, and parking area.

PT/km



THE SUNRISE CITY

FORT PIERCE
BUILDING DEPARTMENT
Florida



TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS FORM

FROM : Paul Thomas, CBO, CFM, Building Official 

RE : 515 Indian River Dr. – Waiver of Distance – Bed & Breakfast

DATE : April 19, 2018

The Building Official has no comment.

PT/km



THE SUNRISE CITY

FORT PIERCE
BUILDING DEPARTMENT
Florida



TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS FORM

FROM : Paul Thomas, CBO, CFM, Building Official 

RE : 515 Indian River Dr. – Crownman FL, LLC - Planned Dev. Plan

DATE : April 19, 2018

The Building Official has no comment.

PT/km



THE SUNRISE CITY

FORT PIERCE
BUILDING DEPARTMENT
Florida



TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS FORM

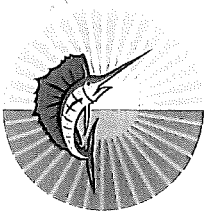
FROM : Paul Thomas, CBO, CFM, Building Official 

RE : 2191 S. Jenkins Rd. – Camping World - Site Plan Rev., CU, Des. Review, &
Conc. Review

DATE : April 19, 2018

Building Official has no comment.

PT/km



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

Florida

To : Rebecca Grohall, Planning Director

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

**RE : Red Hawk Rebar Planned Development – 4280 Bandy Blvd
TRC Project No. 18-4390002**

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 6, 2018:

- | | |
|---|--|
| <input checked="" type="checkbox"/> PD 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

- | | | |
|--|--|------------------------------|
| <input type="checkbox"/> Recommend | <input checked="" type="checkbox"/> Do Not Recommend | |
| <input checked="" type="checkbox"/> Approval of PD | <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. Provide a note on the site plan indicating that all proposed utilities shall be placed underground.
2. Provide a note on the site plan stating that all construction shall adhere to the requirements set forth in the City of Fort Pierce Code of Ordinances Section 17 and Section 22.
3. Provide a 5' wide concrete sidewalk within the proposed Bandy Boulevard right-of-way extending the width of the applicant's property directly adjacent.
4. The submitted site plan reflects a drawing scale of $1/32'' = 1'$, please revise the plan to be drawn to a standard engineering scale such as $1'' = 10'$, $1'' = 20'$, etc. and resubmit.
5. Provide a location map on the site plan, along with property boundary information, existing recorded easement locations, driveway apron material, driveway dimensions, parking lot dimensions, parking and building setback information, etc. as required by the City of Fort Pierce Code of Ordinances, Section 17-27.
6. Please add the appropriate concrete wheel stops at parking spaces along with concrete curbing, if required, in order to comply with the requirements set forth in the City of Fort Pierce Code of Ordinances, Section 22-187(12)(d).
7. The site plan shall show the location all handicapped parking stalls and access aisles.
8. The site plan shall depict the location of the proposed stop sign and stop bar.
9. The site plan shall include a pervious/impervious area tabulation.
10. The plans incorrectly identify the asphalt driveway located along the west side of the property as a continuation of the public roadway known as Bandy Boulevard; please revise the plans accordingly.
11. It appears that improvements will be constructed within recorded drainage and utility easements; please provide proof that these improvements are permitted within said easements.

JRA/TST/tst



Submission and comments for the TRC meeting on 4/19/2018

Martha Kerr

to:

'Rebecca Grohall'

04/16/2018 04:36 PM

Hide Details

From: Martha Kerr <mkerr@fpu.com>

To: 'Rebecca Grohall' <RGrohall@City-FtPierce.Com>

Good afternoon,

Below are FPUA comments regarding the submission for the TRC meeting on April 19, 2018

Planned Development - Rebar Fabrication Plant - 4280 Bandy Boulevard - (Rebecca Grohall)

- a. W/WW Engineering: Concept approved Water - available to this site
Wastewater - Will require approx. 390 L.F. extension west to the property. Existing 12" PVC Force Main located on the east side of Selvitz Road
- b. Electric & Gas Engineering: Electric is located on site. Gas & Fiber Optics are located on the east side of Selvitz Road and are available to serve this site. Please see contacts below for each utility.

Electric: Sal Scimeca (772)466-1600x6957

Gas: Anna Johnson (772)466-1600x4705

High Speed Internet: (772)466-1600x3310

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

Please note: Florida has a very broad public records law. Most written communications to or from Fort Pierce Utilities Authority employees regarding government business are public records, available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

(For additional information, go to http://www.fpu.com/important_information/privacy.php)



PUBLIC WORKS
ENGINEERING DIVISION
DEVELOPMENT REVIEW
COMMITTEE

April 17, 2018

Project: BANDY BOULEVARD
Subject: PLANNED DEVELOPMENT
To: Rebecca Grohall
From: Grant Chambers
SLC-Engineering Division

1. Please dimension the distance from the driveway to the property lines. A minimum of 25-FT offset from the side property line is required when constructing a commercial driveway. A one-lane driveway shall not be more than 20 FT wide and shall not exceed 40 FT when a two-lane driveway is desired. For corner lots, driveways shall be constructed so that the nearest perpendicular edge is a minimum of 50 FT from the parallel base building line. Corner lot driveways that generate more than 300 VPD shall be offset 150 FT from the parallel base building line. Driveways that generate more than 50 VPD shall not be authorized left turn movements unless the nearest edge of the driveway is a minimum of 350 FT from the parallel base building line. Driveways within the road right-of-way shall be paved with an all-weather surface material. Please refer to Section 7.05.06 DRIVEWAYS of the LDC for more details.
2. Has a traffic statement been provided? A review of the traffic statement by an outside party may be required at the cost of the applicant. The County will work with outside consultants to get pricing.
3. A 6' sidewalk will be required within the Right-of-Way along Bandy Boulevard 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.
4. 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.
5. 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.
6. 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.

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: Bandy Road-Red Hawk Rebar

REVIEW DATE: April 17, 2018

PLANNER: REBECCA GROHALL

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 required 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

TO: Rebecca Grohall, AICP, Planning Director

THROUGH: Mayte Santamaria, Assistant Director

FROM: Kori Benton, Senior Planner

DATE: April 18, 2018

SUBJECT: **“Project Rebar”**
PD (Planned Development) – 4280 Bandy Boulevard

Background

The St. Lucie County Planning & Development Services Department has completed a review of the April 6, 2018 distribution of TECHNICAL REVIEW PROJECT# 18-43900002

The applicant is approval of a rezoning and development plan for a Planned Development located at 4280 Bandy Boulevard. The proposed rebar facility appears to be proposed for completion in various phases, containing both industrial space and support business offices. The development plan integrates a new rail spur from the Glades Cut-Off line.

Review Comments

1. The Parcel ID and various sections of the Capacity Analysis included in the Zoning Atlas Amendment application are incomplete. The application introduction letter suggests inclusion of an Environmental Assessment Report and Preliminary Traffic Study however these exhibits were not presented within the distribution packet.
2. The presented site development plan did not present required/provided parking data (HC Space), future land use, construction/phasing timeline, proposed zoning, zoning of surrounding property, etc.
3. The site plan does not demonstrate installation of a sidewalk along Bandy Blvd, or an ADA accessible route to/from the facility.
4. The application does not include a traffic impact report, connections to water/waste water infrastructure, hours of operation, proposed truck routes to/from the site, etc. to review potential impacts to Selvitz Road or adjacent properties.
5. The site plan does not present provision of a refuse collection area, and appropriate screening.
6. The landscape plan was not prepared by a Florida Licensed Landscape Architect, or provided notation of irrigation.
7. The applicant is encouraged to provide foundational landscape plantings around the facades visible from Bandy Blvd. to soften the expanse of the industrial building façade(s).

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



Planned Development - Rebar Fabrication Plant - 4280 Bandy Boulevard SB comments
SANDERS, MARVIN E.

to:

Rebecca Grohall

04/17/2018 01:46 PM

Hide Details

From: "SANDERS, MARVIN E." <marvin.sanders@stlucieschools.org>

To: Rebecca Grohall <rgrohall@city-ftpierce.com>

History: This message has been replied to.

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

Project: 4280 BANDY BLVD. PD

Subject: Review Comments

To: Rebecca Grohall

**From: Rod Reed, County Surveyor
PW-Engineering Division**

Date April 9, 2018

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

SURVEY:

- 1) Please add the following statement to your notes "Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties."
- 2) Please show the reference bearing along the centerline of Bandy Blvd. and label (Bearing Base).
- 3) Please revise survey bearing of $S02^{\circ}07'03''E$ to $S02^{\circ}07'04''E$ to match the plat bearing.
- 4) Please verify that the 10' UE along the driveway easement is correct. When I pull up ORB 1268 page 1626 it is for something completely different.
- 5) Please add to the surveyor's report that there is no improvements on the lot.
- 6) Please note that if Lot 8 is going to be subdivided into additional lots, a final plat will need to be prepared.

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



JA

TO : Rebecca Grohall, Planning Director

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

**RE : Red Hawk Rebar Planned Development – 4280 Bandy Blvd
 TRC Project No. 18-43900002**

DATE : June 29, 2018

This is to advise you that we have completed the review of the following documents as received by this office on June 28, 2018:

- | | |
|---|--|
| <input checked="" type="checkbox"/> PD 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

- | | | |
|--|---|------------------------------|
| <input checked="" type="checkbox"/> Recommend | <input type="checkbox"/> Do Not Recommend | |
| <input checked="" type="checkbox"/> Approval w/ conditions | <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 conditions of approval

The following comments shall be addressed prior to obtaining final approval from engineering:

1. Revise the driveway access aisle from 24' to a minimum width of 26' for all aisles abutting perpendicular parking.
2. Add a dimension to the plans identifying the paved width of the joint access driveway as located along the southwest property line.
3. Provide additional information for the area noted as "Material Storage Area" and "Reserved Parking" as to whether it is to be used for storage or for parking and be aware if the area is designated as parking. If parking is proposed it may require appropriate improvements to the parking lot as per the information provided in the Code of Ordinances Chapter 17.

JRA/TST/tst
TST