



August 16, 2018

Jason Kendall  
1012 Avon Avenue  
Lakeland, FL 33801

**SUBJECT: Publix – 1889 N. US Hwy 1**  
**TECHNICAL REVIEW PROJECT: # 18-07000006**  
**DEVELOPMENT REVIEW**

**Comments:**

1. Please update the Development Review application to include the proposed square footage that is being built on site rather than the square footage of the entire plaza.
2. Before a CO is issued please provide a landscape bond for all proposed landscaping pursuant to City Code 22-180.
3. Please provide parking space dimension on the parking plan to verify that they are consistent with City Code 22-60, Off-Street Parking and Loading

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](mailto:Bcreagan@city-ftpierce.com).

Sincerely,

Brandon Creagan, LEED Green Associate  
Planner



**To : Brandon Creagan, Planner**

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

**RE : Publix at Taylor Creek Site Plan – 1889 N. US Hwy. 1  
TRC No. 18-07000006**

**DATE : August 30, 2018**

This is to advise you that we have completed the review of the following documents as received by this office on August 0, 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 checked="" type="checkbox"/> Recommend             | <input 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 advisory comments

**ADVISORY COMMENTS:**

1. The drainage plan is conceptual at this point and will be reviewed in depth at the time of application for a Site Work permit.
2. The applicant shall be made aware that an FDOT Drainage Connection permit and a SFWMD Permit Modification will be required at time of application for Site Work Permit.

JRA/TST/tst





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

**Meeting Date:** August 16, 2018  
**Property Address:** 1889 N. US Hwy. 1 – Development & Design Rev.  
**Property Name:**  
**Project Name:** Publix  
**Planner:** Brandon Creagan

*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.  
*So that we can coordinate demo, Relocation of tenants & Reconstruction*
- 3. Any construction will need to meet the requirements of the Florida Building Code 6<sup>th</sup> 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:**

Building Official's or Representative's Signature  Date: 8/14/18

# FPUA Comments

Site Plan - Publix - 1889 N. US Highway 1

- W/WW Engineering: FPUA has received Utility Plans for this project. The plans were reviewed and returned to the Engineer, with comments and feedbacks, to be adjusted and resubmitted.
- Electric & Gas Engineering: Electric on west side of building will be relocated according to survey of new property.



PUBLIC WORKS  
ENGINEERING DIVISION  
DEVELOPMENT REVIEW  
COMMITTEE

August 13<sup>th</sup>, 2018

**Project:** Publix 1889 N US Highway No 1  
**Subject:** SURVEY REVIEW  
**To:** Brandon Creagan  
**From:** Rod Reed, PLS  
SLC-Engineering Division

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

**SURVEY:**

- 1) Under the heading "Bearing Basis" you omitted the W on the bearing.
- 2) I understand that the survey is being performed to ALTA / NSPS standards. However, it is not an acceptable type of survey per the Standards of Practice. The type of survey that was performed is a "Boundary Survey". Please revise.
- 3) Please add to the General Notes. "The expected use of the survey and map is commercial" and "All measurements are in accordance with the United States standard, in feet."
- 4) Please include the Company's "LB number" on the face of the survey.
- 5) At all property corners, if set, please indicate what is stamped on the cap. At all property corners found, please indicate if there is no cap or if there is a cap, what it is stamped. Your legend only indicates with a symbol whether the corner was set or found.

Please provide a written response to all comments

**Rod Reed, County Surveyor**

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