



THE SUNRISE CITY

**FORT PIERCE**  
PLANNING DEPARTMENT  
*Florida*

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

**Re: Conditional Use with New Construction – Sunrise Country Preschool – 2706 Sunrise Blvd.**

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Dear Mr. Jacquin,

The following are comments from the Planning Department's review of the application for a Conditional Use with New Construction in the R-2, Single-Family Intermediate Density Residential Zone **(Please Provide a Written Response and any revisions to all responsible Departments by September 28<sup>th</sup> to be placed on the October Planning Board Agenda)**:

**1) Per City Code Section 22-60. – Off-Street Parking and Loading. (j) Lighting. Please provide a Lighting Plan to ensure the minimum requirement of two (2) footcandles.**

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

Sincerely,

Vennis Gilmore  
Planning Analyst



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

**Meeting Date:** 9/20/18  
**Property Address:** 2706 Sunrise Blvd.  
**Property Name:** Sunrise County Preschool – Cond. Use.  
**Project Name:**  
**Planner:** Vennis Gilmore

**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 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:**

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Building Official's or Representative's Signature \_\_\_\_\_ Date: 9/19/18



THE SUNRISE CITY  
**FORT PIERCE**  
POLICE DEPARTMENT  
"In Honor We Serve"

*Florida*

## Technical Review Committee meeting

September 21st, 2018

Case # 18-080000017

Sunrise Country Pre-School, 2706 Sunrise Avenue, Fort Pierce, FL 34949

Conditional use with new construction

### Comments:

- Lighting does meet / exceed the city requirements as stated in the photometric plan.
- Please ensure the lighting is consistent between the new proposed addition and the existing structure, specifically the open space between the new proposed building and the rear of the existing building. The photometric plan did not show any lighting illuminance details for that area. (area right around the 350 sq foot covered exterior office space).
- Consider a conversion to a taller, CPTED style transparent fencing for added perimeter security.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

Below are FPUA comments regarding the submissions for the TRC meeting on 9/20/2018.

Conditional Use with New Construction – Sunrise Country Preschool – 2706 Sunrise

Boulevard - (Vennis Gilmore)

- W/WW Engineering: Water and Wastewater are available for this site. Updated usage calculations and certified utility plans must be submitted for review and approval prior to construction. Please contact Richard Mutterback at (772) 466-1600 ext. 3425 with any questions and to schedule a pre-submittal meeting.
- Electric & Gas Engineering: Approved, no comments

Thank you

Regards,

Martha Kerr

*Staff Assistant*

*W/WW Engineering Department*

*Fort Pierce Utilities Authority*

*1701 S. 37<sup>th</sup> Street*

*Fort Pierce, FL 34947*

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

*Fax: (772) 468-2414*

[mkerr@fpu.com](mailto:mkerr@fpu.com)



PUBLIC WORKS  
ENGINEERING DIVISION  
DEVELOPMENT REVIEW  
COMMITTEE

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**September 19, 2018**

**Project: SUNRISE COUNTRY PRESCHOOL**  
**Subject: CONDITIONAL USE**  
To: Vennis Gilmore  
From: Grant Chambers  
SLC-Engineering Division

1. The existing apron and culvert at Sunrise Boulevard should be removed.
2. 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.



PUBLIC WORKS  
ENGINEERING DIVISION  
DEVELOPMENT REVIEW  
COMMITTEE

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**September 14th, 2018**

**Project:** Sunrise Country Preschool  
**Subject:** SURVEY REVIEW  
**To:** Vennis Gilmore  
**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:**

I have no comments.

***Rod Reed, County Surveyor***

*St. Lucie County, Fl.*

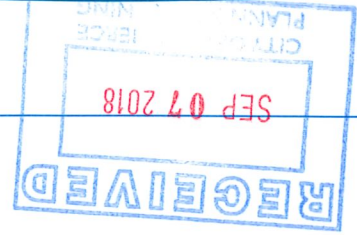
*2300 Virginia Avenue*

*Ft. Pierce, Fl. 34982-5652*

*www.stlucieco.org*

*Ph. (772) 462-1721*

*E-mail reedr@stlucieco.org*



**TO : Vennis Gilmore, Planning Analyst**

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

**RE : Sunrise Country Preschool Conditional Use – 2706 Sunrise Blvd  
TRC No. 18-400017**

**DATE : September 7, 2018**

This is to advise you that we have completed the review of the following documents as received by this office on September 6, 2018:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Conditional Use 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 of CU | <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

ENGINEERING ADVISORY COMMENTS:

1. At time of Building Permit submittal the applicant shall submit 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) as the submitted survey was not certified
2. 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.

JRA/tst/tst