



Tiffany Rink
Mark Nicholas
701 Hidden River Drive
Port St. Lucie, FL. 34983

Re: Conditional Use with New Construction – The Manor Assisted Living Facility – 4201 S. 25th Street

Dear Ms. Rink and Mr. Nicholas,

The following are comments from the Planning Department's review of the application for a Conditional Use with New Construction in the C-1, Office Commercial Zone (Please Provide a Written Response and any revisions to all responsible Departments by September 28th to be placed on the October Planning Board Agenda):

1) Please provide a sidewalk connection to the refuse collection area and a gated entrance for pedestrian access.

2) Per City Code Section 22-62. – Sidewalks. (d)(2) 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 provide sidewalk connection striping to the entrance of the building for connectivity.

3) Per City Code Section 22-187. – General Landscaping Requirements. (10) Other areas. When an area other than a vehicular use and retention/detention area of a developed lot in a C-1, C-2, C-3, C-4, C-5, I-1, or I-2 zone abuts a lot in an E-1, R-1, R-2, R-3, R-4, R-5, OS-1, or OS-2, such area in a commercial or industrial zone shall have a site obscuring fence or planted material so as to provide a visual and noise buffer between such areas and the lot in the residential or open space zone. Such fence will be constructed from wood, stone, brick or other suitable material and be a minimum of six (6) feet high. If planted material is used, it shall be planted and maintained so as to form a thirty-six-inch or higher continuous, unbroken solid screen. There shall be at least one shrub, bush or vine planted along the fence for each ten (10) feet of fence for the purpose of beautifying the fence. Slats shall not be put into chain-link fence to obscure the view. The planted material shall be a species which in the county normally grows to a height of six (6) feet or more. Please install a six (6) feet high opaque fence along the western and southern borders of the subject property.

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,

Vennis Gilmore
Planning Analyst

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

Conditional Use with New Construction – The Manor Assisted Living Facility – 4201 S. 25th

Street - (Vennis Gilmore)

- W/WW Engineering: Water and Wastewater are available for this site, although some upgrades and/or extensions may be required. 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. 37th Street

Fort Pierce, FL 34947

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

Fax: (772) 468-2414

mkerr@fpu.com



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

Meeting Date: 9/20/18
Property Address: 4201 S. 25th St.
Property Name: The Manor Assisted Living Facility - CU and Design Review
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 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:

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 # 18-0700007

The Manor, 4201 So. 25th Street, Fort Pierce, FL 34950

Conditional design review

Comments:

No comments

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



PUBLIC WORKS
ENGINEERING DIVISION
DEVELOPMENT REVIEW
COMMITTEE

September 19, 2018

Project: THE MANOR ALF
Subject: CONDITIONAL USE & DESIGN REVIEW
To: Vennis Gilmore
From: Grant Chambers
SLC-Engineering Division

1. The radius of return on the driveways should be increased to 35 Ft.
2. Additional regrading of the swales may be required to maintain proper drainage.
3. Provide a cross section of the proposed driveway from the high point to the inside lane of S 25th Street.
4. 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.
5. 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 include the identification of all drainage structure and pipe information including inverts and sizes in the submittal for the ROW permit.



PUBLIC WORKS
ENGINEERING DIVISION
DEVELOPMENT REVIEW
COMMITTEE

September 14th, 2018

Project: The Manor ALF
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:

- 1) Please add to the notes. "The expected use of the survey and map is commercial" and "All measurements are in accordance with the United States standard, in feet."
- 2) Please add 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."
- 3) Are the elevations in feet? Please note in your survey notes.
- 4) Please add to the survey 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.
- 5) You have called out "West R/W line of Hawley Road". This label should be located on the west line of the additional 20' that has been dedicated.
- 6) The east boundary line of the property would be the west line of the additional r/w dedication per ORB 659 page 1136. Please make this line the dark line that represents the boundary line. In addition the acreage will change from what you have noted.

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



To : Vennis Gilmore, Planning Analyst
FROM : ^{fer}John R. Andrews, P.E., City Engineer ^{TST}

**RE : The Manor – 4201 S. 25th Street
 Conditional Use and Site Plan Application
 TRC No. 18-0700007**



DATE : September 13, 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"/> Site Plan & CU 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"/> SP/CU Approval | <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

ENGINEERING COMMENTS:

1. The site plan shall be updated to include a note specifying that all construction shall comply with Sections 17 and 22 of the City of Fort Pierce Code of Ordinances. The project will be constructed on Tract 2 and Tract 5; prior to issuance of a Site Work Permit a recorded Unity of Title will be required.
2. ADVISORY COMMENT: The drainage plan is conceptual at this point and will be reviewed in depth at the time of application for a Site Work permit.
3. ADVISORY COMMENT: The applicant shall be made aware that an NPDES NOI permit along with permits from SLC and NSLRWCD will be required at time of application for Site Work Permit.

JRA/TST/tst