



Crossroads Plaza FPI, LLC
4800 N Federal Highway
#B-205
Boca Raton, FL. 33431

Re: Conditional Use – Florida Nexus Park – 2705 Peters Road

Dear Crossroads Plaza FPI, Inc.,

The following are comments from the Planning Department's review of the application for the Conditional Use Application (**Please Provide a Written Response to all responsible Departments**):

1) Please ensure separation of uses; particularly the Police Athletic League from the other uses.

2) No Outdoor Storage

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



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

Florida



To : Vennis Gilmore, Planning Analyst

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

JRA

**RE : Florida Nexus Park – 2705 Peters Road
Temporary Use and Conditional Use
TRC No. 18-04000018**

DATE : October 12, 2018

This is to advise you that we have completed the review of the following documents as received by this office on October 4, 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

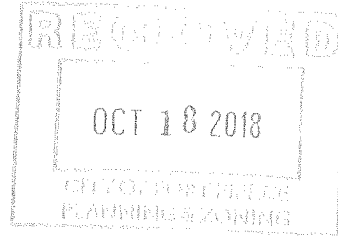
- | | | |
|---|---|------------------------------|
| <input checked="" type="checkbox"/> Recommend | <input type="checkbox"/> Do Not Recommend | |
| <input checked="" type="checkbox"/> Approval of Site Plan | <input type="checkbox"/> Building Permit | <input type="checkbox"/> C/O |

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 comments
JRA/TST/tst

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

Meeting Date: October 18, 2018
 Property Address: 2705 Peters Road – Temp. Use & Cond. Use
 Property Name: Florida Nexus Park
 Project Name:
 Planner: Vennis Gilmore

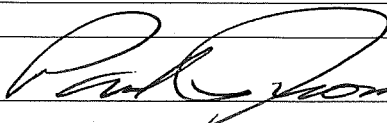


Please be advised that the project may trigger the requirements indicated below:

- 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:

10/18/18

Good Morning Alicia,

County engineering does not have any comments for the projects on this agenda at this time. We will reserve any comments until a development plan is proposed.

Thank you,

Grant Chambers, P.E.



St. Lucie County Engineering Division

2300 Virginia Ave., Rm. 229

Fort Pierce, FL 34982

Direct: (772) 462-2741 w Main: (772) 462-1707 w Fax: (772) 462-2362

Email: chambersg@stlucieco.org w Website: www.stlucieco.org

Good afternoon,

Below are FPUA comments regarding the submission for the TRC Meeting on October 18, 2018.

- b. Temporary Use & Conditional Use – Florida Nexus Park – 2705 Peters Road - Vennis Gilmore
- W/WW Engineering: FPUA has water and sewer services readily available to serve this facility. One of the temporary and conditional use based on the permit application includes a large scale catering business, however, this location does not have a grease interceptor and would require one to be able to house any such business.
 - Electric & Gas Engineering: No comment

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

From: SANDERS, MARVIN E.

Sent: Friday, October 12, 2018 2:03 PM

To: Brandon Creagan

Cc: Rebecca Grohall

Subject: 18-04000018 FL Nexus Park Temp Use 2705 Peter Rd. Temp & Conditional Use

The School District does not have any comments or concerns regarding the project.

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

Temporary office

582 NW University Blvd., Ste 500

Port St. Lucie, FL 34986

cell 772.216.5755



PUBLIC WORKS
ENGINEERING DIVISION
DEVELOPMENT REVIEW
COMMITTEE

October 16th, 2018

Project: Florida Nexus Park
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) 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*



ST. LUCIE COUNTY
PLANNING & DEVELOPMENT SERVICES
TECHNICAL REVIEW LETTER

TO: Vennis Gilmore, Planning Analyst

FROM: Kori Benton, Senior Planner

DATE: October 18, 2018

SUBJECT: **Temporary Use & Conditional Use – Florida Nexus Park – 2705 Peters Road**

The St. Lucie County Planning & Development Services Department has completed a review of the September 6, 2018 distribution of Technical Review Project# 18-04000018.

Background

The applicant is seeking approval of a Temporary Use & Conditional Use located at 2705 Peters Road. The parcel currently has a zoning of C3, General Commercial and a Future Land Use of GC, General Commercial. The applicant would like to allow certain Conditional Uses to become permitted uses within the Florida Nexus Park. The uses are artisan, cabinet shops/woodworking, light industrial services, catering facility (large scale), contractors/others performing services offsite, microbrewery, research service, and whole sale trade. The applicant is also requesting a temporary use to allow these uses to operate with-in the plaza while this project is going through the Conditional Use process. The complex contains 158,300 square feet of floor area, some of which appears to be occupied.

Review Comments

- 1) What is the requested length of time for the Temporary Use application?
- 2) How long would the Conditional Use authorization be valid? If specifically approved uses, within the condition use request, are not established within one (1) year will the approval expire?
- 3) For uses such as Light Industrial Service and Contractors/Others Performing Services Off-Site, will the uses remain subject to standards of the C-3 district pertaining to outdoor storage, etc.?

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



TO : Vennis Gilmore , Planner
FROM : Janey Vanderhorst, Code Compliance Supervisor
SUBJECT : TRC # 18-04000018 – 2705 (2765) Peters Rd
DATE : October 18, 2018

Code Enforcement has the following comments:

1. No active cases on parcel # 2324- 311- 0005 – 000 -1, so no comments.