



March 15, 2018

Bureau Morestant  
1607 Avenue D  
Fort Pierce, FL 34950

**SUBJECT: Driving School: 1607 Avenue D**  
**TECHNICAL REVIEW PROJECT: # 18-04000005**

**Comments:**

1. Write up a project narrative that discusses how many students you plan on serving and what the hours of operation will be. Is this school targeted at adults, high school students or both?
2. Provide a Landscape Plan that complies with City Code 22-187, General Landscaping requirements
3. 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 of 2 foot candles.
4. Provide a copy of the signed shared access agreement with the adjacent property owner to use part of their property for a drive aisle.
5. Provide dimensions for the parking lot and drive aisle so that it complies with 22-60 (c)(1) and 22-61, Access Control. The drive aisle is proposed to be a 2 way drive.
6. Remove the existing driveway skirt that is located next to the eastern property line.

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



THE SUNRISE CITY

# FORT PIERCE

ENGINEERING DEPARTMENT  
*Florida*



**To : Brandon Creagan, Planner**

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

**RE : Driving School – Conditional Use – 1607 Avenue D  
Technical Review Project: #18-04000005**



**DATE : March 14, 2018**

This is to advise you that we have completed the review of the following documents as received by this office on March 2, 2018:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Conditional Use                                       | <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"/> Conditional Use | <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. A signed and sealed survey was not provided; please provide a certified boundary and topographic survey in accordance with the City of Fort Pierce Code of Ordinances Section 17-27(7).
2. The submitted plan appears not to be to scale; please resubmit the site work plan drawn to scale and note on the plan the engineering scale that it is drawn to.
3. Please provide a copy of the cross access agreement allowing the applicant the installation and utilization of the proposed driveway.
4. Eliminate the existing driveway located within the limits of the City's Avenue D Right-of-Way at the north side of the property. Once removed restore the driveway with the appropriate concrete sidewalk and Type "F" curb & gutter.
5. The new designed driveway apron within the limits of the City's Avenue D Right-of-Way is required to be constructed of concrete; please revise the plans accordingly.
6. It is unclear what the length of the handicap stall is and access aisle are; please note this information on the plan.
7. The plan shall identify the material used for the handicap parking stall and aisle.
8. The plan shall identify the location of the handicap parking sign.
9. Provide the width and length of the two-driveway access on the plan. The two-way driveway should meet the minimum 24' width requirement as stipulated in the City of Fort Pierce Code of Ordinances, Section 22-61(b)(3) and 26' width abutting 90° parking stall.
10. Please identify the limits of the proposed turf block installation.
11. The site plan shall indicate the location of the stop sign and stop bar.

JRA/tst/dhr 



**TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS FORM**

**FROM : Paul Thomas, CBO, CFM, Building Official**

**RE : 1607 Avenue D – Cond. Use – Driving School (BC)**

**DATE : March 15, 2018**

The proposed may trigger the following Code requirements:

1. Change of use – to include
  - Signed and sealed Life Safety Plan
  - ADA parking, accessible route to building and public way
  - ADA restrooms
  - Must be in compliance with 2017 6<sup>th</sup> Edition of Florida Building Code

PT/km



THE SUNRISE CITY  
**FORT PIERCE**  
BUILDING DEPARTMENT *Florida*



**Project: DRIVING SCHOOL**

Subject: Review Comments

To: Brandon Creagan

From: Rod Reed, County Surveyor  
PW-Engineering Division

Date March 12, 2018

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

**SURVEY:**

- 1) Please provide a boundary and topographic survey of the site with flood zones depicted. In addition all wetland areas (if any) will need to be identified and shown on the survey. All elevations will be referenced to NAVD 1988. The survey needs to be performed by a professional surveyor licensed to practice in the State of Florida.

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](http://www.stlucieco.org)  
Ph. (772) 462-1721  
[E-mail reedr@stlucieco.org](mailto:reedr@stlucieco.org)



ST. LUCIE COUNTY  
PLANNING & DEVELOPMENT SERVICES  
TECHNICAL REVIEW LETTER

---

**TO:** Brandon Creagan, LEED Green Associate, Planner

**THROUGH:** Mayte Santamaria, AICP, Assistant Director

**FROM:** Kori Benton, Senior Planner

**DATE:** March 12, 2018

**SUBJECT:** Conditional Use - Driving School  
1607 Avenue D

---

**Background**

The St. Lucie County Planning & Development Services Department has completed a review of the March 1<sup>st</sup>, 2018 distribution of TECHNICAL REVIEW PROJECT# 18-0400005.

The applicant is requesting a Conditional Use with No New Construction for a Driving School located at 1607 Avenue D. The parcel is zoned C-2, Neighborhood Commercial with a Future Land-Use of NC, Neighborhood Commercial. The parcel ID for the property is 2409-506-0025-000-5.

**Review Comments**

1. The presented plan does not denote the dimensions of the proposed two-way driveway, or whether a shared access agreement has been secured.
2. The proposed site improvement plan does not feature any interior vehicular use area landscape, or landscaping to buffer the parking lot from other properties. If the property is abutting residentially zoned property (to the south), an opaque fence or combination of landscaping is encouraged.
3. The parking lot plan doesn't feature a stop sign, or painted stop bar, to ensure safety as vehicles seek to enter the Avenue D roadway. Further, please ensure the landscaping proposed in front of the structure does not infringe upon the required clear vision area.
4. The presented application doesn't present hours of operation, or parking lot lighting if operations extend into the evening.
5. The subject site is located within the City's CRA District and is along a corridor targeted for landscape enhancement, more specifically addition of trees providing shade to the pedestrian links. The applicant is encouraged to provide appropriate species of landscaping to comply with City Code Section 22-187, furthering said effort to provide shade for the pedestrian way where such installation is appropriate and does not adversely impact transportation, utility infrastructure, or general safety.

***General Inquiries or Notes:***

- *The applicant is encouraged to integrate a bicycle rack*

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

# FPUA Comments

Conditional Use – Driving School – 1607 Avenue D

- W/WW Engineering: No comments
- Electric & Gas Engineering: No comments