



April 18, 2018

Crownman FL LLC  
10380 SW Village Center DR # 310  
Fort Pierce, FL 34987

**SUBJECT: Crownman PD**  
**TECHNICAL REVIEW PROJECT: # 18-43900001**

**Comments:**

1. Update the project narrative to include a section that explains how your proposed plans do not fit into any of the other zoning categories pursuant to City Code 22-40(c)(e).
2. Please provide a set of engineering drawings that show building dimensions for each building. What was provided is a good start.
3. Take a second look at the proposed parking count for the event venue. AN event venue for 150 people may be more closely similar to our parking count for churches which is one (1) space per 40 sqft of actually assembly area for a non-fixed seating facility. This would not include the kitchen or bathroom areas.
4. As discussed in the narrative a landscape plan will be provided after TRC.
5. A lighting plan or photometric survey will also need to be provided that shows the parking lot lighting will be 3 footcandles because the venue will serve alcohol for events.
6. Before a CO is issued please provide a landscape bond for all proposed landscaping pursuant to City Code 22-180.

Please provide a written response to all TRC comments and provide submittal of all new materials by April 30, 2018 to advance to the Planning Board. 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

**FORT PIERCE**  
*Florida*

**To : Brandon Creagan, Planner**

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

**RE : Planned Development – 515 South Indian River Drive  
TRC No. 18-43900001**

**DATE : April 6, 2018**

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

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Planned Development Application                       | <input type="checkbox"/> Construction Drawings                                   |
| <input type="checkbox"/> Test Reports & Related Documents                                 | <input type="checkbox"/> Executed Construction Contract                          |
| <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"/> Do Not Recommend    | <input type="checkbox"/> Recommend       |                              |
| <input checked="" type="checkbox"/> Planned Development | <input type="checkbox"/> Building Permit | <input type="checkbox"/> C/O |

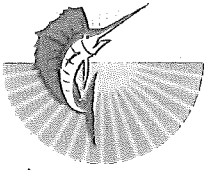
Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for 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. The site plan shall include property boundary information (bearings and distances) and clearly identify the property lines.
2. The site plan shall provide applicable impervious/pervious tabulation along with the overall site area.
3. Please provide the required and proposed parking requirements.
4. The plan shall identify all existing and proposed site construction.
5. Note the appropriate parking stall and parking aisle dimensions.
6. The plan shall identify the adjacent right-of-way widths.
7. Show existing improvements located within the adjacent public right-of-ways
8. Show the location of all stop signs and stop bars proposed or existing.
9. Provide a 5' wide concrete sidewalk along Delaware Avenue.
10. Verify with St. Lucie County whether any right-of-way will be required along Indian River Drive.
11. The plan shall note all proposed building and parking lot setback dimensions.
12. Advisory Comment:
  - a) Prior to issuance of the Certificate of Occupancy, a Unity of Title will be required.
13. Provide a note on the Site Plan that all construction will comply with Sections 17 and 22 of the City of Fort Pierce Code of Ordinances.
14. The applicant shall provide a 5' right-of-way easement donation along the Delaware Avenue right-of-way. A sketch and description along with a recent owners and encumbrances search will be required prior to issuance of a Building Permit; specific information may be obtained from the Planning and Zoning Department.
15. Please submit a conceptual Paving, Grading, and Drainage Plan as per the requirements specified in the City of Fort Pierce Code of Ordinances Section 17-27.

JRA/TST/tst



**To : Brandon Creagan, Planner**

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

**RE : Waiver of Distance – 515 South Indian River Drive  
 TRC No. 18-0800001**

**DATE : April 6, 2018**

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

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Waiver of Distance Application                        | <input type="checkbox"/> Construction Drawings                                   |
| <input type="checkbox"/> Test Reports & Related Documents                                 | <input type="checkbox"/> Executed Construction Contract                          |
| <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"/> Waiver of Distance | <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 *[Signature]*  
 Q:\ENGINEERING\Site Development Projects\Addresses\515 Indian River Drive\Waiver of Distance\Submittal No. 1 - 040618\Waiver of Distance Approval- 040618.docx



THE SUNRISE CITY

**FORT PIERCE**  
BUILDING DEPARTMENT  
*Florida*



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

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

**RE :** 515 Indian River Dr. – Waiver of Distance – Bed & Breakfast

**DATE :** April 19, 2018

The Building Official has no comment.

PT/km



THE SUNRISE CITY

**FORT PIERCE**  
BUILDING DEPARTMENT *Florida*



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

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

**RE :** 515 Indian River Dr. – Crownman FL, LLC - Planned Dev. Plan

**DATE :** April 19, 2018

The Building Official has no comment.

PT/km

**Project: BED AND BREAKFAST WAIVER OF  
DISTANCE AND PROPOSED  
CROWNMAN PD**

Subject: Review Comments  
To: Brandon Creagan  
From: Rod Reed, County Surveyor  
PW-Engineering Division  
Date April 9, 2018

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

**Waiver of Distance**

- 1) What method was used to determine that this site is within 1600' of St Andrew's Episcopal Academy?

**Proposed PD**

**SURVEY**

- 1) The accuracy of the survey measurements shall be premised upon the type of survey and the expected use of the survey and map. All measurements must be in accordance with the United States standard, using either feet or meters. Please add to the notes that the expected use of the survey and map is commercial and also add to the notes that all measurements are in accordance with the United States standards in feet.
- 2) Angle (H) appears to be incorrect. Please verify.
- 3) If all improvements have not been located a note to this effect will be shown on the survey.
- 4) All survey maps must reflect a survey date, which is the date of data acquisition. When the graphics of a map are revised, but the survey date stays the same, the map must list dates for all revisions.
- 5) Please add to the 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.
- 6) Please indicate on the survey east of South Indian River Drive along the north property line Delaware Avenue and its right of way width. Also note that it is not opened.
- 7) Please depict the north R/W line of Delaware Avenue.
- 8) Please indicate the basis of the elevations and the originating benchmark in the notes.
- 9) Please be advised that if the lots are going to be reconfigured then a final plat will need to be prepared.
- 10) 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](mailto:reedr@stlucieco.org)



ST. LUCIE COUNTY  
PLANNING & DEVELOPMENT SERVICES  
TECHNICAL REVIEW LETTER

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

**THROUGH:** Mayte Santamaria, Assistant Director

**FROM:** Kori Benton, Senior Planner

**DATE:** April 18, 2018

**SUBJECT:** **Planned Development Plan – Crownman FL LLC – 515 S. Indian River Drive**

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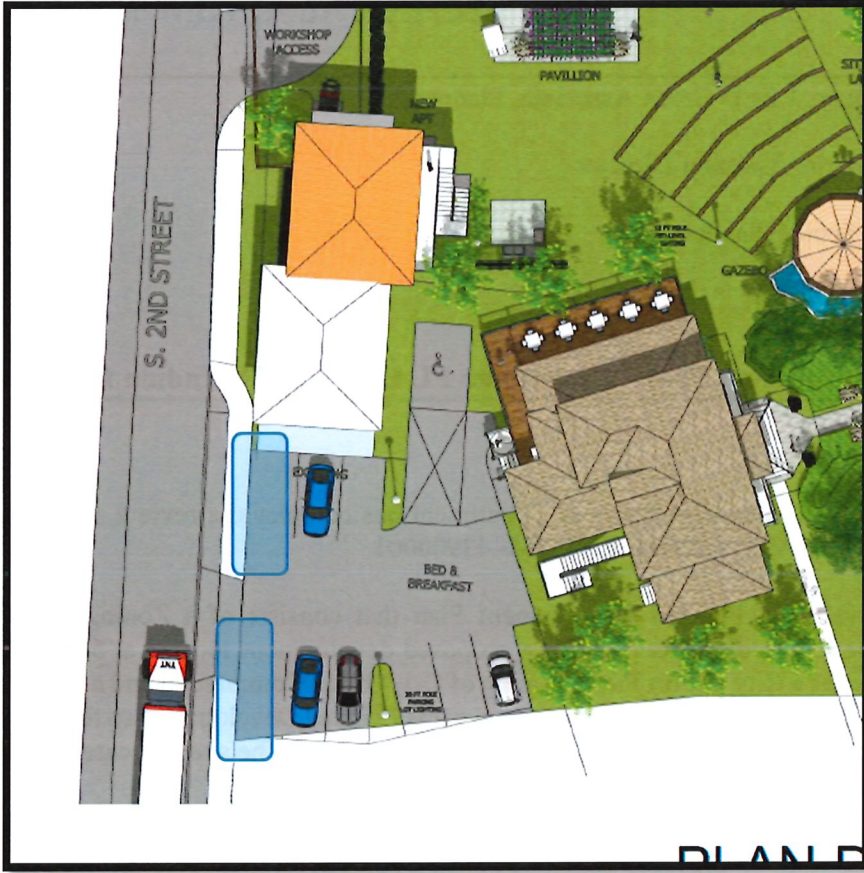
**Background**

The St. Lucie County Planning & Development Services Department has completed a review of the April 6, 2018 distribution of TECHNICAL REVIEW PROJECT# #18- 43900001

The applicant is seeking approval of a Planned Development Plan that consists of a Zoning Atlas Map Amendment, Development Review, & Design Review for a proposed development located at 515 S. Indian River Drive. The parcel currently has a City of Fort Pierce zoning of C-1, Office Commercial and a Future Land Use of CBD, Central Business District. The applicant wants to have this Planned Development so they can have multiple uses on the parcel where they can mix commercial and residential uses. The site is located within the River's Edge Historic District.

**Review Comments**

1. The proposed parking area for the residence is commercial in appearance.
2. The applicant is encouraged to integrate landscape buffering between the right-of-way at parking areas for the B&B.
3. The applicant is encouraged to provide greater buffering along the northern property line, between the parking area and Delaware Avenue as the site is adjacent to a single-family residence.
4. The applicant is encouraged to install a sidewalk along Delaware Avenue, as well as provide an ADA connection from buildings to adjacent rights-of-way.



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



PUBLIC WORKS  
ENGINEERING DIVISION  
DEVELOPMENT REVIEW  
COMMITTEE

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**April 17, 2018**

**Project: INDIAN RIVER DRIVE PD**  
**Subject: WAIVER OF DISTANCE**  
To: Brandon Creagan  
From: Grant Chambers  
SLC-Engineering Division

1. County Engineering does not have any comments regarding the waiver of distance at this time.



PUBLIC WORKS  
ENGINEERING DIVISION  
DEVELOPMENT REVIEW  
COMMITTEE

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**April 17, 2018**

**Project: INDIAN RIVER DRIVE PD**  
**Subject: SITE PLAN**  
To: Brandon Creagan  
From: Grant Chambers  
SLC-Engineering Division

1. Please dimension the distance from the driveway to the property lines. Driveways shall be a minimum of 25 feet from the property lines.
2. The County will not support midblock crosswalks because of safety concerns.
3. The pedestrian guard fencing with posts must be a minimum of 10 feet from the outside lane striping of Indian River Drive.
4. 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 contact Ms. Joanne Mitchell at 772-462-2824 for more information.
5. 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.
6. Please coordinate with the County's water quality division. The applicant is advised that a stormwater permit may be required for stormwater discharges within the County's roadway ROW or modifications made to the county drainage system. Please Contact Mr. Baby Thottakara, P.E. at 772-462-2097 for more information.

# Fort Pierce Utilities Authority Comments

Crownman PD

W/WW Engineering: Fort Pierce Utilities Authority water/wastewater is presently servicing this site. If additional capacity is needed, contact James Carnes, P.E. at (772)466-1600 x 3472

Electric & Gas Engineering: FPUA have existing overhead electric distribution lines along the east right of way line of S. 2nd Street and along the west right of way line of S. Indian River Drive that can facilitate the additional loads. We have an existing gas line along the east right of way line of S. 2nd Street, if gas services are needed for propose buildings. Please provide anticipated electric load for the new structures and copy of AutoCad drawing. Attached is copy of our GIS map, showing our electric and gas facilities.



ST. LUCIE COUNTY FIRE DISTRICT  
FIRE PREVENTION BUREAU  
Office of the Fire Marshal



Telephone: (772) 621-3322  
Fax: (772) 621-3604

## BUREAU OF FIRE PREVENTION

### SITE PLAN REVIEW

**TO: Site Plan Applicant**

**SITE PLAN: Fort Pierce Event Center**

**REVIEW DATE: April 17, 2018**

**PLANNER: BRANDON CREAGER**

**REVIEWED BY: Captain Paul Langel**

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Site Plan Approved: \_\_\_\_\_

Site Plan Approved with conditions:  X

Site Plan Approval withheld pending written acknowledgement of conditions: \_\_\_\_\_

Site Plan Rejected: \_\_\_\_\_

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#### The Following Revisions Are Necessary:

1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <http://www.slcfcd.com/permits.htm>
2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.
3. ~~Please provide an electronic copy of the Site Plan (pdf format)~~ Received 4/17/2018
4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.

*"Our Family Serving Yours"*

5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392

Telephone: (772) 621-3400 Fax: (772) 621-3500

[www.slcfcd.com](http://www.slcfcd.com)

ST. LUCIE COUNTY FIRE DISTRICT  
FIRE PREVENTION BUREAU  
Office of the Fire Marshal



Telephone: (772) 621-3322  
Fax: (772) 621-3604

5. **Show all hydrants used in the required fire flow calculations for the buildings and provide minimum spacing requirements and setbacks per NFPA 18.5.3.**

*"Our Family Serving Yours"*  
5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392  
Telephone: (772) 621-3400 Fax: (772) 621-3500  
[www.slcfcd.com](http://www.slcfcd.com)