



June 19, 2018

Brian Nolan, AICP, ASLA
701 SE Ocean Blvd
Stuart, FL 34994

SUBJECT: Annexation - 3030 S. 25th Street
TECHNICAL REVIEW PROJECT: # 18-02000003

Comments:

1. While a survey was provided it was more than one year old and was not signed and sealed. Please provide an updated survey that was completed within the last year and that is signed and sealed.
2. Please install a 6ft opaque wall or fence on all property lines that abut a residential property. This would be the east and south property lines. This must be completed by the time a BTR is issued.
3. Update site landscaping to comply with City Code 22-187, General Landscaping requirements. This can be done when building permits are submitted after the annexation is completed. This must be completed by the time a BTR is issued.
4. Please close the northern driveway on South 25th Street as there are currently 2 driveways on that side of the property (western side). This must be completed by the time a BTR is issued.

Please provide a written response to all TRC comments and provide submittal of all new materials by June 28, 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.

Sincerely,

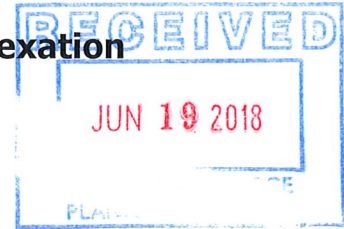
Brandon Creagan, LEED Green Associate
Planner



TO : Brandon Creagan, Planner

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

**RE : Fort Pierce Realty – 3030 S. 25th Street – Annexation
 TRC No. 18-02000003**



DATE : June 19, 2018

This is to advise you that we have completed the review of the following documents as received by this office on June 7, 2018:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Annexation 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 Annexation with conditions | <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 proposed annexation is approved with conditions. The existing driveway located on the northwest side of the property on 25th Street shall be removed and reconstruction of the sidewalk will be required as per St. Lucie County specifications.
2. Provide a copy of the Saint Lucie County Permit authorizing the 25th Street sidewalk construction along with the approval of the north driveway removal within the 25th Street right-of-way.

JRA/TST/dhr





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

Meeting Date: June 21, 2018
Property Address: 3030 S. 25th St.
Property Name:
Project Name: Annexation – Fort Pierce Realty
Planner: Brandon Creagan

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: _____

6/20/18

FPUA Comments

Annexation - Fort Pierce Realty - 3030 S. 25th Street

W/WW Engineering: Approved

Electric & Gas Engineering: Approved



PUBLIC WORKS
ENGINEERING DIVISION
DEVELOPMENT REVIEW
COMMITTEE

June 13th, 2018

Project: Annexation Fort Pierce Realty
Subject: SURVEY REVIEW
To: Brandon Creagan
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 the following 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) 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. Please add the date of the last field work to the notes.
- 4) A reference to all bearings shown on a survey map or report must be clearly stated, i.e., whether to "True North"; "Grid North as established by the NOS"; "Assumed North based on a bearing for a well-defined line, such as the center line of a road or right of way, etc."; "a Deed Call for a particular line"; or "the bearing of a particular line shown upon a plat." References to Magnetic North should be avoided except in the cases where a comparison is necessitated by a Deed Call. In all cases, the bearings used shall be referenced to some well-established and monumented line. Please describe the monumentation that was used for the bearing base.
- 5) Please add the verbiage "Bearing Base" above the bearing being described in the notes.
- 6) Each survey map and report shall state the type of survey it depicts consistent with the types of surveys defined in paragraphs 5J-17.050(10)(a)-(k), F.A.C. The purpose of a survey, as set out in paragraphs 5J-17.050(10)(a)-(k), F.A.C., dictates the type of survey to be performed and depicted, and a licensee may not avoid the minimum standards required by rule of a particular survey type merely by changing the name of the survey type to conform with what standards or lack of them the licensee chooses to follow. Please add for the type of survey "Boundary Survey".

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*



ST. LUCIE COUNTY
PLANNING & DEVELOPMENT SERVICES
TECHNICAL REVIEW LETTER

TO: Brandon Creagan, LEED, Planner

THROUGH: Mayte Santamaria, Assistant Director

FROM: Kori Benton, Senior Planner

DATE: June 20, 2018

SUBJECT: **Annexation – Fort Pierce Realty – 3030 S. 25th Street**

The St. Lucie County Planning & Development Services Department has completed a review of the June 7, 2018 distribution of Technical Review Project# 18- 02000003.

Background

The applicant is seeking Voluntary Annexation for a property located at 3030 S. 25th Street. The property is .71 acres and currently has a St. Lucie County zoning of CN, Commercial Neighborhood and a St. Lucie County Future Land Use of RU, Residential Urban 5 du/acre. The applicant is requesting the City of Fort Pierce assign a zoning designation of C-3 (General Commercial) and Future Land Use designation of GC (General Commercial) concurrent with its Voluntary Annexation. The Parcel ID for the site is 2428-603-0001-000-8.

Review Comments

1. The subject site was recently engaged in an application for Conditional Use with St. Lucie County. A copy of the DRC Report, based upon the initial application packet, is provided for review as a courtesy to staff.

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