



June 19, 2018

BHT of Florida 4008 LLC  
5081 SW 48th Street, Suite 103  
Davie, FL 33314

**SUBJECT: BHT Properties**  
**TECHNICAL REVIEW PROJECT: # 18-06000004**

**Comments:**

1. While a survey was provided it was not signed and sealed. Please provide a signed and sealed survey.
2. Please confirm with the Code Enforcement Department that there are no outstanding code violations with the property. If there are, please start the process to address all violations prior to the 1st reading by the City Commission

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](mailto:bcreagan@city-ftpierce.com).

Sincerely,

Brandon Creagan, LEED Green Associate  
Planner

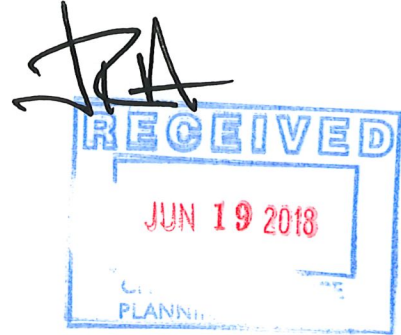


**TO : Brandon Creagan, Planner**

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

**RE : BHT Properties - 3798 Selvitz Road  
 Zoning Atlas Map Amendment  
 TRC No. 18-04000006**

**DATE : June 15, 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"/> Rezoning 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"/> Rezoning Request | <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/dhr 



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

**Meeting Date:** June 21, 2018  
**Property Address:** 3798 Selvitz Rd.  
**Property Name:**  
**Project Name:** BHT Properties – Zoning Atlas Map Amendment  
**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 6<sup>th</sup> 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: \_\_\_\_\_

## FPUA Comments

Rezoning - BHT Properties - East of Selvitz Road and South of  
3798 Selvitz Road

W/WW Engineering: Approved

Electric & Gas Engineering: Approved



PUBLIC WORKS  
ENGINEERING DIVISION  
DEVELOPMENT REVIEW  
COMMITTEE

June 13th, 2018

**Project:** BHT Properties Zoning Atlas Map Amendment  
**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) . 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 and indicate the monumentation used for the Bearing Base.
- 3) Please add the verbiage "Bearing Base" above the bearing described in the report.
- 4) Survey Note 13, please indicate if the elevation is in feet or meters.

Please provide a written response to all comments

***Rod Reed, County Surveyor***

*St. Lucie County, Fl.  
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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

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

**THROUGH:** Mayte Santamaria, Assistant Director

**FROM:** Kori Benton, Senior Planner

**DATE:** June 20, 2018

**SUBJECT:** Zoning Atlas Map Amendment – BHT Properties  
3798 Selvitz Rd

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**Background**

The St. Lucie County Planning & Development Services Department has completed a review of the June 7, 2018 distribution of Technical Review Project# 18-06000004.

The applicant is requesting a Zoning Atlas Map Amendment for a property generally located at 3798 Selvitz Road. The property is 23.98 acres and has a St. Lucie County zoning of IH, Industrial Heavy and a City Future Land-Use of HI, Heavy Industrial. The applicant would like to rezone the property to City I-3 Heavy Industrial. The Parcel ID for the lot is 2432-122-0001-000-5.

**General Review Inquiries or Notes:**

- The Zoning Atlas Amendment did not include an Environmental Study for the property.
- Staff is encouraged to verify the subject site has, or will be provided, recorded and improved access to a public roadway, in accordance with applicable land development code.
- At the time of development, the applicant is encouraged to provide and maintain an appropriate wetland/shoreline buffer from any applicable areas at the west end of the subject property.

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