



August 16, 2018

Jason Goldfarb (Green Mills Group)
100 SE 3rd Avenue, 10th Floor
Fort Lauderdale, FL 33394

SUBJECT: Sweetwater Village – Oleander Avenue
TECHNICAL REVIEW PROJECT: # 18-40100002
CONCEPTUAL DEVELOPMENT PLAN

Comments:

1. When the formal Application for Site Plan review is submitted the applicant must include a landscape plan that meets the requirements of City Code 22-187, General Landscaping Requirements.
2. Before any clearing of the land can commence you will need to provide a tree removal plan/survey that conforms to the specifications as outlines in City Code 22-194, Tree Protection and Mitigation.
3. City Code 22-60 requires .5 parking spaces when a residential development is for public housing for the elderly. At time of application please provide a plan that outlines the parking on site pursuant to City Code 22-60, Off-Street Parking and Loading.
4. Bicycle Parking is required and the ratio is 1 space for every 10 dwelling units (City Code 22-60).
5. Lighting for off-street parking shall be provided at a minimum average of one foot candle for the whole parking lot area.
6. When the Application for Site Plan Review is filed please provide a Traffic Impact Report. This report will show the daily traffic impact from the proposed development as well as the current traffic conditions. The Traffic Impact Report will also help to determine if a turn lane would need to be added on Oleander to allow drivers a safe way to turn into the development.
7. An Environmental Impact Report will be required at the time of site plan submittal. The plan would outline items like any native trees on site, any protected species of animals that live on site, and any environmental concerns.
8. Concurrency Review and Design Review would also be required with the site plan submittal.

Additional Comments:

Items that will be required at time of Site Plan submittal.

1. Application for Development Review (Site Plan)
 - a. Original Complete Notarized Application
 - b. Warrantee Deed
 - c. SLC Property Card
 - d. Statement of Ownership
 - e. General Location Map
 - f. Sign and Sealed Survey
 - g. Sign and Sealed Site Plan
 - h. Sign and Sealed Landscape Plan
 - i. Sign and Sealed Storm Drainage Plan
 - j. Environmental Impact Report
 - k. Sign and Sealed Lighting Plan
 - l. Traffic Impact Report
 - m. Application for Design Review and all required documents for that application.
 - n. Concurrency Review Submittals

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 : Sweetwater Village – 4001 Oleander Avenue
Conceptual Development Plan
TRC No. 18-40100002**



DATE : August 13, 2018

This is to advise you that we have completed the review of the following documents as received by this office on August 3, 2018:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Conceptual Development Plan 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"/> Conceptual Development Plan w/ 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. **Advisory Comment:** Project may be located within a Special Flood Hazard Area.

JRA/DHR/dhr





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

Meeting Date: August 16, 2018
Property Address: 4001 Oleander Avenue – Conc. Dev. Plan
Property Name:
Project Name: Sweetwater Village
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 ^{may} 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 *meet fair housing requirements*

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 8/14/18

FPUA Comments

Conceptual Site Plan - Sweetwater Village - 4001 Oleander Avenue

· W/WW Engineering: Approved as noted

§ Submittal of utility plans, designs, and anticipated water usage to be provided to FPUA for review and approval. There is an existing 8" PVC water main along Oleander.

§ Wastewater will require the installation of a commercial lift station with infrastructure to be constructed to either a connection point 500' north along Oleander, or 1000' south along Oleander and east along Tumblin Kling Rd.

· Electric & Gas Engineering: Electric is not available. Gas is available please contact Ana Johnson (772)466-1600x3012



PUBLIC WORKS
ENGINEERING DIVISION
DEVELOPMENT REVIEW
COMMITTEE

August 15, 2018

Project: SWEETWATER VILLAGE
Subject: SITE PLAN
To: Brandon Creagan
From: Grant Chambers
SLC-Engineering Division

1. Please dimension the distance from the driveway to the property lines. A minimum of 25-FT offset from the side property line is required when constructing a commercial driveway. A one-lane driveway shall not be more than 20 FT wide and shall not exceed 40 FT when a two-lane driveway is desired. Driveways that generate more than 50 VPD shall not be authorized left turn movements unless the nearest edge of the driveway is a minimum of 350 FT from the parallel base building line. Driveways within the road right-of-way shall be paved with an all-weather surface material. Please refer to Section 7.05.06 DRIVEWAYS of the LDC for more details.
2. A review of the traffic study by an outside party will be required at the cost of the applicant. The County will work with outside consultants to get pricing.
3. Oleander Avenue is identified on the County's Right-of-Way Protection Plan as a future 160 FT Right-of-Way. The current Right-of-Way width is 130 FT including the North St Lucie River Water Control District drainage system. Please include a line on the plan to show a possible 15 FT Right-of-Way dedication. A final determination if the dedication will be required will be made after review of the traffic report.
4. A 6' sidewalk will be required within the Right-of-Way along Oleander Avenue that abuts the property line of the proposed development site. The Board of County Commissioners may authorize total or partial relief from the requirements of sidewalk construction and may require the applicant to pay a fee-in-lieu to the County for sidewalk and/or greenways and trails construction. Please refer to Chapter 7.05.04 of the LDC for more details.
5. 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.
6. The applicant is advised that a Driveway Permit will be required for the proposed driveway. Please contact Mr. Baby Thottakara, P.E. at 772-462-2097 for more information.
7. 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.

8. The applicant is advised that after site plan approval construction plans shall be submitted to the Engineering Division for review and approval prior to construction authorization. Additional comments may be provided from the review of construction plans.

St. Lucie County Planning

In the future there may be a potential consideration of the developer to connect Oleander with Sunrise Boulevard.