



September 19, 2018

Brad Currie, AICP, Engineering Design & Construction
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987

SUBJECT: Civic Professionals Plaza – 2201 S. 25th Street
TECHNICAL REVIEW PROJECT: # 18-43900004
ZONING ATLAS MAP AMENDMENT

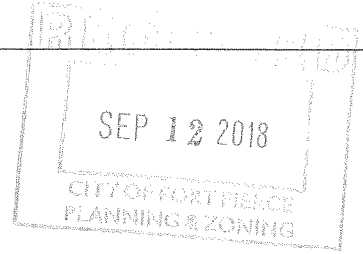
Comments:

1. Please review City Code 22-40(c)(2), Planned Development and verify that the site plan provided contains all required information.
 - a. Please add the setbacks for the front, side and rear property lines to the site data section of the site plan.
 - b. Please add building height to the site data section of the site plan.
 - c. Please provide dimensions for the parking spaces
2. Please add a section to the site plan that indicates all allowed uses for this Planned Development.
3. Please provide a project narrative. The requirements of the project narrative can be found in City Code 22-40(c)(1)(a.).

Please provide a written response to all TRC comments and provide submittal (10 copies) of all new materials by September 28, 2018 to advance to the September 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 : *JRA* John R. Andrews, P.E., City Engineer *TST*
**RE : Civic Professional Plaza – 2201 S. 25th Street
 Planned Development - TRC No. 18-43900004**
DATE : September 12, 2018

This is to advise you that we have completed the review of the following documents as received by this office on September 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"/> Recommend | <input type="checkbox"/> Do Not 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

JRA/TST/tst

Q:\ENGINEERING\Site Development Projects\C\Civic Professional Plaza\Submittal No. 1 - 090618\PD Approval - 091218.docx



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

Meeting Date: 9/20/18
Property Address: 2201 S. 25th St.
Property Name: Rezoning – Planned Development
Project Name:
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: 9/19/18



PUBLIC WORKS
ENGINEERING DIVISION
DEVELOPMENT REVIEW
COMMITTEE

September 14th, 2018

Project: Rezoning Planned Development
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) Under surveyor's notes and report, paragraph 4, hereon is misspelled.
- 2) 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."
- 3) Please add 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."
- 4) In the description you have indicated $\frac{1}{4}$ as 114. Please revise.
- 5) On the drawing at the POC you have misspelled Boundary. You have also indicated it is the south boundary. Is this correct?
- 6) Please indicate the POB on the drawing.
- 7) On the last line of the description you state "to the point of beginning". Would it not be "to the terminus of said line"?

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*

FPUA Comments

Rezoning – Planned Development – 2201 S. 25th Street

- W/WW Engineering: No objection
- Electric & Gas Engineering: Approved, no comment