

THE SUNRISE CITY  
**FORT PIERCE**  
PLANNING DEPARTMENT *Florida*

October 14, 2018

Rodolfo Diaz  
1310 SE Concha Street  
Port St. Lucie, FL 34983

**SUBJECT:** Little Scholars Academy – 816 S. 6<sup>th</sup> Street  
**TECHNICAL REVIEW PROJECT: # 18-04000019**  
**CONDITIONAL USE**

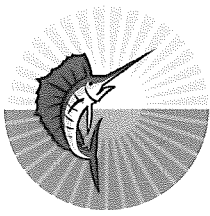
**Comments:**

1. Provide a document for the plaza that list each individual business and what square footage they take up. Also list any vacant storefronts and what their square footage is. These items will be needed so the Planning Department can verify parking availability for the plaza.

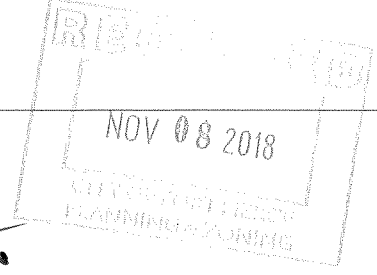
Please provide a written response to all TRC comments and provide submittal (10 copies) of all new materials by November 29, 2018 to advance to the December Planning Board. The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project 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  
*Florida*



**To : Brandon Creagan, Planner**

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

**RE : Little Scholars Academy Conditional Use – 816 S. 6<sup>th</sup> Street  
 TRC No. 18-04000019**

**DATE : November 7, 2018**

This is to advise you that we have completed the review of the following documents as received by this office on November 5, 2018:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Conditional Use 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 Conditional Use | <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

C:\Users\jbye\AppData\Local\Temp\notes5D3EFE\CU Approval Memo - 110718.docx

November 9th, 2018

**Project:** Little Scholars Academy  
**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 provide a boundary and topographic survey of the site with flood zones depicted. In addition all wetland areas (if any) will need to be identified and shown on the survey. All elevations will be referenced to NAVD 1988. The survey needs to be performed by a professional surveyor licensed to practice in the State of Florida.

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](http://www.stlucieco.org)  
Ph. (772) 462-1721  
E-mail [reedr@stlucieco.org](mailto:reedr@stlucieco.org)



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

Meeting Date: November 15, 2018  
Property Address: 816 S 6<sup>th</sup> St.  
Property Name: Little Scholars Academy – Cond. Use  
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 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:**

ITEMS 3, 10, AND 11 WILL NOT APPLY  
IF NO CONSTRUCTION REQUIRED. CLASSROOMS EXISTING?

Building Official's or Representative's Signature

Date: 11-7-18