



October 14, 2018

Boggs Planning & Landscape Architecture  
100 Avenue A, Suite 2E  
Fort Pierce, FL 34950

**SUBJECT: Vehicular Storage – 2422-601-0001-000-4**  
**TECHNICAL REVIEW PROJECT: # 18-04000024**  
**CONDITIONAL USE**

**Comments:**

1. Please clear up any violation issues on the property in regards to a violation that was sent out by the Building Department.
2. Revise the application so that it says either 3<sup>rd</sup> Street or Indian Hills Drive as Valencia Avenue is not correct.

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



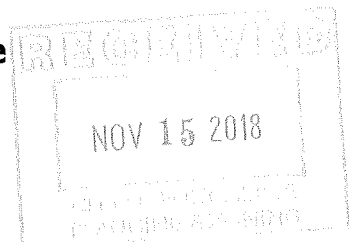
THE SUNRISE CITY  
**FORT PIERCE**  
 ENGINEERING  
 DEPARTMENT  
*Florida*

**To : Vennis Gilmore, Planning Analyst**

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

*JRA*

**RE : Indian Hills Vehicular Storage Conditional Use  
 TRC No. 18-0400024**



**DATE : November 8, 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:

- Conditional Use Application
- Test Reports & Related Documents
- Record Drawings
- Clearances from all applicable Local, State and Federal Agencies
- P/D Drawings
- Certificate of Completion
- Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- Recommend
- Do Not Recommend
- Approval w/ conditions
- Building Permit
- 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 conditions of approval

ENGINEERING COMMENTS:

1. Please provide a 5' wide concrete sidewalk along South 3<sup>rd</sup> Street. This sidewalk shall extend the limits of the property.
2. At time of Building Permit submittal, the applicant shall provide detailed drawings complete with sidewalk and driveway construction information.

JRA/TST/tst



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

**Meeting Date:** November 15, 2018  
**Property Address:** Valencia Ave. Vehicular Storage – 2422-601-0001-0004 – Cond. Use  
**Property Name:**  
**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:**

POSSIBLE PERMITS FOR FENCE AND ELECTRIC, LIGHT POLES  
MUST BE PERMITTED W/ ELECTRIC

Building Official's or Representative's Signature:  Date: 11-7-18



PUBLIC WORKS  
ENGINEERING DIVISION  
DEVELOPMENT REVIEW  
COMMITTEE

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**November 9th, 2018**

**Project: Conditional Use Vehicular Storage**  
**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***

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