



October 14, 2018

Redtail DG – Tod Mowery
1136 S. Ocean Drive
Fort Pierce, FL 34949

SUBJECT: Discovery Church – Oak Alley PD
TECHNICAL REVIEW PROJECT: # 18-43900005
PD MODIFICATION WITH DEVELOPMENT REVIEW & DESIGN REVIEW

Comments:

1. Revise the south and west elevations to continue the stuccoing that is present on the south and west elevations. - **Condition removed per TRC meeting**
2. Provide space in the site data section of the site plan that will detail, the front, side, and rear yard setback, maximum lot coverage for buildings, & maximum building height allowed. **Provided as requested.**
3. Provide a landscape plan that complies with City Code 22-187, General Landscaping Requirements **Provided as requested.**
4. Provide a lighting plan or photometric survey that complies with City Code 22-60(j)(1)(b). **Provided as requested.**
5. Provide bicycle parking at a rate of 1 bicycle space per 10 motor vehicle spaces pursuant to City Code 22-60(f)(1)(a). Please follow the design, location, and size requirements of City Codes 22-60(f)(1)(b)-(d). The required number of bicycle spaces would be 11 according to the parking spaces provided on the site plan. **Provided as requested.**

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.

Sincerely,

Brandon Creagan, LEED Green Associate
Planner



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

Meeting Date: November 15, 2018
Property Address: Discovery Church – 2432-801-0010-0005
Property Name: Development Review
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. **So Noted**
- 4. Means of egress is required. **So Noted.**
- 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. **So Noted.**
- 11. Signed and sealed construction drawings required. **So Noted.**
- 12. Will need to meet the Fire Code. **So Noted.**
- Poss* 13. Sprinkler system is required. **Reviewed with Fire District and not required.**
- 14. Smoke alarm system is required. **So Noted.**
- 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 11-8-18

November 9th, 2018

Project: Discovery Church
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.

Boundary and topographic survey provided.

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

ST. LUCIE COUNTY FIRE DISTRICT
FIRE PREVENTION BUREAU
Office of the Fire Marshal



Telephone: (772) 621-3322
Fax: (772) 621-3604

BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Discovery Church – 2432-801-0010-000-5

REVIEW DATE: November 15, 2018

PLANNER: BRANDON CREAGAN

REVIEWED BY: Captain Paul Langel

Site Plan Approved: _____

Site Plan Approved with conditions: _____ X _____

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <http://www.slcfld.com/permits.htm> - So noted.
2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form. So noted.
3. Please provide an electronic copy of the Site Plan (pdf format) - So noted.
4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems. So noted.

"Our Family Serving Yours"

5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392

Telephone: (772) 621-3400 Fax: (772) 621-3500

www.slcfld.com



PUBLIC WORKS
ENGINEERING DIVISION

November 13, 2018

Project: DISCOVERY CHURCH
Subject: DEVELOPMENT REVIEW
To: Brandon Creagan
From: Grant Chambers
SLC-Engineering Division

1. Please submit a drainage statement documenting any existing stormwater discharge and the proposed changes to the discharge. **Provided on plans.**
2. Any work within the Right-of-Way will require a Right-of-Way permit from St. Lucie County. Applications can be submitted to RightofWayPermit@stlucieco.org.
So noted.