



October 14, 2018

Frogner Consulting, LLC
3402 SE Clubhouse Place
Stuart, FL 34997

SUBJECT: We Buy Scrap – 3340 Enterprise Road
TECHNICAL REVIEW PROJECT: # 18-04000023
CONDITIONAL USE

Comments:

1. Perform a Unity of Title and or parcel combination on the properties at 3340 Enterprise Road & 1237 Grose Road as both properties will be utilized with this conditional use.
2. The site plan denotes that there is existing fence on the property with barbed wire, please remove barbed wire if it is concertina type wire as that is a prohibited fence type within the city limits.
3. Outdoor storage of materials is outlined on the site plan, demonstrate compliance with City Code 22-67(e)(5).
4. As this project is being described as a Junkyard in the project narrative, demonstrate compliance with City Code 16-6g, New Junkyards.
5. If this in fact a junkyard detailed plans will need to be submitted on the fence and or wall that will need to be constructed to 8ft so that the City Planning Board may decide if it meets the requirements of City Code 16-6g(d).
6. The site plan shows 28 regular parking spaces, but the project narrative talks about 31 regular parking spaces. Please indicate where the three missing parking spaces are.
7. If this project will be phased as the project narrative describes then please provide a project phasing plan that highlights what area will be worked on first, followed by the second and third phases.
8. A lighting plan or photometric survey will be required that demonstrates compliance with City Code 22-60(j)(1)(a)
9. Provide a Landscape Plan that demonstrates compliance with City Code 22-187, General Landscaping requirements as well as any other applicable code sections like 16-6g & 22-67(e)(5).

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

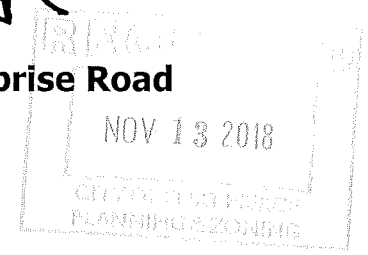


THE SUNRISE CITY
FORT PIERCE
 ENGINEERING
 DEPARTMENT
Florida

To : Brandon Creagan, Planner

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

**RE : We Buy Scrap Conditional Use – 3340 Enterprise Road
 TRC No. 18-0400023**



DATE : November 9, 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 Submittal | <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 CU | <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



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

Meeting Date: November 15, 2018
Property Address: 3340 Enterprise Rd. – Cond. Use
Property Name: We Buy Scrap
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: _____

11/15/18



PUBLIC WORKS
ENGINEERING DIVISION
DEVELOPMENT REVIEW
COMMITTEE

November 9th, 2018

Project: We Buy Scrap
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) No comments.

Please provide a written response to all comments

Rod Reed, County Surveyor

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2300 Virginia Avenue
Ft. Pierce, Fl. 34982-5652
www.stlucieco.org
Ph. (772) 462-1721
E-mail reedr@stlucieco.org*



November 13, 2018

Project: WE BUY SCRAP
Subject: CONDITIONAL USE
To: Brandon Creagan
From: Grant Chambers
SLC-Engineering Division

1. The driveway at Enterprise road shall be improved to County Standards. Please contact the County engineering division at 462-1707 regarding driveway permit requirements.