



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

Meeting Date: 1.17.19
Property Address: CU Application – No New Construction – 2610 Orange Ave.
Property Name:
Project Name:
Planner: Maria Lewicka

RECEIVED

JAN 17 2019

**CITY OF FORT PIERCE
PLANNING & ZONING**

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: 1/15/19



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

Florida

TO : Maria Lewicka, Historic Preservation Planner

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

**RE : Office Furniture Consultants Conditional Use
2610 Orange Avenue
TRC No. 18-04000028**

DATE : January 15, 2019

This is to advise you that we have completed the review of the following documents as received by this office on January 4, 2019:

- | | |
|---|--|
| <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 type="checkbox"/> Recommend | <input checked="" type="checkbox"/> Do Not Recommend | |
| <input type="checkbox"/> Approval of Site Plan | <input checked="" type="checkbox"/> Approval of C/U | <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 comments

Q:\ENGINEERING\Site Development Projects\O\Office Furniture Consultants\Conditional Use\Submittal No. 1 - 010919\CU Comments - 011519.docx

ENGINEERING COMMENTS:

1. The applicant shall provide a copy of a signed and sealed boundary survey as referenced on site plan drawing A-2.
2. A north arrow shall be provided on the site plan.
3. The site plan depicts an existing open roof structure located on the north side of the building. This roof structure is supported by existing steel columns some of which are situated within the limits of parking spaces and vehicle access aisle area; please provide revisions to the parking in accordance with the existing structure features to ensure a safe parking lot is provided to patrons and employees.
4. The existing driveway drive-thru gate shall be re-installed to swing in as the operation of the current gate impedes pedestrians utilizing the public walk, refer to the attached photo.
5. The proposed 16' parking stall length at the north end of the parking lot shall be revised to provide a minimum length of 18'.
6. The site plan shall show the location of the stop sign and stop bar.
7. The site plan shall indicate the standard parking stall width.
8. The site plan depicts a line that encroaches into the parking lot and traverses across the north side of the building; please modify the plans to identify what this line signifies.
9. Relocate all proposed plantings to be situated within the limits of the property and not within the limits of the 27th Street public right-of-way.
10. The plans shall be updated to include the stall length for the western parking spaces.
11. The proposed 4' wide handicapped access aisle does not comply with ADA requirements which require a minimum 5' aisle width.

JRA/TST/tst



Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee meeting

January 17, 2019

TECHNICAL REVIEW PROJECT # 18-04000028

Conditional Use Application (No New Construction) – 2610 Orange Avenue

Comments

FPUA W/WW Engineering: There is a concern about the chemicals that will be used at this location for the treatment and staining of wood that could potentially get in to our collection system, given that this building was once a commercial laundry and has large drains throughout. Also, if there is a lot of sawing of wood and the sawdust was washed down the drain that could also cause additional expense to FPUA in cleaning the sewer lines and lift stations.

An inspection of the property will be required along with the customer filling out a survey/application to make a determination as to whether to permit them under the industrial pretreatment program.

FPUA Electric & Gas Engineering: No comment



Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.

www.fpua.com





2601 Orange Ave John Biggs to: mlewicka@city-ftpierce.com 01/29/2019 09:26 AM
From: "John Biggs" <jbiggs@fpua.com>
To: "mlewicka@city-ftpierce.com" <mlewicka@city-ftpierce.com>

Hello Ms Lewicka,

After a telephone interview with the general Contractor (Jim Wethington) for the above referenced property by our pretreatment department personnel; it was determined that the property does not need to be part of the program given that it will be warehouse to assemble office furniture and not a woodworking shop as was originally thought.

Let me know if you have any further question

John



John Biggs.
Environmental Engineer
W/WW Engineering Department
Fort Pierce Utilities Authority
1701 S. 37th Street,
Fort Pierce, FL 34947
772.466.1600 Ext. 3474
772.468.2414 Fax
jbiggs@fpua.com

Please note: Florida has a very broad public records law. Most written communications to or from Fort Pierce Utilities Authority employees regarding government business are public records, available to the public and media upon request. Your e-mail communications may be

subject to public disclosure.

(For additional information, go to http://www.fpu.com/important_information/privacy.php)

January 14, 2019

Project: Orange Avenue Conditional Use Permit
Subject: SURVEY REVIEW
To: Maria Lewicka
From: Rod Reed, PLS
SLC-Engineering Division

All comments are based on the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes, per 5J-17.050 thru 5J-17.052.

SURVEY:

- 1) Please add accuracy statement per Ch.5J-17.051 (2) (b) paragraph 1 and (3) 15 b. (ii).
- 2) Please add "Additions or deletions... statement to your notes per Ch5J-17.051 (3) (b) paragraph 6.
- 3) Please add lot(s) and block numbers of adjoiningers per Ch.5J-17.052 (2) 7 a.
- 4) Please indicate whether distances on the boundary are Plat or field per Ch.5J-17.052 (2) 7b.
- 5) Please add missing interior angle on Boundary Survey in order to have a check on closure, since Bearings were not used.
- 6) Please add N.A.P. to abbreviations and meanings.
- 7) Please check drawing for missing line work along the East R/W of 27th St. and the North R/W of Orange Ave. and elsewhere. It could be the copy this office received.

Please provide a written response to all comments

Rod Reed, County Surveyor
St. Lucie County, Fl.
2300 Virginia Avenue
Ft. Pierce, Fl. 34982-5652



THE SUNRISE CITY
FORT PIERCE
POLICE DEPARTMENT
"In Honor We Serve"

Florida

Technical Review Committee meeting

January 17th, 2019

Case # 18-0100004

Pinchuk, 2610 Orange Avenue, Ft. Pierce FL 34950

Conditional use, no new construction

Comments:

Please ensure the lighting meets or exceeds code standards.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.