



January 17, 2019

Sid & Elissa Ghezzar
6701 Mallards Cove Road
Jupiter, FL 33458

SUBJECT: Single Family Home – 410 S. Ocean Drive
TECHNICAL REVIEW PROJECT: # 18-04000020
CONDITIONAL USE

Comments:

1. Create a section of the site plan that list all of the zoning data for the proposed home. This would include the homes lot coverage percentage, setbacks from all property lines, and height from FEMA Base Flood Elevation.
2. Please define what is meant by a driving/walking surface of seashells. Driveways should be asphalt or concrete unless an alternate material has been approved for use by the Engineering Department.
3. Please ensure that all outside lighting complies with City Code 5-375, Lighting on the Beach. Provide an outside lighting plan that demonstrates compliance with this code.
4. Provide a landscape plan that demonstrates compliance with City Code 22-186, Single and two family dwelling units.
5. Provide a color rendering of the structure.
6. Clearly indicate on the plans where the dune line is located at.

Please provide a written response to all TRC comments and provide submittal (10 copies) of all application materials as well as any new or revised materials by January 29, 2018 to advance to the February 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



To : Brandon Creagan, Planner

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

**RE : Ghezzar Residence Conditional Use – South Ocean Drive
 TRC No. 18-04000020**

RECEIVED

JAN 17 2019

CITY OF FORT PIERCE
 PLANNING & ZONING

DATE : January 17, 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 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 advisory comments

ENGINEERING ADVISORY COMMENTS:

1. Prior to any construction the applicant shall obtain an FDOT Driveway Connection Permit.
2. Prior to construction activities the applicant shall obtain approval from FDEP for construction activities seaward of the Coastal Construction Line.

JRA/TST/tst





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

Meeting Date: 1.17.19
Property Address: CU with New Construction – Single Family Home
Property Name: 2401-502-0006-0000
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 ^{may} 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: 1/17/19



Technical Review Committee meeting

January 17th, 2019

Case # 18-4000020

Ghezzar Residence, 410 S. Ocean Dr, Fort Pierce, FL 34949

Conditional Use with new construction.

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



PUBLIC WORKS
ENGINEERING DIVISION
DEVELOPMENT REVIEW
COMMITTEE

January 14, 2019

Project: Ghezzar Residence
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
Ph. (772) 462-1721
E-mail reedr@stlucieco.org*



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 #18-04000020

Conditional Use with New Construction – Single Family Home – 2401-502-0006-0000

Comments

FPUA W/WW Engineering: Approved

FPUA Electric & Gas Engineering: Approved. Electric point of service is at the NE corner of the property.



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