



April 17, 2019

R.J. Kennedy, P.E. (Engineering, Design, & Construction Inc.)  
10250 SW Village Parkway, Suite 201  
Port St. Lucie, FL 34987

**SUBJECT: Gateway Plaza Wawa – 2111 S. US Highway 1**  
**TECHNICAL REVIEW PROJECT: # 19-07000002**  
**DEVELOPMENT & DESIGN REVIEW**

**Comments:**

1. All parking areas must be lit to a minimum average of 2 footcandles pursuant to City Code 22-60 (j)(1)(a). Please adjust the lighting plan to reflect this.
2. An irrigation plan will be required at the time of Building Permit pursuant to City Code 22-178(c).
3. The sidewalk along US Highway 1 must be connected with the sidewalk that leads to the front entrance. This can be achieved through additional sidewalks and or painted crosswalks across the site.

Please provide a written response to all TRC comments and provide submittal (10 hard copies/1 digital copy) of all materials by April 30, 2019 to advance to the 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 : Brandon Creagan, Planner**

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

**RE : WaWa Design Review – 2111 S. US Highway 1  
TRC No. 19-07000002**

**DATE : April 30, 2019**

This is to advise you that we have completed the review of the following documents as received by this office on April 29, 2019:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Revised Site Plan                                     | <input type="checkbox"/> P/D Drawings  |
| <input checked="" type="checkbox"/> Traffic Impact Analysis & 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 Site Plan | <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 Site Plan comments to be addressed at time of Building Permit Application

BRANDON CREAGAN, PLANNER  
WAWA – 2111 S. US HIGHWAY 1  
APRIL 29, 2019  
PAGE TWO

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ENGINEERING COMMENTS:

1. Provide a note on the plans that all construction shall comply with the City of Fort Pierce Code of Ordinances Sections 17 and 22.

JRA/VB/vb



THE SUNRISE CITY  
**FORT PIERCE**  
ENGINEERING  
DEPARTMENT

Florida

**TO : Brandon Creagan, Planner**

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

**RE : WaWa Design Review – 2111 S. US Highway 1  
TRC No. 19-0700002**

**DATE : April 17, 2019**

This is to advise you that we have completed the review of the following documents as received by this office on April 5, 2019:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Site Plan   | <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 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

BRANDON CREAGAN, PLANNER  
WAWA – 2111 S. US HIGHWAY 1  
APRIL 17, 2019  
PAGE TWO

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ENGINEERING COMMENTS:

1. Provide a note on the plans that all construction shall comply with the City of Fort Pierce Code of Ordinances Sections 17 and 22.
2. Provide a traffic study in accordance with the City of Fort Pierce Code of Ordinances Section 22-217(f) for a large scale development.

JRA/VB/vb



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

Meeting Date: 4.18.19  
Property Address: 2111 US Hwy. 1  
Property Name:  
Project Name: Wawa  
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:**

Building Official's or Representative's Signature \_\_\_\_\_

Date: \_\_\_\_\_

4/17/19



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

*Florida*

## Technical Review Committee meeting

April 18th, 2019

Case # 19-07000002

Development and design review

Wawa, 2111 South US-1, Ft Pierce

### **Comments:**

Does the door that leads out to the north dumpster area have a window in it (like the south rear exit door adjacent to the dumpster)? (If yes, then please disregard this comment).

I shall also presume that the door that leads from the outside to the north dumpster area will feature a locking mechanism (if yes, disregard this comment).

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



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

## Technical Review Committee meeting

**April 18, 2019**

TECHNICAL REVIEW PROJECT # 19-07000002

Development & Design Review – Wawa – 2111 S. US Highway 1

### **Comments**

FPUA W/WW Engineering: Water and sewer services are available to serve this property. Please submit 3 complete sets of utility construction plan with applicable FPUA details along with a completed commercial service application to Water and Wastewater Engineering for review, at 1701 S 37th Street Fort Pierce Florida. For more information please contact us at 772 466 1600 ext. 3474

FPUA Electric & Gas Engineering: Both electric and gas service is available to the site. Utility easement will be require for the propose FPUA facilities. Please provide AutoCad drawings, electrical plans and gas drawings (if gas service is required). Approved.  
Please contact the following FPUA staff as it relate to the services:

Electric: Michael Chidgey  
Engineering Tech I  
1701 S. 37<sup>th</sup> Street, Fort Pierce, FL 34947  
[mchidgey@fpua.com](mailto:mchidgey@fpua.com)  
Office: (772) 466-1600 ext. 6459

Gas: Billy Dupre  
Business Development Representative – Gas Operations  
1701 S. 37<sup>th</sup> Street, Fort Pierce, FL 34947  
[bdupre@fpua.com](mailto:bdupre@fpua.com)  
Office: (772) 466-1600 ext. 4705



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