

May 8, 2019

**Project:** Fort Pierce Storage  
**Subject:** SURVEY REVIEW  
**To:** Vennis Gilmore  
**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, per Chapter 5J-17.050 thru 5J-17.052, Florida Administrative Code, pursuant to current Section 472.027, Florida Statutes

**SURVEY:**

- 1) Please show two bench marks on topo sheet (3) per Ch. 5J-17.052 (12) (a).
- 2) Please state that the accuracy of control measurements meets or exceeds standards based on intended use of survey map, using wording of your choice.
- 3) Please check drawing for appearance of random "rectangles" which effect text on all sheets.
- 4) Please verify last date of field work is consistent with date in title block for survey.

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](http://www.stlucieco.org)  
Ph. (772) 462-1721  
E-mail [reedr@stlucieco.org](mailto: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: Fort Pierce Self Storage**

**REVIEW DATE: May 9, 2019**

**PLANNER: VENNIS GILMORE**

**REVIEWED BY: Captain Paul Langel**

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Site Plan Approved: \_\_\_\_\_

Site Plan Approved with conditions:  X

Site Plan Approval withheld pending written acknowledgement of conditions: \_\_\_\_\_

Site Plan Rejected: \_\_\_\_\_

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**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.slcfcd.com/permits.htm>**
- 2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
- 3. Please provide an electronic copy of the Site Plan (pdf format)**
- 4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**

*"Our Family Serving Yours"*  
5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392  
Telephone: (772) 621-3400 Fax: (772) 621-3500  
[www.slcfcd.com](http://www.slcfcd.com)



5. **An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See “Needed NFPA Fire Flow Calculator Spreadsheet”.**
6. **Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.**
7. **Security gates must either be manned 24 hour/day or provide an access control key switch on the control panel to allow for Fire Department entry in an emergency. Security gates must maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power.**
8. **FD access roads (shall be) are provided such that any portion of an unsprinklered facility or exterior wall is located not more than 150’ from FD access roads as measured by an approved route around the exterior of the building or facility. (450’ for NFPA 13, 13D, 12R sprinklered protected buildings). It appears that buildings 25 and 26 will be required to be sprinkled per this requirement.**

*“Our Family Serving Yours”*

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

**Meeting Date:** 5.16.19  
**Property Address:** S of Ohio Ave. and W of US Hwy. 1  
**Property Name:** Fort Pierce Storage  
**Project Name:**  
**Planner:** Vennis Gilmore

*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: \_\_\_\_\_

5/16/19



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

May 16, 2019

TECHNICAL REVIEW PROJECT # 19-06000001

Zoning Atlas & Future Land Use Amendments – Fort Pierce Storage

### Comments

FPUA W/WW Engineering: Approved, no comment

FPUA Electric & Gas Engineering: Approved, no comment



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

*Florida*

## Technical Review Committee meeting

May 16th, 2019

Case # 19-0600001

Zoning atlas and future land use amendment

Fort Pierce storage, Approximately South of Ohio Avenue, West of U.S. Hwy 1

**Comments:**

No comments.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.





THE SUNRISE CITY  
**FORT PIERCE**  
ENGINEERING  
DEPARTMENT

Florida

**To : Vennis Gilmore, Planning Analyst**

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

*JRA*

**RE : Fort Pierce Storage – Ohio Ave & S. US Highway 1  
TRC No. 19-0600001**

**DATE : May 15, 2019**

This is to advise you that we have completed the review of the following documents as received by this office on May 3, 2019:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Zoning Atlas & FLUA                                   | <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 Zoning Atlas/<br>FLUA | <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

ADVISORY COMMENTS:

At the time of submittal for site plan review, the applicant shall:

1. Provide a signed and sealed Boundary and Topographic Survey as executed by a Florida Licensed Land Surveyor and Mapper, refer to City of Fort Pierce Code of Ordinances Section 17-27(a)(7).
2. Provide a site layout that includes a 5' concrete sidewalk adjacent to the development along Ohio Avenue.
3. Provide a site layout that includes the parking for the development in accordance with the City of Fort Pierce Code of Ordinance Sections 17 and 22.

JRA/VB/vb