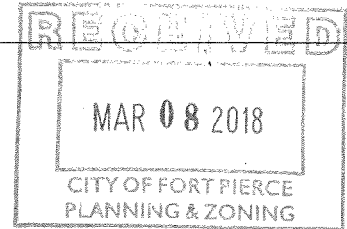




THE SUNRISE CITY
FORT PIERCE
 ENGINEERING
 DEPARTMENT

Florida



To : Vennis Gilmore, Planning Analyst

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

**RE : Second Street Station II - 100 Marina Way - Site Plan
 TRC No. 18-07000001**

DATE : February 13, 2018 – REVISED March 6, 2018

This is to advise you that we have completed the review of the following documents as received by this office on February 6, 2018:

- | | |
|---|--|
| <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 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 engineering comments

ENGINEERING COMMENTS:

1. The City has begun the process of securing a public right-of-way from the city owned parcel located immediately north of the subject property. The existing Avenue B was improved by the city, but the right-of-way was never separated from the parent parcel.
2. The engineering department recognizes the fact that it is the desire of the applicant to construct a raised porch that encroaches into the city right-of-way. The applicant must secure a right-of-way construction permit and satisfy all ADA requirements necessary for pedestrian access. If the area is to be used as an outdoor dining area, a Sidewalk Café permit will also be required.
3. Provide a note on the Site Plan that all construction will comply with Sections 17 and 22 of the City of Fort Pierce Code of Ordinances.
4. The submitted Grading and Utility Plan was reviewed for conceptual compliance only and will be thoroughly reviewed at time of Building Permit submittal.
5. Please demonstrate that all construction activities will be confined to the limits of the property as this department has reservations that the building construction can be built without encroaching onto the adjacent properties located on the east and west sides of the development.
6. Provide the appropriate front building setback to allow for the building footer construction without encroachment into the City's right-of-way.
7. Provide a vertical dimension between the sidewalk and the lowest part of the proposed building awning.
8. Will a formal lot split be completed in order to separate parcel A from parcel B?
9. Advisory comment: Finished floor elevation shall be set at the peak stage for a 100 yr-3day storm event.

JRA/jra

February 14, 2018

Project: SECOND STREET STATION
Subject: SITE PLAN
To: Vennis Gilmore
From: Grant Chambers
SLC-Engineering Division

1. Indian River Drive is a County maintained road that is classified as an urban collector. The Right-of-Way width varies along this stretch of Indian River Drive and is substandard in some areas. A Right-of-Way dedication with a consistent Right-of-Way line will be required. The preferred Right-of-Way width in this location is 80 feet with a minimum width of 70 feet.

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: Second Street Station

REVIEW DATE: 2/12/2018

PLANNER: VENNIS GILMORE

REVIEWED BY: Captain Paul Langel

Site Plan Approved: _____

Site Plan Approved with conditions: X

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

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)~~ Received 2/12/2018**
- 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



Good morning,

Below are FPUA comments regarding the submissions for the TRC meeting on Feb. 15th.

c. Site Plan, Design Review, Zoning Map Amendment –Second Street Station –
100 Avenue A (Marina Way) - Vennis Gilmore

- W/WW Engineering: Utility easement needs to be 12' from the outer edge around the grease trap as well as the easement shown
Electric & Gas Engineering: We have no objection. However, we do ask that the standard process regarding easement abandonment and new easement is followed accordingly. Being that a new easement will be needed for FPUA Utilities (as shown on the consultant plans) and some existing easements will be abandon. City Planning can elaborate more on the process.

d. Conditional Use with No New Construction - Broderick Dwelling Rental - 1042
Windward

Drive #3043 - Vennis Gilmore

- W/WW Engineering: No comment
Electric & Gas Engineering: No comment

Thank you

Regards,
Martha Kerr

*Staff Assistant
W/WW Engineering Department
Fort Pierce Utilities Authority
1701 S. 37th Street
Fort Pierce, FL 34947
Telephone: (772) 466-1600, Ext. 3473
Fax: (772) 468-2414
mkerr@fpua.com*



THE SUNRISE CITY

FORT PIERCE
BUILDING DEPARTMENT
Florida



TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS FORM

FROM : Paul Thomas, CBO, CFM, Building Official 

RE : 100 Avenue A (Marina Way) Second St. Station SP, Design Review,
Zoning Map Amendment (VG)

DATE : February 15, 2018

The proposed requires:

1. Build to satisfy the 2017, 6th Edition of the Florida Building Code.
2. Historic approval required
3. ADA parking and accessibility requirements shall be satisfied.

PT/km

Project: SECOND STREET STATION

Subject: Review Comments

To: Vennis Gilmore

From: Rod Reed, County Surveyor
PW-Engineering Division

Date February 16, 2018

All comments are based on the Standards of Practice per 5J-17.050 thru 5J-17.052

SURVEY:

I have no comments

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