



May 16, 2019

Emily O'Mahoney, (Gentile, Glas, Holloway, O'Mahoney & Associates Inc.)
1907 Commerce Lane
Jupiter, FL 33458

SUBJECT: FP Aggregate Facility – 3896 Selvitz Road
TECHNICAL REVIEW PROJECT: # 19-43900003
ZONING ATLAS MAP AMENDMENT TO PD

Comments:

1. Staff cannot support the storage of outdoor materials at 30 feet as proposed. Staff would support between 8-15 feet, but all fences around the storage site would need to be at the height of stored material.
2. As the City Commission decides the thresholds for site plan review. The proposal of review for all site plans 25,000 square feet & over cannot be supported. Please note that the City now has a minor and major site plan review. All major site plan review is 4,000 square feet & over, with minor site plan review being 3,999 square feet & under.
3. The opaque fence should be 100% not 95% as shown. Adjust the plans to show this change.
4. All irrigation of landscaping & vegetation should be a permanent system and not temporary as proposed. With a temporary system how would the plants get watered if the system were to be discontinued? Adjust the system to a permanent system to allow for continued watering of all onsite landscaping & vegetation.
5. As a note the parking standards are located in City Code 22-60 and not the I-3 zoning district code as laid out in the proposed PD plan. Make this minor adjustment to your PD Zoning Plan.
6. As a note the property still has a St. Lucie County zoning of IH, Industrial Heavy and not a City zoning of I-3, Heavy Industrial. Adjust the plans and Narrative where I-3 is mentioned as the zoning on the property.

Please provide a written response to all TRC comments and provide submittal (10 hard copies/1 digital copy) of all materials by May 31, 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.

Sincerely,

Brandon Creagan, LEED Green Associate
Planner



JUN 04 2019

To : Brandon Creagan, Planner

CITY OF FORT PIERCE
 PLANNING & ZONING

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

**RE : Fort Pierce Industrial Aggregate Recycling – 3896 Selvitz Road
 Planned Development Application
 TRC No. 19-43900003**

DATE : June 4, 2019

This is to advise you that we have completed the review of the following documents as received by this office on May 31, 2019:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Planned Development 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 w/ Conditions | <input type="checkbox"/> Do not Recommend | |
| <input checked="" type="checkbox"/> Approval of PD | <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 conditions of approval

ENGINEERING COMMENTS:

1. At time of Building Permit submittal, please forward a copy of the FDEP Air General Permit.
2. The Phase II parking lot shall include the appropriate curbing at all landscaped islands as per the requirements listed in the City of Fort Pierce Code of Ordinances Section 22-187(12)(d).

JRA/TST/tst

ts



To : Brandon Creagan, Planner

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

**RE : Fort Pierce Industrial Aggregate Recycling – 3896 Selvitz Road
Planned Development Application
TRC No. 19-4390003**

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"/> Planned Development 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

- Recommend Do Not Recommend

- Approval of PD Building Permit 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. Update the survey to include the total acreage of the property and include existing grade elevations extending a minimum of 50' off-site.
2. At time of Building Permit submittal, please forward a copy of the FDEP Air General Permit.
3. Update the site plan to include parking lot dimensions for the Gatehouse parking stalls and access aisle.
4. What is the composition of the material utilized to construct the 30' access road?

JRA/TST/tst

TST



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

Meeting Date: 5.16.19
Property Address: 3896 Selvitz Rd.
Property Name: DSE Holdings
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 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: _____

5/13/19



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

Technical Review Committee meeting

May 16, 2019

TECHNICAL REVIEW PROJECT # 19-09000003 & 19-43900003

Final Plat & Planned Development – D.S.E. Holdings, Inc. – 3896 Selvitz Road

Comments

FPUA W/WW Engineering: Approved

FPUA Electric & Gas Engineering: Electric is available, but I need more info on service size and operating voltage



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

Florida

Technical Review Committee meeting

May 16th, 2019

Case # 19-09000003 / 19-43900003

Final Plat and planned development

D.S.E Holdings, 3896 Selvitz Rd., Ft. Pierce

Comments:

No comments.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



May 15, 2019

Project: D.S.E. Holdings Selvitz Road
Subject: Design Review Comments
To: Brandon Creagan
From: Grant Chambers

1. Are improvements to the driveway on Selvitz road proposed? Please identify the existing driveway on the survey and dimension the radius of return to verify the driveway will be functional for the intended uses.
2. A review of the traffic report may be required by an outside consultant at the cost of the applicant.



ST. LUCIE COUNTY
PLANNING & DEVELOPMENT SERVICES
TECHNICAL REVIEW LETTER

TO: Brandon Creagan, LEED Green Associate, Planner

FROM: Kori Benton, Senior Planner

DATE: May 15, 2019

SUBJECT: **Final Plat & Planned Development – D.S.E. Holdings, Inc. – 3896 Selvitz Road**
Technical Review Project#s 19-09000003 & 19-43900003

The St. Lucie County Planning & Development Services Department has completed a review of the distribution (resubmittal) of Technical Review Projects 19-09000003 & 19-43900003.

Background

Application for a Zoning Atlas Map Amendment and Final Plat for the construction and operation of a Concrete Aggregate Recycling Facility located at 3896 Selvitz Road. The property is zoned St. Lucie County IH, Industrial Heavy with a City of Fort Pierce Future Land Use of HI, Heavy Industrial. The property size is approximately 52 acres. The rezoning would seek to change the zoning to City of Fort Pierce PD, Planned Development. The Final Plat would seek to plat the property as this property has been split off more than once from the former parent tract and platting is required per Chapter 18 of the Fort Pierce City Code and Florida State Statute Chapter 177.

Review Comments

Thank you for providing responses to previous comments and notes. The redesigned development plan presents notable improvements in layout and orientation, with adjacent uses.

General Notes:

- The City may encourage to use an alternative to chain link fence with an opaque screen or appropriate conditions applied to maintenance.
- The small modular office facility (permanent) is encouraged to meet any applicable design review guidelines.
- In the absence of the property featuring any roadway/street frontage, the City may consider requesting the applicant detail this waiver/deviation as part of the proposed PD, Planned Development.
- The Traffic Report references TPO counts for 2017, whereas the 2018 counts may be available. Is the TPO standard evaluation for this project, 1-mile (used) or 2-miles? The City of Fort Pierce may consider any vested or committed trips from the LTC Ranch Project to review potential impacts.
- The landscape plan (current or revised) could not be located within the transmitted packet.

Please contact me at 772-462-2518 if you have any questions or would like to discuss the presented comments.