



July 18, 2019

Atlantic Civil Engineering, Inc
2552 Peters Road, Suite D
Fort Pierce, FL 34945

SUBJECT: Home 2 Suites – 2324-341-0002-000-3
TECHNICAL REVIEW PROJECT: # 19-07000005
DEVELOPMENT REVIEW & DESIGN REVIEW

Comments:

1. At the time of Building Permit, submit a Landscape Bond pursuant to City Code 22-180 for all landscaping.
2. Put a table on the Photometric Plan confirming that the minimum average footcandle in all parking lot areas are a minimum average of 2 footcandles. Also provide the maximum and minimum lighting numbers as well as the numbers for spillover onto all adjacent properties.
3. The Final Plat must be approved by the City Commission before this item is heard by the City Commission.
4. If there will be alcohol sales on site an Alcohol License will need to be obtain and reviewed by the Planning Department.

Please provide a written response to all TRC comments by August 2, 2019. Any department that has recommended disapproval must have their comments satisfied and must give at least a recommendation of approval with conditions before the project can move to the Planning Board stage. Once the project is ready for the Planning Board stage you will need to submit ten (10) full complete copies all previous submittal materials with any revisions reflected. 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



THE SUNRISE CITY

FORT PIERCE

ENGINEERING
DEPARTMENT

Florida

TO : Brandon Creagan, Planner

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

RE : Home 2 Suites Development & Design Review – 6505 Metal Drive TRC No. 19-07000005

DATE : July 18, 2019

This is to advise you that we have completed the review of the following documents as received by this office on July 3, 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 checked="" type="checkbox"/> Recommend | <input 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

ADVISORY COMMENTS:

Prior to this department's recommendation for issuance of a Building Permit the applicant shall,

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 copy of South Florida Water Management District permit modification.

JRA/VB/vb



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

Meeting Date: 7.18.19
Property Address: 6505 Metal Drive
Property Name:
Project Name: Home 2 Suites – Site Plan
Planner:

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: 7/25/19



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

Technical Review Committee meeting

July 18, 2019

TECHNICAL REVIEW PROJECT # 19-07000005

Development & Design Review – Home 2 Suites – 6505 Metal Drive

Comments

FPUA W/WW Engineering: Water is available to the site via an 8” PVC main in an easement running along the east side of property, and along the south side of Reynolds Dr south of the property. Wastewater is available via an 8” gravity main in an easement running along the east side of property, and partially along Reynolds Dr south of the property. A transition manhole will be required. It is advised to have a pre-submittal meeting with the FPUA project manager to discuss connections and concept prior to submittal of utility plans for review.

FPUA Electric & Gas Engineering: Approved – FPUA will need a 10-foot-wide utility easement for its primary cable and transformers that will be on the property.



Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.

www.fpua.com





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

Florida

Technical Review Committee meeting

July 18th, 2019

Case # 19-07000005

Development design and review

Home 2 Suites, 6505 Metal Dr., FP

Comments:

No comments

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

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: Home 2 Suites 6505 Metal Drive

REVIEW DATE: July 17, 2019

PLANNER: BRANDON CREAGAN

REVIEWED BY: Lt. Wayne Boyer, 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)**
- 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



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. **Per the St. Lucie County Fire District Fire Prevention Code Resolution 647-17. At Least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access. Including, but not limited to trees, canopies, etc**

“Our Family Serving Yours”

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Telephone: (772) 621-3400 Fax: (772) 621-3500

www.slcfcd.com



PUBLIC WORKS
ENGINEERING DIVISION
DEVELOPMENT REVIEW
COMMITTEE

July 9th, 2019

Project: Home 2 Suites
Subject: SURVEY REVIEW
To: Brandon Creagan
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, Chapter 5J-17.050 thru 5J-17.052 Florida Administrative Code, pursuant to current Section 472.027, Florida Statutes.

SURVEY:

- 1) Please add to your notes "Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties."
- 2) Please describe the originating benchmark and published elevation.
- 3) Please describe the monumentation set or found at the four corners of the property.

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