



October 17, 2019

Southcrest Management  
8600 Commodity Circle #145  
Orlando, FL 32819

**SUBJECT: Fort Pierce Charter School – 2900 S. Jenkins Road**  
**TECHNICAL REVIEW PROJECT: # 19-07000008**  
**DEVELOPMENT REVIEW, CONDITIONAL USE & DESIGN REVIEW**

**Comments:**

1. The photometric plan provided needs to have a table that shows what minimum, maximum, and minimum average footcandle lighting is for each area to include, but not limited to the parking lot, property lines, and sidewalks.
2. A tree mitigation plan needs to be provided prior to Planning Board that details trees that need to be mitigated for on-site as well as what the total DBH is for each tree and the total DBH for the whole entire site. Mitigation requirements can be found in City Code 22-191 through 22-194.
3. The dumpster enclosure location may need to be moved as its current location may not be practical with how the driveway and drive aisle is configured. Speak to Tysha Williams in the Public Works Solid Waste Division to determine if this is an appropriate location for their trucks.
4. The driveway that wraps around the school needs to be reconfigured as it falls below the minimum standards for a driveway pursuant to City Code 22-61. For all areas of the driveway that are one lane, the driveway shall be at minimum 14 feet and the plans show a minimum of 12 feet. For the areas of the driveway that show two lanes, each lane shall be at minimum 14 feet or 28 feet combined. The plans only show a minimum of 10 feet each or 20 feet combined.
5. The Landscape Plan provided appears to not meet the minimum standards of a Landscape Plan pursuant to City Code 22-187. Staff will be providing a marked-up Landscape Plan that will provide areas for Landscape Improvement. As this site is on a major corridor and the project is going through Design Review, Development Review, and a Conditional Use, any revised Landscape Plan shall be above and beyond the minimum standards of the Landscape Code contained in 22-187. You can also use this Landscape Plan to mitigate for any trees that need to be mitigated for. This must be provided prior to Planning Board

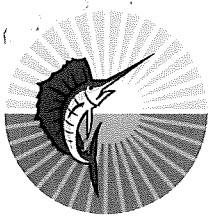
6. The courtyard that is proposed shall be configured to a point that is can be an area where people could gather to enjoy the campus, socialize, and so on. Staff would like to see some benches, brick paver paths, trees with mulched flower beds, and possibly a water feature. With this area being an open space there is a good opportunity to turn it into a nice calming & inviting space.
7. Provide a narrative that explains your project and what you want to do. This is required to be advanced to the Planning Board. The narrative should give a brief description of the project, tell how many students are proposed, what grades are proposed, how many classrooms, the make-up of the staff, and should give a proposed schedule (if available).
8. The retention area may need to be landscaped at its perimeter pursuant to City Code 17-34.

Please provide a written response to all TRC comments by October 31, 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 hard copies & one (1) complete digital copy 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](mailto:bcreagan@city-ftpierce.com).

Sincerely,



Brandon Creagan, LEED Green Associate  
Planner



RECEIVED

**To : Brandon Creagan, Planner**

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

CITY OF FORT PIERCE  
 PLANNING & ZONING

**RE : Fort Pierce Charter School – 2900 S. Jenkins Road  
 Site Plan - TRC No. 19-07000008**

**DATE : November 19, 2019**

This is to advise you that we have completed the review of the following documents as received by this office on November 18, 2019:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Site Plan 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          | <input type="checkbox"/> Do Not Recommend |                              |
| <input checked="" type="checkbox"/> Site Plan Approval | <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. ADVISORY COMMENT: The drainage plans are conceptual at this time and will be reviewed in depth at time of Site Work permit submittal.

JRA/TST/tst



**TO : Brandon Creagan, Planner**

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

**RE : Fort Pierce Charter School – 2900 S. Jenkins Road  
Site Plan - TRC No. 19-07000008**

**DATE : October 15, 2019**

This is to advise you that we have completed the review of the following documents as received by this office on October 4, 2019:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Site Plan 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 type="checkbox"/> Recommend                     | <input checked="" type="checkbox"/> Do Not Recommend |                              |
| <input checked="" type="checkbox"/> Site Plan Approval | <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. Provide a note on the site plan that all construction will comply with the City of Fort Pierce Code of Ordinances Sections 17 and 22.
2. ADVISORY COMMENT: The drainage plans are conceptual at this time and will be reviewed in depth at time of Site Work permit submittal.
3. Please update all engineering plans to a standard engineering scale.
4. Provide a stop situation at the tie-in to the existing driveway located at the west end of the site.
5. The site plan shall have a minimum two-way driveway aisle of 24'. This driveway aisle shall be increased to 26' where perpendicular parking stalls are adjacent to the drive aisle.
6. The 12' one-way driveway aisle shall be increased to a width of 14' as required by the City of Fort Pierce Code of Ordinances.
7. Revise the plans to provide a minimum width of 24' for the dual one-way lanes.
8. The site proposes a sidewalk connection to an existing paved driveway, please provide delineated pedestrian connectivity to the public right-of-way.
9. Provide confirmation from SLC as to whether a sidewalk is required to be constructed along Jenkins Road.

JRA/TST/tst



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

RECEIVED

OCT 14 2019

CITY OF FORT PIERCE  
PLANNING & ZONING

Meeting Date: 10.17.19  
Property Address: 2900 S. Jenkins Rd.  
Property Name: SP – Fort Pierce Charter School  
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:

10-14-19



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

*Florida*

## Technical Review Committee meeting

October 17th, 2019

Case # 19-07000008

Site Plan

Fort Pierce Charter School, 2900 South Jenkins Rd, FP

**Comments:**

Temporary approval is granted at this time to proceed with administratively related topics with regards to this project. However, full approval is withheld at this time pending further site plans with regards to elevations, interior detail and full photometric plan to include illuminance figures for the entire site.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



## TECHNICAL REVIEW COMMITTEE SLC PUBLIC WORKS

**October 16, 2019**

**Project:** Site Plan  
**Subject:** TRC Comments  
**To:** Brandon Creagan  
**From:** David Hays  
**Ref:** Proj. #19-07000008

1. Clearly identify the S. Jenkins Road Right-of-Way total width.
2. South Jenkins Road is identified on the County's Roadway Protection Map as a 4-lane Arterial/Collector roadway with an ultimate width of 160'. The re-plat indicates an existing 100' of right-of-way, 80' with an additional 20' previously dedicated. The site may be responsible for an additional 20' of dedication. The County will coordinate with the City on final determinations.
3. A 6' wide sidewalk is required along the S. Jenkins Road frontage for the parent parcel.
4. Comments with respect to the Traffic Report will be forthcoming via separate communication. The report will be transmitted to a consultant for review and commenting. The cost of the review will be supplied to the applicant for payment.
5. Per SLC Codes, the proposed widening and turn lanes will require a Roadway Improvement Agreement (RIA) in accordance with SLC Codes, Section 11.04.
6. Based on the preliminary information, it does not appear the site has predevelopment discharge to the canal. The SW Report indicates a post development discharge of approximately 20cfs meeting predevelopment discharge. A more detailed review will be forthcoming.
7. SLC PW recommends a meeting between the County and the City (Planning and Engineering) to discuss and outline particular processes and requirements to fulfill both community's needs.
8. Subsequent to TRC approval, the applicant may submit the required documents to Grant Chambers, P.E. in the SLC Engineering Division. Documents include a Right-of-Way permit application, two sets of plans, and other appropriate information. In accordance with the permit and Land Development Regulations, the applicant shall retain the EOR for the inspections and final certification. The County recommends recording of the plat be subsequent to posting roadway security.



TECHNICAL REVIEW COMMITTEE  
SLC PUBLIC WORKS

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**October 16, 2019**

**Project:** Minor Replat  
**Subject:** TRC Comments  
**To:** Brandon Creagan  
**From:** David Hays  
**Ref:** Proj. #19-05000002

1. Clearly identify the S. Jenkins Road Right-of-Way total width.
2. South Jenkins Road is identified on the County's Roadway Protection Map as a 4-lane Arterial/Collector roadway with an ultimate width of 160'. The re-plat indicates an existing 100' of right-of-way, 80' with an additional 20' previously dedicated. The site may be responsible for an additional 20' of dedication. The County will coordinate with the City on final determinations.



PUBLIC WORKS  
ENGINEERING DIVISION  
DEVELOPMENT REVIEW  
COMMITTEE

**October 14, 2019**

**Project:** Fort Pierce Charter School Boundary Survey  
**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 correct misspelling in Title of survey at the top of sheets 1and2.
- 2) Please remove Professional Engineers Seal in Title Block both sheets, and add Surveyors Seal.
- 3) Please sign survey for resubmittal.
- 4) Please correct LB number for set monumentation at S.W. corner of boundary.
- 5) Please check spelling of religious organization on survey, there are two different spellings in two locations on the survey map, on sheet two.
- 6) Please correct or rewrite Surveyors note 6.3 on sheet one to avoid confusion.
- 7) Please correct Surveyors note 10 on sheet one.

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)