



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

FORT PIERCE
Florida

To : Maria Lewicka, AICP

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

**RE : Single Family Home CU – 324 South Ocean Drive
TRC No. 20-04000002**

DATE : February 19, 2020

This is to advise you that we have completed the review of the following documents as received by this office on February 11, 2020:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Conditional Use w/New Construction 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"/> Approval of Conditional Use | <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 submitted survey and plans identified the existing drainage basin located directly adjacent to the property. Erosion and sedimentation control will be required to ensure no drainage issues to the drainage system during construction will occur.

JRA/VB/vb





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

Meeting Date: 2.20.20
Property Address: 324 S Ocean Dr. – CU with New Construction (ML)

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:

2/18/2020



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

Technical Review Committee meeting

February 20, 2019

TECHNICAL REVIEW PROJECT # 20-040000002

Conditional Use App. w/ New construction – 324 S Ocean Dr.

Comments

FPUA W/WW Engineering: Approved as Noted:

Staff has provided a map detailing the proposed locations for receiving water and wastewater service.

Water Service location and size assumes domestic use only. If fire protection is required, please contact James Carnes @ 466-1600 ext. 3472 to discuss in further detail.

FPUA Electric & Gas Engineering: Electric service is available to the site, from the existing pad mounted transformer (FPI #31434) at the SW corner of the property. FPUA will require a 6ft by 6ft wide utility easement for the existing electric facilities within the SW corner of the property. Please contact Sal Scimeca for project coordination.

Sal Scimeca

Engineering Technician II

Ft. Pierce Utilities Authority

sscimeca@fpu.com

772-466-1600 ext. 6957



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www.fpu.com



Reviewed by _____

Date _____

Proposed
1" UPON SERVICE
AND METERS (5/6 x 3/4)

SEE EXISTING
CONSTRUCTION LINE
(PP 15, 16, 17
PP 18, 19, 20)

LINE OF
ROOF
OVERHANG

CEMENT
FINISH

SINGLE
FAMILY
RESIDENCE

CARPORT FLOOR

LINE OF
WALKWAY ABOVE

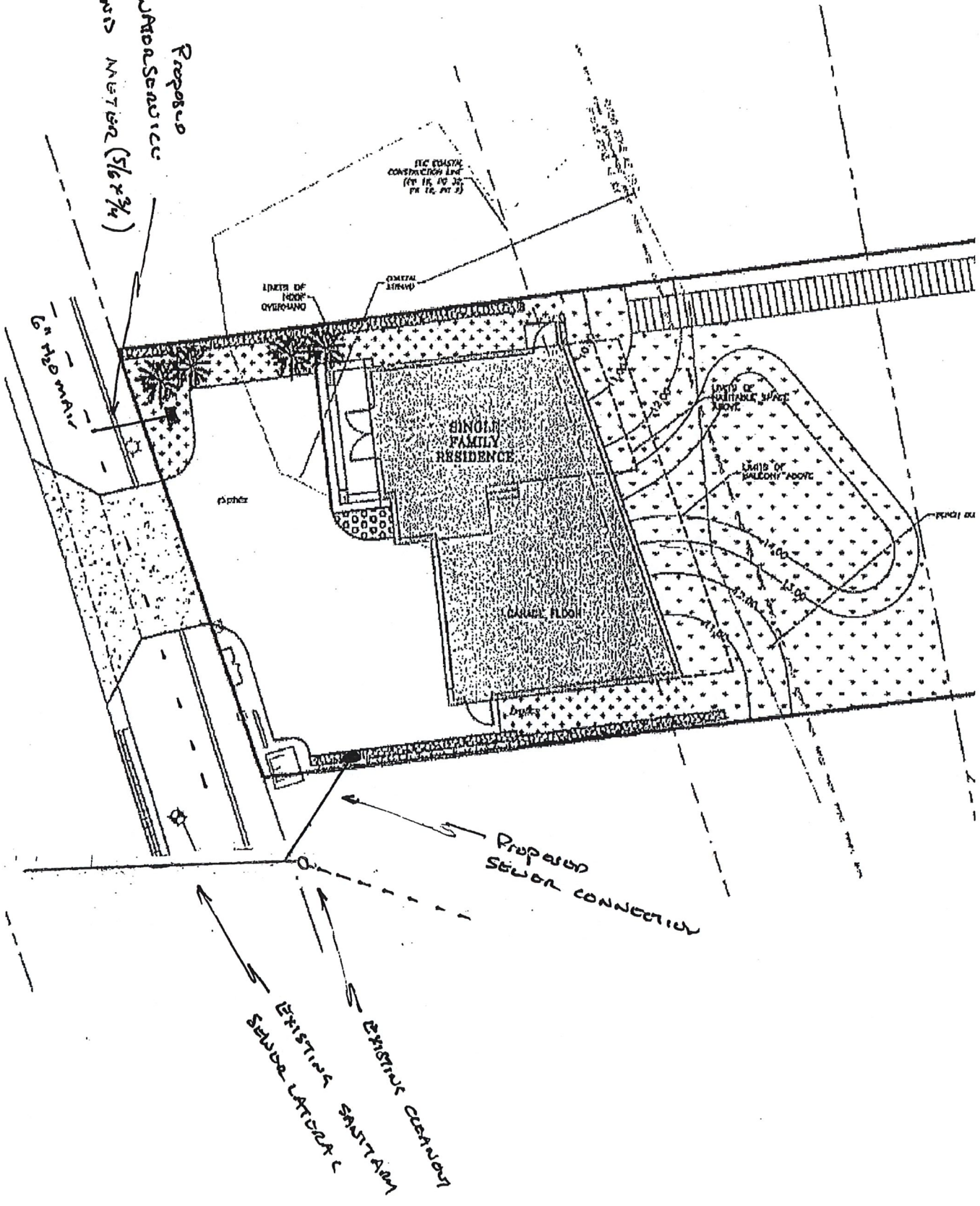
LINE OF
BALCONY ABOVE

FENCE OR

Proposed
SEWER CONNECTION

EXISTING SANITARY
SEWER LATERAL

EXISTING CEANARY





Technical Review Committee meeting

February 20th, 2020

Case # 20-04000002

Conditional use with new construction.

Private residence, 324 South Ocean Dr., FP.

Comments:

No additional comments at this time

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

From: SANDERS, MARVIN E.
Sent: Tuesday, February 11, 2020 11:37 AM
To: Maria Lewicka
Cc: Jennifer Hofmeister
Subject: TRC Review 20-04000002 324 S. Ocean Drive

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

The St. Lucie County School District has reviewed the above reference project and we do not have any comments or concerns.

Please feel free to contact me if you have any questions.

Marty E. Sanders, P.E.
Growth Management, Land Acquisition & Inter-Governmental Relations
School Board of St. Lucie County
9461 Brandywine Lane, Room 2-303
Port St. Lucie, FL 34986

office 772.429.7547
cell 772.216.5755

TO: Rebeca Guerra, AICP, LEED, Assistant Director
Brandon Creagan, LEED Green Associate, Planner
Vennis Gilmore, Planning Analyst

FROM: Kori Benton, AICP, Assistant Planning Manager

DATE: February 19, 2020

SUBJECT: Technical Review Committee (TRC) Comments
February 20, 2020 Agenda Items

The St. Lucie County Planning & Development Services Department has completed a review of the February 20, 2020 Technical Review Committee (TRC) Agenda, with the consolidated comments below:

- 4a. 324 S Ocean Drive TRC – No Comments
- 4b. 1225 Soltman Avenue TRC – No Comments

4c. Technical Review Project: # 20-07000003 (Major Site Plan & Design Review)
Review Comments

St. Lucie County staff completed a preliminary evaluation of the Traffic Impact Report prepared by Kimley-Horn in preparation of the Development Review application anticipated for filing with the City of Fort Pierce, and recommend evaluation by a specialized Traffic Consultant.

The proposed expansion is projected to result in 544-991 new daily trips, assuming the appropriate Independent Variable for the project is per 1,000 sq. ft. (Weekday, Fitted Curve – Average Rate). Due to the project scale, approved Mayfair @ Lawnwood Project (~216 residential units (Report based upon 266), proposed Veteran's ALF on N Lawnwood Circle (No traffic Statement/Report was provided in the recent TRC Distribution), and unlighted intersections to 25th Street affected, our team maintains a request for a third party review to be funded by the applicant.

- Please verify the quantity of patient beds/rooms proposed with the expansion. The floor plans and other exhibits suggest an expansion greater than 32 beds is proposed.
- The applicant is encouraged to avoid impacts to remaining native trees on site. Were the existing Pine Trees previously utilized for mitigation for past tree removal? The applicant is encouraged to consider a parking deck to reduce impacts to native trees and preserve green/open space on the campus.
- With the expansion of the non-residential use towards the western property lines, will a greater buffer be implemented along the western boundaries?

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