



Dreamchaser Preschool LLC
700 S. 33rd Street
Fort Pierce, FL. 34947

Re: Conditional Use with No New Construction – Dreamchaser Preschool – 505 N. 7th Street

Dear Dreamchaser Preschool LLC,

The following are comments from the Planning Department's review of the application for a Conditional Use with No New Construction in the R-4, Medium Density Residential Zone (If you are planning to submit a written response and any revisions to all responsible Departments, please do so by April 3rd, 2020):

- 1) Per City Code Section 22-60. – Off-Street Parking and Loading. (j) Lighting. Prior to Certificate of Occupancy, **please provide a Lighting Plan or a Certified Letter to ensure the minimum requirement of two (2) footcandles.**

- 2) Per City Code Section 22-62 Sidewalks. b) Applicability: In order to provide continual access for pedestrians, sidewalks and sidewalk linkages shall be required to be provided by the property owner or permit applicant when one of the following events occur: (4) Plans submitted for site plan, conditional use, PUD/PUR, and subdivision review. **Please install a sidewalk along Avenue E and Cedar Place connecting to the N. 7th Street existing sidewalk or please submit payment in-lieu to the City of Fort Pierce Engineering Department within ninety (90) days of Conditional Use Approval.**

If deemed necessary, please provide a written response to each comment in order to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3741 or by e-mail: vgilmore@cityoffortpierce.com.

Sincerely,

Vennis Gilmore
Planner



BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Dreamchasers Preschool – 505 N. 7th Street

REVIEW DATE: 3/6/2020

PLANNER: V. GILMORE

REVIEWED BY: Lt. Wayne Boyer

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

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- 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. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77k lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.**

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PUBLIC WORKS
ENGINEERING DIVISION
DEVELOPMENT REVIEW
COMMITTEE

March 17, 2020

Project: Dream Chaser Pre-School
Subject: SURVEY REVIEW
To: Vennis Gilmore
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) I have no comments for this Project.

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*

Vennis Gilmore

From: Grant M. Chambers <ChambersG@stlucieco.org>
Sent: Thursday, March 19, 2020 8:19 AM
To: Alicia Rosenthal
Cc: Brandon Creagan; Vennis Gilmore; David Hays
Subject: RE: TRC Comments for March Meeting

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. .

Good Morning,

St. Lucie County Public Works does not have any comments regarding these projects at this time.

Thank you,

Grant Chambers, P.E. | Civil Engineer | Water Quality/Land Development Division

Ph: 772-462-1707 | Direct: 772-462-2741 | 2300 Virginia Ave. Fort Pierce 34982

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From: Alicia Rosenthal [mailto:arosenthal@cityoffortpierce.com]

Sent: Tuesday, March 17, 2020 11:39 AM

To: Benjamin Balcer <BalcerB@stlucieco.org>; Grant M. Chambers <ChambersG@stlucieco.org>; David Hays <haysd@stlucieco.org>; Edward DeFini <DeFiniE@stlucieco.org>; Murriah Dekle <DekleM@stlucieco.org>; dhobleyburney@fppd.org; Yi Ding <DingY@stlucieco.org>; djohnson <djohnson@fppwd.com>; dspotts@fppd.org; FPUA <WWW_FPUA@fpua.com>; Jodi Nentwick <NentwickJ@stlucieco.org>; Jason Mittler <jmittler@fpua.com>; jcarnes@fpua.com; Javier Cisneros <jcisneros@fpua.com>; jschramm@fppd.org; Julie Bye <jbye@cityoffortpierce.com>; Karen Murphy <kmurphy@cityoffortpierce.com>; Kenny Norris <knorris@fppd.org>; Keymail FPUA <keymail@fpua.com>; Kori Benton <bentonk@stlucieco.org>; Larry Lammers <lammers@fpua.com>; Leslie Olson <OlsonL@stlucieco.org>; Linda Pendarvis <pendarvisl@stlucieco.org>; Lydia Santiago (lsantiago@fpua.com) <lsantiago@fpua.com>; Martha Kerr <mkerr@fpua.com>; Marty Sanders <Marty.Sanders@stlucieschools.org>; Mike Reals <mreals@cityoffortpierce.com>; Paul Bertram <pbertram@cityoffortpierce.com>; Paul Laguerre <plaguerre@fpua.com>; Paul Thomas <pthomas@cityoffortpierce.com>; Peggy Arraiz <parraiz@cityoffortpierce.com>; Peter Buchwald <BuchwaldP@stlucieco.org>; R Ridle <riddle@fppd.org>; Rod Reed <ReedR@stlucieco.org>; Tracy Telle <ttelle@cityoffortpierce.com>; Venetia Barnes <vbarnes@cityoffortpierce.com>; Wayne Boyer <wboyer@slcfd.org>

Cc: Brandon Creagan <bcreagan@cityoffortpierce.com>; Jennifer Hofmeister <jhofmeister@cityoffortpierce.com>; Maria Lewicka <mlewicka@cityoffortpierce.com>; Rebeca Guerra <rguerra@cityoffortpierce.com>; Vennis Gilmore <vgilmore@cityoffortpierce.com>

Subject: TRC Comments for March Meeting



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

Florida

Technical Review Committee meeting

February 20th, 2020

Case # 20-04000003

Conditional use.

Dreamchasers preschool, 505 North 7th Street.

Comments:

Temporary approval granted at this time but a final approval is pending until a photometric plan can be produced to indicate that property is illuminated to or beyond city code requirements.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

Vennis Gilmore

From: SANDERS, MARVIN E. <marvin.sanders@stlucieschools.org>
Sent: Monday, March 09, 2020 9:54 AM
To: Vennis Gilmore
Subject: Conditional Use - Dreamchasers Preschool - 505 N. 7th Street 20-0400003

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The St. Lucie County School District has reviewed the above reference project and have 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



9461 Brandywine Ln
Port St Lucie, FL 34986



office 772.429.7547
cell 772.216.5755





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

Technical Review Committee meeting

March 19, 2019

TECHNICAL REVIEW PROJECT # #20-04000003 (Conditional Use)

Conditional Use – Dreamchasers Preschool – 505 N. 7th Street

Comments

FPUA W/WW Engineering: No comment

FPUA Electric & Gas Engineering: No comment



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THE SUNRISE CITY
FORT PIERCE
 ENGINEERING
 DEPARTMENT

Florida

TO : Vennis Gilmore, Planner

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

**RE : Dreamchasers Preschool – 505 N. 7th Street
 Conditional Use Application - TRC No. 20-04000003**

RECEIVED

CITY OF FORT PIERCE
 PLANNING & ZONING

DATE : March 25, 2020

This is to advise you that we have completed the review of the following documents as received by this office on March 23, 2020:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Conditional Use 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"/> 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

JRA/vb/vb

Q:\ENGINEERING\Site Development Projects\D\dreamchasers Preschool\CU\CU Approval w-Conditions - 032520.docx



THE SUNRISE CITY
FORT PIERCE
CITY MANAGER'S OFFICE *Florida*

TO : Jennifer Hofmeister, Planning Director and Paul Thomas, Building Official
THROUGH : Nicholas C. Mimms, P.E., City Manager *ncm*
FROM : Audria Moore-Wells, Special Projects Coordinator *AMW*
RE : **505 North 7th Street Parking Lot – RFP No. 2018-049**
DATE : March 16, 2020

At the direction of City Manager Nicholas Mimms, the following permission is granted to Ms. Maloma Peterkin-Young regarding the parking lot (Parcel ID: 2410-601-0137-000-9) adjacent to 505 N. 7th Street:

- utilize this city-owned parcel for the parking needs of the business at no cost
- utilize this parcel for all required parking calculations

In addition, the City of Fort Pierce will maintain the parking lot until ownership is formally disposed.

c: Johnna Morris, Finance Director
Gelencia Carter, Purchasing Manager