



July 16, 2020

Michael Sanchez/Managed Land Entitlements  
3710 Buckeye Street, Suite 100  
Palm Beach Gardens, FL 33410

**Subject: 3000 Okeechobee Road – TRC Comments for July 16th, 2020 conference call**

City of Fort Pierce Planning Department

1. Install a landscaped area around the proposed monument sign base which extends a minimum distance of three (3) feet in all directions. Such landscaped area shall be completely covered by ground cover and shrubs, hedges or similar vegetative materials. Vegetation in the area surrounding said sign shall be maintained at a height of less than twelve (12) inches.
2. Provide a separate gated entrance to the refuse collection areas for resident and employee access.
3. Pursuant to City Code Section 22-62(b)(4) Sidewalks. 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 plans are submitted for condition use applications or pay a payment into the city sidewalk fund pursuant to City Code Section 22-62(g).

**Please submit payment in-lieu for sidewalks that would be otherwise required along S. 31<sup>st</sup> Street and the Southwest corner of the subject property to the City of Fort Pierce within ninety (90) days of Conditional Use Approval.**

4. Please note that the City of Fort Pierce will have a new Code of Ordinances effective July 20, 2020. This new code represents a renumbering and reshuffling of code sections from what the current code reflects. The new Planning sections will start with Chapter 111, which is Historic Preservation through Chapter 125, which is Zoning. Should you have any questions; the new proposed code can be found on the City Website, under Agenda & Minutes, City Commission 7/6/2020, Item 12(i).

### Fort Pierce Engineering Department

Recommends approval.

*Advisory Comment: 1. The drainage plan was reviewed as a conceptual plan and will be further reviewed at time of Building Permit submittal.*

### Fort Pierce Utility Authority

FPUA W/WW Engineering: Water and sewer services are available to serve this location. Please Submit 3 complete sets of utility construction plan along with a completed commercial service application to Water and Wastewater Engineering for review at 1701 S 37th Street Fort Pierce Florida. For more information, please contact John Biggs at 772 466 1600 ext. 3474 or click on the following link below: <https://www.fpu.com/Business/StartStopNewServices/DevelopmentServicesResponsibilitiesWWW.asp>

FPUA Electric & Gas Engineering: Approved - Electric service is available to the site (from S. 33rd Street and Nebraska Avenue). Please provide electric load information for the AutoCAD drawing. Customer will be responsible for all transformer pads, conduits and secondary conductors. For more information and project coordination, please contact Sal Scimeca. Engineering Technician II Electric and Gas Engineering 1701 S. 37th Street, Fort Pierce, FL 34947 sscimeca@fpu.com Office: (772)466-1600 Ext. 6957

Gas service is available to the site (from S. 33rd Street and Nebraska Avenue). Please provide a copy of the gas riser diagram with the anticipated load (if developer is interested in natural gas service to the propose complex). For more information and incentive available, please contact Billy Dupre. Business Development Representative Gas Operations 1701 S. 37th Street, Fort Pierce, FL 34947 Bdupre@fpu.com Office: (772)-466-1600 Ext.4705

Utility easement will be required for all propose FPUA electric and gas facilities within the site. If the developer should have any questions, please have them contact individuals listed above. Attached are copies of the FPUA GIS Maps (Electric and Gas).

\*\*\*Please see attached utility maps of the area.\*\*\*

### Fort Pierce Building Department

The 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.

### Fort Pierce Police Department

Overall, a very nice project and site plan that would, once finished, bring "substantial enhancement to the area" as stated in the project narrative.

I do, however, have one concern. It is to do with the "indented, mini-courtyard like" area in the center of each of the apartment structures. That indented area is part of the building's design and is shown on the "front elevation" and floor plans. Specifically, it is the open courtyard like space that is between the two "one bedroom" apartment units. Even though there are a total of four (or six in the 3 story building) windows (located in "bedroom 3" of the

3 bedroom apartment units) which allow residents to see into that courtyard like area, it is still an area that may have potential use for nefarious activity as it offers a fair amount of concealment. The "indent" creates an area that may offer cover for abnormal users and unwanted activities.

One suggestion to mitigate this concern is to place an additional window in each of the one bedroom apartment's bedroom on the wall that currently does not feature a window. This will allow for greater levels of natural surveillance by residents into that courtyard area which would aide in the deterrence of unwanted activities. Additionally, consider some form of pedestrian scale illumination to ensure that courtyard area receives adequate illumination to deter (or identify) unwanted activities (but with consideration to light trespass into the bedrooms)

Officer Damian Spotts  
Crime Prevention Practitioner  
Fort Pierce Police Department.

City of Fort Pierce Arborist

\*\*\*Please contact Paul Bertram for further review. He will need to send the Planning Department his comments as well.\*\*\*

Paul Bertram  
Office: 772-467-3821  
Email: PBertram@cityoffortpierce.com

St. Lucie County Planning Department

No Comments

St. Lucie County PW/Engineering

1. A County Roadway Improvement Agreement, Right-of-Way permit, and bond will be required for turn lane construction to Okeechobee Road. Plans and cost estimates should be provided to Grant Chambers, P.E. at [chambersg@stlucieco.org](mailto:chambersg@stlucieco.org).
2. The County asks to be copied on the correspondence regarding the City's review of the traffic impact analysis.

City Clerk Office

No Comments

St Lucie County Fire District

This entity had issues opening your file packet, please contact Lieutenant Wayne Boyer:

Lieutenant Wayne Boyer, M.S., FO, C.F.E.I.  
Water Supply Officer  
Community Risk Reduction Bureau  
St. Lucie County Fire District  
Office: 772-621-3322 Mobile: 772-631-8877  
Email: WBoyer@slcfd.org

\*\*\*Lieutenant Boyd will need to send the Planning Department his comments as well.\*\*\*

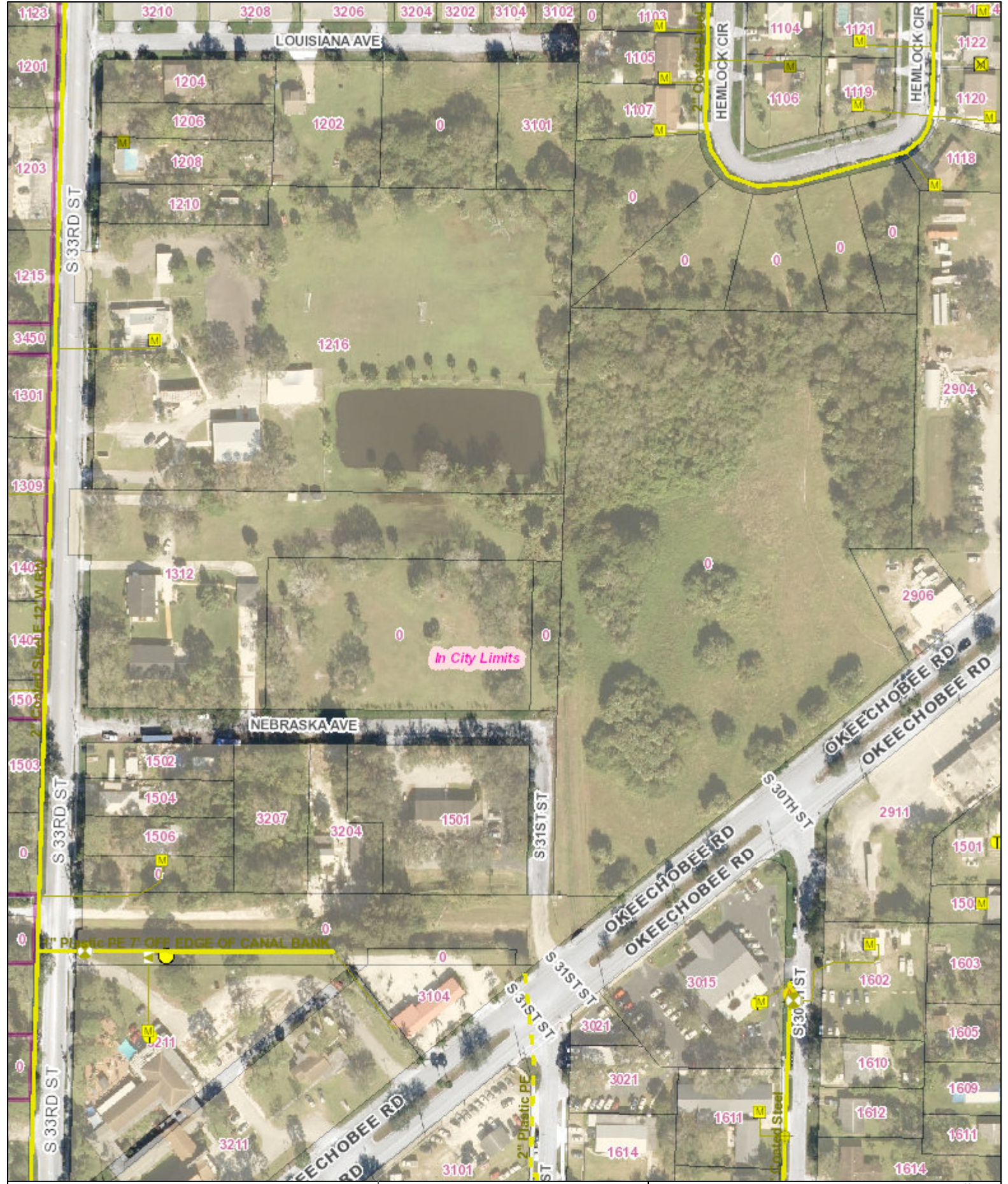
Code Enforcement

No Comments

Florida Department of Transportation

No Comments





**Legend**

Electric Primary Wire	Pole	Valves
Transmission Wire	Fuse	Gas
Gas Main	Water	Fire Hydrant
Fiber Optic Cable	Well	Raw Water
Potable Water Main	Lift Station	Waste Water
Raw Water Main	Overhead	Pad Mount
Wastewater Force Main	Transformer	
WW Gravity Main	Transformer	

**Disclaimer:**  
 The data contained herein is offered "as is", with no claim or warranty as to its accuracy or completeness. The data is for reference only and should not be considered to be of survey precision. Due to formatting restrictions, the information provided in the map may not be represented in the legend.

**811**  
 Know what's below.  
 Call before you dig.

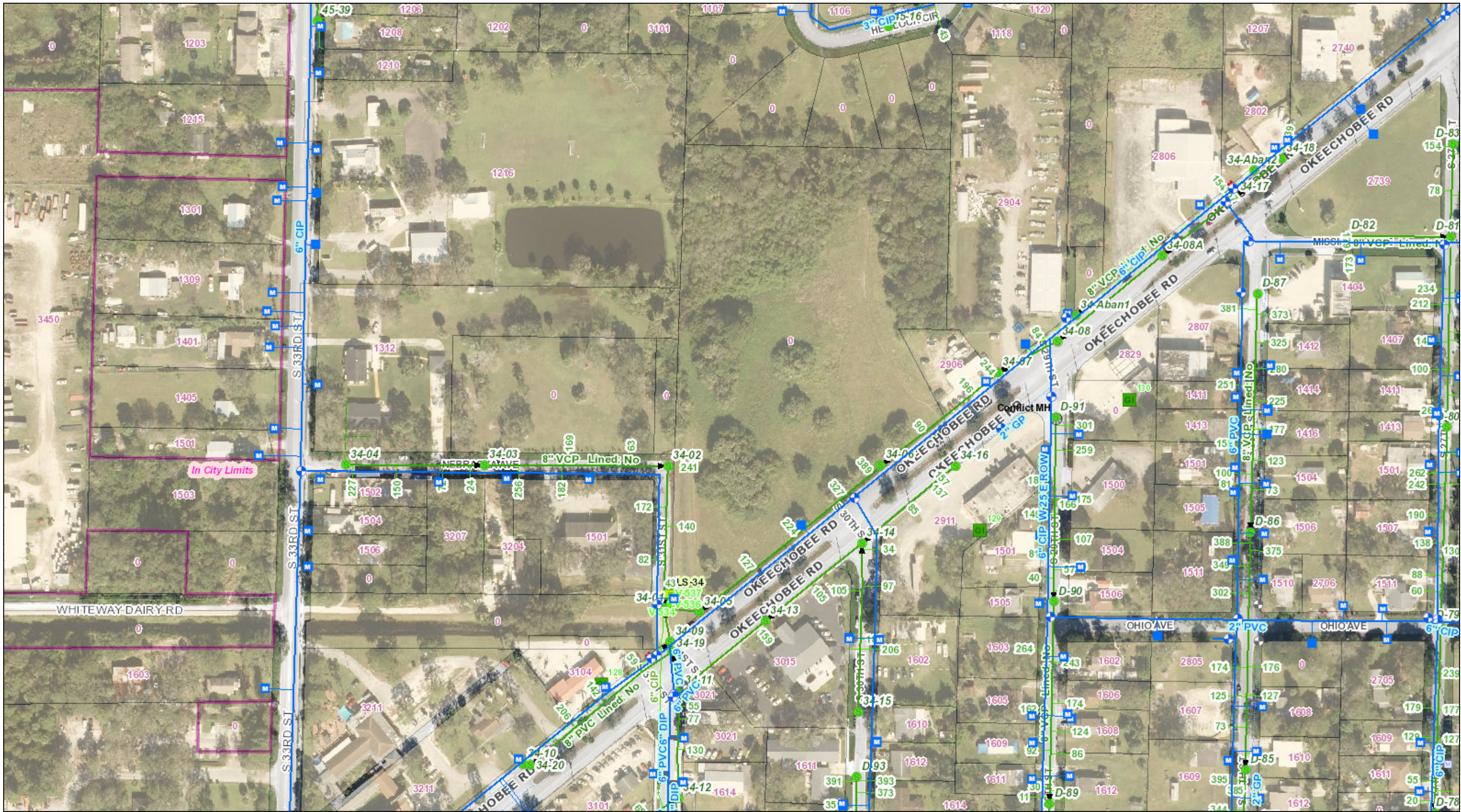
Date: 7/6/2020

**FPUA Utility Map**

1 inch = 181 feet

Create d By: \_\_\_\_\_  
 Name

(772) 466-1600  
 FAX (772) 461-1938



Legend	
	Electric Primary Wire
	Transmission Wire
	Gas Main
	Fiber Optic Cable
	Potable Water Main
	Raw Water Main
	Wastewater Force Main
	WW Gravity Main
	Pole
	Fuse
	Overhead
	Pad Mount
	Valves Gas
	Water
	Raw Water
	Waste Water
	Fire Hydrant
	Well
	Lift Station
	Transformers

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Date: 7/7/2020

Created By:  
 Name

**FPUA Utility Map**  
 1 inch = 170 feet  
 (772) 466-1600  
 FAX (772) 461-1938