



July 30, 2020

Brandon Creagan
Planning Department
City of Fort Pierce
100 North U.S. 1
Fort Pierce, FL 34950

RE: Blue Sky Landing – Technical Review Project:# 20-07000004

Dear Mr. Creagan:

Below, please find responses to the staff review comments related to the Major Site Plan application for Blue Sky Landing issued on June 17, 2020.

Fort Pierce Planning:

1. Are you providing a water feature for the lake in the rear of the property?

Response: As coordinated with the Planning department, no water feature or walking path are proposed at the northwestern lake on the property. Due to safety and security concerns regarding the distance of the lake from the rest of the community, the developer does not want to encourage activity at that location. Instead, the phase line has been adjusted in order to include the walking path around the central lake within Phase 1, further enhancing this lake as an amenity and encouraging use.

2. It appears that there is a pedestrian access for the dumpster enclosure, can you confirm this. Will trash be thrown away in one central location in each building or will the whole development use the one dumpster enclosure that is denoted on the plans?

Response: The site plan has been revised to show a dumpster enclosure for each building in the development. Pedestrian access has been provided for each enclosure.

3. Provide more benches around the lakes/community, especially the lake in the rear of the property to provide an opportunity for someone who is exercising to sit down?

Response: The site plan has been revised to add benches at Building C and Building D, as well as a gazebo adjacent to the tot lot, all overlooking the central lake.

4. A Landscape Bond will need to be provided at the time of Certificate of Occupancy for each building pursuant to City Code 22-180. The Landscape Bond for the common areas, clubhouse, lakes, & parking areas shall be submitted before the Certificate of Occupancy is issued for the first building in each phase.

Response: Acknowledged.

5. It is noted that the McNeil Road R.O.W. is not in the control of the developer and is owned by the Portofino Landings CDD. Has there been any discussions about putting sidewalks along this R.O.W. to improve pedestrian connectivity in the area?

Response: As coordinated with the Planning department, a sidewalk will not be proposed along



the McNeil Road right-of-way, as this portion is owned by the Portofino Landings CDD. Instead, a striped crosswalk is being provided at our main entry so that our residents can easily reach the existing sidewalk along the east side of McNeil Road.

6. Put stop signs and stop bars at the entrance of the development to mitigate potential traffic conflicts.

Response: **Acknowledged. The site plan has been revised to add stop signs and stop bars at the entrance.**

7. Consider adding some lighting along the path that goes around the lake in the rear of the property for safety. Is there lighting proposed around the tot lot or the pool? If not, this should also be considered for safety.

Response: **Acknowledged. The developer does not want to encourage any traffic at night along the rear lake, but will comply with all City of Fort Pierce lighting requirements for the property.**

8. A Tree Survey/Mitigation Plan shall be submitted in accordance with City Code 22- 191 through 22-194. Please coordinate with the City Arborist Paul Bertram. Overall, the landscape Plan looks great.

Response: **The tree survey/mitigation plan, as well as email confirmation of acceptance from the City arborist, have been provided with the resubmittal.**

9. Review Chapter 15 of the City Code for sign requirements to ensure the proposed signs meet the requirements of the code section as proposed.

Response: **The preliminary sign detail has been revised to demonstrate the City of Fort Pierce code requirements.**

10. Add a page to the landscape plan that shows the cross section for the landscape buffer.

Response: **Acknowledged. The landscape plans have been revised to show a cross section for the proposed landscape buffer on sheet LP-3.01.**

11. Provide an additional phasing sheet that is color coded for each phase. This will act as a visual aid.

Response: **The requested phasing exhibit has been included with the resubmittal.**

12. Provide a map that shows the transit stop that is within ¼ mile of the site that is being utilized to obtain the density bonus pursuant to City Code 22-72.

Response: **The requested exhibit, showing proximity to the transit stop being utilized to obtain density bonus pursuant to City Code 22-72, has been included with the resubmittal.**

Fort Pierce City Arborist

1. Tree Survey

Response: **The tree survey/mitigation plan, as well as email confirmation of acceptance from the City arborist, have been provided with the resubmittal.**



2. Site inspection with Landscape Architect to verify condition of trees to be saved and or relocated.

Response: The tree survey/mitigation plan has been coordinated with the City arborist per discussion via phone and email coordination.

3. Substitute Red Maple for Cypress or Coastal Plain Willow around retention area.

Response: Acknowledged. The landscape plans have been revised to show the requested substitution.

4. Good to see the Magnolia and the Live Oak trees at 3.5 "caliber minimum.

Response: Acknowledged.

5. Simpson's Stopper is going to be high maintenance around the retention area. Suggest using a native slow growing species maybe Muhly grass mixed with a Saw Palmetto.

Response: Acknowledged. The landscape plans have been revised to show the requested substitution for native species.

Engineering Department – Recommend Approval of Site Plan

1. Advisory Comment - The boundary and topographic survey was not signed and sealed. At time of Building Permit submittal please provide a signed and sealed survey in accordance with the City of Fort Pierce Code of Ordinances Section 17-27(a)(7).

Response: Acknowledged.

Building Department

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.

Response: Acknowledged.

2. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

Response: Acknowledged.

3. Flood Development Permit required.

Response: Per coordination with Building Department reviewer, Flood Development permit is not required for this property.

Additional Comments/Requirements: F.D.E.P. Approval required.



Response: Per coordination with Building Department reviewer, F.D.E.P. approval is not required for this property.

Fort Pierce Police Department: Crime Prevention Practitioner

1. No comments at this time.

Response: Acknowledged.

Fort Pierce Utilities Authority (FPUA)

1. FPUA W/WW Engineering: Water and sewer services are available to serve this location. A predesign meeting is strongly recommended for this project, because of the following:
 - FPUA has a 10' utility easement with an 8" force main through the subject property, which needs to be taken into consideration during site plan development.
 - There is a stub out that is approximately 11 feet deep to provide gravity sewer connection
 - There is water blow off and valve on the western property line to provide loop water system

The developer will be required to 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.fpua.com/Business/StartStopNewServices/DevelopmentServicesResponsibilitiesWWW.aspx>

Response: Acknowledged. A pre-design meeting with FPUA and representative John Biggs was held on July 9th, 2020 to coordinate the above comments.

2. FPUA Electric & Gas Engineering: Approved. Electric service is available to the site (along the west side of McNeil Road). Please provide electric load information for the new services and AutoCAD drawing.

FPUA will need to know the total number of electric services for the propose project. In addition to the proposed 164 services. Such as irrigation, lift station, entrance gates, street lights, etc.

FPUA will need a 10-ft-wide utility easement for the new electric underground distribution lines and equipment's.

Customer will be responsible for all conduits (primary and secondary), transformer pad and secondary conductors.

Customer surveyor to stake all propose electric equipment's and hand hole locations.

For more information and project coordination, please contact Sal Scimeca, Engineering Technician II @ (772)466-1600 Ext. 6957

Response: Acknowledged.

SLC Public Works

1. The applicant has acknowledged the required 10 FT Right-of-Way dedication along Swain road. Please coordinate with the County's Property Acquisitions Department. The



contact for the County is JoAnn Riley at 772-462-2825 or rileyj@stlucieco.org.

Response: Acknowledged. The applicant has reached out to JoAnn Riley as instructed, with no additional requirements for the 10 ft right-of-way dedication along Swain Road at this time.

SLC Bureau of Fire Prevention

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.slcf.com/permits.htm>

Response: Acknowledged. The application has been included with the resubmittal.

2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.

Response: Acknowledged. The check for the Fire District review fee was mailed to SLCFD, with receipt confirmed by Wayne Boyer on July 30th, 2020.

3. Please provide an electronic copy of the Site Plan (pdf format).

Response: Acknowledged. An electronic copy of the Site Plan has been included with the resubmittal.

4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.

Response: Acknowledged. To be addressed at time of building permit as required.

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".

Response: Acknowledged. To be addressed at time of building permit as required.

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.

Response: Acknowledged. To be addressed at time of building permit as required.

7. Fire department connections shall be located on the street side of buildings and shall be located and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects, including buildings, fences, landscaping, or other fire department connections. The locations of connections shall be based upon the access requirements of the fire department.

Response: Acknowledged. To be addressed at time of building permit as required.

8. The distance allowed between the fire department connection and a fire hydrant shall be no



more than one hundred fifty (150) feet as a vehicle travels.

Response: Acknowledged. To be addressed at time of building permit as required.

9. Security gates must either be manned 24 hour/day or provide an access control key switch on the control panel to allow for Fire Department entry in an emergency. Security gates must maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power.

Response: Acknowledged. To be addressed at time of building permit as required.

If you have any questions or would like to discuss any of the responses or resubmittal documents contained herein, please do not hesitate to contact me. Thank you and we look forward to continuing to work with the City of Fort Pierce on this project.

Sincerely,

WGI

A handwritten signature in blue ink, appearing to read 'Jerrod Purser'. The signature is fluid and cursive.

Jerrod Purser, PLA
Project Manager