



June 17, 2020

Blue Sky Communities
5300 W Cypress Street, Suite 200
Tampa, FL 33607

SUBJECT: Blue Sky Landing
TECHNICAL REVIEW PROJECT: # 20-07000004

Fort Pierce Planning:

1. Are you providing a water feature for the lake in the rear of the property?
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?
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?
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.
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?
6. Put stop signs and stop bars at the entrance of the development to mitigate potential traffic conflicts.
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.
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.
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.

10. Add a page to the landscape plan that shows the cross section for the landscape buffer.
11. Provide an additional phasing sheet that is color coded for each phase. This will act as a visual aid
12. Provide a map that shows the transit stop that is within $\frac{1}{4}$ mile of the site that is being utilized to obtain the density bonus pursuant to City Code 22-72.

Please provide a written response to all TRC comments and provide an electronic submittal of materials. 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-ftpirce.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brandon Creagan".

Brandon Creagan, LEED Green Associate
Planner

Fort Pierce City Arborist

Paul Bertram

Blue Sky Landing (McNeil Road)

1. Tree survey
2. Site inspection with Landscape Architect to verify condition of trees to be saved and or relocated.
3. Substitute Red Maple for Cypress or Coastal Plain Willow around retention area.
4. Good to see the Magnolia and the Live Oak trees at 3.5 "caliber minimum.
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.



THE SUNRISE CITY

FORT PIERCE

ENGINEERING
DEPARTMENT

Florida

TO : Brandon Creagan, Planner

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

**RE : Blue Sky Landing Major Site Plan – McNeil Road
TRC No. 20-07000004**

DATE : June 17, 2020

This is to advise you that we have completed the review of the following documents as received by this office on June 9, 2020:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Site Plan | <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 Site Plan | <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 advisory comments

ENGINEERING COMMENTS:

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).

JRA/TST/tst

+5



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

RECEIVED
JUN 10 2020
CITY OF FORT PIERCE
PLANNING & ZONING

Meeting Date: 6.11.20
Property Address: Blue Sky Landing 2419-211-0004-0008 Major Site Plan

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:

F.D.P. Approval required

Building Official's or Representative's Signature _____ Date: *6/9/20*



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

Florida

Technical Review Committee meeting

June 18th, 2020

Case # 20-07000004

Planner: Brandon Creagan

Major Site Plan

Blue Sky Landing, McNeil Road near Wal-Mart, Ft. Pierce.

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

Technical Review Committee Meeting

June 18, 2020

TECHNICAL REVIEW PROJECT # 20-07000004

Major Site Plan – Blue Sky Landing – 2419-211-0004-000-8

Comments

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>

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.

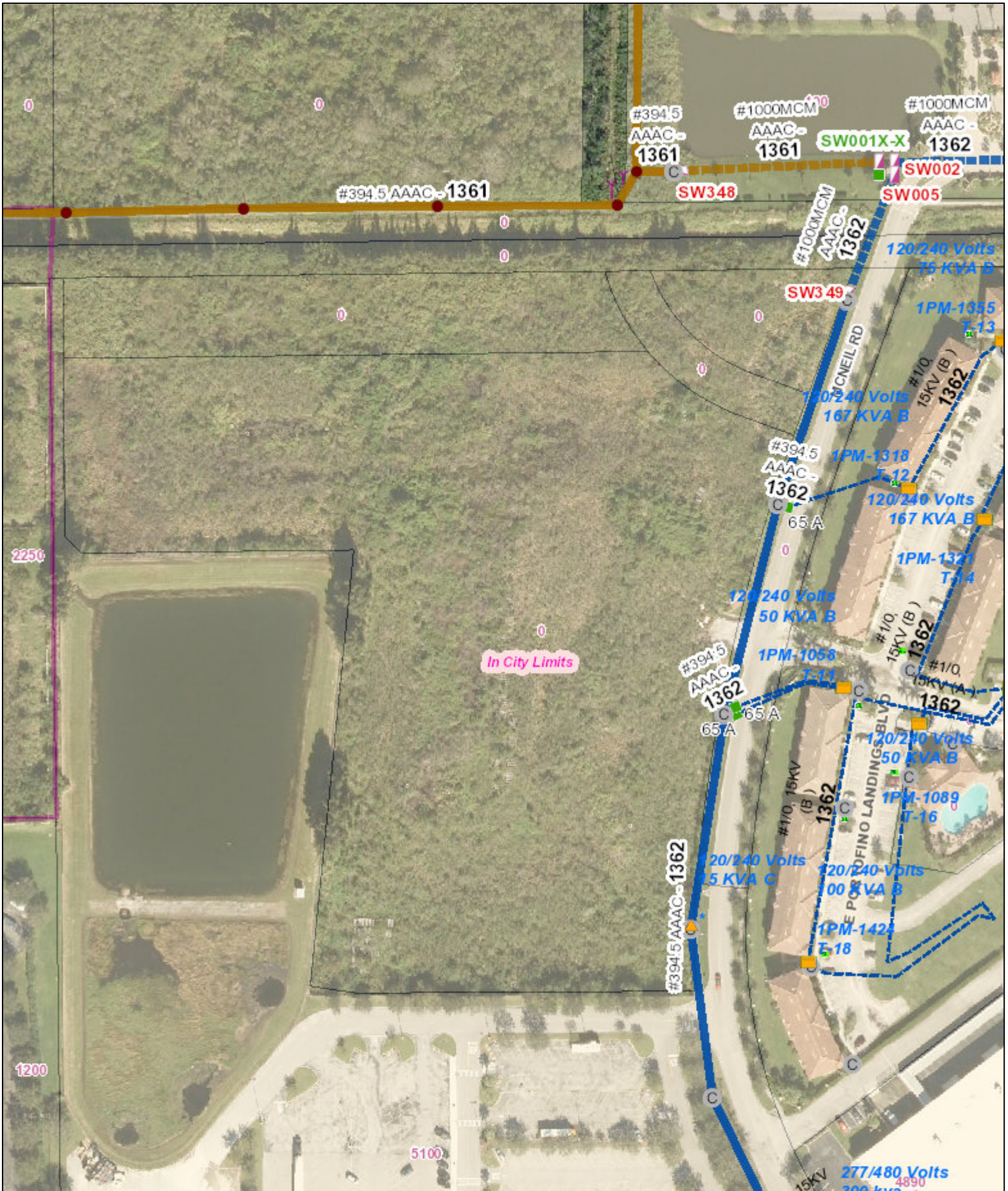
FPUA will need to know the total number of electric services for the propose project. In addition to the proposed 164 services. Such as irrigation, lift station, entrance gates, street lights, etc.

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



Legend

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

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: 4/1/2020

FPUA Utility Map

1 inch = 160 feet

Create d By: _____
 Name

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



June 17, 2020

Project: Blue Sky Communities
Subject: Development Application Comments
To: Brandon Creagan
From: Grant Chambers

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.



BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Site Plan-Blue Sky Apartments

REVIEW DATE: June 17, 2020, June 20, 2019

PLANNER: BRANDON CREAGAN / MARIA LEWICKA

REVIEWED BY: Captain Paul Iangel

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.**



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. **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.**
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.**
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.**

[EXTERNAL] RE: Blue Sky Landing - TRC #20-07000004



Paul Bertram <pbertram@cityoffortpierce.com>

To: Jerrod Purser

Good morning Jerrod,

Yes, I reviewed everything looks good.

From: Jerrod Purser <Jerrod.Purser@wginc.com>

Sent: Tuesday, July 21, 2020 3:19 PM

To: Paul Bertram <pbertram@cityoffortpierce.com>

Cc: Rick Harman <Rick.Harman@wginc.com>

Subject: RE: Blue Sky Landing - TRC #20-07000004

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. .

Hi Paul,

I haven't heard back on the tree survey/mitigation. Please give me a call, or confirm by email that the tree inventory plans are acceptable.

Thanks.

Jerrod



Jerrod Purser, PLA

Project Manager

2035 Vista Parkway
West Palm Beach, FL 33411

561.687.2220 | 561.537.4533 (direct)

