



August 25, 2020

William Stoddard, Ph.D., P.E.  
1717 Indian River Blvd, Suite 201  
Vero Beach, FL 32960

**Subject: Conditional Use & Design Review - 2412-501-0123-000-7  
Technical Review Project # 20-04000015**

**Fort Pierce Planning:**

1. Obtain the approval of the Florida Department of Environmental Protection for construction activities seaward of the Coastal Construction Control Line before construction activities can commence.

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@cityoffortpierce.com](mailto:bcreagan@cityoffortpierce.com).

Sincerely,

Brandon Creagan, LEED Green Associate

Planner



THE SUNRISE CITY  
**FORT PIERCE**  
ENGINEERING  
DEPARTMENT

**FORT PIERCE**  
*Florida*

**To : Brandon Creagan, Planner**

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

**RE : Hofer Residence – Surfside Drive  
Conditional Use - TRC No. 20-04000015**

**DATE : September 16, 2020**

This is to advise you that we have completed the review of the following documents as received by this office on September 9, 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/TST/tt

Q:\ENGINEERING\Site Development Projects\H\Hofer Residence\CU\Submittal No. 1 - 090320\CU Approval - 091620.docx



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

Meeting Date: 9.17.20  
Property Address: Conditional Use – Single Family Home – Parcel ID: 2412-501-0123-000

*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 6<sup>th</sup> 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: \_\_\_\_\_

9/9/2020



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

## Technical Review Committee Meeting

September 17, 2020

TECHNICAL REVIEW PROJECT # 20-04000015

Conditional Use – Single Family Home – Parcel ID: 2412-501-0123-000-7

### Comments

FPUA W/WW Engineering: [Approved as Noted:](#)

1. Water and Wastewater Service is available to the subject property. Applicant is required to visit 206 South 6th Street (FPUA's Customer Service Building) to set up a utility account and address the required fees. Fees will include (but not limited to): installation of a residential water service from the existing water main to the subject site, and installation of the sanitary sewer service from the existing gravity sewer main to the subject property.
2. The water meter and wastewater cleanout must be on private property and must be freely accessible from the public right-of-way for maintenance and billing purposes. The Applicant's plumber is responsible for contacting Robert Eschmann @ (772) 466-1600 ext. 5520 to schedule a sewer tap inspection. The plumber must be present for the inspection with the connection fully exposed for inspection purposes. Ferncos are not allowed to be used for connection of applicant's private lateral to FPUA's point of service. Ensure that FPUA Detail S-4A is strictly adhered to when restoring the excavation after the inspection is complete.

FPUA Electric & Gas Engineering: Approved - Electric service is available from the SW corner (FPI 11714) of the parcel. Please provide electric load information for the new services and AutoCAD drawing. Customer will be responsible for all conduits and secondary conductors. For more information and project coordination, please contact Sal Scimeca.

Sal Scimeca

Engineering Technician II

Electric and Gas Engineering

1701 S. 37th Street, Fort Pierce, FL 34947

[sscimeca@fpua.com](mailto:sscimeca@fpua.com)

Office: (772)466-1600 Ext. 6957

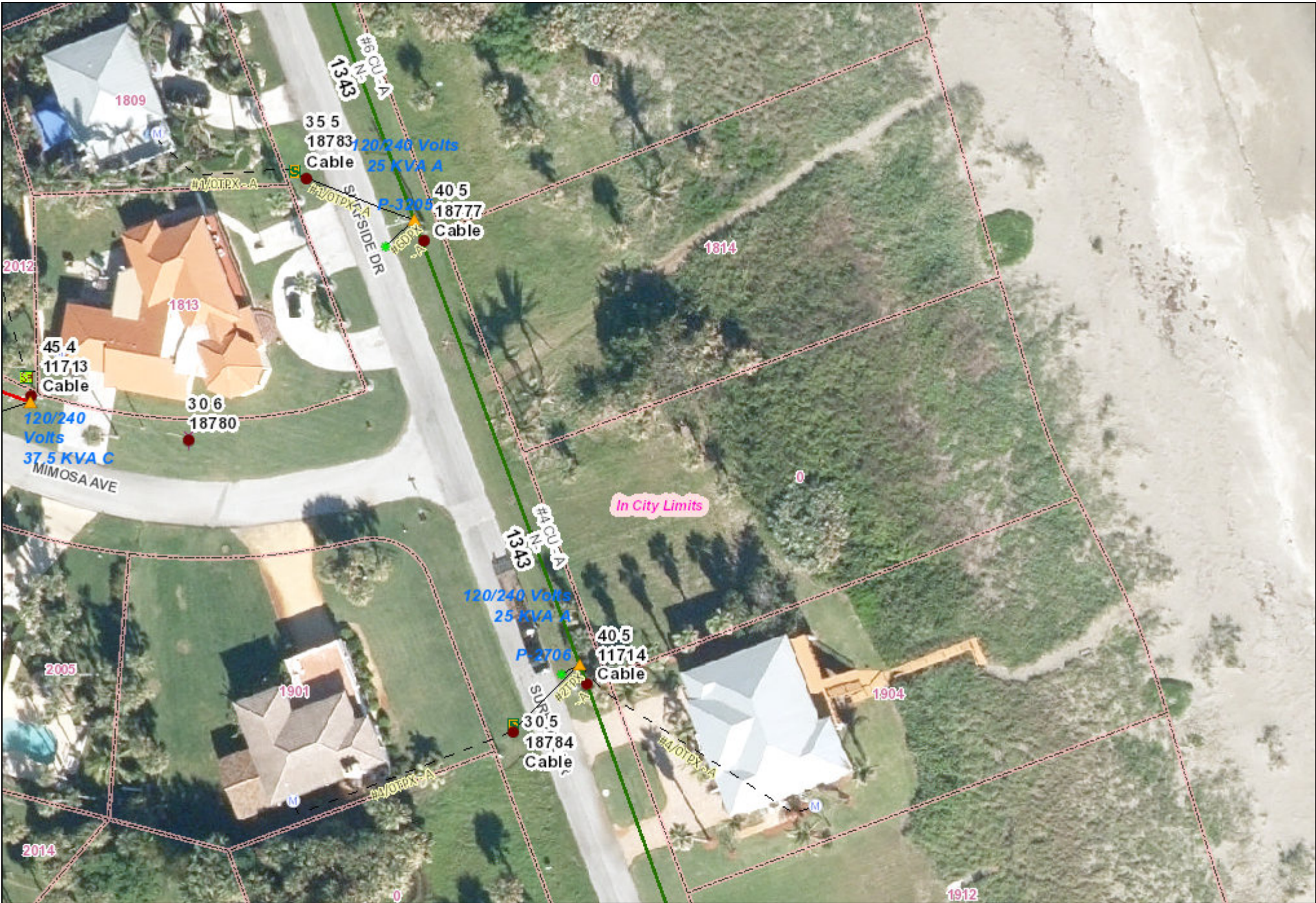
Please find attached a copy of the FPUA GIS map (Electric).



Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.

[www.fpua.com](http://www.fpua.com)





**Legend**

- |                       |              |             |              |
|-----------------------|--------------|-------------|--------------|
| Electric Primary Wire | Pole         | Valves      | Fire Hydrant |
| Transmission Wire     | Fuse         | Water       | Well         |
| Gas Main              | Transformers | Raw Water   | Lift Station |
| Fiber Optic Cable     | Overhead     | Waste Water |              |
| Potable Water Main    | Pad Mount    |             |              |
| Raw Water Main        |              |             |              |
| 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.



Date: 8/13/2020  
 Created By:  
 Name



1 inch = 59 feet  
 (772) 466-1600  
 FAX (772) 461-1938



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

*Florida*

## Technical Review Committee meeting

September 17th, 2020

Case # 20-04000015

Planner: Brandon Creagan

Conditional Use.

Surfside - Unit 1, Block 11, Lot 3 Ft. Pierce. (Parcel ID : 2412-501-0123-000-7)

### Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



**BUREAU OF FIRE PREVENTION**

**SITE PLAN REVIEW**

**TO: Site Plan Applicant**

**SITE PLAN: Conditional Use – Single Family Home – Parcel ID: 2412-501-0123-000-7**

**REVIEW DATE: September 4, 2020**

**PLANNER: BRANDON CREAGAN**

**REVIEWED BY: Captain Paul Langel**

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**Site Plan Approved: \_\_\_\_\_**

**Site Plan Approved with conditions:   X**

**Site Plan Approval withheld pending written acknowledgement of conditions: \_\_\_\_\_**

**Site Plan Rejected: \_\_\_\_\_**

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**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. 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”.**

*“Our Family Serving Yours”*

5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392

Telephone: (772) 621-3400 Fax: (772) 621-3500

[www.slcfcd.com](http://www.slcfcd.com)

**ST. LUCIE COUNTY FIRE DISTRICT**  
FIRE PREVENTION BUREAU  
Office of the Fire Marshal



Telephone: (772) 621-3322  
Fax: (772) 621-3604

- 4. Fire Hydrants (shall be) are provided for detached one- and two-family dwellings IAW both of the following: 1) The maximum distance to a fire hydrant from the closet point on the building shall not exceed 600 feet. 2) The maximum distance between fire hydrants shall not exceed 800 feet. NFPA 1:18.5.2.**
- 5. Per NFPA 1114 Chapter 9, Section 1.3. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD).**

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[www.slcfd.com](http://www.slcfd.com)