



May 21, 2020

Brad Curry, Engineering Design, Construction, Inc.
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987

SUBJECT: Jenkins Point FLUMA & Rezoning
TECHNICAL REVIEW PROJECT: # 20-99900001

Comments:

Fort Pierce Planning:

1. A detailed traffic study is required to show the overall impact on the area as a whole for the Rezoning and Future Land Use requests. A site specific traffic study will be required to be provided at the time of any development review application.
2. What is the reason for a request of Rezoning and Future Land Use to C-3, and GC respectively for the property that fronts Jenkins Road? What kind of development is this proposed to be? Will this commercial be compatible with the residential that is predominantly surrounding the site? Is there a preliminary site plan for the commercial that can be provided.
3. On the Capacity Analysis it is noted under public schools that you are using a K-8 school that is 26 miles away in the analysis. Why did you not use Samuel Gains Academy, which is a K-8 school used in the analysis? Allapattah Flats is in Port St. Lucie and Samuel Gains is right next to the site.
4. Future comments are forthcoming after the City meets with St. Lucie County to discuss impacts on Jenkins Road.

Fort Pierce Engineering:

1. No formal comments/Zoning & FLU request approved. (see attached sheet)

Fort Pierce Building:

1. No comment at this time (see attached sheet)

Fort Pierce Utilities Authority:

1. FPUA W/WW Engineering: FPUA's water and sewer services are available to serve this development from Jenkins Road. There is 24" force main along Jenkins road; therefore, a grinder/lift station will be required to connect to our system. Attached is a GIS map showing water and sewer utilities.

2. Approved. Below are comments in reference to FPUA electric and gas service availability and requirements:
 - Electric service is available from Jenkins Road and along the south side of the propose development.
 - Gas service is available from Jenkins Road.
 - FPUA will require a utility easement for all propose FPUA facilities within the site.
 - See attached Electric, Gas, & Water/Sewer Maps

St. Lucie County Planning:

1. TRC Project 20-99900001: Rezoning and Future Land Use – Jenkins Point – Multiple Parcel IDs

Background:

Zoning Atlas Map & Future Land Use Map Amendments for 32.83 acres.

- Current: Medium Density Residential (R-4) & Medium Density Residential (RM).
- Proposed: High Density Residential (R-5) / High Density Residential (RH) Future Land Use (2 Parcels) & General Commercial (C-3) / General Commercial (GC)

Review Comments

- The Capacity Analysis provided links the project site to Allapattah Flats K-8 for school services – 26 miles away
- The FLU Amendment may result in up to 15,580 additional trips on the Jenkins Road link, or adjacent roadways. Further analysis is requested to evaluate LOS impacts and potential mitigation strategies.
- Parcels 2418-331-0001-000-3 & 2418-343-0001-000-0 do not appear to feature frontage on an improved roadway. The proposed increase in density for the subject site(s) should consider available or potential roadway connections. With existing and committed trips to Swain/McNeil, and the recent reversion of White Way Dairy Road Right-of-way, further transportation analysis for these amendments is requested.
 - o The applicant and City, with County participation, are encouraged to explore interconnectivity of roadway links to serve the subject site(s) and future development surrounding.
 - o Extension of Graham Road east of Jenkins Road may provide an essential transportation link for future development of these sites.
 - o Future connection of Swain Road to McNeil Rd to the south and Peterson Rd to the north, and further connection of Peterson between Jenkins Rd. & Hartman Rd., are important links to evaluate with these proposals.

- The applicant is encouraged to hold neighborhood meetings, if not already conducted. St. Lucie County has low density residential and agricultural/residential areas in proximity to the subject site(s).
- Has the zoning/land use designation changed for the "Blue Skies" site to the south?
- Right-of-way along Swain Road may be requested with future development.

St Lucie County Fire District:

1. No Comment

St. Lucie County Public Works

1. Comments coming soon, will be provided.

Please provide a written response to all TRC comments and provide an electronic submittal of any new 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-ftpierce.com.

Sincerely,



Brandon Creagan, LEED Green Associate
Planner



THE SUNRISE CITY

FORT PIERCE

ENGINEERING
DEPARTMENT

Florida

To : Brandon Creagan, Planner

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

**RE : Jenkins Point Rezoning & FLU Amendment – 2701 Swain Road
TRC No. 20-99900001**

DATE : May 20, 2020

This is to advise you that we have completed the review of the following documents as received by this office on May 11, 2020:

- | | |
|-------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Rezoning and FLU Amendment | <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 Rezoning | <input type="checkbox"/> BP Approval | <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 advisory comments

ENGINEERING ADVISORY COMMENTS:

1. This approval pertains to the Rezoning and FLU request only and not to any proposed site improvements. Site review will be conducted when detailed plans are submitted for review and approval.

JRA/VB/vb





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

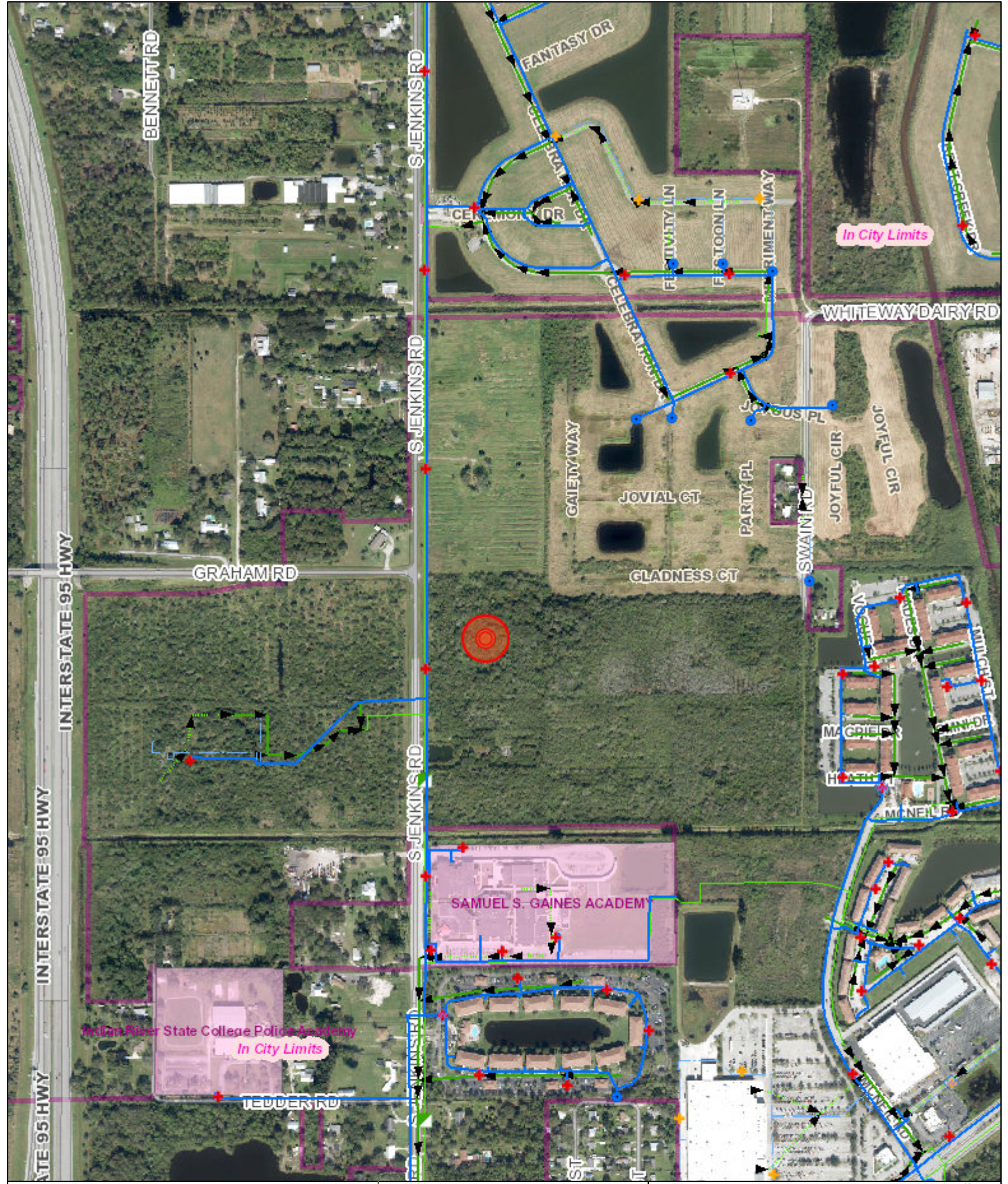
Meeting Date: 5.21.20
Property Address: Rezoning and Future Land Use – Jenkins Point – 2701 Swain Road

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:

Building Official's or Representative's Signature _____ Date: 5/20/20



In City Limits

In City Limits

Legend

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

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.



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
	Transformers
	Overhead
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	Valves
	Gas
	Water
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	Waste Water
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	Well
	Lift Station

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Date: 5/11/2020

Created By: Name

FPUA Utility Map

1 inch = 270 feet

(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
- Transformers**
- ▲ Overhead
- Pad Mount

- Valves**
- Gas
 - Water
 - Raw Water
 - Waste Water

- + Fire Hydrant
- W Well
- PS Lift Station

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Date: 5/11/2020
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