



October 14, 2020

Michael Menard – Architectonic Inc  
806 Delaware Avenue  
Fort Pierce, FL 34950

**Subject: Conditional Use & Design Review - 2412-501-0125-000-1  
Technical Review Project # 20-07000015**

**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.
2. Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
3. Provide SLC Property Record Card
4. The Design Review and Development Review applications state that the home will be a max of 34 feet, but the elevation for the home shows a maximum height of 34.4 feet from FEMA Base Flood Elevation. Which height is correct?

Please provide a written response to all TRC comments and provide an electronic submittal of materials (complete submittal packet). 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



RECEIVED

OCT 14 2020

**TO : Brandon Creagan, Planner**

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

*RA*

CITY OF FORT PIERCE  
 PLANNING & ZONING

**RE : Duquette Residence Conditional Use – Surfside Drive  
 TRC No. 20-04000016**

**DATE : October 13, 2020**

This is to advise you that we have completed the review of the following documents as received by this office on October 12, 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 w/conditions | <input type="checkbox"/> Do Not Recommend |                              |
| <input type="checkbox"/> CU Approval                       | <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 conditions of approval

1. The electronic copy and hard copy of the Boundary and Topographic Survey were not signed and sealed by a state registered land surveyor as required by Section 119-2 of the City of Fort Pierce Code of Ordinances; please submit the required certified survey prior to City Commission submittal.

JRA/TST/tst



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

Meeting Date: 10.15.20  
Property Address: Conditional Use - CCCL/Height - Parcel ID: 2412-501-0125-000-1

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:**

*D.E.P. Approval required.*  
*All development shall comply with the local Sea Turtle Lighting Ordinance*

Building Official's or Representative's Signature \_\_\_\_\_ Date: *10/15/20*

## Technical Review Committee Meeting October 15, 2020

TECHNICAL REVIEW PROJECT # 20-07000015

Conditional Use – Single Family Home – Parcel ID 2412-501-0125-000-1

### Comments

FPUA W/WW Engineering: Approved as Noted:

1. If fire protection is required, this service MUST be supplied via a dedicated “stand-alone” fire suppression device. Please contact James Carnes @ (772) 466-1600 extension 3472 if this type of service is required and must take place BEFORE the below steps are followed.
2. Water and Wastewater Service is available to the subject property.  
Water - Applicant is required to visit 206 South 6<sup>th</sup> Street (FPUA’s Customer Service Building) to set up a utility account and address the required fees. Fess will include (but not limited to) the installation of a residential water service from the existing water main to the subject site. The water meter must be on private property and must be freely accessible from the public right-of-way for maintenance and billing purposes.  
Wastewater – Applicant is required to Call 811, Florida’s Official BEFORE YOU DIG hotline, to have the wastewater service located in the field to ensure effective and efficient connection.
3. 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. Below are comments in reference to FPUA electric service availability and requirements: Electric service is available from the SW corner (FPI 18777) of the parcel. Please provide electric load information for the new service(s) and AutoCAD drawing. Customer will be responsible for all conduits and secondary conductors (if there is two or more propose services, customer to provide and install the service wire). For more information and project coordination, please contact Sal Scimeca. Engineering Technician II

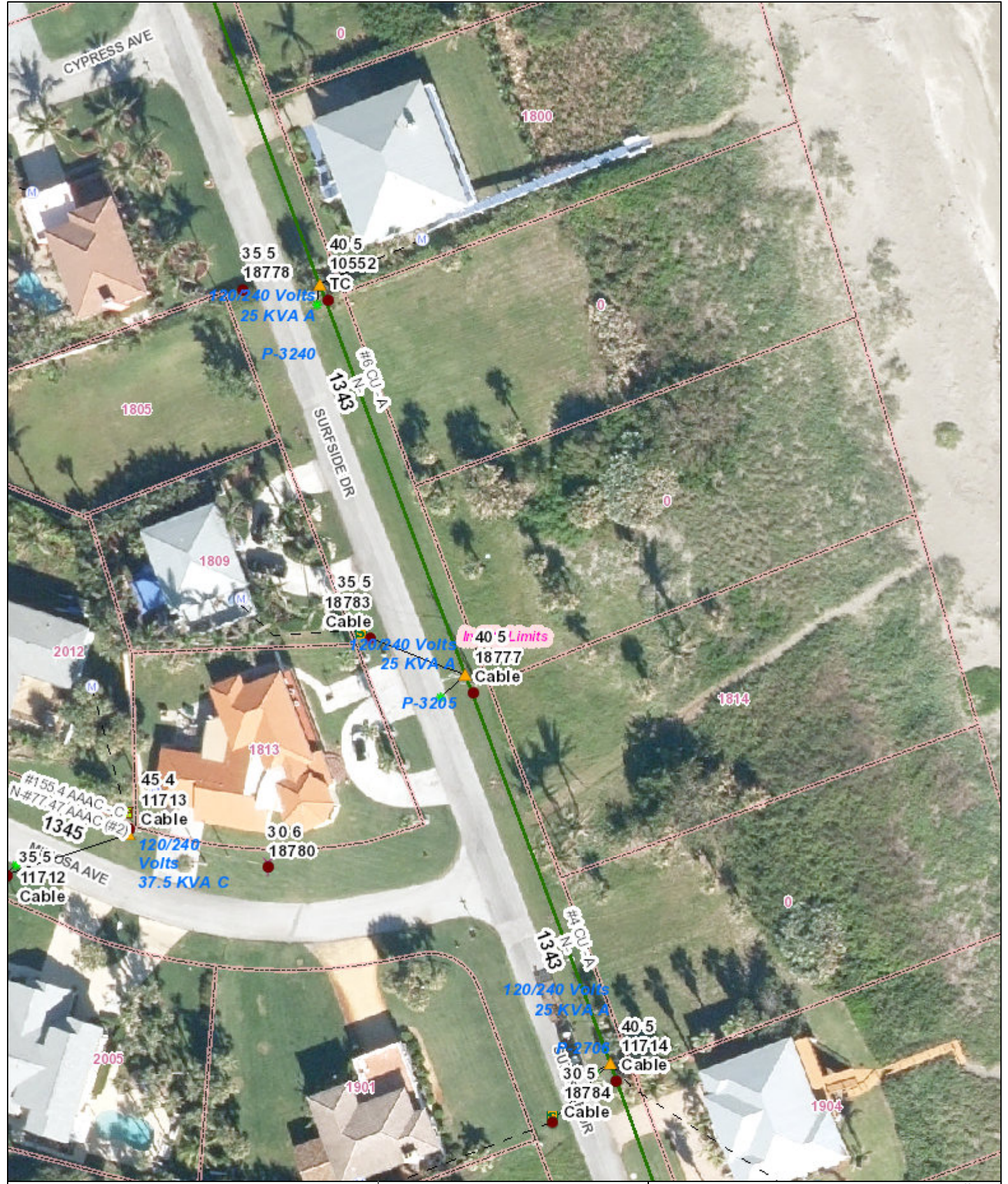
Electric and Gas Engineering

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

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

Office: (772)466-1600 Ext. 6957

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



**Legend**

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



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

*Florida*

## Technical Review Committee meeting

**October 15th, 2020**

Case # 20-07000015

Planner: Brandon Creagan

Conditional Use

Parcel I-D # 2412-501-0125-000-1, Ft. Pierce (Single family home)

**Comments:**

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.