

June 16, 2021

Culpepper & Terpening, Inc. (attn: Smatthes)  
12980 S. 25<sup>th</sup> Street  
Fort Pierce, FL 34981

**Subject: Desota Residences – 1403 Desota Street – TRC Comments & Conditions**

**Fort Pierce Planning Department**

**Comments & Conditions:**

No Comments

**Fort Pierce Engineering Department**

**Please see the attached document from the Engineering Department**

**Fort Pierce Utility Authority**

FPUA W/WW Engineering: No comment. Water and Sewer are both available to the proposed site. Final approval will be based on full plan submittal to FPUA for comments.

FPUA Electric & Gas Engineering: Approved. Electric service is available to the site (From Desota Street). Please provide electric load information for the propose structures /new services and AutoCAD drawing. Customer will be responsible for all transformer pads, 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@fpu.com](mailto:sscimeca@fpu.com)  
Office: (772)466-1600 Ext. 6957

Utility easement will be required for all propose FPUA electric facilities within the site.  
Please find attached a copy of the FPUA GIS map (Electric).



T1E20 - FPUA GE  
Map - Electric

If the developer should have any questions, please have them contact me or the individual listed above.

Thank you,  
Paul Laguerre  
Utility Designer  
Fort Pierce Utilities Authority  
1701 S. 37<sup>th</sup> Street  
Fort Pierce, Florida 34947  
Phone (772)466-1600 Ext. 6757  
Fax (772)461-1938  
[Plaguerre@fpu.com](mailto:Plaguerre@fpu.com)

**Fort Pierce Building Department**

Please see the attached document from the Building Department

**St. Lucie County Planning Department**

No Comments received

**St. Lucie County PW/Engineering**

No Comments received

**City Clerk Office**

No Comments received

**Code Enforcement**

No Comments received

**Fort Pierce Police Department**

No comments at this time.

Officer Damian Spotts  
Crime Prevention Practitioner  
Fort Pierce Police Department\_

**St. Lucie County Fire District**

No Comments

**Florida Department of Transportation**

No Comments received

**St. Lucie County Transit Agency**

No Comments received

**St. Lucie County School Board**

No Comments



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

**Meeting Date:** 6.17.21  
**Property Address:** Variances – Desota Residences – 1403 Desota Street

*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 7<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:**

Site lighting shall comply with local Sea turtle Ordinance.

Building Official's or Representative's Signature \_\_\_\_\_ Date: 6/15/21



THE SUNRISE CITY  
**FORT PIERCE**  
ENGINEERING  
DEPARTMENT

Florida

**To : Vennis Gilmore, Planner**

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

**RE : Desota Street Residences Variances – 1403 Desota Street  
TRC No. 21-12000008**

**DATE : June 15, 2021**

This is to advise you that we have completed the review of the following documents as received by this office on June 11, 2021:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Variance Submittal                                    | <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

- Recommend       Do Not Recommend

- Approval of Variance       BP Approval       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

ENGINEERING VARIANCE COMMENTS:

1. Update the submitted plan to reflect an existing sidewalk width of 6' along Seaway Drive.
2. Provide the driveway setback dimension between the edge of the proposed driveway and Seaway Drive's southeastern right-of-way line. Scaling of the plans offers a 30' setback which would provide a total distance from the A1A travel lane of 43' and not the stated 46.35'.

ENGINEERING SITE PLAN COMMENTS:

1. Driveways for the newly created lots will need to meet a minimum driveway spacing requirement of 50' along Desota Street.
2. Revise the two southern driveways to have a maximum driveway width of 26' to comply with the City of Fort Pierce Code of Ordinances Section 125-316.

JRA/TST/tst