

01-21-2021

**SUBJECT: Bobcat of Treasure Coast – 4405 Prosperity Drive
TECHNICAL REVIEW PROJECT: # 20 0700020**

FORT PIERCE PLANNING REVIEW

1. To satisfy Design Review requirements the building should be of the same color, but accent colors are ok. Considering the new portion of the building will be charcoal gray, staff is recommending that the building be painted charcoal gray in its entirety. The light gray stone veneer should also extend around the perimeter of the building.

RESPONSE: ELEVATIONS WERE UPDATED PER REVIEW COMMENTS AND PRE-REVIEWED BY PLANNING REVIEWER.

2. There is too much blank/open space on the two sides of the building as well as the rear of the building. Add some architectural features to break up the blank space. Waste Pro on the corner of Selvitz Road and Prosperity Drive is a good example of a building that was heavily designed to conform to the Cities Design Review code.

RESPONSE: ELEVATIONS WERE UPDATED PER REVIEW COMMENTS AND PRE-REVIEWED BY PLANNING REVIEWER.

3. The two parking spaces that are noted in the canopy wash area cannot count towards the parking requirements of the property as this area is intended to be for washing equipment. With that said, City Code 125-315 does allow for a parking reduction of 1,200 square feet and as such the site appears to meet the parking requirements.

RESPONSE: PARKING CALCULATIONS UPDATED PER REDUCTION OF 1,200 S.F. - CITY CODE 125-315. VEHICULAR SPACES UNDER WASHAREA CANOPY ARE NOT INCLUDED IN THE CALCULATION.

4. Describe in detail the area on the plans that is noted as the “Dirt Machine Test Area & Outdoor Storage”. Any outdoor storage of materials would need to follow the requirements of City Code 125-322(e)(5). It would be noted that all storage of materials should be contained in the building with the exception of sales merchandise that may be outside for display purposes.

Staff would encourage the applicant to utilize the dirt machine test & outdoor storage area or a portion of it as more of an entrance feature that could utilize more enhanced landscaping, a water feature, or space for public art.

RESPONSE: THAT AREA WILL BE USED FOR OUTDOOR DISPLAY ONLY AND PARTIAL LANDSCAPE. SEE UPDATED SITE PLAN AS-001.

5. Staff would encourage the applicant to utilize the dirt machine test & outdoor storage area or a portion of it as more of an entrance feature that could utilize more enhanced landscaping, a water feature, or space for public art.

RESPONSE: THAT AREA WILL BE USED FOR OUTDOOR DISPLAY ONLY AND PARTIAL LANDSCAPE. IN ADDITION, IT WAS LOCATED A FLAGPOLE. SEE UPDATED SITE PLAN AS-001.

ENGINEERING

1. Relocate the detention/retention areas to the rear of the property as per the requirements specified in the City of Fort Pierce Code of Ordinances Section 119-0(c).

RESPONSE: PROPOSED DETENTION AREAS AT THE FRONT OF THE PROPERTY HAS BEEN ELIMINATED. PLEASE REVIEW REVISED PLANS FOR FURTHER DETAILS.

2. Prosperity Drive is a St. Lucie County roadway and therefore the applicant shall confer with SLC staff as to what type of improvements are required within the Prosperity Road R/W.

RESPONSE: UNDERSTOOD. COORDINATION WILL BE CONDUCTED WITH SLC STAFF AND A DETERMINATION WILL BE REACH AS TO WHAT IMPROVEMENTS ARE ALLOWED WITHIN THEIR R/W.

3. Remove all irrigation and landscaping materials, except sod, from the limits of the dedicated drainage easements. These easements are dedicated to St. Lucie County for the strict use of installation and maintenance of drainage facilities.

RESPONSE: PROPOSED PLANTINGS & IRRIGATION HAVE BEEN MOVED OUTSIDE OF ALL DEDICATED EASEMENTS.

FPUA W/WW ENGINEERING

Please submit 2 complete sets of utility construction plan along with a completed plan review application to Water and Wastewater Engineering, at 1701 S 37th Street Fort Pierce Florida. Please include projected water use including irrigation needs. For more information, please contact Shane Ostrander at 772 466 1600 ext. 3468 or click on the following link: <https://staging4.fpu.com/water-and-wastewater-engineering-downloads/>

RESPONSE: WE CONCUR. SUBMITTAL IN PROGRESS

FPUA ELECTRIC & GAS ENGINEERING:

Approved.

Presently there is existing electric service to the site (from Prosperity Drive) at 4405 Prosperity Drive. Please provide electric load information and AutoCAD drawing, if additional service is needed. Customer will be responsible for all transformer pads, conduits and secondary conductors. For more information and project coordination, please contact Sal Scimeca.

RESPONSE: WE CONCUR

Gas service is available to the site (from the north side of Prosperity Drive). Please provide a copy of the gas riser diagram with the anticipated load (if developer is interested in natural gas service to the propose complex). For more information and incentive available, please contact Billy Dupre.

RESPONSE: WE CONCUR

FIRE DEPARTMENT REVIEW

4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.

RESPONSE: NO SPRINKLER SYSTEM IS REQUIRED FOR THIS SITE.

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, 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".

RESPONSE: NOT APPLICABLE. NO FIRE SPRINKLER SYSTEM IS REQUIRED FOR THIS PROJECT.

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.

Response: The existing fire hydrants meet the criteria set forth in these comments. No fire flow calculations will be provided since there is no fire protection system is required for this site.

RESPONSE: THE EXISTING FIRE HYDRANT IS LOCATED 312 FEET TO THE PROPOSED BUILDING. NO FIRE FLOW CALCULATIONS WILL BE PROVIDED SINCE THERE IS NO SPRINKLERS SYSTEM REQUIRED FOR THIS SITE.

7. 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).

RESPONSE: COMMENT NOTED. NO FIRE SPRINKLER SYSTEM IS REQUIRED FOR THIS PROJECT.

8. The Fire District reserves the right for future comments at the site plan & building construction phase.

RESPONSE: COMMENT NOTED.

PUBLIC WORKS DEPARTMENT TECHNICAL REVIEW COMMITTEE

1. Provide a note on the site plan indicating the elevations are confirmed by use of the published benchmark utilized for site elevations, and provide the published benchmark reference.

RESPONSE: THE ELEVATIONS WERE TAKEN FROM THE SURVEY PROVIDED BY ALEXANDER PIAZZA SURVEYOR. PLEASE REFER TO NOTE 13 IN THE SURVEY PLAN REGARDING THE BENCHMARK REFERENCE AND ALSO NOTED IN CIVIL ENGINEERING PLAN UNDER NOTE 1. SHEET 3/6. THE FOLLOWING NOTE TAKEN FROM CIVIL PLANS WERE COPIED IN SITE PLAN.

GENERAL NOTES:

1. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD.88) AND REFERENCE TO SITE BENCHMARK FND NAIL & DISK "LB 6840"
ELEVATION = 15.45 NAVD 1988

2. The site plan should include the recorded filing for the easements, ORB & PG or Plat, PB and PG.
RESPONSE: WE CONCUR. INFORMATION UPDATED IN SURVEY AND SITE PLAN.

3. The property line (side and rear) drainage easements shall be restored to original permitted conditions. The plans indicate the buffers to be installed within the drainage easements, including across the easement along the roadway. Drainage shall not be impeded. Trees may be considered; the remaining landscape shall be designed outside of the easement or may be specifically allowed based on a detailed plan approved by the County.

RESPONSE: PROPOSED PLANTING HAVE BEEN MOVED OUTSIDE OF ALL THE DEDICATED EASEMENT. THIS WILL BE RESTORED TO ORIGINAL CONDITIONS.

4. Provide on the site plan, a table identifying the permitted allowable impervious area and the sites proposed impervious area. Per SFWMD and SLC drainage standards of review, the display areas may be considered impervious.

RESPONSE: SQUARE FOOTAGE OF IMPERVIOUS AND PERVIOUS AREAS, AND PERCENTAGE OF BUILDINGS COVERAGE REGARDING THE SITE WAS NOTED IN THE SITE DATA (REFER TO SITE PLAN AS-001). INCLUDED ALLOWED PERCENTAGE PER SFWMD PERMIT ATTACHED IN THE SUBMITTAL.

5. Provide cross sections to demonstrate the paved, display area and landscaping.

RESPONSE: CROSS SECTIONS TO DEMONSTRATE THE PAVED, DISPLAY AREA AND LANDSCAPING HAS BEEN PROVIDED. PLEASE REFER TO REVISED PLANS FOR FURTHER DETAILS.

6. Provide cross sections of the buildings and grading into the drainage easement.

RESPONSE: CROSS SECTIONS OF THE BUILDINGS AND GRADING INTO THE DRAINAGE EASEMENT HAS BEEN PROVIDED. PLEASE REFER TO REVISED PLANS FOR FURTHER DETAILS.

7. The existing driveway is not permitted and does not meet standards. A driveway permit issued by the County is required for site access and improvements. The existing driveway may be utilized for construction access if identified as such on the plans and permitted in accordance with County and erosion control standards. If permitted as such, it shall be removed, and the right-of-way restored prior to final inspection.

RESPONSE: A DRIVEWAY PERMIT WILL BE ACQUIRED FROM THE COUNTY BASED ON THE NEW SITE ACCESS AND IMPROVEMENTS.

8. A Permit is required from the County to outfall into the County's system.



RESPONSE: A PERMITTED WILL BE APPLIED FOR AND ACQUIRED IN THE FINAL SUBMITTAL PHASE OF PROJECT.

Please, do not hesitate to contact me if you have any further questions.

Best Regards,

**Alejandra Molina-Jackson, AIA
NCARB NCIDQ LEED AP BD+C**



Director of Architecture – Interior Design

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