



December 16, 2020

Alejandra Molina-Jackson
1461 Kinetic Road
Lake Park, FL 33403

SUBJECT: Bobcat of Treasure Coast – 4405 Prosperity Drive
TECHNICAL REVIEW PROJECT: # 20-07000020

Fort Pierce Planning:

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.
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.
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.
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.
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 utilized more enhanced landscaping, a water feature, or space for public art.

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.

Sincerely,

Brandon Creagan, LEED Green Associate
Planner



THE SUNRISE CITY
FORT PIERCE
 ENGINEERING
 DEPARTMENT

Florida

RECEIVED

JAN 26 2021

TO : Brandon Creagan, Planner

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

JRA

CITY OF FORT PIERCE
 PLANNING & ZONING

**RE : Bobcat of Treasure Coast Site Plan – 4405 Prosperity Drive
 TRC No. 20-07000020**

DATE : January 26, 2021

This is to advise you that we have completed the review of the resubmittal of the following documents as received by this office on January 25, 2021:

- Site Plan & Development Review Application
- Construction Drawings
- Test Reports & Related Documents
- Executed Construction Contract
- Record Drawings
- Permits from applicable Local, State & Federal Agencies
- Clearances from all applicable Local, State and Federal Agencies

Based on our reviews and appropriate site final inspection, we

- Recommend
- Do Not Recommend
- Site Plan Approval
- Building Permit
- 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 engineering advisory comments

Engineering Advisory Comments:

1. The previously shown detention/retention areas have been eliminated from the engineering plan. Therefore, it is assumed that sufficient treatment capacity exists within the development's master drainage system, further review at time of Building Permit submittal will occur.
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.

JRA/TST/tst




THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

Florida

RECEIVED

DEC 15 2020

To : Brandon Creagan, Planner

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

JRA
CITY OF FORT PIERCE
PLANNING & ZONING

**RE : Bobcat of Treasure Coast Site Plan – 4405 Prosperity Drive
TRC No. 20-07000020**

DATE : December 15, 2020

This is to advise you that we have completed the review of the resubmittal of the following documents as received by this office on December 4, 2020:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Site Plan & Development Review Application | <input type="checkbox"/> Construction Drawings |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Executed Construction Contract |
| <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 type="checkbox"/> Recommend | <input checked="" type="checkbox"/> Do Not Recommend |
| <input checked="" type="checkbox"/> Site Plan 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 engineering comments

Engineering Comments:

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).
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.
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.

JRA/TST/tst *JS*



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

Meeting Date: 12.17.20
Property Address: Development Review - Bobcat Treasure Coast - 4405 Prosperity Drive

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:

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Building Official's or Representative's Signature _____ Date: 12/9/2020



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

Technical Review Committee Meeting

October 15, 2020

TECHNICAL REVIEW PROJECT # 20- 07000020

Development Review – Bobcat of Treasure Coast – 4405 Prosperity Drive

Comments

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/>

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.

Sal Scimeca

Electric and Gas Engineering

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

sscimeca@fpu.com

Office: (772)466-1600 Ext. 6957

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.

Billy Dupre

Business Development Representative

Gas Operations

Bdupre@fpu.com

Office: (772)-466-1600 Ext.4705

Utility easement will be required for all propose FPUA electric and gas facilities within the site.



STANDARD OF FPUA: [GIS Map - Electric](#)



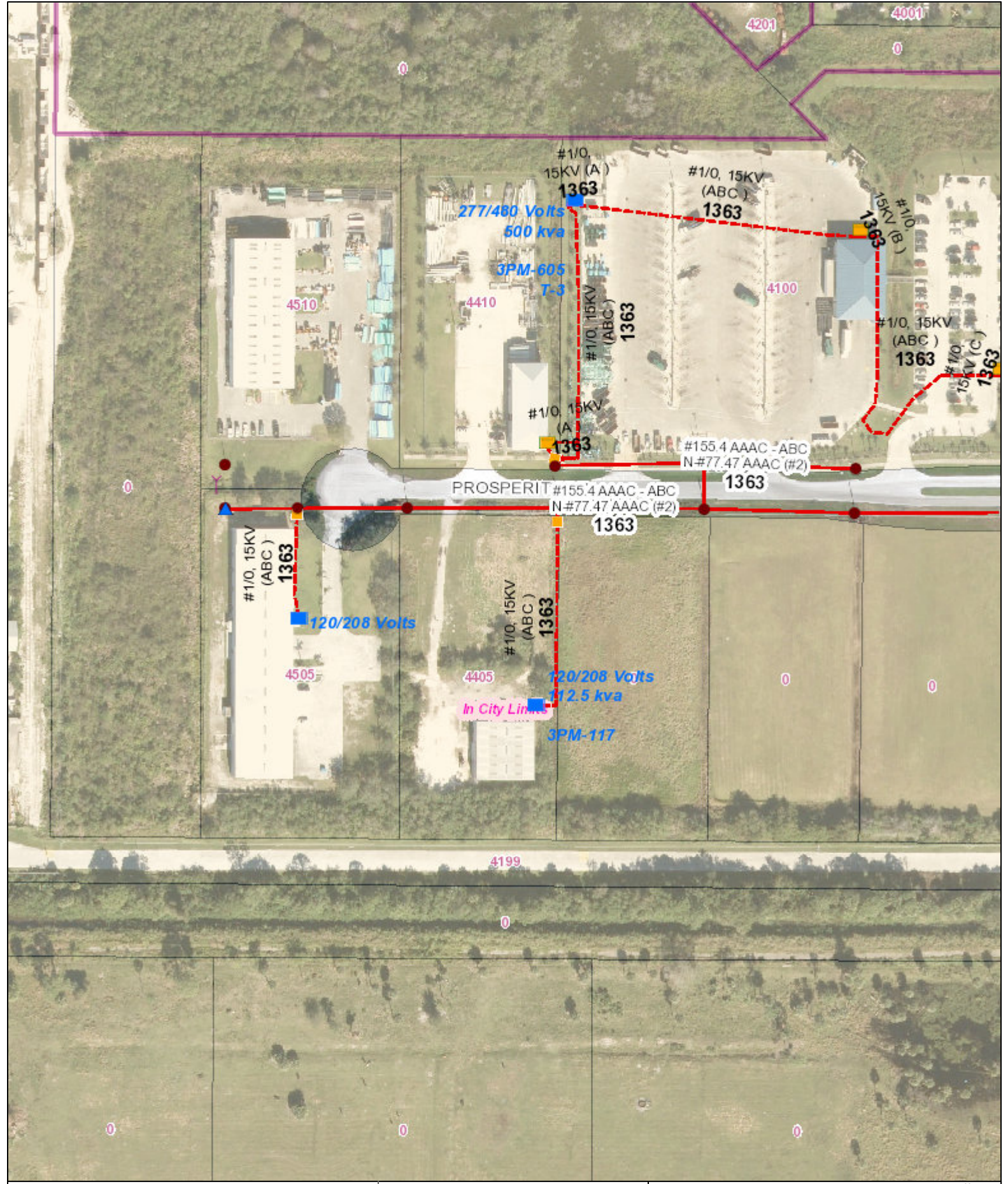
STANDARD OF FPUA: [GIS Map - Gas](#)



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.fpu.com





Legend

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

811
 Know what's below.
 Call before you dig.

Date: 7/6/2020

FPUA
 COMMUNITY PROUD

FPUA Utility Map

1 inch = 181 feet

Create d By: _____
 Name

(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
- ⊕ Valves
 - ⊕ Gas
 - ⊕ Water
 - ⊕ Raw Water
 - ⊕ Waste Water
- + Fire Hydrant
- W Well
- PS Lift Station
- ▲ Overhead
- Pad Mount
- Transformers

Disclaimer:
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 Call before you dig.

Date: 7/6/2020



FPUA Utility Map

1 inch = 181 feet

Create d By:
Name

(772) 466-1600
FAX (772) 461-1938

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



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

BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Bobcat of Treasure Coast

REVIEW DATE: 7/7/2020, 12/4/2020

PLANNER: BRANDON CREAGAN

REVIEWED BY: Capt. Wayne Boyer

Site Plan Approved: _____

Site Plan Approved with conditions: X

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

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.slafd.com/permits.htm> - Received 12/1/2020~~
- ~~2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form. - Received 12/1/2020~~
- ~~3. Electronic version to be submitted to the Fire District. - Received 12/1/2020~~
4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.
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, buildings, or

"Our Family Serving Yours"

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

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

www.slafd.com



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”.

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

March 4, 2021

PROJECT: Bobcat Treasure Coast
REF: TRC App. #20-07000005
TO: Brandon Creagan
FROM: David Hays

The following comments are offered based on plans dated February 17, 2021

1. The County excepts the TRC response and provides the following for permit submittal.

For County permit: application has been received

2. The detail sheet includes an 'Asphalt Pavement Section' that states 1 $\frac{1}{2}$ " Type S-III asphalt. All pavement shall be SP-9.5 or 12.5, and a minimum of 2" thickness within the right-of-way.
3. Provide a statement on the civil plans that show saws cut/butt joint for the driveway at the existing pavement, and include a detail.
4. Upon construction of the permanent driveway, the existing driveway and construction access shall be removed and the right-of-way restored. Provide a statement on the plan and include sodding on the landscape plan.
5. The applicant may upon addressing the comments, submit an electronic version and four hard copies of the plans along with the \$150 fee for the driveway permit.
6. For discussion regarding these comments, please contact me at 772-462-1491 or haysd@stlucieco.org.

cc: Alicia Rosenthal

December 15, 2020

PROJECT: Bobcat of the Treasure Coast – 4405 Prosperity Drive

REF: TRC #20-07000020

TO: Brandon Creagan

FROM: David Hays

The following comments are offered based on plans dated November 2020, no written response was provided and response dated 11/24/20:

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.
2. The site plan should include the recorded filing for the easements, ORB & PG or Plat, PB and PG.
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.
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.
5. Provide cross sections to demonstrate the paved, display area and landscaping.
6. Provide cross sections of the buildings and grading into the drainage easement.
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.
8. A Permit is required from the County to outfall into the County's system.
9. For discussion regarding these comments, please contact me at 772-462-1491 or haysd@stlucieco.org.

Cc: Alicia Rosenthal



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

Florida

Technical Review Committee meeting

December 17th, 2020

Case # 20-07000020

Planner: Brandon Creagan

Development review

4405 Prosperity Dr., Ft. Pierce (Bobcat of the Treasure Coast)

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.