



January 20, 2020

Erika Beitler Jr  
50 East Ocean Blvd, Suite 101  
Stuart, FL 34994

**Subject: Conditional Use Self Storage – Orange Blossom Business Center  
Technical Review Project # 20-0400026**

**Fort Pierce Planning:**

1. It is staffs understanding that the self-storage use will be 100% contained inside the existing building and that there will be no exterior improvements to the building except for a sign.
2. Provide a detailed project narrative that explains the project and what it entails.
3. Are there any landscaping improvements proposed for the site?
4. How many storage units will be contained in the building?
5. Provide a floor plan for how the proposed used will be laid out in the building.
6. What are the anticipated daily trips to and from the site?

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, MCRP, 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 : Orange Blossom Business Center CU – 4202 Okeechobee Road  
TRC No. 20-0400026**

**DATE : January 14, 2021**

This is to advise you that we have completed the review of the following documents as received by this office on January 8, 2021:

- |   |  |
|---|--|
| <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                   | <input type="checkbox"/> Do Not Recommend |                              |
| <input checked="" type="checkbox"/> Approval of Conditional Use | <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.

No comments

JRA/tst/tst *TS*



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

*Florida*

## Technical Review Committee meeting

**January 21st, 2021**

Case # 20-04000026

Planner: Brandon Creagan

Rezoning and Future Land Use

4204 Okeechobee Rd., Ft. Pierce (Orange Blossom Business Center)

### **Comments:**

Please ensure the parking lot and building exterior are illuminated to or beyond the standards set forth by city code.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



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

## Technical Review Committee Meeting

January 21, 2021

TECHNICAL REVIEW PROJECT # 20-04000026

Conditional Use – Orange Blossom Business Center – 4204 Okeechobee Road

### Comments

FPUA W/WW Engineering: Approved as noted, is no objection to the application.

For additional information, please contact:

**John Biggs**

*Environmental Engineer*

*W/WW Engineering Department*

1701 S. 37<sup>th</sup> Street,

Fort Pierce, FL 34947

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

Office: 772.466.1600 Ext. 3474

FPUA Electric & Gas Engineering: Approved.

If the owner/occupant should have any questions, 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



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ST. LUCIE COUNTY FIRE DISTRICT  
Community Risk Reduction Division  
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: Orange Blossom Business Center (4204 Okeechobee Road)**

**REVIEW DATE: 1/11/2021**

**PLANNER: BRANDON CREAGAN**

**REVIEWED BY: Captain Wayne Boyer**

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**Site Plan Approved: \_\_\_\_\_**

**Site Plan Approved with conditions:   X**

**Site Plan Approval withheld pending written acknowledgement of conditions: \_\_\_\_\_**

**Site Plan Rejected: \_\_\_\_\_**

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#### **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 <https://www.slcfcd.com>**
- 2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
- 3. Please send the Fire District electronic plans for the site and buildings.**
- 4. The Fire District reserves the right for future comments at the site plan & building construction phase.**

*"Our Family Serving Yours"*

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

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

[www.slcfcd.com](http://www.slcfcd.com)

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- 5. Be advised, although there is no new construction planned for this project it will be subject to a New Business Inspection and possibly a Change of Occupancy Review. The project will have to meet all of the Occupancy requirements at that time to be in compliance with the currently adopted version of the Florida Fire Prevention Codes.**

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