



May 20, 2021

M. Randall Rodgers, P.E. , Velcon Engineering & Surveying LLC
590 NW Peacock Blvd., Suite 8
Port St. Lucie, FL 34986

Subject: Fort Pierce Self Storage - 481 Ohio Avenue – TRC Comments & Conditions

Fort Pierce Planning Department

Approved with the following Conditions:

1. Per City Code Section 30-20. – Receptacles required, generally: All residents or occupants of residences, apartments or places of business within the city will be provided receptacles for refuse and recyclables. All waste or recyclables shall be placed for collection in the receptacles provided.
A Refuse Collection area must be added to the Site Plan prior to moving forward to Planning Board.
2. Provide a separate gated entrance to the refuse collection area for customer access.
3. Provide a sidewalk connection (sidewalk and/or sidewalk striping) to the refuse collection gated entrance.
4. Per City Code Section 123-37. – General Landscaping Requirements - (10) Screening of refuse collection areas. Refuse and recycling dumpsters utilized by multifamily residential complexes, in commercial, industrial and institutional facilities shall be screened from view on all sides and shall be gated. Gates may be left open only on scheduled pick up days and must be closed following pick up. Such screening shall consist of a six-foot-high masonry wall or wooden fence. In addition, when feasible, one shrub or hedge shall be planted at two-foot centers along the outside perimeter of the screen. Dumpsters shall be located in an area that minimizes public view. This subsection shall apply to dumpsters servicing structures built on or after June 1, 1996.
5. Per City Code Section 123.-6. – Required Bond., Provide a completion certification by the landscape architect, a landscape cost estimate sheet, and a security bond, certified deposit (CD), cashier's check or a certified check upon a solvent local bank conditioned to secure 100 percent of the supply and installation cost of the landscaping improvements required. **A Landscape Bond, Certification of Completion by a Certified Landscape Architect, and a Cost Estimate List must be provided prior to receiving Certificate of Occupancy.**
6. Per City Code Section 125-317. – Sidewalks: (b)Applicability. In order to provide continual access for pedestrians, sidewalks and sidewalk linkages shall be required to be provided by the property owner or permit applicant when one of the following events occur:(1)Whenever a permit is issued for the construction of a new duplex, multifamily, commercial, or office structure or use. **Please install a sidewalk along Ohio Avenue and a sidewalk linkage from the shared driveways existing 5 ft. sidewalk for a gated pedestrian entrance.**

7. A Lighting Plan or Photometric Survey shall be provided at the time of Application pursuant to City Code 125-315(j)(1). ***Commercial & Industrial Uses must have a minimum average of two (2) footcandles of lighting***

8. Per City Code Section 125-322. - Fences, walls and hedges; installation, replacement and maintenance.:

(3)

General and Central Commercial, Industrial and Open Space Zoning Districts (C-3, C-4, I-1, I-2, OS-1, OS-2). Fences and walls in the C-3, C-4, OS-1, and OS-2 Zoning Districts may be maintained along property lines or within the required yard, to a maximum height of eight feet above finished grade of the abutting parcel, except vehicular access suitable for emergency vehicles shall be provided. Fences and walls in the I-1 and I-2 zoning districts may be maintained along property lines or within the required yard, to the maximum heights specified in subsection (e)(5) of this section finished grade of the abutting parcel, except vehicular access suitable for emergency vehicles shall be provided.

(d)(5)

Chain link fences. On lots fronting Delaware Avenue, Orange Avenue, Avenue D and U.S. 1, or on lots determined by the director of planning to be in the downtown area or in an area targeted for redevelopment (Oleander Avenue), chainlink fences are permitted only if located no closer than 25 feet to any public right-of-way, are painted or coated, and screened from the public right-of-way with shrubs and no less than one tree for each 50 linear feet.

If a decision is made to secure the property through fencing, It must be a concrete wall or a wood or vinyl fence to buffer and secure the property.

9. Stop signs, stop bars, and directional arrow striping will need to be placed in proper intersection locations throughout the property.

10. Per City Code Section 125-314. – Design Review:

Materials for facades shall be of stucco, wood clapboard, wood shingles, cement siding in clapboard style boards, modular unit masonry, coral or keystone. Brick coursework should use traditional methods that enhance elevations and frame fenestration and door openings. Metal or vinyl siding, and simulated stonework on expanses of building walls shall not be permitted. Two-dimensional stucco details that mimic three-dimensional articulation or structure shall not be permitted.

Please provide more elevations that adhere to the code section above.

11. Per City Code Section 125-314. – Design Review; provide color elevations of all angles of the proposed development.

12. Please provide a colored overlay of the proposed landscaping.

Fort Pierce Engineering Department

Please see the attached document from the Engineering Department

Fort Pierce Utility Authority

FPUA W/WW Engineering:

Water and sewer are available should the need arise in the future. There are sewer services to the property that will need to be abandoned. A map showing the existing utilities are attached for your use.



431 Ohio
Avenue.png

FPUA Electric & Gas Engineering: Approved. Electric service is available to the site (From Ohio Avenue or east side of the property). Please provide electric load information for the propose 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
Office: (772)466-1600 Ext. 6957

Natural gas service is available to the site (From Ohio Avenue). Please provide a copy of the gas riser diagram with the anticipated load (if developer is interested in natural gas service to the propose site). For more information and incentive available, please contact Ana Johnson.

Ana Maria Johnson
Business Development Officer
Fort Pierce Utilities Authority
206 S. 6th Street
Fort Pierce, FL 34950
Office: 772.466.1600 Ext. 3012
Fax: 772.467.3115 Fax
anjohanson@fpu.com

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



121020 - FPUA GIS
Map - Electric

If the developer should have any questions, please have them contact me or the individuals listed above
Thank you,
Paul Laguerre
Utility Designer
Fort Pierce Utilities Authority

1701 S. 37th Street
Fort Pierce, Florida 34947
Phone (772)466-1600 Ext. 6757
Fax (772)461-1938
Plaguerre@fpu.com

Fort Pierce Building Department

Please see the attached document from the Building Department

St. Lucie County Planning Department

No Comments

St. Lucie County PW/Engineering

No Comments

City Clerk Office

No Comments

Code Enforcement

No Comments

Fort Pierce Police Department

1. Temporary approval granted pending a photometric plan review. Please ensure the lighting utilized in this project meets or exceeds the required standards set forth by city code.

St. Lucie County Fire District

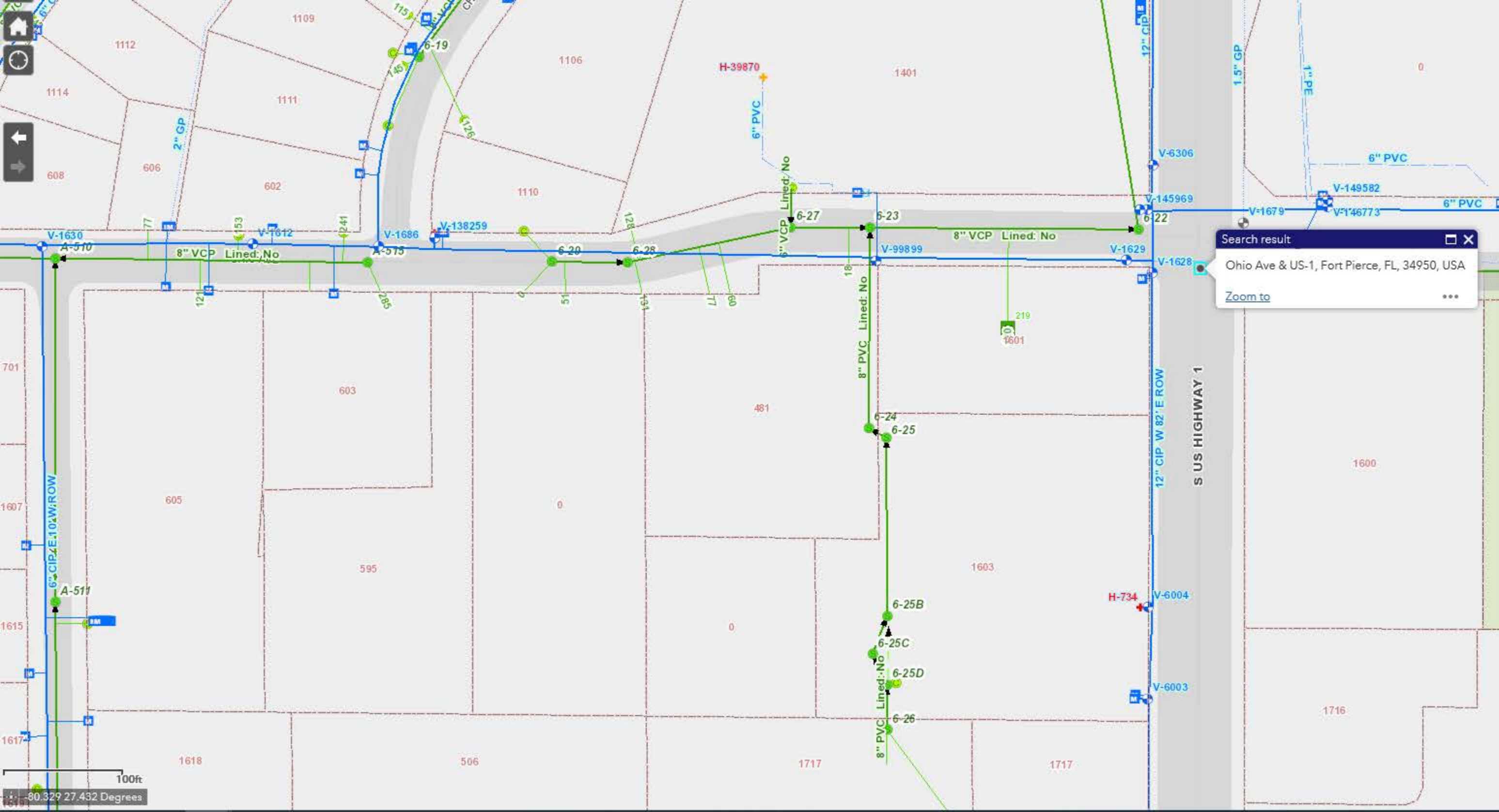
Please see the attached document from the St. Lucie County Fire District

Florida Department of Transportation

No Comments

St. Lucie County School Board

1. Will sidewalks improvements be made along Ohio Avenue?
2. The developer should provide elevations for the site. The buffering appears to be inadequate.



Search result ✕

Ohio Ave & US-1, Fort Pierce, FL, 34950, USA

Zoom to ⋮



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

Florida

TO : Vennis Gilmore, Planner

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

**RE : Fort Pierce Self Storage Site Plan – 481 Ohio Avenue
TRC No. 21-07000004**

DATE : May 14, 2021

This is to advise you that we have completed the review of the following documents as received by this office on May 12, 2021:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Site Plan 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

- | | | |
|---|---|------------------------------|
| <input checked="" type="checkbox"/> Recommend | <input type="checkbox"/> Do Not Recommend | |
| <input checked="" type="checkbox"/> Approval of Site Plan | <input type="checkbox"/> BP Approval | <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 engineering comments

ENGINEERING ADVISORY COMMENTS:

1. The City of Fort Pierce currently is in the design phase for the reconstruction of Ohio Avenue between U.S. Highway 1 and 11th Street and therefore request that the applicant provide a payment in lieu of constructing the required 305 LF +/- of public sidewalk in the Ohio Avenue right-of-way.

JRA/TST/tst





BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE Plan: Ft. Pierce Self Storage-481 Ohio Avenue

REVIEW DATE: 5/11/2021

PLANNER: V. GILMORE

REVIEWED BY: Captain 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 <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. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**
- 5. 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**

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

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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.

6. 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 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".
7. Security gates must either be manned 24 hour/day or provide an access control key switch on the control panel to allow for Fire Department entry in an emergency. Security gates must maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power.
8. Per the St. Lucie County Fire District Fire Prevention Code Resolution 647-17. At Least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access. Including, but not limited to trees, canopies, etc.
9. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77k lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.
10. The Fire District reserves the right for future comments at the site plan & building construction phase.
11. 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).
12. Two-Way Radio Enhancement Systems/BDAS shall be installed, inspected and operationally tested in accordance with the manufacturer's published requirements, by the local fire department, and comply with the most current edition of the Florida Fire Prevention Code and its incorporated standards and codes. Pre-surveys of radio signal strength shall be submitted to the Fire Marshal in the form of heat signature mapping or a certification document of radio signal strength provided by a licensed engineer.

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

Meeting Date: 5.20.21
Property Address: Site Plan and Conditional Use - Ft. Pierce Self Storage - 481 Ohio Avenue

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 7th 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:

Building Official's or Representative's Signature  Date: 5/14/21