

June 25, 2021

Brandon Creagan, MCRP, LEED Green Associate  
Planner  
City of Fort Pierce  
100 North US Highway 1  
Fort Pierce, FL 34950

Subject: **Surfside Quadplex**  
Technical Review Project # 21-07000007  
Parcel ID: 2412-501-0132-000-3

Dear Mr. Creagan,

Enclosed, please find 3 sets of revised plans and the following responses to each department comment letters from the May 20<sup>th</sup>, 2021 TRC meeting, for the above referenced project, for your review and approval:

**PLANNING:**

1. Provide colored elevations of the proposed building and also provide a colored site plan that also includes landscaping. **Please see attached colored elevations of the proposed building and colored site plan with landscaping.**
2. The Variance will need to be approved before moving onto the Planning Board stage. **Acknowledged.**
3. Florida Department of Environmental Protection (FDEP) approval will be needed for construction seaward of the Coastal Construction Control Line (CCCL) in addition to approvals from the City of Fort Pierce. FDEP approval will need to be provided with the Building Permit. **Acknowledged. The FDEP approval will be provided with the Building Permit application.**
4. Provide an elevation of the dune crossover at the time of Building Permit submittal. **An elevation of the dune crossover will be provided at the time of the Building Permit submittal.**
5. Provide a revised Landscape Plan that reflects the reconfigured driveway. **Please see attached revised Landscape plan reflecting the reconfigured driveway.**
6. There was discussion at the TRC meeting regarding the Plat. Please provide clarification of the plat process you are seeking. The application only has preliminary plat checked and it is staffs understanding that a final plat will be submitted after the approval of the preliminary plat. If you are seeking a preliminary/final plat, then the final plat fee of \$500 will also need to be provided and a revised plat and application will need to be provided meeting the application requirements of the Final Plat as well. The preliminary/final plat will then need to be reviewed by the City's third party reviewer and comments would need to be satisfied to move the plat forward to the

Planning Board stage. **The submittal is for the Preliminary Plat at this time.**

**ENGINEERING:**

1. The current zoning of the parcel of land is R-4A requires the following minimum/maximum lot dimensions/area as per the City of Fort Pierce Code of Ordinances Section 125-195:
  - a. Townhome Development: **The project is proposed as a Quadraplex.**
  - b. Quadraplex Development:
    - i. Minimum developed lot area of 5,000 SF per unit – developed lot areas will have a maximum lot area of 1,971 SF, criteria not met. **The lots have been changed to 5,000 sf.**
    - ii. Minimum lot width of 75' – actual lot width of tract is 100', criteria is met. **Acknowledged.**
    - iii. Minimum depth of the side yard for outermost lots shall be 10' – the northern lot only proposes a setback of 6', criteria not met. **As discussed with engineering, the engineering department has the discretion to modify this requirement. The revised site is proposing a guest parking space within this area.**
2. The plans shall provide the required 10' landscape buffer between the vehicular use area and the side property lines in accordance with the City of Fort Pierce Code of Ordinances Section 123-37(6)(a). **As discussed with engineering, the engineering department has the discretion to modify this requirement. The revised site is proposing a guest parking space within this area.**
3. Provide the required 10' landscape buffer strip between the vehicular use area and the Surfside RW in accordance with Section 123-37(4)(a). **The required landscape strip is 6' instead of 10'**
4. Driveway construction shall comply with the City of Fort Pierce Code of Ordinances Standard Driveway Detail and be comprised of concrete brick pavers or concrete per Section 32-9(b). **The driveway connection has been revised to comply with the City of Fort Pierce Code of Ordinances Standard Driveway Detail.**
5. Revise the eastern lot dimension width on the survey as the width is incorrectly identified as 79.80'. **The eastern lot dimension width on the survey has been revised.**
6. There are concerns that vehicular access issues may occur should the interior units have visitors to the property and park in front of the units; how will this issue be addressed? **We have coordinated with Engineering and Planning for the design of the vehicular access.**
7. Provide an updated landscape plan reflecting the revised access driveway. **Please see attached updated landscape plan reflecting the revised access driveway.**

8. Preliminary Plat Comments:

- a. The dedication/signature page was missing. Please provide this information in accordance with the City of Fort Pierce Code of Ordinances Section 121-10. **Acknowledged. This submittal is for the preliminary plat and not the final plat.**
- b. The preliminary plat shall include the overall tract boundary information, legal description, name and address of the owner, contour lines, easement dedication information, tract dedication information, vicinity sketch, etc. The applicant shall refer to the City of Fort Pierce Code of Ordinances Section 121-10 for specific requirements. **Acknowledged. The required information has been provided per City of Fort Pierce Code of Ordinances Section 121-10.**

**BUILDING:**

1. Building official or his representative has no comment at the time of this meeting but reserves the submission of comments upon completion of the official plan review. **Acknowledged.**
2. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed. **Acknowledged.**
3. Construction seaward of the C.C.C.L shall comply with D.E.P. requirements. All lighting shall comply with the City of Fort Pierce turtle ordinance. **Acknowledged.**

**FORT PIERCE POLICE DEPARTMENT:**

1. No comments at this time. – **Acknowledged.**

**FORT PIERCE UTILITIES AUTHORITY:**

1. FPUA W/WW Engineering: Concept approved. Final approval will be based on a full plan submittal to FPUA for comments. Please submit 3 complete sets of Utility construction plans along with a completed plan review application to the Water and Wastewater Engineering Department located at 1701 S 37th Street Fort Pierce, Florida 34947. **Acknowledged. A plan review application submittal package will be submitted under separate cover.**
2. FPUA Electric & Gas Engineering: Approved. Below are comments in reference to FPUA electric service availability and requirements: Electric service is available from the SW corner (FPI 10771) of the parcel. Please provide electric load information for the new services. Customer will be responsible for all conduits and secondary conductors (if there is two or more propose services, customer to provide and install the service wire). For more information and project coordination, please contact Sal Scimeca. **Acknowledged.**

**ST. LUCIE COUNTY FIRE DISTRICT:**

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> **A complete application for Development / Site Plan Review will be submitted under separate cover.**

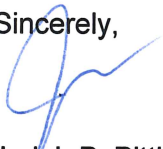
2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form. **Acknowledged. The review fee will be provided with the initial submittal package.**
3. Please send the Fire District electronic plans for the site and buildings. **Acknowledged. We will send electronic files for the site and buildings at the time of the initial Development / Site Plan review submittal package.**
4. A separate review and permit are required for Underground Fire Mains connected to standpipes or sprinkler systems. **Acknowledged.**
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 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". **Acknowledged.**
6. Fire Hydrants (shall be) are provided for detached one- and two-family dwellings IAW both of the following: 1) The maximum distance to a fire hydrant from the closet point on the building shall not exceed 600 feet. 2) The maximum distance between fire hydrants shall not exceed 800 feet. NFPA 1:18.5.2. **Acknowledged. The required fire hydrants have been provided.**
7. Fire department connections shall be located on the street side of buildings and shall be located and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects, including buildings, fences, landscaping, or other fire department connections. The locations of connections shall be based upon the access requirements of the fire department. **The fire department connections are located on the street side of the buildings.**
8. The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels. **Acknowledged. The distance between the fire department connection and the fire hydrant is no more than one hundred fifty (150) feet.**
9. The Fire District reserves the right for future comments at the site plan & building construction phase. **Acknowledged.**
10. FD access roads (shall be) are provided such that any portion of an un-sprinklered facility or exterior wall is located not more than 150' from FD access roads as measured by an approved route around the exterior of the building or facility. (450' for NFPA 13, 13D, 12R sprinklered protected buildings). **Acknowledged.**
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). **Acknowledged.**

**ST LUCIE COUNTY EROSION DISTRICT:**

1. The subject property includes a previously recorded perpetual easement associated with the Fort Pierce Shore Projection Project, a federally authorized beach project. This project includes periodic beach nourishment adjacent to the subject property. In some instances, construction is required landward of the Erosion Control Line (ECL). As this property is positioned at the southernmost terminus of the federal beach project, beach fill placement will be limited to project end tapers, where fill placement transitions into the existing dune. Please be advised that structures seaward of the elevation 9.0' contour (NAD 27) are generally discouraged because of potential impact with future beach construction. **Acknowledged.**
  
2. The subject project is seaward of the Coastal Construction Control Line (CCCL) and requires a CCCL permit from the Florida Department of Environmental Protection. Please be advised that projects seaward of the CCCL require no net loss of sand within the proposed parcel, to preserve beach dune integrity. **Acknowledged.**

Upon your review, should you have any questions, or require further information, please contact me at our office. Thank you.

Sincerely,



Jodah B. Bittle, P.E.