



THE SUNRISE CITY

FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Nick C. Mimms, P.E., ICMA-CM, City Manager

FROM: Jennifer Hofmeister-Drew, AICP, LCAM, Planning Director

RE: **Site Plan (Development and Design Review)
Crossroads Parkway Warehouse -21-07000018**

MEETING DATE: February 7, 2021

STAFF REPORT

Owner: JBL Fort Pierce Industrial
2028 Harrison Street #202
Hollywood, Florida 33020

Representative: Engineering Design & Construction, Inc. (Brad Currie, VP)
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987

Applicant's Request: Approval of a Site Plan (Development and Design Review) of five (5) parcels to develop a 207,458 square foot office/warehouse building with associated site improvements

Location(s): The subject parcels are generally located on the east side of Crossroads Parkway and west of I-95 in the City of Fort Pierce, Florida

Size: 12.71 acres

Parcel ID(s):
2324-710-0018-000-0
2324-710-0019-000-7
2324-710-0020-000-7
2324-710-0021-000-4
2324-710-0022-000-1

Future Land Use: General Commercial (GC)

Current Zoning: Commercial Parkway (CP-1)

Utilities: FPUA

	North	East	South	West
Surrounding FLU:	General Commercial (GC)	Interstate-95	GC	GC
Surrounding Zoning:	Commercial Parkway (CP-1)	Interstate-95	CP-1	CP-1
Utilities:	FPUA			

Staff Analysis:

Request

In accordance with Sections 125-313 and 125-314 of the City Code, the applicant is requesting the review and approval of a Site Plan (Development and Design Review) to develop the subject five (5) parcels for approximately 207,458 square feet office/warehouse use with associated site improvements. The subject parcels have a Future Land Use designation of General Commercial (GC) with a compatible zoning classification of Commercial Parkway Zone (CP-1).



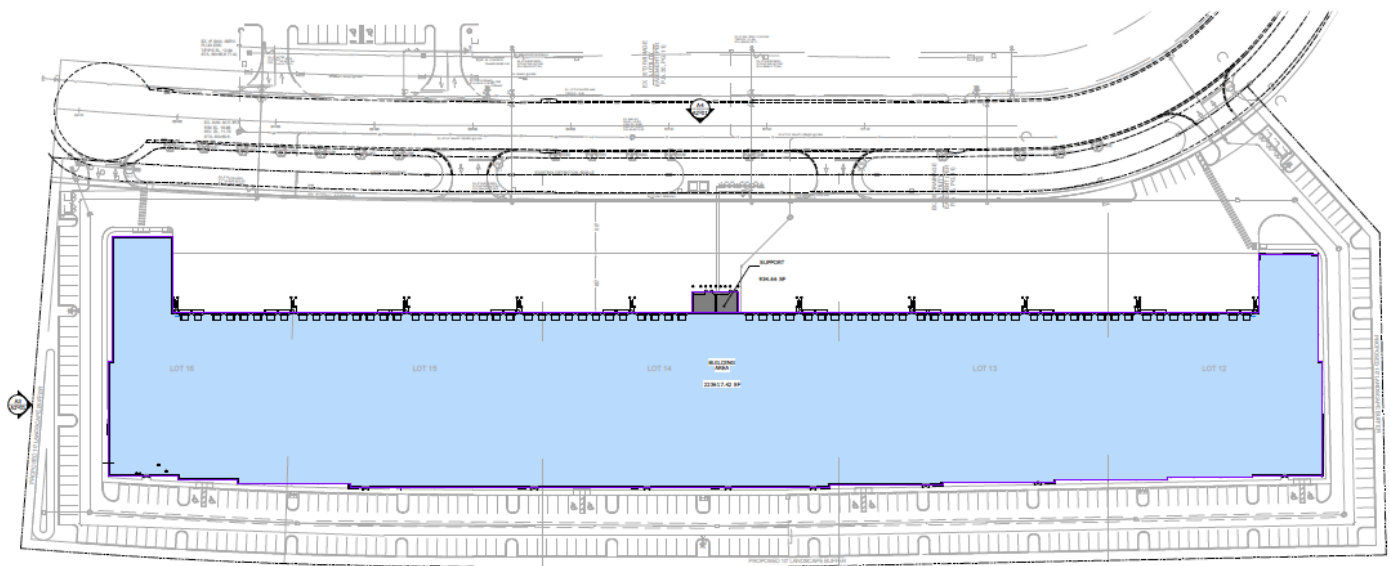
Future Land Use and Zoning

The General Commercial (GC) Future Land Use designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive, and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections.

The subject site has a zoning district classification of Commercial Parkway (CP-1). The CP-1 district is established for the purpose of providing space for large lot development along principal vehicular approaches into the city. This is a mixed-use district which should provide for certain types of office, commercial, and industrial operations which are typically characterized by a business park setting. This district may function as a transition zone between commercial/light industrial activities and uses which may be sensitive to nuisance such as residential land uses.

Development Review (Site Plan)

The proposed site plan, shown below, meets the basic use standards for the CP-1 zone.



Proposed Crossroads Parkway Warehouse Site Plan

The Code required standards are set forth in Code Section 125-207. Commercial Parkway Zone (CP-review, below demonstrates compliance with Code Section 125-207, Basic use standards:

Lot Size	Required	Provided
The minimum lot area	20,000 square feet	533,733 sq feet
The minimum lot width	100 feet	1240.15 feet
The minimum lot depth	100 feet	400 feet
Yards		
The minimum depth of the front yard	25 feet	76 feet

The minimum depth of the rear yard	10 feet	85 feet
The minimum depth of the side yard	20 feet	89 feet
<i>Lot coverage</i>		
The maximum lot coverage	60%	40.55%
<i>Building height</i>		
	65 feet	44 feet
<i>Open Space</i>		
A minimum of the gross area of land to be devoted to a commercial parkway development must be reserved for use as parks, recreation areas, marinas, open space, planting, or other public purposes other than rights-of-way, utility easements, and parking areas.	20%	20.05%

The site plan calls for the primary loading / unloading area to be located north of the warehouse with parking located plan south and at each side.

Traffic Analysis

A Traffic Study was performed that defined the study area roadways in terms of existing lane geometrics and traffic volumes. The traffic volumes and level of service levels were obtained from the St. Lucie County Transportation Planning Organization (TPO) and the Florida Department of Transportation (FDOT), respectively.

The future traffic generated by the subject development, as examined utilizing the *ITE Trip Generation, 10th Edition* trip rates, and applying the use of warehouse was calculated as follows:

- Thirty-eight (38) net new AM peak hour trips with 29 entering and nine (9) exiting.
- Forty-three (43) net new PM peak hour trips with 12 trips entering and 31 trips exiting.

Based upon the traffic analysis, the subject project will produce 400 daily new trips (delineated by AM and PM trips) and will not have a significant impact on the roadway network. All links and intersections will operate at acceptable levels of service (LOS C).

Parking Requirements

The subject development requires 375 parking spaces, and 367 spaces are provided. The reduction in parking is supported with a parking study that determined that less parking is required than code. Planning staff is in support on this request and supporting documentation. The applicant will be paying a fee in lieu of parking for the 13 spaces prior to the issuance of a building permit.

Development Review (Landscape Plan)

Pursuant to Code Section 123-37(4)(b), shown below is the required and provided landscape material:

Vehicular Use Area Landscaping Adjacent to R.O.W. (West Buffer) 1,240 feet

Trees Required = 10 feet Wide Landscape Strip with 1 Tree/300 square feet

- 1,240 linear feet x 10 feet = 12,400 square feet / 300 = 41 Trees
- Provided = 41 Trees

Shrubs Required = Continuous Hedge @ 2' On-Center.

- 1,240 linear feet / 2 feet On-Center. = 620 Shrubs
- Provided = 620 Shrubs

Vehicular Use Area Landscaping Adjacent to R.O.W. (East Buffer) 1,392'

Trees Required = 10 feet Wide Landscape Strip with One (1) Tree/300 square feet

- 1,392 linear feet x 10 feet = 13,920 square feet / 300 = 47 Trees
- Provided = 47 Trees

Shrubs Required = Continuous Hedge @ 2 feet On-Center

- 1,392 linear feet / 2' feet On-Center = 696 Shrubs
- Provided = 696 Shrubs

Vehicular Use Area Landscaping to Adjacent Property (South Buffer) 400'

Sec. 123-37(6)

Trees Required = 10 feet Wide Landscape Strip with 1 Tree/200 square feet

- 400 linear feet. x 10 feet = 4,000 square feet / 200 = 20 Trees
- Provided = 20

Shrubs Required = Continuous Hedge @ 2 feet On-Center

- 400 Linear Feet / 2 feet On-center = 200 Shrubs
- Provided = 200 Shrubs

Vehicular Use Area Landscaping to Adjacent Property (North Buffer) 530'

Sec. 123-37(6)

Trees Required = 10 feet Wide Landscape Strip with 1 Tree/200 square feet

- 530 Linear Feet x 10 feet = 5,300 square feet. / 200 = 27 Trees
- Provided = 27

Shrubs Required = Continuous Hedge @ 2 feet On-Center.

- 530 Linear Feet / 2 Feet On-Center= 265 Shrubs
- Provided = 265 Shrubs

Interior Vehicular Use Area

Sec. 123-37(7)(a & b)

Required = 1 square feet of interior landscaping per

15 square feet of vehicular use area (260,895 square feet/15 = 17,393 square feet)

Landscape Area Provided = 17,393 square feet

Trees Required = 1 Tree/100 square feet of interior landscape area

- $260,895 \text{ square feet} / 15 = 17,393 \text{ square feet} / 100 = 174 \text{ Trees}$
- Trees Provided = 174 Trees

Maximum Use of Palm Trees

Sec. 123-37(1)(a)(3)

Required = Fifty (50) percent of the required trees shall be species other than palm trees

Total Trees Required = 309 Trees

- Maximum Palms Allowed = $154 (309 / 2 = 154)$
- Total Palms Provided = 0 (0%)

Dumpsters

Total length of dumpster exterior (less doors) / 2'
 $48' / 2 = 24 \text{ Per Dumpster}$

- Shrubs Required (2 Dumpsters) = 48 Trees
- Total Shrubs Provided = 48 Trees

- Total Trees Required = 309 Trees
- Total Native Trees Provided = 309 (100%)

- Total Palms Required = 0
- Total Native Palms Provided = 0 (N/A%)

- Total Shrubs Required = 1,829
- Total Native Shrubs Provided = 1,829 (100%)

Design Review (Architecture)

The current drawings reflect Tilt-Up construction with elements such as canopies, glass storefront, doors, windows, signage, and loading doors. The roof will be mono-sloped across the short direction of the building, resulting in clear heights varying between 32 feet and 36 feet throughout the warehouse.

The proposed elevations for the warehouse/office use are provided on the following pages. The applicant supplemented with a statement that warrants inclusion in the staff report.

“The Interstate Commerce Center (aka 3800 Crossroads) is a project we are proud to present to the City of Fort Pierce for approval. One of the elements of this property that first captivated us was its prominence and visibility from the highly trafficked Interstate 95. For that reason, we took special care to ensure the design is as attractive to the general public as it is to the tenants who will work there every day.

Our first opportunity to make an impression comes during the approach from I-95. Whether from the South or the North, the eastern corners of the building make a distinguished first impression. Attractive architectural features draw your eye from the parapet to the foundation plantings. Overhead canopies provide a moment of respite for workers balancing their umbrella and morning coffee. The extra tall wrap-around glass

can be appreciated from the exterior, and the abundant natural light it provides is just as welcome by occupants inside the space.

Continuing the journey, subtle steps in the facade provide visual interest. This confident rhythm continues to crescendo toward the middle, then recedes as if to allow passersby to continue on their way. The parapet is high enough to screen rooftop equipment and is proudly marked by a contrasting grey. This consistency is only punctuated by each entry feature, which surpasses the parapet in height, providing rich texture to the visual experience. These entry features - 11 in total - have been located to provide flexibility to demise the building to serve businesses of all sizes. They all feature a generous weather protected entry and ample glass.

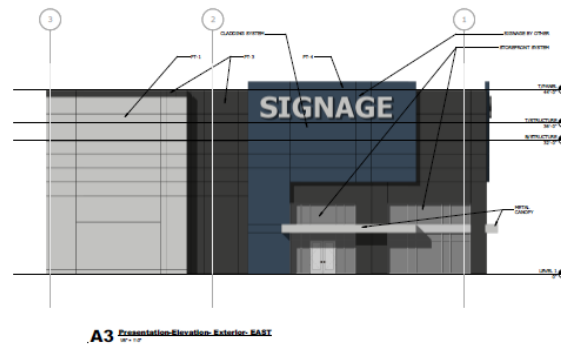
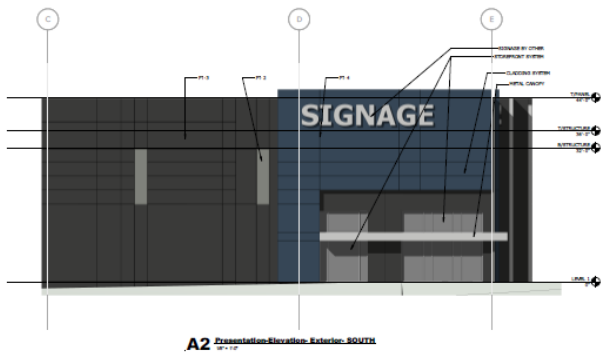
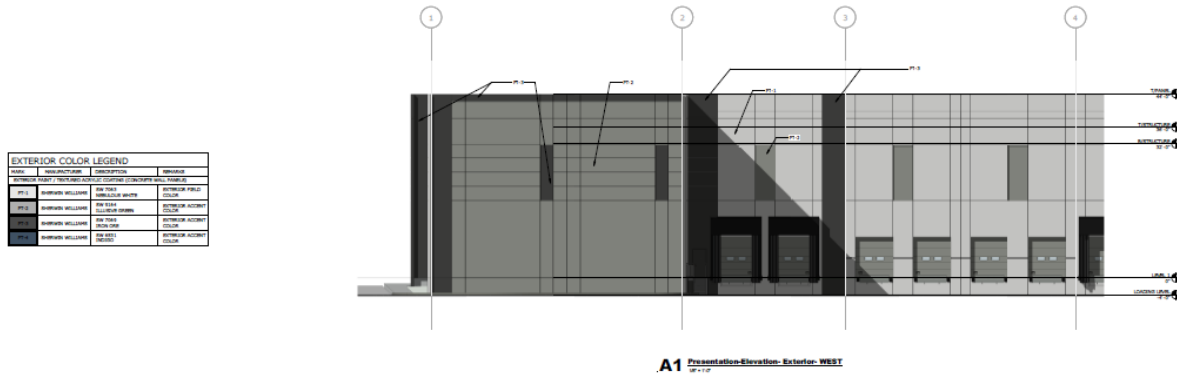
On the Crossroads Parkway elevation, dock-high loading doors provide the function today's sophisticated tenant's demand. Subtle contrasting colors juxtapose architectural interest with the required practicality of a loading bay. Inside, the building will meet all the functional requirements of a modern facility- a perimeter of concrete tilt up panels support a steel roof providing at least 32' clear heights. Columns are spaced to provide industry standard clearance, and high efficiency LED fixtures throughout minimize energy use.

Returning to the exterior, we propose a distinguished yet simple palate of colors. A creamy earth tone brings elegance to a majority of the facade. Sand tones provide subtle balance at the western corners, while a darker grey brings contrast to visually mark key details. The entry features will bring tasteful color to enliven the offering. The effect is distinctively modern, yet timeless in execution.

For landscaping, we propose a mix of Live Oaks, South Florida Slash Pines, and Simpson Stoppers. The Oak and Pine will grow to provide a native, shady canopy. The Simpson Stoppers will fill out the ground level and shrub level planting space. The combined effect will be visually lush and blend with the surrounding landscape. They will be installed around the full perimeter of the site, in landscaped islands, and along the foundation.

At night, these mindful choices will recede ever so slightly, allowing the soft glow of the facade up lights to take center stage.

With every design decision, we thought carefully about the responsibility that comes with occupying such a prominent site in Fort Pierce. We are proud to put forth this proposal, and hope you agree it will be a fitting addition to the community. “



Crossroads Parkway Warehouse Elevations

As the building is being developed speculatively, there is no end user identified at this time. As such, the applicant is requesting elevations with a variety of exterior colors to suit, as displayed on the following page. These elements have been shown in a reasonable configuration for future leasing activity. They will be designed to be flexible in nature, so they can be modified to be consistent with actual tenancing needs without compromising the design intent. Similarly, knockout panels will be incorporated wherever appropriate to provide flexibility for future tenant configurations that are unknown at this time.



Technical Review Committee

All affected departments have reviewed the proposed Site Plan (Development Review and Design Review) with regards to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided.

Staff Recommendation

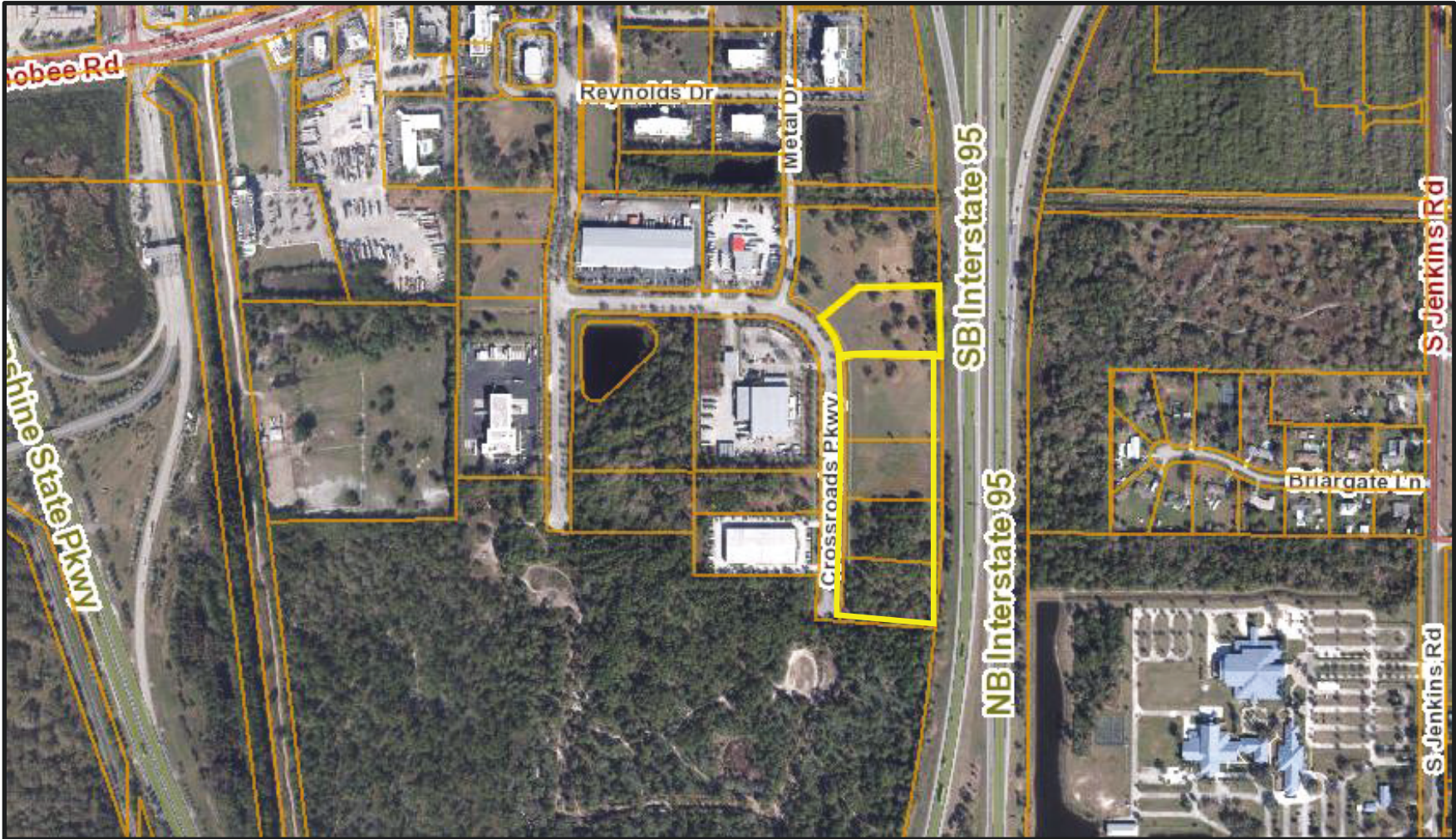
The proposed Site Plan (Development Review and Design Review) application adheres to the requirements of the City Land Development Code and guidelines of the City's Comprehensive Plan and does not appear to adversely affect the public health, safety, convenience, and general welfare. Therefore, Staff recommends APPROVAL of the requested application with the following conditions:

1. Pursuant to City Code Section 123-66.(d) -Tree protection and mitigation, a final Tree Mitigation Plan shall be approved by staff prior to the issuance of a Building Permit.
2. A certified letter of completion by a landscape architect and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.
3. Prior to the issuance of a Building Permit, a parking in lieu fee for the eight (8) parking spaces not provided on site shall be paid.
4. A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be conducted before the issuance of a Building Permit.

Planning Board Recommendation

At the January 10, 2022, Planning Board meeting, the Board unanimously recommended APPROVAL with the Conditions recommended by staff.

Location Map

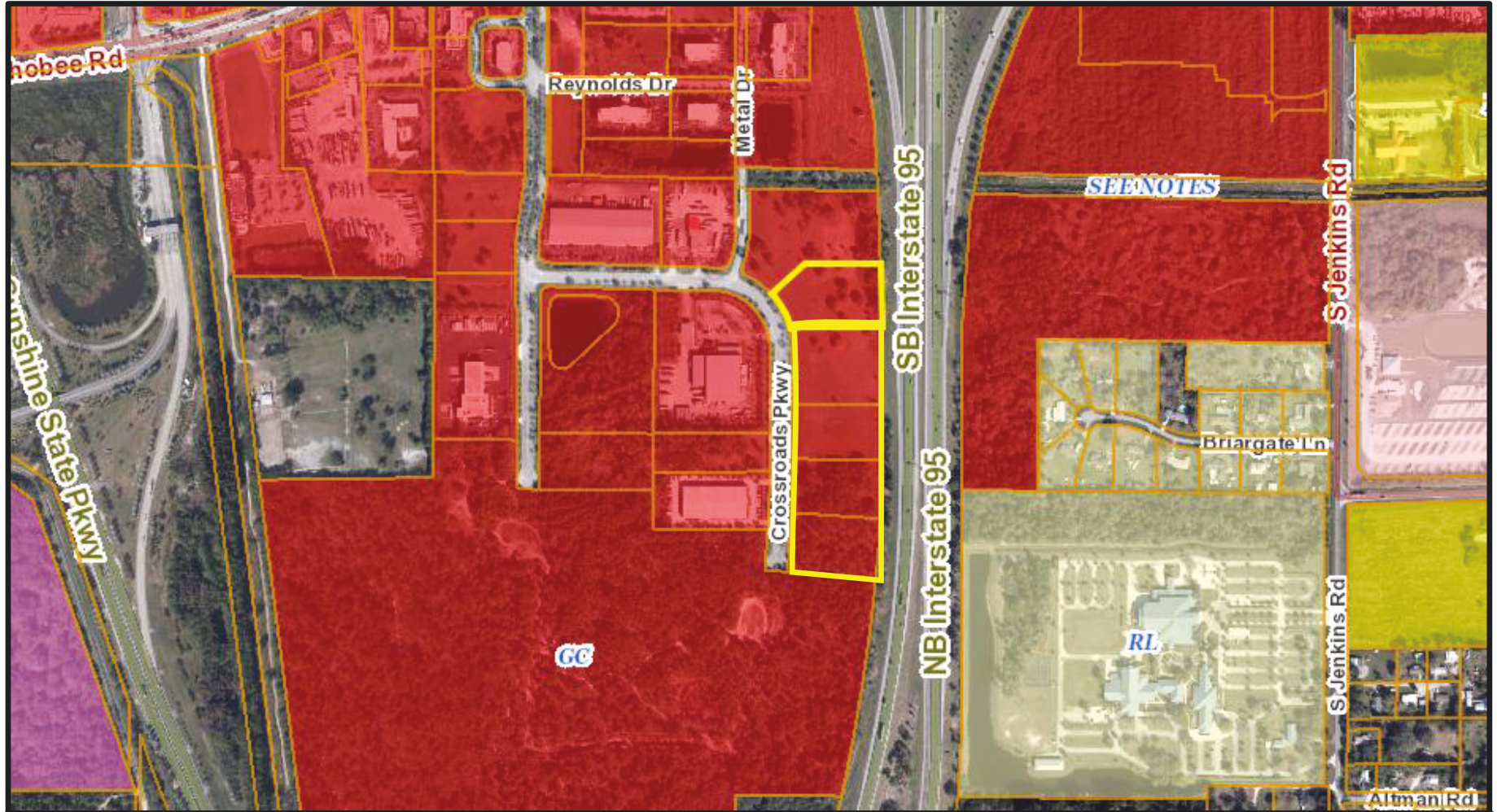


Crossroads Parkway Warehouse

- 2324-710-0018-000-0
- 2324-710-0019-000-7
- 2324-710-0020-000-7
- 2324-710-0021-000-4
- 2324-710-0022-000-1



Future Land Use Map

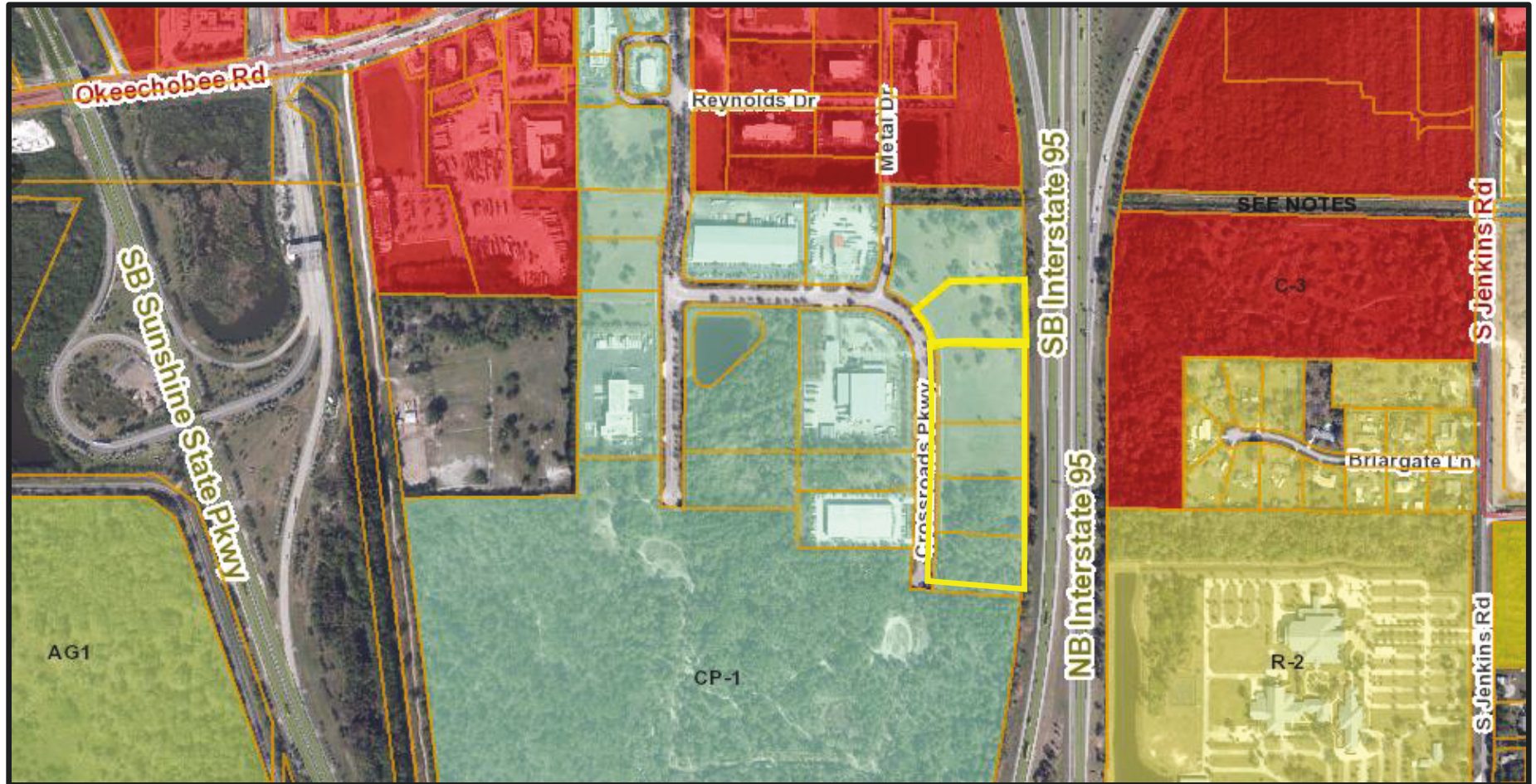


Crossroads Parkway Warehouse

- 2324-710-0018-000-0
- 2324-710-0019-000-7
- 2324-710-0020-000-7
- 2324-710-0021-000-4
- 2324-710-0022-000-1



Zoning Map



Crossroads Parkway Warehouse

- 2324-710-0018-000-0
- 2324-710-0019-000-7
- 2324-710-0020-000-7
- 2324-710-0021-000-4
- 2324-710-0022-000-1





September 14, 2021

Engineering, Design, & Construction, Inc
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987

**Subject: Development Review – Crossroads Parkway Warehouse
Technical Review Project # 21-07000008**

Fort Pierce Planning:

1. Bicycle Parking shall be provided at a ratio of 1 space per every 20 parking spaces pursuant to City Code 125-315 (f)(1)(a).
2. The Traffic Study may need to be reviewed by St. Lucie County and their reviewer before the item is forwarded to the Planning Board for review. If St. Lucie County does not need to review, then the study will be reviewed by the City and our third party reviewer.
3. Provide a tree mitigation plan to supplement the tree survey that will determine if there are any trees that need to be mitigated for after trees are determined to be removed or relocated. This plan will determine what the final mitigation amount is after taking into account any relocated trees, removed trees, or trees provided for on the landscape plan. This calculation can be provided on page L5 of 5 on the landscape plan. This shall be provided before the item is forwarded to the Planning Board for review.
4. Sidewalks shall be provided along the Crossroads Parkway right-of-way pursuant to City Code 125-317.
5. It is requested that some color be added to the elevations and that the corners of the building be articulated in a way that provided varying roof height or designs. Please see provided examples after this letter that show how other projects have designed their corner endcap spaces.
6. Note that signs will be approved as part of the Building Permit process.
7. Provide up-lighting to the outside of the building to help with lighting at night and to enhance security and visibility.
8. Provide a colored site plan (aerial overview) that also includes the landscaping.

9. A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be conducted before the issuance of a Building Permit.

Please provide a written response to all TRC comments and provide an electronic submittal of materials (complete submittal packet). All comments must be satisfied and addressed to move onto the Planning Board review stage. The presented review is specific to the proposed facility. Please contact Jennifer Hofmeister-Drew should you have any questions regarding the project at 772-467-3730 or by e-mail: jhofmeister@cityoffortpierce.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brandon C. Creagan". The signature is fluid and cursive, with a long horizontal stroke at the end.

Brandon C. Creagan, MCRP, LEED Green Associate

Senior Planner



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

Florida

TO : Brandon Creagan, Senior Planner

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

JRA

**RE : Crossroads Parkway Warehouse Site Plan – Crossroads Parkway
TRC No. 21-07000018**

DATE : September 15, 2021

This is to advise you that we have completed the review of the following documents as received by this office on September 9, 2021:

Site Plan

P/D Drawings

Test Reports & Related Documents

Certificate of Completion

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

BP Approval

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 COMMENTS:

1. It appears that the landscape plantings within the 25' wide drainage easement adjacent to Crossroads Parkway will interfere with the existing roadside detention swale. The applicant shall revise the plans to ensure no conflicts with stormwater conveyance occurs and provide documentation of concurrence from the Crossroads Park of Commerce Property Owners Association authorizing the landscape installation within the 25' wide drainage easement as they are responsible for the management and maintenance of the easements.
2. Revise the submitted topographic survey to correctly identify the westerly drainage and utility easement as 25' as opposed to the noted 20'.
3. The submitted boundary survey was only for Lot 12, please forward the certified boundary surveys for Lots 13 through 16.
4. Revise the plans to reflect the continuation of the Crossroads Parkway public sidewalk to the south.
5. Revise the driveway aprons from asphalt to concrete as per the requirements specified in the City of Fort Pierce Code of Ordinances Section 32-9(b).
6. In accordance with the requirements specified in the City of Fort Pierce Code of Ordinances Section 125-315(c)(1) please revise the parking stall lengths from 17' to 18' as allowed when parking stalls abut a landscaped area.
7. The overall project is comprised of multiple parcels; the developer will be required to unify the lots into one parcel either by filing a Unity of Title or some other means of unification.
8. Advisory Comment: Prior to issuance of a Site Work permit, all Local, State, and Federal permits shall be obtained.
9. Advisory Comment: The proposed drainage system is comprised of a small detention area and an exfiltration system having an ultimate discharge into the 25' drainage and utility easement along Crossroads Parkway. The final drainage plans shall indicate further information on how discharge from the site will be routed west to the master retention lake.

JRA/TST/tst





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

Meeting Date: 9.16.21
Property Address: Development & Design Review – Crossroads Parkway Warehouse

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:

Existing Open permits: 2010 Fire Alarm, 2009 Generator

Building Official's or Representative's Signature: Paul G. Perros Date: 9/13/21



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

Florida

Technical Review Committee meeting

September 16, 2021

Case # 21-07000018

Planner: Brandon Creagan

Development and Design Review

Crossroads Parkway warehouse, Crossroads Parkway, Fort Pierce, FL

Comments:

Temporary approval granted at this time, pending a photometric review. Please ensure all illumination for the project meets or exceeds 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 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee Meeting

September 16, 2021

TECHNICAL REVIEW PROJECT # 21-07000018
Crossroads Parkway Warehouse

Comments

FPUA W/WW Engineering: To connect to water and wastewater (via force main) services please submit 2 copies of the utility plan and a completed plan review application to W/WW Engineering 1701 S 37th Street, Fort Pierce FL 34984. For any questions regarding water or wastewater service please contact Shane Ostrander 772-466-1600 ext. 3468.



Developers Res...

FPUA Electric & Gas Engineering: The Electric & Gas Engineering Department has reviewed the application and recommends **approval**.

Electric: Please provide electric load information and AutoCAD drawings for the proposed new service. The customer will be responsible for all transformer pads, conduits, and secondary conductors. Contact Sal Scimeca before the commencement of any electric utility work.

Sal Scimeca
Engineering Technician II
Electric & Gas Engineering
Fort Pierce Utilities Authority
sscimeca@fpu.com
772.466.1600 ext. 6957

Gas: Service can be made available (via main extension from Metal Dr as shown in the attached GIS map). Please provide a copy of the gas riser diagrams with the anticipated load if the developer is



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



interested in natural gas service to the site. For more information and incentives available, contact Ana Johnson.

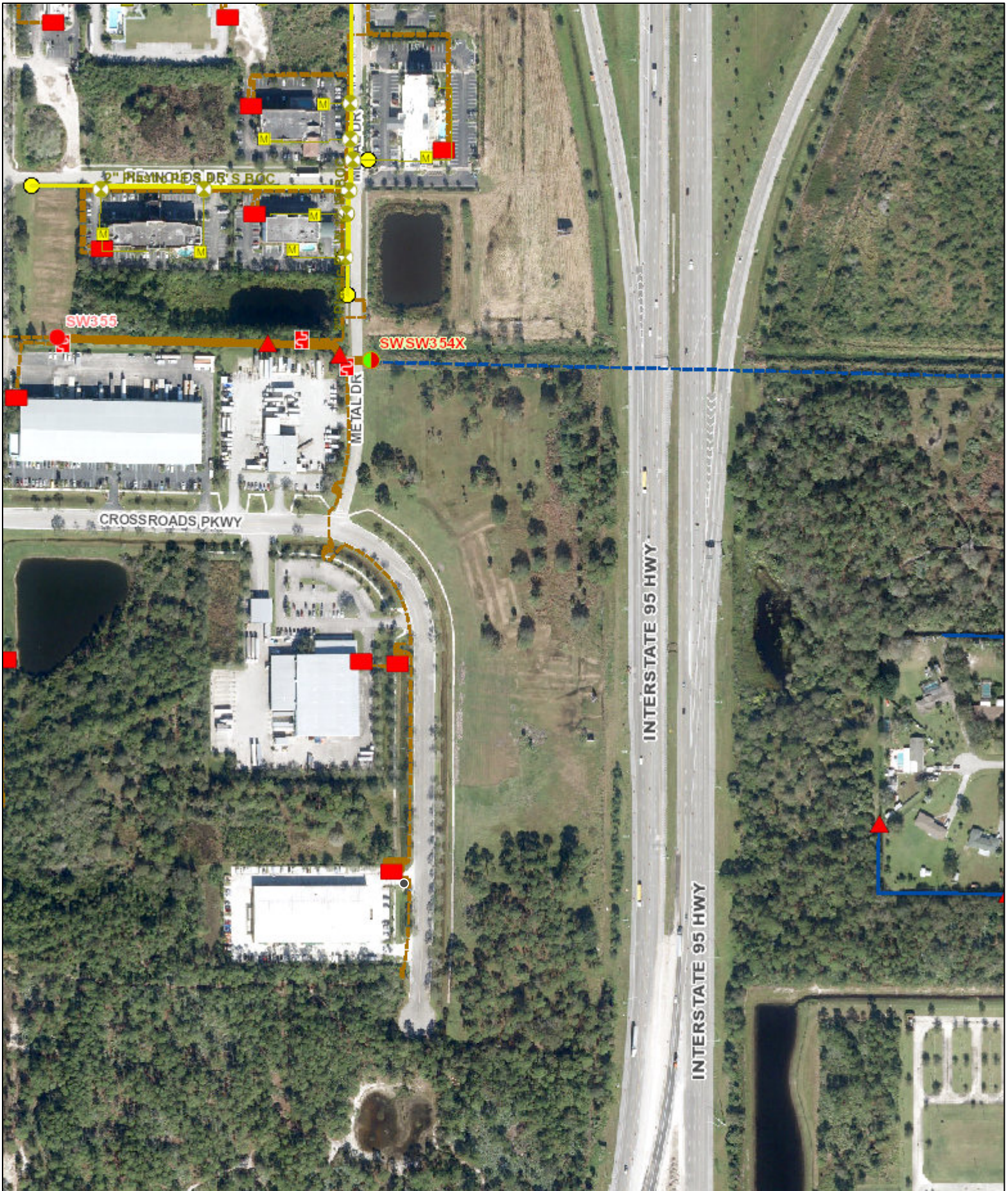
Ana Maria Johnson
Business Development Officer
Fort Pierce Utilities Authority
206 S. 6th Street
Fort Pierce, FL 34950
772.466.1600 Ext. 3012
772.467.3115 Fax
anjohnson@fpu.com

A utility easement will be required for all proposed FPUA facilities on the site.

The attached GIS map details the location of existing electric and gas facilities.



**201811_Crossroad
Parkway Wa...**



Legend

Electric Primary Wire	Pole	Valves
Transmission Wire	Fuse	Gas
Gas Main	Water	Fire Hydrant
Fiber Optic Cable	Raw Water	Well
Potable Water Main	Waste Water	Lift Station
Raw Water Main	Overhead	
Wastewater Force Main	Pad Mount	
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: 9/9/2021
 Create d By:
 Name

FPUA
 COMMUNITY PROUD

FPUA Web Map

1 inch = 346 feet

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



**FORT PIERCE UTILITIES AUTHORITY
“Community Proud”**

Developer’s Responsibilities for Utility Connection

The purpose of this document is to provide clear direction for connecting a project to the Fort Pierce Utilities Authority (FPUA) water and wastewater system.

Note that approval through the City of Fort Pierce or Saint Lucie County site plan approval process does not constitute approval of your detailed utility plans through FPUA. The steps required for FPUA approval are listed below. All Forms, Standards and Specifications, Standard Details, etc. can be downloaded from our website under the Doing Business with FPUA link then W/WW Engineering Downloads.

1. Visit www.FPUA.com and become familiar with our Standards and Specifications. Standard details are provided .pdf format for easy transfer onto your construction plans. These details are updated often and you are responsible for obtaining the most current specifications.

(<http://www.fpu.com/Business/StartStopNewServices/DevelopmentServicesWWWDDownloads.aspx>)

2. It is recommended at this time to contact schedule a pre-design conference with an FPUA Project Manager.
3. Submit payment for Engineering plan review and inspection services fee as per U.A. Resolution 2011-06. You may calculate this fee yourself or contact our office and we shall prepare and fax/e-mail an invoice to you. If you elect to calculate the fee yourself in an effort to expedite the submittal process, keep in mind that your calculations are subject to FPUA approval. This fee must be paid prior to the return of your first plan submittal, permits, etc. Review fees are based on:

\$500 Flat charge per development
plus \$20 per water equivalent residential connection (WERC) at 300 gallons per day
plus \$20 per sewer equivalent residential connection (SERC) at 240 gallons per day

Note: For multi-family developments, (more than two units per building) each unit represents 70% of one WERC and 87.5% of one SERC.

4. Submit 2 initial sets of detailed utility drawings to 1701 S. 37th Street, Fort Pierce, FL 34947. Submit 3 sets of drawings.

Note: Reference section 1.22 of the General Design & Construction Standards for Drawing/CAD requirements. Failure to adhere to requirements will result in utility plan denial. Allow 30-day response time. It may take several submittals to receive an approved design.

5. Submit any required permits (Draft) with your initial construction plans. Please use the Water and Wastewater FDEP Permit forms provided on the website as the pertinent information is always current.
6. Submit a Notice of Intent to Discharge Form with your initial construction plans. Should you need an Application for Wastewater Discharge Permit, you will be contacted by our Pretreatment Coordinator.

7. Upon plan approval, you will receive one set of the submitted plans stamped approved or approved as noted and any applicable permits executed.
8. Execute and submit a Water and Wastewater Supply Agreement at the time of final plan submittal. This is a three party document outlining the requirements of the project owner and project engineer.
9. If your property is outside the City Limits, the property owner will be required to sign an Annexation Agreement. Please utilize the following procedure to complete the agreement: provide your FPUA Project Manager with the following information for the property owner: Name, Contact Number, Site Address, Mailing Address, Parcel ID Number

Our office will provide this information to our attorney, R.N. Koblegard, who will prepare an annexation agreement and their office will call the property owner to schedule an appointment to sign the agreement and will thereafter record the agreement. The service fees, which are subject to change and are payable to Mr. Koblegard at the time the agreement is signed, range from \$50 - \$400.

Note that until the approval and acceptance of the Plans and Permits, the execution of the Annexation Agreement, Supply Agreement, and Payment of Capital Improvement Charges, Accrued Guaranteed Revenue Charges, and other associated fees, the project cannot move forward to the construction phase.

10. Submit five sets of shop drawings for all sanitary structures and manufacturer's cut sheets for all materials. These submittals will be reviewed and may be returned approved or revise and resubmit if major deficiencies are found.
11. Contact your FPUA Project Manager to schedule a pre-construction meeting.
12. When your project is getting about 90% complete, please contact your FPUA Project Manager to schedule a post-construction meeting. At that meeting, you will need to have your turnover package complete. All items in the turnover package must be complete prior to scheduling a walk-through. Listed below are the items in the turnover package:
 - a. Bill of Sale/Cost and Quantities (utilize form on website)
 - b. FDEP Water/Wastewater Certification
 - c. DDC Data Sheet to include device number, manufacturer, installation date, test date and results, and device size
 - d. Record Drawings – Need Two Sets of Paper Copy Drawings (As-Builts are not accepted)
 - e. Gravity Sewer Inspection DVD
 - f. Lift Station Start Up
 - g. Lift Station O & M Manuals (FPUA Owned Only)
 - h. Private Lift Station/Collection System Application (if applicable)
13. If your project requires an easement, the property owner will be required to sign an Easement Form. Please complete the attached form Request for Preparation of Easement and return to your FPUA Project Manager.

Our office will provide this information to our attorney, who will prepare an easement and their office will call the property owner to schedule an appointment to sign it and will thereafter record the easement. The service fees, which are subject to change and are payable to Mr. Koblegard at the time the easement is signed, are \$250 plus recording costs.

14. The following items need to be received prior to any meters being installed or chain being removed from DDC:

- a. All Fees Paid (meter, DDC, deposits, New Account Setup Fees, etc.)
- b. Final Inspection/Walk-Through
- c. Punch List Complete
- d. Contractor's Affidavit and Release of Lien (utilize form on website)
- e. Executed Easement
- f. Memorandum from Applicable Right-of-Way Agency (Agency Granting Permit) that Project is Acceptable to Them
- g. Record Drawings – After Review and Approval, Need Two Sets Paper Copy, One Set of Mylars and One CD in AutoCad Format.

DDC Installation Procedures

Below are the procedures for the installation of a DDC for unmetered fire

- ④ Fire/Mechanical Plans (offsite to device only) approved by FPUA Project Manager (PM)
- ④ Submittals approved by PM, with an approved set provided to Water Distribution (WD)
- ④ PM will acquire DDC installer contact information at pre-construction meeting and provide to WD
- ④ DDC contractor must be licensed with certification in backflow device installation and testing. Proof of certification must be provided to WD prior to pressure test
- ④ Upon notification of the need for a DDC, Engineering Coordinator (EC) e-mails Key Accounts (KA) with device size and account information
- ④ KA sets up account and creates service order which charges \$40 Initiation of Service Charge and alerts WD, via service order, of the DDC being installed
- ④ Contractor installs standpipes, concrete pad, and DDC under direct supervision of Water/Wastewater/Natural Gas Engineering Inspector to ensure compliance with clearances and adequate work space for future testing, maintenance, and repairs. Inspector locks device with chain after installation
- ④ Prior to scheduling the backflow certification test through the inspector, all lines to and from the device must be chlorinated and pressure tested per their respective agencies
- ④ WD Service Foreman must be notified (via Inspector) at least 24 hours prior to the test. Service Foreman must be present for the test and re-locks the OS&Y in the closed position after test. The test sheet must be given to WD either directly after the test or arrangements should be made to receive the test results. Engineering does not need a copy of the test results; WD will notify inspector of the test results
- ④ If at any time after the DDC installation the lock or chain has been found cut, the Revenue Protection Officer will be notified immediately. **Tampering or removal of the lock and/or chain will result in a Tampering Fee of \$200 and all associated fees according to the current FPUA Resolution. (WD will do a T-Tamper-Water service order; Revenue Protection Officer will go to site, take pictures, and bill tampering fee)**
- ④ After final walk-thru, EC will send Meter Installation Authorization (MIA) Form to WD Administrative Coordinator authorizing removal of the chain and begin billing
- ④ WD will remove the chain and add the DDC information to the account, including the device number and billing rate
- ④ EC will send Cost and Quantities to Finance to record the asset

REQUEST FOR PREPARATION OF EASEMENT

1. CUSTOMER NAME AND ADDRESS

2. CUSTOMER CONTACT PERSON, ADDRESS AND PHONE NUMBER

3. FPUA CONTACT PERSON AND CONTACT INFORMATION

4. SITE ADDRESS AND PARCEL ID

5. LEGAL DESCRIPTION AND EASEMENT DESCRIPTION

6. EASEMENT TO BE PREPARED AT THE COST OF

PROPERTY/BUSINESS OWNER
 FPUA

7. PROJECT SCHEDULED COMMENCEMENT DATE _____

8. ATTACH SKETCH OF EASEMENT

SEQUENCE OF EVENTS IN PREPARATION OF EASEMENT

1. Complete Request for Preparation of Easement. When at all possible, all easements should be done on one form.
2. Forward completed Request form to FPUA Attorney.
3. FPUA Attorney will order title search.
4. Upon receipt of title search, FPUA Attorney will email identity of owner and any mortgagees to FPUA Contact Person.
5. FPUA Contact Person will contact Customer/Owner to determine willingness to sign an easement and inform the Owner of the need for the lender, if any, to join in easement.
6. If Customer/Owner is willing to sign an easement, FPUA Contact Person will so advise FPUA Attorney, and an easement will be prepared.
7. FPUA Attorney will call Customer/Owner to make arrangements to have the easement signed. In the alternative, if Contact Person wishes, the easement and other documents can be emailed to FPUA Contact Person to have signed. FPUA Contact Person will then return the signed easement/documents to FPUA Attorney.
8. FPUA Attorney will record the signed easement/documents and will return the recorded easement to Water/Wastewater Engineering to the Engineering Coordinator.
9. Engineering Coordinator assigns a Utilities Easement Number, scans and saves easement document, and records in the MS Access Easement Database.
10. Engineering Coordinator gives the easement to the technician assigned to put on GIS. Technician draws easement on GIS and gives to Project Manager for verification.
11. Upon verification, Project Manager gives Engineering Coordinator original recorded easement. Engineering Coordinator places in fireproof file cabinet.



BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Crossroads Parkway Warehouse

REVIEW DATE: 9/7/2021

PLANNER: CREAGAN

REVIEWED BY: Captain Wayne Boyer, Lieutenant Salomon Rincon

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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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. 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.
10. 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.
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. Site Plans shall include all necessary fire department access roadways and fire lanes as determined by the Fire Marshal.
Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft.
Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft.

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13. 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.

14. Minimum Size of Water Mains

a. The minimum size of water mains for supplying water for firefighting purposes shall be six (6) inches. b. The minimum size of water mains supplying hydrants on a dead end main shall be eight (8) inches. c. The maximum number of hydrants located on a dead end main shall be one (1). d. Grid or Tee systems shall be supplied by a minimum of an eight (8) inch looped main. Exceptions may be granted based on the capacity of the water distribution system but in no case shall the main size be less than six (6) inches. e. The minimum size water main(s) shall be determined by the needed fire flow as established by the Fire Marshal and based on the current Insurance Service Office (ISO) requirements.

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September 20, 2021

VIA EMAIL

Mr. Brandon Creagan, MCRP, LEED Green Associate, Planner
City of Fort Pierce
100 North U.S. Highway 1
Fort Pierce, Florida 34950

**RE: Potential Transportation Impact Review (PTIR)
Crossroads Parkway Warehouse
Fort Pierce, Florida**

Dear Mr. Creagan:

As the Federal and State-designated agency responsible for transportation planning for the City of Fort Pierce, City of Port St. Lucie, St. Lucie Village, and St. Lucie County, the St. Lucie Transportation Planning Organization (St. Lucie TPO) has completed a PTIR with regard to the above-referenced proposed development. The proposed development consists of a 207,117 square-foot warehouse across five adjacent properties totaling 12.71 acres. Based on the review, the following comments are provided:

- **Traffic Data:** The Traffic Analysis utilizes traffic counts from 2019/20 and other traffic data from as far back as 2014. The Traffic Analysis should be updated with the 2021 Traffic Counts and the other most current traffic data.
- **Warehouse Size:** The Traffic Analysis identifies the proposed warehouse to be 200,500 square feet in size, but the Development Review Application identifies the proposed warehouse to be 207,117 square feet in size. The Traffic Analysis should be updated with the correct size of the proposed warehouse.
- **Horizon Year:** The Traffic Analysis utilizes a three-year historical growth rate with a horizon year of 2023 without providing justifications for the use of either criterion. The justifications for the use of the growth rate timespan and the horizon year should be provided in the Traffic Analysis to confirm their accuracy.
- **Traffic Analysis Conclusion:** The "Conclusion" of the Traffic Analysis indicates that "All links and intersections operate at acceptable levels of service" and "the project meets the requirements for concurrency". However, the levels of service before and after the completion of the proposed development are not provided, and the requirements for concurrency are not referenced to confirm these conclusions. The levels of service before and after the completion of the proposed development and the referenced requirements for concurrency should be provided in the Traffic Analysis to confirm this conclusion.

Please contact me should any additional information or clarification be required with regard to this PTIR.

Sincerely,

A handwritten signature in blue ink that reads "Peter Buchwald". The signature is written in a cursive style with a light blue shadow effect behind the text.

Peter Buchwald
Executive Director