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**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)  
Scavello Taylor Creek - Project No. 21-07000009**

**MEETING DATE:** February 7, 2021

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#### STAFF REPORT

**Owner:** Scavello Management LLC  
101 City Island Avenue  
Bronx, New York 10464

**Representative:** MBV Engineering Inc.  
1835 20<sup>th</sup> Street  
Vero Beach, FL 32960

**Applicant's Request:** Approval of a Site Plan (Development and Design Review) to construct 33,603 square feet of commercial development, consisting of 23,600 square feet of retail, 2,103 square feet of fast casual restaurant space and 7,900 square feet of fine dining with associated site improvements on approximately 5.33 acres of land

**Location(s):** North US Highway 1, adjacent to the Taylor Creek Publix Shopping Center

**Parcel ID:** 1433-431-0001-000-4

**Size:** 5.33 acres

**Future Land Use:** General Commercial (GC)

**Current Zoning:** General Commercial Zone (C-3)

**Utilities:** FPUA

	North	East	South	West
<b>Surrounding FLU:</b>	Commercial (COM) St. Lucie County	General Commercial (GC)	GC	Taylor Creek
<b>Surrounding Zoning:</b>	CG (St. Lucie County)	C-3	C-3	Taylor Creek
<b>Utilities:</b>	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 for a Site Plan (Development and Design Review) to construct 33,603 square feet of commercial development, consisting of 23,600 square feet of retail, 2,103 square feet of fast casual restaurant space and 7,900 square feet of fine dining with associated site improvements on approximately 5.33 acres of land.

The subject property is situated along the Taylor Creek waterway adjacent to the Taylor Creek Publix Shopping Center located west of North US Highway 1. The subject parcel is surrounded by General Commercial (C-3) zoning to the south, north, and east. West of the subject property is Taylor Creek and further west are single-family homes that are within both County and City jurisdictions.

**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 the General Commercial Zone (C-3) district which is primarily intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices, and tourist/entertainment facilities. Many public and semi-public uses are also appropriate. Compared to the C-4 zone, this district is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services and small warehousing and wholesaling operations. Although this zone should be located along or near arterial or collector streets, it is not the intent of this district to encourage the extension of strip commercial areas. Instead, it should promote concentrations of commercial activities.

### Development Review (Site Plan)

The subject Scavello Taylor Creek development is proposing to construct a new commercial center adjacent to the Taylor Creek that will offer a mix of uses with spectacular views to patrons. The applicant designed the site to allow shoppers the ability to stroll along an interconnected sidewalk network that will link the restaurants, retail, and parking areas. Given its proximity to the North Causeway bridge and the popularity of the Taylor Creek Publix shopping plaza, this facility will bring further dining and retail options to the City of Fort Pierce residents and visitors alike.

The site plan proposes the following buildings for a total of 33,603 square feet of commercial development:

- A 23,600 square foot retail building consisting of an 11,000 square foot anchor store with seven (7) smaller bays ranging in size from 1,700 square feet to 2,000 square feet. The bay along the west side of the retail building will provide for a drive thru teller lane.
- A 2,103 square foot building to serve as a fast casual restaurant.
- A 7,900 square foot building that will cater to fine dining designed with a covered deck and cantilevered patio area overlooking Taylor Creek.

Access to the property is proposed from a private easement with the Taylor Creek Plaza that was established when the subject parcel was part of the larger master planned Taylor Creek Plaza area. The easement agreement is included with the application submittal package. Parking is strategically placed center of the three buildings. The parking requirement is 214 parking spaces and 230 are being provided.



In accordance with the development review, below demonstrates compliance with Code Section 125-200, Basic Use Standards.

Uses in a C-3 zone must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

<b>Lot Size</b>	<b>Required</b>	<b>Provided</b>
The minimum lot area	10,000 Square Feet	230,100 Square Feet
The minimum lot width	70 Feet	756.35 Feet
The minimum lot depth	90 Feet	594.70 Feet
<b>Yards</b>		
The minimum depth of the front yard	25 Feet	27.35 Feet
The minimum yard depth (if not the front yard) for portions of the property abutting a public right-of-way or residential district	15 Feet	29.86 Feet
<b>Lot coverage</b>		
The maximum lot coverage	60%	56.31%
<b>Building height</b>		
	65 Feet	65 Feet

**Development Review (Landscape Plan)**

Below is a description of required and proposed landscape material that will be installed on-site:

- **Tree Requirements**

Interior Vehicular Use Areas (VUA) = 119,522 S.F.  
 119,522/15 = 7,968 S.F. Required Planting Area  
 80 Interior VUA Trees Required

Perimeter Landscape Strip (Abutting Row) = 1,165 Linear feet X 10' Wide  
 11,650 S.F. Div. By 300 = 39 Trees Required

Perimeter Landscape Strip (Abutting Other Properties) = 835 Linear feet X 10' Wide  
 8,350 Div. By 200 = 42 Trees

**Total Trees Required: 161 Trees**

- **Shrub Requirements**

Perimeter Landscape Strip (Abutting Row) = 1,165 Linear feet  
 Continuous Hedge @ 36" on-center = 389 Shrubs Required

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**Total Shrubs Required: 389 Shrubs**

- **Provided Landscape Area & Trees:**

Interior Vehicular Use Landscape Areas = 14,824 Square feet  
80 Interior Trees Provided

Perimeter Landscape Strip (Abutting Row) = 1,165 Linear feet X 10' Wide  
39 Trees Provided

Perimeter Landscape Strip (Abutting Other Properties) = 835 Linear feet X 10' Wide  
42 Trees Provided

Perimeter Landscape Strip (Abutting Row) = 1,165 Linear feet  
389 Shrubs Provided

**TOTAL TREES PROVIDED: 161 TREES**

**TOTAL SHRUBS PROVIDED: 389 SHRUBS**

***Design Review (Architecture)***

As described by the architect of record and displayed on the following page, careful consideration and thought was given to the design regarding orientation, access, landscaping, building design and budget. The majority of the architectural details that were selected exist on nearby buildings. Articulation of the building façade was achieved using three (3) dimensional raised stucco banding, crown molding, stacked stone, and frieze bands detailed in such a way as to promote vertical proportions. Other design elements include a water and fire features, towers, cupola, covered walks, covered entries, store fronts, and metal roofing. The exterior colors will complement the façade articulation with accent colors distinguishing the stucco banding from the body colors of the building.

The proposed buildings are single story designed with a variety of architectural story design and architectural details along with a combination of flat roofs with parapets, mansard roofs, and hip roofs with metal roofing, making it compatible with the existing, nearby structures.



FRONT ELEVATION - QUICK SERVICE

- QUICK SERVICE FINISHES:**
-  METAL ROOFING GALVALUME MILL FINISH
  -  SHERWIN WILLIAMS WHITE
  -  SHERWIN WILLIAMS SW 6150 - UNIVERSAL KHAKI
  -  SHERWIN WILLIAMS SW6148 - WOOL SKEIN



FRONT ELEVATION - RETAIL CENTER

- RETAIL CENTER FINISHES:**
-  METAL ROOFING WHITE FINISH
  -  SHERWIN WILLIAMS WHITE
  -  SHERWIN WILLIAMS SW 6144 - DAPPER TAN
  -  SHERWIN WILLIAMS SW 6142 - MACADAMIA
  -  STONE VENEER VENEERSTONE LEDGESTONE BRISTOL FLAT



FRONT ELEVATION - FINE DINING

- FINE DINING FINISHES:**
-  METAL ROOFING BRONZE FINISH
  -  SHERWIN WILLIAMS BRONZE TO MATCH ROOF
  -  SHERWIN WILLIAMS SW 6140 - MODERATE WHITE
  -  SHERWIN WILLIAMS SW 6143 - BASKET BEIGE
  -  STONE VENEER VENEERSTONE LEDGESTONE BRISTOL FLAT

*Proposed Elevations*

### **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. Restripe the access drive, and/or provide pavement alternatives, into the Taylor Creek Plaza from North US Highway 1 to differentiate the access easement more adequately into the subject property from the Taylor Creek Plaza surrounding parking area.

### **Planning Board Recommendation**

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

# LOCATION MAP



**Scavello Taylor Creek**

1433-431-0001-000-4



# FUTURE LAND USE MAP

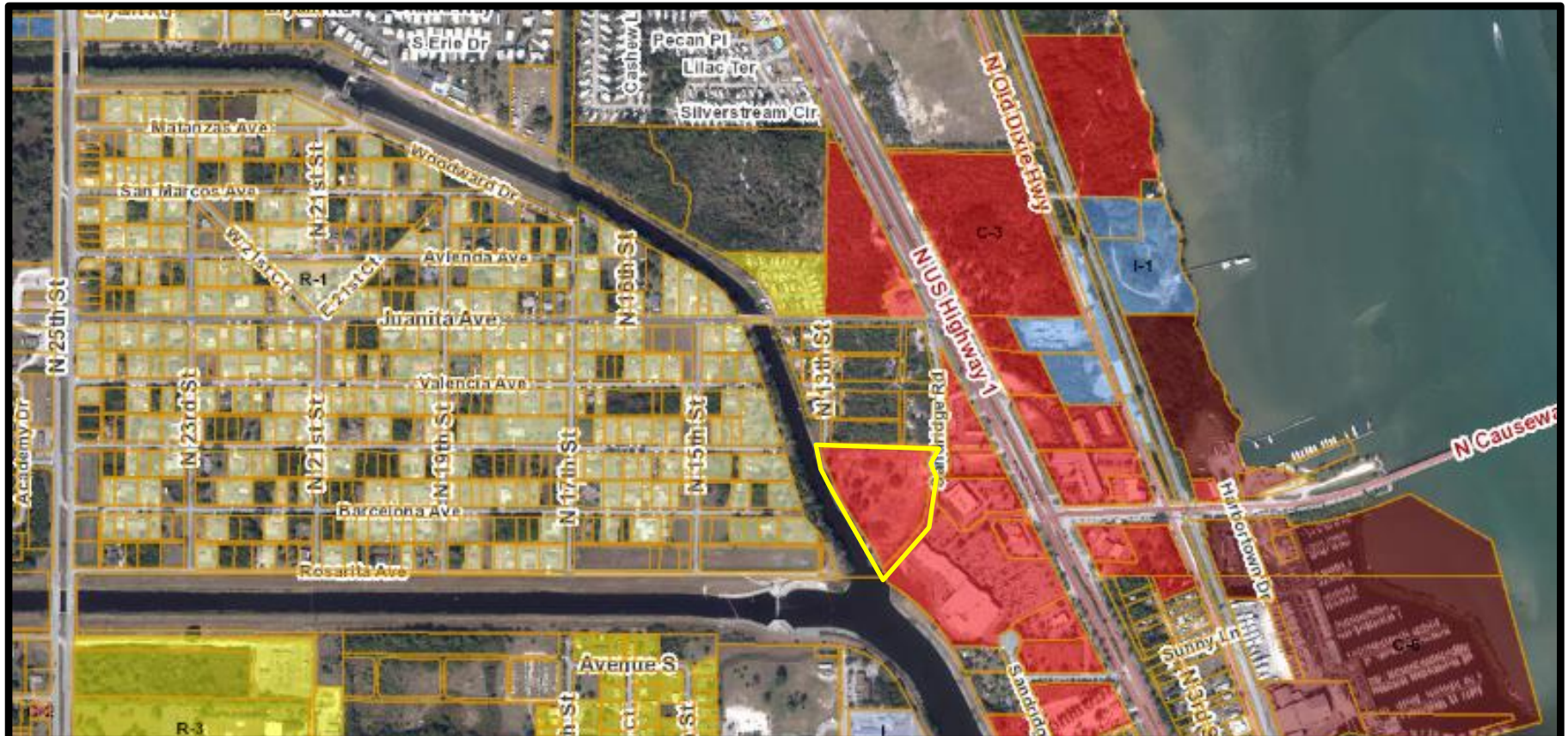


## Scavello Taylor Creek

1433-431-0001-000-4



# ZONING MAP



**Scavello Taylor Creek**

1433-431-0001-000-4





May 20, 2021

Rebecca Grohall – MVB Engineering  
1835 20<sup>th</sup> Street  
Vero Beach, FL 32960

**Subject: Development Review – Taylor Creek Development  
Technical Review Project # 21-0700009**

**Fort Pierce Planning:**

1. Bicycle Parking shall be provided at a ratio of 1 space per every 10 parking spaces pursuant to City Code 125-315 (f)(1)(a). It was not clear on the site plan if that is already being provided.
2. The Traffic Study shall be approved and satisfied by St. Lucie County and their reviewer before the item is forwarded to the Planning Board for review.
3. Provide a colored site plan (aerial overview) that also includes the landscaping.
4. Sidewalks shall be provided along all rights-of-way pursuant to City Code 125-317. If sidewalks cannot be provided along the actual right-of-way internal walkways would be requested. The goal is for safe pedestrian access in and around the site.
5. Consider a pedestrian access path that connects this site to the existing plaza. While this is not a requirement, this would be considered good planning to promote pedestrian activity and interconnectivity to adjacent sites.
6. It is noted that there are more parking spaces than may actually be needed. While the parking spaces provided are consistent with current code, the Planning Department would entertain alternative parking calculations though a parking study to help reduce the number of parking spaces. The parking study and calculations shall be from an official source to include, but not be limited to the Institute of Transportation Engineers (ITE). You may also use examples from other developments that are similar to this one. The goal of reduced parking spaces is to promote more open space, landscape space, and pedestrian activity areas within the site.
7. Consider a reconfiguration of the building layout for retail buildings A-H to be orientated towards the canal to take advantage of the view of water.
8. Consider a pedestrian path/activity area to be located along the canal (within the property boundary) to act as a boardwalk feature.
9. If the site plan is reconfigured to accommodate either a reorientation of the buildings or the reduction in parking provide an updated landscape plan to reflect the changes.

10. If the site plan is reconfigured to accommodate either a reorientation of the buildings or the reduction in parking would there be opportunity for a small pond with a water feature to be added to the site? This is not a requirement, but just a suggestion to add as a design element for the site.
11. Consider introducing more color or different design elements to the building façade like stonework at the base of the building.
12. If design permits staff requests an alternate roof system that departs from the flat roof type for the Fine Dining and Retail Center. Examples of what staff would like to see can include but are not limited to a mansard or gable roof or roofing system that incorporate barrel tiles. Staff appreciates the roof style that has been chosen for the Quick Service elevation and would look to see that design implemented on the Fine Dining and Retail Center as well.
13. Based on the layout of the Fine Dining area it appears there is a plan for outdoor seating can this be confirmed? What other activities are proposed for the outside area? Is outdoor music or entertainment being considered?
14. A Landscape Bond shall be provided at the time of Final Certificate of Occupancy in accordance with City Code 123-6

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 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,

A handwritten signature in blue ink, appearing to read "Brandon Creagan".

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 : Taylor Creek Development Site Plan – Sandridge Road  
TRC No. 21-07000009**

**DATE : May 13, 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:

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

Approval of Site Plan

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 attached for engineering comments

**ENGINEERING COMMENTS:**

1. Research of the public records indicates that Sandridge Road right-of-way terminates at the south end of the existing cul-de-sac and that the roadway/driveway south of the cul-de-sac is under private ownership of a company identified as Real Sub, LLC. With this being stated, the applicant shall forward a copy of an Ingress/Egress easement executed by Real Sub allowing the utilization and driveway connections to their privately owned roadway. Without this authorization, the new driveway connections will not be permitted to connect to property under a different ownership.
2. Provide the minimum 10' wide landscape buffer along the western property line.
3. Revise the 17' paved parking stall length to reflect a minimum paved length of 18' for parking stalls abutting landscaping, refer to City of Fort Pierce Code of Ordinances Section 125-315(c)(1).
4. The site plan shall indicate the widths of the driveways accessing the private development to the east.

**ADVISORY COMMENTS:**

1. The drainage plan is conceptual at this point and will be reviewed in depth at the time of application for a Site Work permit.

JRA/TST/tst

TST



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

Meeting Date: 5.20.21  
Property Address: Site Plan – Taylor Creek Development – Parcel ID: 1433-431-0001-000-4

*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 7<sup>th</sup> 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



## Technical Review Committee meeting

**May 20, 2021**

Case # 21-07000009

Planner: Brandon Creagan

Development Review

Taylor Creek Development, Sandridge Rd., Ft. Pierce.

### **Comments:**

This advisory comment pertains to the condition of Sandridge Road. With this ambitious project forthcoming, consideration should be given to improving the roadway known as Sandridge Road, which runs along the eastern frontage of the project site. Sandridge Road is the only access road that leads to the project site from either the north (intersecting with Juanita Avenue) or the south where Sandridge Road joins with the plaza known as Taylor Creek Commons.

The roadway itself visually shows cracks along most of the length of Sandridge Road from Juanita Avenue to Taylor Creek Commons. Additionally, there is a rather steep grade at the intersection of Juanita Avenue and Sandridge Road. Low vehicles (such as sports cars) may scrape their underside while negotiating the existing gradient.

Therefore, please consider (if not already considered) making improvements to Sandridge Road, which undoubtedly will be used much more upon the completion of this project. In addition, improvements to the roadway will create a more welcoming "welcome" as visitors arrive at this new and exciting retail and dining venue.

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

May 20, 2021

TECHNICAL REVIEW PROJECT # 21-07000009

Taylor Creek Development

### Comments

FPUA W/WW Engineering: Water and wastewater are available to serve the proposed development. Please submit three sets of utility construction drawings to FPUA's W/WW Engineering Department for formal review and approval. It is recommended to Contact Lugey Dawson @ (772) 466-1600 ext. 3428 to setup a pre-design meeting.

FPUA Electric & Gas Engineering: Approved. Electric service is available to the site (from Sandridge Road and N. 13<sup>th</sup> Street) for the propose commercial development. Please provide electric load information for the propose structures /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](mailto:sscimeca@fpu.com)  
Office: (772)466-1600 Ext. 6957

Gas service is available to the site (from Sandridge Road) for the propose commercial development. 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 Ana Johnson.



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](http://www.fpu.com)





*Ana María Johnson*

*Business Development Officer*

*Fort Pierce Utilities Authority*

206 S. 6<sup>th</sup> Street

Fort Pierce, FL 34950

772.466.1600 Ext. 3012

772.467.3115 Fax

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

FPUA will require a utility easement for all propose FPUA facilities within the site.

Please find attached copies of the FPUA GIS maps (Electric and Gas).

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. 37<sup>th</sup> Street

Fort Pierce, Florida 34947

Phone (772)466-1600 Ext. 6757

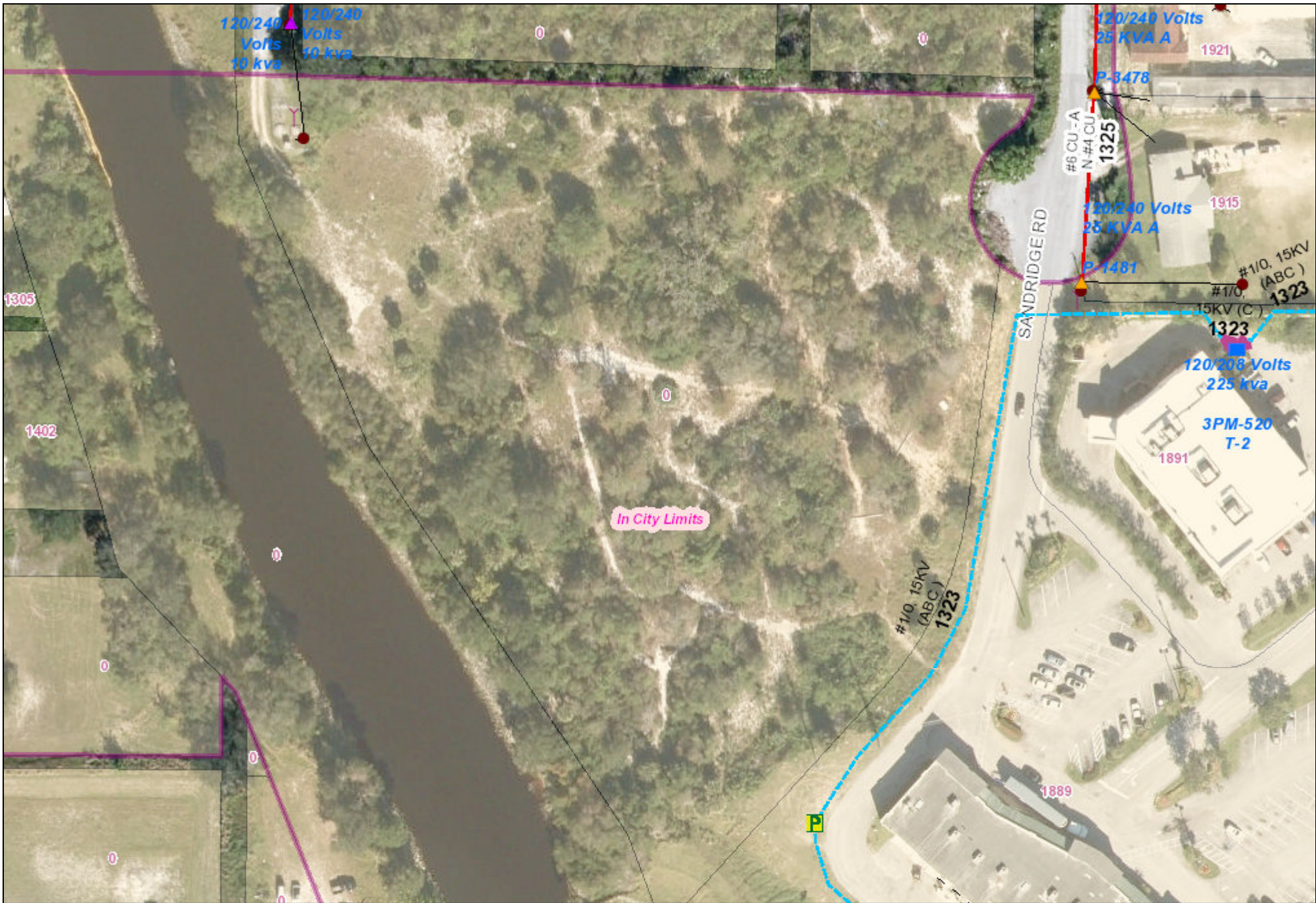
Fax (772)461-1938

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



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.





- 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
- Transformers**
- ▲ Overhead
- Pad Mount

- Valves**
- Gas
  - Water
  - Raw Water
  - Waste Water

- + Fire Hydrant
- W Well
- PS Lift Station

**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.*



Date: 7/8/2020  
 Created By: Name



1 inch = 105 feet  
 (772) 466-1600  
 FAX (772) 461-1938



**Legend**

- |                       |              |             |              |
|-----------------------|--------------|-------------|--------------|
| Electric Primary Wire | Pole         | Valves      | Fire Hydrant |
| Transmission Wire     | Fuse         | Gas         | Well         |
| Gas Main              | Transformers | Water       | Lift Station |
| Fiber Optic Cable     | Overhead     | Raw Water   |              |
| Potable Water Main    | Pad Mount    | Waste Water |              |
| Raw Water Main        |              |             |              |
| Wastewater Force Main |              |             |              |
| WW Gravity Main       |              |             |              |

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Date: 7/8/2020  
 Create d By:  
 Name



**FPUA Utility Map**

N  
 1 inch = 105 feet  
 (772) 466-1600  
 FAX (772) 461-1938

May 18, 2021

**PROJECT:** Taylor Creek Development  
**REF:** TRC App. #21-07000009  
**TO:** Brandon Creagan  
**FROM:** David Hays

The following comments are offered by SLC Public Works Department:

1. The traffic report will be reviewed by a third party through the County.
2. The proposed project will result in an increase of trips on an unimproved County roadway. The County has discussed the abandonment of or required improvements to Sandridge Road. At this time, we have received no response. This Department does not support the project as depicted.
3. A Site Development Permit will be required from the County prior to implementation of site activities. The SD Permit will provide for right-of-way improvements.
4. Written response to Pre-application review has not been received.
5. For discussion regarding these comments, please contact me at 772-462-1491, [haysd@stlucieco.org](mailto:haysd@stlucieco.org) or Grant Chambers at 772-462-2741, [chambersg@stlucieco.org](mailto:chambersg@stlucieco.org).

Cc: Alicia Rosenthal

# SLC School District

## Taylor Creek Development

The St. Lucie County School District has reviewed the above reference project and we have the following comments:

1. Will sidewalks improvements be made along Sand Ridge Road? Area any roadway improvements needed to Sand Ridge Road to accommodate the Development.



May 19, 2021

**VIA EMAIL**

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

**RE: Proposed Transportation Impact Review  
Taylor Creek Development  
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 transportation impact review with regard to the above-referenced proposed development. The proposed development consists of a commercial development along Taylor Creek that will include retail and restaurant space totaling approximately 33,603 square feet. Based on the review, the following comments are provided:

- **Historical Growth Rate:** The Traffic Impact Statement for the proposed development appears to be incomplete and does not include consideration of the historical growth rate. The Traffic Impact Statement should be completed and in the absence of any calculations to the contrary, a historical growth rate of 2.5 percent should be utilized which is the actual annual growth rate in the County since 1995.
- **Bicyclist and Pedestrian Connectivity:** The development appears to provide little or no bicyclist and pedestrian infrastructure within the development and along Taylor Creek or connectivity with the St. Lucie Walk-Bike Network. As you know, the City of Fort Pierce maintains a substantial legacy of ensuring the provision of such infrastructure especially along waterfronts with the Fort Pierce Inlet and Riverwalk shared-use paths serving as examples. This infrastructure should be provided within the development, and connectivity should be provided with the St. Lucie Walk-Bike Network. The provision of this infrastructure and connectivity will serve as an additional attracter to the proposed development.

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

Sincerely,

Peter Buchwald  
Executive Director

cc: Jack Andrews, P.E., Fort Pierce City Engineer



**BUREAU OF FIRE PREVENTION**

**SITE PLAN REVIEW**

**TO: Site Plan Applicant**

**SITE PLAN: Taylor Creek Development**

**REVIEW DATE: 5/11/2021**

**PLANNER: CREAGON**

**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. 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**

*"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)



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. 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.
8. 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.
9. 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.
10. The Fire District reserves the right for future comments at the site plan & building construction phase.
11. FD access roads (shall be) are provided such that any portion of an unsprinklered 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).
12. 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).
13. 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.

*"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)

**ST. LUCIE COUNTY FIRE DISTRICT**  
Community Risk Reduction Division  
Office of the Fire Marshal



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

**14. 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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## Jennifer Hofmeister

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**From:** David Hays <haysd@stlucieco.org>  
**Sent:** Wednesday, December 22, 2021 12:10 PM  
**To:** Jennifer Hofmeister; Jeremy Anderson  
**Cc:** Vennis Gilmore; Patrick Dayan; Daniel Zrallack; JoAnn Riley; Victoria Mitchell; Alexey Gilev  
**Subject:** Sandridge Road ROWA  
**Attachments:** Sandridge Road Abandonment Exhibit Draft.docx; Proposed ROWA Description.pdf

**SECURITY WARNING:** This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

In partnership with the city to provide success in achieving development approvals for projects adjacent to Sandridge, the county will proceed toward abandonment of the norther leg of Sandridge Road. This is only in draft form at this time to provide representation of conversations to date. The first attached exhibit, 'Sandridge Road Abandonment Exhibit – Draft' represents this portion of Sandridge Road. The county may retain a 60' width at the eastern ends (shown in blue) of the existing rights-of-ways until development in of the vacant parcels is propose and a new northern connection is provided from the cul-de-sac are to Juanita Avenue. The desire is at that time, a new road will be constructed from Juanita south for all parcels to have access.

The second exhibit, 'Proposed ROWA Description', depicts the intended property transfers to Dollar General and Taylor Creek Development respectfully. The county will provide the ROWA package and present to the BOCC. Utility easements and protection will be required to be maintained/provided. Per discussion with Jeremy Anderson, the county is expecting him/his client to provide coordination with the utility providers and perform the sketch and legals for those easements. The county will assist as appropriate and will be coordinated.

Unfortunately, this process will take quite some time. If all are in agreement, we will begin the formal process after the holidays.

If you have any questions, please don't hesitate to contact me.

Sincerely,

**David A. Hays, P.E., CFM | Sr. Project Engineer | Engineering Division, PW**

Ph: **772-462-1491** (direct) | [haysd@stlucieco.org](mailto:haysd@stlucieco.org)

PW Office: 772-462-1707 | 2300 Virginia Ave. Fort Pierce 34982





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*"Teamwork gives you the best opportunity to turn vision into reality"* John C. Maxwell

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-  EXISTING PUBLIC ROW
-  ABANDONMENT DIVIDING LINE
-  PROPERTY TRANSFER TO 1915 N US-1
-  PROPERTY TRANSFER TO TURTLE CREEK DEV.



12/22/21

LOT LINE AS MONUMENTED FND. 1/2" IN CONFLICT WITH DEED LINE 2.4'

N 89°07'15" E 237.53'

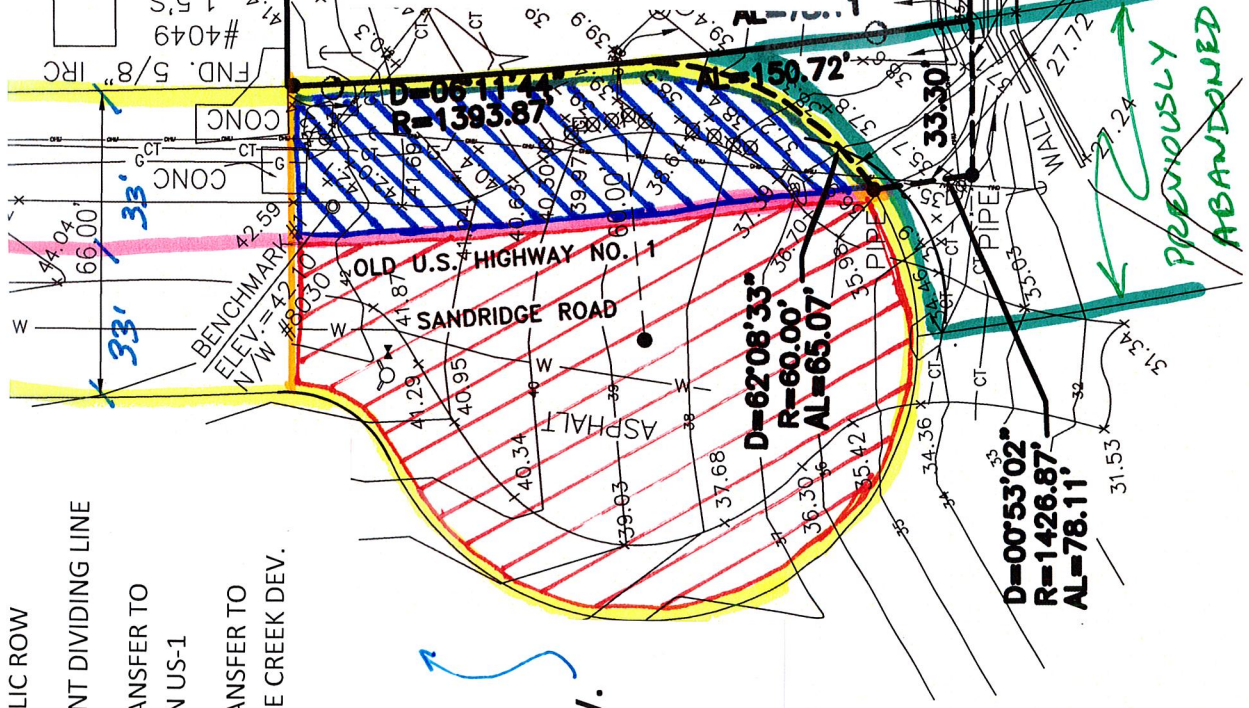
MOTEL

SHED

PROPOSED

DOLLAR GENERAL

SANDRIDGE ROAD  
(to be removed)



PROPOSED

TAYLOR CREEK DEV.

PREVIOUSLY ABANDONED

7.64' CALC (M) 17.88'

S 89°07'15" W 300.68'

D=00°53'02" R=1426.87' AL=78.11'

D=62°08'33" R=60.00' AL=65.07'

D=06°11'44" R=1393.87'

AL=150.72'

OLD U.S. HIGHWAY NO. 1

SANDRIDGE ROAD

ASPHALT

WALL

PIPE

ASPHALT

ASPHALT

ASPHALT

ASPHALT

ASPHALT

ASPHALT

ASPHALT

ASPHALT

ASPHALT

ASPHALT

ASPHALT

ASPHALT

ASPHALT

ASPHALT

Sandridge Road Abandonment Exhibit – Draft 12/22/2021

Existing Sandridge Road north to be abandoned.

**Red** = ROW to be abandoned

**Blue** = existing ROW may be retained with westerly ROW's

