



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)
Kieran Casey Warehouse/Office Building – 3621 US Highway 1
21-07000031**

MEETING DATE: April 18, 2022

STAFF REPORT

Owner: Kieran Casey
3900 Shoreside Drive
Fort Pierce, FL 34949

Representative: Engineering Design & Construction, Inc. (Mark Landsman, Project Engineer)
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987

Applicant's Request: Approval of a Site Plan (Development and Design Review) to develop a 10,300 square foot warehouse and office building with associated site improvements on a 1.51-acre parcel of unimproved land

Location(s): The subject parcel is addressed at 3621 US Highway 1 and is generally located west of South US Highway and north of South Market Avenue

Size: 1.51 acres

Parcel ID(s): 2434-601-0025-000-5

Future Land Use: General Commercial (GC)

Current Zoning: General Commercial Zone (C-3)

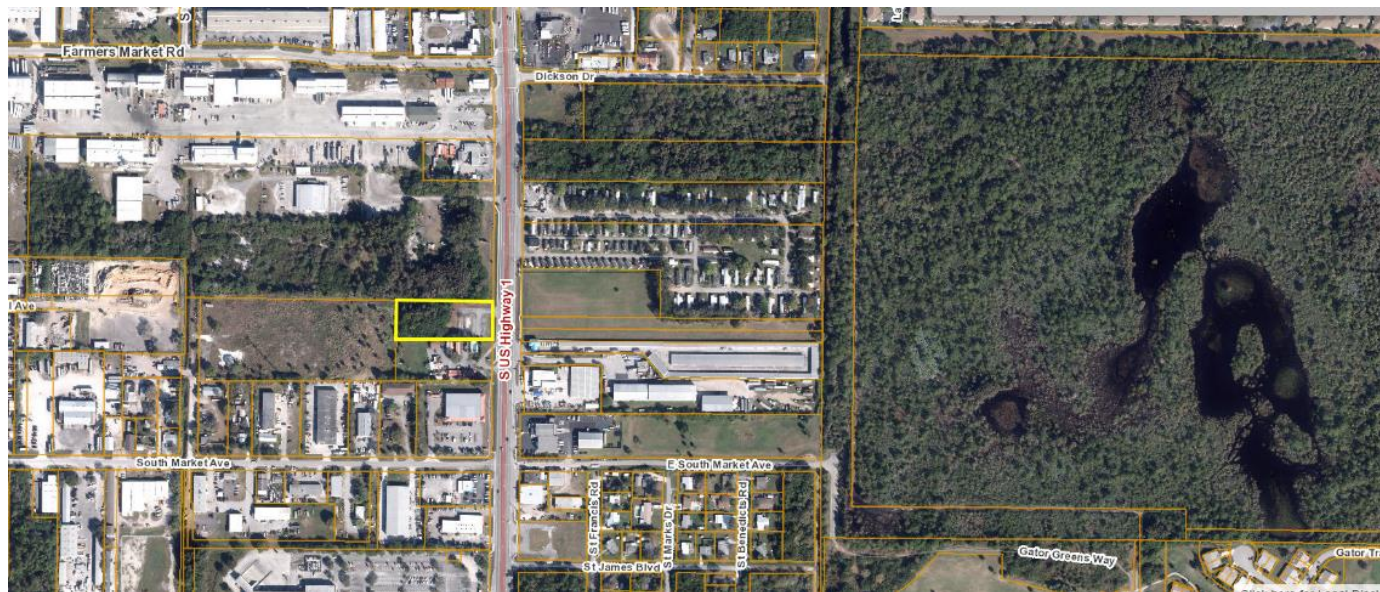
Utilities: FPUA

	North	East	South	West
Surrounding FLU:	Industrial (I)	GC	GC	GC
Surrounding Zoning:	Light Industrial Zone (I-1)	C-3	C-3	C-3
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 for a Site Plan (Development and Design Review) to construct a 10,300 square foot warehouse and office building with associated site improvements on a 1.51-acre parcel of unimproved land. The subject property is located at 3621 US Highway 1 and has a Future Land Use designation of General Commercial with a compatible zoning classification of General Commercial Zone (C-3). To the north and west, are light industrial zoned properties (I-1) and to the south and east are properties zoned C-3.



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 compatible zoning district classification of General Commercial Zone (C-3) The district is 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 proposed site plan, shown below, meets the basic use standards for the C-3 zone.



The Code required standards are set forth in Code Section 125-200. The General Commercial Zone (C-3) review provided below demonstrates compliance with Code Section 125-200(b), Basic use standards:

Lot Size	Required	Provided
The minimum lot area	20,000 square feet	65,670 square feet
The minimum lot width	100 feet	165 feet
The minimum lot depth	100 feet	397 feet

<i>Yards</i>		
The minimum depth of the front yard	25 feet	92.64 feet
<i>Lot coverage</i>		
The maximum lot coverage	60%	15.68%
<i>Building height</i>		
	65 feet	44 feet
<i>Open Space</i>		
	20%	24.90%
<i>Off-Street Parking</i>		
	Warehouse: 8,220 sq ft (1 space/600 sf) -14 spaces Office: 2,140 sq ft (1 space/300 sf) 8 spaces Total: 22	53 spaces
<i>Bicycle Parking</i>		
	1 per 10 vehicle spaces	6 spaces

Traffic Analysis

A Traffic Study was not warranted.

Parking Requirements

The subject development requires 22 parking spaces, and 53 spaces are provided. The additional parking on site is proposed to allow flexibility in the allowed uses on site. As retail requires the most parking, the applicant has calculated parking based upon the retail use.

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 ROW (East Buffer) 165'

Sec. 123-37(4)b

Trees Required = 10' Wide Landscape Strip with 1 Tree/300 sf
 $165 \text{ lf} \times 10' = 1650 \text{ sf} / 300 = 6 \text{ trees}$

Provided: 6 trees

Shrubs Required = Continuous Hedge @2' oc

165 lf /2' oc = 83 shrubs

Provided: 83 shrubs

Vehicular Use Area Landscaping to Adjacent Property (North, South, East, West Buffer) 961'
Sec. 123-37(6)

Trees Required = 10' Wide Landscape Strip with 1 Tree/200 sf

961 lf x 10' =9,610 sf / 200 trees = 48 trees

Provided: 48 trees

Shrubs Required = Continuous Hedge @ 2' oc

961 lf / 2' oc = 481 shrubs

Provided: 481 shrubs

Interior Vehicular Use Area

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

Required = 1 sf of interior landscaping per 15 sf of vehicular use area (29,752 sf /15 = 1,984 sf)

Landscaping Area Provided = 2,010 sf

Trees Required: 1 Tree / 100 sf of interior landscape area

29,752 sf / 15 = 1,984 sf / 100 = 20 Trees

Provided: 20 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 palms

Total trees required = 74 trees

Maximum palms allowed = 37 (74/ 2 = 37)

Total palms provided = 0 (0%)

Dumpsters

Total length of dumpster exterior (less doors) / 2'

48' /2 = 24 per dumpster

Shrubs Required (2 dumpsters) = 48

Total Shrubs Provided = 48

Total Trees Required = 74 Trees

Total Native Trees Provided = 74 Trees (100%)

Total Palms Required = 0

Total Native Palms Provided = 0

Total Shrubs Required = 588

Total Native Shrubs Provided = 600 (100%)

Design Review (Architecture)

Pursuant to City Code Section 125-314, Design Review, the applicant has provided architectural renderings of the proposed building. The design supports the applicant's summary of the design, as follows:

Careful consideration and thought have been given to the design presented herein, regarding orientation, access, landscaping, building design and budget.

Criteria as follows:

Auto access to the property is proposed to be from US Highway #1. Parking therefore will be in the front and along the sides of the building with pedestrian access from the existing sidewalk along US Highway #1. US Highway #1 is zoned for commercial use and in the vicinity of the property there is a combination of vacant land, one story motel, auto tinting business, Manatee Mobil Home Park and Arnoff Storage U-Haul. There is no consistent architectural style or theme along the US Highway #1 corridor.



Architectonic Inc
 2000 S. US HIGHWAY 1, FORT PIERCE, FLORIDA 34950
 TEL: 772.467.3000
 FAX: 772.466.5808
 WWW.ARCHITECTONIC.COM
 04/18/2022 11:00 AM
 PROJECT NO: 22-0001
 SHEET NO: A-1
 PROJECT NAME: OFFICE/WAREHOUSE
 FT. PIERCE, FLORIDA

The majority of the architectural details selected for the office warehouse do not exist on the nearby buildings. Articulation of the building façade is achieved by the use of three-dimensional raised stucco banding, stacked stone detailed in such a way as to promote vertical proportions. Other design elements include a covered porch, stucco lap siding. The building exterior colors will

complement the façade articulation with accents colors distinguishing the stucco banding from the body colors of the building.

The building, though tall, is a single-story design with a variety of architectural story design with a variety of architectural details and standing seam-metal roofing, making it compatible with existing, nearby structures.

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

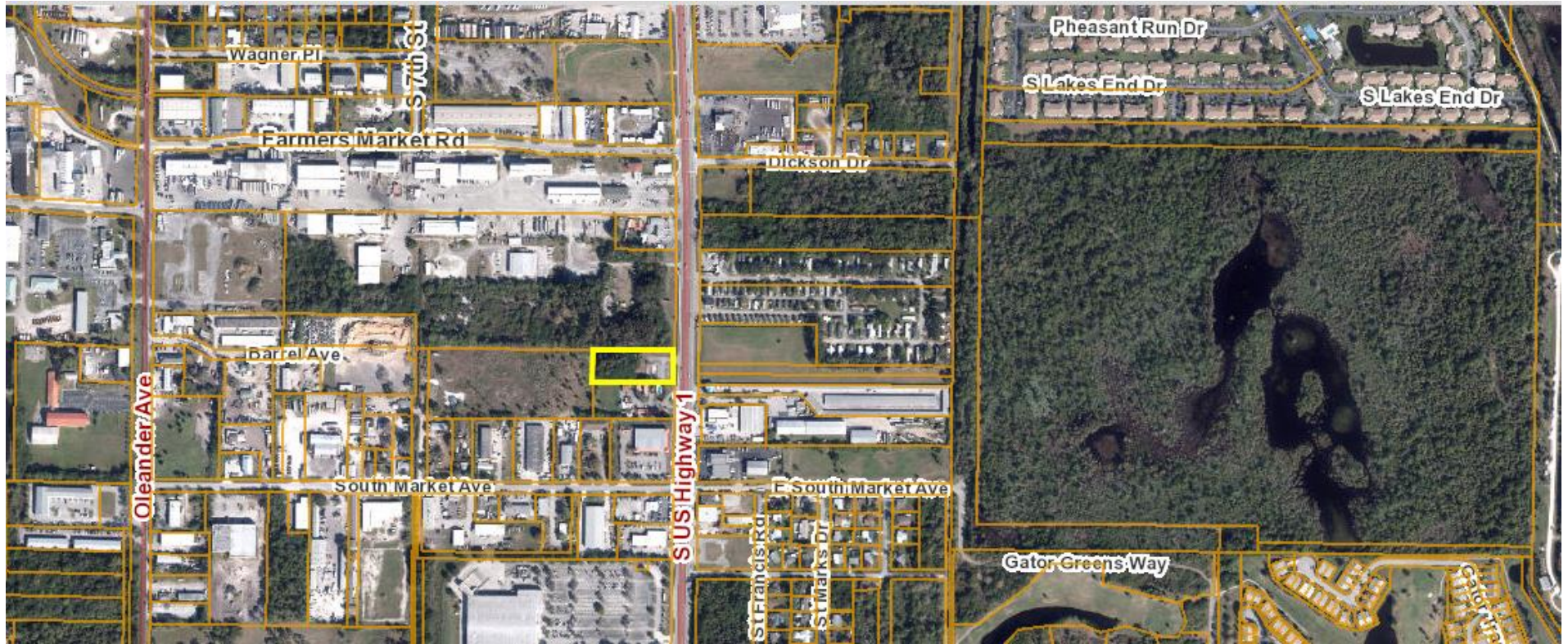
The proposed Site Plan (Development Review and Design Review) application adheres to the requirements of the City Land Development Code and guidelines of the City's Comprehensive Plan and does not appear to adversely affect the public health, safety, convenience, and general welfare. Therefore, Staff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

Planning Board Recommendation

At the March 14, 2022, Planning Board meeting, the Board unanimously recommended APPROVAL with the Conditions recommended by staff.

LOCATION MAP



Kieran Casey
2434-601-0025-000-5



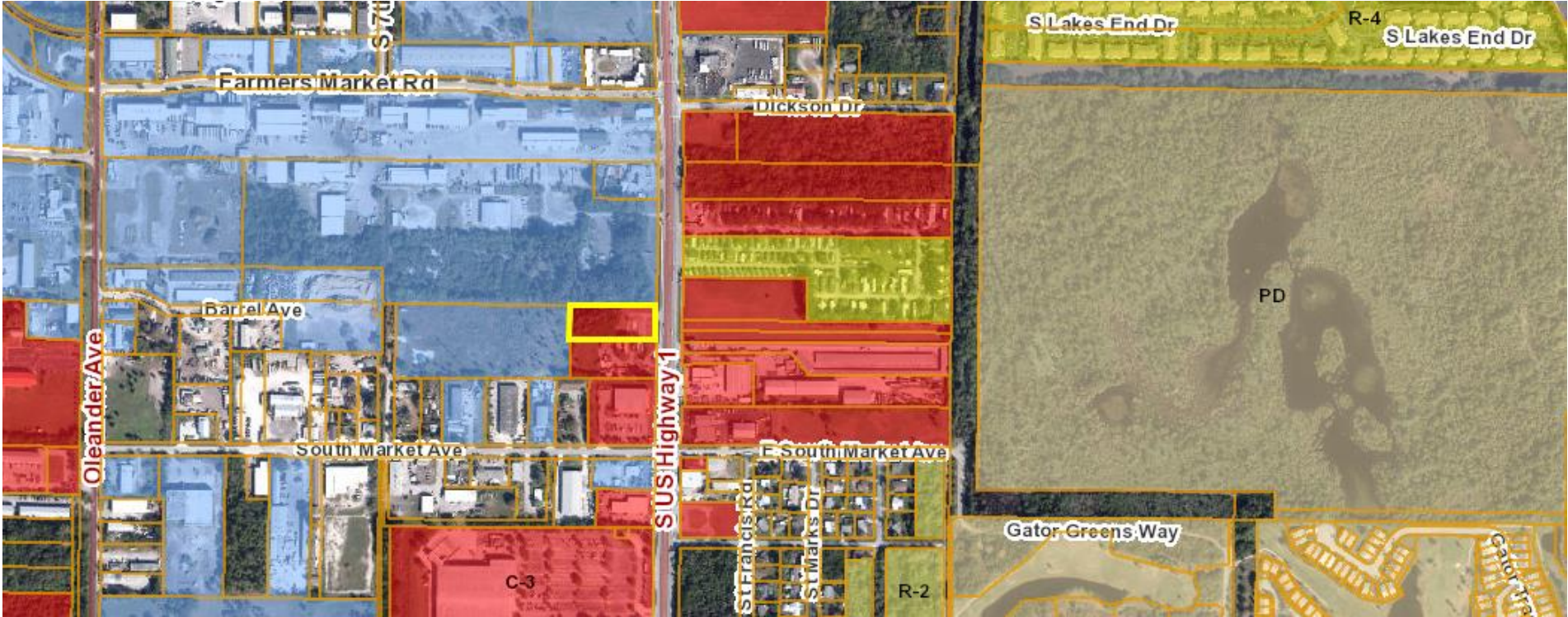
FUTURE LAND USE MAP



Kieran Casey
2434-601-0025-000-5



ZONING ATLAS MAP



Kieran Casey
2434-601-0025-000-5





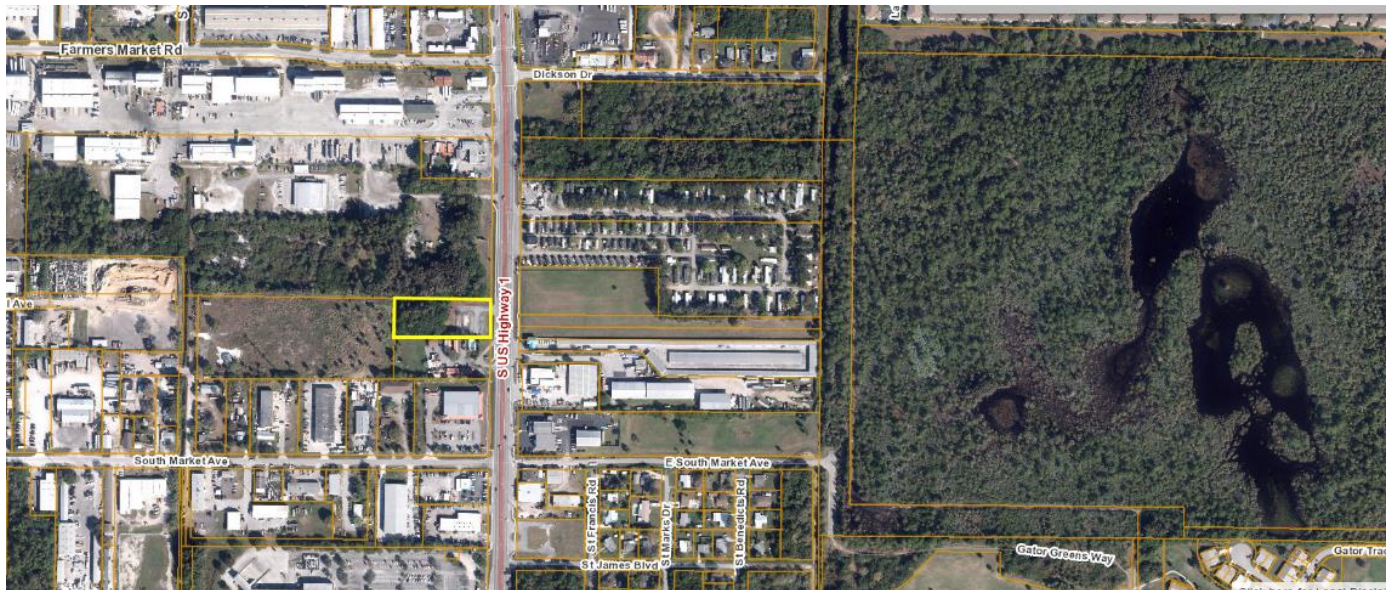
January 20, 2022

Mark Landsman, Project Engineer
Engineering design & Construction, Inc.
10250 SW Village Parking, Suite 201
Port St. Lucie, FL 34987

**Subject: Technical Review Committee (TRC)- Site Pan (Development and Design Review)
Kieran Casey Warehouse/flex building – 2434-601-0025-000-5**

Dear Mark,

Below please find a summary of the comments for the City of Fort Pierce TRC meeting:



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 a 10,300-sf office/warehouse building with associated site improvements on a 1.51-acre parcel of unimproved land. The subject property is located at 3621 US Highway 1 and has a Future Land Use designation of General Commercial with a compatible zoning classification of General Commercial Zone (C-3. To the north and west, are light industrial zoned properties (I1) and to the south and east are properties zoned C-3.

Fort Pierce Planning Department

1. Please correct the following on the site plan data:
 - a. The building coverage maximum is 60% rather than 80%.
 - b. The acreage breakdown adds up to 1.5 acres and the impervious area to 61.28% Please correct.
 - c. The parking spaces for retail I 1 space per 200 sf. The plan states 1 to 600 sf but the calculation was made from 1 to 200 as the required parking for retail is correct. just correct the formula.

- d. Please correct that the uses are retail and warehouse not office as stated. Warehouse parking requirement is 1 space for 600 sf which equals 4 spaces not 7.
2. Please update Zoning Code information on the site plan to demonstrate compliance with the C-3 zoning District, as provided in the table below. The highlighted area is information that I calculated so please verify.

C-3 Zoning District	REQUIRED BY CODE	PROVIDED
Lot size		
	The minimum lot area shall be 10,000 square feet.	65,670 square feet
	The minimum lot width shall be 70 feet.	165 feet
	The minimum lot depth shall be 90 feet.	397 feet
Yards		
	The minimum depth of the front yard will be 25 feet.	92.64 feet
Lot coverage		
	Buildings shall not cover more than 60% of the lot area.	15.68%
Building Height		
	65 feet	44 feet
Off-street Parking		
	Retail – 1 space/200 square feet -42 spaces Warehouse- 1/600 square feet 4 spaces Total required 46 spaces	53 provided
Bicycle Parking		
	Commercial- 1 per 10 motor vehicle space	6 bicycle spaces required

3. Please provide the site data and landscape data in Word.
4. Please provide colored rendering of the landscape plan and elevations for presentation purposes.
5. Please note, the following conditions are standard and will be noted on the staff report:
- 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.
 - 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.
6. Further comments may be provided at the TRC meeting.

Fort Pierce Engineering Department
See attached.

Fort Pierce Code Enforcement Division

See attached. No comments

Fort Pierce Public Works

No comments. See attached.

Fort Pierce Building Department

See attached

Fort Pierce Tree Arborist

Forthcoming

Fort Pierce Police Department

See below and see attached

Please ensure the proposed lighting plan meets or exceeds the required standards as set forth by city code.

Fort Pierce Utility Authority (FPUA)

See attached and below

FPUA W/WW Engineering:

FPUA W/WW Engineering: Concept approved.

Water and wastewater (via forcemain) services are available to serve the subject property. To connect to these services please submit Utility Plan (2 complete sets) along with a completed plan review and commercial service application to FPUA's Water and Wastewater Engineering department, at 1701 S 37th Street Fort Pierce Florida 34947. Please see the Developer's Responsibilities page on the FPUA website for important steps to guide through the entire process including utility details and permit applications (see link). Details and Specifications can be found at W/WW Engineering Page. For any additional questions please contact Shane Ostrander sostrander@fpu.com.

FPUA Electric & Gas Engineering:

Approved.

Electric service is available to the site (from S US 1). Please provide electric load information 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

Office: (772)466-1600 Ext. 6957

sscimeca@fpu.com

Gas service is available to the site (from S US 1). 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 Billy Dupre.

SLC Fire

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 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 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).
8. 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.
9. 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.
10. The Fire District reserves the right for future comments at the site plan & building construction phase.

SLC Planning

No comments (see attached)

St. Lucie County Public Works

No comment (see attached)

Florida DOT

1. A Pre-Application meeting is necessary before the applicant can apply for a permit from the Department for access to State Road 5 (Federal Highway/US 1). The applicant should contact FDOT to request an access Pre-Application meeting to coordinate the proposed connection.

See link below to the Access Pre-application Meeting request form.

Access pre-application meetings are held every Thursday in person and via Microsoft Teams. Pre-application meetings are typically scheduled two weeks after an application is received. A notification email with the date and time of pre-application meeting will be sent out each Monday for the following week pre-application meeting.

Ctrl+Click to follow link: [District 4 Access Management Pre-Application Request Form](#), or

Copy and Paste to Internet Browser: <https://arcg.is/1H0vT8>, or

Scan QAR code:





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

Meeting Date: 1.20.22
Property Address: Future Land Use, Rezoning, Planned Development and Site Plan - Savannah Preserve - 2426-333-0015-000-5

Please be advised that the project may trigger the requirements indicated below:

- 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
- 2. Pre-construction meeting with the City's Building Department is requested.
- 3. Any construction will need to meet the requirements of the Florida Building Code 7th Edition.
- 4. Means of egress is required.
- 5. Means of ingress is required.
- 6. Must meet the following Accessibility requirements:
 - Accessible route
 - Handicapped parking spaces
 - Means of egress
- 7. Change of Use required
 - to include a signed and sealed Life Safety Plan
 - to include a signed and sealed detailed comprehensive building plan.
- 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
- 9. Flood Development Permit required.
- 10. Building Permit required.
- 11. Signed and sealed construction drawings required.
- 12. Will need to meet the Fire Code.
- 13. Sprinkler system is required.
- 14. Smoke alarm system is required.
- 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature

Paul Jones

Date:

1/14/21



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

Meeting Date: 1.20.22

Property Address: Site Plan and Conditional Use - Renaissance Business Park - 4100 Okeechobee Road

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.
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- 13. Sprinkler system is required.
- 14. Smoke alarm system is required.
- 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature

Date:

1/14/22



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

Meeting Date: 1.20.22
Property Address: Site Plan - Kieran Casey - 3621 US Highway 1

Please be advised that the project may trigger the requirements indicated below:

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- 2. Pre-construction meeting with the City's Building Department is requested.
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- 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: 1/14/22

Jennifer Hofmeister

From: Peggy Arraiz
Sent: Tuesday, January 18, 2022 5:15 PM
To: Alicia Rosenthal
Cc: Jennifer Hofmeister; Vennis Gilmore
Subject: RE: New Item Added - TRC Comments Due for 1/20/22 City of Ft. Pierce TRC Meeting

Good afternoon,

Code Enforcement has reviewed all the items on the agenda and does not have any comments.

Best Regards,

Margaret M. (Peggy) Arraiz | Director of Community Response | City of Fort Pierce

Community Response Department
Code Enforcement * Animal Control * Parking Enforcement
Phone: 772.467.3148 • Fax: 772.468.0457 • 100 North U.S. 1 Fort Pierce, FL 34950

[Website](#) | [Facebook](#) | [Survey](#)



-----Original Appointment-----

From: Alicia Rosenthal <arosenthal@cityoffortpierce.com>

Sent: Friday, January 07, 2022 3:25 PM

To: Alicia Rosenthal; Ben Balcer ; ChambersG@stlucieco.org; David Hays; Deborah Savrda; dekle; Diane Hobley-Burney; Dingy; djohnson; dspotts@fppd.org; Eric Meyer; FPUA; J Nentwick; Jacolby Washington; Jason Mittler; jcarnes@fpua.com; jcisneros@fpua.com; Kenny Norris; Keymail FPUA; Kori Benton; larry.hymowitz@dot.state.fl.us; lbianco@fpua.com; Leslie Olson; Linda Cox; Linda Pendarvis; Lydia Santiago (lsantiago@fpua.com); Marvin Sanders; Mike Reals; Paul Bertram; Paul Brege DOT; Paul Jakubczak; Paul Laguerre; Paul Langel; Paul Thomas; Peggy Arraiz; Peter Buchwald; R Ridle; ReedR@stlucieco.org; RevordJ@stlucieco.org; Sergeant Fasanello; Thierry Sydne; Tracy Telle; Venetia Barnes; Wayne Boyer

Cc: Planning Department; Julie Bye; Karen Murphy; Joshua Revord; Maria Lewicka; Jennifer Hofmeister

Subject: New Item Added - TRC Comments Due for 1/20/22 City of Ft. Pierce TRC Meeting

When: Tuesday, January 18, 2022 8:30 AM-9:00 AM (UTC-05:00) Eastern Time (US & Canada).

Where:

Please accept this invitation as a reminder that TRC Comments are due today for the Thursday, January 20, 2022, City of Ft. Pierce Technical Review Committee meeting. Please send comments to the respective planner. Thank you.

The meeting will be held in person or virtually via Microsoft TEAMS in the 2nd floor, **William Dannahower Conference Room at 10:00 AM.**

Click on the hyperlink below to go directly to the agenda on the public web site.

[01/20/22 Technical Review Committee](#)

The Microsoft TEAMS link is included on the TRC monthly calendar invite and is shown below.

Microsoft Teams meeting

Join on your computer or mobile app

[Click here to join the meeting](#)

[Learn More](#) | [Meeting options](#)



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

Technical Review Committee Meeting

January 20, 2022

TECHNICAL REVIEW PROJECT # 21-07000031

Kieran Casey-3621 US1

Comments

FPUA W/WW Engineering: Concept approved.

Water and wastewater (via forcemain) services are available to serve the subject property. To connect to these services please submit Utility Plan (2 complete sets) along with a completed plan review and commercial service application to FPUA's Water and Wastewater Engineering department, at 1701 S 37th Street Fort Pierce Florida 34947. Please see the Developer's Responsibilities page on the FPUA website for important steps to guide through the entire process including utility details and permit applications ([see link](#)). Details and Specifications can be found at [W/WW Engineering Page](#). For any additional questions please contact Shane Ostrander sostrander@fpu.com.

FPUA Electric & Gas Engineering: [Approved](#).

[Electric service is available to the site \(from S US 1\). Please provide electric load information 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](#)
[Office: \(772\)466-1600 Ext. 6957](#)
sscimeca@fpu.com

[Gas service is available to the site \(from S US 1\). 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 Billy Dupre.](#)



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



[Billy Dupre](#)
[Business Development Representative](#)
[Gas Operations](#)
[1701 S. 37th Street, Fort Pierce, FL 34947](#)
Bdupre@fpu.com
[Office: \(772\)-466-1600 Ext.4705](#)

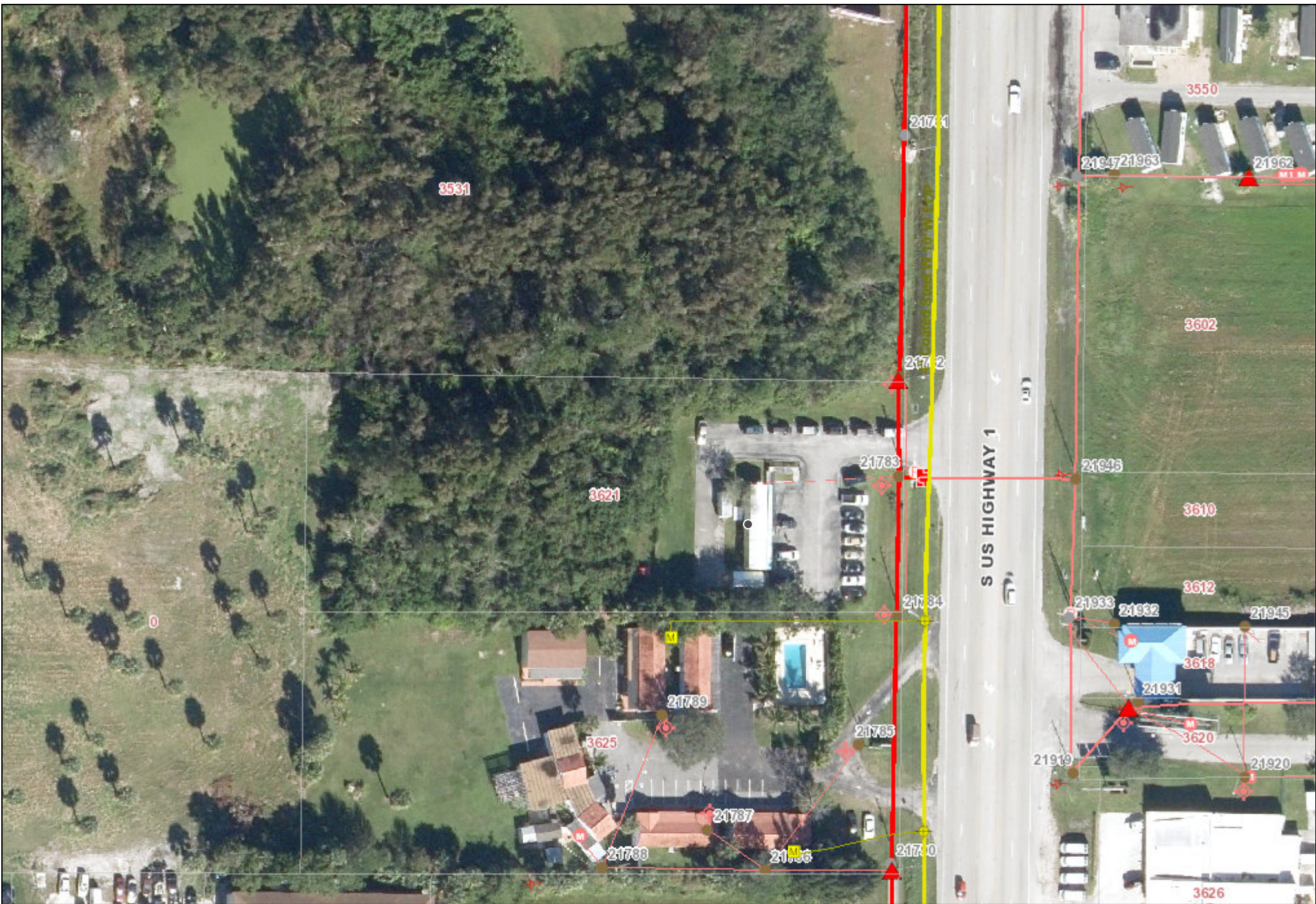
[Utility easement will be required for all propose FPUA electric and gas facilities within the site.](#)

[Please find attached copies of the FPUA GIS map \(Electric and Gas\).](#)



[011222 - FPUA GIS
Map - Elec. a...](#)

[If the developer should have any questions, please have them contact the individual listed above.](#)



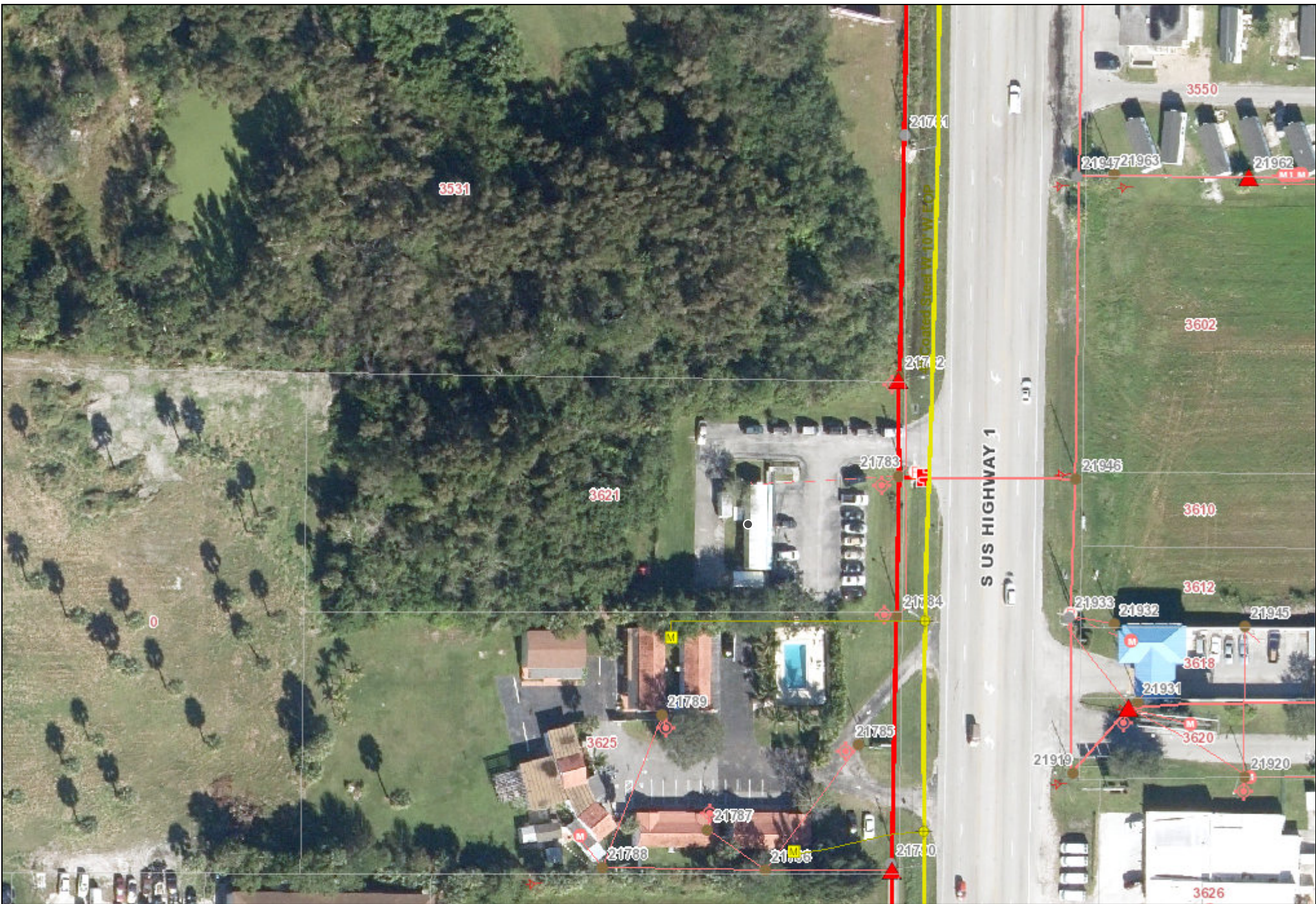
Legend

- | | | | |
|-----------------------|--------------|-------------|--------------|
| 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 | | | |

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: 6/21/2021
 Create d By:
 Name



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: 6/21/2021
 Create d By:
 Name



N
 1 inch = 94 feet
 (772) 466-1600
 FAX (772) 461-1938



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

Florida

TO : Jennifer Hofmeister-Drew, AICP, Planning Director

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

**RE : Kieran Casey Site Plan – 3621 S. US Hwy. 1
TRC No. 21-07000031**

DATE : January 14, 2022

This is to advise you that we have completed the review of the following documents as received by this office on January 14, 2022:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Site Plan Application | <input type="checkbox"/> Construction Drawings |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Executed Construction Contract |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we

- Recommend Do Not Recommend

- Site Plan Approval 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 advisory comments

Advisory Comments:

1. The drainage plan was reviewed conceptually and will be reviewed in depth at time of building permit submittal.

JRA/TST/tst

TST



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

Florida

Technical Review Committee meeting

January 20, 2022

Case # 21-07000031

Planner: Jennifer Hoffmeister

Site Plan

Kieran Casey project, 3621 South US-1, Fort Pierce, FL

Comments:

Please ensure the proposed lighting plan meets or exceeds the required standards as set forth by city code.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

Jennifer Hofmeister

From: Hymowitz, Larry <Larry.Hymowitz@dot.state.fl.us>
Sent: Friday, January 7, 2022 4:44 PM
To: Jennifer Hofmeister
Cc: Fasiska, Christine; D4 Access Management
Subject: FW: Published Agenda Notification for 1/20 DRC Meeting

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. .

Greetings Jennifer.

The Department has one comment regarding the proposed development at 3621 US Highway 1 (Site Plan - Kieran Casey) on the 1/20/22 Development Review Committee agenda. Additional comments may be forthcoming.

Comments:

1. A Pre-Application meeting is necessary before the applicant can apply for a permit from the Department for access to State Road 5 (Federal Highway/US 1). The applicant should contact FDOT to request an access Pre-Application meeting to coordinate the proposed connection.

See link below to the Access Pre-application Meeting request form.

Access pre-application meetings are held every Thursday in person and via Microsoft Teams. Pre-application meetings are typically scheduled two weeks after an application is received. A notification email with the date and time of pre-application meeting will be sent out each Monday for the following week pre-application meeting.

Ctrl+Click to follow link: [District 4 Access Management Pre-Application Request Form](#), or

Copy and Paste to Internet Browser: <https://arcg.is/1H0vT8>, or

Scan QAR code:



Please feel free to contact me if you have any questions.

Thank you as always for the opportunity to review and comment on City of Fort Pierce development review applications.



Larry Hymowitz

Planning Specialist, Policy and Mobility Planning Section
Planning & Environmental Management - FDOT District Four
p: (884) 777-4888 f: (884) 677-7882
a: 3400 W. Commercial Boulevard, Ft. Lauderdale, FL 33308
e: l.hymowitz@dot.state.fl.us w: www.FDOT.state.fl.us



From: agendaquick@destinyhosted.com <agendaquick@destinyhosted.com>
Sent: Friday, January 7, 2022 3:22 PM
To: Hymowitz, Larry <Larry.Hymowitz@dot.state.fl.us>
Subject: Published Agenda Notification

EXTERNAL SENDER: Use caution with links and attachments.

Larry Hymowitz

This is an automatic notification that the following agenda has been published and is available online.

Click on the hyperlink below to go directly to the agenda on the public web site.

[01/20/22 Technical Review Committee](#)

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Jennifer Hofmeister

From: Kori Benton <bentonk@stlucieco.org>
Sent: Thursday, January 20, 2022 12:03 AM
To: Alicia Rosenthal; Vennis Gilmore; Jennifer Hofmeister
Subject: RE: New Item Added - TRC Comments Due for 1/20/22 City of Ft. Pierce TRC Meeting

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1/20* Meeting.

From: Kori Benton
Sent: Thursday, January 20, 2022 12:03 AM
To: 'Alicia Rosenthal' <arosenthal@cityoffortpierce.com>; Vennis Gilmore <vgilmore@cityoffortpierce.com>; Jennifer Hofmeister <jhofmeister@cityoffortpierce.com>
Subject: RE: New Item Added - TRC Comments Due for 1/20/22 City of Ft. Pierce TRC Meeting

Good evening,

The following comments are provided in review of the TRC Agenda Packet for the 1/21 meeting.

1. **New Business:**

- a. [Future Land Use, Rezoning, Planned Development and Site Plan - Savannah Preserve - 2426-333-0015-000-5](#) [Click to View](#)
SLC Planning Comments: Staff is awaiting the updated Traffic Impact Report (post meeting with the applicant and staff).
b. [Site Plan and Conditional Use - Renaissance Business Park - 4100 Okeechobee Road](#) [Click to View](#)

• The proposal includes petitions for Conditional Use allowance (not a rezoning) for a broad set of uses without highlighting specific uses (e.g., light industrial/manufacturing, warehouse and freight, social service institution, antenna support structure, etc.). The following uses proposed should have greater specificity within a "Conditional Use" request to consider potential impacts on adjacent properties.

- light industrial/manufacturing
Warehouse and Freight
- Social Service Institution
- Antenna Support Structure

The applicant is encouraged to continue landscape buffering along the entirety of the road rights-of-way.

- c. [Site Plan and Conditional Use - Ballarena Townhomes - 4701 Regina Drive](#) [Click to View](#)
The applicant is encouraged to preserve native trees within the PUD plan, while providing greater buffering/physical separation from adjacent properties. The applicant should coordinate with St. Lucie County Public Works regarding any right-of-way requests, or sidewalk requirements/proposals.

With the proposed development, and increased infill along Weather Road, the City is encouraged to consider low level

Good evening,

The following comments are provided in review of the TRC Agenda Packet for the 1/21 meeting.



- d. [Site Plan and Conditional Use – Fort Pierce Storage Facility – 2415-602-0002-000-2 - At or near the NE Corner of US](#)

As the subject site was previously impacted/developed, is the City requiring full mitigation of impacts to remaining feasible, providing foundational plantings adjacent to the structure and shade trees adjacent to 3rd Street/sidewalk

Advisory note: With recent development adjacent to 3rd Street, it appears increased stormwater run-off may be m

- e. [Site Plan and Conditional Use – U-Haul – 3602 S. US Highway 1 \(Resubmittal\) *Click to View*](#)

The attention to detail/architectural features along the US 1 corridor is noted. The applicant is encouraged to provide the façade/pocket landscape inserts exhibited.

- f. [Site Plan and Conditional Use - Flagship Self Storage - St. James and US Highway 1 *Click to View*](#)

The applicant is encouraged to provide foundational plantings along the façade expanse.

- g. [Site Plan - Fort Pierce Commerce Center - At or near Energy Lane *Click to View*](#)

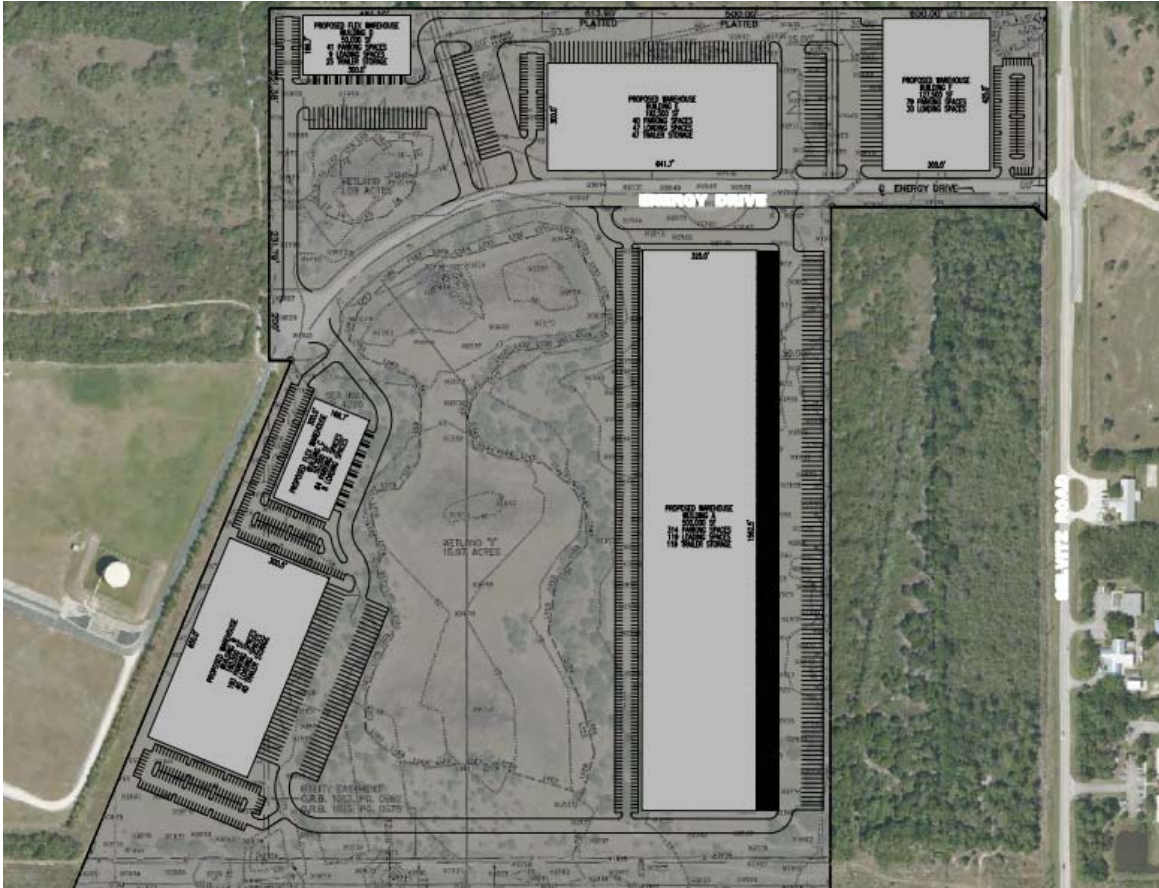
A third-party traffic review is requested for the proposed project to evaluate impacts to adjacent links and intersections

Background: St. Lucie County has site plan history for this business park, with particular attention relating the wetland enclosed for reference. The proposed plan does not detail the proposed stormwater plan for the new development, or

Good evening,

The following comments are provided in review of the TRC Agenda Packet for the 1/21 meeting.

Simply a note: A prior site plan design explored the connection of Energy Drive to Post Office Road/South Jenkins, w



h. [Site Plan - Kieran Casey - 3621 US Highway 1](#) [Click to View](#)

No comments.

i. [Site Plan - ABS Gas & Go - 3810 S. US Highway 1](#) [Click to View](#)

The applicant is encouraged to integrate foundational plantings along the building facades. Additional buffering (poter plan does not demonstrate the potential spill-over to adjacent land uses as reading detail terminates at the landscape



j. [Variances - Chris Sante - 601 Hernando Street](#) [Click to View](#)

No comments.

-----Original Appointment-----

From: Alicia Rosenthal <arosenthal@cityoffortpierce.com>

Sent: Friday, January 7, 2022 3:25 PM

To: Alicia Rosenthal; Ben Balcer ; ChambersG@stlucieco.org; David Hays; Deborah Savrda; deklem; Diane Hobbey-Burney; Dingy; djohnson; dspotts@fppd.org; Eric Meyer; FPUA; J Nentwick; Jacolby Washington; Jason Mittler; jcarnes@fpua.com; jcisneros@fpua.com; Kenny Norris; Keymail FPUA; Kori Benton; larry.hymowitz@dot.state.fl.us; lbianco@fpua.com; Leslie Olson; Linda Cox; Linda Pendarvis; Lydia Santiago (lsantiago@fpua.com); Marvin Sanders; Mike Reals; Paul Bertram; Paul Brege DOT; Paul Jakubczak; Paul Laguerre; Paul Langel; Paul Thomas; Peggy Arraiz; Peter Buchwald; R Ridle; ReedR@stlucieco.org; RevordJ@stlucieco.org; Sergeant Fasanello; Thierry Sydne; Tracy Telle; Venetia Barnes; Wayne Boyer

Cc: Planning Department; Julie Bye; Karen Murphy; Joshua Revord; Maria Lewicka; Jennifer Hofmeister

Subject: New Item Added - TRC Comments Due for 1/20/22 City of Ft. Pierce TRC Meeting

When: Tuesday, January 18, 2022 8:30 AM-9:00 AM (UTC-05:00) Eastern Time (US & Canada).

Where:

SECURITY WARNING: This email originated from outside the County systems. Please show caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

Please accept this invitation as a reminder that TRC Comments are due today for the Thursday, January 20, 2022, City of Ft. Pierce Technical Review Committee meeting. Please send comments to the respective planner. Thank you.

The meeting will be held in person or virtually via Microsoft TEAMS in the 2nd floor, **William Dannahower Conference Room at 10:00 AM.**

Click on the hyperlink below to go directly to the agenda on the public web site.

[01/20/22 Technical Review Committee](#)

The Microsoft TEAMS link is included on the TRC monthly calendar invite and is shown below.

Microsoft Teams meeting

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Jennifer Hofmeister

From: Grant M. Chambers <ChambersG@stlucieco.org>
Sent: Tuesday, January 18, 2022 3:20 PM
To: Jennifer Hofmeister; Vennis Gilmore
Cc: David Hays; Daniel Zrallack
Subject: TRC Comments
Attachments: 2022-01-18 Savannah Preserve TRC Comments.docx; 2022-01-18 UHaul TRC Comments.docx; 2022-01-18 Ft Pierce Commerce Center TRC Comments.docx; 2022-01-18 Flagship Storage US 1 TRC Comments.docx

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Good afternoon,

Please see attached comments for the following projects:

- Savannah Preserve
- U-Haul Ft. Pierce
- Fort Pierce Commerce Center
- Flagship Storage US 1

The County does not have any comments regarding the Kiernan Casey US 1 project. Comments for the other projects will come via separate E-mail.

Thank you,

Grant Chambers, P.E. | Civil Engineer | Engineering Division - PW

Ph: 772-462-1707 | Direct: 772-462-2741 | 2300 Virginia Ave. Fort Pierce 34982

facebook.com/stluciegov | twitter.com/stluciegov | instagram.com/stluciegov | youtube.com/stluciegov



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