

**DEVELOPMENT REVIEW**

Property address or Location 3621 US Highway 1  
 Parcel ID #(s) 2434-601-0025-000-5  
 Project description Development of 1.51 acre site into warehouse/flex building with associated site improvements

Kieran Casey  
**Property Owner(s)**  
3900 Shoreside Dr  
 Street Address  
Hutchinson Island FL 34949  
 City State Zip  
305-342-6410  
 Phone Number  
Kieran.casey@rocketmail.com  
 Email Address

Mark Landsman, Project Engineer, Engineering Design & Const., Inc.  
**Applicant/Representative, Title, Company**  
10250 SW Village Parkway, Suite 201  
 Street Address  
Port St. Lucie FL 34987  
 City State Zip  
772-462-2455  
 Phone Number  
marklandsman@edc-inc.com  
 Email Address

**Property Owner(s) Acknowledgements:** - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.

*[Handwritten Signature]*

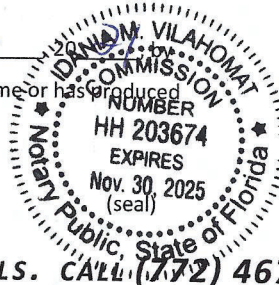
Property Owner(s) Signature(s) \_\_\_\_\_

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 14 day of Dec.

Kieran Casey who is personally known to me or has produced  
personally known to me as identification.

Signature of Notary



**INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729**

**TO BE COMPLETED BY STAFF**

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation	
				Contributing	Individual
				Non-Contributing	None

Pre-Application Meeting Date \_\_\_\_\_ Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit # \_\_\_\_\_

Intake Planner \_\_\_\_\_  
 Planner Assigned \_\_\_\_\_  
 Approved By \_\_\_\_\_ Date \_\_\_\_\_  
 Comments \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Intake Date Stamp



# DEVELOPMENT REVIEW

### General Information

- Incomplete application packets cannot be accepted.
- Site Plan approval is valid for one (1) year following City Commission approval. In order to maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date, and building permits must be maintained until site plan is completed, per plans, or approval shall lapse.

Choose Application Type:

Application Type			
<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Conditional Use with New Const.	<input type="checkbox"/> Major Amendment	
<input type="checkbox"/> Conceptual Development Plan		<input type="checkbox"/> Minor Amendment	

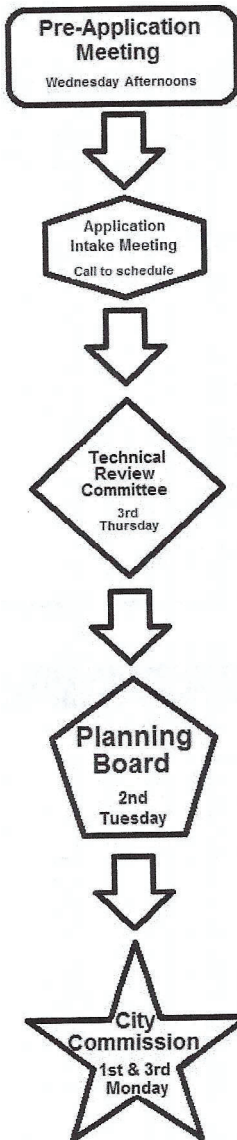
### Site Information:

Non-Residential: Proposed Sq. Ft.: 10,300 sf Residential: Proposed Units: \_\_\_\_\_

Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West
Light Industrial	Commercial	US1	Light Industrial

### Application Outlook



### Site Plan submittal requirements:

Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- Complete notarized application
- Warranty Deed
- SLC Property Record Card
- Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- General location map (see Section 22-58.d.2)
- Survey (see Section 22-58.d.3)
- Site Plan (see Section 22-58.d.4)
- Landscaping Plan (see Section 22-187)
- Storm Drainage Plan (see Section 22-58.d.6)
- Environmental Impact Report
- Beach/Dune System protection plan, if applicable (see Section 22-58.d.7)
- Lighting Plan (see Section 22-58.d.8)
- Design Review submittals (see Design Review application)
- Traffic Impact Report
- Concurrency Review submittals (see Concurrency Review application)



## Design Review

Property address or Location 3621 US Highway 1  
 Parcel ID #(s) 2434-601-0025-000-5  
 Project Description Development of 1.51 acre site into warehouse/flex building with associated site improvements

Kieran Casey  
 Property Owner(s)  
3900 Shoreside Dr  
 Street Address  
Hutchinson Island FL 34949  
 City State Zip  
917-225-1694  
 Phone Number  
Kieran.casey@rocketmail.com  
 Email Address

Mark Landsman, Project Engineer, Engineering Design & Const.  
 Applicant/Representative, Title, Company  
10250 SW Village Parkway, Suite 201  
 Street Address  
Port St. Lucie FL 34987  
 City State Zip  
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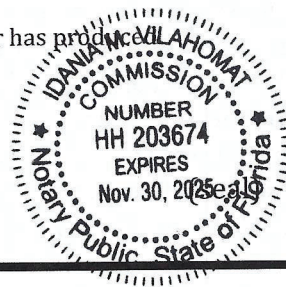
**Property Owner(s) Acknowledgements:** - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Application (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.

[Signature]  
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY  
 The foregoing instrument was acknowledged before me this 14 day of Dec, 2021, by

Kieran Casey who is personally known to me or has produced  
personally known to me as identification.

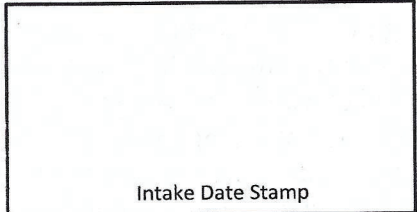
[Signature]  
 Signature of Notary



### TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

Pre-Application Meeting Date \_\_\_\_\_ Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit \_\_\_\_\_  
 Intake Planner \_\_\_\_\_  
 Planner Assigned \_\_\_\_\_  
 Approved \_\_\_\_\_ Date \_\_\_\_\_  
 Comments \_\_\_\_\_



# Design Review Application Checklist

## (City Code of Ordinances 22-59)

### Submittal for Administrative Approval

- a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 22-194, location of bordering streets and, if applicable, wetlands and beaches.
- b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment and other site features that may influence design elements.
- c. A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis study results.
- d. Context photographs of neighboring uses and architectural styles.
- e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
- f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
- g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
- h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
- i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
- j. Exterior elevations showing architectural character, external architectural features and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
- k. Design review concurrent with conceptual development plan procedure according to subsection 22-58(e) is also available.

### Submittal for Board Approval

- a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
- b. A final site plan meeting the requirements of section 22-58
- c. A final site lighting plan that meets the requirements of subsection 22-58(d)(8).
- d. A final landscape plan that meets the requirements of Article XII, Landscaping and Trees.
- e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
- f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.



## CONCURRENCY CAPACITY ANALYSIS

### I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
**Proposed					N/A

### II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

<b>B. Wastewater:</b>	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

<b>C. Parks and Recreation (Residential Classifications Only):</b> (Du x 2.6 = persons + 44,227 = population /LOS)				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

<b>D. Public Schools (Residential Classifications Only):</b> Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	<b>K-8</b>	<b>High</b>
School Name		
City		
Distance		
Current Zoning/FLU	Enrollment	
**Proposed Zoning/FLU	Enrollment	
**Change in Demand		

<b>E. Solid Waste: Residential</b> (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	
**Proposed Zoning/FLU	
*Change in Demand	

**F. Stormwater:**  
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

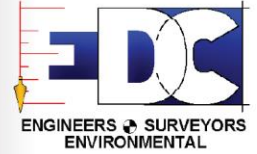


<b>NON-RESIDENTIAL DATA</b>					
<b>Type(s) specify</b>	<b>Phase</b>	<b>Square footage</b>	<b>Acres</b>	<b>Expecting beginning date</b>	<b>Expected completion date</b>

- A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated.  Yes  No
- B. 1. Does this application involve demolition or re-use of any structure(s)?  Yes  No  
If yes, what is the size of the structure(s) to be demolished or re-used? \_\_\_\_\_
2. What is the current use of the structure to be demolished or re-used? \_\_\_\_\_
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site?  Yes  No  
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

\*\* Complete section if requesting a change in zoning, future land use, or expanding



## PROJECT NARRATIVE & COVER LETTER

3621 US Highway 1  
Development Review

March 7, 2022

### **REQUEST**

*On behalf of the Petitioner, Engineering Design & Construction, Inc. would like to request a review and approval for the development of a single parcel for the construction of a 10,300-sf office/warehouse building with associated site improvements. The subject parcel is noted below and is located on the west side of US1 in Fort Pierce, Florida.*

### **SITE CHARACTERISTICS & PROJECT HISTORY**

Parcel ID:	Address:	Acreage:	FLU:	Zoning:
2324-601-0025-000-5	3621 US Highway 1	1.51	GC	C-3

The subject parcel has a Future Land Use designation of General Commercial (GC) and an underlying Zoning designation of General Commercial (C-3). The petitioner is proposing the development of a 10,300-sf warehouse/office building with associated site improvements.

The subject parcel has a required parking based on office (8 spaces) and warehouse (14 spaces), which totals 22 required spaces. The provided parking is at 53 spaces which would allow flexibility of future tenants. Over parking of the site would allow for flexibility in uses for the proposed building. The highest intensity of parking (office) would result in a required parking count of 52 spaces, which this site plan can accommodate.

To the north of the subject parcels lies a development owned by the Florida State of Department of Agriculture. This parcel has a Future Land Use designation of Industrial (I) and an underlying Zoning designation of Industrial (I-1).

To the south of the subject parcels lies a developed commercial parcel (motel). This parcel has a Future Land Use designation of General Commercial (GC) and an underlying Zoning designation of Commercial General (C-3).

West of the subject parcels lies an undeveloped parcel. This parcel has a Future Land Use designation of Industrial (I) and an underlying Zoning designation of Industrial (I-1).

East of the subject parcels lies the Right-of-Way of US Highway 1 followed by developed and undeveloped parcels. The undeveloped parcel east of US1 has a Future Land Use designation of General Commercial and an underlying Zoning designation of General Commercial Zone (C-3). The developed parcel east of US1 is a developed commercial

warehouse. This parcel has a Future Land Use designation of Commercial General (CG) and an underlying Zoning designation of Commercial General (C-3).

### **Development Review**

Section 125-313 of the City of Fort Pierce Land Development Code outlines the requirements for review and approval of Major or Minor Site Plan Applications. As outlined in section 125-313(a)(1) of the City of Fort Pierce Land Development Code, the proposed development will be considered a major site plan.

A pre-application meeting to discuss the project was held with the City of Fort Pierce on July 7, 2021. This submittal includes the all-applicable documents required for a site plan submittal. The subject property is not located in an area where beach / dune system protection plans are required. Due to this, a beach / dune system protection plan is not included with this submittal.

### **Design Review**

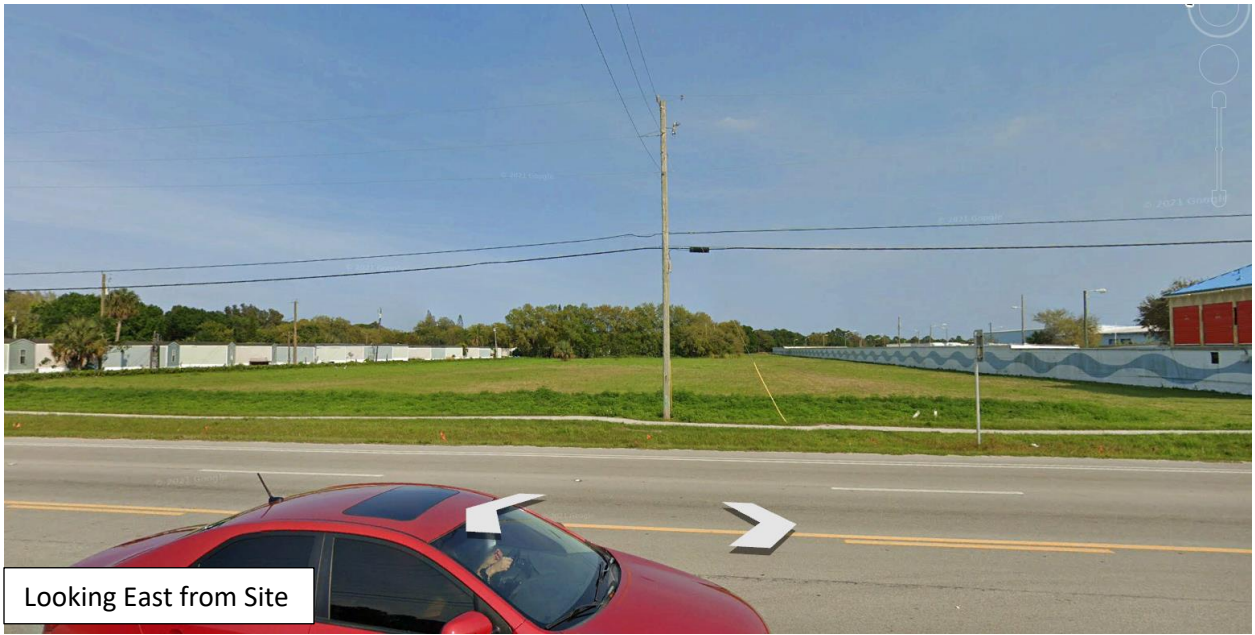
Section 125-314 of the City of Fort Pierce Land Development Code outlines the requirements for design review. The required material as outline in section 125-314(c)(1) are included as part of this submittal package.

The subject parcel is located on the west side of US Highway 1 in Fort Pierce, Florida. Existing conditions of the subject parcels are depicted in the below photos:





Looking South from Site with entrance on the right



Looking East from Site



## **Design Review Intent**

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.

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.

Kieran Casey  
3621 US Highway 1  
Fort Pierce, FL 34982

**AGENT CONSENT FORM**

Project Name: 3621 US Highway 1

Parcel ID: 2434-601-0025-000-5

BEFORE ME THIS DAY PERSONALLY APPEARED Kieran Casey WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

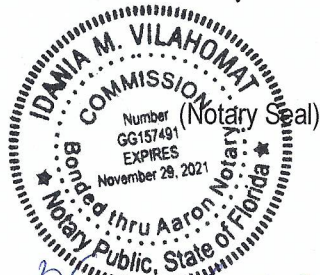
I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 24 day of November 2021 by Kieran Casey (Name of Person Acknowledging) who is personally known to me or who has produced \_\_\_\_\_ (type of identification) as identification and who did (did not) take an oath.

Idania M. Vilahomat  
Notary Signature

Idania M. Vilahomat  
Printed Name of Notary



November 28, 2021  
My commission expires

KC  
Owner's Signature

Kieran Casey  
Owner's Name

3900 Shoreside Dr.  
Street Address

Hutchinson Island, FL 34949  
City, State, Zip

Kieran.Casey@rocketmail.com  
Telephone / Email  
305-342-6410

## Property Identification

Site Address: 3621 US HIGHWAY 1  
Sec/Town/Range: 34/35S/40E  
Parcel ID: 2434-601-0025-000-5  
Jurisdiction: Fort Pierce

Use Type: 1000  
Account #: 33434  
Map ID: 24/34N  
Zoning: General Co

## Ownership

Kieran Casey  
Nikki Casey  
Anna Casey  
3900 Shoreside DR  
Hutchinson Island, FL 34949

## Legal Description

KELLEM'S S/D N 165 FT OF E 440 FT OF LOT 7-LESS RD R/W- (1.51 AC)

## Current Values

Just/Market Value:	\$133,800
Assessed Value:	\$133,800
Exemptions:	\$0
Taxable Value:	\$133,800

### Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Taxes for this parcel: [SLC Tax Collector's Office](#)  
Download TRIM for this parcel: [Download PDF](#)



## Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	1.51
Land Size (SF):	65,670

## Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

Sources/links:

Prepared by and return to:

Richard D. Sneed, Jr.

Attorney at Law

Richard D. Sneed, Jr. P.A.

1905 South 25th Street Suite 206 Mardi Exec. Ctr.

Fort Pierce, FL 34947

772-562-2772

File Number: ROCH 21-100

Will Call No.:

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 22nd day of January, 2021 between ROCH, LLC, a Florida limited liability company whose post office address is 1714 Rio Vista Drive, Fort Pierce, FL 34949, grantor, and Kieran Casey and Nikki Casey, husband and wife, and Anna Casey, a married woman, whose post office address is 3900 Shoreside Dr., Hutchinson Island, FL 34949, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Saint Lucie County, Florida to-wit:

The North 165 of the East 440 feet of Lot 7, J.I. KELLEM'S SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 3, Page 85, Public Records of Saint Lucie County, Florida.

Parcel Identification Number: 2434-601-0025-000-5

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2020**.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

*[Handwritten Signature]*

Witness Name: RICHARD SWEEP Jr

*[Handwritten Signature]*

Witness Name: Kellie S. Forrest

ROCH, LLC

By: *[Handwritten Signature]*  
Rochelle Lustig, Manager

State of Florida  
County of St. Lucie

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 22nd day of January, 2021 by Rochelle Lustig, as manager of **ROCH, LLC**, a **Florida limited liability company** on behalf of the company, who  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]

*[Handwritten Signature]*  
Notary Public

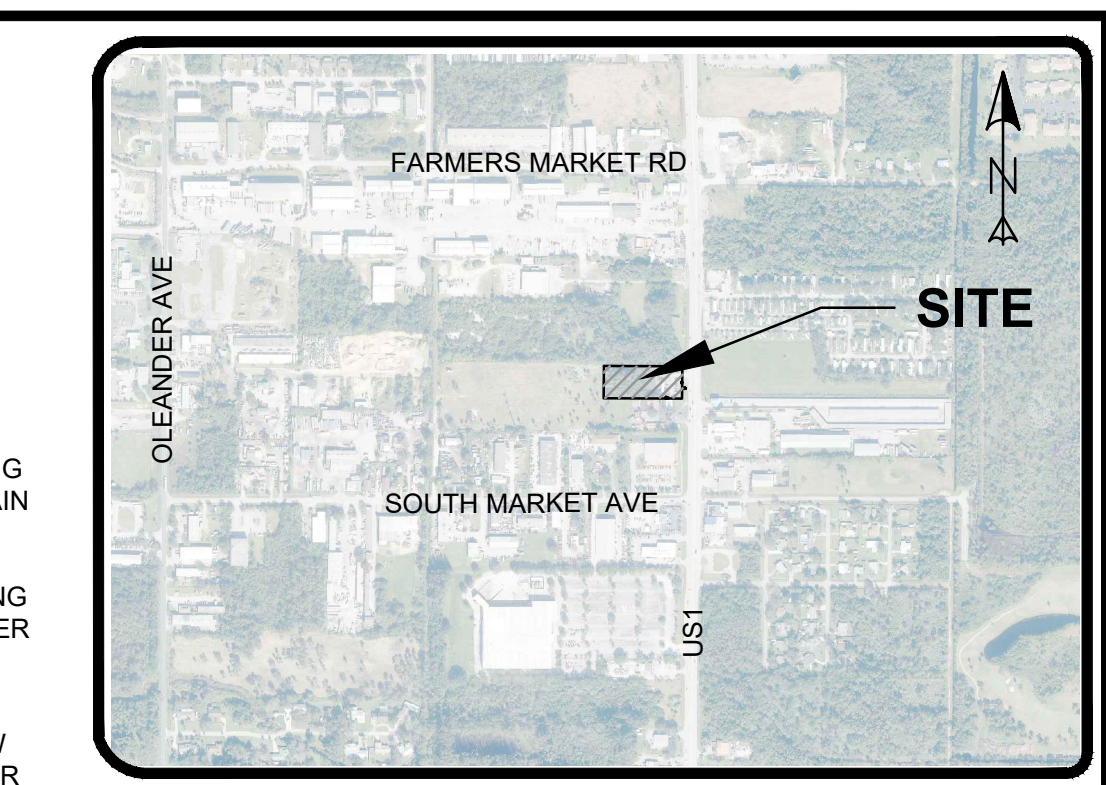
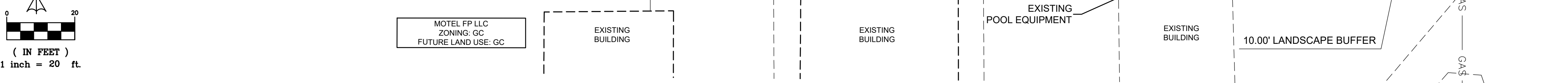
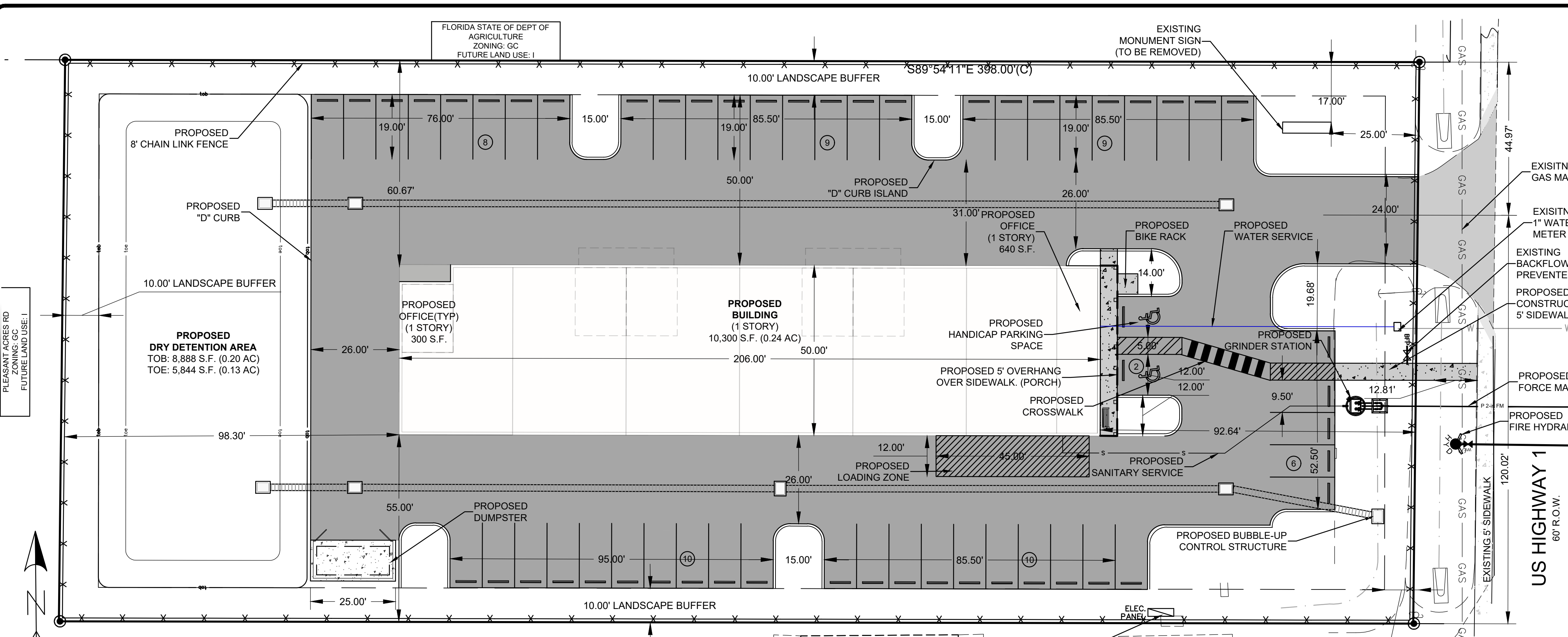
Printed Name: Kellie S. Forrest

My Commission Expires: 9/24/2021





THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE. IT IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.



**VICINITY MAP**  
SCALE: N.T.S.

**SITE DATA**  
LEGAL DESCRIPTION  
THE NORTH 165 OF THE EAST 440 FEET OF LOT 7, J.I. KELLEM'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 85, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.  
CONTAINING 1.51 ACRES, MORE OR LESS.  
(REF. EDC SURVEY)

**PARCEL ID #:** 2434-601-0025-000-5

**PROJECT NAME:** KIERAN CASEY - 3621 US HIGHWAY 1  
**OWNER:** KIERAN CASEY, NIKKI CASEY, ANNA CASEY  
OFFICE PARTNERS AT TRADITIONS  
3900 SHORESIDE DR  
HUTCHINSON ISLAND, FL 34949

**FUTURE LAND USE:** GC GENERAL COMMERCIAL  
**ZONING:** C-3 COMMERCIAL

**BUILDING DATA**  
PROPOSED BUILDING: 10,300 S.F.  
OFFICE: 2,140 S.F.  
WAREHOUSE: 8,160 S.F.

**EDC**  
ENGINEERS & SURVEYORS  
ENVIRONMENTAL

10250 VILLAGE PARKWAY  
SUITE 201  
PORT ST. LUCIE, FL 34987  
772-462-2455  
www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 8935  
L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY: MCL, J.L.L.  
DRAWN BY: MCL, J.L.L.  
FILE NAME: 21-200-01-1.dwg  
SHEET NO.: LAYOUT  
DATE: 24 JANUARY 2022

**TRAFFIC STATEMENT**

**OFFICE:**  
LAND USE CODE 710  
TOTAL WEEKDAY TRIPS: 112  
WEEKDAY PEAK HOUR: 16

**WAREHOUSE:**  
LAND USE CODE 150  
TOTAL WEEKDAY TRIPS: 18  
WEEKDAY PEAK HOUR: 2

**EXISTING FIRE HYDRANTS**  
1. 105' ACROSS FROM SITE (US1 EAST)  
2. 822' NORTH ON US1 (US1 WEST)

**ZONING CODE FOR: COMMERCIAL ZONE (C-3)**

FRONT	REAR	SIDE	CORNER	BUILDING COVERAGE	BUILDING HEIGHT	OPEN SPACE (LANDSCAPING)
25'	25'	10'	20'	60% MAX.	65' MAX.	20% MIN.
PROPOSED: 92.64'	98' MIN.	55' MIN.	---	15.68%	44'	24.90%

PER CODE	AREA	WIDTH	DEPTH	PER 10 VEHICLE SPACES
PROPOSED	10,000 SQ FT MIN	70'	90'	1 PER 10 VEHICLE SPACES
PROPOSED	65,670 SQ FT	165'	397'	6 BICYCLE SPACES PROVIDED

**SITE AREA DATA**  
IMPERVIOUS DATA: 40,327.00 S.F. (0.93 AC) 61.41%  
PROPOSED BUILDINGS: 10,300.00 S.F. (0.24 AC) 15.68%  
PROPOSED PAVING: 29,752.00 S.F. (0.68 AC) 45.31%  
PROPOSED CONCRETE: 2,750.00 S.F. (0.01 AC) 0.42%  
**PERVIOUS DATA**: 25,343.00 S.F. (0.58 AC) 38.59%  
OPEN SPACE: 16,455.00 S.F. (0.38 AC) 25.06%  
PROPOSED STORMWATER: 8,888.00 S.F. (0.20 AC) 13.53%

**USEABLE OPEN SPACE AREA:**  
REQUIRED = 16,536 S.F. @ 0.5% = 827 S.F.  
PROPOSED = 827 S.F.

**PROVIDER OF UTILITIES:**  
WATER: FPLA  
WASTEWATER: FPLA  
IRRIGATION: WELL  
SOLID WASTES: WASTE PRO

**PARKING DATA**  
PARKING REQUIRED:  
WAREHOUSE (8,160 S.F.) (1 SPACES/600 S.F.) 14 SPACES  
OFFICE (2,140 S.F.) (1 SPACES/300 S.F.) 8 SPACES  
TOTAL REQUIRED PARKING SPACES: 22 SPACES (2 HC)

STANDARD PARKING PROVIDED: 53 SPACES (2 HC)

**STORMWATER DRAINAGE:**  
THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT WILL COLLECT SITE RUNOFF VIA UNDERGROUND PIPES AND CONVEY IT TO ONSITE DETENTION AREA. STORMWATER WILL THEN ATTENUATE THROUGH A CONTROL STRUCTURE BUBBLE UP WELL FIELD PROTECTION.

**WELL FIELD PROTECTION:**  
THE SUBJECT PARCEL IS NOT LOCATED WITHIN 1000 FEET OF A PUBLIC WATER SUPPLY WELL.

**SOLID WASTE:**  
BASED ON THE INTENDED USE OF THE BUILDING, THIS PROJECT WILL UTILIZE A DUMPSTER AREA FOR SOLID WASTE AND RECYCLABLE ITEMS.

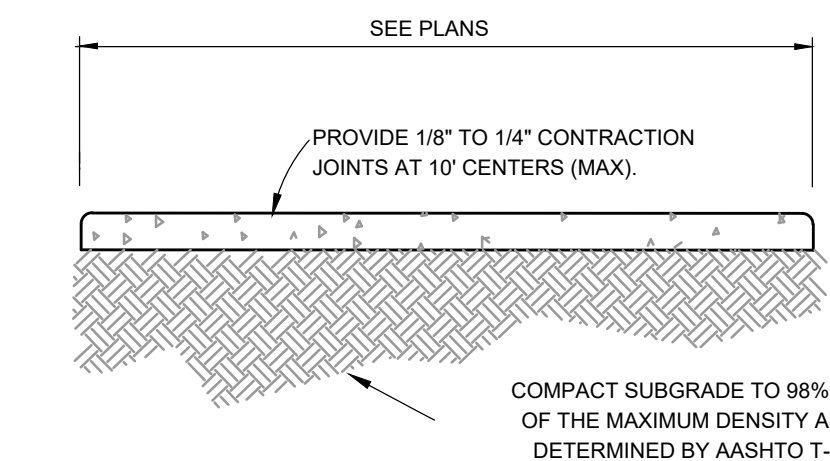
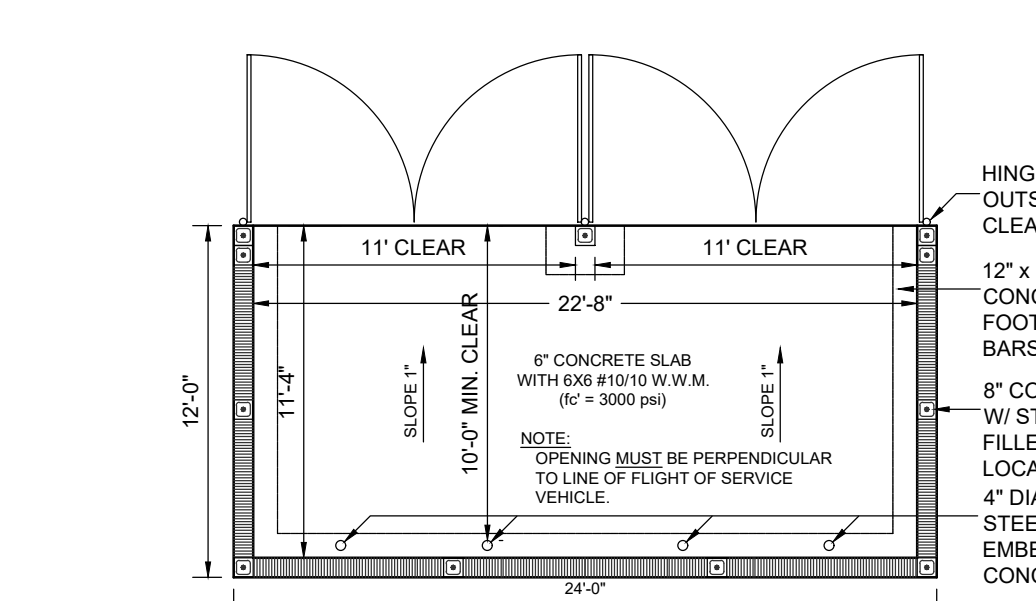
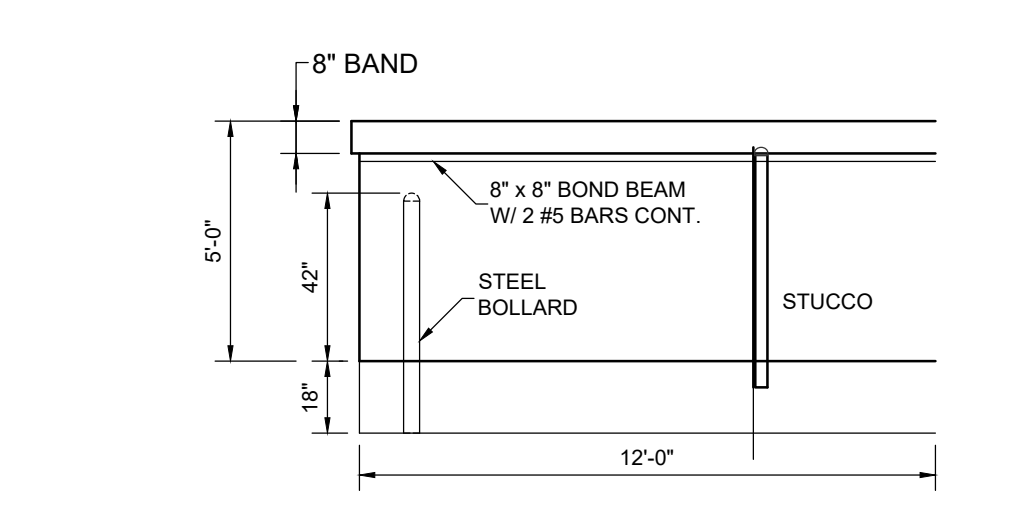
**HAZARDOUS WASTE:**  
ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

**LANDSCAPE:**  
REFER TO LANDSCAPE PLAN BY OTHERS.

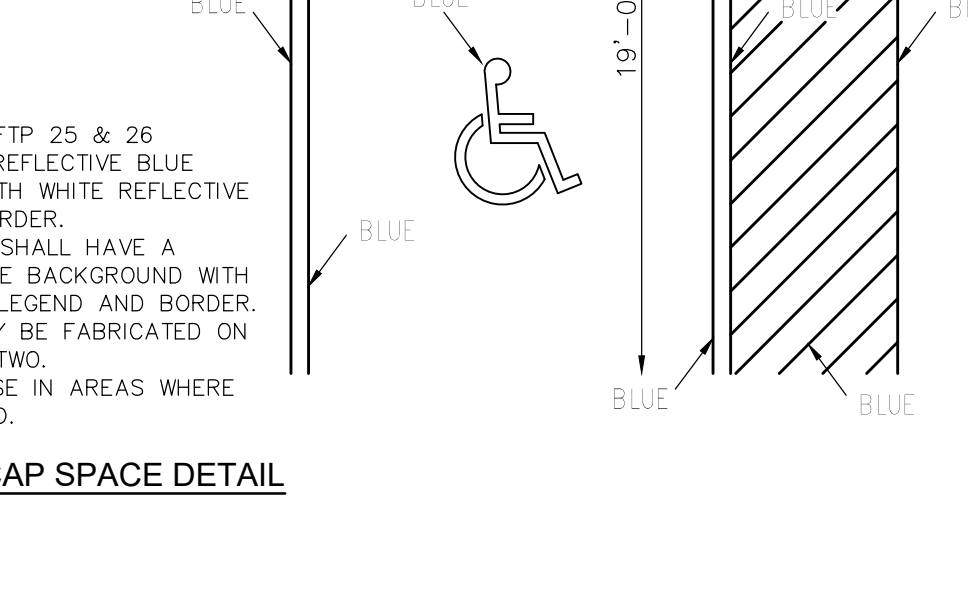
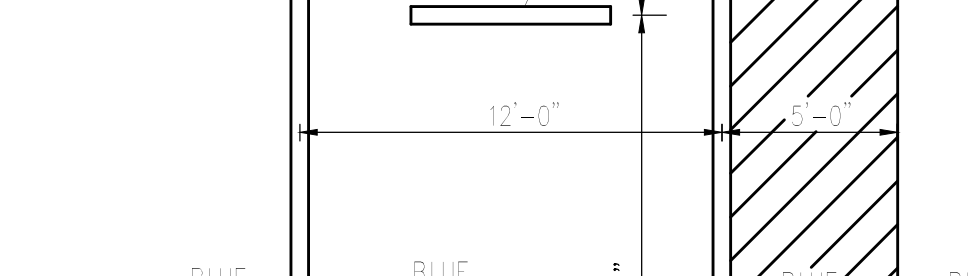
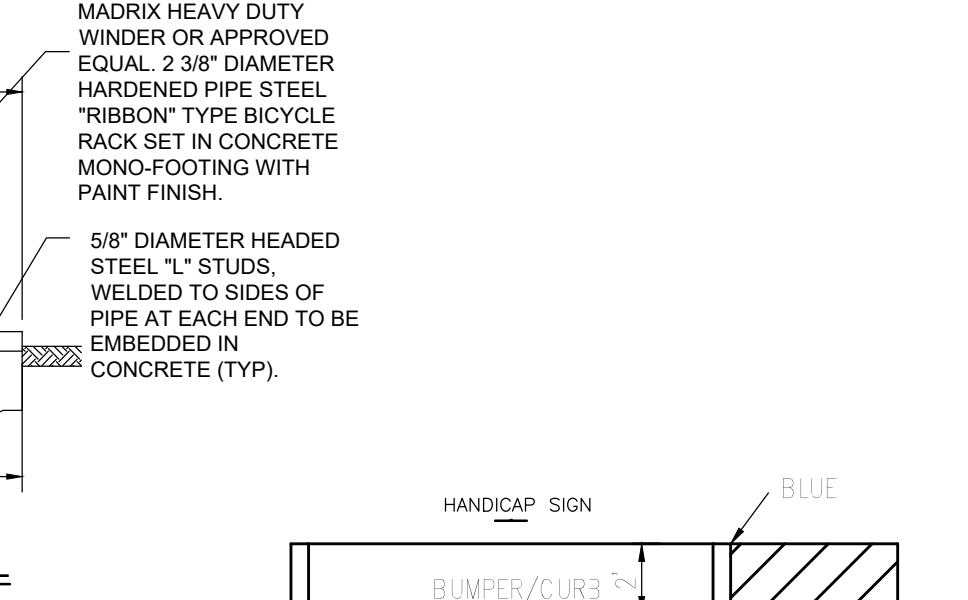
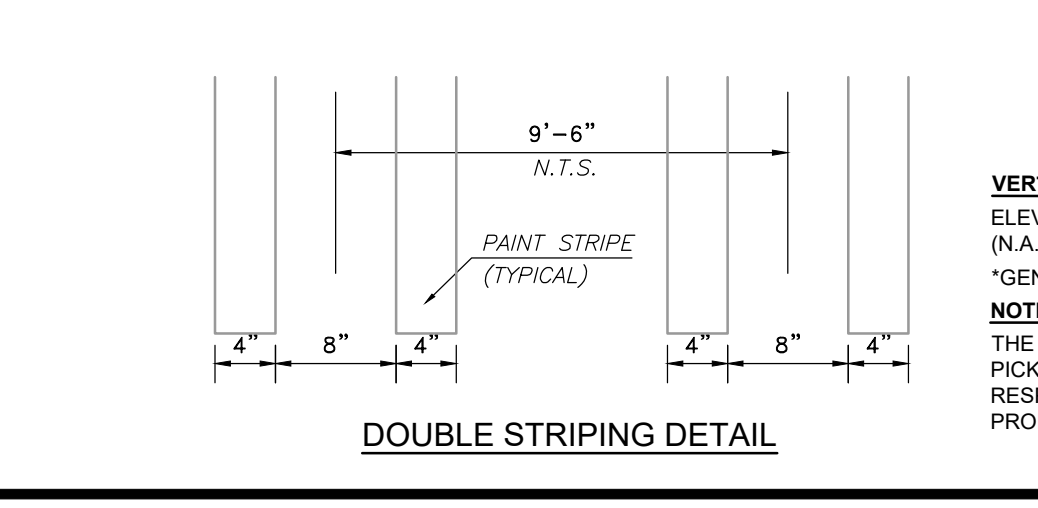
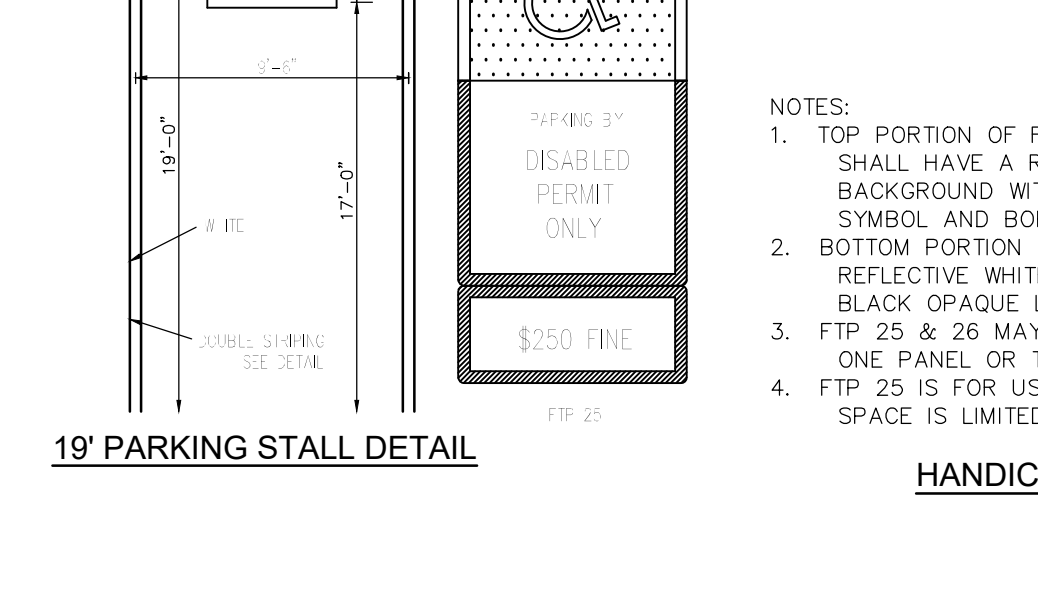
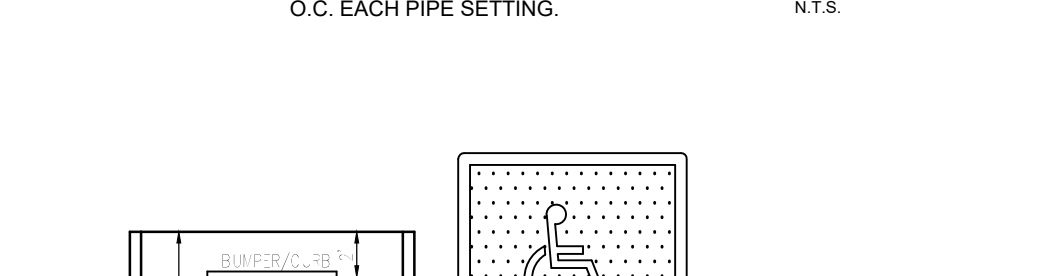
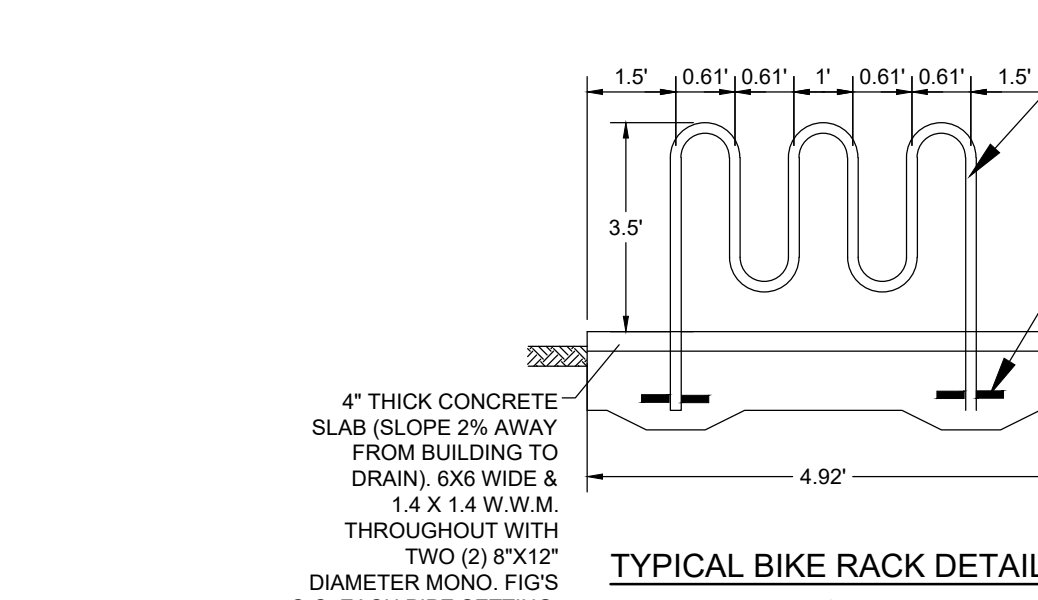
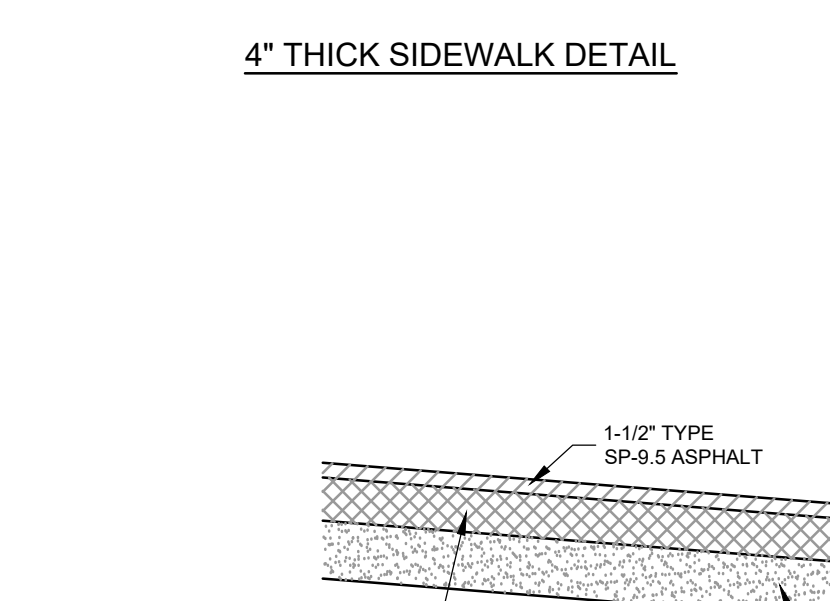
**ACCESSIBILITY AND ADA COMPLIANCE:**  
ALL SIDEWALKS AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS.

**LEGEND**

EXISTING METER	EXISTING UTILITY POLE
PROPOSED SIGN	PROPOSED DRAINAGE INLET
PROPOSED MITERED END SECTION	EXIST. DRAINAGE INLET
HANDICAP PARKING SYMBOL	EXISTING STREET LIGHT
EXISTING CONCRETE	PROPOSED LIGHT POLE (SINGLE)
EXISTING PAVEMENT	DRAINAGE FLOW ARROW
PROPOSED CONCRETE	PROPOSED LIGHT POLE (DOUBLE)
PROPOSED PAVEMENT	PARKING STALL COUNT
PROPOSED DRAINAGE PIPE	EXISTING DRAINAGE



**NOTES:**  
1. Use 3,000 P.S.I. Concrete At 28 Days for sidewalk construction.  
2. Sidewalk thickness to be increased to 6\"/>



**VERTICAL DATUM NOTE:**  
ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) AND ARE GIVEN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.  
\*GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

**NOTE:**  
THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE RIGHT-OF-WAY

RESPONSE TO TRC (01-26-2022)  
REVISION COMMENTS

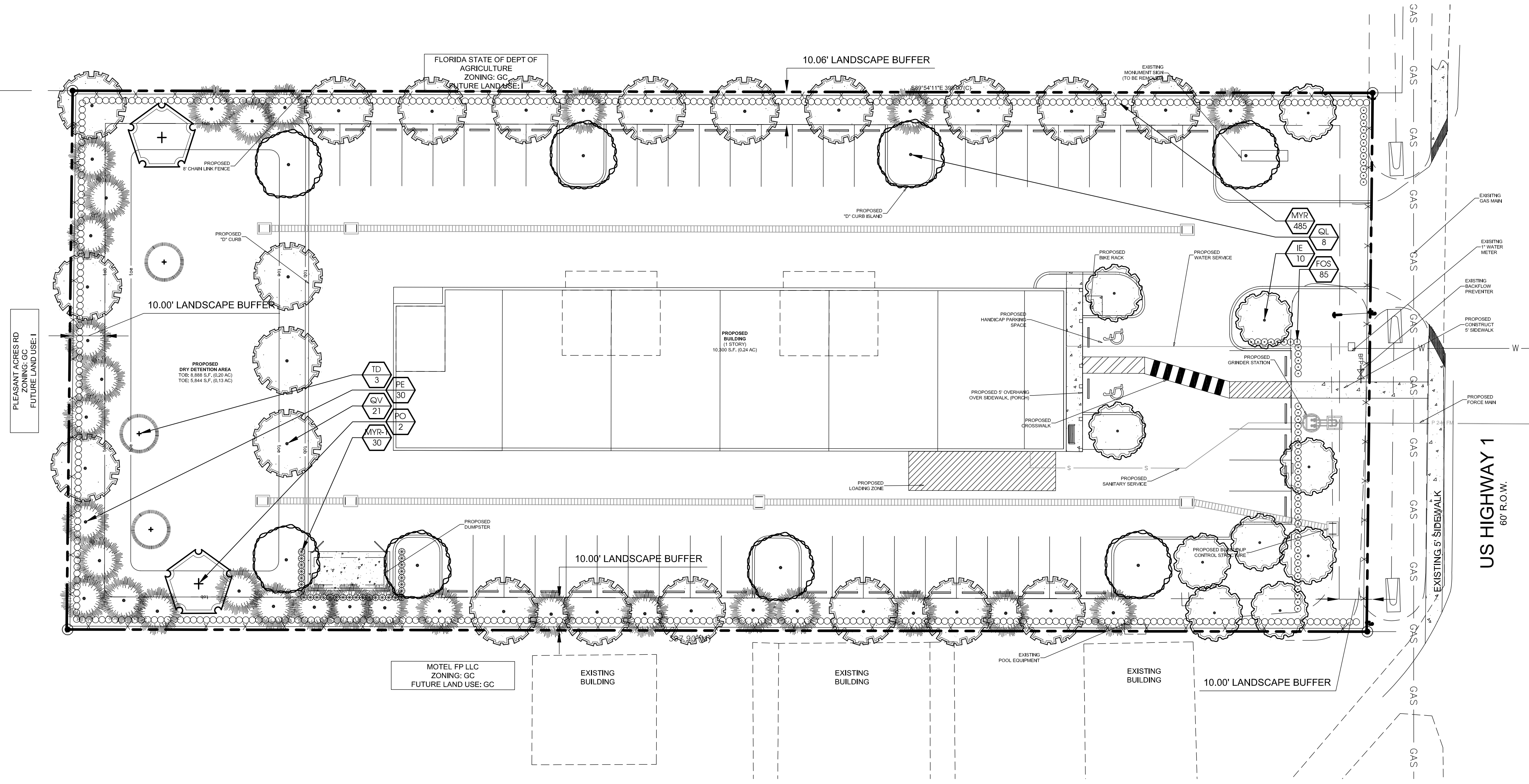
FLORIDA  
KIERAN CASEY  
3621 US HIGHWAY 1  
SITE PLAN  
FORT PIERCE

R.J. KENNEDY, P.E. (DATE)  
#56218

10250 SW VILLAGE PARKWAY - SUITE 201  
PORT SAINT LUCIE, FL 34987  
772-462-2455

21-200

1 OF 1



### Landscape Data

**Vehicular Use Area Landscaping Adjacent to R.O.W. (East Buffer) 165'**  
Sec. 123-37(4)(b)  
Trees Required = 10' Wide Landscape Strip with 1 Tree/300 s.f.  
165 l.f. x 10' = 1,650 s.f. / 300 = 6 Trees  
Provided = 6 Trees  
  
Shrubs Required = Continuous Hedge @ 2' o.c.  
165 l.f. / 2' o.c. = 83 Shrubs  
Provided = 83 Shrubs

**Vehicular Use Area Landscaping to Adjacent Property (North, South & West Buffer) 961'**  
Sec. 123-37(6)  
Trees Required = 10' Wide Landscape Strip with 1 Tree/200 s.f.  
961 l.f. x 10' = 9,610 s.f. / 200 = 48 Trees  
Provided = 48  
  
Shrubs Required = Continuous Hedge @ 2' o.c.  
961 l.f. / 2' o.c. = 481 Shrubs  
Provided = 481 Shrubs

**Interior Vehicular Use Area**  
Sec. 123-37(7)(a & b)  
Required = 1 s.f. of interior landscaping per 15 s.f. of vehicular use area (29,752 s.f./15 = 1,984 s.f.)  
Landscape Area Provided = 2,010 s.f.  
Trees Required = 1 Tree/100 s.f. of interior landscape area  
29,752 s.f./100 = 297.52 Trees  
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 palm trees  
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 = 309 Trees  
Total Trees Provided = 309 Trees

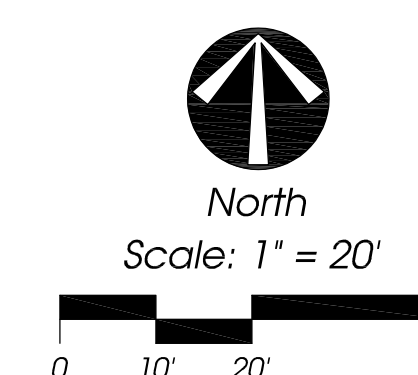
Total Trees Required = 74 Trees  
Total Native Trees Provided = 74 (100%)

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

Total Shrubs Required = 588  
Total Native Shrubs Provided = 600 (100%)

### Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
<b>CANOPY / ORNAMENTAL TREES</b>						
10	IE*	ILEX x ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
30	PE*	PINUS ELLIOTTI DENSA	SOUTH FLORIDA SLASH PINE	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
2	PO*	PLATANUS OCCIDENTALIS	SYCAMORE	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
8	QL*	QUERCUS LAURIFOLIA	LAUREL OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
21	QV*	QUERCUS VIRGINIANA	LIVE OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
3	TD*	TAXODIUM DISTICHUM	BALD CYPRESS	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
<b>SHRUBS / GROUNDCOVERS</b>						
85	FDS*	FORESTIERA SEGREGATA	FLORIDA PRIVET	#3, 2' x 2'	2' O.C.	FULL & THICK
30	MYR-1*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#7, 4' x 2'	2' O.C.	FULL & THICK
485	MYR*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#3, 2' x 2'	2' O.C.	FULL & THICK
<b>SOD-1</b>				PASPALUM NOTATUM	BAHIA SOD	
* = Florida Native						
NOTE: D.B.H. IS MEASURED 4.5' ABOVE GRADE						



# Landscape Plan

# Landscape Specifications

- All tree and plant material to be Florida No. 1 or better, as classified in "Grades and Standards for Nursery Plants", Part 1 and Part II, State of Florida, Dept. of Agriculture, Tallahassee. All plants not listed in "Grades and Standards for Nursery Plants" shall conform to a Florida No. 1 as to: (1) health and vitality, (2) condition of foliage, (3) root system, (4) freedom from pest or mechanical damage, (5) heavily branched and densely foliated according to the accepted normal shape of the species.
- Undersiding or substitution of one species or cultivar for another species is a breach of contract and will be "Rejected" at the time of final landscape inspection unless approved by Landscape Architect.
- Project Warranty: All plant material shall be warranted for a period of one (1) year after date of substantial completion against defects, including death and unsatisfactory growth, except for defects resulting from abuse or damage by others or unusual phenomena or incidents which are beyond the contractor's control.
- Any and all conditions which the contractor feels will be detrimental to the success of the planting shall be brought to the owner or representative's attention.
- The contractor shall verify the location of underground utilities prior to commencing work on any project area.
- Mulch planting areas with 2" layer of Melaleuca, Eucalyptus, or Enviro-mulch. Cypress Mulch is **NOT ACCEPTABLE**. Planting beds to receive mulch throughout entire bed area.
- All plants to be set to ultimate grade. No filling will be permitted around trunks or stems. Mulch to be kept a minimum of 2" away from trunks and stems.
- Planting trees and shrubs: Excavate hole per planting detail. When plant is set, place additional backfill consisting of a 50% mixture of Peat humus and natural soil around the base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Water again after placing final layer of backfill and before installing mulch.
- Guy and stake trees in 3 directions with galvanized wire, through flexible hose chafing guards, with wooden stake anchors. Immediately after planting. (See Detail)
- Trees and shrubs shall be fertilized with a complete natural organic fertilizer with a ratio of approximately 3:0:2 or 3:0:3 (e.g. one labeled 12-0-8). Similar analysis such as 16-0-8 (4:0:2) can also be used. Fertilizers that are slow release, controlled release, sulphur coated or with nitrogen as IBDU or ureaformaldehyde have extended release period. Thirty to fifty percent of the nitrogen should be water insoluble or slow release.

Palms should receive a complete granular fertilizer formulated for palms ("Palm Special") at a rate of 5 to 8 lbs. per palm.

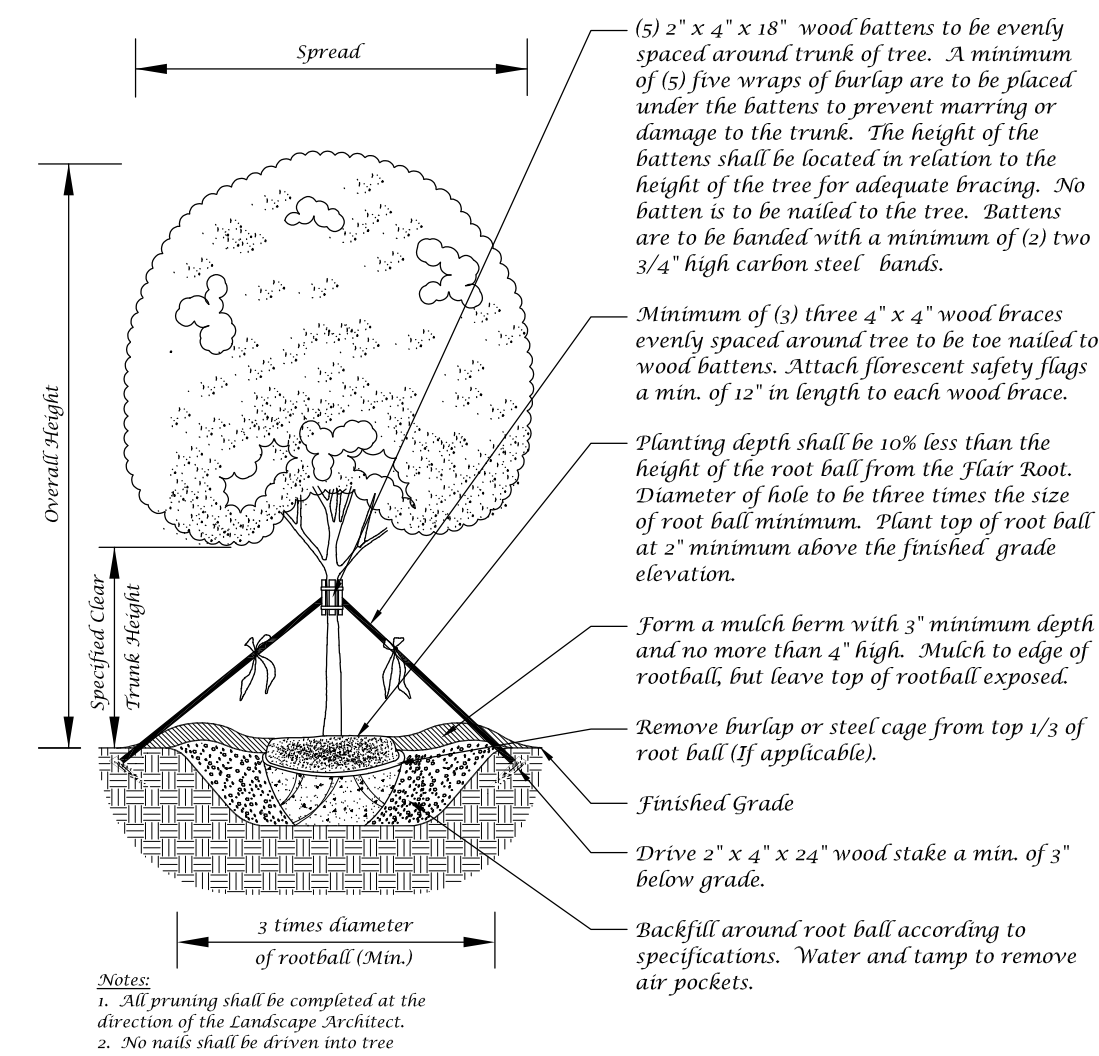
Agriform 20-0-6 twenty-one gram planting tablets may be substituted for granular fertilizer. If utilized, the following rates shall be utilized: Position plant in hole. Backfill halfway up the rootball. Place tablet(s) beside rootball about 1" from root tips. Do not place tablet(s) in bottom of hole.

- 1 Gallon 1 Tablet
- 3 Gallon 2 Tablets
- 25 Gallon & B&B Trees 2 per 1" caliper

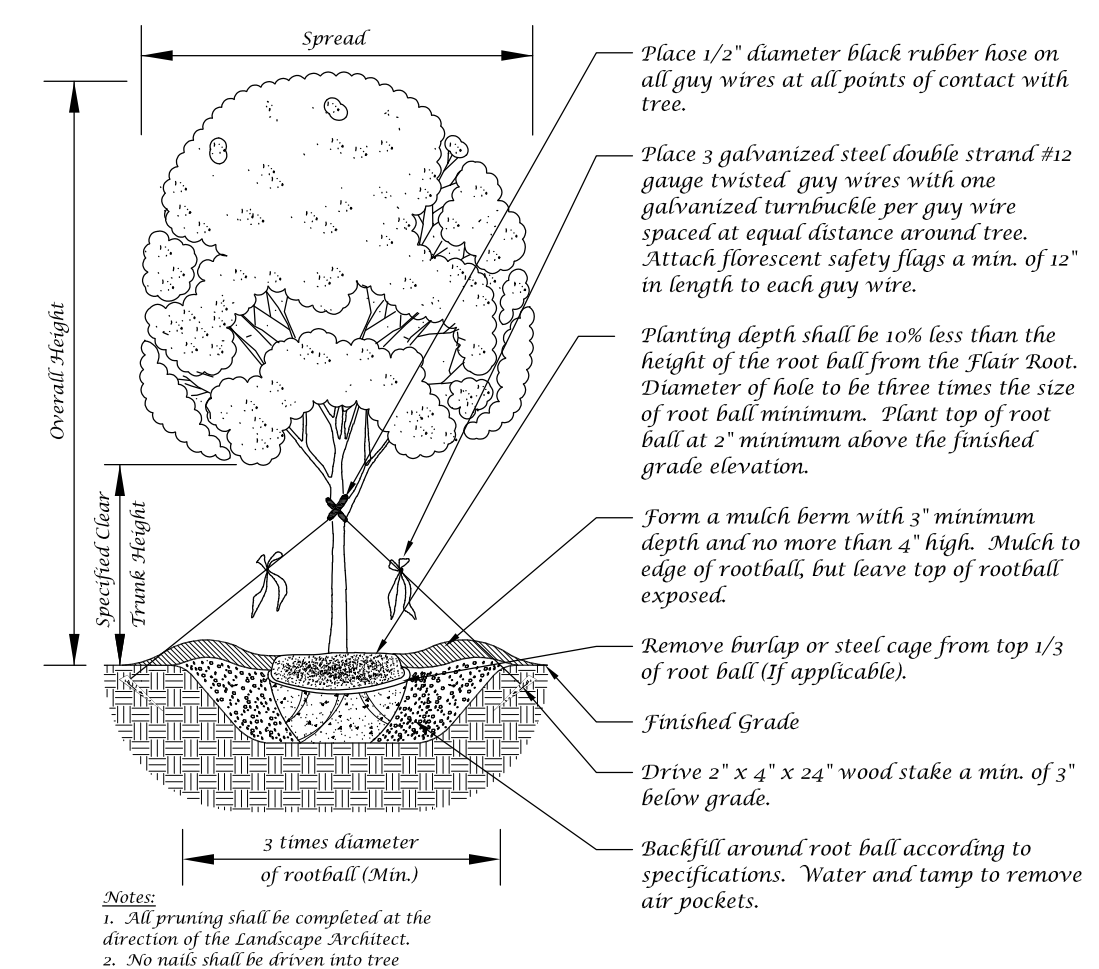
- All planting areas and sod to be irrigated to provide 100% coverage. Shop drawings to be submitted by the irrigation contractor for approval prior to installation.
- Maintain trees, shrubs, and other plants by watering, cultivating, and weeding as required for healthy growth. Restore planting saucers and mulch. Tighten and repair stake and guying and reset trees and shrubs to proper grade or vertical position as required. Spray as necessary to keep trees and shrubs free of insects and disease. The contractor shall begin maintenance immediately after planting and shall continue maintenance through final acceptance when Certificate of Occupancy is issued to the General Contractor by City and project is released by the General Contractor to Client.
- Prune trees and shrubs only to remove damaged branches as directed by the Landscape Architect.
- Planting Lawns: Provide clean, strongly rooted, uniformly sized strips of Stenotaphrum secundatum FlorTam (unless otherwise noted), machine stripped not more than 24 hours prior to laying. Grade and roll prepared lawn surface. Water thoroughly but not to create muddy soil conditions. Lay sod strips with tight joints, roll or tamp lightly, and water thoroughly.
- Maintain positive drainage, no planting is to block drainage.
- Drainage Testing
  - Prior to planting of trees, palms, and specimen material, each planting pit shall be tested in the following manner to verify adequate drainage.
    - Dig each planting pit to the minimum specified size.
    - Fill the planting pit with (12") twelve inches of water. If the water level in the planting pit drops (4") four or more inches within (4) four hours, the drainage is sufficient and a drainage channel is not required. If the water level drops less than (4") four inches within the (4) four hour period, then a drainage channel is required.
    - When a drainage channel is required, the drainage channel must extend down through the non porous soil and into porous soil. (See Drainage Testing Detail)
    - Discard all material removed from the drainage channel.
  - When backfilling the planting pit, add coarse gravel to the drainage channel. Also, care must be taken to keep the consistency of the soil mix the same throughout the planting pit.

- NOTES:
- Contractor to include drainage testing for all trees and palms in bid. If drainage is inadequate, the soil specification in item #8 above shall be revised for site conditions. Contractor shall notify the Owner and Landscape Architect of poor drainage conditions in writing and written direction will be provided to the contractor of appropriate soil mixture specification to be used.
  - All fertilizers shall meet the City of Port St. Lucie's fertilizer ordinance.

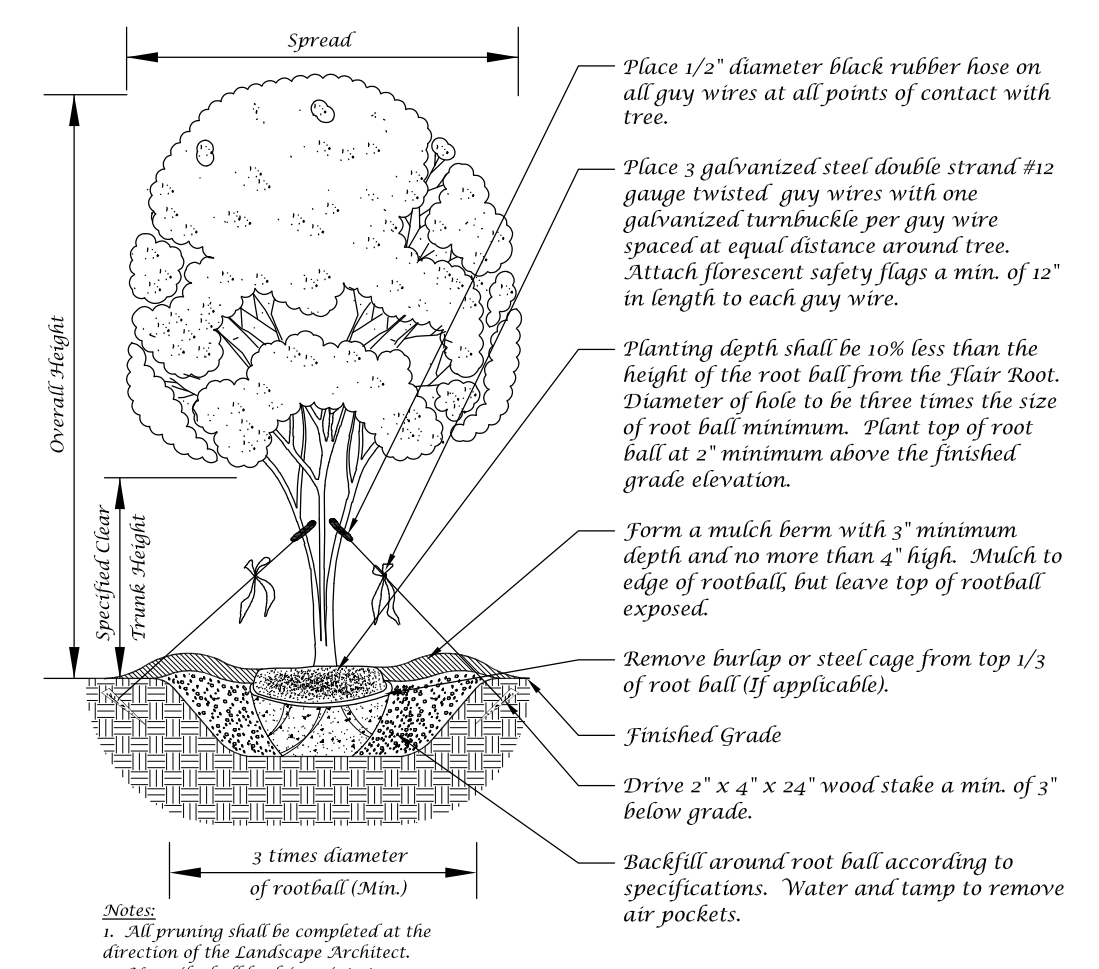
# Landscape Details



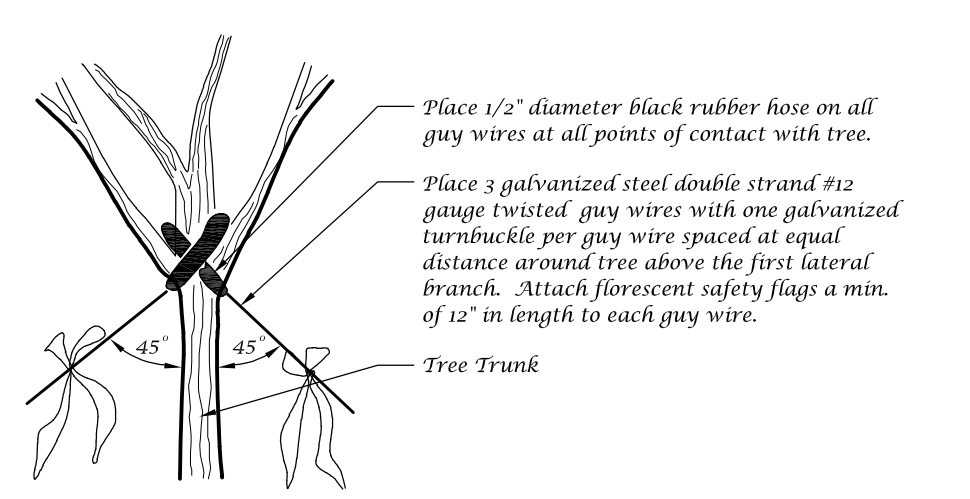
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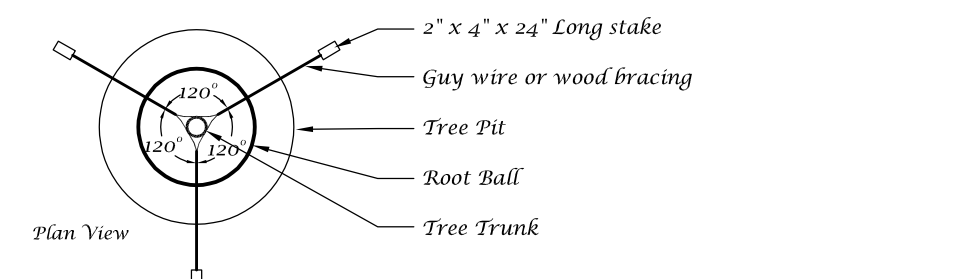
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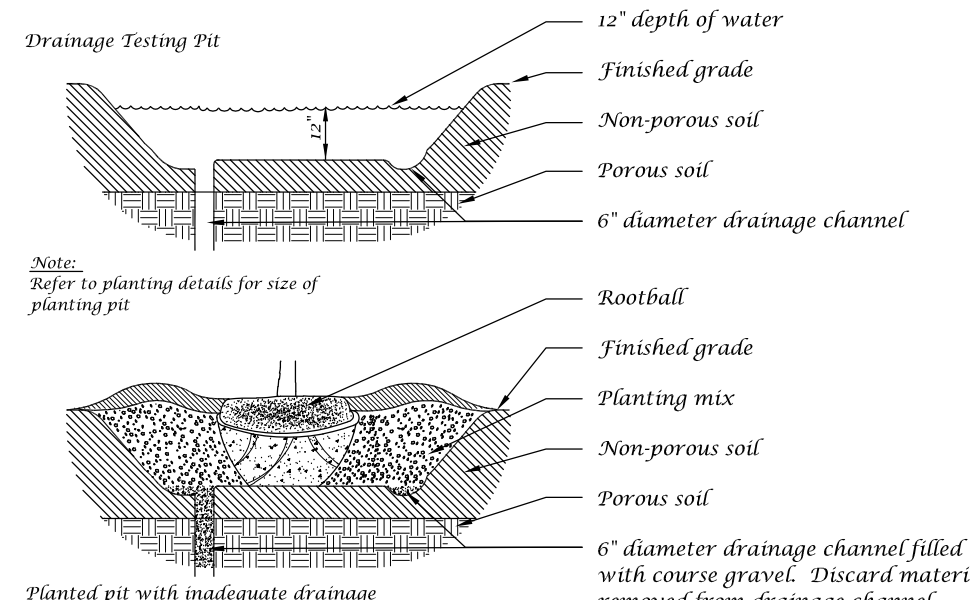
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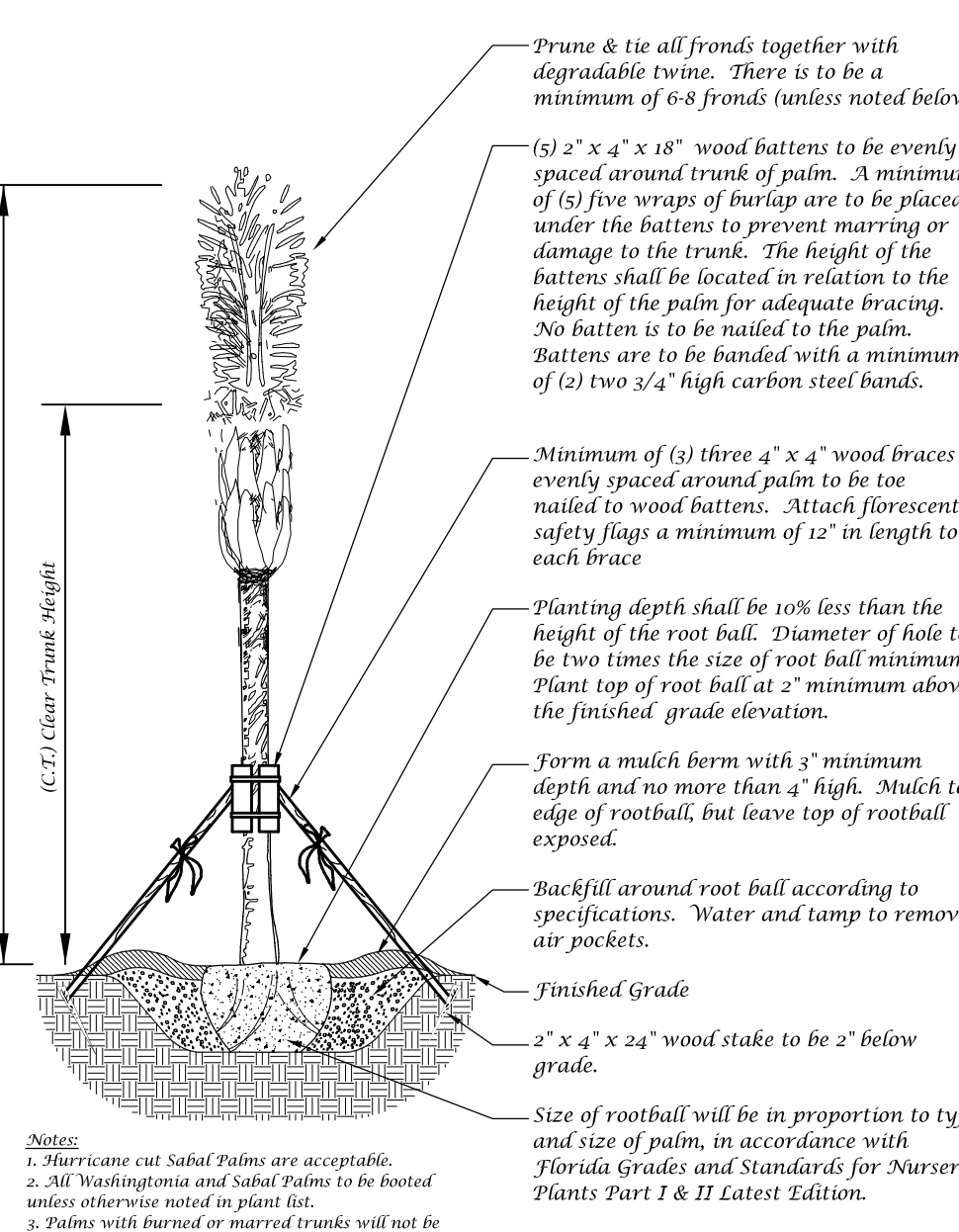
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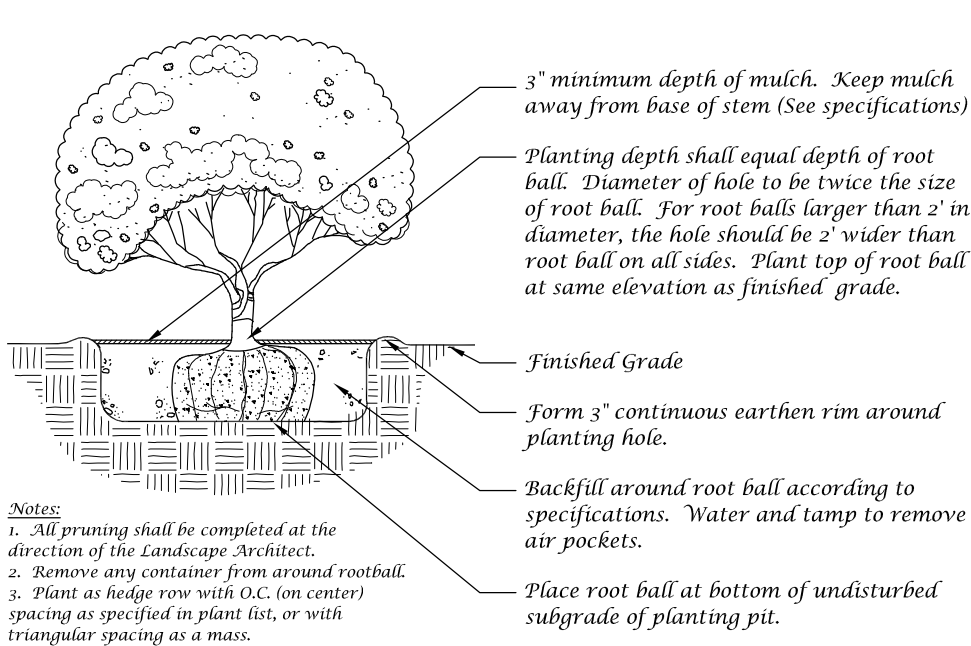
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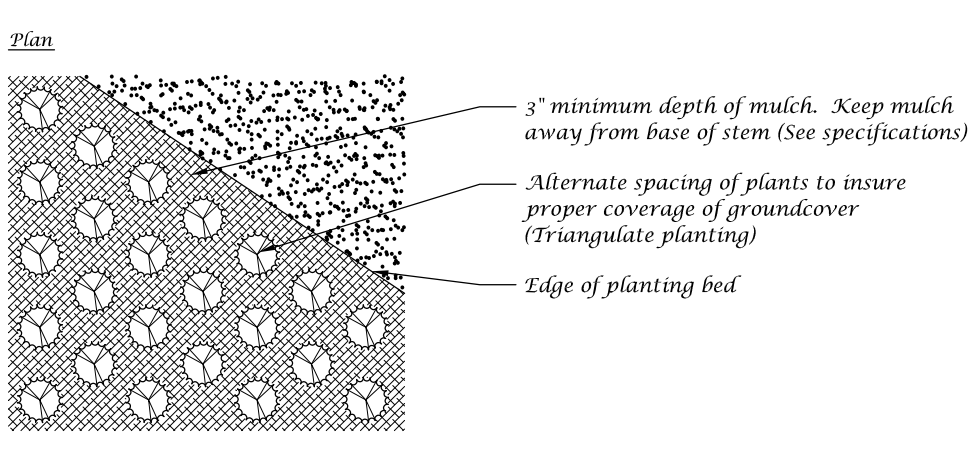
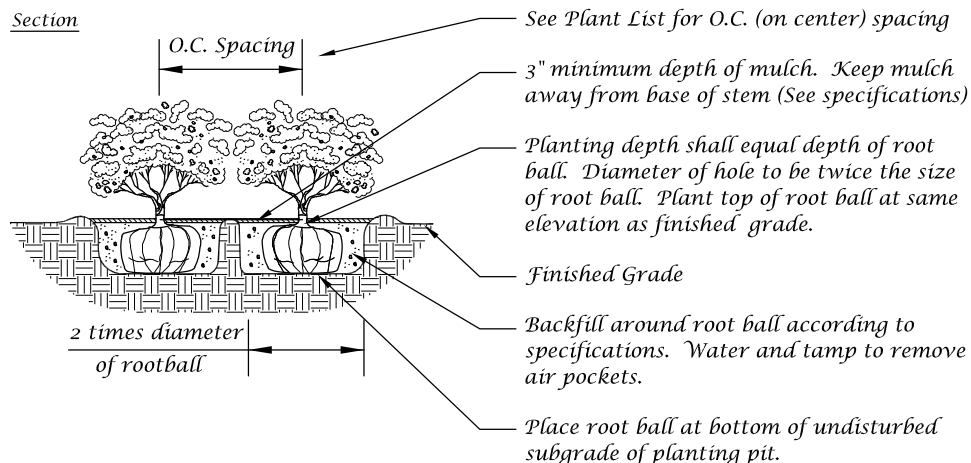
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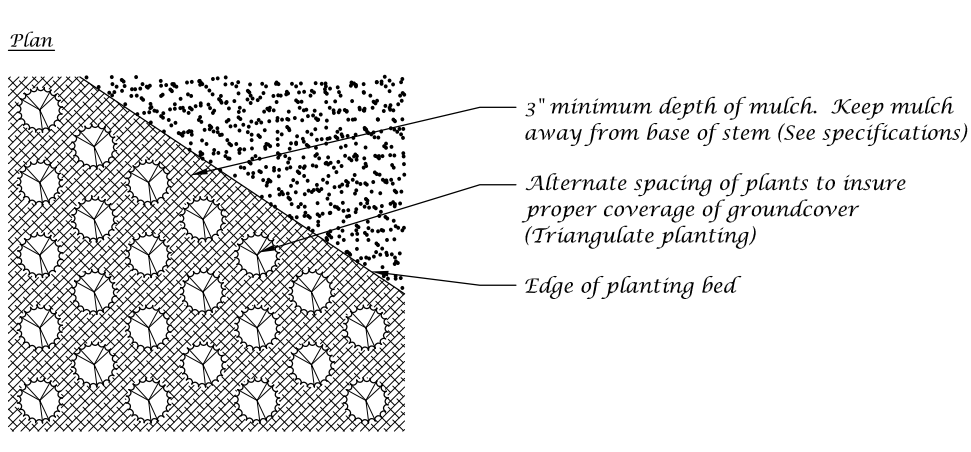
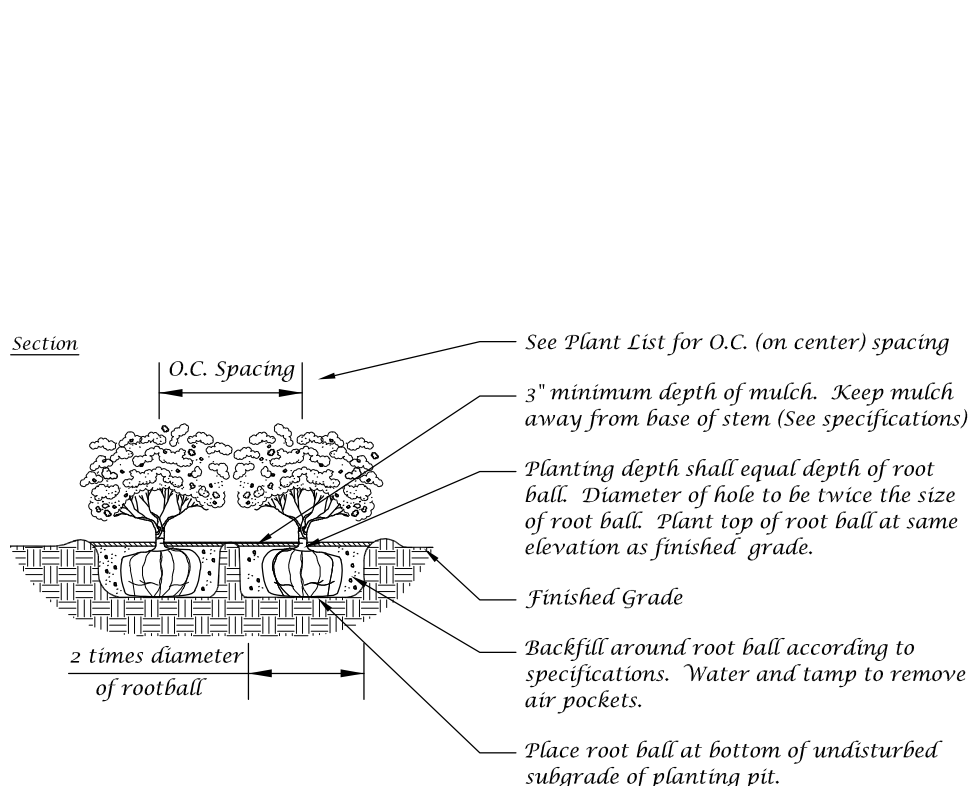
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**Conceptual Design Group, Inc.**  
Landscape Architecture - Site Planning  
900 East Ocean Boulevard, Suite 1300  
Stuart, Florida 34994  
(772) 344-2340  
LC: 26000198

**Kieran Casey**  
City Project Number:  
3621 US Highway 1, City of Fort Pierce, Florida

Jeffrey W. Smith, RLA  
Florida Registration Number: LA 0001635

Job No. 21-1203  
Drawn By JWS  
Submitted Dates 12-15-2021

Revision Dates

These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

L-2 2  
Sheet of

# Landscape Plan





US HIGHWAY 1

**Site Data**

Future Land Use	General Commercial (GC)
Zoning	Commercial (C3)
Total Site Area	1.51 Acres
Total Parking Stalls Required	50 (2 HC)
Total Parking Stalls Provided	53 (2 HC)
Proposed Stormwater	0.20 Acres (13.53%)
Proposed Open Space	0.38 Acres (25.06%)

**Kieran Casey**  
Commercial Development

3621 US Highway 1  
Fort Pierce, Florida





February 18, 2022

Via: *Electronic and Hand Delivery*

Fort Pierce Planning  
Attn: Jennifer Hofmeister  
100 N US Highway 1  
Fort Pierce, FL 34950

**Re: Technical Review Committee (TRC) – Site Plan (Development and Design Review)  
Kieran Casey Warehouse/Flex Building – 2434-601-0025-000-5 – Response to TRC  
Comments**

Dear Ms. Hofmeister:

On behalf of our client, please find the attached response to comments in reference to the TRC comments received on January 20, 2022, for a project known as 3621 S US Highway 1. Each comment is identified below followed by a response in ***bold italics***.

#### 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 – 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.

***RESPONSE: Please see the updated Site Plan for corrections to the above noted comments. The proposed uses are retail and office. The data has been corrected on the site plan.***

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
<b>Lot size</b>		
	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
<b>Yards</b>		
	The minimum depth of the front yard will be 25 feet.	92.64 feet
<b>Lot coverage</b>		
	Buildings shall not cover more than 60% of the lot area.	15.68%
<b>Building Height</b>		
	65 feet	44 feet
<b>Off-street Parking</b>		
	Retail – 1 space/200 square feet -42 spaces Warehouse- 1/600 square feet 4 spaces Total required 46 spaces	53 provided
<b>Bicycle Parking</b>		
	Commercial- 1 per 10 motor vehicle space	6 bicycle spaces required

**RESPONSE:** *The information from the above table has been added to the site plan.*

3. Please provide the site data and landscape data in Word.

**RESPONSE:** *Acknowledged.*

4. Please provide colored rendering of the landscape plan and elevations for presentation purposes.

**RESPONSE:** *Acknowledged.*

5. Please note, the following conditions are standard and will be noted on the staff report:

- a. 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.
- b. 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.

**RESPONSE:** *Acknowledged.*

6. Further comments may be provided at the TRC meeting.

**RESPONSE:** *Acknowledged.*

### **Fort Pierce Police Department**

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

**RESPONSE:** *Acknowledged.*

### **Fort Pierce Utilities Authority**

1. Water and wastewater (via forcemain) services are available to serve the subject property. To connect to these services please submit Utility plan (2 sets) along with a completed plan review and commercial service application to FPUA's Water and Wastewater engineering department, at 1701 S 37<sup>th</sup> St Fort Pierce, FL 34947. Please see the developers responsibility 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 additional questions, please contact Shane Ostrander [sostrander@fpua.com](mailto:sostrander@fpua.com).

**RESPONSE: Acknowledged.**

2. Electric service is available to the site (from US1). Please provide electric load information and AutoCAD drawing. Customer will be responsible for all transformer pads, conduit and secondary conductors. For more information and project coordinate please contact Sal Scimeca.

**RESPONSE: Acknowledged.**

3. Gas service is available to the site (from US1). Please provide a copy of gas riser diagram with anticipated load (if developer is interested in natural gas service to the proposed complex). For more information and incentive please contact Billy Dupree.

**RESPONSE: Acknowledged.**

### **St Lucie County Fire District**

1. Please submit a completed application for Development/Site plan review (St Lucie County Fire District Development and Site Plan Review Application). This form is available online at <https://www.slcfd.com>

**RESPONSE: A site plan review application will be submitted to SLCFD under separate cover.**

2. Fire district review fees are due at the time of submittal. An abbreviated review schedule is included on the form.

**RESPONSE: Acknowledged.**

3. Please send the fire district completed plans for the site and buildings.

**RESPONSE: A revised site plan will be submitted with the site plan review application.**

4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.

**RESPONSE: Acknowledged.**

5. Fire hydrants (shall be) are provided for all buildings other than detached single one and two dwelling buildings IAW both of the following: 1) The maximum distance to a fire hydrant from the closest point to the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 ft. NFPA 1:18.5.3. Please provide fire flow calculations for fire hydrants.

**RESPONSE: The closest fire hydrant is on the east side of US1 approximately 105' from the property line and approximately 225' from the closest point to the building. A fire hydrant is proposed adjacent to US1 in the front of the property. Please see updated site plan.**

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".

**RESPONSE: Acknowledged.**

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.

**RESPONSE: Acknowledged.**

8. Be advised, dimensions of the 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.

**RESPONSE: Acknowledged. An auto-turn analysis will be submitted with the site plan review application.**

9. Two-way Radio Enhancement Systems/BDAS inspected and operationally tested in accordance with manufacturers 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 shall be submitted to the Fire Marshall in the form of heat signature mapping or a certification document of radio signal strength provided by a licensed engineer.

**RESPONSE: Acknowledged.**

10. The fire department reserves the right for future comments at the site plan and building construction phase.

**RESPONSE: Acknowledged.**

#### Florida Department of Transportation

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/US1). The applicant should contact FDOT to request an access Pre-application meeting to coordinate the proposed connection.

**RESPONSE: Acknowledged. A pre application meeting with FDOT has been conducted. Please see submitted FDOT Pre Application Letter.**

We feel the attached response adequately addresses outstanding comments and respectfully requests approval of this application. If you have any questions regarding this application, the attached documents, or the project, please contact our office.

Respectfully,

**ENGINEERING DESIGN & CONSTRUCTION, INC.**



Mark Landsman  
Project Engineer



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

**SAINT LUCIE COUNTY FIRE DISTRICT  
DEVELOPMENT & SITE PLAN REVIEW APPLICATION  
5160 N.W. Milner Drive  
Port Saint Lucie, FL 34983  
Telephone: 772-621-3322  
Fax: 772-621-3604  
Web Address: www.slcfcd.com**

**Type of Request**

<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Site Plan with Construction "Detail" Plans	<input type="checkbox"/> Amendment	<input type="checkbox"/> Re-submittal
<input type="checkbox"/> Preliminary Subdivision Plat with Construction "Detail" Plans		<input type="checkbox"/> Final Subdivision Plat with Construction "Detail" Plans	
<input type="checkbox"/> Development of Regional Impact	<input type="checkbox"/> Planned Unit Development		
<input type="checkbox"/> Other			

**Project Information**

Project Name	3621 US Highway 1		
Location	3621 US Highway 1		
City	Fort Pierce	Zip	34982
		Number of Dwelling Units	1
Type of Development/Intended Use	Commercial/Warehouse/Retail	Gross Square Feet of Structure/s	10,300
Gross Acreage/Square Feet of Site	65,670	Water Purveyor	FPUA

**Owner/Developer Information**

Name	Kieran Casey		
Address	3900 Shoreside Dr	City	Hutchinson Island
State	FL	Zip	34949
Telephone	305-342-6410	Fax	
E-Mail	kieran.casey@rocketmail.com		

**Applicant/Agent for Owner**

Name	Mark Landsman	Firm	Engineering Design and Construction
Address	10250 SW Village Parkway Suite 201	City	Port St Lucie
State	FL	Zip	34984
Telephone	772-462-2455	Fax	
E-Mail	marklandsman@edc-inc.com		

**Project Architect/Engineer**

Name	R.J. Kennedy, P.E.	Firm	Engineering Design and Construction				
Address	10250 SW Village Parkway Suite 201		City	Port St Lucie			
State	FL	Zip	34984	Telephone	772-462-2455	Fax	
E-Mail	rodkenedy@edc-inc.com						

**Saint Lucie County Fire District Development & Site Plan Review Fees**

**Make fees payable to: Saint Lucie County Fire District**

**Minor**

\$108.75 (<5,000 sq. ft. or <5 units)  
\$217.50 (5,000-10,000 sq. ft. or 5-15 units)  
\$362.50 (10,000-25,000 sq. ft. or 16-25 units)

**Major**

\$507.50 (>25,000 sq. ft. or >25 units)

**Planned Unit Development (PUD)**

\$1087.50

**Development of Regional Impact (DRI)**

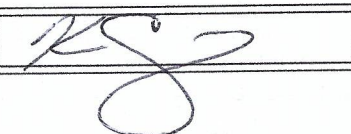
\$1450.00

**Applicable Codes**

**The Florida Fire Prevention Code, 5th Edition.**

**Client Agreement**

I hereby authorize the above listed agent to represent me.  
I fully understand that the review fees charged by the Saint Lucie County Fire District are separate from all City or County fees and must be paid upon submittal of documents.

Owner's Signature		Printed Name	Kieran Casey	Date	1/24/22
		Title	Owner		



# Florida Department of Transportation

RON DESANTIS  
GOVERNOR

3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309

KEVIN J. THIBAUT  
SECRETARY

February 17, 2022

THIS PRE-APPLICATION LETTER IS VALID UNTIL – February 17, 2023  
**THIS LETTER IS NOT A PERMIT APPROVAL**

Mark Landsman  
Engineering Design and Construction  
10250 SW Village Parkway Suite 201  
Port St Lucie, FL 34987

Dear Mark Landsman:

RE: Pre-application Review for **Category B Driveway**, Pre-application Meeting Date: **February 17, 2022**  
St. Lucie County - Fort Pierce; SR 5; Sec. # 94010000; MP: 9.60; Access Class - 5;  
Posted Speed - 45; SIS - No; Ref. Project:

**Request: Use existing driveway connection on the west side of SR 5 adjacent to the north property line.**

### SITE SPECIFIC INFORMATION

Project Name & Address: **3621 S US 1 – 3621 S US1 Fort Pierce, FL**  
Property Owner: **Kieran Casey**; Parcel Size: **1.51 Acres**  
Development Size: **10,300 SF Warehouse**

### WE APPROVE YOUR REQUEST

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

#### Conditions:

- **A minimum driveway length of 25 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.**
- **If a gate is proposed, a minimum driveway length of 100 feet and a turnaround area before the gate are required.**

#### Comments:

- All driveways not approved in this letter must be fully removed and the area restored.
- A Drainage Permit is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
- The applicant shall donate property to the Department if right-of-way dedication is required to implement the improvements.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway System and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://osp.fdot.gov>; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: [D4AccessManagement@dot.state.fl.us](mailto:D4AccessManagement@dot.state.fl.us) with any questions regarding the Pre-Approval Letter and Permits Office - Tel. # 954-777-4383 with any questions regarding permits.

Sincerely,

Dalila Fernandez, P.E.  
District Access Management Manager

cc: Jonathan Overton, P.E., Nesa Y. Harden

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2022-02-17\2. 94010000 MP 9.6 SR 5\_3621 S US 1\94010 MP 9.6 SR 5\_3621 S US 1.docx