



TO: Members of the City of Fort Pierce Planning Board

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

**RE: Site Plan (Development and Design Review)
Fort Pierce Commerce Center
21-07000030**

MEETING DATE: April 11, 2022

STAFF REPORT

Owner: St. Lucie Commerce Center, LLC
30 S. Hope Chapel RD
Jackson, NJ 08527

Representative: Michael D. Miles, P.E., Regional Manager/Senior Principal
Dynamic Engineering Consultants PC
100 NE 5th Avenue, Suite B-2
Delray Beach, FL 33438

Applicant's Request: Approval of a Site Plan (Development and Design Review) to develop six (6) warehouse buildings totaling 1,215,000 square feet with associated site improvements on an approximate 108.78-acre parcel of unimproved land

Location: The subject parcel is generally located southeast of Glades Cut Off Road and west of Selvitz Road

Size: 108.78 +/- acres

Parcel ID(s): 2431-800-0002-000-0, 2431-800-0003-000-7, 2431-800-0004-000-4
2431-800-0005-000-1, 2431-800-0007-000-5, 2431-800-0006-000-8

Future Land Use: Industrial (I)

Current Zoning: Light Industrial (IL)

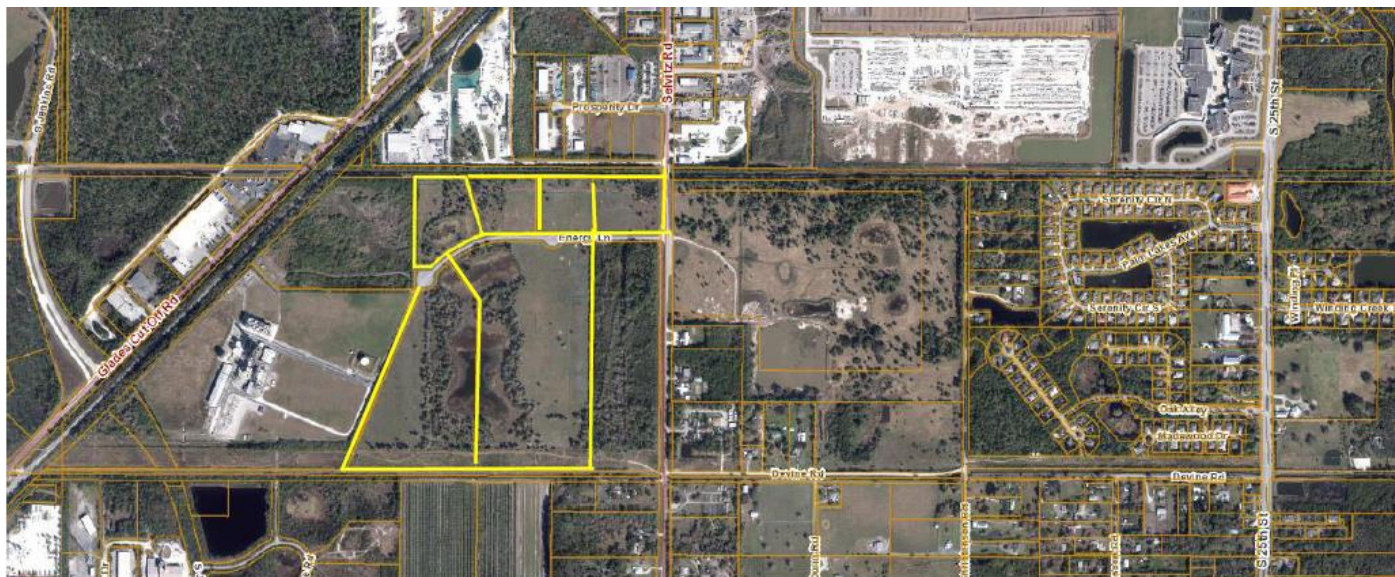
Utilities: FPUA

	North	East	South	West
Surrounding FLU:	Industrial (I) and Heavy Industrial (HI)	Public Facility (PF) SLC	Agriculture Residential (AR-1) SLC	Industrial (I) and Institutional (INST)
Surrounding Zoning:	Heavy Industrial (I-3) Light Industrial Zone (I-1)	Institutional (I) SLC	Industrial (IND) and Mixed Use (MXD) SLC	(I-1)
Utilities: FPUA				

Staff Analysis:

Request

Pursuant to City Code Sections, 215-313 and 215-314, the subject application is a request for Site Plan (Development and Design Review) to develop 1.25 million square feet of warehouse use on six (6) lots that total approximately 108.78-acres generally located on Energy Lane, southeast of Glades Cut Off Road and west of Selvitz Road. The property currently has a Future Land Use designation of Industrial with a compatible zoning classification of Light Industrial Zone (IL). To the north are properties zoned Heavy and Light Industrial, to the west is Light Industrial and Institutional land, to the south and east are properties within St. Lucie County. The land to the south consists of both Heavy Industrial and Agricultural Residential and to the east is Institutional. Further east is property within Fort Pierce that is zoned Planned Development



Future Land Use and Zoning

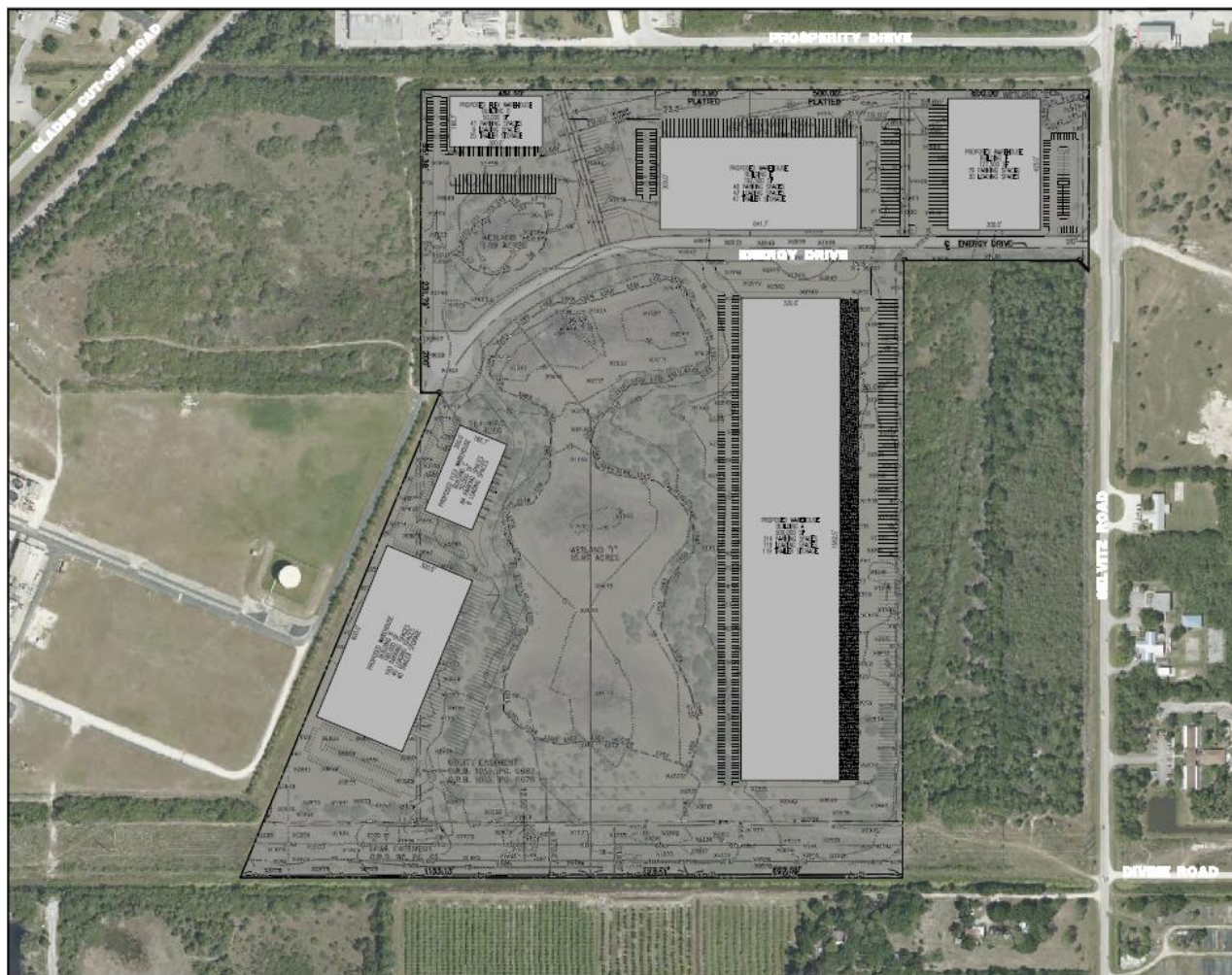
The subject properties have an underlying Future Land Use designation of Industrial (I): The Industrial designation is intended for parcels suitable for industrial development and to promote the City's position as a major employment center. The uses allowed under this designation include light manufacturing and processing facilities; storage and distribution facilities; warehousing; general and

intensive commercial uses; research corporate parks, large business parks and mixed-use office parks; office, retail, and service uses that provide support to employees; and compatible public, quasi-public, and special uses. This land use designation allows a maximum FAR of 1.5.

The subject site has a compatible zoning district classification of Light Industrial (IL). The purpose of this district is to provide for industrial and related uses with limited objectionable external effects in areas that are suitable for such operations due to the desirability of site characteristics, adequacy of utilities, appropriateness of transportation facilities and other factors. Acceptable manufacturing, warehousing, heavy commercial and similar uses are encouraged. Uses in the district may perform a support role for uses in other industrial areas.

Development Review (Site Plan)

The subject property currently consists of undeveloped land located at the intersection of Selvitz Road and Energy Lane approximately 0.9 miles north of Midway Road.



Proposed Site Plan Aerial

In conformance with Code Sections 125-313 and 125-314, the applicant is proposing six (6) warehouse distribution buildings totaling 1,215,000 square feet with associated site features consisting of parking, landscaping, lighting, stormwater management and utilities. Pursuant to Code Section 125-204, the proposed site plan meets the basic use standards for the I-1 zone that requires a minimum lot width and depth to 100 feet and the minimum yard depth for portions of the property abutting a public right-of-way or nonindustrial district to be 15 feet.

The site features proposed include the following:

- a. Six (6) Warehouse buildings totaling 1,215,000 SF
- b. A total of 586 vehicle parking spaces
- c. A total of 262 loading spaces
- d. A total of 232 trailer storage spaces
- e. A total of 28 bicycle parking spaces
- f. One proposed freestanding sign at the south-east corner of Lot 1
- g. Access to site is provided via one full movement driveway on Selvitz Road
- h. Dry detention stormwater management areas
- i. Wet detention stormwater management areas
- j. Westland Conservation Easement
- k. Private lift station providing sewer service with a direct connection to the City's force main.
- l. No potential hazards, problems or public nuisances are foreseen to be generated due to the proposed development. Additional proposed site features for site design security measures are as follows:
 1. Natural Surveillance: the proposed Project consists of a well-lit public outdoor area including parking areas and pedestrian walkways.
 2. Natural Access Control: the proposed Project design has clear visibility maintained from the building to the street, parking areas, outdoor display areas, pedestrian walkways and passing vehicles.
 3. Territorial Reinforcement: The proposed design for the Project includes landscaping to distinguish the project site as private property.

Parking Requirements

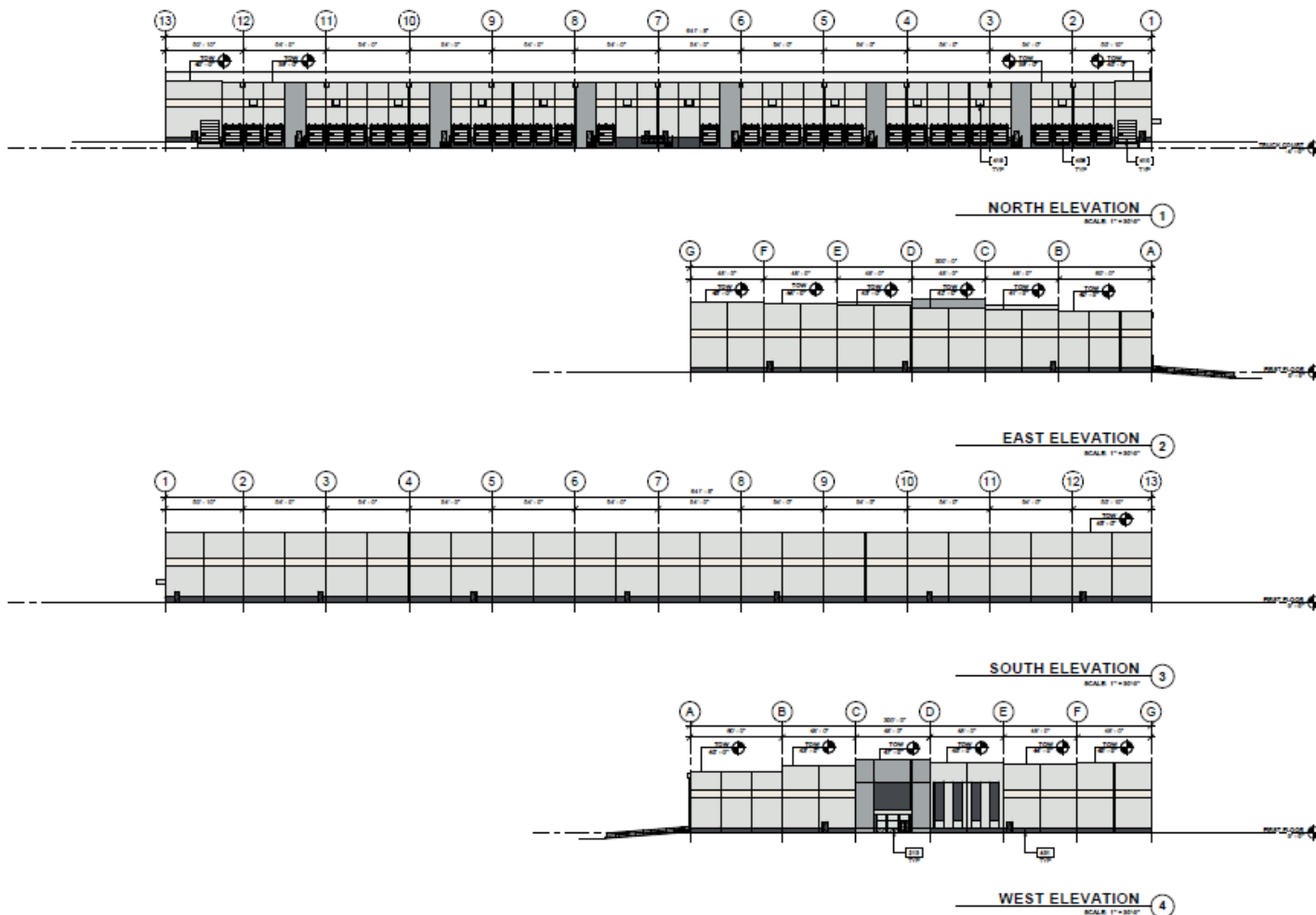
The parking requirement is based upon the current ITE standard that sets forth an average peak parking demand of 0.39 vehicles per 1,000 SF of gross floor area (GFA). This equates to a demand of 474 parking spaces. The applicant is providing 586 parking spaces. Additionally, 28 bicycle parking spaces will be available onsite.

Traffic Analysis

A Traffic Study was conducted that conclude 224 net new AM peak hour trips and 235 net new PM peak hour trips. Additionally, all links and intersections were evaluated and concluded that they will operate at acceptable levels of service with the existing and committed roadway network with the exception of Midway Road between East Torino and west of Selvitz. This is a backlogged link with long term cost feasible improvements. Therefore, the project meets the requirements for concurrency.

Design Review (Architecture)

Pursuant to City Code Section 125-314, Design Review, the applicant has provided architectural renderings of the proposed warehouse buildings. The paint color scheme proposed is a base color of white with accent colors to include shell white, light and dark grey.



Technical Review Committee

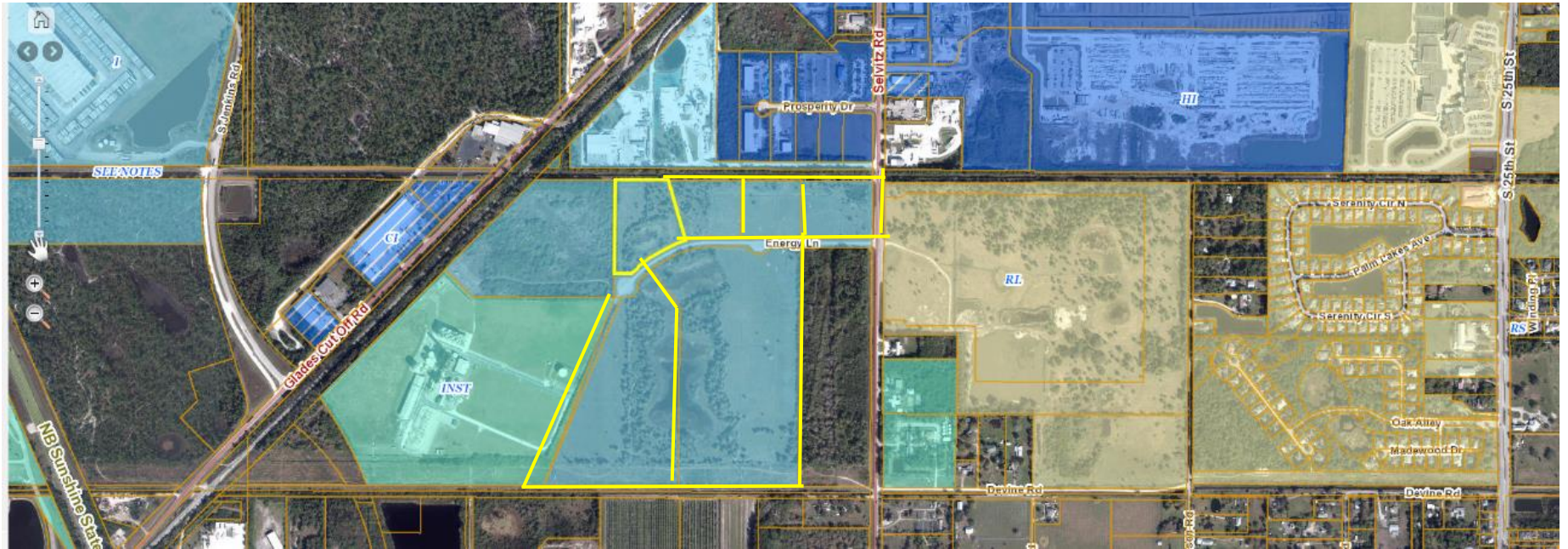
All affected departments have reviewed the proposed Site Plan (Development Review and Design Review) with regards to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided.

Staff Recommendation

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

1. Pursuant to City Code Section 123-66.(d) -Tree protection and mitigation, a final Tree Mitigation Plan shall be approved by staff prior to the issuance of a Building Permit.
2. A certified letter of completion by a landscape architect and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.
3. A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be conducted before the issuance of a Building Permit.

FUTURE LAND USE MAP



Fort Pierce Commerce Center

2431-800-0002-000-0

2431-800-0003-000-7

2431-800-0004-000-4

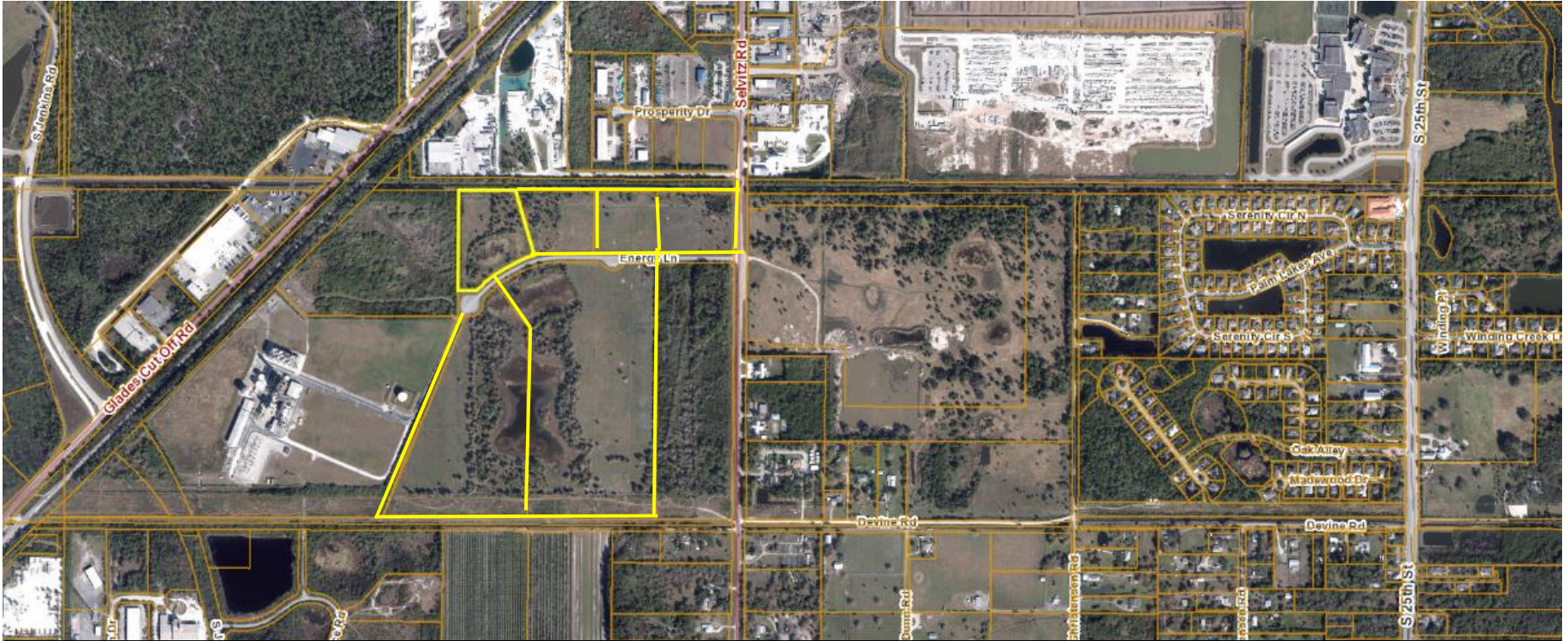
2431-800-0005-000-1

2431-800-0007-000-5

2431-800-0006-000-8



LOCATION MAP

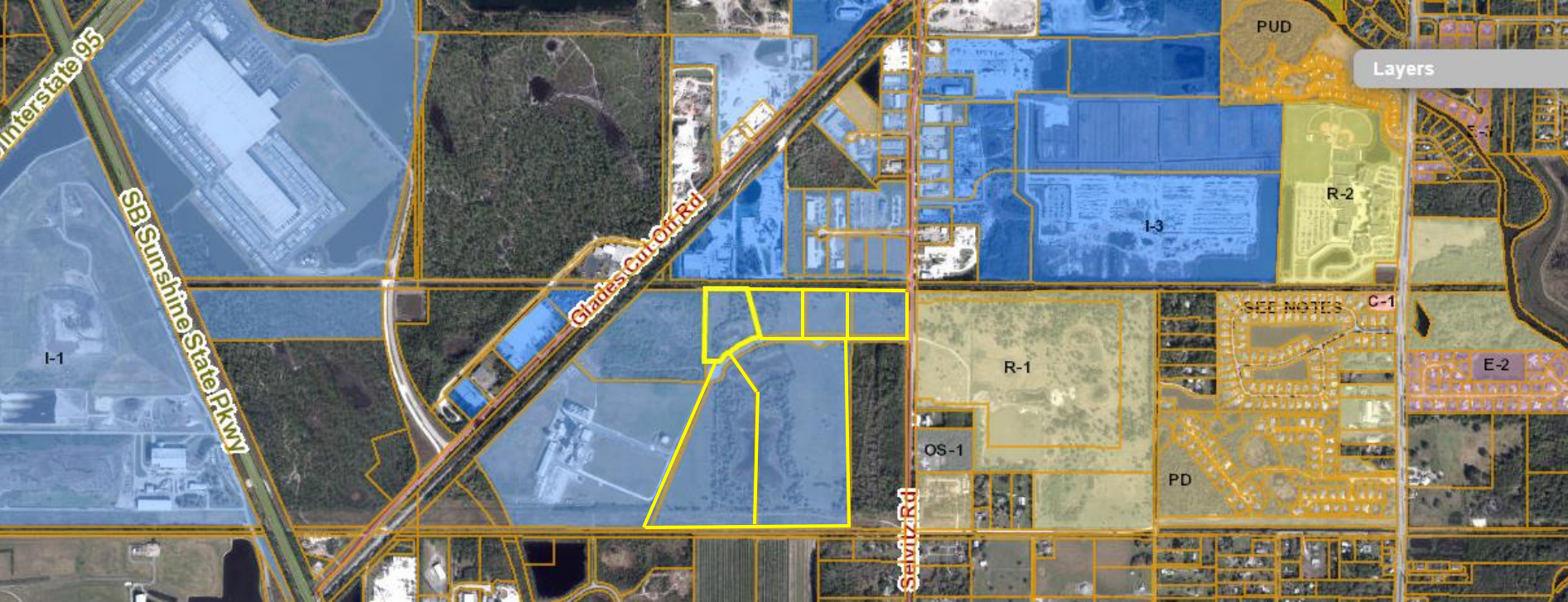


Fort Pierce Commerce Center

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ZONING MAP



Fort Pierce Commerce Center

- 2431-800-0002-000-0
- 2431-800-0003-000-7
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- 2431-800-0006-000-8





January 20, 2022 added Engineering comments 1-27-2022

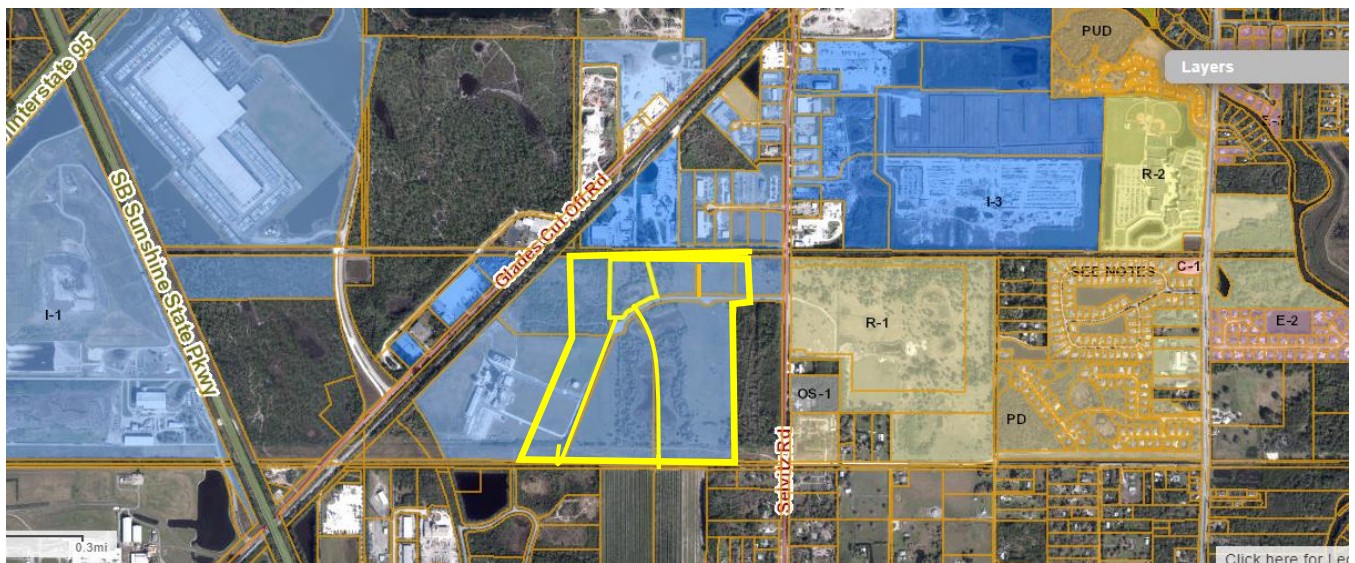
Michael Miles, Dynamic Engineering Consultants PC
100 NE 5th Avenue, Suite B-2
Delray Beach, FL, 33438

**Subject: Technical Review Committee (TRC)- Site Pan (Development and Design Review)
Fort Pierce Commerce Center - At or near Energy Lane
PCN(s): 2431-800-0002-000-0
2431-800-0003-000-7
2431-800-0004-000-4
2431-800-0005-000-1
2431-800-0007-000-5
2431-800-0006-000-8**

Dear Michael,

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

Pursuant to City Code Sections, 215-313 and 215-314, the subject application is a request for Site Plan (Development and Design Review) to develop 1.25 million square feet of warehouse use on six (6) lots that total approximately 108.78-acres generally located on Energy Lane, southeast of Glades Cut Off Road and west of Selvitz Road. The property currently has a Future Land Use designation of Industrial with a compatible zoning classification of Light Industrial Zone (IL). To the immediate north, south, east, and west, are light industrial zoned properties. However, residential development is in close proximity.



The purpose of the Light Industrial Zoning district (IL) is to provide for industrial and related uses with limited objectionable external effects in areas that are suitable for such operations due to the desirability of site characteristics, adequacy of utilities, appropriateness of transportation facilities and other factors. Acceptable

manufacturing, warehousing, heavy commercial and similar uses are encouraged. Uses in the district may perform a support role for uses in other industrial areas.

Fort Pierce Planning Department

1. Please provide a justification statement for the requested use that includes a description of daily work activity as this area is adjacent to residential and the truck activity will be exorbitant.
2. The Code does not call out flex space, please define the flex space proposed.
3. Please confirm walkways are providing around the wetland/conservation areas.
4. Littoral plantings will be required.
5. Please provide the anticipated trunk route as surrounding residential development will be affected. Attention to this detail is required.
6. Please consider providing an area for employs to gather outside surrounding the wetlands that is covered.
7. Will this project be developed in one or multiple phases?
8. Please remove the location of monument signs on the site plan. Signage will be reviewed and approved in a separate application.
9. A Unity of Title and Lot Combination will be required.
10. Colored architectural renderings are required prior to moving past the TRC review.
11. Landscaping will be key to the compatibility with the surrounding area and the overall appearance of the property.
12. Please schedule a site visit with Planning staff and the Tree Arborist.
13. 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.
14. 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 Building Department

See attached

Fort Pierce Tree Arborist

- Tree survey and mitigation looks good.
- Preserved areas and transplanted tree require tree protection barriers.
- Landscape buffer and existing trees to be saved need to be inspected prior to starting the project.

Fort Pierce Police Department

See below and attached

Included in the packet submittal (packet # 2, pages 73 – 91) are renderings of the Kings Highway Business Center. After conferring with this projects' planner Mr. V. Gilmore, it is my understanding those renderings are to simulate proposed building designs for this project. Therefore, I shall echo the same comments I submitted in May 2021 for the Kings Highway Business Park, found below in italics.

In the schematic renderings of the proposed development and construction of the two warehouse buildings, I observed what was labeled "screen wall" on the rendering that depicts the rear, loading docks area of the warehouse. From the design rendering, it appears that the "screen wall" is constructed by erecting nine (9) solid panels with a lighting gap between each piece. I am presuming that the reason for the screen wall is to shield the comparatively unsightly "business end" of the warehouse and maybe also to allow for some sound deadening. That, in and of its own is a great addition to the project. However, if practical, please consider a more transparent or opaque design to minimize any possibility of concealment of persons. A more transparent or opaque design also allows for better "natural surveillance" which aides in reduction of potential crime or undesired behaviors and activity.

Fort Pierce Utility Authority (FPUA)

FPUA W/WW Engineering: Concept approved.

Water and wastewater services are available to serve the subject properties. 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@fpua.com.

FPUA Electric & Gas Engineering: Approved.

Electric - The property is not in the FPUA electric service area. Located in FPL service area.

Gas – Service is available to the site (From Selvitz Rd). Please provide a copy of the gas riser diagram with the anticipated load (if developer is interested in natural gas service to the propose site). For more information and incentive available, please contact Billy Dupre. Attached below is a copy of the FPUA GIS map.

SLC Fire

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>~~
~~Received 01/05/2022~~
2. ~~Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.~~
~~Received 01/05/2022~~
3. ~~Please send the Fire District electronic plans for the site and buildings.~~
~~Received 01/05/2022~~
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. Security gates must either be manned 24 hour/day or provide an access control key switch on the control panel to allow for Fire Department entry in an emergency. Security gates must maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power.
9. Per the St. Lucie County Fire District Fire Prevention Code Resolution 647-17. At Least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access. Including, but not limited to trees, canopies, etc.
10. Fire department connections shall be located on the street side of buildings and shall be located and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects, including buildings, fences, landscaping, or other fire department connections. The locations of connections shall be based upon the access requirements of the fire department.
11. The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels.
12. 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.
13. Two-Way Radio Enhancement Systems/BDAS shall be installed, inspected and operationally tested in accordance with the manufacturer's published requirements, by the local fire department, and comply with the most current edition of the Florida Fire Prevention Code and its incorporated standards and

codes. Pre-surveys of radio signal strength shall be submitted to the Fire Marshal in the form of heat signature mapping or a certification document of radio signal strength provided by a licensed engineer.

14. Minimum Size of Water Mains

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

Florida DOT

Maybe forthcoming

SLC Planning

See below and attached

A third-party traffic review is requested for the proposed project to evaluate impacts to adjacent links and intersections, with emphasis at Glades Cut-off and Selvitz and Selvitz and Edwards.

Background: St. Lucie County has site plan history for this business park, with particular attention relating the wetland conservation areas and buffering. The County's Approved/Regulatory Plans for the site are enclosed for reference. The proposed plan does not detail the proposed stormwater plan for the new development or display any required/existing retention serving Energy Drive.

Simply a note: A prior site plan design explored the connection of Energy Drive to Post Office Road/South Jenkins, which does not appear feasible in the future with FMP's plant design.



SLC Public Works

See below and attached

The following comments are offered by SLC PW - Engineering:

1. Selvitz Road is identified on the County's Right-Of-Way Protection Plan. A ROW Dedication of 30 FT will be required along Selvitz Road.
2. A Traffic Report is required for review by the County's outside traffic consultant at the cost of the applicant. Please provide a traffic report directly to the County for review.
3. Selvitz Road is identified on the County's Greenways and Trails Master Plan. A 10 to 12 FT wide Multi-Use path will be required along the Selvitz Road frontage.
4. A permit for access and drainage outfall from the County prior to initiation of site improvements is required. Please remit a Site Development Permit application, an electronic set of plans and a minimum of one hard copy of all necessary plans and documents to the Engineering Division of the County. The application may be found on the County's website, Public Works Department link.
5. For discussion regarding these comments and response, please contact me at 772-462-2741, chambersg@stlucieco.org or David Hays at 772-462-1491, haysd@stlucieco.org.



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

Meeting Date: 1.20.22
Property Address: Site Plan - Fort Pierce Commerce Center - At or near Energy Lane

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:

Flex Space is Not defined in the FL Bldg Code. All areas of the Bldg shall be given a designation that matches the appropriate Use & Occupancy per the F.B.C. & comply with the Fire prevention code

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](#)



Technical Review Committee meeting

January 20, 2022

Case # 21-07000030

Planner: Vennis Gilmore

Site Plan / Design Review / Capacity Analysis

Fort Pierce Commerce Center, Energy Lane, Fort Pierce, FL

Comments:

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Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



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

Florida



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 # 21-07000030

Ft Pierce Commerce Center- Energy Lane

Comments

FPUA W/WW Engineering: Concept approved.

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FPUA Electric & Gas Engineering: Approved.

Electric - The property is not in the FPUA electric service area. Located in FPL service area.

Gas – Service is available to the site (From Selvitz Rd). Please provide a copy of the gas riser diagram with the anticipated load (if developer is interested in natural gas service to the propose site). For more information and incentive available, please contact Billy Dupre. Attached below is a copy of the FPUA GIS map.



011222 - FPUA GIS
Map - Gas.pdf...

Billy Dupre
Business Development Representative
Gas Operations



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



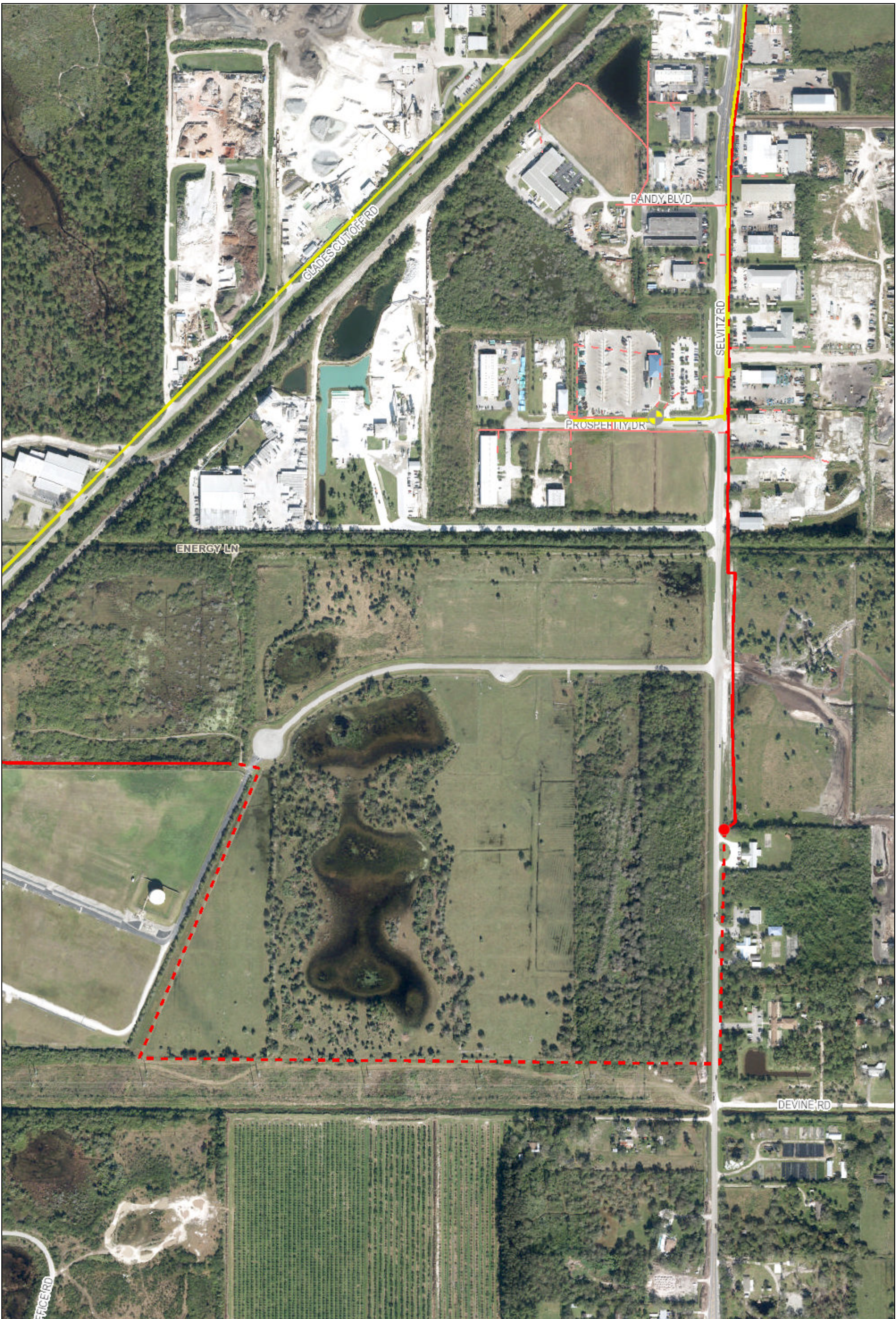


1701 S. 37th Street, Fort Pierce, FL 34947
Bdupre@fpu.com
Office: (772)-466-1600 Ext.4705




Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.






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

Disclaimer:
 The data contained herein is offered "as is", with no claim or warranty as to its accuracy or completeness. The data is for reference only and should not be considered to be of survey precision. Due to formatting restrictions, the information provide in the map may not be represented in the legend.




Know what's below.
Call before you dig.

Date: 12/28/2020



FPUA
COMMUNITY PEOPLE



N

FPUA Web Map

Created By:
FPUA

1 inch = 455 feet

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



BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Ft. Pierce Commerce Center

REVIEW DATE: 1/5/2022

PLANNER: MICHAEL MILES

REVIEWED BY: Captain Wayne Boyer, Lieutenant Salomon Rincon

Site Plan Approved: _____

Site Plan Approved with conditions: X

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

- 1. ~~Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <https://www.slcfcd.com>~~ **Received 01/05/2022****
- 2. ~~Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.~~ **Received 01/05/2022****
- 3. ~~Please send the Fire District electronic plans for the site and buildings.~~ **Received 01/05/2022****
- 4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**

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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. Security gates must either be manned 24 hour/day or provide an access control key switch on the control panel to allow for Fire Department entry in an emergency. Security gates must maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power.
9. Per the St. Lucie County Fire District Fire Prevention Code Resolution 647-17. At Least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access. Including, but not limited to trees, canopies, etc.
10. Fire department connections shall be located on the street side of buildings and shall be located and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects, including buildings, fences, landscaping, or other fire department connections. The locations of connections shall be based upon the access requirements of the fire department.
11. The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels.
12. 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.

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13. Two-Way Radio Enhancement Systems/BDAS shall be installed, inspected and operationally tested in accordance with the manufacturer's published requirements, by the local fire department, and comply with the most current edition of the Florida Fire Prevention Code and its incorporated standards and codes. Pre-surveys of radio signal strength shall be submitted to the Fire Marshal in the form of heat signature mapping or a certification document of radio signal strength provided by a licensed engineer.

14. Minimum Size of Water Mains

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

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Selvitz Road Widening from Glades Cut Off Road to Edwards Road

County Project Number: 19107

January 2022

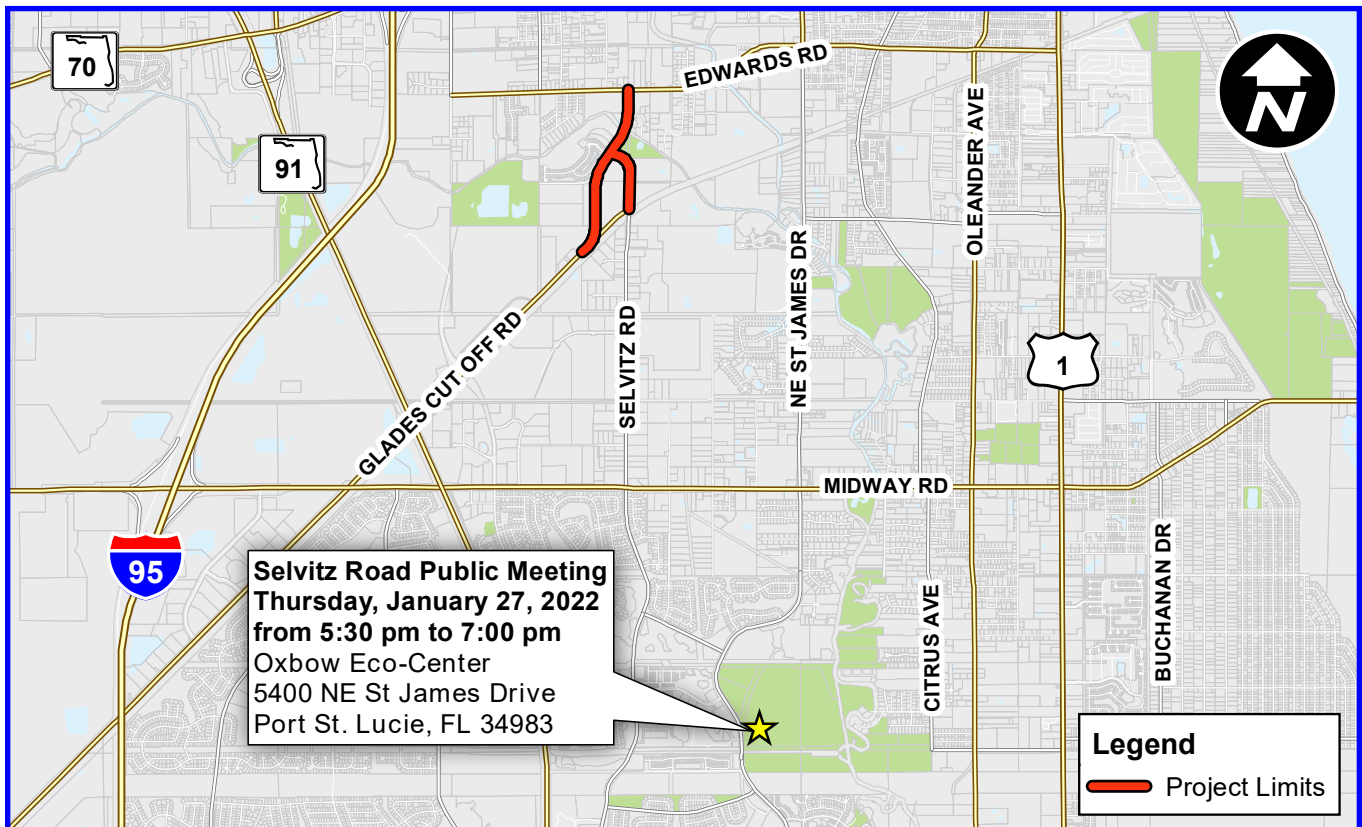
St. Lucie County Board of County Commissioners invites you to a Public Information Meeting to learn about the proposed widening for Selvitz Road from Glades Cut Off Road to Edwards Road in St. Lucie County, Florida. The purpose of this project is to widen Selvitz Road to improve capacity, safety, and accommodate additional users. The proposed typical section consists of a four-lane urban roadway with buffered bike lanes, a 12-foot shared use path on the east and a six-foot sidewalk on the west.

The Public Information Meeting will be held **Thursday, January 27, 2022 from 5:30 pm to 7:00 pm** at the **Oxbow Eco-Center, 5400 NE St James Drive, Port St. Lucie, FL 34983**. The meeting will have an open house format and staff will be available to answer questions and provide assistance at any time during the meeting. If you require further information, please contact the Project Manager using the information provided below:

Contact Information

Selena Griffett, P.E.
St. Lucie County Board of County Commissioners
Engineering Division
2300 Virginia Ave.
Fort Pierce, FL 34982

Phone: (772) 462-2153
Email: griffetts@stlucieco.org





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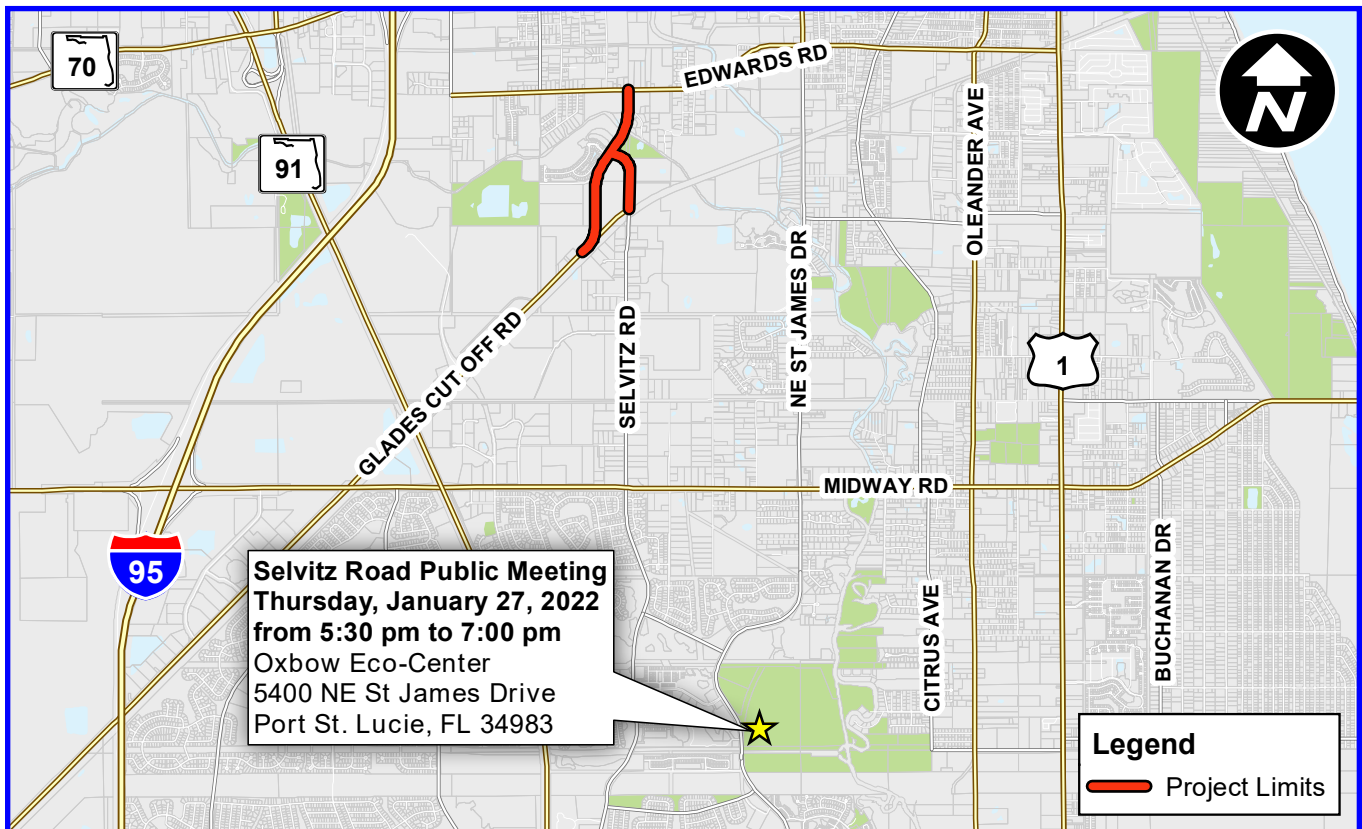
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Fort Pierce, FL 34982

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Email: griffetts@stlucieco.org



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*](#)

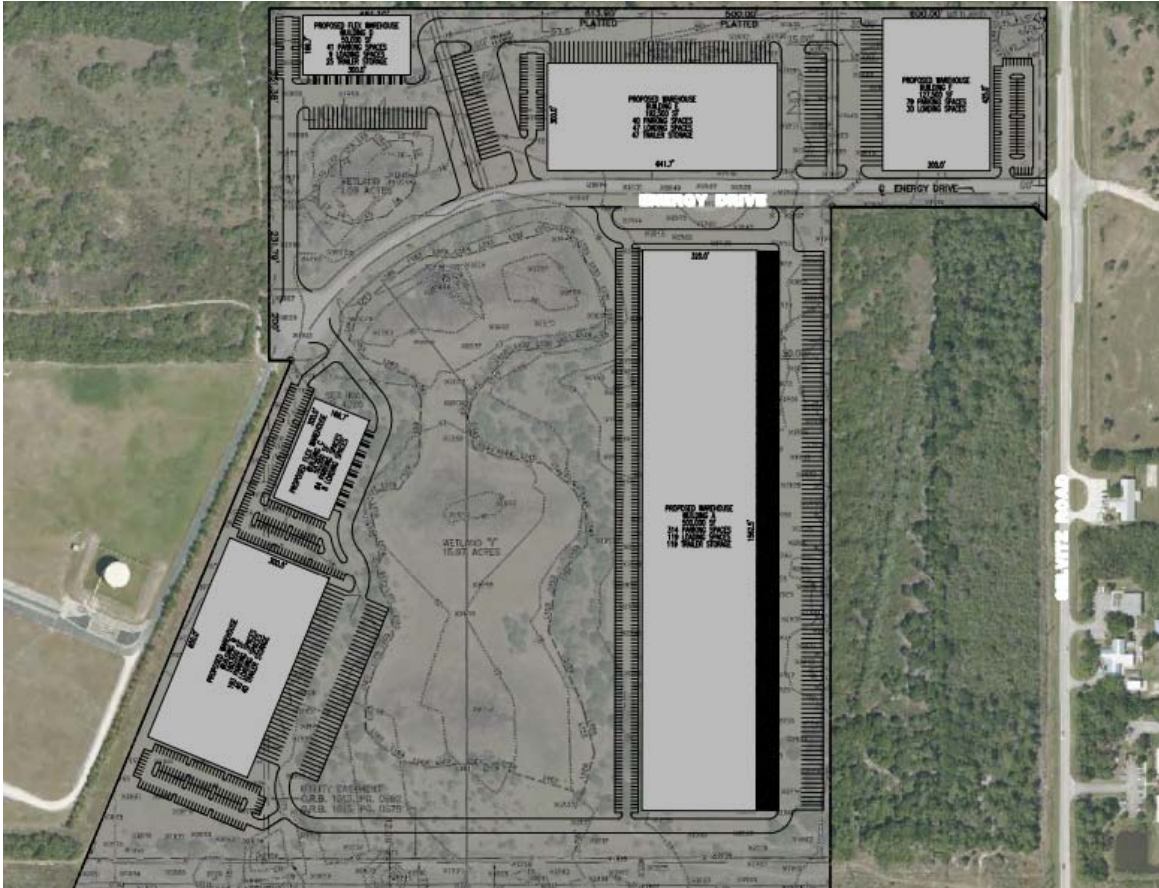
A third-party traffic review is requested for the proposed project to evaluate impacts to adjacent links and intersections

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

Join on your computer or mobile app

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Please Note: Florida has very broad public records laws. Most written communications to or from County officials regarding County business are public records available to the public and media upon request. It is the policy of St. Lucie County that all County records shall be open for personal inspection, examination and / or copying. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please notify the sender by reply e-mail and delete all materials from all computers.

January 18, 2022

PROJECT: Fort Pierce Commerce Center
REF: TRC App. #
TO: Vennis Gilmore
FROM: Grant Chambers

The following comments are offered by SLC PW - Engineering:

1. Selvitz Road is identified on the County's Right-Of-Way Protection Plan. A ROW Dedication of 30 FT will be required along Selvitz Road.
2. A Traffic Report is required for review by the County's outside traffic consultant at the cost of the applicant. Please provide a traffic report directly to the County for review.
3. Selvitz Road is identified on the County's Greenways and Trails Master Plan. A 10 to 12 FT wide Multi-Use path will be required along the Selvitz Road frontage.
4. A permit for access and drainage outfall from the County prior to initiation of site improvements is required. Please remit a Site Development Permit application, an electronic set of plans and a minimum of one hard copy of all necessary plans and documents to the Engineering Division of the County. The application may be found on the County's website, Public Works Department link.
5. For discussion regarding these comments and response, please contact me at 772-462-2741, chambersg@stlucieco.org or David Hays at 772-462-1491, haysd@stlucieco.org.

Cc: Alicia Rosenthal



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

FORT PIERCE
Florida

TO : Vennis Gilmore, Senior Planner

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

**RE : Site Plan & Design Review – FP Commerce Center – Energy Lane
TRC No. 21-07000030**

DATE : January 19, 2022

This is to advise you that we have completed the review of the following documents as received by this office on January 10, 2022:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Site Plan Application | <input type="checkbox"/> Building Construction Plans |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Certificate of Completion |
| <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 comments

ENGINEERING COMMENTS:

1. Site Plan C, reconfigure the proposed dry detention/retention area away from the Selvitz Road public right of way in accordance with the City of Fort Pierce Code of Ordinance Section 119-9.
2. Relocate any proposed trees from the limits of the dry detention/retention area bottom.

ADVISORY COMMENTS:

1. A permit shall be required to discharge to North Saint Lucie River Water Control District (NSLRWCD) Canals 101 and 102.
2. A South Florida Water Management District (SFWMD) permit modification shall be required.
3. The project shall have all State and Federal permits in place prior to conducting any land clearing operations as the submitted Environmental Assessment indicates that wetlands are present on the site.
4. Saint Lucie County (SLC) shall advise for required sidewalks, turn lanes and any further roadway improvements in the Selvitz Road right of way.
5. A Unity of Title shall be required for the two parcels that the proposed Warehouse Building B is situated across.
6. The drainage plan was reviewed conceptually and will be reviewed in depth at time DPCR application.

JRA/VB/vb

