



TO: Members of the City of Fort Pierce Planning Board

THROUGH: Kevin Freeman, Planning Director

FROM: Maria Lewicka, Historic Preservation Planner

RE: **Oasis Townhomes Planned Development
Application for Zoning Atlas Map Amendment (2 Parcels)
Applications for Development Review**

BOARD DATE: December 5, 2022

STAFF REPORT

Owner(s): Oasis Townhomes LLC /Sasi Haham
17 22 Sheridan Street #374
Hollywood, FL 33020

Applicant: Patrick Soares, Architect
1650 NE 26th Street, Suite 208
Wilton Manors, FL 33305

Applicant's Request: Approval of a Zoning Atlas Map Amendment (Rezoning) and associated Development Plan for two (2) parcels from R-4A, Hutchinson Island Medium Density Residential Zone to PD, Planned Development. The proposed zoning is an allowable zoning under the Hutchinson Island Residential (HIR) and does not require a Future Land Use change.

Location: 901 S Ocean Drive and 1001 S Ocean Drive

Parcel ID: 2401-412-0004-000-0, 2401-412-0005-000-7

Existing Use: Vacant

Site Size: 6,875 Acres (more or less)

Future Land Use: Hutchinson Island Residential (HIR)

Current Zoning: Hutchinson Island Medium Density Residential(R-4A)

Proposed Zoning: Planned Development (PD)

Surrounding Zoning/FLU:

North	East	South	West
R-4A/HIR	OS-1/COS	R-4A/HIR R-2/RL	R-2/HIR

Staff Analysis:

Request & Background

In accordance with Sections 125-37, 125-133, and 125-136 of the City Code and Chapter 163.3184, F.S., the applicant is requesting the review and approval of a Zoning Atlas Map Amendment (Rezoning) from R-4A, Hutchinson Island Medium Density Residential Zone to PD, Planned Development. Applicant is also requesting review and approval of the associated Development Plan, Oasis Townhomes, which consist of 52 dwelling units/townhomes, clubhouse, recreational facilities and associated improvements.

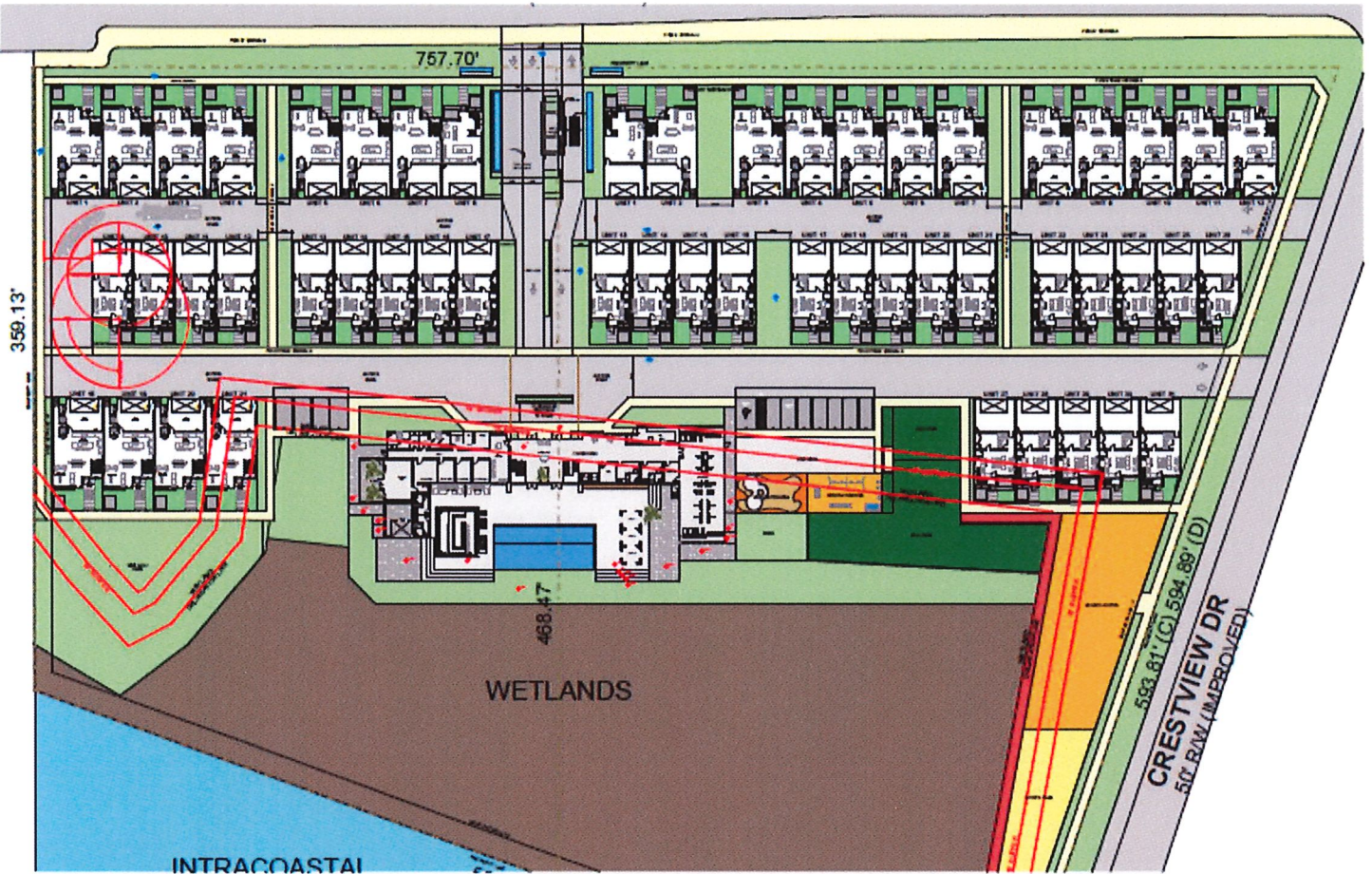
Requested Zoning Waivers

The following table summarizes the development specification and required waivers from the City’s code relating to R-4A standards (Sec 125-195).

Development specifications and departures (request for waiver)	R-4A reference (Section 125-195 of City of Fort Pierce Code of Ordinances)
22 Townhomes up to 30 feet wide	125-195(b)(1)f – Townhome maximum lot width of 24 feet

Zoning Change Public Benefit

Letter from the applicant with discription of all public benefits is provided.



Proposed Site Plan





Perspective Drawings of the Proposed Development

Standards for Review

The following standards must be satisfied per Section 125-136 of the City Code prior to the approval of the requested amendment:

- (1) The amendment is consistent with the comprehensive plan;
- (2) The amendment will not have an adverse effect on the ability of the City to:
 - a. Satisfy land and water use needs; and
 - b. Meet transportation demands and provide community facilities and services; and
- (3) The amendment will promote and protect the public health, safety and general welfare.

The proposed amendment is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan. Furthermore, the amendment does not appear to have an adverse effect on the ability of the City to satisfy land and water use needs, meet transportation demands, and provide community facilities and services. The presented amendment promotes and protects the public health, safety and general welfare through the increased variety and access to neighborhood goods and services while ensuring minimal impacts to neighboring residential districts.

Technical Review Committee

All affected departments have reviewed the proposed Applications for a Zoning Atlas Map Amendment, and Development Plan for consistency with the requirements of the City Code. Findings and comments from review by affected departments, and the corresponding responses are provided.

Staff Recommendation Zoning Atlas Map Amendment

The requested Application for a Zoning Atlas Map Amendment and associated Development Plan meets the criteria specified in 125-212 and 126-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare; Therefore, Staff recommends **APPROVAL** to the City Commission.

STUDIO PATRICKSOARES

4911 W. Sample Rd, Suite 308, Coconut Creek, FL 33073

studio@patricksoares.com

561.603.8395

PROJECT: New Townhomes

ADDRESS: 901-1001 SOUTH OCEAN DR., FORT PIERCE, FL 34949

PLAN CORRECTIONS REPORT #: 22-43900001

MUNICIPALITY: Fort Pierce

Date: 09-07-2022

ZONING CHANGE PUBLIC BENEFIT

We strongly believe this development is suited for a zoning change to planned development. With these changes we can offer a variety of public benefits that would otherwise be difficult. Some of which includes a complete enclosed development that would not further tax the surrounding arterial roads. An indirect benefit would be represented in an increase in overall property values as this development will set a new standard for the area. With increased property values the city would benefit from a higher tax base. By extension the higher tax base collected would then be returned to area residents in the form of more public benefits, cleaner beaches, improvements to education resources to only name a few.

The site has been sitting empty for quite some years creating an eye-sore in the community in terms of abandonment and underuse. We are proposing innovating site planning features as completely enclosed and self sufficient circulation. We are lining ocean drive with attractive and active townhomes that would encourage walkability and public interaction. The main facades facing ocean drive create the "Eyes on the Street" essential to a safe urban community.

Within the community we are offering adequate streets for interior circulation as well as promoting effective pedestrian activity. The community is surrounded by demarcated walkable paths. Traffic is slow and efficient with stop signs and bars focused on pedestrian circulation. Traffic will be further finetuned and controlled by offering a 2-lane entrance incoming from ocean thus quickly alleviating demand of Ocean Dr. By the same line of thought, traffic exiting the community onto Ocean Dr. will be through a single lane thus slowly adding traffic back onto the same road. Furthermore, we have designed 2 exits only point on Crestview Dr. to further mitigate any possible traffic demand.

Given that our part of our site is Wetland designated we are proposing limited interventions. Though larger wetland intervention would be granted to us by the Department of Environmental Protection in the form of mitigation points, we chose to encroach only on what was necessary for functionality of the community. The innovation in the use of the wetland to us is in the program. We are offering programs such as dog parks, picnic areas, walking paths all of which do not harm the wetlands. Quite the opposite, it celebrates the natural features of the wetlands and is an added benefit to the site and residents.



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

Florida

To : Planning Department

FROM: Selena Griffett, P.E. – Project Engineer

THRU: Tracy Telle – Assistant City Engineer

**RE : PD and Site Plan Oasis Townhomes at Hutchinson Island
901 and 1001 South Ocean Drive
3rd Submittal**

DATE : November 7, 2022

This is to advise you that we have completed the review of the following documents as received by this office on November 3, 2022:

- | | |
|---|---|
| <input type="checkbox"/> Development Permit Compliance Review | <input type="checkbox"/> Construction Drawings |
| <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Test Reports & Related Documents |
| <input type="checkbox"/> Executed Construction Contract | <input type="checkbox"/> Record Drawings |
| <input type="checkbox"/> Permits | <input type="checkbox"/> Other _____ |

Based on our reviews and appropriate site final inspection, we

- | | | |
|---|--|------------------------------|
| <input checked="" type="checkbox"/> Recommend | <input type="checkbox"/> Do Not Recommend | |
| <input type="checkbox"/> Variance Approval | <input checked="" type="checkbox"/> Site Plan Approval | <input type="checkbox"/> 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

Q:\ENGINEERING\Site Development Projects\Oasis Townhomes\PD-Site Plan\Submittal No.3 - 11022022\PD Site Plan Comments 11072022.docx

1. **Sec 123-37 General landscaping requirements (6) a.** Where a vehicular use area does not abut a street right-of-way but abuts other property, there will be a landscaped strip of land which is at least ten feet wide. (Along North property line)
2. A Unity of Title is required prior to the issuance of a building permit.
3. Previous comments were noted as being addressed in Response Letter dated 09-07-2022, see attached.
4. Coordination with SFWMD is required. Please see attached notice/email from SFWMD.
5. Please review Traffic Report/Trip Generation. Per ITE 220:

Daily Traffic = $6.41 \times (\text{DU}) + 75.31 = 408$ (350 shown)

AM Peak = $0.31 \times (\text{DU}) + 22.85 = 39$ (9 In, 30 Out) (21 total, 5 In, 16 Out Shown)

PM Peak = $0.43 \times (\text{DU}) + 20.55 = 43$ (27 In, 16 Out) (27 total, 17 In 10 Out Shown)

How was the distribution on S. Ocean Drive determined? It seems that a much larger percentage of traffic will head north out of the development (toward access to the mainland). Please provide more information to support the methodology used.

REFERENCE AND CLARITY. HOWEVER, STOP SIGNS AND BARS WERE PLACED AT ALL PEDESTRIANS CROSSINGS AND INTERSECTIONS. SEE THE ENTIRE SITE PLAN.

6. This sheet shows 11 parking spaces, table notes 12.
RESPONSE: REVISED. SITEPLAN AND SITE DATA TABLE ARE CONSISTENT. SEE SHEETS A-1.00, A-1.01, A-1.01B
7. A minimum 15' radius should be shown at internal roadway intersections and exits to Crestview. Radius at entrance off South Ocean Drive is FDOT and may require larger radii
RESPONSE: COMPLIED. SEE SHEETS A-1.00, A-1.01 AND A-1.01B. ONLY 1 INSTANCE WAS CLOUDED FOR REFERENCE AND CLARITY ON SHEET A-1.01B.
8. What is the distance between the two exits shown on Crestview Drive? What is the distance from the A1A/Crestview Drive intersection to the first exit drive? (See Chapter 121-11(e)(12)b.)
RESPONSE: DISTANCE BETWEEN THE 2 EXITS ON CRESTVIEW IS 68'-8". DISTANCE BETWEEN THE A1A/CRESTVIEW INTERSECTION AND FIRST EXIST DRIVE IS 90'-4". SEE SHEETS A-1.00 AND A-1.01B
9. Please show the 100-year flood elevation contour.
RESPONSE: COMPLIED. SEE SHEETS A-1.00, A-1.01 AND A-1.01B
10. Please provide a typical section of the interior roadways.
RESPONSE: COMPLIED. SEE SHEET A-3.00 FOR TYPICAL INTERIOR ROADWAY SECTION

Sheet A-3.00 not included in November 3, 2022 submittal
11. Please provide a typical lot layout (detail) showing square footage of lot, square footage of proposed building, setback requirements, landscape area requirements, etc. per City Code Section 125-195 for Hutchinson Island Medium Density Residential or 125-212 Planned Development Zone. Please identify where this plan varies from the Code (Variances).
RESPONSE: COMPLIED. SEE SHEET A-1.09

Sheet A-1.09 not included in November 3, 2022 submittal
12. Provide the required 10' landscape buffer between all rights-of-way and buildings/vehicular use areas in accordance with the City of Fort Pierce Code of Ordinances Section 123-37(6) (a)
RESPONSE: COMPLIED. SEE SITE PLAN SHEETS. THERE IS A MINIMUM OF 10' LANDSCAPE BUFFERS BETWEEN THE OCEAN DR RIGHT OF WAY PROPERTY LINE. AND ALSO THE CRESTVIEW DR RIGHT OF WAY AND PROPERTY LINE. NO RIGHT OF WAY EXISTS TO THE NORTH OR WEST.

Advisory Comment Exfiltration Trench and Wetland Impacts:

1. Developer is recommending exfiltration for water quality and quantity, however much of the property is wetlands, and some of the property is seaward of the Coastal Construction Line. Please show the Coastal Construction Line on all site plans. It is the opinion of the engineer that an exfiltration system in this area is not recommended. All drainage and utility systems will likely need to be floodproofed. See Section 103-263 through 269 of the City Code of Ordinances for additional information regarding the Coastal Construction Code.
RESPONSE: We are going through DEP permit process.

2. Please provide a copy of the proposed maintenance plan of the exfiltration system. How often will the system be tested to ensure it is functioning correctly? Who will review the results?

RESPONSE: Property owner / HOA will be responsible for maintenance of drainage system to keep functional.

3. development shown inside wetland limit and buffer. Developer proposes mitigation (via Bear Point Mitigation Bank) and conservation, this is not recommended by the engineer. Has a formal wetland delineation been performed? The final determination of work within wetlands resides with South Florida Water Management District/DEP as this is within their jurisdiction. Suggest showing grading limits (and proposed contours and spot elevations) on plans to demonstrate full impact on wetlands and adjoining properties.

RESPONSE: A FORMAL WETLAND DELINIATION HAS BEEN PERFORMED. GRADING LIMITS SHOWN ON PLANS ALONG WITH PROPOSED CONTOURS AND SPOT ELEVATIONS. SEE SHEET PD-1. Grading limits not shown on PD-1

4. Clearing and grading of natural resources, such as forests and wetlands shall not be permitted, except when in compliance with all other chapters of this Code and other agency permits. Clearing techniques that retain natural vegetation and drainage patterns shall be implemented to the satisfaction of the city engineer. (Sec 107.6)

RESPONSE: NOTED

5. What is the total area of wetland impacts? Please include limits of grading (a minimum of 2' of fill is indicated by the plans).

RESPONSE: WETLAND DATA EXHIBIT ATTACHED. SEE CIVIL SHEETS FOR LIMITS OF GRADING. Civil Sheets not provided with November 3, 2022 submittal

Conceptual Drainage and Utility Plan (Sheet PD-1).

1. Verify note regarding storm drainage with reference to Chapters 32 and 121 of the City Code are referring to the correct chapters (there have been updates). Are internal roadways 26' wide? Please show a typical section of these roadways.

RESPONSE: Note regarding storm drainage updated to reflect updated chapters from City Code. Internal roadways dimensioned, and typical section added showing 26' wide internal roadway.

2. All utility and drainage lines will need to be floodproofed,
RESPONSE: ALL UTILITIES TO BE INSTALLED DRY, DEWATERING MAY BE REQUIRED FOR INSTALLATION.

3. There is a lot of existing information (edge of pavement on Crestview, existing drainage, etc) that is missing on this drawing,

RESPONSE: ADDITIONAL INFORMATION ADDED TO DRAWING.

4. Show proposed grades, spot elevations, contours, 100-year flood contour, Coastal Construction Line,

RESPONSE: PROPOSED GRADES, SPOT ELEVATIONS, FLOOD LINE, AND COASTAL CONSTRUCTION LINE ADDED TO PLAN.

This information is not shown on the plans provided with the November 3, 2022 submittal.

Selena Griffett

From: Sanchez, Andrea <asanchez@sfwmd.gov>
Sent: Tuesday, November 8, 2022 1:16 PM
To: Selena Griffett
Subject: RE: South Beach Townhomes (aka Oasis Townhomes)

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

Hi Selena,

Based on a preliminary review of the plans it appears there will be both direct and secondary wetland impacts and the site plan has changed in comparison to what was submitted within the informal wetland determination. The previous site plan can be found within the ePermitting file.

If needed, I recommend that the applicant coordinate a pre-application meeting with the district. Project specifics can be discussed during the meeting and staff will answer questions, offer suggestions and inform applicants what information is required for permit approval.

There are also resources available (Applicants Handbook Vol. I and II) to assist in the process of an ERP application.

Pursuant to 10.1.1 of the Applicants Handbook, the Agency addresses the conservation of beneficial functions in the permitting process by requiring applicants to provide reasonable assurances that conditions for issuance of permits, set forth in Rules 62-330.301 (Conditions for Issuance) and 62-330.302 (Additional Conditions for Issuance), F.A.C., are met. Compliance with the conditions for issuance in section 10.1.1, will be determined through compliance with the criteria explained in sections 10.2 through 10.3.8.

10.2.1 Elimination or Reduction of Impacts

Protection of wetlands and other surface waters is preferred to destruction and mitigation due to the temporal loss of ecological value and uncertainty regarding the ability to recreate certain functions associated with these features. The following factors are considered in determining whether an application will be approved by the Agency: the degree of impact to wetland and other surface water functions caused by a proposed activity; whether the impact to these functions can be mitigated; and the practicability of design modifications for the site that could eliminate or reduce impacts to these functions, including alignment alternatives for a proposed linear system. Design modifications to reduce or eliminate adverse impacts must be explored, as described in **section 10.2.1.1, below**. Adverse impacts remaining after practicable design modifications have been made may be offset by mitigation as described in **sections 10.3 through 10.3.8, below**. An applicant may propose mitigation, or the Agency may suggest mitigation, to offset the adverse impacts caused by regulated activities as identified in **sections 10.2 through 10.2.8.2, below**. To receive Agency approval, an activity cannot cause a net adverse impact on wetland functions and other surface water functions that is not offset by mitigation.

- 10.2.1.1** Except as provided in **section 10.2.1.2, below**, if the proposed activity will result in adverse impacts to wetland functions and other surface water functions such that it does not meet the requirements of **sections 10.2.2 through 10.2.3.7, below**, then the Agency in determining whether to grant or deny a permit shall consider whether the applicant has implemented practicable design modifications to reduce or eliminate such adverse impacts.

The term "modification" shall not be construed as including the alternative of not implementing the activity in some form, nor shall it be construed as requiring a project that is significantly different in type or function. A proposed modification that is not technically capable of being completed, is not economically viable, or that adversely affects public safety through the endangerment of lives or property is not considered "practicable." A proposed modification need not remove all economic value of the property in order to be considered not "practicable." Conversely, a modification need not provide the highest and best use of the property to be "practicable." In determining whether a proposed modification is practicable, consideration shall also be given to the cost of the modification compared to the environmental benefit it achieves.

- 10.2.1.2** The Agency will not require the applicant to implement practicable design modifications to reduce or eliminate impacts when:

- a. The ecological value of the functions provided by the area of wetland or other surface water to be adversely affected is low, based on a site specific analysis using the factors in **section 10.2.2.3, below**, and the proposed mitigation will provide greater long term ecological value than the area of wetland or other surface water to be adversely affected, or
- b. The applicant proposes mitigation that implements all or part of a plan that provides regional ecological value and that provides greater long term ecological value than the area of wetland or other surface water to be adversely affected.

- 10.2.1.3** Should such mutual consideration of modification and mitigation not result in a permissible activity, the Agency must deny the application. Nothing herein shall imply that the Agency may not deny an application for a permit as submitted or modified, if it fails to meet the conditions for issuance, or that mitigation must be accepted by the Agency.

See link below for Volume I of the Applicants Handbook. Chapter 10 contains all of the Environmental criteria.

<https://www.sfwmd.gov/document/applicants-handbook-vol-i>

I hope this helps!

Thank you,



Andrea Sanchez

Environmental Analyst 3

Environmental Resource Bureau | Regulation Division


South Florida Water Management District

3301 Gun Club Road, West Palm Beach, FL 33406

Office: 561-682-2891 **Mobile:** 954-225-9432

asanchez@sfwmd.gov

To electronically submit a new application or a response to a request for additional information, go to:

sfwmd.gov/ePermitting 

NOTE: While the District supports that it is commonplace and convenient to collaborate via email during the pre-application/application process, Permit Applications and Responses to a Request for Additional Information (RAI) submitted via email are not an official submittal (Section 4.4 of Environmental Resource Permit Applicant's Handbook Volume I). For timely and efficient processing of permit applications and RAI responses, please submit online using ePermitting (link above). *Florida enjoys a broad public records law. Any emails sent to or from this address will be subject to review by the public unless exempt by law.*

From: Selena Griffett <sgriffett@cityoffortpierce.com>

Sent: Tuesday, November 8, 2022 9:58 AM

To: Sanchez, Andrea <asanchez@sfwmd.gov>

Subject: South Beach Townhomes (aka Oasis Townhomes)

You don't often get email from sgriffett@cityoffortpierce.com. [Learn why this is important](#)

[Please remember, this is an external email]

Good Morning Andrea,

I really appreciate you getting back to me about this project.

I've attached the most recent overall site plan for the project that shows the wetland limit, the 15' buffer, and the 25' buffer. I have previously commented to the developer that a formal wetland delineation will likely be required prior to permitting. The developer has provided us with a copy of the Informal Wetland Determination.

I'm still concerned about the impacts to the wetlands in the area. The Environmental Report notes that the developer intends to mitigate via the Bear Point Mitigation Bank.

Thank you for taking the time to look at this and I look forward to your input.

Selena Griffett PE | Project Engineer | City of Fort Pierce

Engineering Department

Phone: 772.467.3780 Cell: 772.519.1081 Fax: 772.460.6847 100 North U.S. 1 Fort Pierce

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

STUDIO PATRICK SOARES

4911 W. Sample Rd, Suite 308, Coconut Creek, FL 33073
studio@patricksoares.com
561.603.8395

PROJECT: New Townhomes
ADDRESS: 901-1001 SOUTH OCEAN DR., FORT PIERCE, FL 34949
PLAN CORRECTIONS REPORT #: 22-43900001
MUNICIPALITY: Fort Pierce
Date: 10/29/2022

RECEIVED
NOV 01 2022
CITY OF FORT PIERCE
PLANNING & ZONING

RESPONSE LETTER

PLANNING DEPARTMENT COMMENTS

1. Confirmation required that the applicant shall obtain all necessary permits relating to, and not limited to management of surface water, wetland mitigation and preservation of environmentally sensitive lands as appropriate from all applicable county, state, or federal regulatory agencies prior to development approval. (City Comprehensive Plan, Coastal Management Element Policy 5.1.1)
RESPONSE: CONFIRMED.
2. Confirmation required that the development shall comply with the requirements of the St. Lucie County Manatee Protection Plan as required. (City Comprehensive Plan, Coastal Management Element Policy 5.1.9)
RESPONSE: CONFIRMED
3. Amend site development data tables and written documents to provide correct existing Future Land Use Category (HIR) and existing (R-4A) and proposed (PD) zoning designations
RESPONSE: COMPLIED. SEE SHEETS A-1.00, A-1.01 AND A-1.
4. Provide a Future Land Use Map Amendment application, if the applicant intention is to apply for the Future Land Use amendment as stated in the attorney's letter from April 29, 2022.
RESPONSE: NO FUTURE LAND USE MAP AMENDMENT REQUIRED.
5. Provide a table which summarizes development specifications and departures from the requirements of the City's code relating to R-4A standards (Sec 125-195). The table shall list all required exceptions from the standard zoning ordinance and land development code for any features of the proposed development plan as a request for waivers.
RESPONSE: ATTACHED TO THIS SUBMISSION
6. Provide list of public impact/benefit accomplished by the proposed zoning change. Please refer to Sec. 125-212 of the City of Fort Pierce Code of Ordinances, in particular, make reference to the purpose of the PD Zone, which includes:

- a. Encourage innovative site planning and land development concepts in order to create an aesthetically pleasing and functionally desirable living environment while preserving onsite natural elements and cultural resources.
- b. Promote flexibility and efficiency in site design for more desirable living and working environments.
- c. Promote development that is adapted to natural features, including wetlands, trees and other vegetation and habitat, and which avoids the disruption of natural drainage patterns.
- d. Permit site specific requirements based on the unique characteristics of the individual site.

RESPONSE: PUBLIC BENEFIT LETTER ATTACHED TO THIS SUBMISSION

7. Amend elevation drawings to indicate buildings height measured from the established FEMA Base Flood Elevation to the highest point of the roof, excluding non-habitable architectural design elements of the structure

RESPONSE: COMPLIED. SEE ELEVATIONS ON SHEETS A-2.00, A-2.01, A-2.02, A-2.03.

8. Amend floor plans to show the proposed in-law suite as not being equipped with kitchen facilities. Otherwise, the units will be classed as separate dwelling units and will count towards the overall density of the site.

RESPONSE: COMPLIED. KITCHEN FACILITIES HAS BEEN REMOVED. SEE SHEET A-1.04

ENGINEERING COMMENTS

1. Please provide a Traffic Impact Study

RESPONSE: SEE TRAFFIC REPORT ATTACHED

2. A unity of title will be required

RESPONSE: THE PROPERTIES ARE BOTH OWNED BY THE SAME ENTITY AND ARE BOTH REQUESTED FOR THE SAME REZONING TO PLANNED DEVELOPMENT AS PART OF THE OVERALL PROJECT. THE APPLICANT WOULD PREFER NOT TO UNIFY THE PROPERTIES AT THIS TIME DUE TO FINANCIAL IMPLICATIONS. THE APPLICANT RECOGNIZES THAT AS PART OF THE PROJECT, THE DEVELOPMENT WILL ULTIMATELY REQUIRE ADDITIONAL MODIFICATION OF THE UNDERLYING PARCELS AND LOOKS FORWARD TO ADDRESSING THOSE ISSUES AT THE APPROPRIATE TIME.

3. Provide the required landscape strips between Rights-of-Way buildings/vehicle use areas

RESPONSE: COMPLIED. SEE SITE PLAN SHEETS

Zoning Application

1. No Proposed Park Demand shown.

RESPONSE: NOTED.

2. Stormwater indicates no wetland Impacts, there are significant wetland impacts shown on the plans.

RESPONSE: Wetland determination has been completed, and the site plan has been designed around the wetlands.

3. Traffic - no traffic report was provided to verify data.
RESPONSE: TRAFFIC REPORT ATTACHED

Survey Sheets (Masteller, Molar & Taylor Inc)

1. Sheet 1 shows two Points of Beginning for Parcel A
RESPONSE: SEE REVISED SURVEYS ON SHEETS SV-1.00, SV-1.01 AND SV-1.02
2. Show existing contours and 100-year flood elevation contour.
RESPONSE: SEE REVISED SURVEYS ON SHEETS SV-1.00, SV-1.01 AND SV-1.02. ALSO SEE SHEETS A-1.00, A-1.01 AND A-1.01B
3. Show Coastal Construction Line on plans
RESPONSE: COMPLIED. SEE CCCL ON SITEPLANS. SHEETS A-1.00, A-1.01 AND A-1.01B

Sheet A-1,01B & A-1.01A:

1. Site Development Data shows 12 quest parking spots, only eleven are shown between this sheet
RESPONSE: COMPLIED. SEE REVISED SITE DATA TABLE ON SHEETS A-1.00, A-1.01, A-1.01B

Site Plan Sheet A-1.00:

1. Provide a 5' public sidewalk along Crestview Drive within Crestview Drive Right of Way. The proposed sidewalk should connect to the existing sidewalk along South Ocean Drive
RESPONSE: COMPLIED. SEE NEW PUBLIC SIDEWALK ON SHEETS A-1.00 AND A-1.01B
2. Show existing easements on site plan
RESPONSE: COMPLIED. SEE SHEET A-1.00
3. Show and dimension all required setbacks.
RESPONSE: COMPLIED. SEE SHEETS A-1.00, A-1.01 AND A-1.01B
4. Please use engineering scales for site plans (per Section 125-313(a) (B)c). Revise text to a proper scale. Notes, labels, and dimensions are not legible.
RESPONSE: COMPLIED. SEE SHEETS A-1.00, A-1.01 AND A-1.01B
5. Show stop signs and stop bars on plans.
RESPONSE: COMPLIED STOP SIGNS AND STOP BARS INDICATED. SEE SHEETS A-1.00, A-1.01 AND A-1.01B. ONLY 1 INSTANCE WAS CLOUDED ON SHEET A-1.01B FOR

REFERENCE AND CLARITY. HOWEVER, STOP SIGNS AND BARS WERE PLACED AT ALL PEDESTRIANS CROSSINGS AND INTERSECTIONS. SEE THE ENTIRE SITE PLAN.

6. This sheet shows 11 parking spaces, table notes 12.
RESPONSE: REVISED. SITEPLAN AND SITE DATA TABLE ARE CONSISTENT. SEE SHEETS A-1.00, A-1.01, A-1.01B
7. A minimum 15' radius should be shown at internal roadway intersections and exits to Crestview. Radius at entrance off South Ocean Drive is FDOT and may require larger radii
RESPONSE: COMPLIED. SEE SHEETS A-1.00, A-1.01 AND A-1.01B. ONLY 1 INSTANCE WAS CLOUDED FOR REFERENCE AND CLARITY ON SHEET A-1.01B.
8. What is the distance between the two exits shown on Crestview Drive? What is the distance from the A1A/Crestview Drive intersection to the first exit drive? (See Chapter 121-11(e)(12)b.)
RESPONSE: DISTANCE BETWEEN THE 2 EXITS ON CRESTVIEW IS 68'-8". DISTANCE BETWEEN THE A1A/CRESTVIEW INTERSECTION AND FIRST EXIST DRIVE IS 90'-4". SEE SHEETS A-1.00 AND A-1.01B
9. Please show the 100-year flood elevation contour.
RESPONSE: COMPLIED. SEE SHEETS A-1.00, A-1.01 AND A-1.01B
10. Please provide a typical section of the interior roadways.
RESPONSE: COMPLIED. SEE SHEET A-3.00 FOR TYPICAL INTERIOR ROADWAY SECTION
11. Please provide a typical lot layout (detail) showing square footage of lot, square footage of proposed building, setback requirements, landscape area requirements, etc. per City Code Section 125-195 for Hutchinson Island Medium Density Residential or 125-212 Planned Development Zone. Please identify where this plan varies from the Code (Variances).
RESPONSE: COMPLIED. SEE SHEET A-1.09
12. Provide the required 10' landscape buffer between all rights-of-way and buildings/vehicular use areas in accordance with the City of Fort Pierce Code of Ordinances Section 123-37(6) (a)
RESPONSE: COMPLIED. SEE SITE PLAN SHEETS. THERE IS A MINIMUM OF 10' LANDSCAPE BUFFERS BETWEEN THE OCEAN DR RIGHT OF WAY PROPERTY LINE. AND ALSO THE CRESTVIEW DR RIGHT OF WAY AND PROPERTY LINE. NO RIGHT OF WAY EXISTS TO THE NORTH OR WEST.

Advisory Comment Exfiltration Trench and Wetland Impacts:

1. Developer is recommending exfiltration for water quality and quantity, however much of the property is wetlands, and some of the property is seaward of the Coastal Construction Line. Please show the Coastal Construction Line on all site plans. It is the opinion of the engineer that an exfiltration system in this area is not recommended. All drainage and utility systems will likely need to be floodproofed. See Section 103-263 through 269 of the City Code of Ordinances for additional information regarding the Coastal Construction Code.
RESPONSE: We are going through DEP permit process.

2. Please provide a copy of the proposed maintenance plan of the exfiltration system. How often will the system be tested to ensure it is functioning correctly? Who will review the results?

RESPONSE: Property owner / HOA will be responsible for maintenance of drainage system to keep functional.

3. development shown inside wetland limit and buffer. Developer proposes mitigation (via Bear Point Mitigation Bank) and conservation, this is not recommended by the engineer. Has a formal wetland delineation been performed? The final determination of work within wetlands resides with South Florida Water Management District/DEP as this is within their jurisdiction. Suggest showing grading limits (and proposed contours and spot elevations) on plans to demonstrate full impact on wetlands and adjoining properties.

RESPONSE: A FORMAL WETLAND DELINIATION HAS BEEN PERFORMED. GRADING LIMITS SHOWN ON PLANS ALONG WITH PROPOSED CONTOURS AND SPOT ELEVATIONS. SEE SHEET PD-1.

4. Clearing and grading of natural resources, such as forests and wetlands shall not be permitted, except when in compliance with all other chapters of this Code and other agency permits. Clearing techniques that retain natural vegetation and drainage patterns shall be implemented to the satisfaction of the city engineer. (Sec 107.6)

RESPONSE: NOTED

5. What is the total area of wetland impacts? Please include limits of grading (a minimum of 2' of fill is indicated by the plans).

RESPONSE: WETLAND DATA EXHIBIT ATTACHED. SEE CIVIL SHEETS FOR LIMITS OF GRADING.

Conceptual Drainage and Utility Plan (Sheet PD-1).

1. Verify note regarding storm drainage with reference to Chapters 32 and 121 of the City Code are referring to the correct chapters (there have been updates). Are internal roadways 26' wide? Please show a typical section of these roadways.

RESPONSE: Note regarding storm drainage updated to reflect updated chapters from City Code. Internal roadways dimensioned, and typical section added showing 26' wide internal roadway.

2. All utility and drainage lines will need to be floodproofed,

RESPONSE: ALL UTILITIES TO BE INSTALLED DRY, DEWATERING MAY BE REQUIRED FOR INSTALLATION.

3. There is a lot of existing information (edge of pavement on Crestview, existing drainage, etc) that is missing on this drawing,

RESPONSE: ADDITIONAL INFORMATION ADDED TO DRAWING.

4. Show proposed grades, spot elevations, contours, 100-year flood contour, Coastal Construction Line,

RESPONSE: PROPOSED GRADES, SPOT ELEVATIONS, FLOOD LINE, AND COASTAL CONSTRUCTION LINE ADDED TO PLAN.

5. Drainage calculations will need to be provided at Development Permit Compliance Review.
RESPONSE: NOTED.
6. This plan shows 12 parking spaces, previous site plan only showed 11.
RESPONSE: SITE PLAN HAS BEEN UPDATED TO HAVE THE ROPER NUMBER OF GUEST SPACES.
7. Label the limits of the wetlands.
RESPONSE: LIMITS OF WETLANDS ADDED TO PLAN.

Paving and Drainage Plan (Sheet PD-1):

1. This sheet is labelled as a Paving and Drainage Plan but it appears to be a Photometric plan.
RESPONSE: ALL SHEETS HAVE BEEN VERIFIED TO HAVE PROPER NAMES.

Rezoning Request:

1. Developer proposes a rezoning to PD, From 125-212 Planned Development Zone (PD) (a) "Purpose, The PD District is intended to provide a process for the evaluation of individually planned developments which are not otherwise permitted in the zoning districts established by this chapter. The PD District is to be a voluntary process commenced by an applicant for such zoning designation. The standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time granting the city commission the absolute authority to establish such limitations and regulations as it deems necessary to protect the public health, safety and general welfare. In so doing, the PD district is designed to;

Per Section 125-212(a)(4) Encourage the preservation of environmental assets and natural amenities as scenic and functional open space areas. Development shown inside wetland limit and buffer. Developer proposes mitigation (via Bear Point Mitigation Bank) and conservation. Developer should provide additional information to illustrate how this plan meets this requirement.
RESPONSE: SEE PUBLIC BENEFIT LETTER ATTACHED

Per Section 125-212(a)(6) Encourage innovative site planning and land development concepts in order to create an aesthetically pleasing and functioning desirable living environment while preserving onsite natural elements and cultural resources. Please provide information to illustrate how this plan meets this requirement.
RESPONSE: SEE PUBLIC BENEFIT LETTER ATTACHED

Per Section 125-212(a)(8) Promote development that is adapted to natural features, including wetlands, trees, and other vegetation and habitat, and which avoids the disruption of natural drainage patterns. Please provide information to illustrate how this plan meets this requirement.
RESPONSE: SEE PUBLIC BENEFIT LETTER ATTACHED

Sheet A-1.07

1. Entry drive widths shall be 14 minimum. There are no stop signs or stop bars shown for the intersections. Where will the stop sign/stop bar be placed for the southbound traffic near the clubhouse?

RESPONSE: COMPLIED. ENTRY DRIVES ARE 14'-0". STOP SIGN FOR SOUTH BOUND TRAFFIC NEAR CLUBHOUSE HAS BEEN PLACED. SEE CLOUDED AREAS ON SHEET A-1.07

Advisory Comment:

1. The Engineering Department does not feel that sufficient on-site parking is provided. The plan proposes 2 parking spaces within the garage which has an overall measurement of 16x18-5". Please provide additional documentation showing how the garages will accommodate full size SUV's or trucks with no additional driveway space.

RESPONSE: COMMENT IS IN ERROR. ALL GARAGES ARE AT A MINIMUM 20'4" IN WIDTH WITH SOME AT 22'-10" IN WIDTH. AND 18'-5" IN DEPTH WITH MOST BEING 18'-11" IN DEPTH. ACCORING TO JD POWER 196.5" CONSTITUTES A FULL SIZE SUV. THIS IS 16'-4". OUR GARAGE SIZE ACCOMODATES THE TYPICAL FULL SIZE SUV OR TRUCK. SEE DIMENSIONS ON SHEET A-1.04



THE SUNRISE CITY

FORT PIERCE
PLANNING DEPARTMENT *Florida*



September 2, 2022

Patrick Soares, Architect
1650 NE 26th Street, Suite 208
Wilton Manors, FL 33305

**Subject: Oasis – Rezoning and Site Plan Application
Revision addressing TRC comments.**

Planning Department Comments

1. The applicant shall obtain all necessary permits relating to, and not limited to management of surface water, wetland mitigation and preservation of environmentally sensitive lands as appropriate from all applicable county, state, or federal regulatory agencies prior to development approval. (City Comprehensive Plan, Coastal Management Element Policy 5.1.1)
2. The development shall comply with the requirements of the St. Lucie County Manatee Protection Plan as required. (City Comprehensive Plan, Coastal Management Element Policy 5.1.9)
3. Amend site development data tables and written documents to provide correct existing Future Land Use Category (HIR) and existing (R-4A) and proposed (PD) zoning designations.
4. Provide a Future Land Use Map Amendment application if the applicant intention is to apply for the Future Land Use amendment as stated in the attorney's letter from April 29, 2022.
5. Provide table summarizing development specifications/code section number; what is required/allowed; what is proposed; and whether it conforms or not.
6. Provide list with all waivers required by the proposed zoning change.
7. Provide list of public impact/benefit accomplished by the proposed zoning change.
8. Amend elevation drawings to indicate buildings height measured from the established FEMA Base Flood Elevation to the highest point of the roof, excluding non-habitable architectural design elements of the structure.
9. Amend floor plans to show the proposed in-law suite as not being equipped with kitchen facilities.



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

Florida



To : Planning Department

FROM: Selena Griffett, P.E. – Project Engineer

THRU: Tracy Telle – Assistant City Engineer

RE : Oasis Townhomes at Hutchinson Island
901 and 1001 South Ocean Drive
PD, Site Plan & Design Review
TRC Project #22-43900001
Second Submittal

DATE : September 9, 2022

This is to advise you that we have completed the review of the following documents as received by this office on August 5, 2022:

- | | |
|---|---|
| <input type="checkbox"/> Development Permit Compliance Review | <input type="checkbox"/> Construction Drawings |
| <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Test Reports & Related Documents |
| <input type="checkbox"/> Executed Construction Contract | <input type="checkbox"/> Record Drawings |
| <input type="checkbox"/> Permits | <input type="checkbox"/> Other _____ |

Based on our reviews and appropriate site final inspection, we

- | | | |
|--|--|------------------------------|
| <input type="checkbox"/> Recommend | <input checked="" type="checkbox"/> Do Not Recommend | |
| <input type="checkbox"/> Variance Approval | <input checked="" type="checkbox"/> Site Plan Approval | <input type="checkbox"/> 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

\\2500FS01\City Hall\Share\01\Engineering\ENGINEERING Site Development Projects\O Oasis Townhomes\PD Submittal No. 2 - 08052022\PD Site Plan Comments 09092022.docx

ENGINEERING COMMENTS:

Please provide a Traffic Impact Study.

A unity of title will be required.

Provide the required landscape strips between Rights-of-Way and buildings/vehicle use areas.

Zoning Application:

No Proposed Park Demand shown.

F. Stormwater indicates no wetland impacts, there are significant wetland impacts shown on the plans.

G. Traffic – no traffic report was provided to verify data.

Survey Sheets (Mastellar, Moler & Taylor, Inc.):

Sheet 1 shows two Points of Beginning for Parcel A.

Show existing contours and 100-year flood elevation contour.

Show Coastal Construction Line on plans.

Sheet A-1.01B & A-1.01A:

Site Development Data shows 12 guest parking spots, only eleven are shown between this sheet and Sheet A-1.01A

Site Plan Sheet A-1.00:

Provide a 5' public sidewalk along Crestview Drive within Crestview Drive Right of Way. The proposed sidewalk should connect to the existing sidewalk along South Ocean Drive.

Show existing easements on site plan.

Show and dimension all required setbacks.

Please use engineering scales for site plans (per Section 125-313(a)(3)c). Revise text to a proper scale. Notes, labels, and dimensions are not legible.

Show stop signs and stop bars on plans.

This sheet shows 11 parking spaces, table notes 12.

A minimum 15' radius should be shown at internal roadway intersections and exits to Crestview. Radius at entrance off South Ocean Drive is FDOT and may require larger radii.

What is the distance between the two exits shown on Crestview Drive? What is the distance from the A1A/Crestview Drive intersection to the first exit drive? (See Chapter 121-11(e)(12)b.)

Please show the 100-year flood elevation contour.

Please provide a typical section of the interior roadways.

Please provide a typical lot layout (detail) showing square footage of lot, square footage of proposed building, setback requirements, landscape area requirements, etc. per City Code Section 125-195 for Hutchinson Island Medium Density Residential or 125-212 Planned Development Zone. Please identify where this plan varies from the Code (Variances).

Provide the required 10' landscape buffer between all rights-of-way and buildings/vehicular use areas in accordance with the City of Fort Pierce Code of Ordinances Section 123-37(6)(a).

Advisory Comment Exfiltration Trench and Wetland Impacts:

Developer is recommending exfiltration for water quality and quantity, however much of the property is wetlands, and some of the property is seaward of the Coastal Construction Line. Please show the Coastal Construction Line on all site plans. It is the opinion of the engineer that an exfiltration system in this area is not recommended. All drainage and utility systems will likely need to be floodproofed. See Section 103-263 through 269 of the City Code of Ordinances for additional information regarding the Coastal Construction Code.

Please provide a copy of the proposed maintenance plan of the exfiltration system. How often will the system be tested to ensure it is functioning correctly? Who will review the results?

Development shown inside wetland limit and buffer. Developer proposes mitigation (via Bear Point Mitigation Bank) and conservation, this is not recommended by the engineer. Has a formal wetland delineation been performed? The final determination of work within wetlands resides with South Florida Water Management District/DEP as this is within their jurisdiction. Suggest showing grading limits (and proposed contours and spot elevations) on plans to demonstrate full impact on wetlands and adjoining properties.

Clearing and grading of natural resources, such as forests and wetlands shall not be permitted, except when in compliance with all other chapters of this Code and other agency permits. Clearing techniques that retain natural vegetation and drainage patterns shall be implemented to the satisfaction of the city engineer. (Sec 107.6)

What is the total area of wetland impacts? Please include limits of grading (a minimum of 2' of fill is indicated by the plans).

Conceptual Drainage and Utility Plan (Sheet PD-1)

Verify note regarding storm drainage with reference to Chapters 32 and 121 of the City Code are referring to the correct chapters (there have been updates).

Are internal roadways 26' wide? Please show a typical section of these roadways.

All utility and drainage lines will need to be floodproofed.

There is a lot of existing information (edge of pavement on Crestview, existing drainage, etc) that is missing on this drawing.

Show proposed grades, spot elevations, contours, 100-year flood contour, Coastal Construction Line.

Drainage calculations will need to be provided at Development Permit Compliance Review.

This plan shows 12 parking spaces, previous site plan only showed 11.

Label the limits of the wetlands.

Paving and Drainage Plan (Sheet PD-1):

This sheet is labelled as a Paving and Drainage Plan but it appears to be a Photometric plan.

Rezoning Request:

Developer proposes a rezoning to PD.

From 125-212 Planned Development Zone (PD)

- (a) "Purpose. The PD District is intended to provide a process for the evaluation of individually planned developments which are not otherwise permitted in the zoning districts established by this chapter. The PD District is to be a voluntary process commenced by an applicant for such zoning designation. The standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time granting the city commission the absolute authority to establish such limitations and regulations as it deems necessary to protect the public health, safety and general welfare. In so doing, the PD district is designed to:..."

Per Section 125-212(a)(4) Encourage the preservation of environmental assets and natural amenities as scenic and functional open space areas. Development shown inside wetland limit and buffer. Developer proposes mitigation (via Bear Point Mitigation Bank) and conservation. Developer should provide additional information to illustrate how this plan meets this requirement.

Per Section 125-212(a)(6) Encourage innovative site planning and land development concepts in order to create an aesthetically pleasing and functioning desirable living environment while preserving onsite natural elements and cultural resources. Please provide information to illustrate how this plan meets this requirement.

Per Section 125-212(a)(8) Promote development that is adapted to natural features, including wetlands, trees, and other vegetation and habitat, and which avoids the disruption of natural drainage patterns. Please provide information to illustrate how this plan meets this requirement.

Sheet A-1.07

Entry drive widths shall be 14' minimum. There are no stop signs or stop bars shown for the intersections. Where will the stop sign/stop bar be placed for the southbound traffic near the clubhouse?

Advisory Comment:

The Engineering Department does not feel that sufficient on-site parking is provided. The plan proposes 2 parking spaces within the garage which has an overall measurement of 16'x18'-5". Please provide additional documentation showing how the garages will accommodate full size SUV's or trucks with no additional driveway space.

1. **Sec 123-37 General landscaping requirements (6) a.** Where a vehicular use area does not abut a street right-of-way but abuts other property, there will be a landscaped strip of land which is at least ten feet wide. (Along North property line)
2. A Unity of Title is required prior to the issuance of a building permit.
3. Previous comments were noted as being addressed in Response Letter dated 09-07-2022, see attached.
4. Coordination with SFWMD is required. Please see attached notice/email from SFWMD.
5. Please review Traffic Report/Trip Generation. Per ITE 220:

Daily Traffic = $6.41 \times (\text{DU}) + 75.31 = 408$ (350 shown)

AM Peak = $0.31 \times (\text{DU}) + 22.85 = 39$ (9 In, 30 Out) (21 total, 5 In, 16 Out Shown)

PM Peak = $0.43 \times (\text{DU}) + 20.55 = 43$ (27 In, 16 Out) (27 total, 17 In 10 Out Shown)

How was the distribution on S. Ocean Drive determined? It seems that a much larger percentage of traffic will head north out of the development (toward access to the mainland). Please provide more information to support the methodology used.

Maria Lewicka

From: Damian Spotts <dspotts@fppd.org>
Sent: Wednesday, August 10, 2022 9:21 AM
To: Maria Lewicka
Subject: RE: OASIS FORT PIERCE - DRC 2ND SUBMITTAL - 2 OF 2

No additional comments at this time as long as the photometrics plan meets / exceeds the required standards.

Damian Spotts | Crime Prevention Officer | City of Fort Pierce

Police Department
Phone: 772.467.6893 • Cell: 772.370.0065 • 920 South U.S. Highway 1 • Fort Pierce

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



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From: Maria Lewicka [mailto:mlewicka@cityoffortpierce.com]
Sent: Thursday, August 4, 2022 2:41 PM
To: M Nelson FPUA <mnelson@fpua.com>; Andres Elizondo <AElizondo@slcfd.org>; Ben Balcer <balcerb@stlucieco.org>; ChambersG@stlucieco.org; Daniel Rutherford <retherford@fpua.com>; David Hays <haysd@stlucieco.org>; Deborah Savrda <savrda@fpua.com>; deklem <deklem@stlucieco.org>; Diane Hobley-Burney <dhobley-burney@fppd.org>; Diny <diny@stlucieco.org>; djohnson <djohnson@fppwd.com>; Damian Spotts <dspotts@fppd.org>; Eric Meyer <emeyer@fpua.com>; FPUA <www_FPUA@fpua.com>; J Nentwick <nentwickj@stlucieco.org>; Jacolby Washington <jwashington@cityoffortpierce.com>; Jason Mittler <jmittler@fpua.com>; jcarnes@fpua.com; Kenny Norris <knorris@fppd.org>; Keymail FPUA <keymail@fpua.com>; Kori Benton <bentonk@stlucieco.org>; larry.hymowitz@dot.state.fl.us; lbianco@fpua.com; Linda Cox <lcox@cityoffortpierce.com>; Linda Pendarvis <pendarvisl@stlucieco.org>; Lydia Santiago (lsantiago@fpua.com) <lsantiago@fpua.com>; Marvin Sanders <marvin.sanders@stlucieschools.org>; Mike Reals <mreals@cityoffortpierce.com>; Paul Bertram <pbertram@cityoffortpierce.com>; Paul Brege DOT <Paul.Brege@dot.state.fl.us>; Paul Jakubczak <pjakubczak@fpua.com>; Paul Laguerre <plaguerre@fpua.com>; Paul Langel <plangel@slcfd.org>; Paul Thomas <pthomas@cityoffortpierce.com>; Peggy Arraiz <parraiz@cityoffortpierce.com>; Peter Buchwald <buchwaldp@stlucieco.org>; Robert Ridle <riddle@fppd.org>; Rachael Tennant <tennant@fpua.com>; ReedR@stlucieco.org; RevordJ@stlucieco.org; Salomon Rincon <SRincon@slcfd.org>; Selena Griffett <sgriffett@cityoffortpierce.com>; John Fasanello <jfasanello@fppd.org>; Thierry Sydne <tsydne@fpua.com>; Tracy Telle <ttelle@cityoffortpierce.com>; Venetia Barnes <vbarnes@cityoffortpierce.com>; Wayne Boyer <wboyer@slcfd.org>
Subject: FW: OASIS FORT PIERCE - DRC 2ND SUBMITTAL - 2 OF 2

SECURITY CAUTION - this message is from outside FPPD. Please do not open links or attachments you are not expecting.

From: Patrick Soares <studio@patricksoares.com>
Sent: Wednesday, July 27, 2022 2:14 PM
To: Planning Department <planning@cityoffortpierce.com>
Subject: OASIS FORT PIERCE - DRC 2ND SUBMITTAL - 2 OF 2

City of Fort Pierce

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Please find attached the revised sheets per the comments for this project. A narrative of all the changes and responses is attached.

Please confirm receipt

--
STUDIOPATRICKSOARES
PATRICK O. SOARES, AIA
Principal / Creative Director

561.603.8395 cell
<https://url3b.mailanyone.net/scanner?m=1oJfm4-000AjV-5y&d=3%7Cmail%2F90%2F1659638400%2F1oJfm4-000AjV-5y%7Cin3c%7C57e1b682%7C12341432%7C11706392%7C62EC12B03ED02D4CFBAF9549CB4E03D7&s=vxA1yga8jyw82VrLH557XSRAs4A&o=patricksoares.com>

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Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3402

Technical Review Committee Meeting

August 18, 2022

TECHNICAL REVIEW PROJECT # 22-43900001
OASIS FORT PIERCE - TRC 2ND SUBMITTAL

Comments

FPUA W/WW Engineering: Water and wastewater services are available to serve the proposed development. Please submit three sets of utility construction drawings to FPUA's W/WW Engineering Department for formal review and approval. Please contact (772) 466-1600 ext. 3428 (ldawson@fpua.com) to set up a pre-design meeting to discuss the utility improvements/adjustments that will be required for this site.

FPUA Electric & Gas Engineering: Electric and Gas Engineering Department have reviewed the application – TRC Oasis Townhomes 2nd sub / 901 & 1001 S Ocean Dr. Approved.

Electric service is available (from the NW corner of Crestview Drive and S. Ocean Drive) to the site. Please provide AutoCAD drawing. Customer will be responsible for the transformer pads, conduits and secondary conductors. For more information and project coordination, please contact Thierry Sydné.

Thierry Sydné, E.I.
Mechanical Engineer
Electric & Gas Engineering
Fort Pierce Utilities Authority
tsydne@fpua.com
O: (772) 466-1600 ext. 6454
C: (772) 302-0077

FPUA will require a utility easement for all propose FPUA facilities.

Note: FPUA will make every effort to accommodate new developments and upgrades to existing services as much as possible with on-hand material, while maintaining a responsible maintenance stock. (Con't pg 2)



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.fpua.com



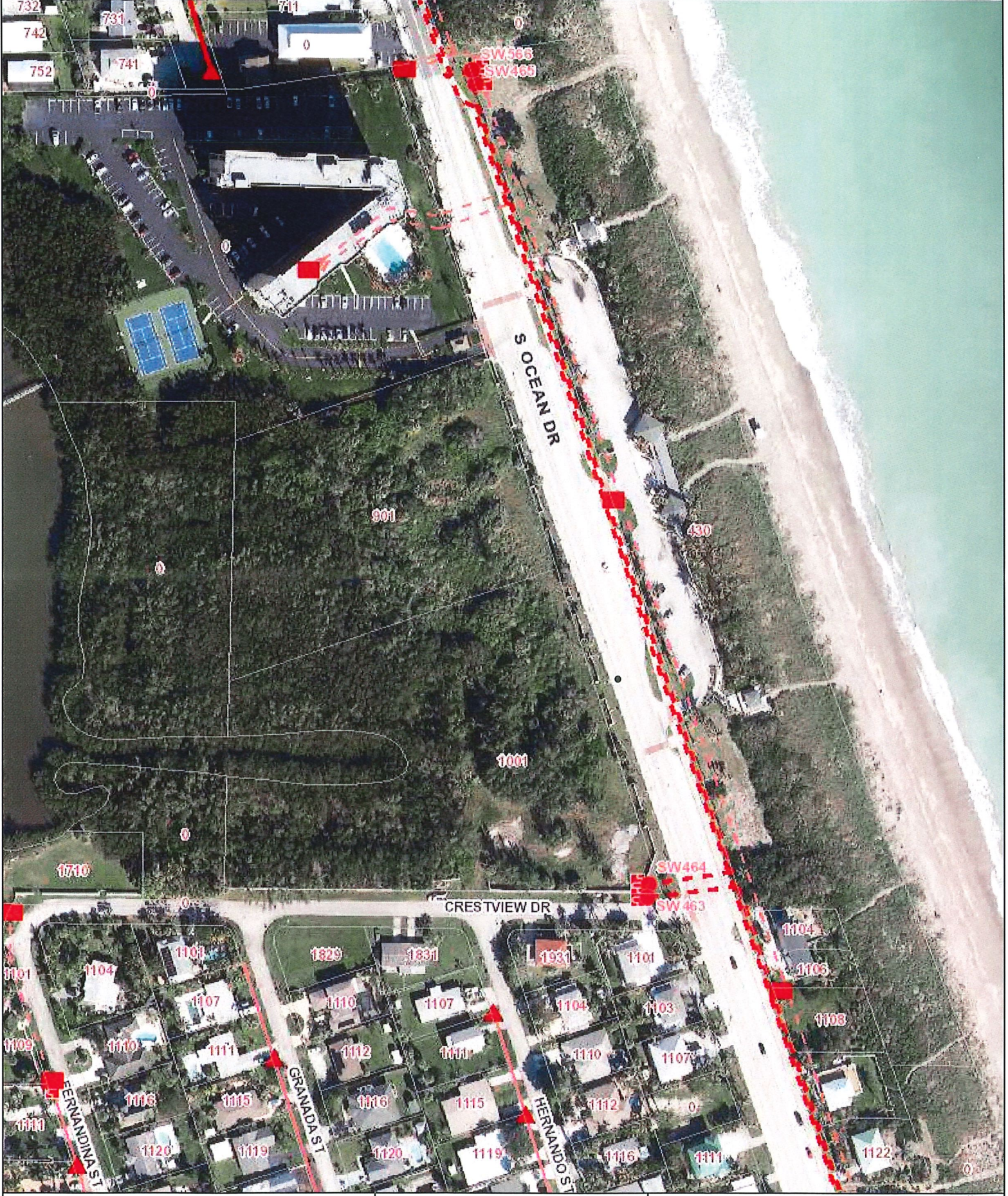
However, in most cases, the provision of service is entirely dependent on the lead times provided by equipment manufacturers. Certain key items could be unobtainable for over a year.

Please find attached a copy of the FPUA GIS map (Electric).



10/24/21 -- FPUA GIS
Map -- Elec.p...

If the owner/representatives should have any questions, please have them contact me or the individual listed above.



Legend

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

Disclaimer:

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



Date: 5/24/2021



FPUA Web Map

1 inch = 188 feet

Create d By: Name

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

Maria Lewicka

From: David Hays <haysd@stlucieco.org>
Sent: Tuesday, August 9, 2022 9:58 AM
To: Maria Lewicka
Cc: Grant M. Chambers; Vennis Gilmore
Subject: RE: OASIS FORT PIERCE - DRC 2ND SUBMITTAL - 1 OF 2

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

SLC Public Works has no comments.
Thank you for the opportunity.

Sincerely,

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

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

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

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“Teamwork gives you the best opportunity to turn vision into reality” John C. Maxwell

From: Maria Lewicka <mlewicka@cityoffortpierce.com>

Sent: Thursday, August 4, 2022 2:41 PM

To: M Nelson FPUA <mnelson@fpu.com>; Andres Elizondo <AElizondo@slcfd.org>; Benjamin Balcer <BalcerB@stlucieco.org>; Grant M. Chambers <ChambersG@stlucieco.org>; Daniel Rutherford <retherford@fpu.com>; David Hays <haysd@stlucieco.org>; Deborah Savrda <savrda@fpu.com>; Murriah Dekle <DekleM@stlucieco.org>; Diane Hobbey-Burney <dhobbey-burney@fppd.org>; Yi Ding <DingY@stlucieco.org>; djohnson <djohnson@fppwd.com>; dspotts@fppd.org; Eric Meyer <emeyer@fpu.com>; FPUA <WWW_FPUA@fpu.com>; Jodi Nentwick <NentwickJ@stlucieco.org>; Jacolby Washington <jwashington@cityoffortpierce.com>; Jason Mittler <jmittler@fpu.com>; jcarnes@fpu.com; Kenny Norris <knorris@fppd.org>; Keymail FPUA <keymail@fpu.com>; Kori Benton <bentonk@stlucieco.org>; larry.hymowitz@dot.state.fl.us; lbianco@fpu.com; Linda Cox <lcox@cityoffortpierce.com>; Linda Pendarvis <pendarvisl@stlucieco.org>; Lydia Santiago (lsantiago@fpu.com) <lsantiago@fpu.com>; Marvin Sanders <marvin.sanders@stlucieschools.org>; Mike Reals <mreals@cityoffortpierce.com>; Paul Bertram <pbertram@cityoffortpierce.com>; Paul Brege DOT <Paul.Brege@dot.state.fl.us>; Paul Jakubczak <pjakubczak@fpu.com>; Paul Laguerre <plaguerre@fpu.com>; Paul Langel <plangel@slcfd.org>; Paul Thomas <pthomas@cityoffortpierce.com>; Peggy Arraiz <parraiz@cityoffortpierce.com>; Peter Buchwald <BuchwaldP@stlucieco.org>; Robert Ridle <riddle@fppd.org>; Rachael Tennant <tennant@fpu.com>; Rod Reed <ReedR@stlucieco.org>; Joshua Revord <RevordJo@stlucieco.org>; Salomon Rincon <SRincon@slcfd.org>; Selena Griffett <sgriffett@cityoffortpierce.com>; Sergeant Fasanello <jfasanello@fppd.org>; Thierry Sydne <tsydne@fpu.com>; Tracy Telle <ttelle@cityoffortpierce.com>; Venetia Barnes

<vbarnes@cityoffortpierce.com>; Wayne Boyer <wboyer@slcfd.org>

Subject: FW: OASIS FORT PIERCE - DRC 2ND SUBMITTAL - 1 OF 2

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.

Good afternoon,

Please review attached resubmittal (Parts 1 and 2) and if your comments are not addressed, please let me know before August 20th, 2022.

Thank you,

Maria

Maria Lewicka, AICP | Historic Preservation Planner | City of Fort Pierce

Planning Department

From: Patrick Soares <studio@patricksoares.com>

Sent: Wednesday, July 27, 2022 2:14 PM

To: Planning Department <planning@cityoffortpierce.com>

Subject: OASIS FORT PIERCE - DRC 2ND SUBMITTAL - 1 OF 2

City of Fort Pierce

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Please find attached the revised sheets per the comments for this project. A narrative of all the changes and responses is attached.

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