



## Subdivision

Property address or Location 2671 South Jenkins Road, Fort Pierce, Florida 34945

Parcel ID #(s) 2324-411-0000-000-3

Project description Subdivision of parcel into three parcels, with front parcel developed as car wash.

**Property Owner(s)**

Westcity FP Shops, LLC

**Street Address**

9293 NW 15th Street

**City**

Coral Springs, FL 33071-6048

**Phone Number**

954-439-3030

**Email Address**

steve@wcpartners.com

**Applicant/Representative, Title, Company**

Peter J. Sweeney, Attorney with Block & Scarpa

**Street Address**

601 21st Street, Suite 401

**City**

Vero Beach, FL 32960

**Phone Number**

772-794-1918

**Email Address**

psweeney@blockscarpa.com

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

Property Owner(s) Signature(s)

*STEPHEN M DOUGLAS, MANAGING MEMBER*

STATE OF FLORIDA <sup>South Carolina</sup> COUNTY Charleston

The foregoing instrument was acknowledged before me this 11 day of OCT, 2022, by

Stephen Douglas who is personally known to me or has produced Divers license as identification.

Alyssa Boyd  
Signature of Notary

(seal)

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

**TO BE COMPLETED BY STAFF**

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

Pre-Application Meeting Date \_\_\_\_\_  
 Intake Planner \_\_\_\_\_  
 Planner Assigned \_\_\_\_\_  
 Approved By \_\_\_\_\_ Date \_\_\_\_\_  
 Comments \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit # \_\_\_\_\_

Intake Date Stamp \_\_\_\_\_

**SUBDIVISION: PRELIMINARY PLAT**

*Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:*

- Preliminary Plat prepared by a surveyor registered in the State of Florida meeting the requirements of Sections 18-5, & 18-10 (a) (1-3) & (c)
- A copy of the deed
- Signed and sealed survey
- Concurrency application, complete
- Complete, notarized application

**SUBDIVISION: INFRASTRUCTURE PLAN REVIEW**

*Please submit one (1) original and four (4) hard copies and one (1) CD of the following, stamped by a state of Florida registered engineer meeting the requirements of 18-10 (a) (4) :*

- Street construction plans
- Electric Infrastructure plans
- Water & Sewer system construction plans
- Gas Infrastructure plans
- Stormwater Retention plans
- Complete, notarized application

**SUBDIVISION: FINAL PLAT**

*Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:*

- A copy of the deed
- Signed and sealed survey
- Final Plat stamped by a state of Florida registered surveyor meeting the requirements of 18-5, & 18-10 (b & c):
- Complete, notarized application

**SUBDIVISION: MINOR REPLAT**

*Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:*

- A copy of the deed
- As-built survey of original parcel stamped by a registered surveyor in the State of Florida
- Scaled drawing, stamped by a registered surveyor in the State of Florida, of surveyed parcel indicating
  - o proposed lots, including acreage, square footage, & dimensions.
  - o any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- Complete, notarized application

City of Fort Pierce Planning Department

**Subject: Preliminary Plat – Westcity FP Shops – 2571 South Jenkins Road – Technical Review Committee Comments for December 15, 2022 TRC Meeting**

Please find original staff comments with our response below each:

City of Fort Pierce Planning Department

1. The applicant will supply two (2) Mylars for appropriate signatures and then the plat is recorded with St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111 **RESPONSE: The Applicant acknowledges this requirement**

**Fort Pierce Engineering Department**

1. The preliminary plat shall be revised in accordance with the City of Fort Pierce Code of Ordinance Section 121-10(3).

Plat Sheet 1 of 2:

- a. Telephone of subdivider. **RESPONSE: This ordinance has been revised and this is no longer required per 22-040**
- b. The dedicated Stormwater Management Tract will need to be dedicated to a Property Owners Association for their maintenance, exclusive use, and benefit. **RESPONSE: land dedication information along with article of incorporation are included.**

Plat Sheet 2 of 2:

- a. The date the plat was drawn. **RESPONSE: date has been added bottom left-hand corner.**
- b. Contour lines, having a one-foot interval. **RESPONSE: This ordinance has been revised and this is no longer required per 22-040**
- c. Location and size of nearest water, sewer and storm drainage lines that will serve the subdivision. **RESPONSE: This ordinance has been revised and this is no longer required per 22-040**

2. Advisory Comment: The applicant shall be made aware that the Final Plat will be reviewed by the City's contract surveyor to confirm conformity with State Statutes Chapter 177 and as such a professional review fee payable to Northstar Geomatics will be required prior to initiating any review. **RESPONSE: application acknowledges this requirement.**

**Fort Pierce Building Department**

1. Building Official or his representative has no comment of the time of this meeting, but reserves submission of comments upon completion of the official plan review.

2. Any construction will need to meet the requirements of the Florida Building Code 7th Edition. **RESPONSE: acknowledged**
3. Change of Use required. **RESPONSE: acknowledged we will submit site plan for lot 1**
4. Building Permit required. **RESPONSE: acknowledged we will submit building permit after site plan is approved.**
5. Will need to meet the Fire Code. **RESPONSE: acknowledged**

#### **Fort Pierce Police Department**

No comments at this time

#### **St. Lucie County Planning Department**

Comments may be forthcoming

#### **St. Lucie County PW/Engineering**

1. Advisory: Access to Jenkins Road may be limited to Right-in Right-out only with future improvements to Jenkins Road. **RESPONSE: we will review this with staff during the site plan process.**

2. A traffic report will be required at time of site plan application. **RESPONSE: applicant understand the requirement for traffic report during the site plan process, we have prepared and will submit with the site plan.**

3. 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. **RESPONSE: we will submit for a county connection permit once the site plan process has started.**

4. For discussion regarding these comments and response, please contact me at 772-462-2741, [chambersg@stlucieco.org](mailto:chambersg@stlucieco.org) or David Hays at 772-462-1491, [haysd@stlucieco.org](mailto:haysd@stlucieco.org).

#### **City Clerk Office**

Comments may be forthcoming

#### **Code Enforcement**

Comments may be forthcoming

#### **Fort Pierce Utilities Authority**

FPUA W/WW Engineering: Concept Approved:

Water and wastewater (via force main) is available to serve the subject parcel. To connect to water and wastewater services please submit 2 complete sets of utility construction plans to water/wastewater engineering along with a plan review, a commercial service application, and lift station calculations to FPUA's Water and Wastewater Engineering department, at 1701 S 37th Street Fort Pierce Florida 34947. Please see the Developer's Responsibilities page attached or on the FPUA website for important steps to guide through the entire process including utility details and permit applications (link below).

Details and Specifications can be found at W/WW Engineering Page. For any additional questions please contact Shane Ostrander [sostrander@fpua.com](mailto:sostrander@fpua.com) or 772-466-1600 ext 3468.

Note:

Car wash will require a sand and oil separator meeting the requirements of S-14.

FPUA Electric & Gas Engineering: Electric and Gas Engineering Department have reviewed the application - TRC Westcity FP Shops. Approved.

**RESPONSE: applicant acknowledges the requirements to have full engineering drawings for review of the water and sewer system, we will submit this during the site plan process.**

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

1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <https://www.slcfcd.com>
2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.
3. Please send the Fire District electronic plans for the site and buildings.
4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.
5. Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1 16.1.4). Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2.5).
6. Per the St. Lucie County Fire District Fire Prevention Code Resolution 690-20. 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.
7. 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.
8. Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft.
9. Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft.
10. Fire Hydrants (shall be) are provided for detached one- and two-family dwellings IAW both of the following: 1) The maximum distance to a fire hydrant from the closet point on the building shall not exceed 600 feet. 2) The maximum distance between fire hydrants shall not exceed 800 feet. NFPA 1:18.5.2.
11. 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".
12. Per NFPA 1114 Chapter 9, Section 1.3. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD).
13. Minimum Size of Water Mains  
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.

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

**RESPONSE to all SLCRD Comments 1-13: the applicant acknowledges the requirements for the SLCFD need to be incorporated in the proposed site plan. We will submit to the fire district during the site plan review process which will begin very soon.**

#### **Florida Department of Transportation**

1. The following applicant should contact FDOT to request an access Pre-Application meeting to evaluate proposed connections **RESPONSE: the project has received a pre-application letter for lot 1 and it is attached for your use.**

#### **St. Lucie County School Board**

No comments at this time



# WESTCITY FP SHOPS

BEING A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 24,  
TOWNSHIP 35 SOUTH, RANGE 39 EAST,  
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_  
DOCKET NO. \_\_\_\_\_

### LEGAL DESCRIPTION:

THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 LYING SOUTH OF OKEECHOBEE ROAD (STATE ROAD NO. 70, FORMERLY STATE ROAD NO.8), AND THE EAST 200 FEET OF THE NORTH 296.9 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL LYING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, LESS 1-95 RIGHT-OF-WAY AS SET OUT IN OFFICIAL RECORD BOOK 267, AT PAGE 1155.

CONTAINING: 3.84 ACRES ±

### DEDICATION:

STATE OF FLORIDA  
COUNTY OF ST. LUCIE SS

KNOW ALL MEN BY THESE PRESENTS THAT \_\_\_\_\_, HAS CAUSED THESE LANDS SHOWN HEREON AS WESTCITY FP SHOPS, TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE THE LANDS AS FOLLOWS:

- 1) PARCEL 2, AS SHOWN HEREON, IS FOR FUTURE DEVELOPMENT
- 2) THE INGRESS, EGRESS, UTILITY AND DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO ALL GOVERNMENT ENTITIES AND PUBLIC UTILITIES WITH THE RIGHT TO ENTER UPON THE PROPERTY HEREIN DESCRIBED TO INSTALL, OPERATE AND MAINTAIN THEIR RESPECTIVE UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE INSTALLATION, OPERATION AND/OR MAINTENANCE OF OTHER PUBLIC UTILITIES.
- 3) PARCEL 3, AS SHOWN HEREON, IS DEDICATED TO THE WESTCITY FP SHOPS PROPERTY OWNERS ASSOCIATION, INC. FOR STORM WATER PURPOSES, EXCLUSIVE USE AND BENEFIT, AND IS THE MAINTENANCE RESPONSIBILITY OF SAID PROPERTY OWNERS ASSOCIATION.

SIGNED AND SEALED THIS \_\_\_ DAY OF \_\_\_\_\_, 2023, ON BEHALF OF \_\_\_\_\_.

NAME: _____	WITNESS SIGNATURE _____	WITNESS SIGNATURE _____
TITLE: _____	PRINTED NAME _____	PRINTED NAME _____

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTIFICATION BY \_\_\_\_\_, ON BEHALF OF \_\_\_\_\_, HE IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS \_\_\_ DAY OF \_\_\_\_\_, 2023.

COMMISSION NO. & EXPIRATION DATE \_\_\_\_\_ NOTARY PUBLIC, STATE OF FLORIDA

NAME: \_\_\_\_\_

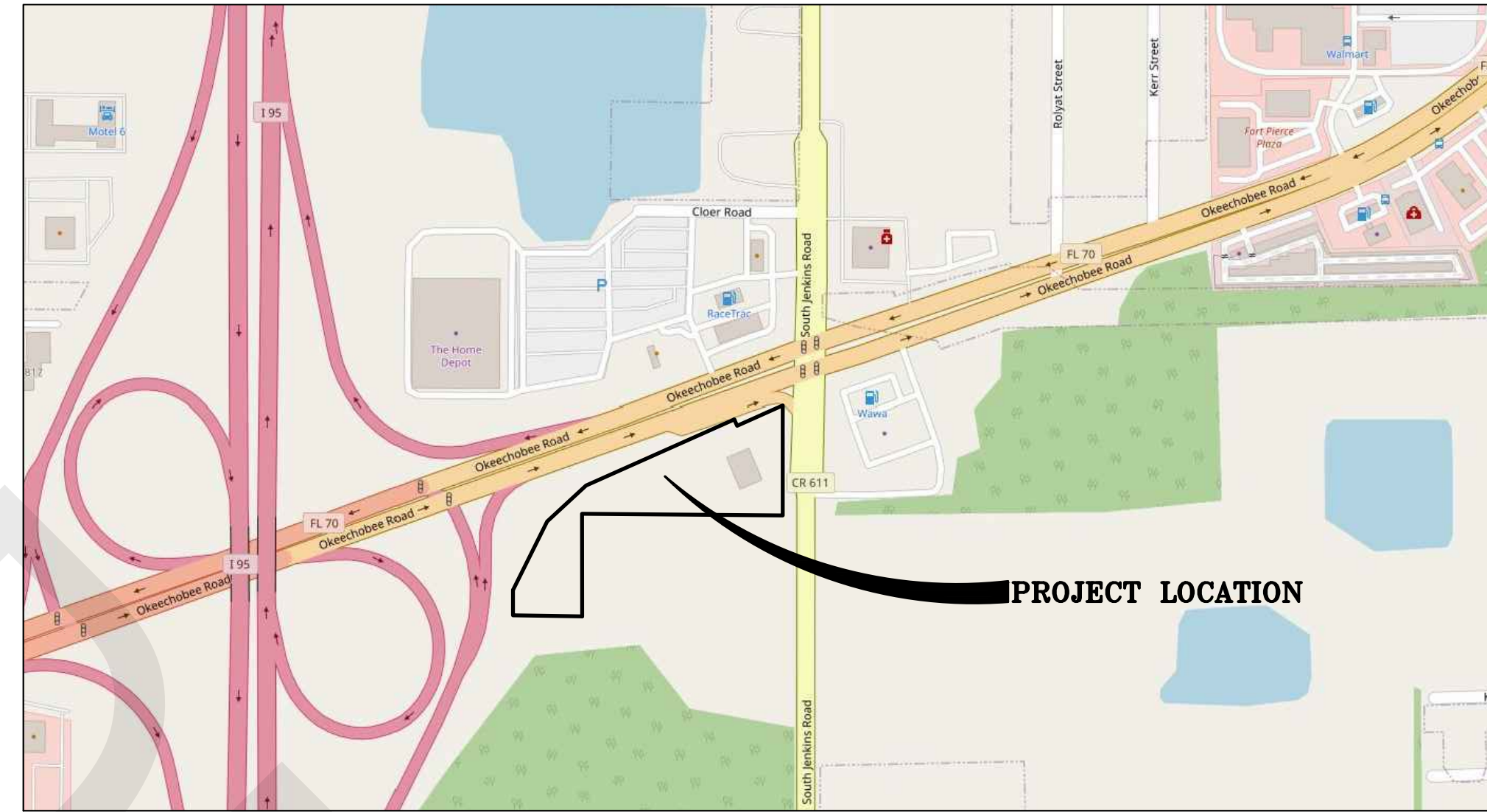
### MORTGAGEE CONSENT:

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

\_\_\_\_\_ DATED THE \_\_\_ DAY OF 2023 AND RECORDED THE \_\_\_ DAY OF 2023, AT OFFICIAL RECORDS, BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, DOES HEREBY CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE ITS MORTGAGE TO SUCH DEDICATIONS.

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_

TITLE: _____	WITNESS SIGNATURE _____	WITNESS SIGNATURE _____
	PRINTED NAME _____	PRINTED NAME _____



LOCATION MAP  
NOT TO SCALE

### OWNER:

WestCity FP Shops LLC  
9293 NW 15th ST  
Coral Springs, FL 33071

### SUBDIVIDER:

WestCity FP Shops LLC  
9293 NW 15th ST  
Coral Springs, FL 33071

### CITY COMMISSION CERTIFICATE:

STATE OF FLORIDA  
COUNTY OF ST. LUCIE SS

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN PRELIMINARY APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON \_\_\_\_\_, 2023.

LINDA COX, CITY CLERK  
CITY OF FORT PIERCE, FLORIDA

### CERTIFICATE OF TITLE:

STATE OF FLORIDA

COUNTY OF ST. LUCIE

I, \_\_\_\_\_, A MEMBER OF THE FLORIDA BAR, RELYING SOLELY ON THAT CERTAIN TITLE COMMITMENT PREPARED BY \_\_\_\_\_ DATED \_\_\_\_\_, 2023, AND DESIGNATED AS FILE NUMBER \_\_\_\_\_ (THE " PLAT SEARCH " ), AND ASSUMING THE ACCURACY OF THE INFORMATION CONTAINED IN THE PLAT SEARCH, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF THE PROPERTY DESCRIBED HEREON AND THAT I FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN: \_\_\_\_\_ THAT ALL TAXES ON THE PROPERTY HAVE BEEN PAID AS REQUIRED BY FLORIDA STATUTES § 197.192, AND THAT THE PROPERTY IS NOT ENCUMBERED.

DATED: THIS \_\_\_ DAY OF \_\_\_\_\_, 2023

NAME TITLE \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
FLORIDA BAR NO. \_\_\_\_\_

### CITY ATTORNEY:

IT IS HEREBY CERTIFIED THAT THE FOREGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY.

DATED: THIS \_\_\_ DAY OF \_\_\_\_\_, 2023

BY: \_\_\_\_\_  
TANYA EARLEY - CITY ATTORNEY  
CITY OF FORT PIERCE, FLORIDA

### PLANNING AND DEVELOPMENT SERVICES APPROVAL:

STATE OF FLORIDA  
COUNTY OF ST. LUCIE SS

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE MINIMUM LOT DIMENSION REQUIREMENT OF THE GENERAL COMMERCIAL ZONING DISTRICT, AS SET FORTH IN CHAPTER 125 OF THE FORT PIERCE LAND DEVELOPMENT REGULATIONS, AS AMENDED BY THE CITY OF FORT PIERCE BOARD OF ZONING APPEALS ON JUNE \_\_\_\_\_, 2023.

DATED: THIS \_\_\_ DAY OF \_\_\_\_\_, 2023

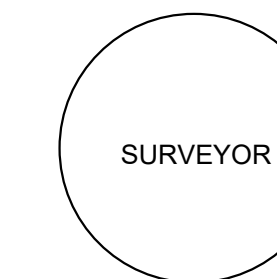
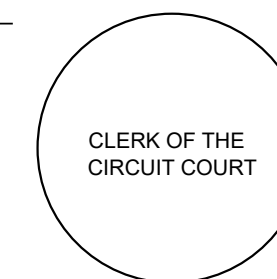
BY: \_\_\_\_\_  
KEVIN FREEMAN - PLANNING DIRECTOR  
CITY OF FORT PIERCE, FLORIDA

### CLERK OF CIRCUIT COURT:

STATE OF FLORIDA  
COUNTY OF ST. LUCIE SS

I, MICHELLE MILLER, CLERK OF CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES, IN FORM, WITH ALL THE REQUIREMENTS OF THE LAWS PERTAINING TO MAPS AND PLATS AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS \_\_\_ DAY OF \_\_\_\_\_, 2023.

MICHELLE MILLER CLERK OF CIRCUIT COURT  
ST. LUCIE COUNTY, FLORIDA



### SURVEYOR'S REVIEW CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
FRANK VELDHIJS  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE NO. 6582  
PLAT REVIEWER FOR THE CITY OF FORT PIERCE

### SURVEYOR'S NOTES:

- 1) BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST RIGHT-OF-WAY LINE OF SOUTH JENKINS ROAD, HAVING A BEARING OF SOUTH 00°00'17" WEST.
- 3) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
- 4) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- 5) NOTE: THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF FORT PIERCE, FLORIDA.

### SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

THIS IS TO CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF THIS PART AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AND LOT CORNERS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY COUNCIL OF FORT PIERCE FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA, THIS \_\_\_ DAY OF \_\_\_\_\_, 2023.

THOMAS P. KIERNAN  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE NO. 6199

PREPARED IN THE OFFICE OF:  
CULPEPPER & TERPENING, INC.  
2980 SOUTH 25th STREET  
FORT PIERCE, FLORIDA 34981  
CERTIFICATION NO. LB 4286

THOMAS P. KIERNAN  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE No. 6199

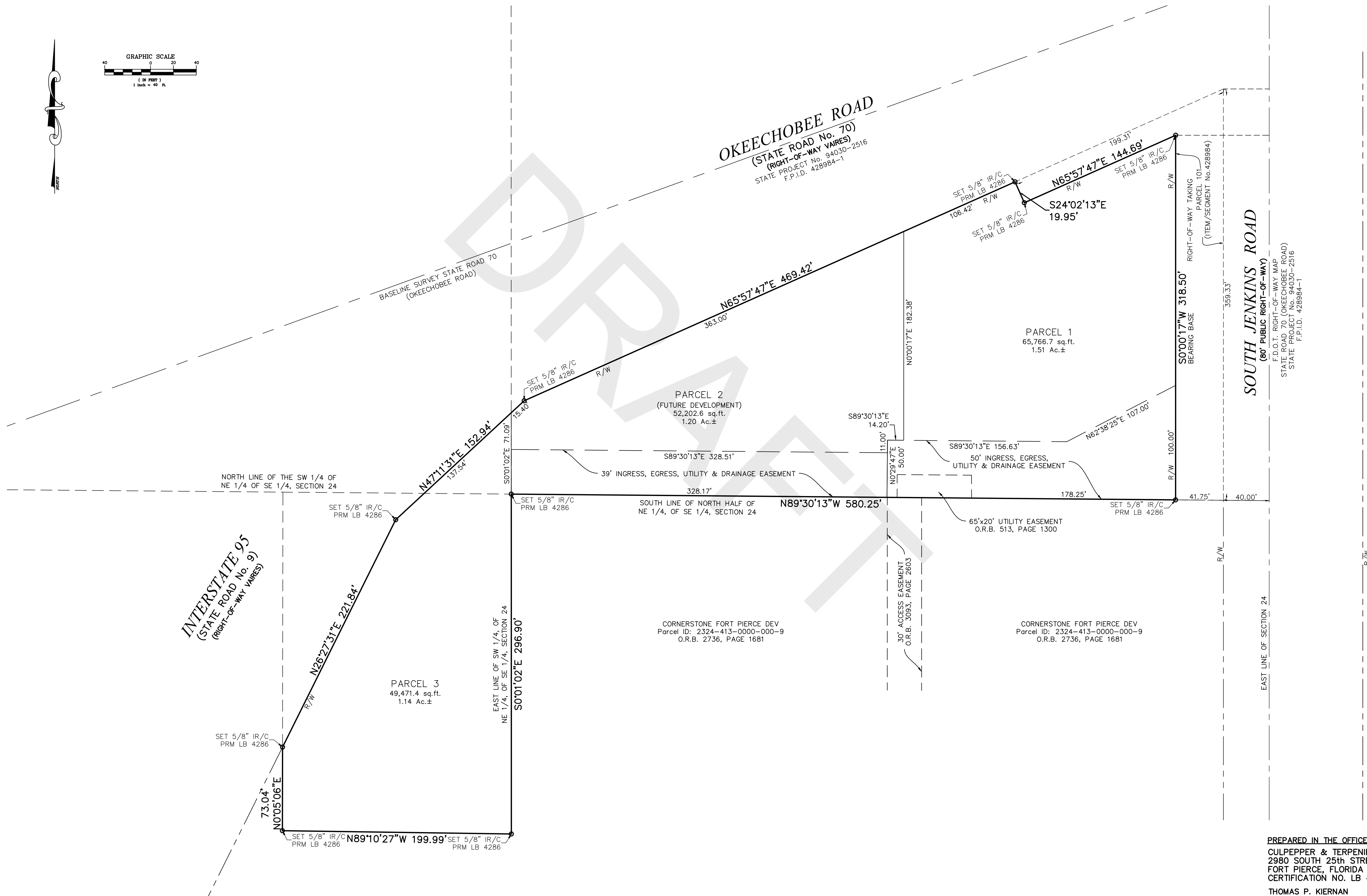
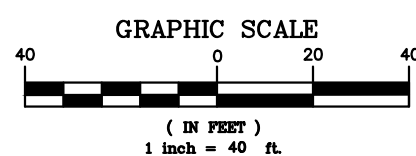
**LEGEND**

- D. DENOTES DEED
- FDOT DENOTES FLORIDA DEPARTMENT OF TRANSPORTATION
- IR&C DENOTES 5/8" IRON ROD & CAP
- LB DENOTES LICENSED BUSINESS
- M. DENOTES MEASURED
- POB DENOTES POINT OF BEGINNING
- POC DENOTES POINT OF COMMENCEMENT
- PRM DENOTES PERMANENT REFERENCE MONUMENT
- R/W DENOTES RIGHT OF WAY
- S.R. DENOTES STATE ROAD
- ⊙ DENOTES SET 5/8" IR&C PRM LB 4286

# WESTCITY FP SHOPS

BEING A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 24,  
TOWNSHIP 35 SOUTH, RANGE 39 EAST,  
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_  
DOCKET NO. \_\_\_\_\_



SOUTH JENKINS ROAD  
(80' PUBLIC RIGHT-OF-WAY)

F.D.O.T. RIGHT-OF-WAY MAP  
STATE ROAD 70 (OKEECHOBEE ROAD)  
STATE PROJECT No. 94030-2516  
F.P.I.D. 428984-1

EAST LINE OF SECTION 24

PREPARED IN THE OFFICE OF:  
CULPEPPER & TERPENING, INC.  
2980 SOUTH 25th STREET  
FORT PIERCE, FLORIDA 34981  
CERTIFICATION NO. LB 4286

THOMAS P. KIERNAN  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE No. 6199



Florida Department of Transportation

RON DESANTIS GOVERNOR

605 Suwannee Street Tallahassee, FL 32399-0450 January 12, 2023

JARED W. PERDUE, P.E. SECRETARY

THIS PRE-APPLICATION LETTER IS VALID UNTIL – January 12, 2024 THIS LETTER IS NOT A PERMIT APPROVAL

Ryan Thomas Thomas Engineering Group, LLC 6300 NW 31st Avenue Fort Lauderdale, FL 33309

Dear Ryan Thomas:

RE: Pre-application Review for Category D Driveway, Pre-application Meeting Date: January 12, 2023 St. Lucie County - Fort Pierce; SR 70; Sec. # 94030000; MP: 21.5; Access Class - 5; Posted Speed - 45; SIS - SIS SG Connector; FDOT Ref. Project:

Request: Maintain existing access along S Jenkins Road. No proposed direct access on SR 70.

SITE SPECIFIC INFORMATION Project Name & Address: Car Wash MRE – 2671 S Jenkins Road, Fort Pierce, FL Property Owner: WestCity FP Shops LLC; Parcel Size: 3.84 Acres Development Size: One Tunnel Car Wash

REQUEST APPROVED

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

Conditions:

- Any driveway on S Jenkins Road shall be located at least 250 feet south of the SR 70 edge of pavement.

Comments:

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

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

Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter.

Sincerely,

Dalila Fernandez, P.E. District Access Management Manager

cc: Nesa Y. Harden

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2023-01-12\1. 94030000 MP 21.5 SR 70\_Car Wash MRE\94030 MP 21.5 SR 70\_Car Wash MRE.docx

## ORDINANCE NO. 22-040

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA, CHAPTER 121 – SUBDIVISIONS, SECTION 121-8, GENERAL PROVISIONS APPLICABLE TO SUBDIVISION OF LAND; SECTION 121-9, PLAT PROCEDURE; CITY PLANNING BOARD REVIEW; AND SECTION 121-10, PLAT SPECIFICATION; AMENDING THE PRELIMINARY PLAT SUBMITTAL REQUIREMENTS; STREAMLINING THE PRELIMINARY PLAT PROCESS; PROVIDING FOR AN OPTIONAL PRELIMINARY PLAT; AND SPECIFYING A FINAL PLAT BE CONSISTENT WITH STATE STATUE; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, in August 2016, the St. Lucie County Development Review Task Force, comprising the St. Lucie Economic Development Council, the St. Lucie County Chamber of Commerce, and the Treasure Coast Builders Association (TCBA) made certain recommendations with regard to improving the governmental processes of City of Fort Pierce, and

**WHEREAS**, the recommendations of the St. Lucie County Development Review Task Force included suggested amendments to the City's plat process such that the preliminary plat be optional, and that final plat standards and requirements follow state statute, and

**WHEREAS**, the City of Fort Pierce Planning Board held a properly noticed hearing at a regularly scheduled meeting to consider the revisions, and at their November 14th, 2022, meeting, voted 5 to 0 to recommend approval of the request.

**NOW, THEREFORE BE IT ORDAINED** by the City Commission of the City of Fort Pierce, Florida as follows:

**SECTION 1.** Chapter 121-8 through Chapter 121-10, are hereby amended so the same shall read as follows:

### **Sec. 121-8. General provisions applicable to subdivision of land.**

It is the intent in the application of this chapter that the following shall apply to:

- (1) Any person proposing to subdivide land within the city into lots proposed for development or sale shall submit to the planning director a plat or plats of the proposed subdivision which shall conform to all requirements set forth in this chapter.
- (2) Any construction work undertaken on the proposed subdivision site prior to the receipt of ~~final preliminary~~ plat approval from the city commission shall be at the sole risk of the developer.
- (3) No plats or plat of a proposed subdivision shall be recorded in the office of the clerk of the circuit court of the county until such plat or plats shall have received final approval, as certified herein, from the city commission.
- (4) No land dedicated as a public street shall be accepted, opened, or improved nor shall any utilities or other facilities be installed therein, unless such streets shall have been accepted or opened as, or otherwise shall have received the legal status of, a public

street prior to the adoption of this chapter, or unless such street corresponds in its location and lines with a street shown on a plan approved by the city commission or on a plan made and adopted by said commission; provided, however, that the city commission may locate or construct or may accept for construction any other streets.

- (5) No building permit shall be issued for, and no building or other structure shall be erected on, any lot unless such lot has legal description and access to a street which shall have been accepted or opened as, or shall have otherwise received the legal status of a public street.

(Code 1983, § 18-8; Ord. No. J-04, § 1, 2-18-1992)

**Sec. 121-9. Plat procedure; ~~city planning board review.~~**

- (a) Preliminary plat approval. The subdivider may choose to proceed to Final Plat Review notwithstanding a submittal of a preliminary plat.

- (1) The subdivider shall submit five copies of the preliminary plat to the planning director.
- (2) The planning director will distribute the preliminary plat to all affected departments or agencies, including, but not limited to, the engineering department, public works department and utilities director. After review by the planning director and other affected departments and agencies, and when in compliance with city rules and regulations governing same, the preliminary plat will be forwarded to the planning board for determination review.
- (3) The city planning board shall review the proposed plat and make a determination of approval or denial. ~~recommendation to the city commission.~~ If the board recommends disapproval, the reason shall be stated.

~~(4) The city commission shall hold a public hearing and approve, approve with conditions, or disapprove the preliminary plat.~~

- ~~(5)~~(4) Prior to submittal of the final plat, Mminor revisions to the preliminary plat may be approved by the planning director provided that such amendments do not involve an increase in the land area to be subdivided or an increase in the total number of lots to be created.

- (b) Final plat approval.

- (1) The subdivider shall submit five copies of the final plat to the planning director for approval of compliance with subdivision regulations.
- (2) The planning director will distribute the final plat to affected departments and agencies, including, but not limited to, the engineering department, public works department and utilities director prior to forwarding the final plat to the city commission. After review by the planning director and other affected departments and agencies, and when in compliance with city rules and regulations governing same, the final plat will be forwarded to the city planning board for review.

- (c) The city planning board shall consider whether the following standards have been met in its review of the application:

- (1) Adequate vehicular access and traffic circulation to each lot in the proposed subdivision.
- (2) That adopted levels of service (LOS) standards in the comprehensive plan are not adversely impacted by the proposed plat. If such standards are negatively affected that appropriate mitigation plans as described in this chapter are also included in the proposed plat.

- (3) That other applicable comprehensive plan policies are addressed by the proposed plat.

- (d) The city commission shall hold a public hearing and approve, approve with conditions, or disapprove the final plat.

(Code 1983, § 18-9; Ord. No. J-04, § 1, 2-18-1992)

**Sec. 121-10. Plat specification.**

- (a) Preliminary plat specifications.

- (1) The preliminary plat shall represent the entire area which the subdivider contemplates developing, including possible unit divisions not scheduled for immediate development.
- (2) Five copies of the preliminary plat shall be submitted along with the application for preliminary plat approval to the planning director.
- (3) The preliminary plat shall be prepared by a land surveyor registered in the state and shall contain the following information:
  - a. Proposed name of the subdivision.
  - b. Name and address of owner of record.
  - c. Name, and address ~~and telephone number~~ of subdivider.
  - d. Scale, north arrow, and the date plat was drawn.
  - e. Boundary lines of the tract indicated by a heavy line giving approximate dimensions.
  - f. Boundary lines of lots, the aApproximate number of lots, and typical lot sizes. ~~g. Divisions or state development, if any, proposed by the subdivider.~~
  - ~~h. Natural and manmade features within the proposed subdivision, including drainage, channels, bodies of water, or other significant features.~~
  - ~~i. Contour lines, having a one-foot interval.~~
  - ~~j-g~~ Development features such as rights-of-way and pavement widths, easements including their purpose and width, other dedications including their purpose.
  - ~~kh.~~ Names of adjacent platted subdivisions.
  - ~~l.~~ Names of adjacent unplatted property owners.
  - ~~m.~~ Location and size of nearest water, sewer and storm drainage lines that will serve the subdivision.
  - ~~n.~~ Certificate of preliminary plat preparation.
  - ~~o.~~ Vicinity sketch showing the relation of the proposed subdivision to adjoining property and the city.
  - ~~p.~~ Name and address of the engineer and/or surveyor who prepared the plat and design improvements be listed on the preliminary plat.
  - ~~q.~~ Certification from the developer's engineer whether federal, state, or local agencies have jurisdiction over the proposed project.
- ~~(4)~~ Prior to After the preliminary plat has been approved by city commission, and before the submission of ~~a the~~ final plat, the following detailed plans prepared by an engineer registered in the state, shall be submitted to the planning director for review and distribution to affected departments and/or agencies:
  - a. Two sets of construction plans of the proposed streets, including storm sewer and sanitary sewer and will show the following:
    1. All lateral widths.
    2. Centerline profile grade relative to elevations of adjacent properties at the right-of-way line.
    3. Elevations at points of grade (tangent).
    4. Curve data for horizontal and vertical curves.
    5. Pipe size, grade and location of manholes, and inlets.
    6. Stationing at intervals of 100 feet, minimum, and all of new construction.
  - b. Two sets of construction plans of the proposed water system that will serve the subdivision showing the size and location of mains and services.
  - c. Construction plans be drawn on profile paper having sheet size of 24 inches by 36 inches. Also, that plans be drawn at as large a scale as practicable.
  - d. Two sets of drainage plans, which may be part of the construction plans, and which shall conform to drainage requirements found in the South Florida Water Management District Permit Information Manual, Volume IV.

- (5) Approval of the plans specified in subsection (a)(4) of this section must be received before construction commences.
  - (6) Whenever city utility authority electrical energy is proposed to be used, the subdivider shall consult with the utilities authority. The utilities authority shall arrange for the furnishing of electrical energy in accordance with the regulations of the city utility authority.
  - (7) Whenever city utility authority gas energy is proposed to be used, the subdivider shall consult with the utilities authority. The authority shall arrange for the furnishing of gas energy in accordance with the regulations of the city utility authority.
- (b) Final plat specifications.
- (1) ~~If a preliminary plat has been approved, then~~ The final plat shall substantially conform to the preliminary plat; it may, however, represent only that portion of the approved preliminary plat which the subdivider proposes to develop and record at any one time, provided that such portion conforms to the requirements of this chapter.
  - (2) The submittal of the final plat shall consist of the original drawing, and two Mylar reproducible prints thereof. The submission shall be to the planning director.
  - (3) The final plat shall be clearly and legibly drawn at a scale no less than one-inch equals 50 feet and shall be on sheets no smaller than 24 inches by 36 inches.
  - (4) In all other respects tThe final plat shall conform to the requirements of Florida Statutes Chapter 177 – Plats made for recording, contain the following information: and include the certificate, as specified in subsection (c)(2) of this section.
    - a. ~~Name of subdivision.~~
    - b. ~~Name of subdivider.~~
    - c. ~~Date of survey, date of plat drawing, graphic scale, north arrow.~~
    - d. ~~Indication of reference bearings.~~
    - e. ~~Location of tract (township, range, section) and acreage.~~
    - f. ~~Index map, if more than one sheet is required to present map.~~
    - g. ~~Boundaries of the tract with distances measured to the nearest 1/100 foot and angles to the nearest second. Tract boundaries shall be determined by accurate survey in the field.~~
    - h. ~~Location of right-of-way widths, and names of all streets within and immediately adjoining the plat. Street name duplications shall be avoided, and all street names approved by the city commission.~~
    - i. ~~Lot lines with dimensions to the nearest 1/100foot.~~
    - j. ~~Location of all permanent tract boundary monuments.~~
    - k. ~~Blocks lettered alphabetically or numbered numerically; within each block, lots or sites numbered in numerical order.~~
    - l. ~~Location dimensions and purposes of: Easements; public service utility right-of-way lines, areas (other than streets) to be reserved, donated, or dedicated to public use; sites for other than residential use with notes stating their purpose and limitations; and any areas to be reserved by deed covenant for common uses of all property owners within the subdivision.~~
    - m. ~~Certificates, as specified in subsection (c)(2) of this section.~~
- (c) Plat certificates.
- (1) The following certificates are required for a preliminary plat:
    - a. Appropriate space shall be provided on the preliminary plat for the following certificate:

CITY COMMISSION CERTIFICATE:

"Pursuant to the provisions of the Fort Pierce City Commission this plat was given Preliminary Approval by the City Commission at a meeting held on \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
City Clerk"

(2) The following certificates are required for final plat approval:

- a. Before a final plat is submitted the subdivider shall have stamped or printed thereon, and signed, substantially as follows:

SURVEYORS CERTIFICATE:

"I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist, and their location, size, type and material adhere to the requirements of Chapter 177 Florida Statutes. \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Registered Land Surveyor"

CERTIFICATE OF FINAL APPROVAL BY THE CITY COMMISSION:

"Pursuant to the provisions of the Fort Pierce City Commission this plat was given Final Approval by the City Commission at a meeting held on \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
City Clerk"

OWNER'S ACKNOWLEDGMENT:

- (i) Must follow F.S. § 177.081.
- (ii) Dedication. In connection with the description there shall be a dedication of the plat by the owners, whose signatures must be witnessed, and their executions of the dedication must be acknowledged in the same manner as deeds conveying lands are required to be witnessed and acknowledged; and in all cases the title, caption and dedication must agree. In case the dedication is to be made by a corporation then it shall be signed by the president or a vice-president, and by the secretary or an assistant secretary, respectively, of the corporation, by and with the authority of its board of directors.

**SECTION 2.** The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance which shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

**SECTION 3.** All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

**SECTION 4.** This Ordinance shall be and become effective immediately upon final passage.

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

**WE, THE UNDERSIGNED**, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 22-040 was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in the St. Lucie News Tribune on Sunday, \_\_\_\_\_, 2022 and Sunday, \_\_\_\_\_, 2022; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on December 19, 2022; and was duly introduced, read by title only, and passed on second and final reading January 3, 2023, by the City Commission of the City of Fort Pierce, Florida.

**IN WITNESS HEREWITH**, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 3<sup>rd</sup> day of January, 2023.

\_\_\_\_\_  
Linda Hudson  
MAYOR COMMISSIONER

ATTEST

\_\_\_\_\_  
Linda W. Cox  
CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM AND  
CORRECTNESS:

\_\_\_\_\_  
Tanya Earley  
CITY ATTORNEY



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

October 16, 2022

ADVANCED INCORPORATING SERVICE

,

The Articles of Incorporation for WESTCITY FP SHOPS PROPERTY OWNERS ASSOCIATION, INC. were filed on October 14, 2022 and assigned document number N22000011702. Please refer to this number whenever corresponding with this office regarding the above corporation.

PLEASE NOTE: Compliance with the following procedures is essential to maintaining your corporate status. Failure to do so may result in dissolution of your corporation.

To maintain "active" status with the Division of Corporations, an annual report must be filed yearly between January 1st and May 1st beginning in the year following the filed date or effective date indicated above. **It is your responsibility to remember to file your annual report in a timely manner.** A Federal Employer Identification Number (FEI/EIN) will be required when this report is filed. Apply today with the IRS online at:

<https://sa.www4.irs.gov/modiein/individual/index.jsp>.

Should your corporate mailing address change, you must notify this office in writing, to insure important mailings such as the annual report notices reach you.

Any charitable organization intending to solicit contributions in Florida from the public are required to register annually with the Division of Consumer Services. For more information, please go to [www.freshfromflorida.com/divisions-offices/consumer-services/business-services/charitable-organizations](http://www.freshfromflorida.com/divisions-offices/consumer-services/business-services/charitable-organizations).

Should you have any questions regarding corporations, please contact this office at (850) 245-6052.

Matthew T Moon, Regulatory Specialist II Supervisor  
New Filing Section

Letter Number: 522A00023136

[www.sunbiz.org](http://www.sunbiz.org)

Division of Corporations - P.O. BOX 6327 -Tallahassee, Florida 32314

# ARTICLES OF INCORPORATION FOR

## WestCity FP Shops Property Owners Association, Inc.

The undersigned incorporator, for the purpose of forming a not for profit corporation under the Florida Business Corporation Act, Chapter 617, hereby adopts the following Articles of Incorporation.

### ARTICLE I: NAME

The name of the corporation is **WestCity FP Shops Property Owners Association, Inc.**

### ARTICLE II: PRINCIPAL OFFICE AND MAILING ADDRESS

The principal office address is **1710 Brickel Drive, Ft. Lauderdale, FL 33301** and mailing address of the corporation is **9293 NW 15<sup>th</sup> Street, Coral Springs, FL 33071.**

### ARTICLE III: NON-STOCK BASIS

The corporation is formed under a non-stock basis.

### ARTICLE IV: PURPOSE

The specific nature of business for this not for profit corporation is a **Property Owners Association.**

### ARTICLE V: OFFICERS AND DIRECTORS

The manner in which the directors are elected is as stated in the bylaws of the corporation. The name and address of the initial Officers of the corporation are: **Kenneth Simigran, President, 1710 Brickel Drive, Ft. Lauderdale, FL 33301**  
**Stephen Douglas, VP/Secretary/Treasurer, 1710 Brickel Drive, Ft. Lauderdale, FL 33301**

2022 OCT 14 PM 4:42

FILED

## **ARTICLE VI: QUALIFICATION**

The qualifications for the members and the manner of their admission are stated in the bylaws of the corporation.

## **ARTICLE VII: CORPORATE POWERS**

The corporate powers of this corporation are as provided in section 617.0302, Florida Statutes.

## **ARTICLE VIII: AMENDMENTS**

The corporation reserves the right to amend or repeal any provisions of these Articles of Incorporation or any amendment(s) thereto.

## **ARTICLE IX: DISSOLUTION**

In the event of this corporation dissolving, the residual assets of the corporation will be turned over to one or more organizations which themselves are exempt organizations described in sections 501(c) (3) and 170(c) (2) of the Internal Revenue Code of 1954 or corresponding sections of any prior or future law or to the Federal, State or local government for exclusive public purpose.

## **ARTICLE X: REGISTERED AGENT AND ADDRESS**

The name and address of the initial Registered Agent of the corporation is **Stephen Douglas, 9293 NW 15<sup>th</sup> Street, Coral Springs, FL 33071.**

## **ARTICLE XI: INCORPORATOR**

The name and address of the incorporator of the corporation is **Bruce Pender, 9293 NW 15<sup>th</sup> Street, Coral Springs, FL 33071.**

The undersigned incorporator has executed these Articles of Incorporation this 14<sup>th</sup> day of October 2022.

/s/: Bruce Pender  
Bruce Pender, Incorporator

2022 OCT 14 PM 4:42

2022 OCT 14 PM 4:42

# **CERTIFICATE DESIGNATING REGISTERED AGENT AND REGISTERED OFFICE**

Pursuant to the provisions of section 617.0501, Florida Statutes, the  
aforementioned corporation, formed under the laws of the State of  
Florida, submits the following statement designating the Registered  
Agent and Registered Office, in the State of Florida.

**Name of the corporation:**

WestCity FP Shops Property Owners Association, Inc.

**Name and address of the Registered Agent and Registered  
Office:**

Stephen Douglas

9293 NW 15<sup>th</sup> Street, Coral Springs, FL 33071

Having been named Registered Agent and to accept Service of  
Process for the aforementioned corporation at the designated  
place in this certificate, I hereby accept the appointment and  
agree to act in its capacity, I further agree, am familiar with and  
accept the obligations of my position as Registered Agent as  
provided for in Chapter 617, Florida Statutes.

\_\_\_\_\_/s/: Stephen Douglas

2022 OCT 14 PM 4:42  
STATE OF FLORIDA  
DEPARTMENT OF REVENUE

Peter J. Sweeney, Attorney with Block & Scarpa  
601 21<sup>st</sup> Street, Suite 401  
Vero Beach, FL 32960

**Subject: Preliminary Plat – Westcity FP Shops – 2571 South Jenkins Road – Technical Review  
Committee Comments for December 15, 2022 TRC Meeting**

**City of Fort Pierce Planning Department**

1. The applicant will supply two (2) Mylars for appropriate signatures and then the plat is recorded with St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111

**Fort Pierce Engineering Department**

1. The preliminary plat shall be revised in accordance with the City of Fort Pierce Code of Ordinance Section 121-10(3).  
Plat Sheet 1 of 2:
  - a. Telephone of subdivider.
  - b. The dedicated Stormwater Management Tract will need to be dedicated to a Property Owners Association for their maintenance, exclusive use, and benefit.Plat Sheet 2 of 2:
  - a. The date the plat was drawn.
  - b. Contour lines, having a one-foot interval.
  - c. Location and size of nearest water, sewer and storm drainage lines that will serve the subdivision.
2. Advisory Comment: The applicant shall be made aware that the Final Plat will be reviewed by the City's contract surveyor to confirm conformity with State Statutes Chapter 177 and as such a professional review fee payable to Northstar Geomatics will be required prior to initiating any review.

**Fort Pierce Building Department**

1. Building Official or his representative has no comment of the time of this meeting, but reserves submission of comments upon completion of the official plan review.

2. Any construction will need to meet the requirements of the Florida Building Code 7th Edition.
3. Change of Use required.
4. Building Permit required.
5. Will need to meet the Fire Code.

**Fort Pierce Police Department**

No comments at this time

**St. Lucie County Planning Department**

Comments may be forthcoming

**St. Lucie County PW/Engineering**

1. Advisory: Access to Jenkins Road may be limited to Right-in Right-out only with future improvements to Jenkins Road.
2. A traffic report will be required at time of site plan application.
3. 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.
4. For discussion regarding these comments and response, please contact me at 772-462-2741, [chambersg@stlucieco.org](mailto:chambersg@stlucieco.org) or David Hays at 772-462-1491, [haysd@stlucieco.org](mailto:haysd@stlucieco.org).

**City Clerk Office**

Comments may be forthcoming

**Code Enforcement**

Comments may be forthcoming

**Fort Pierce Utilities Authority**

FPUA W/WW Engineering: Concept Approved:

Water and wastewater (via force main) is available to serve the subject parcel. To connect to

water and wastewater services please submit 2 complete sets of utility construction plans to water/wastewater engineering along with a plan review, a commercial service application, and lift station calculations to FPUA's Water and Wastewater Engineering department, at 1701 S 37th Street Fort Pierce Florida 34947. Please see the Developer's Responsibilities page attached or on the FPUA website for important steps to guide through the entire process including utility details and permit applications (link below. Details and Specifications can be found at W/WW Engineering Page. For any additional questions please contact Shane Ostrander [sostrander@fpua.com](mailto:sostrander@fpua.com) or 772-466-1600 ext 3468.

Note:

Car wash will require a sand and oil separator meeting the requirements of S-14.

FPUA Electric & Gas Engineering: Electric and Gas Engineering Department have reviewed the application - TRC Westcity FP Shops. Approved.

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

1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <https://www.slcfcd.com>
2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.
3. Please send the Fire District electronic plans for the site and buildings.
4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.
5. Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 116.1.4). Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2.5).
6. Per the St. Lucie County Fire District Fire Prevention Code Resolution 690-20. 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.
7. 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.
8. Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft.
9. Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft.

10. Fire Hydrants (shall be) are provided for detached one- and two-family dwellings IAW both of the following: 1) The maximum distance to a fire hydrant from the closet point on the building shall not exceed 600 feet. 2) The maximum distance between fire hydrants shall not exceed 800 feet. NFPA 1:18.5.2.
11. 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".
12. Per NFPA 1114 Chapter 9, Section 1.3. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD).
13. Minimum Size of Water Mains  
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.
14. Two-Way Radio Enhancement Systems/BDAS shall be installed, inspected and operationally tested in accordance with the manufacturer's published requirements, by the local fire department, and comply with the most current edition of the Florida Fire Prevention Code and its incorporated standards and codes. Pre-surveys of radio signal strength shall be submitted to the Fire Marshal in the form of heat signature mapping or a certification document of radio signal strength provided by a licensed engineer.

### **Florida Department of Transportation**

1. The following applicant should contact FDOT to request an access Pre-Application meeting to evaluate proposed connections

### **St. Lucie County School Board**

No comments at this time