



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

Florida

To : File

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

THRU: John Andrews, P.E. – City Engineer

**RE : Millcreek PD, FLUMA & Conceptual Site Plan
North of Orange Avenue and W of Hartman Road
Site Plan 22-43900003**

DATE : JULY 11, 2022

This is to advise you that we have completed the review of the following documents as received by this office on July 8, 2022:

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

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, PD, FLUMA Approval | <input type="checkbox"/> DPCR 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 Engineering Comments

Q:\ENGINEERING\Site Development Projects\M\Millcreek\Site Plan 07082022\SP 07112022.docx

Review Application documents:

Development Review application shows residential site acreage is 82.59 acres;
Application for Zoning Atlas Map Amendment shows total acreage of 85.24 acres, capacity analysis in this application shows total acreage is 84.54 acres;
Traffic Statement for Rezoning and Capacity analysis shows 84.54 acres for residential, calculations for Intensity on Table 2 uses 56.6 and 5.97 acres (total of 62.57 acres).

Application for Future Land Use Map Amendment "small scale (<10 acres)" is checked, however total acreage is noted as 21.97 acres.

Applications for Zoning Atlas Map Amendment(s) and Future Land Use Map Amendment require "Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern..." There does not appear to be any such statement included in the package.

For capacity analysis on each application, Proposed Flood Zone should match existing not "N/A".

Ensure Applicant Acknowledgement appropriate box is checked on each application

Site Plan Review:

This site plan is preliminary, please refer to appropriate sections of the Land Development Code for requirements for future approvals.

1. Stormwater calculations and drainage shall meet the requirements of Chapter 119.
2. Erosion and sediment control shall meet the requirements of Chapter 107.
3. In general, submittal shall meet the requirements of Chapter 125 Sections 313, 314, and 315.
4. For entrance (Entry Road B) on SE corner, documentation for "shared use" with adjacent property owner will be required prior to site plan approval.
5. Orange Avenue is an FDOT owned and maintained facility; coordination with FDOT for driveway permits will be required.
6. Label the dimension of the wetland buffer.
7. What is the buffer width on the north side of the 1.85ac Stormwater Pond?
8. What are the median and aisle widths between the units in the center (69' overall dimension)?
9. Label the dimensions of the aisle/drive widths on the entrances.
10. Label the dimensions of the aisle/drive widths and parking spaces for the Apartment parking.
11. All parking spaces shall either have curb or concrete parking blocks.
12. The plan does not appear to have space for a perimeter berm.
13. Verify buffer requirements meet code requirements.
14. All agency permits (ACOE, DEP/SFWMD, FWC, FDOT, etc) will be required for DPCR approval.
15. For drainage calculations and review, please provide location and elevations of all existing and proposed drainage facilities within the site plan area and adjacent vicinity for 100 feet in all directions. (An overall topographic/contour map showing the limits of the property drainage basins would be appreciated).



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

Meeting Date: 7.21.22
Property Address: Planned Development, Future Land Use and Conceptual Site Plan - Millcreek - N. of Orange Avenue and W. of Hartman Road

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

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

Additional Comments/Requirements:

Building Official's or Representative's Signature _____

Date: _____

7/18/22



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

Florida

Technical Review Committee meeting

July 21, 2022

Case # 22-43900003

Planner: City of Ft. Pierce Planning Department

Planned development / FLUMA / Conceptual Site Plan

Millcreek, North of Orange Avenue and West of Hartman Road, Fort Pierce, FL

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



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

Technical Review Committee Meeting

July 21, 2022

TECHNICAL REVIEW PROJECT # 22- 43900003

Millcreek PD, FLUMA & Conceptual Site Plan – N. of Orange Ave and W. of Hartman Rd

Comments

FPUA W/WW Engineering: Conceptual Plan request is approved.

Water and wastewater services are available to serve the subject property from Orange Ave. To connect to these services please submit Utility Plan (3 complete sets) along with a completed plan review application to the Water and Wastewater Engineering Department, at 1701 S 37th Street Fort Pierce Florida, 34947. Please use the link below to our website for a step-by-step guide through the entire process, including utility details and permit applications. For questions please contact John Biggs at 772-466-1600 ext. 3474

<https://fpu.com/water-and-wastewater-engineering-downloads/>

FPUA Electric & Gas Engineering: Electric and Gas Engineering Department have reviewed the application – TRC Develop Millcreek. Approved.

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

Gas service is available to the site (from the south side of Orange Avenue). Please provide a copy of the gas riser diagram with the anticipated load (if developer is interested in natural gas service). For more information and incentive available, please contact Billy Dupre.

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

(Con't pg 2)



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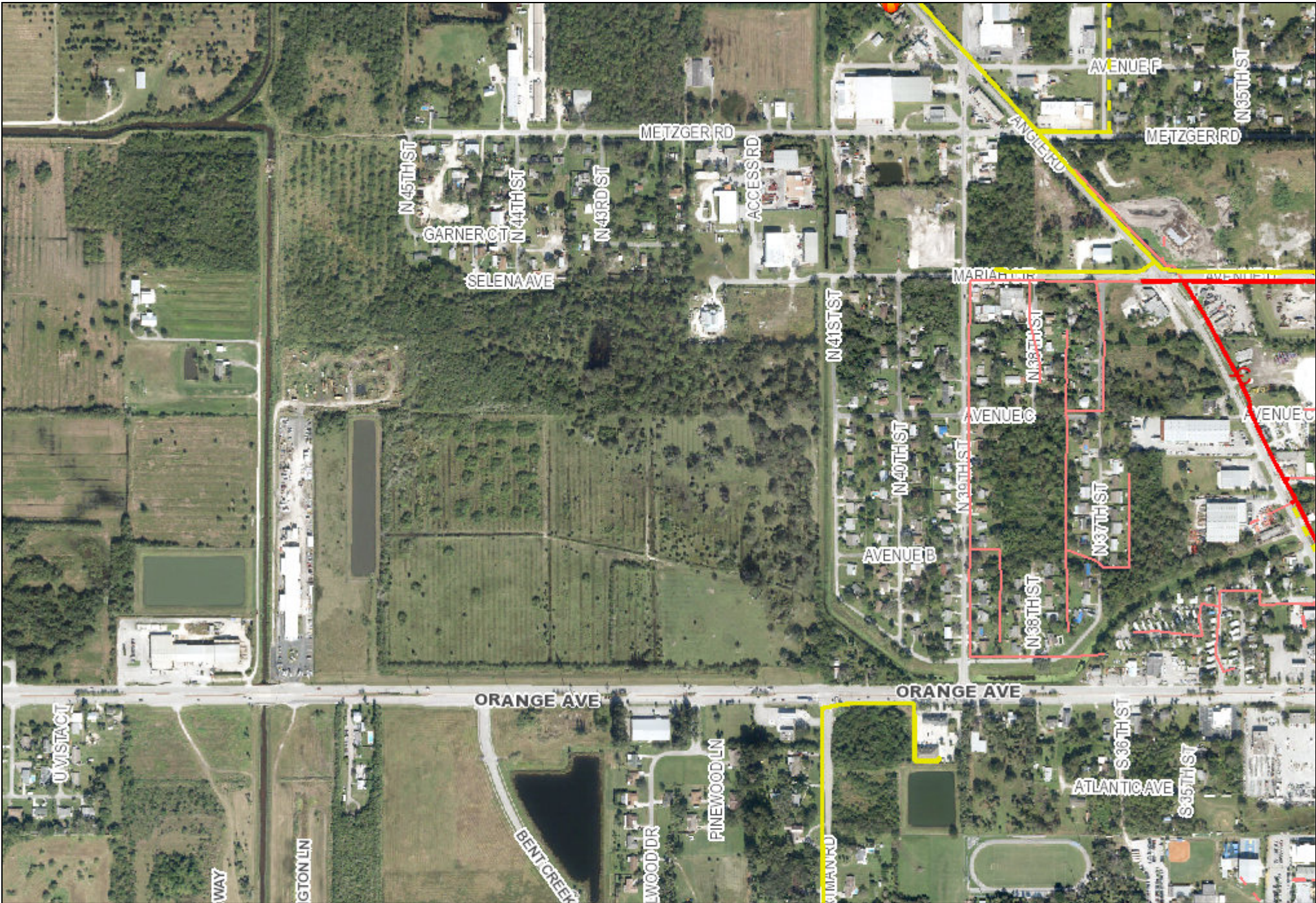
Utility easement may be required for all propose FPUA gas facilities within the site.

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. 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.

Attached is a copy of the FPUA GIS Map (Gas).



051421 - FPUA GIS
Map - Gas.pdf...



Legend

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

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



Know what's below.
 Call before you dig.

Date: 5/14/2021

Create d By:
 Name



FPUA Web Map



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

July 19, 2022

PROJECT: Millcreek
REF: TRC App. #22-43900003
TO: Vennis Gilmore
FROM: Grant Chambers

The following comments are offered by SLC PW - Engineering:

1. Public Works does not have any comments regarding the annexation.
2. The site is located within the Jenkins Overlay District. The proposed plan does not appear to align with the Jenkins Overlay District Map. The plan would need to be revised to match the approved map or a text amendment will be required.
3. An application for a text amendment to the Jenkins Overlay District has been submitted by another applicant. This applicant may wish to coordinate proposed changes to the overlay district with the other applicant or submit a separate text amendment to the Jenkins Overlay District.
4. The County recommends relocating the traffic circle further north to align with Avenue B to the east for possible future connection.
5. Orange avenue is an FDOT Right-of-Way. Please coordinate a pre-application meeting with FDOT to discuss access.
6. Provide response and the TIS or TIR directly to the County for review. The city does not provide for you.
7. 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.
8. For discussion regarding these comments and response, please contact me at 772-462-2741, chambersg@stlucieco.org.

Cc: Alicia Rosenthal



BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Millcreek

REVIEW DATE: 7/15/2022

PLANNER: VENNIS GILMORE

REVIEWED BY: Lieutenant Andres Elizondo

Site Plan Approved: _____

Site Plan Approved with conditions: _____

Site Plan Approval pending written acknowledgement of conditions: X

Site Plan Rejected: _____

The Following Revisions Are Necessary:

- 1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <https://www.slcfcd.com>**
- 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**

"Our Family Serving Yours"

5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392

Telephone: (772) 621-3400 Fax: (772) 621-3500

www.slcfcd.com



- 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. Security gates must either be manned 24 hour/day or provide an access control key switch on the control panel to allow for Fire Department entry in an emergency. Security gates must maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power.**
 - 7. The minimum acceptable cul-de-sac radius is 50 feet to the edge of pavement.**
 - 8. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77k lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.**
 - 9. FD access roads (shall be) are provided such that any portion of an unsprinklered facility or exterior wall is located not more than 150' from FD access roads as measured by an approved route around the exterior of the building or facility. (450' for NFPA 13, 13D, 13R sprinklered protected buildings).**
 - 10. A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. NFPA 1.18.2.3.2.1.**
 - 11. Where a one- or two-family dwelling, or townhouse, is protected with an approved automatic sprinkler system that is installed in accordance with NFPA 13D or NFPA 13R, as applicable, the distance in 18.2.3.2.1 shall be permitted to be increased to 150 ft (46 m). NFPA 1.18.2.3.2.1.1.**
 - 12. Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.**
 - 13. 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.**

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- 14. 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”.**
- 15. 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).**
- 16. 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.**
- 17. Provide the fire district the Pre-Construction Site Checklist Affidavit. This affidavit shall include the pre-construction fire protection plan, pre-construction fire department access roads, and pre-construction on-site credible water supply for your development and or project (the affidavit can be found at <http://www.slcfcd.com/182/Applications-Permits> under fire permits.**
- 18. 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.

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From: [SANDERS, MARVIN E.](#)
To: [Vennis Gilmore](#); [Planning Department](#)
Subject: 22-43900003 Millcreek PD PD & Conceptual Site Plan
Date: Tuesday, July 19, 2022 5:24:46 PM
Attachments: [image.png](#)
[image.png](#)

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. .

The St. Lucie County School District has reviewed the above reference project and we have the following comments:

1. Please provide typical roadway sections including pedestrian circulation and access.
2. The project is in the St. Lucie County Jenkins Road overlay district. Will the roadway network be extended to aid in building a grid roadway network to prevent overloading Jenkins and Orange Avenue?
3. The School District is currently planning the reconstruction of Fort Pierce Westwood Academy (FPWWA) High School. Our initial review is that it would be beneficial to use the proposed Jenkins Road overlay roadway network for access to the new school. By building out that network the proposed residential project would be within 0.6 miles of the FPWWA. Without that network the walk to school for a student will be approximately 1.6 miles through an industrial area.
4. The City has no parks west of 33rd street north of Edwards Road. Will there be any public recreation areas to serve the development? See the link for the parks and the locations of 10-minute walk to a park. I have also pasted the map below. <https://parkserve.tpl.org/mapping/index.html?CityID=1258715>

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

Marty E. Sanders, P.E.
Growth Management, Land Acquisition & Inter-Governmental Relations
School Board of St. Lucie County
9461 Brandywine Lane, Room 2-303
Port St. Lucie, FL 34986



office 772.429.7547cell 772.216.5755

