

DRAFT



CITY OF FORT PIERCE PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, **MARCH 8, 2023**, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Ms. Daniel entered the meeting at 2:05 PM.

Present: Alexander Edwards; Nichelle Clemons; Uline Daniel; Harold Albury; Anton Kreisl; John Heaning; Frank Creyaufmiller, Chairman

Staff Present: Kev Freeman, Planning Director
Vennis Gilmore, Assistant Planning Director
Ryan Altizer, Senior Planner
Alicia Rosenthal, Planning and Development Organizer

4. CONSIDERATION OF ABSENCES

All members were in attendance.

5. APPROVAL OF MINUTES

a. Minutes from the February 13, 2023 meeting

Motion was made by Nichelle Clemons, and seconded by Harold Albury to approve the minutes from the February 13, 2023 meeting.

AYE: Harold Albury, Anton Kreisl, John Heaning, Nichelle Clemons, Alexander Edwards, Chairman Frank Creyaufmiller

Passed

6. NEW BUSINESS

Mr. Freeman said Mr. Sanders, St. Lucie County School District Ex-officio Board Member, was unable to make the meeting, and he has no comments on the agenda.

a. **Annexation - Weatherbee - Parcel ID: 3403-502-0015-000-5**

Mr. Altizer gave an overview of the application and answered questions from the Board. He stated the request for review is an application for an annexation of one (1) 6.94 +/- acre parcel into the city. The current Future Land Use is Residential High (RH) with a requested city Future Land Use of Medium Density Residential (RM) and a current Zoning of Residential, Multi-Family (RM-11) with a requested city Zoning of Medium Density Residential (R-4).

Tod Mowery, Redtail Applicant Representative, stated the multifamily project is working out the architectural details. Mr. Mowery answered questions from the Board on surrounding properties and number of preliminary dwelling units.

Motion was made by Anton Kreisl, and seconded by Nichelle Clemons to forward a recommendation of approval to the City Commission.

AYE: Harold Albury, Anton Kreisl, John Heaning, Alexander Edwards, Nichelle Clemons, Uline Daniel, Chairman Frank Creyaufmiller

Passed

b. **Conditional Use - Techno Arts Academy - 2817 Peters Road**

Mr. Altizer gave an overview of the application and answered questions from the Board. The applicant is requesting the review of an application for a Conditional Use for a charter elementary school. The applicant is seeking to operate the school in an existing, stand alone 11,346 square foot building. Seven (7) classrooms, a main office, four (4) bathrooms, a teachers lounge and a cafeteria are proposed in the floor plan. Mr. Altizer noted there will be no food cooked on the premise. The applicant is proposing a phased growth of the school, starting with approximately 126 kindergarten to 2nd graders. Each year a grade will be added until an approximate 320 kindergarten to 5th grade students attend the school. The school would employ around 25 staff members and school hours would be between 7 am to 4 pm. The Future Land Use is General Commercial (GC) and the Zoning is General Commercial (C-3).

Dawn Hauptner, CEO, stated the school was approved by the St. Lucie County School Board last year. The school will offer a technology and art based program with an intensive literacy program that will make for a longer school day. Ms. Hauptner answered questions from the Board on the playground, fencing, gate, hot food, and parking.

Motion was made by Harold Albury, and seconded by Anton Kreisl to forward a recommendation of approval to the City Commission.

AYE: Anton Kreisl, John Heaning, Alexander Edwards, Nichelle Clemons, Uline Daniel, Harold Albury, Chairman Frank Creyaufmiller

Passed

c. **Site Plan and Conditional Use with New Construction - Love Ministries Telecom Tower - 3111 Avenue D**

Mr. Altizer gave an overview of the application and answered questions from the Board on gopher tortoises, landscaping, zoning, and density. The applicant is requesting the review of an application for a Conditional Use for a telecommunications tower. The applicant is seeking to install an unmanned wireless facility consisting of a 199-foot monopole and associated ground equipment within a 60 foot x 60 foot secure equipment compound. The monopole is designed to have a maximum of 4 carriers. Mr. Altizer stated the 3.74 +/- acre site area Future Land Use is General Commercial (GC) and the Zoning is General Commercial (C-3).

Deborah Martohue, Applicant Representative, stated the location of the tower will have minimal impact, and it has been a multi-year process in finding the right site. Ms. Martohue stated Verizon will be the anchor tenant, and they will work with others on the network to fill the gaps. Ms. Martohue showed the overall site location, highlighting there will be no additional impact on the residential neighborhood. Ms. Martohue said the tower far exceeds the code setbacks and there is potential for three communication providers, which will reduce the need for additional towers. Ms. Martohue asked for a waiver of the 5-foot sidewalk requirement along Avenue D, since the sidewalk goes nowhere and the site is not pedestrian facility. Ms. Martohue answered questions from the Board on the fall zone radius.

Mr. Freeman stated staff was in agreement for the waiver of the sidewalk.

Ms. Martohue noted the site is 3.74 acres and the tower will be taking 2% or less of the site, which will be a de minimus impact.

Board discussion ensued on what triggers a developer to build a sidewalk if there is no existing sidewalk in place. Mr. Freeman explained redevelopment of a property would require a sidewalk be put in place unless there are specific reasons such as not enough ROW or drainage or utilities are in the way. Mr. Freeman said the hope of the city is to allow pedestrians to be safe while walking or biking.

Jerome Rhyant, property owner, showed a conceptual site plan for the rest of the site, and he stated the sidewalk will be developed when Treasure Coast RV and Boat Storage is completed.

Motion was made by Nichelle Clemons, and seconded by Uline Daniel to forward a recommendation of approval to the City Commission with the waiver of the 5-foot sidewalk connection.

AYE: John Heaning, Alexander Edwards, Nichelle Clemons, Uline Daniel, Harold Albury, Anton Kreisl, Chairman Frank Creyaufmiller
Passed

d. **Site Plan and Conditional Use - JDA Self-Storage and Vehicle Storage Facility - 5553 Okeechobee Road**

Mr. Gilmore gave an overview of the application. The request is for review of an application for a Site Plan and Conditional Use to construct an approximately 103,022 square foot, two-story, self-storage and vehicle storage facility with associated site improvements. The

subject parcel has a total of approximately 10.64 acres, however, the site plan will encompass only approximately 4.34 acres. The Future Land Use is General Commercial (GC) and the Zoning is General Commercial (C-3). Mr. Gilmore answered questions from the Board on the number of storage facilities approved in the last year and the opaque fencing.

Mike Miles, Applicant Representative from Dynamic Engineering, showed a PowerPoint presentation, and he provided history on Johnson Development, highlighting they have developed 70 storage facilities across the country. Mr. Miles answered questions from the Board on the type of fencing around the property, coded gate access, shaded car storage and traffic generation.

Board discussion ensued on concerns for the number of storage units being built in Fort Pierce and where they are located.

Mr. Freeman stated the increase of storage facilities is a direct consequence of residential units. He noted staff is concerned with the appearance from the roadway and the lack of architecture. He said the visual impact is more important than the use.

Natalie Smith, Johnson Development Representative, stated the company models out a five-year cash flow projection, and they stay on top of existing storage facility supply. Ms. Smith noted the seven (7) square foot per person is below the national supply average in Fort Pierce.

Motion was made by John Heaning, and seconded by Nichelle Clemons to forward a recommendation of approval to the City Commission with the following six (6) conditions:

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1. A completion certification by a landscape architect, cost estimate, and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.
2. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Fort Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.
3. Per City Code Chapter 121 Subdivisions, a Final Plat is required.
4. After completion of the Final Plat, please submit a General Address Request Form for the newly created Parcel ID and for each proposed building.
5. If a monument sign is proposed, please consider installing a landscaped area around the proposed monument sign base which extends a minimum distance of three (3) feet in all directions. Such landscaped area shall be completely covered by ground cover and shrubs, hedges, or similar vegetative materials.
6. Install an opaque fence for the outside storage area.

AYE: Alexander Edwards, Nichelle Clemons, Uline Daniel, Harold Albury, Anton Kreisl, John Heaning, Chairman Frank Creyaufmiller

Passed

e. **Site Plan - Twin Vee - 3101 S. US Highway 1**

Mr. Freeman gave an overview of the application and said that Twin Vee is a technology advanced boat manufacturing business. He said the request is for a review of an application for a site plan to construct an additional 23,456 square foot expansion together with a 4,389 square foot covered awning. The additions will connect two existing buildings which are used by the existing Twin Vee boat manufacturing business. The subject parcel has a total of

approximately 7.27 acres. The existing Future Land Use is General Commercial, (GC), and the Zoning is General Commercial, (C-3). Mr. Freeman said they will be enclosing the activities that are going on in the infill area.

Brad Currie, Applicant Representative from EDC, stated the building that burned down is being replaced with an expanded building for the manufacturing process. Mr. Currie answered questions from the Board on parking and additional phases.

Motion was made by Harold Albury, and seconded by Nichelle Clemons to forward a recommendation of approval to the City Commission.

AYE: Nichelle Clemons, Uline Daniel, Harold Albury, Anton Kreisl, John Hening, Alexander Edwards, Chairman Frank Creyaufmiller

Passed

f. Preliminary Plat - Westcity FP Shops - 2671 S. Jenkins Road

Mr. Altizer gave an overview of the application and answered questions from the Board. The request is for review of an application for a preliminary plat to subdivide one (1) parcel into three (3) platted lots. The Future Land Use is General Commercial (GC) and the Zoning is General Commercial (C-3).

Brad Ulmer, Applicant Representative from Thomas Engineering, answered questions from the Board on a mitigation pond, Okeechobee Road median, and an association being formed. Mr. Ulmer stated FDOT gave access for the parcel being planned, and he said when the 2nd parcel is designed and the use is provided, he will work with FDOT to address possibly modifying the median.

Motion was made by Alexander Edwards, and seconded by Nichelle Clemons to forward a recommendation of approval to the City Commission.

AYE: Uline Daniel, Harold Albury, Anton Kreisl, John Hening, Alexander Edwards, Nichelle Clemons, Chairman Frank Creyaufmiller

Passed

g. Preliminary Plat - Fort Pierce Commercial - 5553, 5555 and 5575 Okeechobee Road

Mr. Altizer gave an overview of the application and answered questions from the Board. The request is for review of an application for a preliminary plat to subdivide three (3) parcels into five (5) platted lots on 14.14 +/- acres. The Future Land Use is General Commercial (GC) and the Zoning is General Commercial (C-3).

Aaron Stanton, Engineer of Record, MBV Engineering, stated the five parcels include Wawa, Chipolte, Aldi, a stormwater tract and the proposed JDA Self Storage and Vehicle Storage.

Motion was made by Nichelle Clemons, and seconded by Harold Albury to forward a recommendation of approval to the City Commission.

AYE: Harold Albury, Anton Kreisl, John Hening, Alexander Edwards, Nichelle Clemons, Uline Daniel, Chairman Frank Creyaufmiller

Passed

7. COMMENTS FROM THE PUBLIC

There were no comments from the public.

8. DIRECTOR'S REPORT

Mr. Freeman introduced Kerry Charles, new city planner, to the Board and Ms. Charles told the Board a little bit about herself.

Mr. Freeman made the Board aware of legislative items coming forward, and he stated he will provide updates as they come in.

9. BOARD COMMENTS

Mr. Albury thanked Mr. Freeman for clarifying and providing answers on the sidewalk situation. Mr. Albury suggested that if nothing is built within five years, sidewalks are built out. Mr. Freeman explained the internal process for sidewalks is currently in place, unless it is a capital project. He highlighted the #1 priority is putting in sidewalks because there are too many missing links and this will make the property more valuable for developers and neighbors.

Chairman Creyaufmiller suggested the public be notified of the Planning Board meeting agenda items.

Chairman Creyaufmiller thanked the Board for their dedication and attendance.

10. ADJOURNMENT



CITY OF FORT PIERCE

PLANNING BOARD

March 13th, 2023

Weatherbee Annexation
Parcel ID: 3403-502-0015-000-5

APPLICANT

REDTAIL DG. Tod Mowery

PROPERTY OWNER(S)

Hoffman Family Limited Prtnshp

PARCEL ID #(S):

3403-502-0015-000-5

PARCEL ID 3403-502-0015-000-5 – ANNEXATION

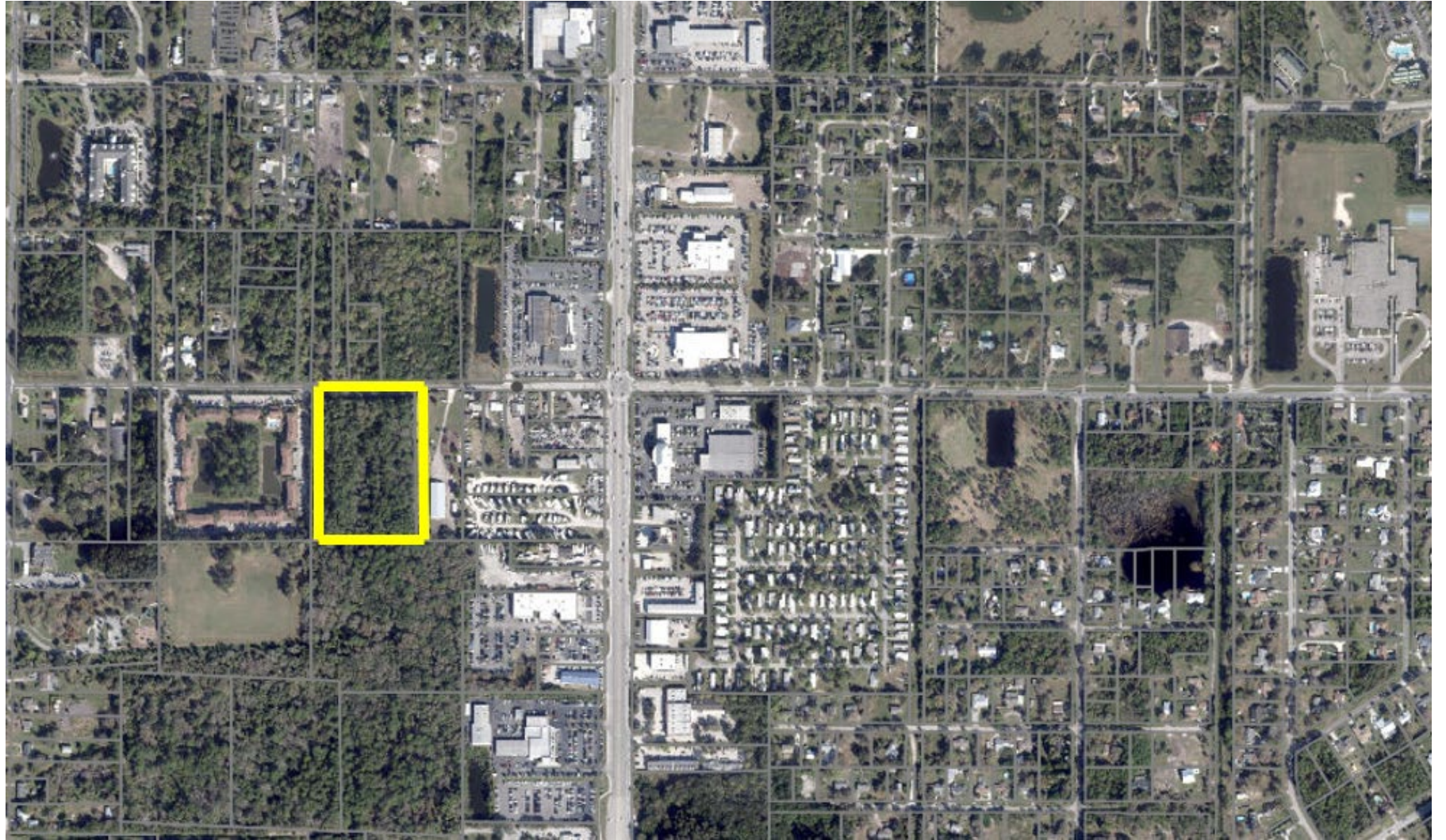


SUMMARY

Request for review of an application for an annexation of one (1) parcel into the city, with a City Future Land Use of RM, Medium Density Residential, and a City Zoning of R-4, Medium Density Residential.



SITE LOCATION



SITE AREA= 6.94 +/- Acres

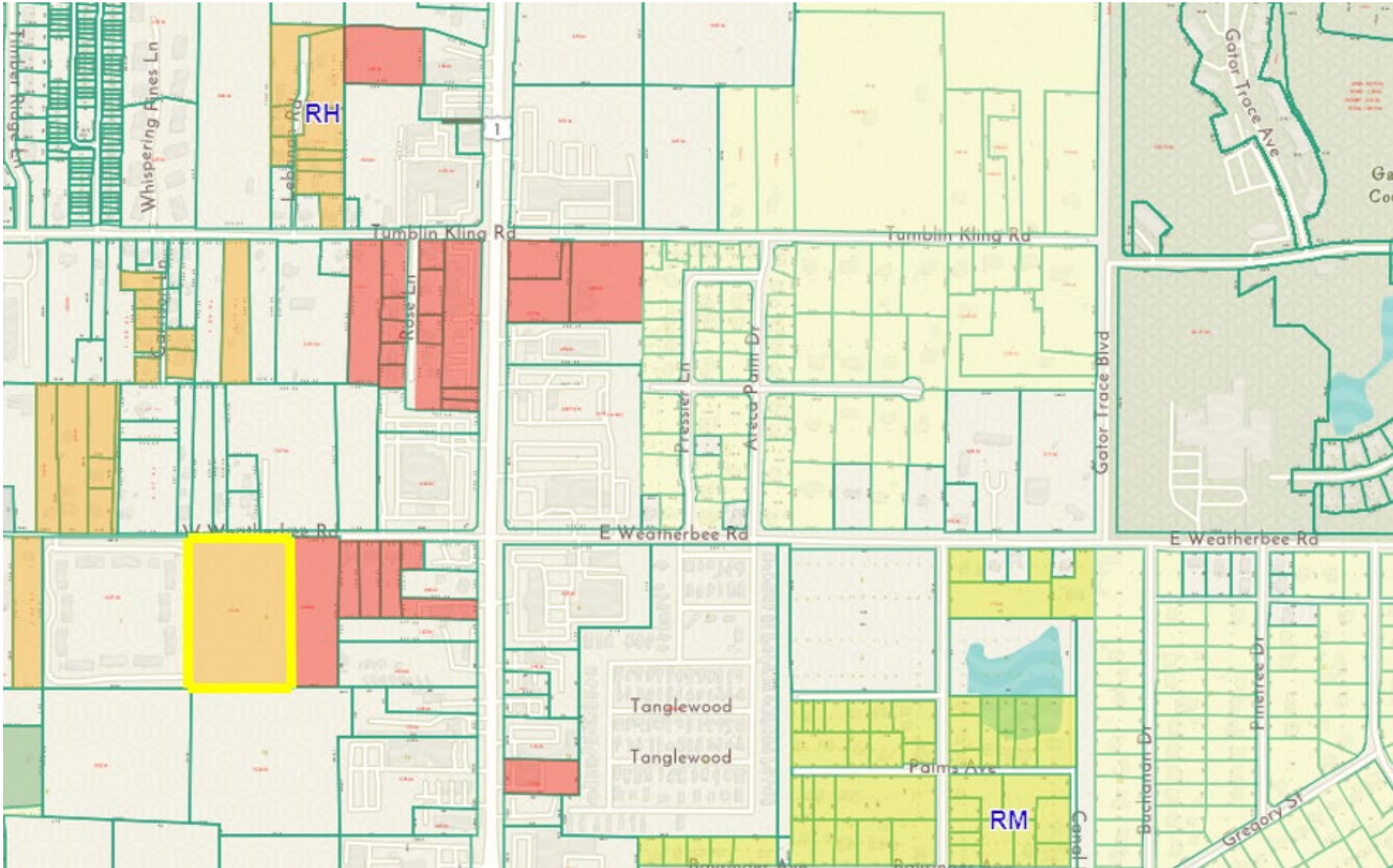
PARCEL ID 3403-502-0015-000-5 – ANNEXATION



EXISTING/PROPOSED FUTURE LAND USE

Current FLU RH (Residential High, 15 du/a – St. Lucie County)

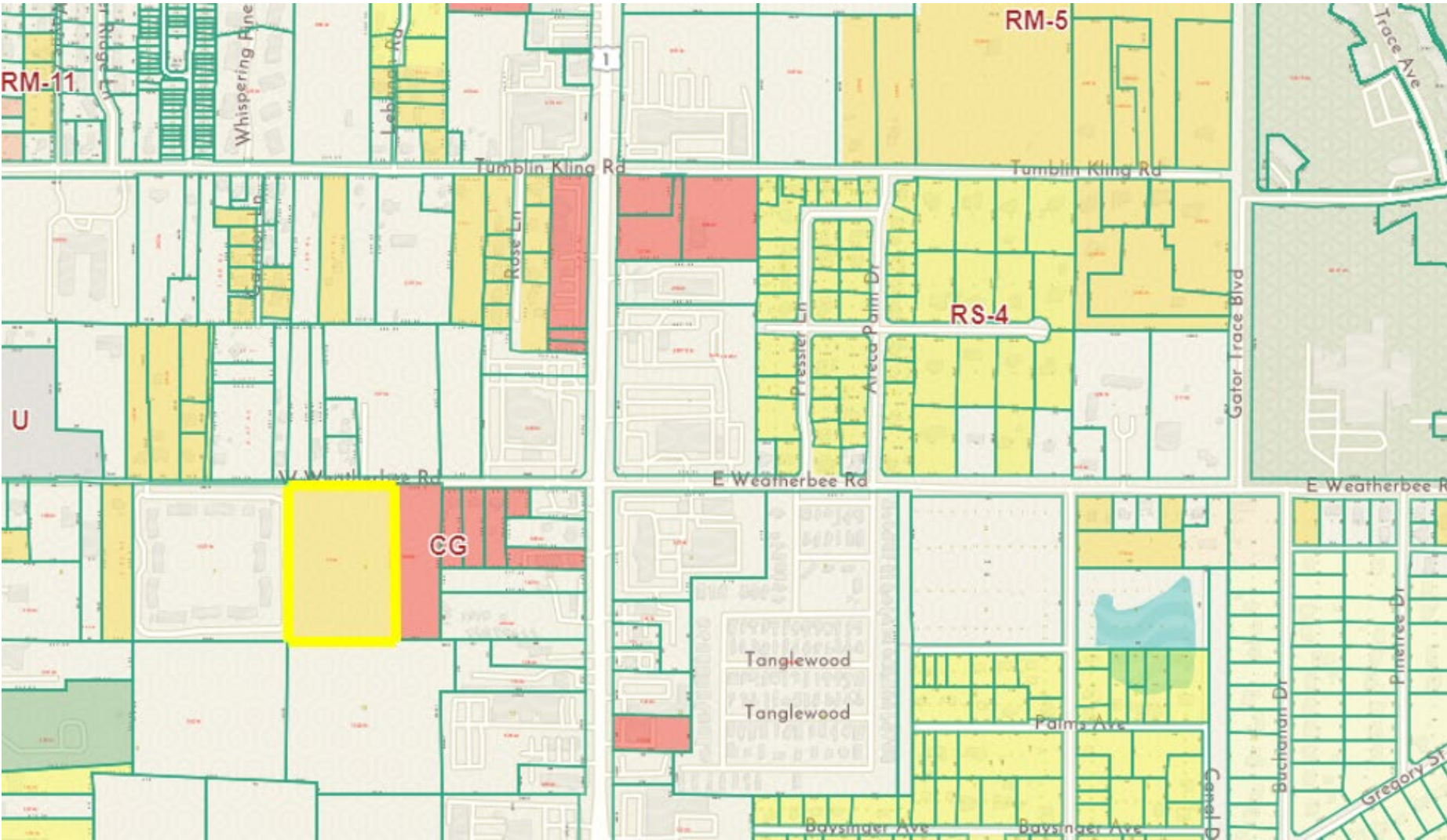
Proposed FLU RM (Medium Density Residential – City of Fort Pierce)



PARCEL ID 3403-502-0015-000-5 – ANNEXATION



EXISTING/PROPOSED ZONING



Currently Zoned RM-11
(Residential, Multi-family-11 du/a
– St. Lucie County)

Proposed Zoning R-4 (Medium
Density Residential – City of Fort
Pierce)

PARCEL ID 3403-502-0015-000-5 – ANNEXATION



RECOMMENDATION

Staff recommendation is for the Planning Board to move the proposed Annexation for approval to City Commission.

ALTERNATIVE RECOMMENDATION

1. Recommend Approval with conditions.
2. Recommend Disapproval.





THE SUNRISE CITY

FORT PIERCE
PLANNING DEPARTMENT *Florida*



Tod Mowery, AICP
100 S. 2nd Street
Fort Pierce, FL 34950

**Subject: Annexation - Weatherbee: Parcel ID 3403-502-0015-000-5 - Technical Review
Committee Comments for February 15, 2023 TRC Meeting**

City of Fort Pierce Planning Department

1. Is there any information as to what will be proposed on this parcel after it has been annexed into the city?

Fort Pierce Engineering Department

Comments may be forthcoming

Fort Pierce Building Department

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.

Fort Pierce Police Department

Comments may be forthcoming

St. Lucie County Planning Department

Comments may be forthcoming

St. Lucie County PW/Engineering

Comments may be forthcoming

City Clerk Office

Comments may be forthcoming

Code Enforcement

Comments may be forthcoming

Fort Pierce Utilities Authority

FPUA W/WW Engineering: Approved,

Water and wastewater (via forcemain) is available to serve the subject parcel. To connect to these services please submit 2 complete sets of utility construction plans to water/wastewater engineering along with a plan review and a commercial service application. Details and Specifications can be found at W/WW Engineering Page. For any additional questions please contact Shane Ostrander sostrander@fpua.com or 772-466-1600 ext 3468.

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

FPUA Electric & Gas Engineering: FPUA Electric & Gas Engineering has reviewed the application. Approved. No further comments.

St. Lucie County Fire District

No comments at this time

Florida Department of Transportation

Comments may be forthcoming

St. Lucie County School Board

Comments may be forthcoming



CITY OF FORT PIERCE

Planning Board

March 13th, 2023

Love Ministries Telecom Tower– Conditional Use

APPLICANT

Deborah L Martohue, Esp. AICP

PROPERTY OWNER(S)

The Love Center Regeneration Ministries

PARCEL ID #:

2408-123-0008-000-2

Love Ministries Telecommunication Tower– Conditional Use – 3111 Avenue D

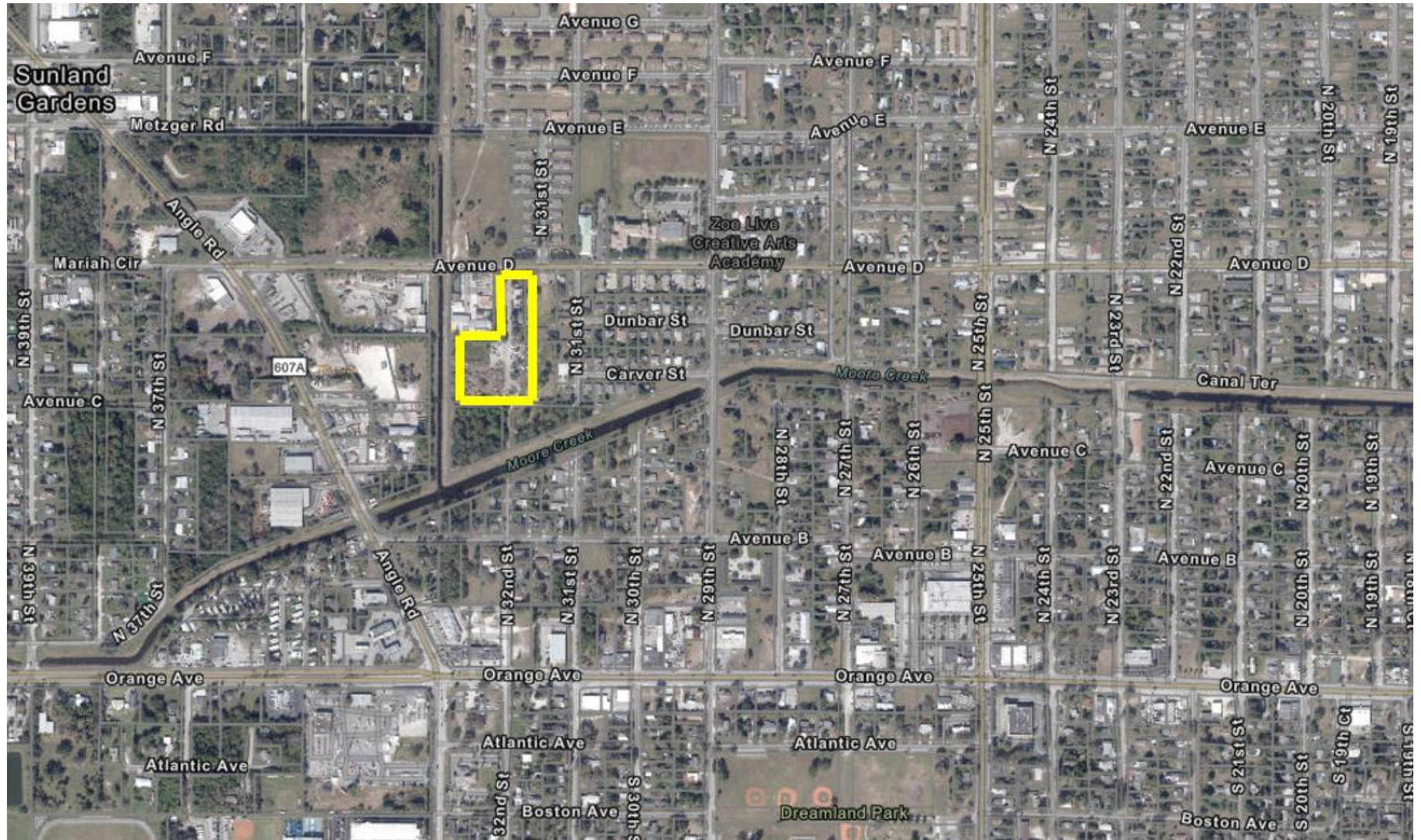


SUMMARY

The applicant is requesting the review of an application for a Conditional Use for a Telecommunications Tower located at 3111 Avenue D. The applicant is seeking to install the unmanned wireless facility consisting of a 199-foot monopole and associated ground equipment within a 60 ft x 60 ft secure equipment compound with access from Avenue D. The monopole is designed to have a maximum of 4 carriers.



SITE LOCATION



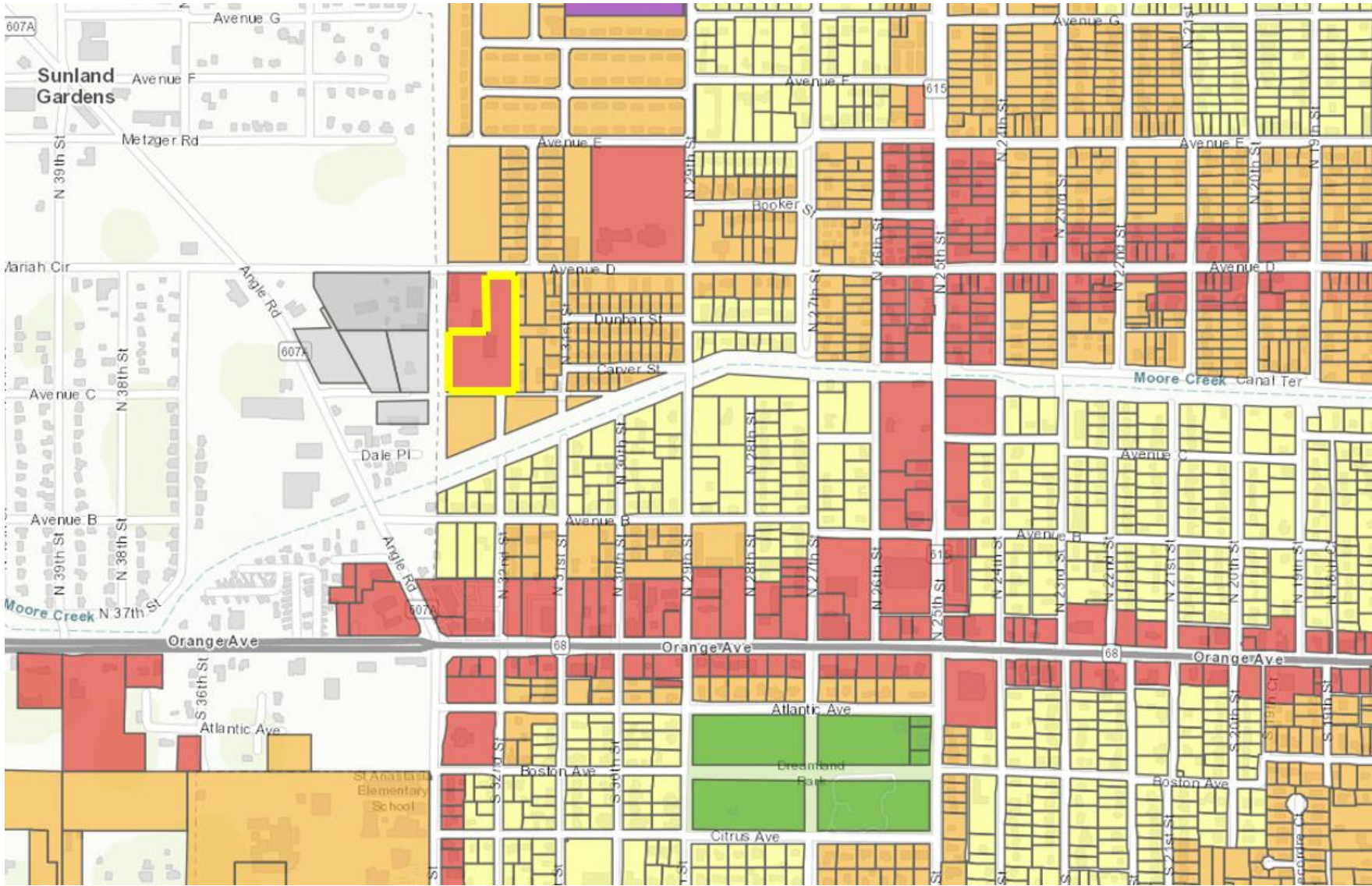
SITE AREA= 3.74 +/- Acres

Love Ministries Telecommunication Tower– Conditional Use – 3111 Avenue D



FUTURE LAND USE

Future Land Use: GC (General Commercial)



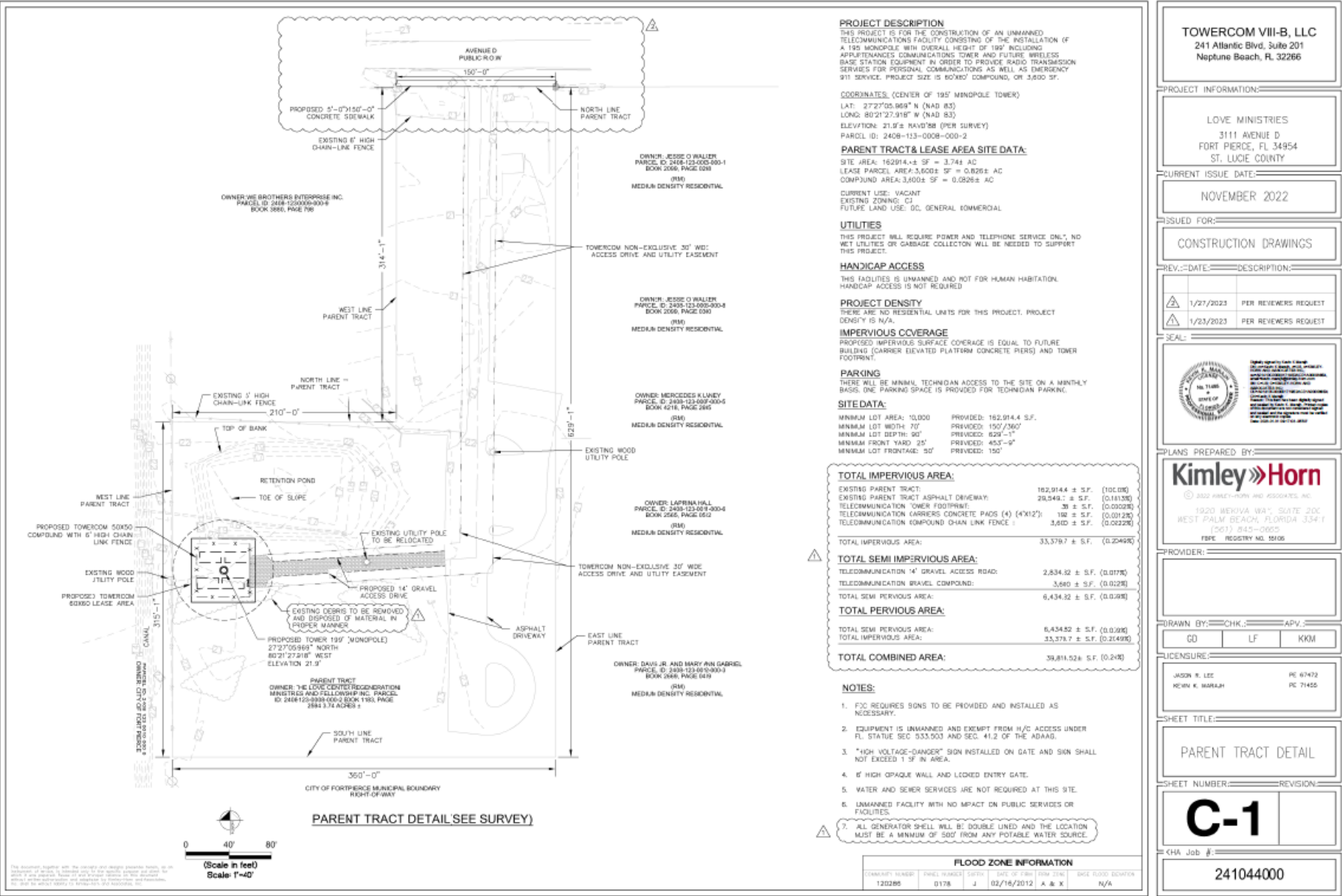
Love Ministries Telecommunication Tower– Conditional Use – 3111 Avenue D



Zoning: C-3 (General Commercial)



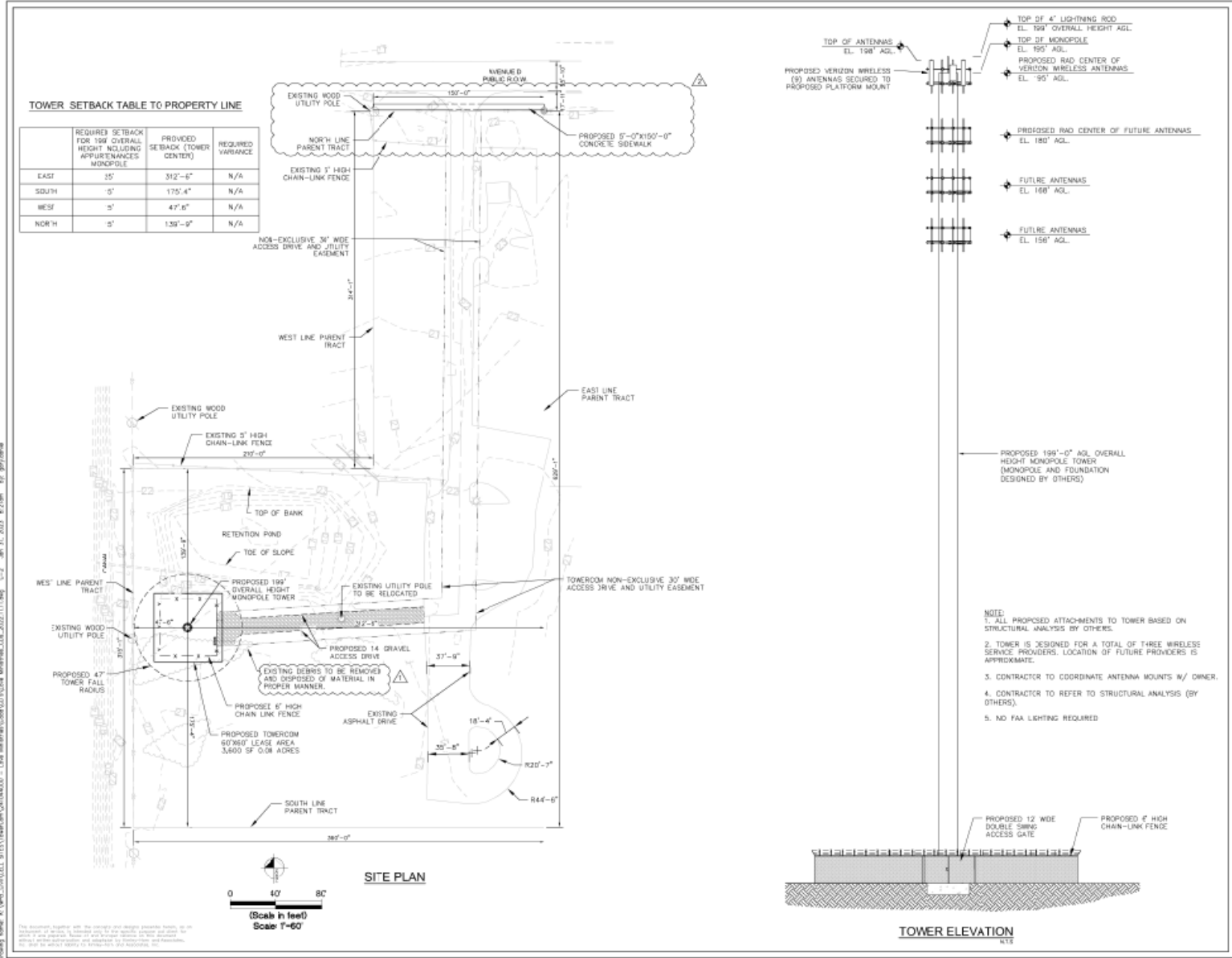
SITE PLAN



Love Ministries Telecommunication Tower– Conditional Use – 3111 Avenue D



SITE PLAN



TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

PROJECT INFORMATION:

LOVE MINISTRIES
3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

CURRENT ISSUE DATE:
NOVEMBER 2022

ISSUED FOR:
CONSTRUCTION DRAWINGS

REV.: DATE DESCRIPTION:

1/27/2023	PER REVIEWERS REQUEST
1/23/2023	PER REVIEWERS REQUEST

SEAL:



Kimley-Horn & Associates, Inc.
1920 MEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0605
FSPC REGISTRY NO. 55106

PLANS PREPARED BY:
Kimley-Horn
KIMLEY-HORN AND ASSOCIATES, INC.
1920 MEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0605
FSPC REGISTRY NO. 55106

PROVIDER:

CD	LF	KKM
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LICENSURE:

JASON R. LEE KIMLEY-HORN	PC 67472 PC 71455
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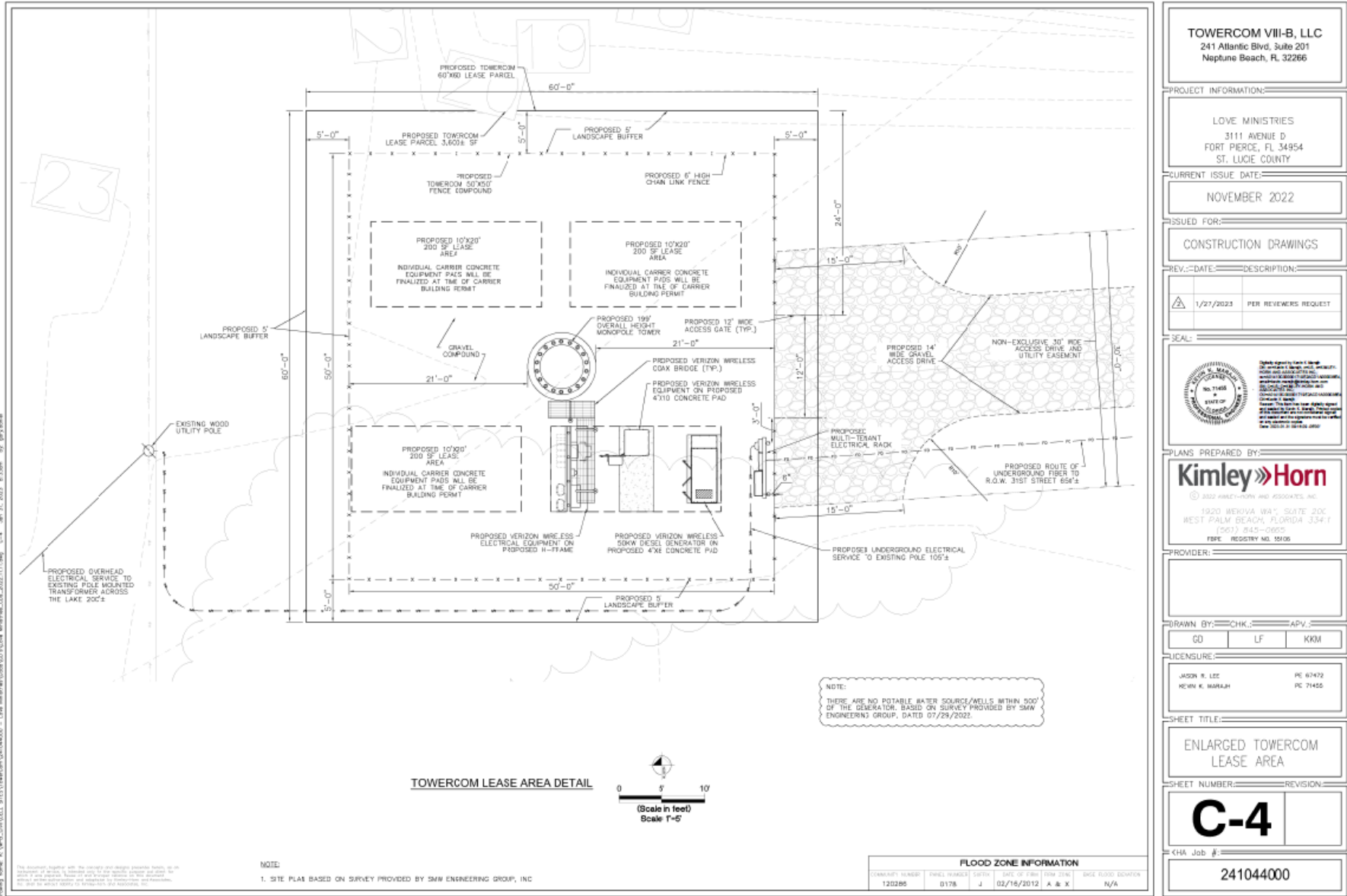
SHEET TITLE:
TOWER ELEVATION & SITE PLAN

SHEET NUMBER: **C-2** REVISION:

CHA Job #:
241044000



SITE PLAN



Love Ministries Telecommunication Tower– Conditional Use – 3111 Avenue D



RECOMMENDATION

Staff recommendation is for the Planning Board to vote **APPROVAL** of the proposed Conditional Use to move to City Commission.

ALTERNATIVE RECOMMENDATION

1. Recommend Approval with alternative conditions.
2. Recommend Disapproval.





THE SUNRISE CITY

FORT PIERCE
PLANNING DEPARTMENT *Florida*



Deborah L Martohue Esq., AICP
1036 23rd Avenue N
St. Petersburg, FL 33704

Subject: Site Plan and Conditional Use – 3111 Avenue D – Technical Review Committee Comments for January 19, 2023 TRC Meeting

City of Fort Pierce Planning Department

1. Strongly recommend reaching out to the surrounding property owners and holding a project discussion about the telecommunications tower.
2. A completion certification by a landscape architect, cost estimate, and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.
3. Are there any other perspective providers who are interested in adding to this monopole besides Verizon?
4. With the protected species portion of the Environmental Assessment, was a separate gopher tortoise survey done?
5. The zero-fall zone referenced in one of the letters would mean that the monopole would fall into itself if the pole were to fall?
6. Have any designs been considered in a way to camouflage the 195-foot pole?

Fort Pierce Engineering Department

Comments may be forthcoming

Fort Pierce Building Department

1. Building Official or his represent olive hos no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
2. Building Permit required.

Fort Pierce Police Department

Based on feedback from a recent and similar project proposed in a neighborhood nearby, please diligently conduct the necessary research with regards to this project as it relates to the residential neighbors around the location of this project. (I do see the letters sent to the neighbors, Thank you.)

Should a town hall meeting be held, please pay special attention to making contact with the neighbors who may want to attend the meeting, to possibly include signs or banners that are prominently erected to notify and remind the neighboring residents of any proposed meetings.

St. Lucie County Planning Department

Comments may be forthcoming

St. Lucie County PW/Engineering

No comments at this time

City Clerk Office

Comments may be forthcoming

Code Enforcement

Comments may be forthcoming

Fort Pierce Utilities Authority

FPUA W/WW Engineering: Approved as noted,

Water and wastewater services are available to serve the subject property. 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://fpua.com/water-and-wastewater-engineering-downloads/>

FPUA Electric & Gas Engineering: FPUA Electric & Gas Engineering has reviewed the application. Approved. 1-phase electric service is available from the north property line.

Please contact Sal Scimeca for electric customer requirements and project coordination.

Sal Scimeca

Engineering Technician II
Electric & Gas Engineering
Fort Pierce Utilities Authority
sscimeca@fpua.com
772.466.1600 ext. 6957

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.slcfld.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. 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).
5. 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.
6. 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.
7. Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft.
8. Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft.
9. Site Plans submitted in accordance with this Fire Prevention Code shall include the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.

Florida Department of Transportation

Comments may be forthcoming

St. Lucie County School Board

No comments at this time



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

Florida

To : File/TRC

FROM : Selena Griffett, P.E.

THRU : Tracy Telle – Assistant City Engineer

RE : Site Plan and Conditional Use # 22-07000030
Love Ministries Telecom Tower
3111 Avenue D
2nd Submittal

DATE : February 10, 2023

This is to advise you that we have completed the review of the following documents as received by this office on February 2, 2023:

- | | |
|---|---|
| ☐ Development Permit Compliance Review | ☐ Construction Drawings |
| ☒ Site Plan | ☐ Test Reports & Related Documents |
| ☒ Conditional Use | ☐ Record Drawings |
| ☐ Permits | ☐ Other _____ |

Based on our reviews and appropriate site final inspection, we

- | | |
|--|--|
| ☐ Recommend | ☒ Do Not Recommend |
| ☒ Approval | ☐ Variance Approval |
| | ☐ 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

1. Conditional Use and Site Plan cannot be approved until unpaid/outstanding Stormwater Fees have been addressed by the property owner (please see attached information).
2. All FAA communications and all other agency permits will be required for DPCR (Building Permit).
3. Sheet C-4 note still shows a "Proposed rout of underground fiber to **R.O.W. 31st Street** 650' $\pm$." However, comment responses and revised plan shows fiber route to **AVENUE D**. Please revise.

Selena Griffett

From: Alicia Forbis
Sent: Thursday, February 2, 2023 2:15 PM
To: Tracy Telle; Selena Griffett
Subject: FW: Love Ministries Telecommunications Tower Resubmittal
Attachments: Love Ministries Telecom Tower - Site Plan and Conditional Use- 2nd Submittal -TRC Packet.pdf

This property has not paid their SMU fees since 2009, they have a large amount past due.

From: Ryan Altizer <raltizer@cityoffortpierce.com>
Sent: Thursday, February 2, 2023 2:09 PM
To: Engineering Department <engineering_dl@cityoffortpierce.com>
Cc: Planning Department <planning@cityoffortpierce.com>
Subject: Love Ministries Telecommunications Tower Resubmittal

Hello all,

The above referenced project is being resubmitted for your review and comments. The applicant is requesting a Site Plan (Development Review) and Conditional Use for 3111 Avenue D.

Please send all comments to raltizer@cityoffortpierce.com, planning@cityoffortpierce.com and/or through interoffice mail to the Planning Department

If you have comments, please contact the Planning Department at 772-467-3737 or my direct line at 772-467-3742.

Thank you.

Ryan Altizer | Senior Planner | City of Fort Pierce

Planning Department

Phone: 772.467.3742 Fax: 772.466.5808 100 North U.S. 1 Fort Pierce, FL 34950



LOVE CENTER REGENERATIONS MINISTRIES
 PO BOX 2384
 FT PIERCE, FL 34954
 C# 2923/2923

Facility & Parcel Nos:	ERU's	\$/ERU	Amount
2404-443-0019-000/3	0.4	\$69	\$27.60
2404-813-0031-000/8	11.6	\$69	\$800.40
2408-123-0008-000/2	16.7	\$69	\$1,152.30
AMOUNT DUE FOR 2022 YR	28.7		\$1,980.30

PAST DUE AMOUNT FOR 2021 YR	28.2		\$1,945.80
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PAST DUE AMOUNT FOR 2020 YR	28.2		\$1,945.80
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PAST DUE AMOUNT FOR 2019 YR	32.9		\$1,776.60
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PAST DUE AMOUNT FOR 2018 YR	31.4		\$1,695.60
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PAST DUE AMOUNT FOR 2017 YR	31.4		\$1,695.60
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PAST DUE AMOUNT FOR 2016 YR	31.4		\$1,695.60
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PAST DUE AMOUNT FOR 2015 YR	31.4		\$1,695.60
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PAST DUE AMOUNT FOR 2014 YR	30.9		\$1,668.60
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PAST DUE AMOUNT FOR 2013 YR	30.3		\$1,636.20
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PAST DUE AMOUNT FOR 2012 YR	30.3		\$1,636.20
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PAST DUE AMOUNT FOR 2011 YR	39.0		\$2,106.00
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PAST DUE AMOUNT FOR 2010 YR	16.0		\$863.40
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TOTAL AMOUNT DUE	390.1		\$22,341.30
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PROJECT DATA

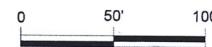
1,200 SF OFFICE BUILDING

ACREAGE: 296,381 SF (6.80 AC)

RETENTION: 34,670 SF (0.80 AC) - 12%

95 STORAGE SPACES

4 PARKING SPACES (1 ADA)



PLANNER
REDTAIL DESIGN GROUP
C/O TOD MOWERY, AICP
100 S. 2ND STREET, UNIT 208
FORT PIERCE, FLORIDA 34950
772.742.1555

TREASURE COAST
RV AND BOAT STORAGE

CONCEPTUAL SITE PLAN

FORT PIERCE FLORIDA

DESIGNED BY
DRAWN BY
FILE NAME
LAYOUT
SCALE
DATE

REVISION COMMENTS
DATE

1 of 1





JDA Self-Storage Fort Pierce, FL

Fort Pierce Planning Board Hearing

March 13, 2023

2:00 PM

JDA Self-Storage

Fort Pierce, FL

Development Team:

- **Johnson Development Associates, Inc. – Contract Purchaser/Applicant**
Vince Tiberi, Development Manager
Natalie Smith, Senior Real Estate Manager
- **Dynamic Engineering Consultants, PC – Civil Engineer**
Michael D. Miles, P.E.
- **Gunster Law – Land Use Attorney**
Robert S. Raynes, Jr., Shareholder
- **FWH Architects**
Michael Northcutt, Partner

JOHNSON DEVELOPMENT ASSOCIATES

Fort Pierce, FL

- Founded in 1986, Johnson Development Associates (JDA) has steadily grown into one of the most well-respected real estate developers in the southeastern United States. JDA is well-capitalized with sponsorship from its Founder and Chairman, George Johnson Jr., and his family. This support provides surety of execution as JDA carries out its long-term development strategy. JDA's roots started in the development of local commercial and industrial properties in South Carolina. However, the firm expanded its footprint, as well as the size and scope of its projects, by focusing its primary development efforts on the industrial, multifamily and self-storage development platforms.
- JDA is one of the largest privately held owners of self-storage facilities in the southeastern United States. JDA has developed over 70 self-storage facilities across the country and the company's current footprint spans the east coast from Florida to New York and the west coast from California to Washington. JDA has been actively developing self-storage in the state of Florida since 2015 and currently owns 16 operating facilities, with an additional 5 facilities either under construction or in various stages of permitting. JDA and its affiliates are headquartered in Spartanburg, SC and have regional offices in Washington, D.C., Tampa, FL, Dallas, TX, Philadelphia, PA, and Los Angeles, CA.

Our Requests

- **Review and approval of a Site Plan (Development Review and Design Review) and two Conditional Uses to construct a Two-Story, Self-Storage and Vehicle Storage Facility with associated site improvements.**
- **The parent parcel is 10.64 acres, however, the development program resides on the proposed Parcel 3 of the Fort Pierce Commercial Plat with a total area approximately of 4.34 acres. The site is surrounded by commercial uses to the north and west and new residential uses to the south and east.**

LEGEND

D. DEED
F.D. DEED
W.G. DEED
L. DEED
M. DEED
P.O.B. DEED
P.O.C. DEED
P.M. DEED
R/W. DEED
S.R. DEED
O. DEED

DEEDS
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DEEDS

FORT PIERCE COMMERCIAL PLAT

BEING A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19,
TOWNSHIP 35 SOUTH, RANGE 40 EAST,
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____
DOCKET NO. _____

The map shows a large tract of land divided into five parcels. Parcel 1 is a small triangular lot. Parcel 2 is a large rectangular lot. Parcel 3 is a large rectangular lot. Parcel 4 is a small rectangular lot. Parcel 5 is a small rectangular lot. The subject property is highlighted in green and consists of Parcel 2 and Parcel 3. The map shows various roads, including S.R. 70 - Okeechobee Road, Jenkins Road, and North St. Lucie Drainage District Canal Number 38. It also shows various easements, including a 10-foot easement and a 20-foot easement. The map includes a north arrow and a scale bar.

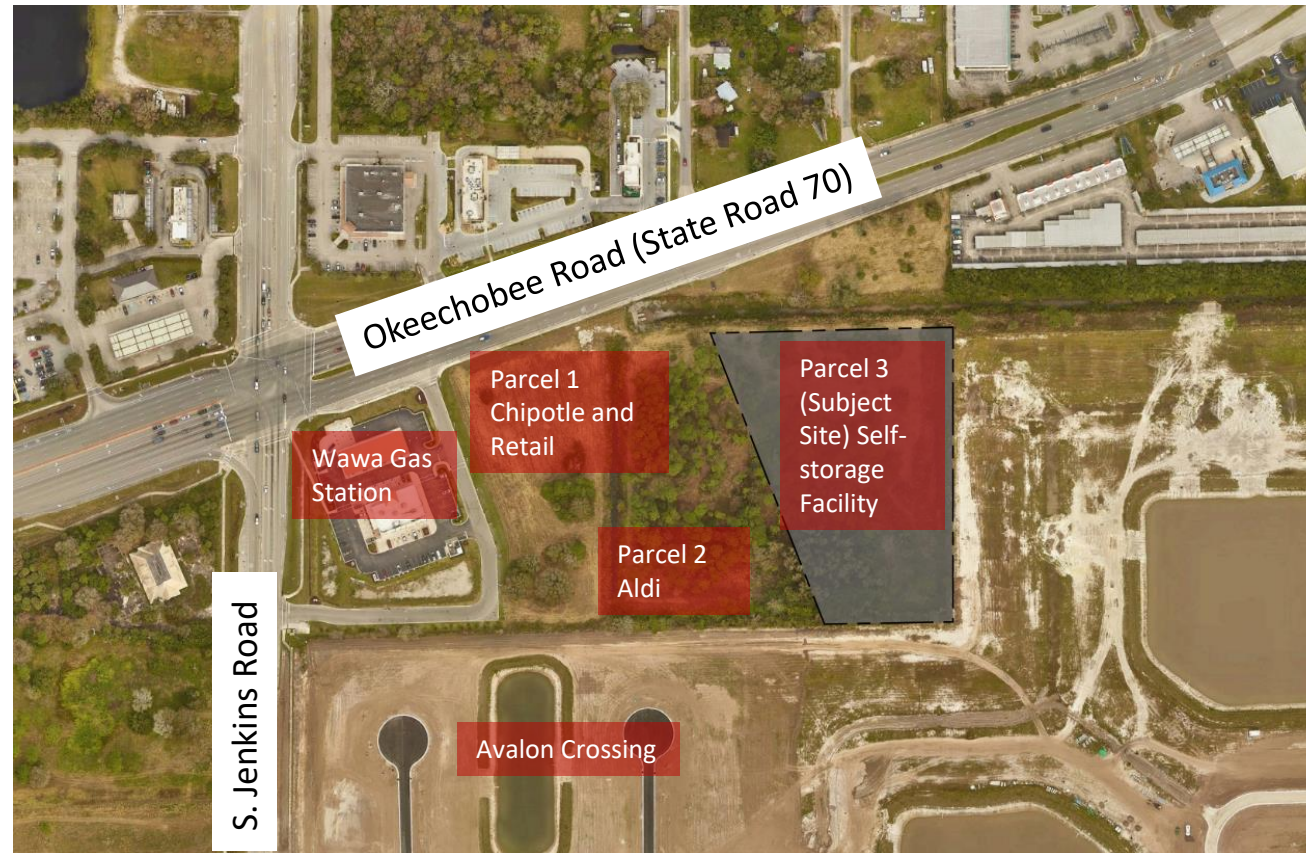
LEGEND

SUBJECT PROPERTY

PREPARED IN THE OFFICE OF:
OLIVER & TERPENO, INC.
2000 SOUTH 20th STREET
FORT PIERCE, FLORIDA 34901
CERTIFICATION NO. LB 4286
THOMAS P. HERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6109

Aerial Image of Project Site

Showing location of the subject 4.34 +/- acre subdivided parcel located at the southeast corner of Jenkins Road and Okeechobee Road.



Proposed Site Plan

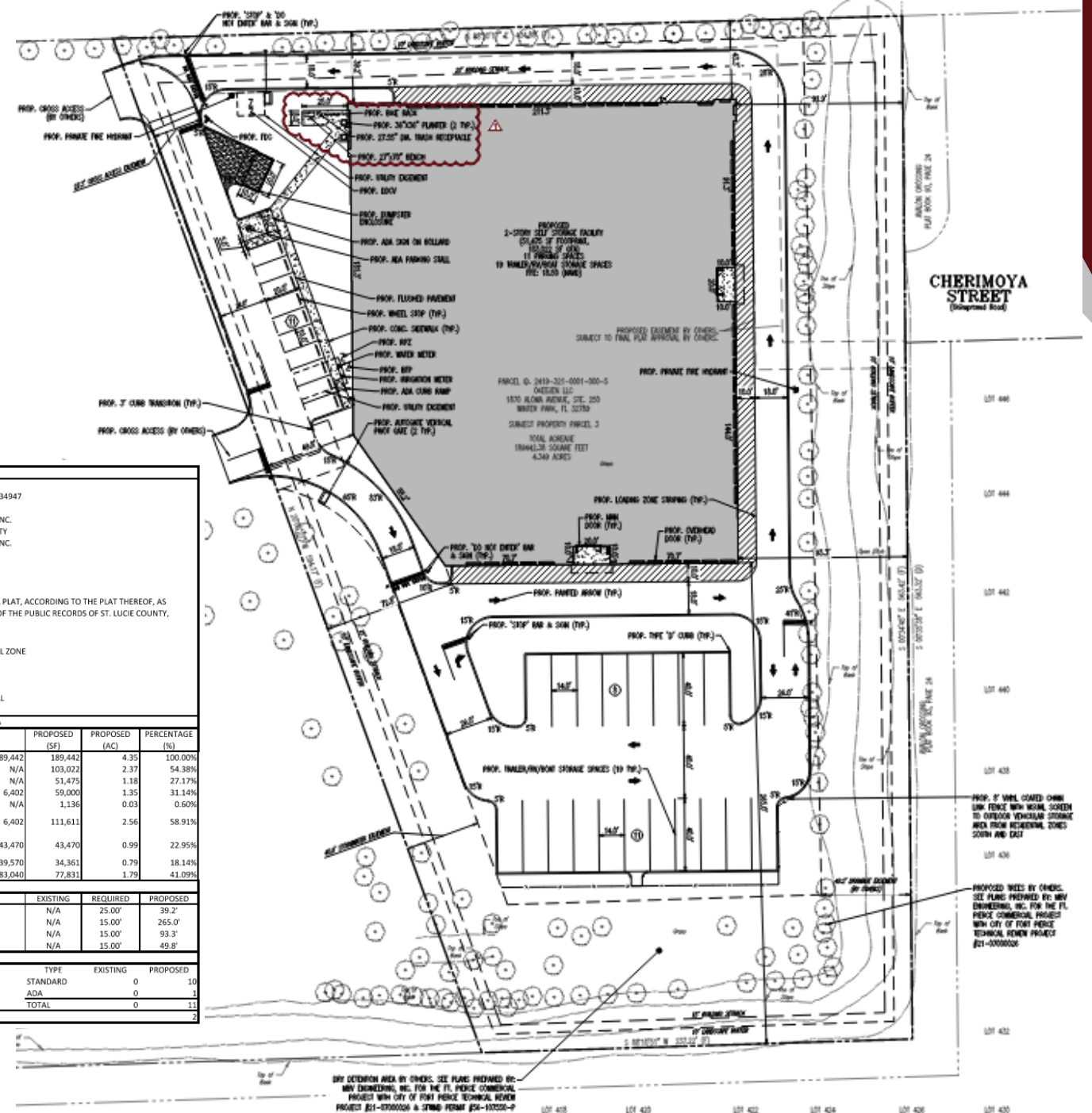
Site features:

- Two-story Self-Storage facility building totaling 103,022 SF of gross floor area
- A total of 11 vehicle parking spaces
- A total of 19 oversized vehicle storage spaces
- Access to the site is provided via a cross access driveway that connects to an internal road in which ultimately leads to Okeechobee Road and Jenkins Road
- Gated access to the loading areas and vehicle storage areas
- 8 feet vinyl coated chain-link fence with visual screen to outdoor vehicular storage is proposed at the south and east sides of the vehicular storage area.
- No potential hazards, problems or public nuisances are foreseen to be generated due to the proposed development.

Landscape Features:

- 13 Drummond Red Maple Native
- 10 Slash Pine Native
- 9 Southern Like Oak Native
- 12 Florida Anise Native Shrubs
- Bahia Grass Sod

SITE DATA				
PARCEL NO.:	2419-312-0001-000-5			
ADDRESS:	5553 OKEECHOBEE RD, FORT PIERCE, FL 34947			
OWNER:	OKEEJEEN, LLC			
CONTRACT PURCHASER	JOHNSON DEVELOPMENT ASSOCIATES, INC.			
PROJECT NAME:	JDA FORT PIERCE - SELF STORAGE FACILITY			
APPLICANT NAME:	JOHNSON DEVELOPMENT ASSOCIATES, INC.			
EXISTING ZONING:	C-3 GENERAL COMMERCIAL			
PROPOSED ZONING:	C-3 GENERAL COMMERCIAL			
FUTURE LAND USE:	GC GENERAL COMMERCIAL			
DEVELOPMENT TYPE:	SELF STORAGE FACILITY			
LEGAL DESCRIPTION:	PARCEL 3 OF FORT PIERCE COMMERCIAL PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK __, PAGE __, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY,			
ADJACENT ZONING:	NORTH: C-3 GENERAL COMMERCIAL SOUTH: C-3 GENERAL COMMERCIAL EAST: R-4 MEDIUM DENSITY RESIDENTIAL ZONE WEST: C-3 GENERAL COMMERCIAL			
ADJACENT FUTURE LAND USE:	NORTH: GC GENERAL COMMERCIAL SOUTH: GC GENERAL COMMERCIAL EAST: RM MEDIUM DENSITY RESIDENTIAL WEST: GC GENERAL COMMERCIAL			
DEVELOPMENT DATA				
LOT COVERAGE	EXISTING (SF)	PROPOSED (SF)	PROPOSED (AC)	PERCENTAGE (%)
PROJECT SITE AREA:	189,442	189,442	4.35	100.00
BUILDING GFA:	N/A	103,022	2.37	54.38
BUILDING FOOTPRINT:	N/A	51,475	1.18	27.17
PAVEMENT AREA:	6,402	59,000	1.35	31.14
SIDEWALKS:	N/A	1,136	0.03	0.60
TOTAL IMPERVIOUS (INCLUDES BUILDING):	6,402	111,611	2.56	58.91
DRY STORMWATER MANAGEMENT AREA:	43,470	43,470	0.99	22.95
LANDSCAPING:	139,570	34,361	0.79	18.14
TOTAL PERVIOUS:	183,040	77,831	1.79	41.09
BUILDING SETBACKS				
	EXISTING	REQUIRED	PROPOSED	
NORTH:	N/A	25.00'	39.2'	
SOUTH:	N/A	15.00'	265.0'	
EAST:	N/A	15.00'	93.3'	
WEST:	N/A	15.00'	49.8'	
PARKING				
PARKING RATIO:	REQUIRED	TYPE	EXISTING	PROPOSED
0.1 SPACE PER 1000 SF	11	STANDARD	0	10
		ADA	0	1
		TOTAL	0	11
BICYCLE RACKS:	2			2



Proposed Site Plan

Landscape Features:

- a. 13 Drummond Red Maple Native
- b. 10 Slash Pine Native
- c. 9 Southern Live Oak Native
- d. 12 Florida Anise Native Shrubs
- e. Bahia Grass Sod for Ground Cover



Building Elevations

Architectural Features:

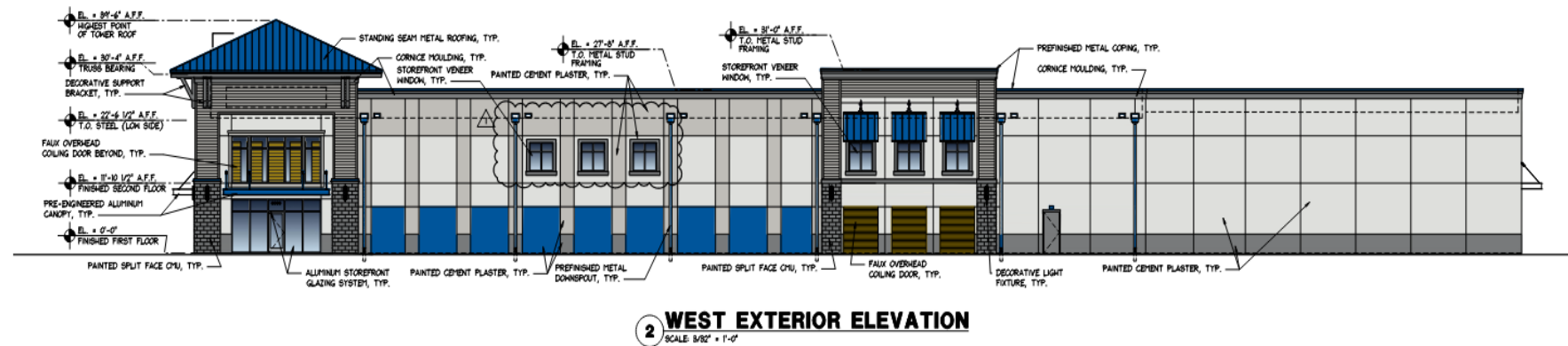
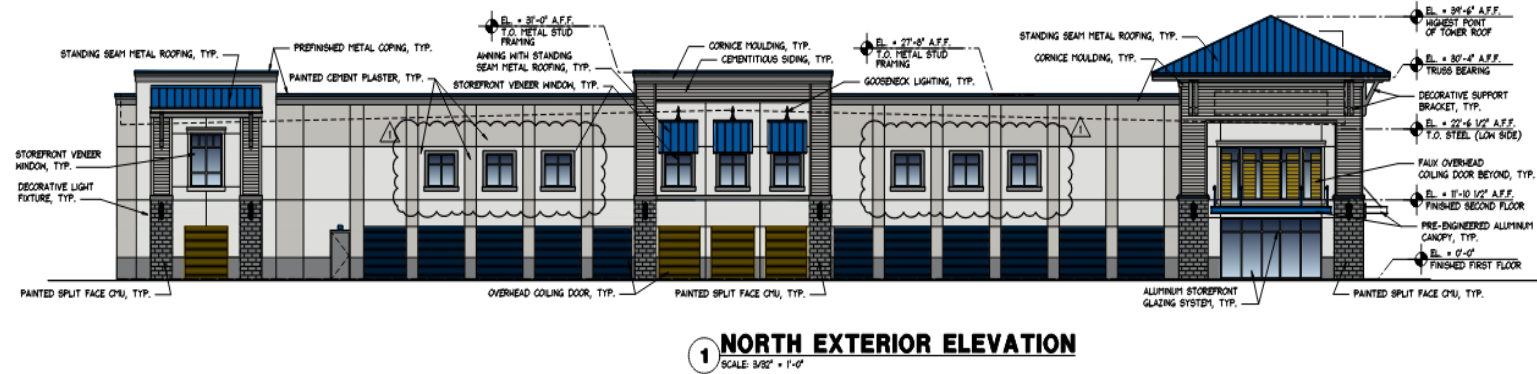
- a. Florida Vernacular Architectural Style
- b. Primary feature is a corner tower
- c. First floor store front entrance system is covered by a canopy with diagonal supports
- d. The primary facades have been broken by other feature elements:
 - a. wall plane changes, roof
 - b. projections,
 - c. parapet extensions,
 - d. veneer windows,
 - e. awnings with standing seam covering,
 - f. lapped siding,
 - g. trim and
 - h. gooseneck lighting.

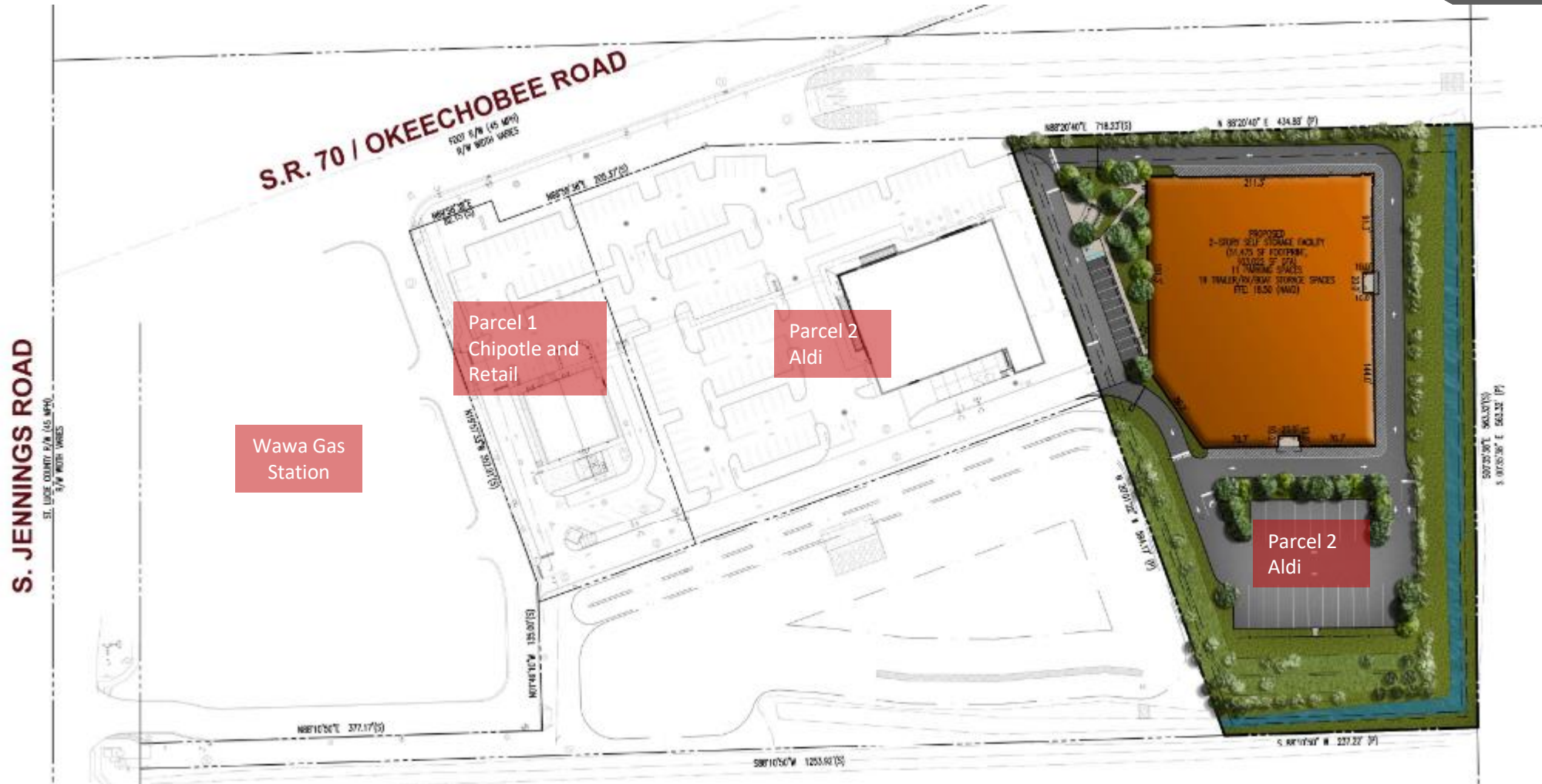
TRC Comments:

Per City Code Section 125-314. – Design Review, (4) Elevations (k):

“Blank walls are discouraged. Walls shall be punctuated with windows, doors, or architectural elements. New construction that includes long dimensions of continuous wall shall employ the use of site breaks to punctuate the streetscape.”

Storefront veneer windows and trim have been added to reduce the blank wall areas on these facades.





Rendering of Proposed Development

Conditions of Approval

1. A completion certification by a landscape architect, cost estimate, and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.
2. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.
3. Per City Code Chapter 121 Subdivisions, a Final Plat is required.
4. After completion of the Final Plat, please submit a General Address Request Form for the newly created Parcel ID and for each proposed building.
5. If a monument sign is proposed, please consider installing a landscaped area around the proposed monument sign base which extends a minimum distance of three (3) feet in all directions. Such landscaped area shall be completely covered by ground cover and shrubs, hedges, or similar vegetative materials.
6. Install an opaque fence for the outside storage area.

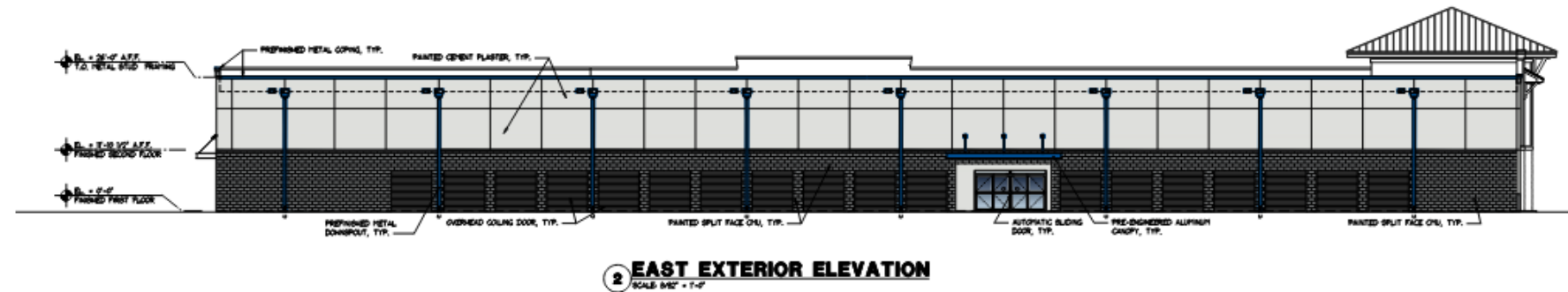
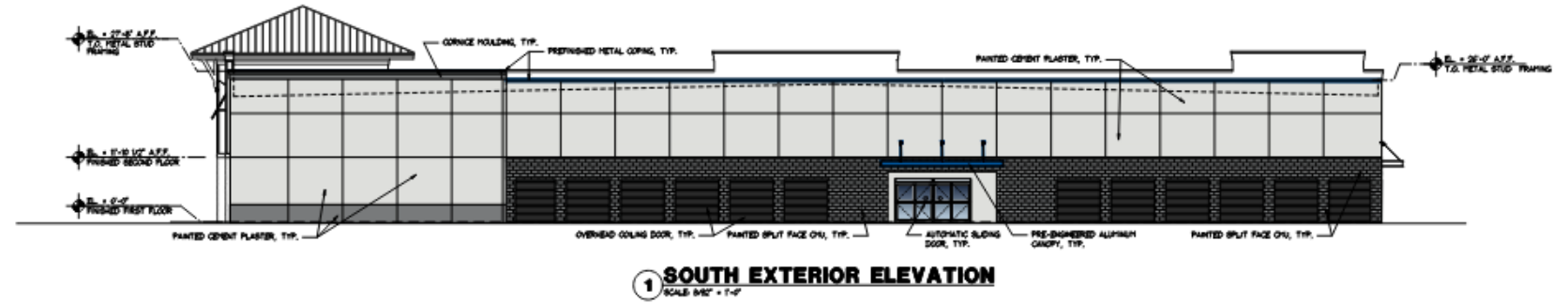
Applicant and their respective agents *take no issue* with the above conditions.



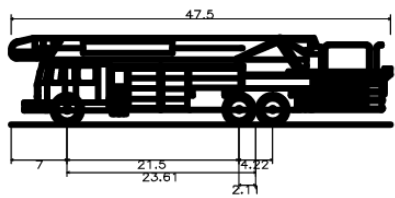
Questions

Thank you for your consideration of this Site Plan (Development Review and Design Review)
and Conditional Use request!

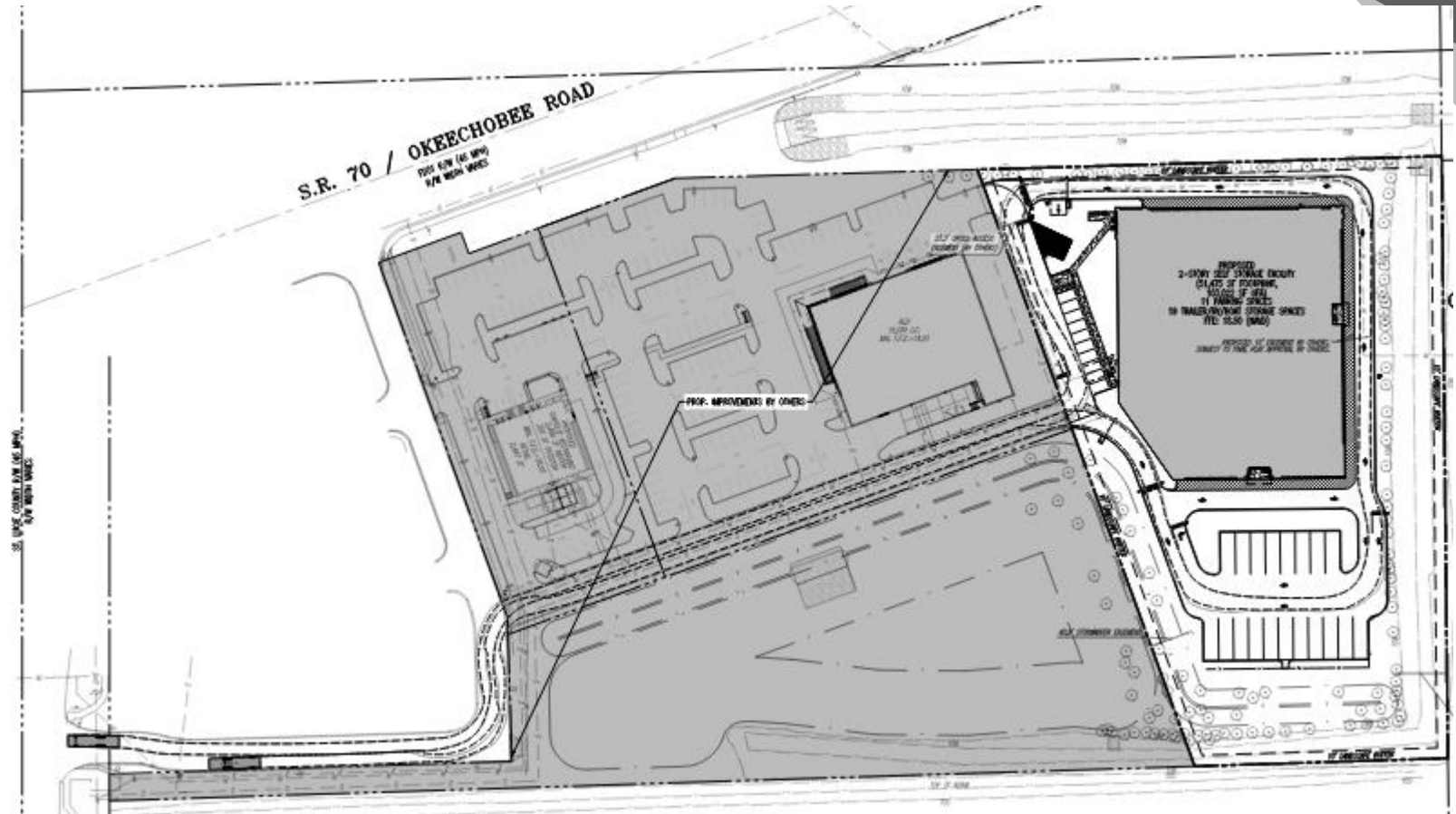
Building Elevations



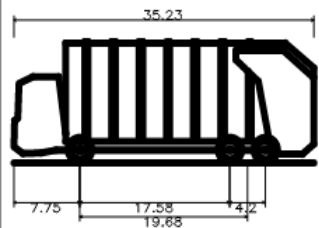
Fire Truck Circulation Plan



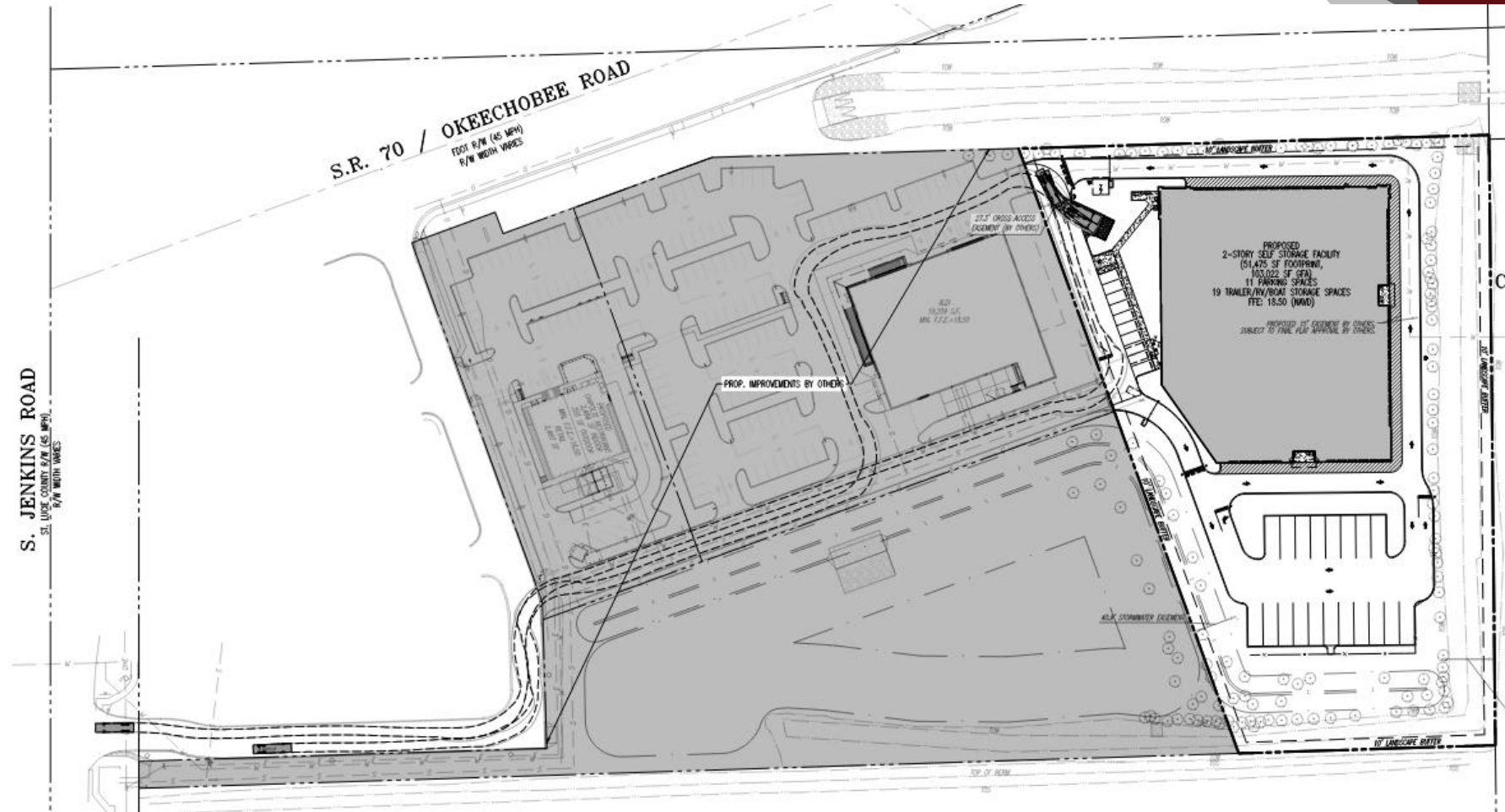
St. Lucie County Fire Truck	
Overall Length	47.500ft
Overall Width	10.500ft
Overall Body Height	10.869ft
Min Body Ground Clearance	1.300ft
Track Width	10.500ft
Lock-to-lock time	6.00s
Max Wheel Angle	41.50°



Refuse Truck Circulation Plan



Refuse (Front Load)	
Overall Length	35.230ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	0.961ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Max Wheel Angle	33.90°



Preliminary Plat



Fort Pierce Commercial Preliminary Plat



Preliminary Plat

Applicant:

Todd Howder – MBV Engineering

Property Owner:

OkeeJen, LLC & S Rentals B, LLC

Parcel IDs:

2419-321-0001-000-5, 2419-322-0003-000-2 &
2419-322-0002-000-5



Preliminary Plat

Summary:

Request for review of an application for a preliminary plat to subdivide 3 parcels into 5 platted lots.

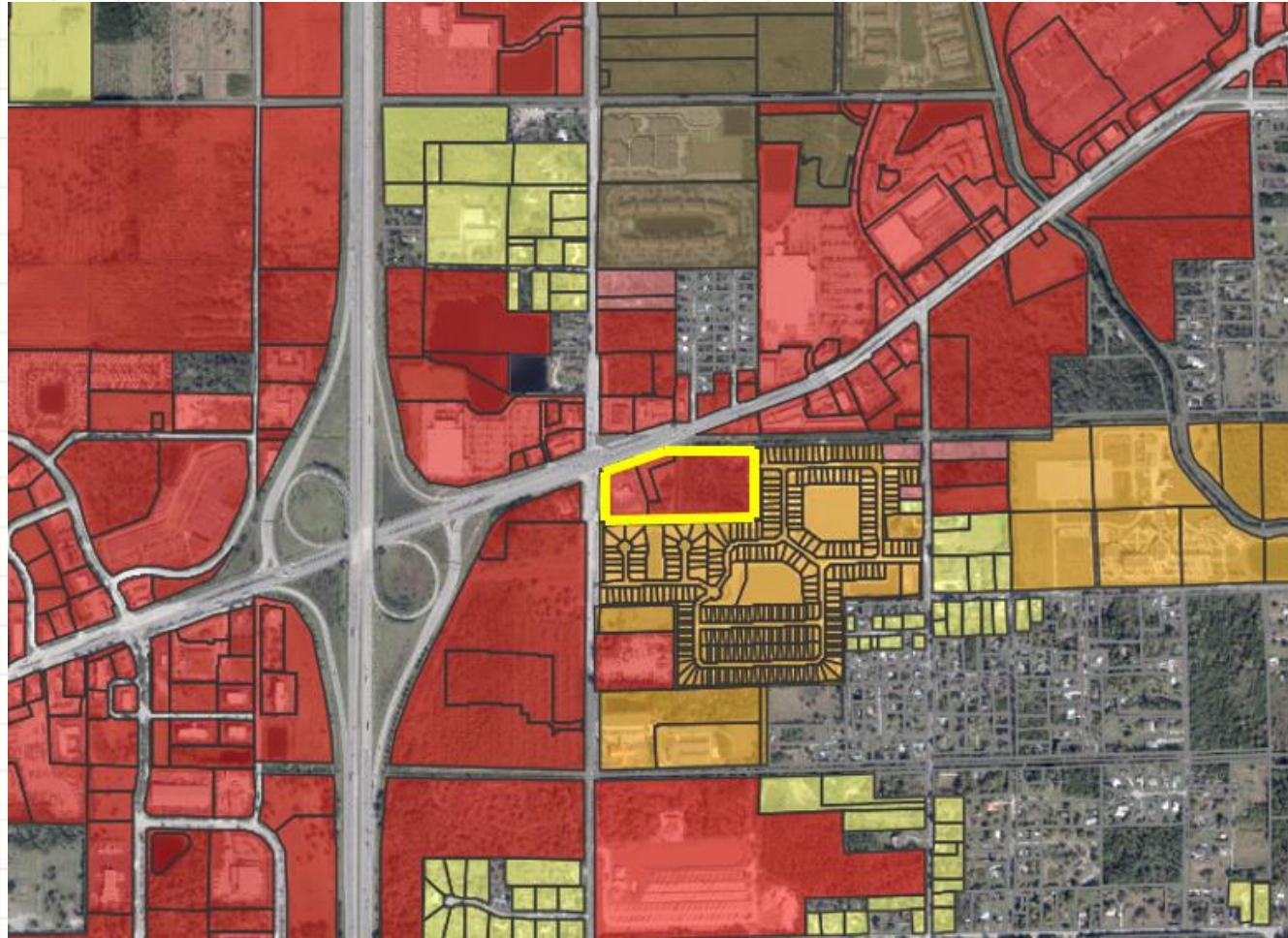


Aerial Map



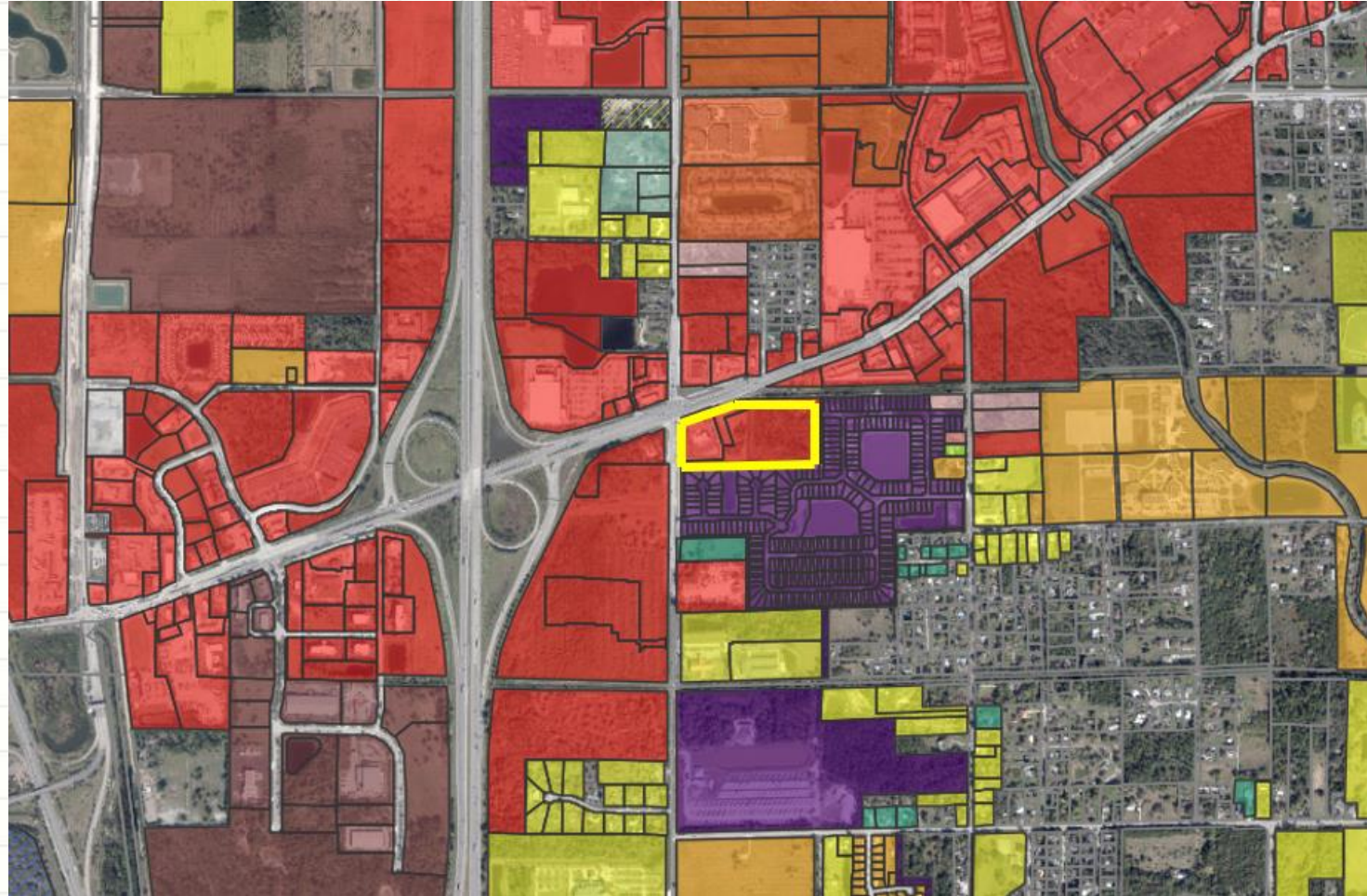
- 14.14 +/- acres

Future Land Use Map



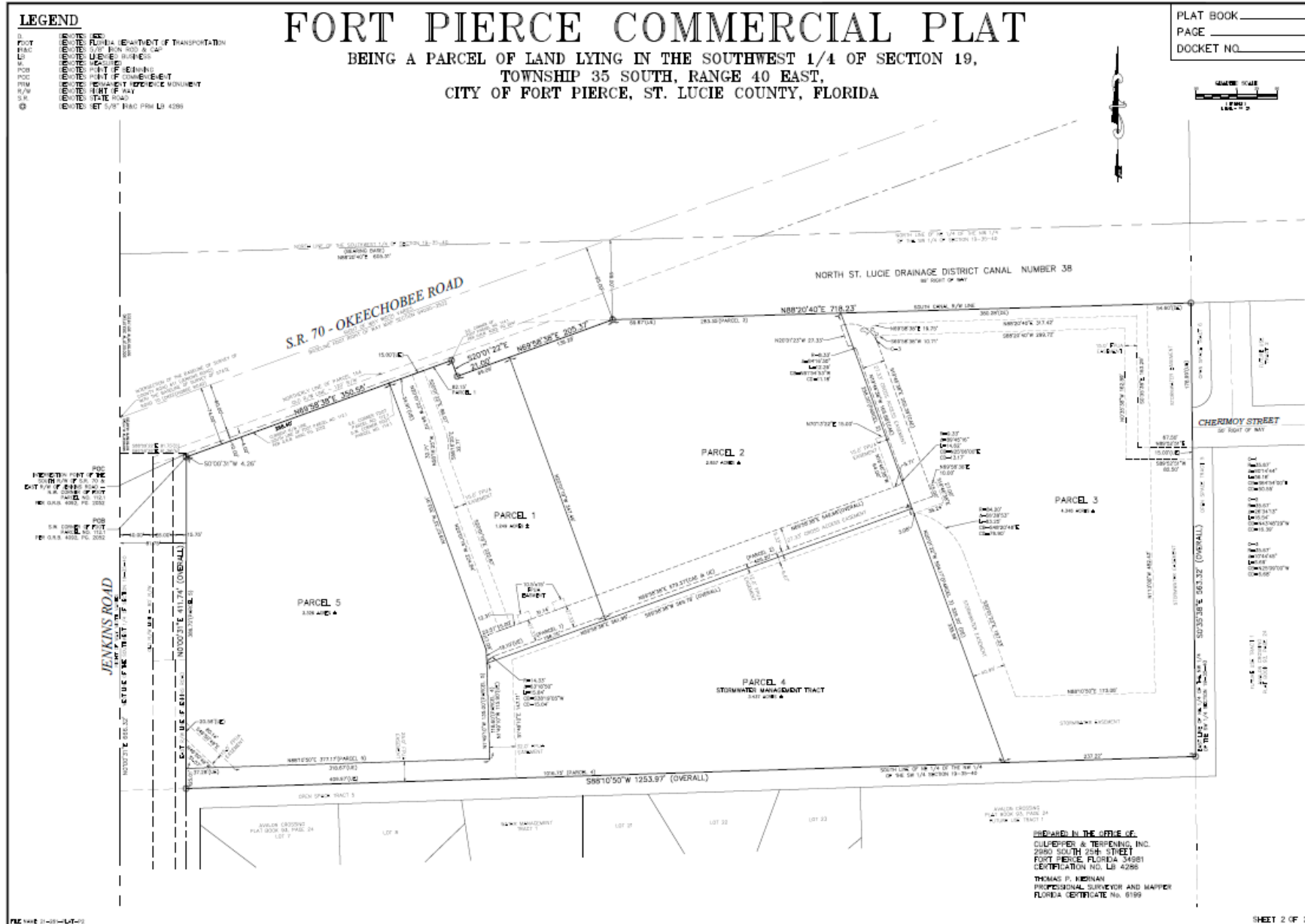
Future Land Use: General Commercial (GC)

Zoning Map



Zoning: General Commercial (C-3)

Plat





Staff Recommendation Preliminary Plat

Staff recommends that the Planning Board forward a recommendation of APPROVAL to the City Commission.

Planning Board Actions (Preliminary Plat)

Possible actions of the Planning Board:

- Recommend **APPROVAL** of the proposed Preliminary Plat
- Recommend **APPROVAL** of the proposed Preliminary Plat with changes
- Recommend **DISAPPROVAL** of the proposed Preliminary Plat.

Preliminary Plat



Fort Pierce Commercial Preliminary Plat



THE SUNRISE CITY

FORT PIERCE
PLANNING DEPARTMENT *Florida*



Todd Howder - Vice President, MBV Engineering, Inc
1835 20th Street
Vero Beach, FL 32960

**Subject: Fort Pierce Commercial - Preliminary Plat - SE Corner Okeechobee and Jenkins-
Technical Review Committee Comments for September 15, 2022 TRC Meeting**

City of Fort Pierce Planning Department

1. Please fill out all necessary information on Plat Sheet 1.

Fort Pierce Engineering Department

Plat Sheet 1 of 2:

1. Revise note number three under the Certificate of Ownership and Dedication to reference the entities that the Cross-Access Easement is dedicated to. Also, identify the location of this easement on the plat.
2. Revise note number four under the Certificate of Ownership and Dedication to reference the entity(ies) that the stormwater easement will be dedicated to.
3. There should be some type of dedication for Parcel 4 as this will be the development's Stormwater Management Tract and will need to be dedicated to a Property Owners Association for their maintenance, exclusive use, and benefit.
4. The SLC Property Appraiser's website indicates that there are two (2) landowners for this property within the limits of the plat, S & S Rentals "B", LLC and OkeeJen, LLC. If this is the case then there should be two sets of signature lines under the Dedication, Acknowledgement, Mortgagee Consent, and Certificate of Title.
5. Add the Preliminary Plat Certificate per the City of Fort Pierce Code of Ordinances Section 121-10(c)(1a): (See attached)
6. Under the heading of Planning and Development Approval, update the reference from Chapter 22 to Chapter 125 and add the name of the director, Kevin Freeman.
7. Under the heading of City Attorney, add the name of the City Attorney, Tanya Earley.
8. Please add the following information to the plat in accordance with the specifications noted in the City of Fort Pierce Code of Ordinances Section 121-10(a):

9. Name and address of owner of record

10. Name, address, and telephone number of subdivider

Plat Sheet 1 of 2:

1. Please add the following information to the plat in accordance with the specifications noted in the City of Fort Pierce Code of Ordinances Section 121-10(a):
 - a. Add the date the plat was drawn
 - b. Add all natural and manmade features within the proposed subdivision, including drainage, channels, bodies of water, or other significant features.
 - c. Contour lines having a 1-foot interval.
 - d. Development features such as rights-of-way and pavement widths, easements including their purpose and width, other dedications including their purpose.
 - e. Location and size of nearest water, sewer, and storm drainage lines that will serve the subdivision.
 - f. Certification from the developer's engineer whether federal, state, or local agencies have jurisdiction over the proposed project.

Advisory Comment:

1. The applicant shall be made aware that the Final Plat will be reviewed by the City's contract surveyor in order 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 at 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. Building Permit may be required.

Fort Pierce Police Department

No comments currently

St. Lucie County Planning Department

Comments may be forthcoming

St. Lucie County PW/Engineering

Comments may be forthcoming

City Clerk Office

Comments may be forthcoming

Code Enforcement

Comments may be forthcoming

Fort Pierce Utilities Authority

FPUA W/WW Engineering: FPUA will require dedicated easements for the water and sewer infrastructures on this project.

FPUA Electric & Gas Engineering: Electric and Gas Engineering Department have reviewed the application – TRC Ft Pierce Commercial. Approved.

Please contact Sal Scimeca, if you should have any questions.

Sal Scimeca
Engineering Technician II
Electric and Gas Engineering
1701 S. 37th Street, Fort Pierce, FL 34947
sscimeca@fpua.com
Office: (772)466-1600 Ext. 6957

St. Lucie County Fire District

No comments currently

Florida Department of Transportation

Conditions:

1. A minimum driveway length of 120 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.
2. If a gate is proposed, a minimum driveway length of 100 feet and a turnaround area before the gate are required.
3. A recorded cross access easement on the subject property for future use with the adjacent property to the south and east shall be provided prior to the Permit approval.
4. A traffic study is required. The study shall analyze the SR 70 and S Jenkins Road intersection.

Comments:

1. All driveways not approved in this letter must be fully removed and the area restored.

2. A Drainage Permit is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
3. The applicant shall donate property to the Department if right-of-way dedication is required to implement the improvements.
4. 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.

St. Lucie County School Board

Comments may be forthcoming

February 15, 2023

Mr. Kevin Freeman
City of Fort Pierce
100 North US Hwy. 1
Fort Pierce, FL 34950

Subject: Fort Pierce Commercial - Preliminary Plat
City of Fort Pierce, Florida
Engineer's Project Number: 21-0056

Dear Mr. Freeman:

Enclosed you will find one (1) preliminary plat plan on 24"x36". This information has been provided in accordance with your comments dated from the September 15, 2022 TRC meeting. The following are our responses:

PLANNING COMMENTS

1. Please fill out all necessary information on Plat Sheet 1. **The required information has been added to Plat Sheet 1.**

ENGINEERING COMMENTS

Plat Sheet 1 of 2:

1. Revise note number three under the Certificate of Ownership and Dedication to reference the entities that the Cross-Access Easement is dedicated to. Also, identify the location of this easement on the plat. **The Cross-Access Easement has been removed from the Dedications as access rights will be addressed under the Declaration of Covenants, Conditions, Restrictions and Easements.**
2. Revise note number four under the Certificate of Ownership and Dedication to reference the entity(ies) that the stormwater easement will be dedicated to. **Note #4 has now become Note #3 and been revised to include who it will be dedicated to.**
3. There should be some type of dedication for Parcel 4 as this will be the development's Stormwater Management Tract and will need to be dedicated to a Property Owners Association for their maintenance, exclusive use, and benefit. **The stormwater management tract is dedicated to all owners as shown under Note #3 of the Dedications.**



Mr. Kevin Freeman
February 15, 2023
Page 2
EPN: 21-0056

4. The SLC Property Appraiser's website indicates that there are two (2) landowners for this property within the limits of the plat, S & S Rentals "B", LLC and OkeeJen, LLC. If this is the case then there should be two sets of signature lines under the Dedication, Acknowledgement, Mortgagee Consent, and Certificate of Title. **Jill Simpkins is a managing member of both companies and therefore is listed on the Dedication to sign as the owner. Two spaces, for each of the companies, has been listed under Acknowledgements. There is no mortgage on the property so the Mortgagee Consent has been removed from the plat. Likewise, since only one lawyer represents both companies, there is only one Certificate of Title and the lawyer's name, company and Florida Bar No. is listed.**
5. Add the Preliminary Plat Certificate per the City of Fort Pierce Code of Ordinances Section 121-10(c)(1a): (See attached). **This Certificate language has been added to the preliminary plat.**
6. Under the heading of Planning and Development Approval, update the reference from Chapter 22 to Chapter 125 and add the name of the director, Kevin Freeman. **The chapter reference has been updated as well as adding the name of the director, Kevin Freeman.**
7. Under the heading of City Attorney, add the name of the City Attorney, Tanya Earley. **The City Attorney's name, Tanya Earley, has been added.**
8. Please add the following information to the plat in accordance with the specifications noted in the City of Fort Pierce Code of Ordinances Section 121-10(a):
9. Name and address of owner of record. **This information for both owners has been added.**
10. Name, address, and telephone number of subdivider. **This information on both subdividers has been added.**

Plat Sheet 2 of 2:

1. Please add the following information to the plat in accordance with the specifications noted in the City of Fort Pierce Code of Ordinances Section 121-10(a):
 - a. Add the date the plat was drawn. **This information has been added under the heading "Surveyor's Notes" as note #6.**
 - b. Add all natural and manmade features within the proposed subdivision, including drainage, channels, bodies of water, or other significant features. **This information**



- is no longer required per City of Fort Pierce Ordinance 22-040, however it was added before the Ordinance went into effect and remains on the preliminary plat as sheet 3, for review purposes.
- c. Contour lines having a 1-foot interval. **This information is no longer required per City of Fort Pierce Ordinance 22-040, however it was added before the Ordinance went into effect and remains on the preliminary plat as sheet 3, for review purposes.**
 - d. Development features such as rights-of-way and pavement widths, easements including their purpose and width, other dedications including their purpose. **This information is no longer required per City of Fort Pierce Ordinance 22-040, however it was added before the Ordinance went into effect and remains on the preliminary plat as sheet 3, for review purposes.**
 - e. Location and size of nearest water, sewer, and storm drainage lines that will serve the subdivision. **This information is no longer required per City of Fort Pierce Ordinance 22-040, however it was added before the Ordinance went into effect and remains on the preliminary plat as sheet 3, for review purposes.**
 - f. Certification from the developer's engineer whether federal, state, or local agencies have jurisdiction over the proposed project. **This information is no longer required per City of Fort Pierce Ordinance 22-040.**

Advisory Comment:

- 1. The applicant shall be made aware that the Final Plat will be reviewed by the City's contract surveyor in order 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. **Acknowledged.**

BUILDING DEPARTMENT

- 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. **Acknowledged.**
- 2. Any construction will need to meet the requirements of the Florida Building Code 7th Edition. **Acknowledged.**
- 3. Building Permit may be required. **Acknowledged.**

POLICE DEPARTMENT

No comments currently. **Acknowledged.**



Mr. Kevin Freeman
February 15, 2023
Page 4
EPN: 21-0056

SLC - PLANNING DEPARTMENT

Comments may be forthcoming. **Acknowledged.**

SLC - PW / ENGINEERING

Comments may be forthcoming. **Acknowledged.**

CITY CLERK

Comments may be forthcoming. **Acknowledged.**

CODE ENFORCEMENT

Comments may be forthcoming. **Acknowledged.**

FT. PIERCE UTILITY AUTHORITY

1. FPUA W/WW Engineering: FPUA will require dedicated easements for the water and sewer infrastructures on this project. **Acknowledged.**
2. FPUA Electric & Gas Engineering: Electric and Gas Engineering Department have reviewed the application – TRC Ft Pierce Commercial. Approved. **Acknowledged.**

SLC - FIRE DISTRICT

No comments currently. **Acknowledged.**

SLC SCHOOL BOARD

Comments may be forthcoming. **Acknowledged.**

Should you have any questions regarding the above subject, please feel free to contact our office at any time.

Sincerely,

Aaron Stanton, P.E.
Project Manager

AS/jeh



THE SUNRISE CITY

FORT PIERCE

ENGINEERING
DEPARTMENT

Florida

To : Ryan Altizer, Planner

FROM : John R. Andrews, P.E., City Engineer *155*

**RE : Fort Pierce Commercial Preliminary Plat – Okeechobee Road
TRC No. 22-09000006**

DATE : February 24, 2023

This is to advise you that we have completed the review of the following documents as received by this office on February 17, 2023:

☒ Preliminary Plat Submittal

☐ P/D Drawings

☐ Test Reports & Related Documents

☐ Certificate of Completion

☐ Record Drawings

☐ Permits from applicable Local,
State & Federal Agencies

☐ Clearances from all applicable Local,
State and Federal Agencies

Based on our reviews and appropriate site final inspection, we

☐ Recommend w/ conditions

☐ Do Not Recommend

☒ Approval of Preliminary Plat ☐ BP Approval

☐ C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

☒ See attached for advisory comment

Advisory Comment:

1. The applicant shall be made aware that the Final Plat will be reviewed by the City's contract surveyor in order 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.