



Marcela Cambolor and Associates
47 W Osceola St #203
Stuart, FL 34994

Subject: Rezoning PD and Site Plan (Development and Design Review) – 301 Florida Ave - Parcel IDs: 2410-711-0041-000-7 – Technical Review Committee Comments for December 21, 2023 TRC Meeting

City of Fort Pierce Planning Department

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. Stop signs, stop bars, and directional arrow striping will need to be placed in proper intersection locations throughout the property.
3. The Final PD site plan shall be in unified control and property ownership. All land intended to be included in the planned development shall be under the legal control of the applicant.
4. The Final PD site plan shall include all agreements, provisions and covenants which govern the use, maintenance, and continued protection of the planned development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.

Fort Pierce Engineering Department

1. The City of Fort Pierce Code of Ordinances specifies that roadways classified as "local" shall have a minimum right-of-way width of 60'. S. 3rd Street currently has a substandard right-of-way width of 40' and Florida Avenue has a right-of-way width of 50'. Therefore, it is requested that the applicant provide a 10' right-of-way donation along S. 3rd Street ($\frac{1}{2}$ of the required 20') and 5' along Florida Avenue ($\frac{1}{2}$ of the required 10') as a part of the site plan approval process.

2. Provide a minimum 5' wide concrete sidewalk within the Florida Avenue right-of-way as it appears the current public sidewalk is located within the project property boundaries.
3. The survey and site plan shall indicate the paved Florida Avenue and S. 3rd Street roadways and the location of the Florida Avenue driveway for the property to the west of the project.
4. Provide a note on the site plan that all construction shall comply with the City of Fort Pierce Code of Ordinances Sections 119 and 125.
5. Provide the required 10' landscape strip between the building and the Florida Avenue right-of-way, the proposed parking and the south property line, and between the building and the west property line.
6. Indicate the driveway setback distance from the southerly property line.
7. The site plan shall include the parking lot aisle width adjacent to the parking stalls.
8. Update the dumpster to include the required pedestrian walk-thru access.
9. The site plan shall include a location map.
10. The required parking is identified as twelve spaces, yet the vehicle parking provided reflects eight spaces. Note: The proposed Florida Avenue on-street parking may not be included as provided parking as this is considered public parking and may not be dedicated to a particular entity.
11. Revise the site plan to provide the limits of the Florida Avenue paved roadway width once the on-street parking is constructed.
12. Revise the on-street parking to reflect an overall stall length of 22' as opposed to 19' as per the City of Fort Pierce Code of Ordinances Section 125-315(c)(l).
13. Where is the ultimate outfall for the project's stormwater collection system?
14. Revise the site plan to indicate a concrete driveway apron as per the requirements specified in the Code of Ordinances.
15. Provide a note on the site plan stipulating that all landscaping installed within the limits of the Florida Avenue right-of-way shall be maintained by the developer in accordance with an executed Landscape Memorandum of Agreement.
16. Update the Curb Ramp Detail to require the use of truncated concrete brick domed pavers, brick-red in color, as the detectable warning.
17. Relocate the proposed water meters and RPZ backflow preventers to be installed within the limits of the property and not within the Florida Avenue public R/W.

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. All new construction or alterations shall meet the requirements of the Florida Building Code 7th Edition.
3. Building Permit required.
4. Signed and sealed construction drawings required.
5. Must meet the following accessibility requirements: accessible route, handicapped parking spaces and means of egress.
6. Shall meet the Fire Prevention Code.

Fort Pierce Police Department

No comments at this time

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: The TRC application for Fort Pierce Flex Office Space has been reviewed by the FPUA Water/Wastewater Engineering Dept. with the following comments:

Water and sewer are available to serve the property. Please submit three sets of construction

plans to this office for review and approval along with a plan review and commercial service application.

FPUA Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. Approved.

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

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

FPUA Gas: Approved. Natural Gas is available via S 3rd St.

FPUAnet Fiber: FPUAnet Approves. Fiber Internet Service – Is Available.
If client would like Fiber Internet Service from FPUAnet Communications, please contact Eric Peters at (772) 468-1697 for Fiber Internet requirements if service is desired.

St. Lucie County Fire District

Comments may be forthcoming

Florida Department of Transportation

Comments may be forthcoming

St. Lucie County School Board

Comments may be forthcoming



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

FORT PIERCE
Florida

To : Ryan Altizer, Senior Planner

FROM: Tracy Telle, Assistant City Engineer

**RE : 301 Florida Avenue – Ft. Pierce Flex Office Space Site Plan
TRC No. 23-43900004**

DATE : December 18, 2023

We have completed the review of the following documents as received by this office on December 7, 2023:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Rezoning and 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
Clearances from all applicable Local,
State and Federal Agencies | <input type="checkbox"/> Permits from applicable Local, |

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"/> Rezoning/Site Plan Approval <input type="checkbox"/> C/O |

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

- See attached for comments

Engineering Site Plan Comments:

1. The City of Fort Pierce Code of Ordinances specifies that roadways classified as “local” shall have a minimum right-of-way width of 60’. S. 3rd Street currently has a substandard right-of-way width of 40’ and Florida Avenue has a right-of-way width of 50’. Therefore, it is requested that the applicant provide a 10’ right-of-way donation along S. 3rd Street (½ of the required 20’) and 5’ along Florida Avenue (½ of the required 10’) as a part of the site plan approval process.
2. Provide a minimum 5’ wide concrete sidewalk within the Florida Avenue right-of-way as it appears the current public sidewalk is located within the project property boundaries.
3. The survey and site plan shall indicate the paved Florida Avenue and S. 3rd Street roadways and the location of the Florida Avenue driveway for the property to the west of the project.
4. Provide a note on the site plan that all construction shall comply with the City of Fort Pierce Code of Ordinances Sections 119 and 125.
5. Provide the required 10’ landscape strip between the building and the Florida Avenue right-of-way, the proposed parking and the south property line, and between the building and the west property line.
6. Indicate the driveway setback distance from the southerly property line.
7. The site plan shall include the parking lot aisle width adjacent to the parking stalls.
8. Update the dumpster to include the required pedestrian walk-thru access.
9. The site plan shall include a location map.
10. The required parking is identified as twelve spaces, yet the vehicle parking provided reflects eight spaces. Note: The proposed Florida Avenue on-street parking may not be included as provided parking as this is considered public parking and may not be dedicated to a particular entity.
11. Revise the site plan to provide the limits of the Florida Avenue paved roadway width once the on-street parking is constructed.
12. Revise the on-street parking to reflect an overall stall length of 22’ as opposed to 19’ as per the City of Fort Pierce Code of Ordinances Section 125-315(c)(1).
13. Where is the ultimate outfall for the project’s stormwater collection system?
14. Revise the site plan to indicate a concrete driveway apron as per the requirements specified in the Code of Ordinances.
15. Provide a note on the site plan stipulating that all landscaping installed within the limits of the Florida Avenue right-of-way shall be maintained by the developer in accordance with an executed Landscape Memorandum of Agreement.
16. Update the Curb Ramp Detail to require the use of truncated concrete brick domed pavers, brick-red in color, as the detectable warning.
17. Relocate the proposed water meters and RPZ backflow preventers to be installed within the limits of the property and not within the Florida Avenue public R/W.



To : Ryan Altizer, Senior Planner

FROM: Tracy Telle, Assistant City Engineer

**RE : 301 Florida Avenue – Ft. Pierce Flex Office Space Site Plan
TRC No. 23-43900004**

DATE : March 13, 2024

We have completed the review of the following documents as received by this office on February 28, 2024:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Rezoning and 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
Clearances from all applicable Local,
State and Federal Agencies | <input type="checkbox"/> Permits from applicable Local, |

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"/> Rezoning/Site Plan Approval <input type="checkbox"/> C/O |

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

- See attached for comments

Engineering Site Plan Comments:

1. A revised site plan was not included in the resubmittal package. Please provide a copy of the revised site plan in order to verify the following outstanding comments have been addressed appropriately:
 - a. Update the site plan to clearly indicate the width of the concrete sidewalks along Florida Avenue and S. 3rd Street. Also, please label the Florida Avenue sidewalk as it is difficult to ascertain the location. Please note that the back of the sidewalk should be situated at the back of the proposed 5' R/W easement line.
 - b. Please situate the S. 3rd Street sidewalk so it is located within the proposed 10' R/W easement with the back of the walk situated at the western easement line.
 - c. The ultimate outfall for the on-site drainage system is noted as a bubble-up structure into the "3rd Street swale system". Please be aware that a roadside swale does not currently exist in this area so the bubble-up structure will not be a viable option. Please state whether a direct connection to the Georgia drainage system is proposed or whether the site will retain the runoff generated during a 100 year – 1 day storm.
 - d. The previous comment: *"The proposed water meters and RPZ backflow preventers are to be installed within the limits of the 7' wide Florida Avenue sidewalk. Although 2' of this sidewalk is located outside the proposed R/W easement, the City would request that the full width of the sidewalk be designated as City sidewalk and a 2' sidewalk easement be provided at the time of DPCR application. However, it should be noted that it may be more desirable to reduce the width of the sidewalk to 5' and leave the 2' as green space which would allow the placement of the meters and backflow preventers within this strip of land as the potable water appurtenances would not be allowed to be placed within the limits of the Florida Avenue public sidewalk."*
 - e. **Advisory Comments:**
 - i. The previous comment *"The survey and site plan shall indicate the paved width of the Florida Avenue and S. 3rd Street roadways and the location of the Florida Avenue driveway for the property to the west of the project."* shall be addressed at the time of Development Permit Compliance Review (DPCR).
 - ii. Prior to DPCR approval a Landscape Maintenance Memorandum of Agreement shall be provided for all landscaping and/or irrigation installed within the limits of the public rights-of-way.
 - iii. The previous comment *"Provide the required 10' landscape strip between the building and the Florida Avenue right-of-way, the proposed parking, and the south property line, and between the building and the west property line."* was addressed by stating the development was proposing a deviation from this requirement based on the request of a Planned Development designation. This department does not object to the request along S. 3rd Street as there would remain 5.5' of landscaping between the building and the R/W should S. 3rd Street be developed. However, we would like to point out should Florida Avenue may be improved in the future and if the designated 5' R/W easement is utilized there would be little remaining of a perimeter landscaping buffer as the building is only 2.7' from the R/W easement line. Engineering recommends that at least 5.0' of landscaping be provided or an additional 2.3' added to the current setback



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

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: # 23-43900004

Rezoning - Planned Development with Site Plan - Ft Pierce Flex Office Space - 301 Florida Ave

Comments

FPUA W/WW Engineering: The TRC application for Fort Pierce Flex Office Space has been reviewed by the FPUA Water/Wastewater Engineering Dept. with the following comments:

Water and sewer are available to serve the property. Please submit three sets of construction plans to this office for review and approval along with a plan review and commercial service application.

FPUA Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. **Approved.**

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

Sal Scimeca
Engineering Technician III
Electric & Gas Engineering
Fort Pierce Utilities Authority
sscimeca@fpu.com
772.466.1600 ext. 6957

FPUA Gas: Approved. Natural Gas is available via S 3rd St.

FPUAnet Fiber: FPUAnet **Approves. Fiber Internet Service – Is Available.**

If client would like **Fiber Internet Service** from FPUAnet Communications, please contact Eric Peters at (772) 468-1697 for **Fiber Internet** requirements if service is desired.



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CITY OF FORT PIERCE TECHNICAL REVIEW COMMITTEE

AGENDA

Regular Meeting of the Fort Pierce Technical Review Committee to be held Thursday, December 21, 2023 at 10:00 a.m. in the William D. Dannahower, 2nd Floor Conference Room, 100 North U.S. Highway 1.

1. **New Business:**
 - a. Annexation - Harry Blue - Parcel ID(s): 2427-603-0104-000-7, 2427-603-0135-000-3, 2427-603-0134-000-6 and 2427-603-0136-000-0
 - b. Temporary Use - 40 Foot Container - 204 N. 17th Street
 - c. Rezoning - Planned Development with Site Plan - Fort Pierce Flex Office Space - 301 Florida Avenue
 - d. Minor Site Plan - Native Roofing - 3616 Okeechobee Road
 - e. Minor Site Plan Amendment - Firehouse Youth Center - 5300 Melville Road
 - f. Major Site Plan Amendment - Ocean Village Pickleball Courts - 2400 S. Ocean Drive
 - g. Site Plan - Embassy Village Apartments - 1910 S. Jenkins Road
 - h. Site Plan - Holy Family Veterinary Hospital - 514 N. US Highway 1
 - i. Variance - FPUA Parking Lot Landscaping - Parcel ID(s): 2410-701-0072-010-5, 2410-701-0075-000-3



BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 12.21.23
Property Address: Annexation - Harry Blue - Parcel ID(s): 2427-603-0104-000-7, 2427-603-0135-000-3, 2427-603-0134-000-6 and 2427-603-0136-000-0

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 the submission of comments upon completion of the official plan review.
2. Pre-construction meeting with the City's Building Department is requested.
3. All new construction or alterations shall meet the requirements of the Florida Building Code 7th Edition.
4. Building Permit required.
5. Signed and sealed construction drawings required.
6. Must meet the following Accessibility requirements:
- Accessible route
- Handicapped parking spaces
- Means of egress
7. Change of Use required
- Shall include a signed and sealed Life Safety Plan
- Shall include a signed and sealed comprehensive drawing, detailing how the building and elements will comply with the Florida Building Code requirements.
8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
9. Flood Development Permit required.
10. Final plat and approved parcel ID's required to submit or DPCR and building permit review.
11. Open permits, requiring attention exist.
12. Shall meet the Fire Prevention Code:
- Sprinkler system is required.
- Smoke alarm system is required.
15. Other

Additional Comments/Requirements:

Empty rectangular box for additional comments or requirements.

Building Official's or Representative's Signature _____ Date: 12/19/23



BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 12.21.23
Property Address: Temporary Use - 40 Foot Container - 204 N. 17th Street

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 the submission of comments upon completion of the official plan review.
2. Pre-construction meeting with the City's Building Department is requested.
3. All new construction or alterations shall meet the requirements of the Florida Building Code 7th Edition.
4. Building Permit required.
5. Signed and sealed construction drawings required.
6. Must meet the following Accessibility requirements:
- Accessible route
- Handicapped parking spaces
- Means of egress
7. Change of Use required
- Shall include a signed and sealed Life Safety Plan
- Shall include a signed and sealed comprehensive drawing, detailing how the building and elements will comply with the Florida Building Code requirements.
8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
9. Flood Development Permit required.
10. Final plat and approved parcel ID's required to submit or DPCR and building permit review.
11. Open permits, requiring attention exist.
12. Shall meet the Fire Prevention Code:
- Sprinkler system is required.
- Smoke alarm system is required.
15. Other

Additional Comments/Requirements:

Empty rectangular box for additional comments or requirements.

Building Official's or Representative's Signature [Signature] Date: 12/19/23



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

Meeting Date: 12.21.23
Property Address: Rezoning - Planned Development with Site Plan - Fort Pierce Flex Office Space - 301 Florida Avenue

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 the submission of comments upon completion of the official plan review.
 - 2. Pre-construction meeting with the City's Building Department is requested.
 - 3. All new construction or alterations shall meet the requirements of the Florida Building Code 7th Edition.
 - 4. Building Permit required.
 - 5. Signed and sealed construction drawings required.
 - 6. Must meet the following Accessibility requirements:
 - Accessible route
 - Handicapped parking spaces
 - Means of egress
 - 7. Change of Use required
 - Shall include a signed and sealed Life Safety Plan
 - Shall include a signed and sealed comprehensive drawing, detailing how the building and elements will comply with the Florida Building Code requirements.
- MEP
- 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
 - 9. Flood Development Permit required.
 - 10. Final plat and approved parcel ID's required to submit or DPCR and building permit review.
 - 11. Open permits, requiring attention exist.
 - 12. Shall meet the Fire Prevention Code:
 - Sprinkler system is required.
 - Smoke alarm system is required.
 - 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 12/19/23



BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 12.21.23
Property Address: Minor Site Plan - Native Roofing - 3616 Okeechobee 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 the submission of comments upon completion of the official plan review.
2. Pre-construction meeting with the City's Building Department is requested.
3. All new construction or alterations shall meet the requirements of the Florida Building Code 7th Edition.
4. Building Permit required.
5. Signed and sealed construction drawings required.
6. Must meet the following Accessibility requirements:
- Accessible route
- Handicapped parking spaces
- Means of egress
7. Change of Use required
- Shall include a signed and sealed Life Safety Plan
- Shall include a signed and sealed comprehensive drawing, detailing how the building and elements will comply with the Florida Building Code requirements.
8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
9. Flood Development Permit required.
10. Final plat and approved parcel ID's required to submit or DPCR and building permit review.
11. Open permits, requiring attention exist.
12. Shall meet the Fire Prevention Code:
- Sprinkler system is required.
- Smoke alarm system is required.
15. Other

Additional Comments/Requirements:

Empty rectangular box for additional comments or requirements.

Building Official's or Representative's Signature [Signature] Date: 12/19/23



BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 12.21.23
Property Address: Minor Site Plan Amendment - Firehouse Youth Center - 5300 Melville 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 the submission of comments upon completion of the official plan review.
2. Pre-construction meeting with the City's Building Department is requested.
3. All new construction or alterations shall meet the requirements of the Florida Building Code 7th Edition.
4. Building Permit required.
5. Signed and sealed construction drawings required.
6. Must meet the following Accessibility requirements:
- Accessible route
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7. Change of Use required
- Shall include a signed and sealed Life Safety Plan
- Shall include a signed and sealed comprehensive drawing, detailing how the building and elements will comply with the Florida Building Code requirements.
8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
9. Flood Development Permit required.
10. Final plat and approved parcel ID's required to submit or DPCR and building permit review.
11. Open permits, requiring attention exist.
12. Shall meet the Fire Prevention Code:
- Sprinkler system is required.
- Smoke alarm system is required.
15. Other

Additional Comments/Requirements:

Empty rectangular box for additional comments or requirements.

Building Official's or Representative's Signature [Signature] Date: 12/19/23



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

Meeting Date: 12.21.23
Property Address: Major Site Plan Amendment - Ocean Village Pickleball Courts - 2400 S. Ocean Drive

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 the submission of comments upon completion of the official plan review.
 - 2. Pre-construction meeting with the City's Building Department is requested.
 - 3. All new construction or alterations shall meet the requirements of the Florida Building Code 7th Edition.
 - 4. Building Permit required.
 - 5. Signed and sealed construction drawings required.
 - 6. Must meet the following Accessibility requirements:
 - Accessible route
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 - 7. Change of Use required
 - Shall include a signed and sealed Life Safety Plan
 - Shall include a signed and sealed comprehensive drawing, detailing how the building and elements will comply with the Florida Building Code requirements.
- MEP
- 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
 - 9. Flood Development Permit required.
 - 10. Final plat and approved parcel ID's required to submit or DPCR and building permit review.
 - 11. Open permits, requiring attention exist.
 - 12. Shall meet the Fire Prevention Code:
 - Sprinkler system is required.
 - Smoke alarm system is required.
 - 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 12/19/23



BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 12.21.23
Property Address: Site Plan - Embassy Village Apartments - 1910 S. Jenkins 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 the submission of comments upon completion of the official plan review.
2. Pre-construction meeting with the City's Building Department is requested.
3. All new construction or alterations shall meet the requirements of the Florida Building Code 7th Edition.
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- Sprinkler system is required.
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15. Other

Additional Comments/Requirements:

Empty rectangular box for additional comments or requirements.

Building Official's or Representative's Signature [Signature] Date: 12/19/23



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

Meeting Date: 12.21.23
Property Address: Site Plan - Holy Family Veterinary Hospital - 514 N. US Highway 1

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 the submission of comments upon completion of the official plan review.
 - 2. Pre-construction meeting with the City's Building Department is requested.
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 - 12. Shall meet the Fire Prevention Code:
 - Sprinkler system is required.
 - Smoke alarm system is required.
 - 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 12/19/23




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

Meeting Date: 12.21.23
Property Address: Variance - FPUA Parking Lot Landscaping - Parcel ID(s) 2410-701-0072-010-5, 2410-701-0075-000-3

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 the submission of comments upon completion of the official plan review.
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- 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature  Date: 12/19/23