



ETM Solutions, LLC,
Robert Baer, Manager
4060 Selvitz Road
Ft. Pierce, FL 34981

Project #: 24-0700003 Site Plan – 7 acres property with a proposed use to operate and maintain a portable asphalt plant to produce hot mix asphalt pavement. – Technical Review Committee Comments for April 18, 2024 TRC Meeting

City of Fort Pierce Planning Department

- Clarify the hours of operations. To include weekends, if applicable
- Provide examples of noise decimals
- A detail traffic analysis to include
 - Truck routes
 - Peak traffic hours
 - Estimated truck and vehicle traffic during business hours
- Update site plan to correct zoning and FLU. (see Planner if assistance is needed)
- Access needs to be identified on site plan
- Clarify/highlight berm information on site plan

Fort Pierce Engineering Department

Do Not Recommend: Approval

1. The site plan does not meet the requirements of City Code Section 125-313(a)(3)c, specifically:
 - a. Plan does not show ingress/egress to roadways (public or private)
 - b. Location and dimensions of all existing and proposed parking spaces and loading areas
 - c. Location and size of pond or swales
 - d. Existing and proposed setbacks to structures, parking lot, and other features
 - e. Location of any dumpsters
 - f. Location and elevations of all existing and proposed drainage facilities within the site plan area and adjacent vicinity for 100 feet in all directions
 - g. Length, width, depth and direction of flow for all ditches
 - h. Label contour lines
 - i. Clearly provide project boundary lines and dimensions



- j. Identify proposed asphalt areas
2. Add a note to the plan that "All construction shall be in compliance with City of Fort Pierce Code of Ordinances Sections 119 and 125.
3. In accordance with Section 125-314 survey (and site plans) shall be at a minimum scale of one-inch equals 30 feet.
4. The applicant shall coordinate with St. Lucie County for any impacts to Selvitz Road.

Advisory Comments:

1. The drainage was not reviewed. A full review will be completed at the time of the DPCR application.
2. The project shall have all Local, State, and Federal permits as required in place prior to conducting any land clearing operations.

Fort Pierce Building Department

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. All new construction or alterations shall meet the requirements of the Florida Building Code 8th Edition.
3. Building Permit required
4. Signed and sealed construction drawings required
5. Shall meet the Fire Prevention Code:
 - a. Sprinkler system is required
 - b. Smoke alarm system is required

Fort Pierce Police Department

No comments at this time.

St. Lucie County Planning Department

Further dialogue is requested regarding any applicable Impact Fee assessment warranted during the site plan/permitting process.

St. Lucie County PW/Engineering

Corrections:

1. Provide an updated traffic statement with a trip count



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

2. The driveway requires some repairs and removal of dirt tracking from the Right-of-Way.

Conditions:

1. A Site Development Permit may be required if improvements within the Selvitz Road Right-of-Way are proposed.

City Clerk Office

No comments at this time.

Code Enforcement

No comments at this time.

Fort Pierce Utilities Authority

W/WW Engineering: Approved

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

sccimeca@fpu.com

772-466-1600 ext, 6957

Gas: Approved. Natural gas is available.

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
Site Plan Requires Re-submittal

The Following Conditions/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 provide an electronic revised copy of the site plan (pdf format).
4. Please provide written acknowledgement of the conditions/revisions provided.
5. A separate review and permit is required for Underground Fire Mains connected to standpipes, fire hydrants or sprinkler systems.
6. 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)
7. The Fire District reserves the right for future comments at the site plan & building construction phase.
8. Fire apparatus access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft from fire apparatus access roads as measured by an approved route around the exterior of the building or facility. NFPA 1 18.2.3.2.2. (*Installation of a sprinkler system will be required if this distance requirement is not met.*)
9. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77,000 lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius. (SLCFD Resolution 740-23)
10. Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. (SLCFD Resolution 740-23)
11. Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft. (SLCFD Resolution 740-23)
12. Dead-end roadways serving commercial or residential occupancies must include a cul-de-sac when the roadway length exceeds one hundred-fifty (150) feet. "Y" or "T" type turnaround arrangements are permitted. The minimum length must be equal to the length of the longest fire apparatus. (SLCFD Resolution 740-23)
13. 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.
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. 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). NFPA 1141 Chapter 10.1.3.
 16. Site Plans submitted in accordance with this Fire Prevention Code shall include the size, layout, and offsite connections for the water distribution system and the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.

Florida Department of Transportation

No comments at this time.

St. Lucie County School Board

No comments at this time.



CONSULTING ENGINEERS | LAND SURVEYORS

File Number 23-176

May 15, 2024

Ms. Kerry Driver, Planner
City of Fort Pierce Planning Department
100 North U.S. 1
Fort Pierce, FL 34950

Subject: **4060 Selvitz Road Site Plan**
City of Fort Pierce Project No.: 24-07000003
TRC Meeting Response Resubmittal

Dear Kerry:

Below please find an item by item response to the outstanding review comments associated with the City's most recent examination of the Minor Site Plan referred to as **4060 Selvitz Road Site Plan**. If as you go through these comments, you have any questions about our responses, please do not hesitate to contact me.

CITY OF FORT PIERCE PLANNING DEPARTMENT:

1. Clarify the hours of operations. To include weekends, if applicable.

Hours of operation will vary, depending on project service needs. Normal business hours are from 6:00 am to 6:00 pm, however, if a particular project requires nighttime paving operations (typically in support of public improvement projects), there will be some instances where afterhours operations will be required. The project site and activities will be compliant with City of Ft. Pierce noise regulations standards.

2. Provide examples of noise decimals.

Modeling and studies at similar locations indicate that we can expect sound levels in the area of 88db at the operating equipment. As you move away from the equipment, the impact levels will drop. We do not anticipate there to be any negative impacts from this site's operation on any residential uses in the area, the closest of which is approximately ½ mile away.

3. A detail traffic analysis to include Truck routes, Peak traffic hours, Estimated truck and vehicle traffic during business hours.

A traffic summary statement has been provided, and is attached to this resubmission packet.

4. Update site plan to correct zoning and FLU. (see Planner if assistance is needed).

Refer to the general site data and site plan graphics. Area zoning and land use designations have been reviewed and updated as necessary.

A LEGACY OF EXPERTISE AND EXCELLENCE

2980 SOUTH 25TH STREET | FT. PIERCE FL 34981 | (772)464-3537 | FAX (772) 464-9497

5. Access needs to be identified on site plan.

Refer to the project site plan. On sheet 8 the-site's circulation patterns have been depicted.

6. Clarify/highlight berm information on site plan.

Refer to the project site plan, we have added callouts for the TOB or Top of Bank on sheet 4, 6, and 7. Typical section illustrations of the site's perimeter berms have been added as requested.

Fort Pierce Engineering Department

1. The site plan does not meet the requirements of City Code Section 125-313(a)(3)c, specifically:

a. Plan does not show ingress/egress to roadways (public or private).

Ingress/egress indications have been clarified on the project site plan. Primary site access is being redirected to the north side of the property. Easement access documents are included as part of this resubmission demonstrating our ability to make use of this pathway.

b. Location and dimensions of all existing and proposed parking spaces and loading areas.

There are no new parking spaces proposed for this development site. The existing uses/structures on this site are all mechanical in nature and not subject to the City Parking Codes. However, there will be operators at this site, and to account for their parking needs we have indicated several parking spaces in the area of east of the machines totaling two, one handicap and one regular. All parking dimensions are compliant with City standards.

c. Location and size of pond or swales.

We have added detailed dimensions and cross sections of all the swales and ponds to be constructed or maintained on this site.

d. Existing and proposed setbacks to structures, parking lot, and other features.

Setback information has been added to the project site plan. There are no permanent structures on this site. All of the mechanical equipment used in the asphalt manufacturing process is considered to be portable, and can be removed or relocated as necessary.

e. Location of any dumpsters.

Currently, there are no dumpsters on the site. Commercial waste generation will be addressed through small can pickups or by removal by on-site staff.

f. Location and elevations of all existing and proposed drainage facilities within the site plan area and adjacent vicinity for 100 feet in all directions.

See Survey for all existing drainage facilities and the site plan for all the proposed facilities within the site plan area. The site plan shows all proposed facilities. All proposed drainage facilities are shown on the site plan.

g. Length, width, depth and direction of flow for all ditches.

The swale dimensions and cross sections have been added to the project site plan sheets 4-7.



h. Label contour lines.

Proposed and existing contour lines have been labeled on sheets 4-7.

i. Clearly provide project boundary lines and dimensions.

The project and property boundary lines have been labeled and dimensioned

j. Identify proposed asphalt areas.

See sheet 3 of the attached site plan packet. The proposed ingress/egress driveway have been added to the north of the property. There are no other areas of proposed asphalt construction.

2. Add a note to the plan that "All construction shall be in compliance with City of Fort Pierce Code of Ordinances Sections 119 and 125.

The requested note has been added to the general notes on Sheet 1 (the Cover Sheet) of the project site plan.

3. In accordance with Section 125-314 survey (and site plans) shall be at a minimum scale of one-inch equals 30 feet.

The project site plan has been updated so that Sheets 4-7 all have a scale of 1"=30'. Sheet 2, 3, 8 of the project site plan packet serves as an overall context development plan for the property and is scaled at 1"=60'. Site surveys are being updated (by others) to reflect the requested scales, and will be submitted at a later time.

4. The applicant shall coordinate with St. Lucie County for any impacts to Selvitz Road.

Comment acknowledged. Coordination with St. Lucie County is currently ongoing; however, we do not require any additional permit approvals from the County as we are making uses of existing driveway comments onto Selvitz Road. We are aware of the County's concerns about dragging of material onto the roadway at our access points and we will endeavor to make sure that we do not contribute further to the ongoing dirt tracking at these locations. .

Advisory Comments:

1. The drainage was not reviewed. A full review will be completed at the time of the DPCR application.

Comment acknowledged. The owners/operators of this facility have been advised of the need for DPCR review of this site, following site plan approval.

2. The project shall have all Local, State, and Federal permits as required in place prior to conducting any land clearing operations.

Comment acknowledged. We probably need to review this matter a little more with you, as there are certain state regulations in place addressing when a local government may require outside agency permits as a pre-condition to the issuance of a local permit. In addition, use of the word 'all' creates some interpretive issues that may need further legal clarification. We will be happy to review this matter further at your convenience.



Fort Pierce Building Department:

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.**

Comments acknowledged.

- 2. All new construction or alterations shall meet the requirements of the Florida Building Code 8th Edition.**

Comments acknowledged.

- 3. Building Permit required**

Based on what is depicted on the project site plan, what particular activities require issuance of a building permit? All asphalt production equipment is considered to be portable, and while anchored to the ground, these are not considered to be permanent structures.

- 4. Signed and sealed construction drawings required.**

Comment acknowledged, but again, what drawings are we expected to provide?

- 5. Shall meet the Fire Prevention Code:**

- a. Sprinkler system is required**
- b. Smoke alarm system is required**

All applicable fire protection codes and standards shall be complied with by the ownership/operating entity.

Fort Pierce Police Department:

- 1. No comments at this time.**

Comments acknowledged.

St. Lucie County Planning Department:

- 1. Further dialogue is requested regarding any applicable Impact Fee assessment warranted during the site plan/permitting process.**

Comments acknowledged. We will review this matter directly with the County.

St. Lucie County PW/Engineering:

Corrections:



1. Provide an updated traffic statement with a trip count.

A traffic summary statement has been provided, and is attached to this resubmission packet.

2. The driveway requires some repairs and removal of dirt tracking from the Right-of-Way.

Comments acknowledged. Primary site access is being redirected to the north side of the property. Easement access documents are included as part of this resubmission demonstrating our ability to make use of this pathway. Coordination with St. Lucie County will continue as we complete final site permitting activities, but we do not see where we presently will be required to obtain new access permit approvals as we are making uses of the existing driveway connections onto Selvitz Road. We acknowledge the County's concerns about dragging of material onto the roadway at our access points and we will endeavor to make sure that we do not contribute further to any ongoing dirt tracking issues at this location.

3. Conditions:

- a. **A Site Development Permit may be required if improvements within the Selvitz Road Right-of-Way are proposed.**

We do not anticipate the need to make any improvements to, or within, Selvitz Road.

City Clerk Office:

- 1. No comments at this time.**

Comments acknowledged.

Code Enforcement:

- 1. No comments at this time.**

Comments acknowledged.

Fort Pierce Utilities Authority:

W/WW Engineering:

FPUA W/WW Engineering has reviewed the application.
Approved

Electric & Gas Engineering:

FPUA Electric Engineering has reviewed the application.
Approved

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

FPUA Gas Engineering has reviewed the application.
Approved.

Natural gas is available.

FPUA net Fiber:

FPUAnet has reviewed the application.
Approved.

Fiber Internet Service – Is Available.



St. Lucie County Fire District:

Site Plan Requires Re-submittal. The Following Conditions/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>.**

Comments acknowledged. This will be addressed directly with the Fire District.

- 2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**

Comments acknowledged. This will be addressed directly with the Fire District.

- 3. Please provide an electronic revised copy of the site plan (pdf format).**

Comments acknowledged. This will be addressed directly with the Fire District.

- 4. Please provide written acknowledgement of the conditions/revisions provided**

Comments acknowledged. This will be addressed directly with the Fire District.

Florida Department of Transportation

- 1. No comments at this time.**

Comments acknowledged.

St. Lucie County School Board

- 1. No comments at this time.**

Comments acknowledged.

Thank you for your attention to this submission. Again, if you have any questions or need additional back-up, please let me know. Phone number 772-464-3537 ext. 104, email ecoapman@ct-eng.com.

Sincerely,

CULPEPPER & TERPENING, INC.





TO: Technical Review Committee

THROUGH: Kevin Freeman, Planning Director

FROM: Kerry Driver, Planner

RE: **Site Plan - 24-07000003**
4060 Selvitz Road

BOARD DATE: April 18, 2024

Resubmittal of Site Plan at 4060 Selvitz Road
Resubmittal date: June 21, 2024

The above referenced project is being resubmitted for your review and comments. The applicant is requesting a Development Review for a Site Plan at 4060 Selvitz Road.

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

Thank you,
Kerry



ETM Solutions, LLC,
Robert Baer, Manager
4060 Selvitz Road
Ft. Pierce, FL 34981

Project #: 24-0700003 Site Plan – 7 acres property with a proposed use to operate and maintain a portable asphalt plant to produce hot mix asphalt pavement. – Resubmittal Comments from April 18, 2024 TRC Meeting

Updated Comments as of June 13, 2024

City of Fort Pierce Planning Department

1. A detail traffic analysis to include truck routes, peak traffic hours, estimated truck and vehicle traffic during business hours. This should be conducted by a Traffic Engineer with volume number of trucks. The submitted Traffic Summary, which is the summary that was provided during the initial submittal is not sufficient.
2. Provide confirmation of noise level/decibels
3. Per your response to comment #5, I should be able to locate the access on sheet 8. The site plan only goes up to page 6. Please advise
4. Page 2 of the site plan has the wrong Zoning identity

Fort Pierce Engineering Department

Do Not Recommend Approval

1. The truck route shall be comprised of asphalt or concrete in accordance with the City of Fort Pierce Code of Ordinances Section 119 and standard details.
2. Advisory Comments:
 - a. The drainage was not reviewed. A full review will be completed at the time of the DPCR application.
 - b. The project shall have all Local, State, and Federal permits as required in place prior to conducting any land clearing operations. (note this does not preclude issuance of local permits)

Fort Pierce Building Department

N/A



Fort Pierce Police Department

N/A

St. Lucie County Planning Department

Trip volume projections not provided. Trip projections, correlating with employee and truck trips assigned to Selvitz Road are requested.

St. Lucie County PW/Engineering

The driveway access shall be cleared and restored to its permitted state as a condition.

City Clerk Office

N/A

Code Enforcement

N/A

Fort Pierce Utilities Authority

N/A

St. Lucie County Fire District

The response letter that was included in the resubmittal indicates that the applicant will be addressing issues directly with the Fire District. Application and payment are still required to be submitted.

Florida Department of Transportation

N/A

St. Lucie County School Board

N/A

C&T Project No.: 23-176
Sender's Email: ecoapman@ct-eng.com

June 21, 2024
VIA: EMAIL

Ms. Kerry Driver
City of Fort Pierce Planning Department
100 North US1 Fort Pierce
Fort Pierce, FL 34950

**RE: 4060 Selvitz Road Site Plans
City of Fort Pierce Project No.: 24-07000003
TRC Meeting Response Resubmittal**

Dear Ms. Kerry Driver

On behalf of our client, LP Asphalt please accept this in response to your comment letter dated 6/14/24 regarding the site plan submittal for the 4060 Selvitz Rd Asphalt Plant Project, located east of Selvitz Just north of Bandy Blvd.

We have provided the following materials:

1. Revised Site Plan; and
2. SLC Fire District Approval

Our itemized responses are as follows:

City of Fort Pierce Planning Department

1. A detail traffic analysis to include truck routes, peak traffic hours, estimated truck and vehicle traffic during business hours. This should be conducted by a Traffic Engineer with volume number of trucks. The submitted Traffic Summary, which is the summary that was provided during the initial submittal is not sufficient.

Response: A traffic study was completed at the Ranger Asphalt Plant (a comparable site) on Glades Cutoff Rd on 6/20/24 and the results are depicted on Sheet 1 note number 4, with updated analysis we now have the volume and peak information.

2. Provide confirmation of noise level/decibels
Response: A noise study was conducted at the Ranger Asphalt Plant (a comparable site) on Glades Cutoff Rd on 6/20/24 and the results on sheet 1 note number 3.



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3. Per your response to comment #5, I should be able to locate the access on sheet 8. The site plan only goes up to page 6. Please advise
Response: See sheet 8 in the complete Revised Site Plan for the vehicle tracking plan and access.

4. Page 2 of the site plan has the wrong Zoning identity
Response: Zoning has been updated as I-3.

Fort Pierce Engineering Department

1. The truck route shall be comprised of asphalt or concrete in accordance with the City of Fort Pierce Code of Ordinances Section 119 and standard details.
Response: See sheets 2-8, we have added a paving plan for the site access. Note 1 on the cover sheet states that the project will be compliant with Fort Pierce Code of Ordinances Section 119 and the standard details for pavement and parking are sheet 8.

2. Advisory Comments:
 - a. The drainage was not reviewed. A full review will be completed at the time of the DPCR application.
 - b. The project shall have all Local, State, and Federal permits as required in place prior to conducting any land clearing operations. (note this does not preclude issuance of local permits)
Response: Acknowledged.

St. Lucie County Fire District

1. The response letter that was included in the resubmittal indicates that the applicant will be addressing issues directly with the Fire District. As they address Fire District requirements (application, payment, etc.), I will update the comment letter and keep you informed.
Response: See attached SLC Fire District Approval.

Should you have any questions, please do not hesitate to contact me at (772)464-3537 ext. 104 or via the email address referenced above.

Sincerely,

CULPEPPER & TERPENING, INC.

Edgar Coapman, EI
Project Engineer

Enclosures: As listed above

Cc:



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

FORT PIERCE
Florida

To: Kerry Driver, Planner

FROM: Selena Griffett, P.E. *SG*

Thru: Tracy Telle, Assistant City Engineer *TT*

RE: 4060 Selvitz Road – Central Asphalt Plant Site Plan
TRC No. 24-07000003

DATE: July 8, 2024

This is to advise you that we have completed the review of the following documents as received by this office on July 8, 2024:

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

Based on our reviews and appropriate site final inspection, we

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

ADVISORY COMMENTS:

1. The drainage was not reviewed. A full review will be completed at the time of the DPCR application.
2. The project shall have all Local, State, and Federal permits as required in place prior to conducting any land clearing operations. (note this does not preclude issuance of local permits)



BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Asphalt Plant – 4060 Selvitz Rd

REVIEW DATE: 4/12/2024

PLANNER: KERRY DRIVER

REVIEWED BY: Captain Andres Elizondo

Site Plan Approved with conditions: X

Site Plan Requires Re-submittal: _____

Site Plan Rejected: _____

The Following Conditions/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>.~~ **Received 6/14/2024.**
- ~~2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.~~ **Received 6/19/2024.**
- ~~3. Please provide an electronic revised copy of the site plan (pdf format).~~ **Received 6/14/2024.**
- ~~4. Please provide written acknowledgement of the conditions/revisions provided.~~ **Received 6/14/2024.**
- ~~5. A separate review and permit is required for Underground Fire Mains connected to standpipes, fire hydrants or sprinkler systems.~~ **Received Written Comment Acknowledgement 6/14/2024.**

“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



6. ~~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)~~ **Received Written Comment Acknowledgement 6/14/2024.**
7. ~~The Fire District reserves the right for future comments at the site plan & building construction phase.~~ **Received Written Comment Acknowledgement 6/14/2024.**
8. ~~Fire apparatus access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft from fire apparatus access roads as measured by an approved route around the exterior of the building or facility. NFPA 1 18.2.3.2.2. (Installation of a sprinkler system will be required if this distance requirement is not met.)~~ **Received Written Comment Acknowledgement 6/14/2024.**
9. ~~Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77,000 lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius. (SLCFD Resolution 740-23)~~ **Received Written Comment Acknowledgement 6/14/2024.**
10. ~~Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. (SLCFD Resolution 740-23)~~ **Received Written Comment Acknowledgement 6/14/2024.**
11. ~~Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft. (SLCFD Resolution 740-23)~~ **Received Written Comment Acknowledgement 6/14/2024.**
12. ~~Dead-end roadways serving commercial or residential occupancies must include a cul-de-sac when the roadway length exceeds one hundred fifty (150) feet. "Y" or "T" type turnaround arrangements are permitted. The minimum length must be equal to the length of the longest fire apparatus. (SLCFD Resolution 740-23)~~ **Received Written Comment Acknowledgement 6/14/2024.**
13. ~~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~~

"Our Family Serving Yours"

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

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

www.slcfd.com



~~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. Received Written Comment Acknowledgement 6/14/2024.~~

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". Received Written Comment Acknowledgement 6/14/2024.~~
15. ~~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). NFPA 1141 Chapter 10.1.3. Received Written Comment Acknowledgement 6/14/2024.~~
16. ~~Site Plans submitted in accordance with this Fire Prevention Code shall include the size, layout, and offsite connections for the water distribution system and the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project. Received Written Comment Acknowledgement 6/14/2024.~~

Grant M. Chambers <ChambersG@stlucieco.org>

To: Kerry Driver; Tom DeGrace <tdegrace@ct-eng.com>

Cc: Rick Mancil - LP Asphalt (rick@mancilfamilyllc.com); Edgar Coapman <ecoapman@ct-eng.com>; Shari Johnson Sewell (sharisjohnson@gmail.com)

City of Fort Pierce

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Good afternoon,

SLC Public Works has no other comments. We also concur with SLC Planning's advisory comments.

Grant Chambers, P.E. | Senior Project Engineer | Engineering Division - PW

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KB

Kori Benton <bentonk@stlucieco.org>



To: Kerry Driver; Tom DeGrace <tdegrace@ct-eng.com>; Kevin Freeman

Mon 7/8/2024 1:07 PM

Cc: Rick Mancil <rick@mancilfamilyllc.com>; Grant M. Chambers <ChambersG@stlucieco.org>; Andres #826 <AElizondo@slcfd.org>; +2 others

City of Fort Pierce

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Good afternoon,

Thank you for your coordination, and for the additional documents for review. The SLC Planning Team has no further comments, aside from the following advisory notes:

The development parcel does not have frontage; therefore it's expected that the connection shown below will (continue to) be jointly used. The existence of a southbound turn lane is helpful to offset the project traffic. Parking along the joint drive, and the significant amount of sediment movement are noted concern. A painted stop bar, and defined driveway/width at the property line is recommended.

DRAFT



CITY OF FORT PIERCE PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, **AUGUST 12, 2024**, 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

Present: Justine Carter; Nichelle Clemons; John Heaning; Alexander Edwards; Gloria Baxevanis; Anton Kreisl, Chairman

Absent: Uline Daniel

Staff Present: Kev Freeman, Planning Director
Vennis Gilmore, Assistant Planning Director
Kerry Driver, Planner
Alicia Rosenthal, Planning and Development Organizer

4. CONSIDERATION OF ABSENCES

Ms. Daniel was excused.

5. APPROVAL OF MINUTES

- a. Planning Board Minutes June 10, 2024

Motion was made by John Heaning, and seconded by Nichelle Clemons to approve the minutes from the June 10, 2024 meeting.

AYE: John Heaning, Alexander Edwards, Gloria Baxevanis, Justine Carter, Nichelle Clemons, Chairman Anton Kreisl

Passed

6. NEW BUSINESS

a. **Zoning Text Amendment - Chapter 125 - Zoning, Article V - Conditional Uses, Section 125-243 - Innovative Residential Developments**

Mr. Freeman gave an overview of the application and answered questions from the Board. He explained that the Innovative Residential Developments are for small mixed use or residential lots, not needing a major planned development. Mr. Freeman said the city's Comprehensive Plan supports innovative and affordable residential and mixed-use development. He noted the city will need to develop administrative procedures that modify development requirements and streamline development approval procedures. Mr. Freeman stated the City would allow the development of accessory dwelling units in all low and medium density zoning districts. Mr. Freeman highlighted the Innovative Community Development code supports the elements of the accepted Affordable Housing Advisory Committee (AHAC) incentive strategies. Mr. Freeman provided a summary of the code amendments, and he explained the purpose of the subjective review to enhance the community.

Chairman Kreisl asked if this process would function like a Planned Development. Mr. Freeman said yes, the text amendment will give more flexibility to what can be built. He also answered questions from the Board about parking, green space and if the neighbors would be notified.

Mr. Freeman concluded by saying the applicants will need to show how they are contributing to the community. He said nothing is guaranteed and there are no entitlements. Mr. Freeman compared the innovative development to an action plan for the community.

Ms. Carter said it is nice to see the bigger picture of things and Chairman Kreisl said the text amendment is an ambitious and creative idea.

Chad Ingram, a resident, stated he supports the idea, and the Innovative Residential Development plan will have an economic impact on infill lots. He said there will be people living in various sized structures and it will allow a flow of houses along the street. He noted it is for people who are livened by the community and still want to have their own space but still be connected.

Henry Harbinson, a resident, said the idea is good for housing and developers and will blend in well with the neighborhood.

Motion was made by Nichelle Clemons, and seconded by Justine Carter to forward a recommendation of approval to the City Commission for the proposed amendments.

AYE: Alexander Edwards, Gloria Baxevanis, Justine Carter, Nichelle Clemons, John Hening, Chairman Anton Kreisl

Passed

b. **Annexation - Savannah Landing Partners
2427-801-0056-000-3 and 2427-801-0053-000-2**

Ms. Driver gave an overview of the annexation and answered questions from the Board. She said the Annexation is for two (2) parcels of land at or near the intersection of S. US Highway 1 and Dickson Drive. Ms. Driver stated the subject properties have a St. Lucie County Future Land Use designation of Residential High (RH) and a St. Lucie County zoning designation of Residential Multi Family. She said the proposed City Future Land Use designation is Residential High (RH) with a zoning classification of High Density Residential (R-5). The total site area is around 7.26 acres and the current value is \$756,500.

Mr. Hening asked who owns Dickson Drive. He said the road is in need of repair. Mr. Freeman said the road will need to meet county standards and a larger conversation with the city is needed for the city to consider taking over the road.

James Hackett, applicant, stated he understands the roadway approval process with St. Lucie County and the issues will be addressed at the site plan stage. He said the overall vision is for multifamily affordable housing, and he said at this time he does not know what is going to happen at 310 Dickson Drive.

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

AYE: Gloria Baxevanis, Justine Carter, Nichelle Clemons, John Hening, Alexander Edwards, Chairman Anton Kreisl

Passed

c. **Annexation - 1835 and 1839 Sandridge Road**

Ms. Driver gave an overview of the application and answered questions from the Board. She stated the properties have a St. Lucie County Future Land Use designation of Commercial (COM) and a St. Lucie County zoning classification of Commercial General (CG). The proposed City Future Land Use designation is General Commercial (GC) with a zoning classification of General Commercial (C-3). The site is approximately 2.15 acres and the value of the property is \$600,000.

Jason Merritt, property owner, stated the future use of the property will be a restaurant and outdoor entertainment. He stated they are having major issues with the St. Lucie County roadway and the required setbacks shrinking the size of the property.

Jon Nolli, a business owner, said he owns the land to the south. He stated he wants to develop a creative community-oriented place for people to hang out. Mr. Nolli said the property is long and skinny and what they want to do may not work because of the setbacks and problems with the road.

Kev Freeman noted the city will not accept a county road without it being fixed. He said the setbacks can be resolved through the Planned Development process and any roadway negotiations need to be made with St. Lucie County. Mr. Freeman suggested phasing of the project and on-street parking to help with the roadway negotiations and cost.

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

AYE: Justine Carter, Nichelle Clemons, John Hening, Alexander Edwards, Gloria Baxevanis, Chairman Anton Kreisl

Passed

d. **Major Amendment to Planned Development (Master Planned Development)
Sunrise Residential - 9850 Midway Road**

Mr. Gilmore gave an overview of the application and answered questions from the Board on Midway roadway improvements. He stated the request is for a Major Amendment to a Planned Development (PD) zone of two (2) parcels of land to amend the PD Zoning from Village at Midway Planned Development to Sunrise Residential Planned Development. Mr. Gilmore said the site area is approximately 516 acres and the Future Land Use is Mixed Use Development (MXD). He showed the adjoining St. Lucie County and Port St. Lucie properties zoning and Future Land Use. Mr. Gilmore provided a brief history of the parcels and compared the original Village at Midway PD plan to the proposed Master Plan Development. He stated the proposed PD plan will be built in two phases and has fewer residential units and less commercial space, which will be a reduction in traffic value. Mr. Gilmore stated the applicant still needs to work with St. Lucie County on the traffic review.

Mr. Freeman said there is significant development on Midway Road with this development and other developments in surrounding municipalities. He stated a Master PD agreement including the traffic contribution improvements is currently being reviewed and will need to be finalized before going to the City Commission. Mr. Freeman said the city has been working with Port St. Lucie, St. Lucie County, Transportation Planning Organization (TPO) and FDOT to keep them informed of the loading and improvements on Midway Road. He highlighted it is important to align with the other developments in the area.

Steve Garrett, applicant representative from Lucido and Associates, gave a presentation on the Sunrise Planned Development and said this will be the southern gateway to the City of Fort Pierce. He showed a rendering of the development plan highlighting the residential single-family and multifamily units and the environmental conservation passive recreation area. Mr. Garrett said the main entrance would be off of Midway Road, and they would be adding an arterial road and an access easement. He said they hope to expand the environmental conservation passive recreation area to the north with other agencies and have over three (3) miles of trail. Mr. Garrett answered questions from the Board on access points and connection to Port St. Lucie, green space, and single-family lot sizes.

Motion was made by John Hening, and seconded by Gloria Baxevanis to forward a recommendation of approval to the City Commission with the following condition:

1. The applicant and developer of the proposed Master Planned Development Plan shall adhere to and meet all requirements of the Planned Development and Traffic Contribution Agreement submitted with the application for Major Amendment to a Planned Development Zone.

AYE: Justine Carter, Nichelle Clemons, John Hening, Alexander Edwards, Gloria Baxevanis, Chairman Anton Kreisl

Passed

e. **Preliminary Plat - Sunrise Residential - 9850 West Midway Road**

Mr. Gilmore gave an overview of the application and answered questions from the Board. He said the applicant is proposing to subdivide approximately 516 acres into 1,590 platted lots for residential use. Mr. Gilmore stated the current zoning is Planned Development (PD) and the Future Land Use is Mixed Use (MXD). He showed the surrounding zoning and Future Land Use for the municipal boundaries of St. Lucie County and Port St. Lucie.

No one spoke for or against the Preliminary Plat.

Motion was made by Nichelle Clemons, and seconded by John Hening to forward a recommendation of approval to the City Commission with one condition:

1. Prior to the submittal of the Final Plat, the applicant shall address all the City of Fort Pierce Engineering Comments on the Plat document.

AYE: Nichelle Clemons, John Hening, Alexander Edwards, Gloria Baxevanis, Justine Carter, Chairman Anton Kreisl

Passed

f. **Conditional Use with New Construction - Rowe Duplex
1001 Tennessee Avenue**

Mr. Gilmore gave an overview of the application and answered questions from the Board. The request is to build a 2,595 square foot residential duplex with associated site improvements on one (1) parcel of land located in the (C-1), Office Commercial zone with a Future Land Use of Office Professional (OP). The site plan will include three (3) parking spaces per unit; above the minimum required parking spaces and the applicant is proposing the installation of additional landscaping.

David Rowe, owner, said he has owned the property for 60 years, and he wants to put the property to good use.

Motion was made by Nichelle Clemons, and seconded by Gloria Baxevanis to forward a recommendation of approval to the City Commission with the following four (4) conditions:

1. Prior to Certificate of Occupancy, a Landscape Maintenance Agreement is required:
The Landscape Maintenance Agreement shall note that all approved landscaping shall be installed, irrigated, and maintained in perpetuity in accordance with section 123-7 of the City Code of Ordinances, in order that it continues to present a healthy, neat, and orderly appearance free of refuse and debris, in conformity with the following requirements:
 - a. Vegetation required by this article shall be replaced with equivalent or better vegetation if it is not living. All trees for which credit is awarded and which subsequently die shall be replaced by the same or greater number of living trees according to the standards established in this article.
 - b. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices to ensure that the landscaping continues to maintain a healthy, neat, and orderly appearance.
 - c. Maintenance shall include the replacement of all unhealthy/dead material within 30 days after a notification of violation in conformance with the approved site plan or landscape plan. Violations of this article, or failure to maintain all required landscaping as reflected in the approved landscaping plan, shall be grounds for referral to the

- special magistrate for appropriate action.
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. The proposed sidewalk on South 10th Street and Tennessee Avenue shall be constructed per the City of Fort Pierce Details. A Right-of-Way permit application shall be required and approved by the City of Fort Pierce Engineering Department prior to sidewalk installation.
 4. Prior to Certificate of Occupancy, a sidewalk easement shall be required and filed for the portion of sidewalk on South 10th Street to Tennessee Avenue that crosses onto the property.

AYE: John Hening, Alexander Edwards, Gloria Baxevanis, Justine Carter, Nichelle Clemons, Chairman Anton Kreisl

Passed

g. Site Plan - Asphalt Plant - 4060 Selvitz Road

Ms. Driver gave an overview of the application and answered questions from the Board. She said the request is to operate and maintain a portable asphalt plant. The subject parcel has a total of 12.79 acres but only 7.48 acres will be used for the "portable" asphalt plant. While the plant is portable, in that it is capable of being taken apart, shipped and set up in another location, the portable asphalt plant will be permanent on the property. The site is surrounded by Heavy Industrial (I-3) and Planned Development (PD) zoning districts and Heavy Industrial (HI) Future Land Uses. Ms. Driver showed the route plan and noted the applicant meets the landscape requirements.

Tom DeGrace, applicant representative from Culpepper & Terpening answered questions from the Board. He stated that access to the site was from the south driveway, but St. Lucie County asked them to use the driveway to the north. The applicant modified the driveway to get access along the private driveway in place. Mr. DeGrace said the typical hours of operation are 6 AM to 6 PM, but sometimes work is done at night as FDOT and St. Lucie County prefer night work due to traffic concerns. He noted there could be 24-hour shifts. Mr. DeGrace said the proposed stormwater management plan is a discharge pond and is addressed on the site plan.

Rick Mancil, owner of property to the north, granted an access easement, which allows the applicant to use the asphalt roadway. Maintenance is included in the access agreement and shared by all parties. Mr. Mancil said he owns an asphalt plant in Palm City and has been in business for 36 years. He employs 30–40 people, including truck drivers and operators, and only 3–5 people actually work on site. He stated the operation is quiet with no emissions and a lot of the day nothing is running because they are loading out.

Motion was made by John Hening, and seconded by Alexander Edwards to forward a recommendation of approval with the following two (2) conditions:

1. Prior to issuance of the final certificate of occupancy, a Landscape Maintenance Agreement shall be approved and shall acknowledge the following:
 - All approved landscaping shall be installed, irrigated, and maintained in perpetuity in accordance with section 123-7 of the City Code of Ordinances, in order that it continues to present a healthy, neat, and orderly appearance free of refuse and debris, in conformity with the following requirements:

Vegetation required by this article shall be replaced with equivalent or better vegetation if it is not living. All trees for which credit is awarded and which subsequently die shall be replaced by the same or greater number of living trees according to the standards established in this article.

Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices to ensure that the landscaping continues to maintain a healthy, neat, and orderly appearance.

2. A painted stop bar and defined driveway/width at the property line is required to be installed prior to issuance of the final certificate of occupancy.

AYE: Justine Carter, Nichelle Clemons, John Heaning, Alexander Edwards, Gloria Baxevanis, Chairman Anton Kreisl

Passed

7. **COMMENTS FROM THE PUBLIC**

There were no comments from the public.

8. **DIRECTOR'S REPORT**

Mr. Freeman explained the city is working through the law enforcement impact fee that will be tied to the impact of development on police services. He said the final data, provided by the police department, will go to the consultant and recommendations will be presented to the City Commission.

Mr. Freeman said he will be presenting a number of ordinances that the Planning Board has seen at the August 19, 2024, City Commission meeting. He said he is hoping to bring the Port Overlay District back to the Planning Board in September.

Mr. Freeman stated he is making very good progress with code changes which are part of the city's strategic plan. He noted that he was already processing some of the code changes prior to the updated strategic plan.

Mr. Freeman said staff is spending lots of time working through the new Tyler online application submittal system.

Mr. Freeman noted the Wave Garden issued a request to move forward with a Community Development District (CDD). It will go to the City Commission once it has been reviewed by the legal department.

Mr. Freeman said the first Live Local Affordable Housing Development has been approved. Since the Live Local Act does not require any public hearings and is approved administratively like a Minor Site Plan, Mr. Freeman said he will bring an update to the Planning Board.

Chairman Kreisl asked about inter-agency roadway improvements. Mr. Freeman said this was used for the Sunrise Planned Development project. All the agencies were pulled together and reviewed the traffic analysis in parallel. In the future, the different agencies will team together to review large-scale developments and developments on the edge of the city.

9. BOARD COMMENTS

Chairman Kreisl asked if there were any updates on amending the Family Entertainment Center definition. Mr. Freeman stated the definition to amend the Family Entertainment Center use and the use table to incorporate it in certain zoning districts will go to the August 19, 2024, City Commission meeting for approval.

Mr. Edwards asked for updates on the Sandridge development. Mr. Freeman said there are no updates because of the high roadway improvement cost required by St. Lucie County.

10. ADJOURNMENT

ST. LUCIE NEWS TRIBUNE

ATTN: LEGAL ADVERTISING

RE: Planning

RUN ONCE: Sunday, September 1, 2024

Send Proof of Publication to: Linda W. Cox, City Clerk, lcox@cityoffortpierce.com

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 125-37 of the Code of Ordinances of the City of Fort Pierce, will on Monday, September 16, 2024, hold a Public Hearing in the City Hall Commission Chambers, 100 North U.S. Highway 1, Fort Pierce, Florida, at their meeting which begins at 5:05 p.m., to consider review and approval of the following:

1. Application for a Site Plan (Design & Development Review) submitted by applicant ETM Solutions, LLC on behalf of owner Wanda Johnson to operate 325,937 square feet for use of an Asphalt Plant located at 4060 Selvitz Road, more specifically located at Parcel Control Number: 2432-223-0004-000-6.

All interested parties may appear at the meeting and be heard with respect to the Applications. Said applications will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. Highway 1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

/s/ Linda Cox, City Clerk

Publish: 09/01/2024