



Yaser Mahmoud
6996 NW Chugwater
Port St. Lucie, FL 34983

Subject: Waiver of Distance– One parcel at 908 Avenue D– Technical Review Committee Comments for March 21, 2024 TRC Meeting

City of Fort Pierce Planning Department

The property is subject to the City's Design Review code. Please adhere to the following sections of the City's Code:

- Landscape Sec. 123
- Design Review Sec. 125-314
- Off-street Parking and Loading Sec. 125-315
- Access Control Sec. 125-316
- Minimum Standards for Review for Waiver of Distance Sec. 4-14

Fort Pierce Engineering Department

Recommend: Approval

Fort Pierce Building Department

1. Building Official or his representative has no comments 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. Must meet the following Accessibility requirements:
 - a. Accessible route
 - b. Handicapped parking spaces
 - c. Means of egress
6. Change of Use required



- a. Shall include a signed and sealed Life Safety Plan
 - b. Shall include a signed and sealed comprehensive drawing, detailing how the building and MEC elements will comply with the Florida Building Code requirements.
7. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
 8. Shall meet the Fire Prevention Code:

Fort Pierce Police Department

Please ensure the lighting at the property is proper, adequate and meets the required code set forth by the City of Fort Pierce. Please also consider the installation of signage to deter loitering/trespass and consider the use of the Fort Pierce Department's Trespass Enforcement Program.

St. Lucie County Planning Department

No comments at this time.

St. Lucie County PW/Engineering

No Comments at this time.

City Clerk Office

No comments at this time.

Code Enforcement

No comments at this time.

Fort Pierce Utilities Authority

- FPUA W/WW Engineering: FPUA Water/Wastewater Engineering Dept. has reviewed the application with the following comments:
 - **Rejected**. Need to see the plumbing plans. Please note that a 3-compartment sink requires a grease trap.
 - Please call 772-466-1600 ext. 3425 with any questions
- FPUA Electric & Gas Engineering: FPUA Electric & Gas Engineering has reviewed the application.
 - **Rejected**. Revise plans to show Panel schedule and riser diagram.
 - Please contact Sal Scimeca with any questions
 - Sal Scimeca
Engineering Technician III



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT *Florida*

Electric & Gas Engineering
Fort Pierce Utilities Authority
sscimeca@fpu.com
772-466-1600 ext. 6957

- FPUA Gas: **Approved**
- FPUA Fiber: FPUAnet **Approves**.

St. Lucie County Fire District

No comments at this time.

Florida Department of Transportation

No comments at this time.

St. Lucie County School Board

No comments at this time.

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After considering the comments from the technical review committee, we have taken the respective counter measures to comply with the current policies and codes:

1. We have ensured the proper lighting of the property.



2. A 3-compartment sink with it's respective grease trap has been set and reviewed





Fort Pierce Utilities Authority
Water Reclamation
403 Seaway Drive (PO Box 3191)
Fort Pierce, FL 34949 (34948)

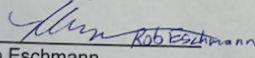
May 21, 2024

Business Name: Yaser R. Mahmoud
Business Addresses: 908 Avenue D.
Fort Pierce, FL. 34950
Location No: 22366000

To whom it may concern,

It was brought to our attention that tenant at 908 Ave. D has a kitchen/cooking equipment previously unknown to us. Upon inspection it was determined that the grease trap servicing this location was undersized and noncompliant. On April 16th 2024 we issued a "Notice to Correct" to the customer specifying the type of grease trap required for this location. On May 16th 2024 Mr. Mahmoud contacted this office for inspection of new grease trap that was installed. On May 17th 2024 the grease trap was inspected and found to meet our requirements.

If you have any questions or concerns, please contact me at (772) 466-1600 ext. 5511 or reschmann@fpua.com


Rob Eschmann
IPP Specialist
Fort Pierce Utilities Authority
403 Seaway Drive
Fort Pierce, FL. 34949
(772) 466-1600 Ext. 5511
reschmann@fpua.com

Please contact (772) 466-1600 extension 5526 for questions related to this notice

Please let us know any further questions, we are always looking forward to comply with the city codes.



500 BIK N 9 800 BIK Ave D

SPEED 25

718-4232 FOOD MARKET

DELI ATM

Cold cuts
PhillycheeseSteak
SNACKS&DRINKS

