

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT:

Final Planned Development - Millcreek - 2407-124-0001-000-3

Comments

W/WW Engineering: Approved as noted,

FPUA has Water and sewer available to serve this site. A pre-design meeting is strongly recommended given that offsite utility improvements will be necessary to adequately meet the expected demand for this development. Please submit 3 complete sets of utility construction plans along with a completed plan review application to the Water and Wastewater Engineering Department for review, at 1701 S 37th Street Fort Pierce Florida. For more information please contact John Biggs at 772 466 1600 ext. 3474.

Electric Engineering: This submission is outside of the FPUA electric service area.

Gas: Approved. Natural gas is available. Infrastructure (gas mains/services) are available at no cost (load dependent) to builder/developer. Additionally, complementary water heaters (after rebate) are available for builders/developers on this project.

FPUAnet Fiber: FPUAnet **Approves; Fiber Internet Service – Can be made 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.



Developer
Letter.pdf



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

Florida

To : Kev Freeman, Planning Director

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

THRU : Tracy Telle, Engineering Manager

**RE : Millcreek Final Plan Development
Parcel 2407-124-0001-000-3**

DATE : OCTOBER 17, 2024

This is to advise you that we have completed the review of the following documents as received by this office on October 7, 2024

- Development Permit Compliance Review Site Plan
 Construction Drawings Test Reports & Related Documents
 Executed Construction Contract Record Drawings
 Permits Final PD

Based on our reviews and appropriate site final inspection, we

- Recommend Do Not Recommend
 Variance Approval Final Plan Development Approval DPCR 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 Engineering Comments

ENGINEERING COMMENTS:

1. Provide a typical roadway section which indicates the required curbed roadway for the project.
The minimum paved width for a two-way roadway shall be 21' if utilizing Type "F" curb and gutter.
2. Update the site plan to reflect the driveway dimensions.
3. Revise the site plan to reflect the property boundary information.
4. The site plan indicates that Moore's Creek is located on the east side of the development, revise this to identify the creek as NSLRWMD Canal No. 3.
5. Show all stop bars and stop signs.
6. Show crosswalks and ADA ramps.
7. Provide the legal description on the site plan.
8. Provide the Orange Avenue driveway setback dimension as measured from the east property line.
9. Provide hammerheads or T-turnarounds at all dead-end streets.
10. Provide the radius of the paved cul-de-sac.
11. The signature on the provided electronic survey is not validated, provide a valid certified survey.
12. A topographic survey was not provided; please provide a certified topographic survey as per the requirements specified in the City of Fort Pierce Code of Ordinances Section 119-2.
13. Provide the proposed road setback adjacent to Parcel 2407-134-0001-000-4.
14. Is visitor parking proposed at the clubhouse? The site plan does not indicate any parking, yet the landscaping plan reflects proposed parking. Revise the plans accordingly ensuring that all proposed improvements are shown on the site plan.
15. Provide a cross section at the gated entrance which denotes proposed lane widths and other pertinent information.
16. According to the provided survey there are numerous easements of record located on the property including a 10' ingress/egress easement located along the northern boundary. How will these easement be incorporated into the project?
17. Advisory Comments:
 - a. All Environmental Permitting will need to be completed prior to construction activities.
 - b. Orange Avenue is an FDOT owned and maintained facility; permitting through FDOT will be required for all improvements located within the Orange Avenue R/W.
 - c. The stormwater report will be further reviewed and approved as part of the Building Permit Review. City Code Section 119 defers to the South Florida Water Management District methodology to determine minimum acceptable elevations for roadway, site perimeter berm, and finished floor elevations. A geotechnical report to determine water elevations is also required.
 - d. Jurisdictional wetlands are located on site. Prior to any clearing activities a SFWMD permit is required.
 - e. A formal gopher tortoise survey will be required.



Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, Florida 34953
772-462-1593 www.stlucietpo.org

October 15, 2024

VIA EMAIL

Mr. Kev Freeman, Planning Director
City of Fort Pierce
100 North U.S. Highway 1
Fort Pierce, Florida 34950

**RE: Proposed Transportation Impact Review (PTIR)
Millcreek – Planned Development Amendment
Parcel Id: 2407-124-0001-000-3**

Dear Mr. Freeman:

As the Federal and State-designated agency responsible for transportation planning for the City of Fort Pierce, City of Port St. Lucie, St. Lucie Village, and St. Lucie County, the St. Lucie Transportation Planning Organization (St. Lucie TPO) has completed a PTIR regarding the above-referenced proposed development. The proposed project is a 62.51-acre Planned Development with a total of 439 dwelling units, distributed into 309 townhomes and 130 detached, single-family homes on a currently undeveloped parcel of land. Based on the review, the following comments are provided:

- **Traffic Data:** A Traffic Impact Analysis (TIA) was not included in the TRC packet. A Traffic Impact Analysis should be provided for review.
- **Local and State Government Coordination:** Because of the location of the proposed development, it appears that the transportation impacts from the proposed development will extend to the St. Lucie County and Florida Department of Transportation (FDOT) roadway networks. Therefore, coordination with the County and FDOT is necessary to fully analyze the potential impacts to their networks and develop the appropriate improvements to mitigate the impacts.

Please contact me should any additional information or clarification be required regarding this review.

Sincerely,

Stephanie M. Torres

Stephanie M. Torres, CPM
Bicycle Pedestrian Program Manager

cc: City of Fort Pierce Planning Department



BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 10.17.24
Property Address: Final Planned Development - Millcreek - 2407-124-0001-000-3

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.
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 8th 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 MEC 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: 10/15/24



Fort Pierce Utilities Authority
FPUAnet Communications
500 Boston Avenue (PO Box 3191)
Fort Pierce, FL 34950 (34948)

Dear Developer,

I am writing to you today on behalf of FPUAnet, the City of Fort Pierce's municipal fiber internet service provider. I am reaching out to you to discuss the benefits of choosing FPUAnet for your next development project.

FPUAnet offers a number of advantages over traditional internet providers, including:

- **Scalable to meet growing demands:** FPUAnet's fiber optic network is designed to scale to meet the growing demands of Fort Pierce. This means that you can be confident that your internet connection will be able to handle even the most demanding applications and devices.
- **Gigabit internet throughout the entire service area:** FPUAnet offers gigabit internet speeds throughout its entire service area. This means that you can get the fastest possible internet speeds, no matter where you live in Fort Pierce.
- **High-quality internet to rural and low-income areas:** FPUAnet is committed to providing high-quality internet access to all residents of Fort Pierce, including those in rural and low-income areas. This is important for ensuring that everyone has the opportunity to participate in the digital economy.
- **Faster and more affordable than privately owned ISPs:** FPUAnet's prices are competitive with other internet providers, and in many cases, they are even more affordable. This is because FPUAnet does not have to make a profit, so it can pass on the savings to its customers.

In addition to these advantages, FPUAnet is also committed to providing excellent customer service. Our team of experts is available 24/7 to help you with any questions or problems you may have.

I would be happy to discuss your specific needs in more detail. Please do not hesitate to contact me at peters@fpu.com or 772-466-1600 ext.3311.

Thank you for your time and consideration. I look forward to hearing from you soon.
Sincerely,

Eric Peters
On behalf of FPUAnet



Our mission is to provide our customers with economical, reliable and friendly service in a continuous effort to enhance the quality of life in our community.

772.466.1600 * www.fpu.com





PUBLIC WORKS DEPARTMENT
DEVELOPMENT REVIEW COMMITTEE

October 15, 2024

PROJECT: Millcreek
REF: Project #
TO: Kevin Freeman
FROM: Grant Chambers

Comments:

1. Orange Ave is an FDOT Right-of-Way. Please coordinate with FDOT for permitting improvements within the Right-of-Way or any required Right-of-Way dedications

Conditions:

2. A Site Development Permit is required prior to performing site improvement activities.