



## **MILLCREEK**

### **RESPONSE LETTER TO TECHNICAL REVIEW COMMITTEE COMMENTS**

Dear Planning Division,

Here are the responses (in blue) to the comments that we received on the TRC meeting on 10/17 for the Millcreek Planned Development application.

#### **BUILDING DEPARTMENT**

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. **Acknowledged**

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

Building Permit required. **Acknowledged**

Signed and sealed construction drawings required. **On a phone call with the department it was agreed that the provided plans will suffice at this point.**

Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed. **Acknowledged**

Final plat and approved parcel ID's required to submit or DPCR and building permit review. **Acknowledged**

#### **FPUA – Internet Services Letter**

**Acknowledged. The client or his representative will reach out to the customer service to discuss the needs.**

#### **POLICE DEPARTMENT**

Regarding the development of this project, the total added dwelling units upon the City of Fort Pierce is anticipated at 439. While the frequency and exact type of calls cannot be predicted at this time, it should be presumed that calls for service will arise from within this project, once it is completed and occupied by the intended users. A table is included below, showing the predicted needs for additional police officers based on the proposed development. **Acknowledged**

## **TRANSPORTATION PLANNING ORGANIZATION**

A Traffic Impact Analysis (TIA) was not included in the TRC packet. A Traffic Impact Analysis should be provided for review. **The TIA was a part of the submittal and to our knowledge there were some internal issues with the file transfers that have been since resolved.**

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. **Acknowledged. Our traffic engineer reached out to FDOT and is working with them on the proposed improvements.**

### **FPUA – 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. **Acknowledged. The plans will be submitted.**

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

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. **Acknowledged.**

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. **Acknowledged.**

## **ENGINEERING DEPARTMENT**

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. **The typical roadway section shows the valley gutter that is used.**
2. Update the site plan to reflect the driveway dimensions. **Updated and showing the driveway dimensions**
3. Revise the site plan to reflect the property boundary information. **The boundary on the site plan matches the boundary survey**
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. **Revised**
5. Show all stop bars and stop signs. **Shown**
6. Show crosswalks and ADA ramps. **Shown**
7. Provide the legal description on the site plan. **Provided**

8. Provide the Orange Avenue driveway setback dimension as measured from the east property line. **Provided**
9. Provide hammerheads or T-turnarounds at all dead-end streets. **As discussed on the meeting, the City code follows the requirements of the Fire District and the proposed dead-ends are shorter than what would trigger a need for the T-turnarounds or hammerheads.**
10. Provide the radius of the paved cul-de-sac. **Provided**
11. The signature on the provided electronic survey is not validated, provide a valid certified survey. **Provided Signed and Sealed 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. **Provided**
13. Provide the proposed road setback adjacent to Parcel 2407-134-0001-000-4. **Provided**
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. **Yes, the site plan is revised to show the clubhouse and amenity area with belonging parking lots.**
15. Provide a cross section at the gated entrance which denotes proposed lane widths and other pertinent information. **Provided on the site plan**
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? **The mentioned 10' ingress/egress easement will not be utilized other than the proposed emergency exit that aligns with the N 43th street on the north of the project.**
17. Advisory Comments:
  - a. All Environmental Permitting will need to be completed prior to construction activities. **Noted**
  - 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. **Noted**
  - 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. **Noted**
  - d. Jurisdictional wetlands are located on site. Prior to any clearing activities a SFWMD permit is required. **Noted**
  - e. A formal gopher tortoise survey will be required. **Noted**

If you have any questions, please do not hesitate to call me on 772.348.0908.

Sincerely,



Vlada Peterka  
Redtail DG