

May 18, 2015

Kori Benton
Planning Department
City of Fort Pierce
100 North US 1
Fort Pierce, FL 34954

Re: **Project Name:** St. Andrew's Episcopal Academy
Project Number: 15-07000001

Dear Mr. Benton:

In response to the comments for the above referenced project, attached please find XX copies of the revised plans, a traffic report, and the following formal responses:

BUILDING OFFICIAL: MARC MEYERS, C.B.O.

1. Pedestrian walkway has been added to access the dumpster.
2. No dumpsters are being proposed at this time for the gymnasium.
3. The wooden ramp has been completed.
4. Acknowledged. All required permits for the dock will be obtained before submittal of building permit.
5. Acknowledged. Upper school expansion will be independent of the existing non-conforming structure and will be elevated above base flood elevation and supported by a pile foundation.
6. The proposed parking shown in the public lot between the upper and lower school campus was for conceptual design purposes only. Any revisions to this parking lot area will be designed by either the City of Fort Pierce or St. Lucie County. To avoid any confusion, we have removed all conceptual design of this parking lot area and have shown existing parking spaces.
7. Acknowledged. This will be addressed at the time of building permit submittal.
8. Acknowledged. Handicap seating will be provided at the bleachers.
9. Acknowledged. This will be addressed at the time of building permit submittal.

FORT PIERCE POLICE DEPARTMENT; OFFICER CHERYL GLENN-REED

Acknowledged.

PLANNING DEPARTMENT

1. Acknowledged.
2. The site data has been updated and coordinated with the architectural plans and subconsultants.
3. Please see revised plans. The existing driveway north of the roundabout at Citrus Avenue will remain to serve the existing six parking spots only. This will be used for administration and visitors only.
4. Existing driveway to remain.
5. A stop sign and stop bar have been added at the intersection of the parking area and loading lane.

6. Acknowledged. St. Andrews Episcopal Church would prefer to deed to the City the area in which the sidewalk encroaches into the property for liability reasons. The on-street parallel parking has been removed and relocated internally as angled parking.
7. Acknowledged. Twenty-nine (29) parking spaces will be provided in addition to the existing six (6) parking spaces. Landscaping plans are included.
8. The loading zone has been removed.
9. The dumpster gates will be screened and the obstructed from viewing as much as possible.
10. Please see attached revised traffic and parking analysis prepared by Susan O'Rourke.
11. The phasing plan has been revised to show proposed sidewalk connections as part of Phase 1 construction.
12. Parking stall dimensions are 9.5 ft wide by 19.5 ft long.
13. A bicycle rack has been added near the dumpster enclosure.
14. Location and dimension of monument sign has been provided at entrance to drop off aisle.
- 15-20. See attached revised traffic and parking analysis prepared by Susan O'Rourke.
21. The proposed soccer field will be partially located within the C4 zoning district. This will be used for recreational purposes during daytime school activities. After school and evenings, this area will be used for sports practice and competitions. Weekend functions could include sports activities, church activities, school activities or public events.
22. The design of the existing parking lot will be responsibility of the City of Fort Pierce or St. Lucie County. We had originally proposed a concept for informational purposes only. In this resubmittal, all conceptual design has been removed and replaced with the existing parking lot configuration.
23. 317 South 2nd Street is not included in this site plan application. No redevelopment of this property is proposed at this time.

Architecture and Design: A Certificate of Appropriateness application was submitted on April 29, 2015 for the gymnasium and upper school expansion. It is our understanding that any architectural design elements will be addressed during the Historic Board meeting.

ENGINEERING DEPARTMENT

1. Revised traffic and parking study has been provided by Susan O'Rourke. Signed copies are included with this submittal.
2. Design including lighting of pedestrian plaza is included in the Developer's Agreement. All locations, types of fixtures, and bulb sizes are included in those plans.
3. St. Andrews Episcopal Church would prefer to deed to the City the area in which the sidewalk encroaches into the property for liability reasons. The on-street parallel parking has been removed and relocated internally as angled parking.
4. The design of the existing parking lot will be responsibility of the City of Fort Pierce or St. Lucie County. We had originally proposed a concept for informational purposes only. In this resubmittal, all conceptual design has been removed and replaced with the existing parking lot configuration.
5. St. Andrews Episcopal Church would prefer to deed to the City the area in which the sidewalk encroaches into the property for liability reasons. The on-street parallel parking has been removed and relocated internally as angled parking.
6. The sidewalk along Melody Lane will remain concrete to be compatible with the concrete sidewalk along the water front and the proposed stamped concrete for the pedestrian plaza.
7. The sidewalk width along South Indian River Drive is 5 ft. This has been coordinated with the cross section.
8. All pipes have been revised to RCP.
9. A legend has been added to the site plan.

10. Dimensions and bearings have been added to the site plan.
11. Benchmark is located at the south end of the soccer field within the proposed parking area.

COUNTY SURVEYOR

1. Acknowledged.
2. Acknowledged.
3. Spelling error has been corrected.
4. Acknowledged.
5. The existing east-west section of the bulkhead will be below finished grade and can remain in place.
6. St. Andrews Episcopal Church would prefer to deed to the City the area in which the sidewalk encroaches into the property for liability reasons. The on-street parallel parking has been removed and relocated internally as angled parking.
7. The proposed bulkhead has been modified to a rip rap wall.
8. The sections have been corrected.

Upon your review, should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'W. Stoddard', with a long horizontal flourish extending to the right.

William P. Stoddard, Ph.D., P.E.