



CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

December 15, 2015

S&M Smoke Shop LLC
1001 S US Highway 1
Fort Pierce, FL 34950

**Re: Technical Review – The Smoke Shop
Waiver of Distance – 2COP License
1001 S US Highway 1**

Dear S&M Smoke Shop LLC,

The following are technical review comments from the Planning Department's review of the application for **Waiver of Distance** for a 2COP license for the sale of Beer & Wine License for consumption on premise:

1) Pursuant to City Code Section 3-14. , the Minimum requirements for on-premises consumption are presented below for the requested 2COP license:

(1) An applicant holding a "Beer and Wine—Consume on Premises and Package Sales" license must be engaged in conducting a **bona fide restaurant** establishment, for which such waiver is sought, and **to qualify as a bona fide restaurant the restaurant must:**

(a) Have tables capable of seating not fewer than twenty (20) persons simultaneously, for the purpose of serving meals;

(b) Must dispense sales of beer and wine only to persons patronizing the establishment for the main purpose of ordering and consuming food;

(c) Have permanent kitchen facilities with a commercial stove, refrigerator and oven located within the premises in which meals are regularly prepared for service to patrons of the establishment.

Chapter 3 further defines a **Restaurant** as: A business licensed as a restaurant by the state division of hotels and restaurants and by the city to be a place **where full-course meals are prepared, in a full-service kitchen with a commercial stove, refrigerator and oven, which facility provides seating for at least twenty (20) patrons with standard height dining room tables or booths of adequate size to accommodate the service of full-course meals in accordance with the number of chairs found at the table, with such seating exclusive of seating at bars, counters, or cocktail tables and has a city local business tax receipt as a restaurant.** The primary operation of the restaurant shall be for the serving of full-course meals.

-The presented floor plan does not present the establishment of permanent kitchen facilities, or seating for at least twenty (20) patrons with standard height dining room tables or booths of adequate size to accommodate the service of full-course meals.

-Please revise the floor plan to meet the minimum requirements for pursuing a 2COP license. If the establishment of a full-service kitchen, with traditional seating, is not

intended, the applicant may seek amendment to the application to pursue a 4COP – Beer, Wine, and Liquor License as the restaurant requirements are not applicable to this license tier.

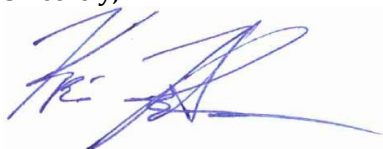
2) Pursuant to City Code Section 22-187 (6) a. & b. additional trees may need to be installed along the southern property line.

3) The parking area is required to be lit at a minimum average of two (2) footcandles, as required by City Code. If the site lighting is deficient, please provide a site lighting plan to detail the proposed lighting improvements.

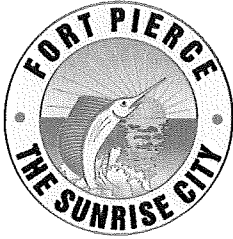
4) The overflow parking identified will need to be striped pursuant to the City Code required dimensions, to include these spaces in the required parking requirements for the proposed change in use. Restaurant/bars require a greater ratio of parking per square footage than general retail.

If you have any inquiries or concerns, please let me know. Please contact me should you have any questions regarding the project at (772) 467-3739 or by e-mail: kbenton@city-ftpierce.com.

Sincerely,




Kori Benton
Senior Planner

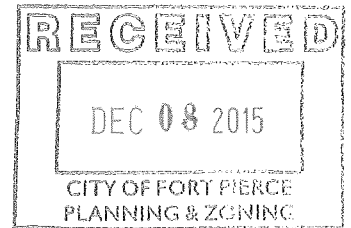


CITY OF FORT PIERCE DEPARTMENT OF ENGINEERING

Roadway Design, Engineering Reviews, Stormwater Utility Management,
Project Management, Traffic Control and Maintenance

INTEROFFICE MEMORANDUM

TO: Clarissa Davis, Planner
FROM: John R. Andrews, P.E., City Engineer 
DATE: December 4, 2015
PROJECT: S & M Smoke Shop – 1001 South US Highway 1
Waiver of Distance
TRC No. 15-0800002



Attachment(s): None

This is to advise you that we have completed the review of the following documents as received on December 4, 2015:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Application Package | <input type="checkbox"/> P/D Drawings & Approved Site Plan |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Certificate of Completion |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we Recommend; Do Not Recommend

- | | | |
|--|--|------------------------------|
| <input checked="" type="checkbox"/> Waiver of Distance | <input type="checkbox"/> Building Permit | <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 engineering advisory comments

1. A parking lot striping plan will need to be submitted for confirmation that all parking stalls and drive aisles comply with City minimum standards. This plan shall be included with the Site Work application when the submittal is made to the Building Department.

JRA/tst

From the Desk of

Marc Meyers, C.B.O.
Building Official
City of Fort Pierce
100 North U.S. 1
Post Office Box 1480
Fort Pierce, Florida 34954
T: 772-467-3187
F: 772-467-3849
mmeyers@city-ftpierce.com



TO: Kori Benton, Senior Planner
DATE: December 30, 2015
RE: Comments for TRC Meeting, December 3, 2015

- A. Adult Day Care, 2400 Rhode Island Avenue
- Spoke with owner, advised to retain a design professional
 - Going from mixed occupancy B to an I-4?
 - Separation - restrooms, etc.
- B. The Haven Detox, 4707 Oleander Avenue
- How many occupants?
 - 16< R-4 ALCF
 - 16> I-4
 - 5> I-2 detox
 - Change of use from R-4 to I-2?
 - Sprinklered?
 - PreApp?
- C. Water's Edge Recovery, 912 Avenue I
- Stop work order
 - No prints
 - Vandals have stripped all plumbing, mechanical, etc.
 - Sprinklered - will have to redesign and install systems
 - Kitchen stripped
 - Need new set of plans
 - Plans from 1987 (28 years). What's happened in 3 decades?
- D. Cumberland Farms, 2009 S. 35th Street
- Pedestrian access at dumpster
- E. O'Reilly Auto Parts, 4760 S US Highway 1
- No Comments
- F. Mount Bethel Baptist Church, 25th Street
- No Comments
- G. Smoke Shop, 1001 S. US Highway 1
- Change of use and occupancy from B or M to A-2
 - Retail Store (M)
 - Bar/Tavern (A-2)
 - How many occupants? (tables, chairs, etc.)
 - Exiting changes, etc.