

January 5, 2016

Kori Benton, Senior Planner
City of Ft. Pierce
100 North US Highway 1
PO Box 1480
Fort Pierce, FL 34954-1480

RE: Causeway Cove-TRC Comments Response
GEP #:15-0003

Dear Benton,

We have completed the review of your comments dated December 22, 2015 for the referenced project. Please find below comments on our application submittal followed by our response to each comment in bold.

1) Please update the submitted Site Plan, pursuant to City Code Section 22-58 (4)c. to display all access and traffic flow for both vehicular and pedestrian traffic, including but not limited to all striping, directional arrows/signs, stop bars/signs. Some driveways on the property are not marked for guidance as to possible use, traffic flow, etc. which may present functional and traffic issues. For display purposes, please mark/hash/cloud any driveaisles not intended for use or access, or clearly note the respective traffic pattern and account for their interaction with other aisles with necessary signs, striping, etc. If the development of Phase II brings additional driveaisles on line, please delineate this approach on the plan.

Response: Refer to attached site plan. All Drive aisles proposed in Phase I provides adequate access to accommodate Phase II development. No new drive aisles are proposed in Phase II. Refer to attached site plan for notes indicating drive aisles not included in vehicular use area.

2) Please provide a note affirming that site lighting, for any drive aisles and parking to be utilized, will meeting the minimum requirements of City Code, further indicating the estimate date for submittal of a photometric plan.

Response: See attached site plan SP-2 for note #5.

3) Pursuant to City Code Section 22-187 (7)Interior vehicular use areas, the presented landscape calculations will be reviewed for verification upon receipt of an updated site plan denoting all vehicular use areas which are to be functional.

Response: Refer to attached Landscape plans for revised landscape calculations to include Phase I and Phase II required landscaping.

4) Pursuant to City Code Section 22-62. (b)(4) & (d) Where required: Sidewalks and sidewalk linkages shall be installed in the public or private right-of-way the full length of any and all streets abutting a parcel of property and parallel to the street, and provided between building entrances and parking areas, and adjacent portions of the development, and adjacent rights-of-way. Additionally, crosswalks should be integrated as needed.

Response: Refer to attached site plans that provide sidewalk connectivity throughout the site and to adjacent properties.

5) The submitted traffic impact report does not present any data with respect to Phase II of the marina proposed, or the boat ramp featured on the site plan. Based upon the absence of these impacts, it's not possible to verify the roadway links/networks necessary for additional analysis. Please see the SLC TPO Methodology Report.

Furthermore, the TIS suggests that 100% of the site traffic will arrive from and leave to the West. Staff contests that this may not be an accurate representation based upon established residential and commercial development present to the east of the site. Furthermore, the TIS and Site Plan do not present the intended traffic flow for west bound traffic leaving the development. Safety concerns are apparent with the existing traffic volume and speed of State Road A1A. The applicant is strongly encouraged to present a traffic control plan to improve west bound traffic flow. Please update the traffic report to present these impacts with respect to the current roadway network and levels of service.

Response: Refer revised traffic impact study that includes a revised trip distribution and Phase II analysis in a single provided report. We have also provided a site access plan to remove lefts from leaving the site by utilizing the existing service roads.

6) Pursuant to City Code Section. 22-86. (2) Transportation Standards:b. The one way access drive(s) utilized by RV traffic shall not be less than twenty (20) feet wide.

Response: Refer to provided site plans with all drive aisles dimensioned to verify minimums are satisfied.

7) Pursuant to City Code Section. 22-86. (5)Additional standards. Reference to City Code Section 22-85 (6) Please provide refuse collection plans for the proposed RV spaces consistent with subsection 6.

Response: Refuse containers will be provided as shown on the site plans. There is also sidewalk connectivity from the RV lots to the provided dumpster location. It is anticipated that the management of the property will provide staff to assist emptying of proposed RV site refuse containers.

8) Pursuant to City Code Section. 22-86. (6) Special application requirements. Applications for recreational vehicle parks shall be accompanied by complete plans and specifications which will include the following information the location of water and sewer lines, electrical installations, gas lines and the drainage system servicing the RV Pads.

Response: RV lots have water and sewer utility services provided. Electrical will be run underground to service each lot and other site amenities. Gas lines are not proposed for this project. Greater engineering detail for the RV lots will be provided with the building site permit

9) The dock configurations presented require boat traffic leaving the boat ramp and many of the Phase 1 slips to navigate off the coast of the adjacent property. Please provide any detail regarding the intended boat channel, and plan to avoid interference with prospective development in the aquatic areas abutting the adjacent property.

Response: The operations of the boat ramp and slips will be in full compliance of the FDEP permit 56-0160635-006 and US Army Corps of Engineers Permit SAJ-1900-06892.

ENGINEERING COMMENTS:

1. Previous Comment: "In accordance with the requirements specified in the City of Fort Pierce Code of Ordinances Section 17-27(a)(7) please provide a signed and sealed boundary and topographic survey. Also, the surveyor is asked to verify the description of each parcel matches what is noted on the plan view." The survey submitted was a photocopy and not an original certified survey signed and sealed by a Florida Professional Surveyor and Mapper as required by the City of Fort Pierce Code of Ordinances.

Response: acknowledged

2. It appears there are existing roadway widths (12' wide) that do not meet the minimum roadway width of 26' where perpendicular parking is proposed. Please make the necessary revisions.

Response: acknowledged. All drive aisle widths provided are in compliance with city standards

3. The proposed parking stall widths and lengths are not designated. The scaling of plan sheets SP-2 and C-2 indicates that the stall lengths are 15' and the widths are 8'. Please provide all pertinent dimensions on the plans and be aware that the minimum stall width is 9.5' and stall length is 18'.

Response: All parking stalls are 9.5'x18' except for the handicap spaces are 12' in width. Additional dimensions have been provided on SP-2 and C-2.

4. The plans note that 32 parking spaces are required for the development with 16 of these spaces being unimproved. Please note that all required parking spaces are to be constructed in accordance with Section 17 of the City of Fort Pierce Code of Ordinances, which stipulates that required parking shall be improved with asphalt or concrete, refer to Section 17-29.

Response: Parking provided has been proposed in coordination with the City Planning Department. The long term development of this project will require all new infrastructure.

We trust that this response satisfactorily addresses all of the comments. Attached is the documentation mentioned in the comment responses above. If you have any questions regarding the above information, please do not hesitate to call me at (703) 999 8972.

Best regards,



Leo Giangrande, P.E.
Principal Engineer

w/ Encl.

cc: Buzz Smyth, William Stoddard PE, PHD., John Foster



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

Technical Review Comments *Causeway Cove Marina & RV*

1. FP Planning
2. FP Engineering
3. FP Building
4. SLC Engineering
5. FPUA
6. SLC.Fire

7. Initial Review Comments



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

December 22, 2015

Harold Smyth
PO Box 13088
Fort Pierce, FL 34979

**Re: Technical Review – Causeway Cove
Site Plan with Conditional Use - Resubmittal
601 Seaway Drive**

Dear Mr. Smyth,

The following are technical review comments from the Planning Department's review of the resubmitted application for **Site Plan with Conditional Use** for a mixed, marina and commercial, project called Causeway Cove.

- 1) Please update the submitted Site Plan, pursuant to City Code Section 22-58 (4)c. to display all access and traffic flow for both vehicular and pedestrian traffic, including but not limited to all striping, directional arrows/signs, stop bars/signs. Some driveways on the property are not marked for guidance as to possible use, traffic flow, etc. which may present functional and traffic issues. For display purposes, please mark/hash/cloud any driveaisles not intended for use or access, or clearly note the respective traffic pattern and account for their interaction with other aisles with necessary signs, striping, etc. If the development of Phase II brings additional driveaisles on line, please delineate this approach on the plan.
- 2) Please provide a note affirming that site lighting, for any drive aisles and parking to be utilized, will meeting the minimum requirements of City Code, further indicating the estimate date for submittal of a photometric plan.
- 3) Pursuant to City Code Section 22-187 (7) *Interior vehicular use areas, the presented landscape calculations will be reviewed for verification upon receipt of an updated site plan denoting all vehicular use areas which are to be functional.*
- 4) Pursuant to City Code Section 22-62. (b)(4) & (d) Where required: Sidewalks and sidewalk linkages shall be installed in the public or private right-of-way the full length of any and all streets abutting a parcel of property and parallel to the street, and provided between building entrances and parking areas, and adjacent portions of the development, and adjacent rights-of-way. Additionally, crosswalks should be integrated as needed.
- 5) The submitted traffic impact report does not present any data with respect to Phase II of the marina proposed, or the boat ramp featured on the site plan. Based upon the absence of these impacts, it's not possible to verify the roadway links/networks necessary for additional analysis. Please see the SLC TPO Methodology Report.

Furthermore, the TIS suggests that 100% of the site traffic will arrive from and leave to the West. Staff contests that this may not be an accurate representation based upon established residential and commercial development present to the east of the site. Furthermore, the TIS and Site Plan do

not present the intended traffic flow for west bound traffic leaving the development. Safety concerns are apparent with the existing traffic volume and speed of State Road A1A. The applicant is strongly encouraged to present a traffic control plan to improve west bound traffic flow. Please update the traffic report to present these impacts with respect to the current roadway network and levels of service.

6) Pursuant to City Code Section. 22-86. (2) *Transportation Standards*:b. The one way access drive(s) utilized by RV traffic shall not be less than twenty (20) feet wide.

7) Pursuant to City Code Section. 22-86. (5) *Additional standards*. → *Reference to City Code Section 22-85* (6) Please provide refuse collection plans for the proposed RV spaces consistent with subsection 6.

8) Pursuant to City Code Section. 22-86. (6) *Special application requirements*. Applications for recreational vehicle parks shall be accompanied by complete plans and specifications which will include the following information the location of water and sewer lines, electrical installations, gas lines and the drainage system servicing the RV Pads.

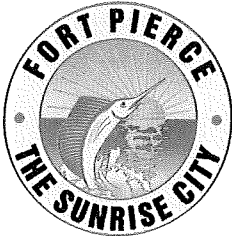
9) The dock configurations presented require boat traffic leaving the boat ramp and many of the Phase 1 slips to navigate off the coast of the adjacent property. Please provide any detail regarding the intended boat channel, and plan to avoid interference with prospective development in the aquatic areas abutting the adjacent property.

The Site Plan shall be updated to include the required components noted, and please provide written responses to each comment in order to expedite the review of any subsequent submittals. 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

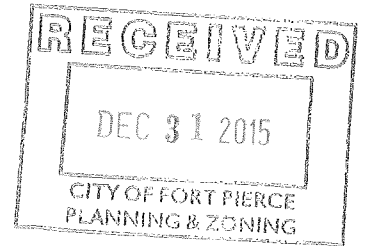


CITY OF FORT PIERCE DEPARTMENT OF ENGINEERING

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

INTEROFFICE MEMORANDUM

TO: Kori Benton, Senior Planner
FROM:  John R. Andrews, P.E., City Engineer 
SUBJECT: Causeway Cove Marina – 601 Seaway Drive
Site Plan and Conditional Use
TRC Project No. 15-07000006
DATE: December 31, 2015



cc:

Attachment(s):

This is to advise you that we have completed the review of the following documents as received December 14, 2015

- Site Plan and CU Application
- Test Reports & Related Documents
- Record Drawings
- Clearances from all applicable Local, State and Federal Agencies
- P/D Drawings & Approved Site Plan
- Certificate of Completion
- Permits from applicable Local, State & Federal Agencies

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

- Approval
- Building Permit
- 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 comments

ENGINEERING COMMENTS:

1. ***Previous Comment:*** “In accordance with the requirements specified in the City of Fort Pierce Code of Ordinances Section 17-27(a)(7) please provide a signed and sealed boundary and topographic survey. Also, the surveyor is asked to verify the description of each parcel matches what is noted on the plan view.” **The survey submitted was a photocopy and not an original certified survey signed and sealed by a Florida Professional Surveyor and Mapper as required by the City of Fort Pierce Code of Ordinances.**
2. It appears there are existing roadway widths (12’ wide) that do not meet the minimum roadway width of 26’ where perpendicular parking is proposed. Please make the necessary revisions.
3. The proposed parking stall widths and lengths are not designated. The scaling of plan sheets SP-2 and C-2 indicates that the stall lengths are 15’ and the widths are 8’. Please provide all pertinent dimensions on the plans and be aware that the minimum stall width is 9.5’ and stall length is 18’.
4. The plans note that 32 parking spaces are required for the development with 16 of these spaces being unimproved. Please note that all required parking spaces are to be constructed in accordance with Section 17 of the City of Fort Pierce Code of Ordinances, which stipulates that required parking shall be improved with asphalt or concrete, refer to Section 17-29.

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: TRC Comments for Causeway Cove Marina, 601 Seaway Drive

TRC Project 15-07000006 Resubmittal

- No further comments at this time
- Comments from 11/19/15 TRC were addressed

Causeway Cove Marina
Site Plan/Conditional Use
November 13, 2015

St. Lucie County Public Works/Engineering Comments

1. It is noted that item #12 of the Surveyor's Report indicates Chapter 471.027 Florida Statutes. This is not correct the correct Chapter is 472.027.
2. It is noted that there is a spelling error located on Sheet A-2 of 3 (Dock master Area Plan). The word restroom.
3. Thank you for the opportunity to review this project. The road abutting the project is under the jurisdiction of FDOT. St. Lucie County Engineering has no objections to the proposed development.

Ron Harris, PLS
County Surveyor



601 Seaway Drive – Site Plan & Conditional Use

W/WW Engineering: Approved with conditions. The site plan submitted does not have details concerning the connection to FPUA water and sewer. The customer should determine the number of water meters, size and location. In addition the connection to an FPUA manhole should be shown on the site plan. Please be advised that a lint trap per FPUA standard drawing S-13 may be required for the laundry facility.

Electric and Gas Engineering Department have reviewed the TRC application re-submittal for Causeway Cove Marina, at 601 Seaway Drive. Electrical plans will be needed, along with a utility easement for all propose FPUA facilities within the site. Approved as noted.



BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Harold H. Smyth, Representative

**SITE PLAN: Site Plan & Conditional Use – Causeway Cove Marina – 601 Seaway Drive
TRC Project #15-07000006**

REVIEW DATE: 11/17/2015

PLANNER: KORI BENTON

REVIEWED BY: Lieutenant Richard Williams

Site Plan Approved: _____

Site Plan Approved with conditions: X

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

- 1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <http://www.slcfcd.com/documents/app2.pdf>.**
- 2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
- 3. Show all Hydrants within 1000 feet.**
- 4. Class 1 standpipe systems shall be provided for piers, bulkheads, and buildings where the hose lay distance from the fire apparatus exceeds 150 ft. (45 m).**
- 5. Please provide an electronic copy of the Site Plan (.dwg or .pdf format)**

“Our Family Serving Yours”

5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392

Telephone: (772) 621-3400 • Fax: (772) 621-3500

www.slcfcd.com

TRC Comments from Initial Submittal



CITY OF FORT PIERCE

PLANNING DEPARTMENT

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

November 17, 2015

Harold Smyth
PO Box 13088
Fort Pierce, FL 34979

**Re: Technical Review – Causeway Cove
Site Plan with Conditional Use
601 Seaway Drive**

Dear Mr. Smyth,

The following are technical review comments from the Planning Department's review of the application for **Site Plan with Conditional Use** for a mixed, marina and commercial, project called Causeway Cove. Many of the comments seek the addition of code required elements of the presented site plan.

Site Plan Elements Requested

Please update the submitted Site Plan to reflect the following submittal components required pursuant to City Code Section 22-58, verifying Code compliance for such elements:

(4) A site plan showing:

- c. Access and traffic flow for both vehicular and pedestrian traffic (including but not limited to striping, directional arrows/signs, stop bars/signs);
- d. Off-street parking and loading areas;
- e. Recreation facility locations;
- g. Refuse collection areas;
- h. Location of existing telephone and power poles and access to utilities and points of utility hookups;
- j. Tabulation of off-street parking spaces ((presenting the required and provided spaces per City Code section 22-60, or any undefined uses that are presented for a Planning Director decision of required parking ratio)

Parking continued -Please provide further clarification of the scope and function of the "Future of recommended parking".

(6) A storm drainage plan, which indicates the techniques, used to control drainage. A note indicating that all storm drainage facilities shall conform to Chapters 17 and 18 of the Fort Pierce Code of Ordinances and the "standard specifications" adopted by the city commission on February 13, 1973.

(8) A lighting plan which shows illumination of all interior and immediately adjoining streets at the required levels per City Code.

Design Review

Pursuant to City Code Section 22-59. - Design review.

Please provide the following components in order to facility design review of the presented development plan:

- c. A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis study results.
- d. Context photographs of neighboring uses and architectural styles.

Landscape Plan

Pursuant to City Code Section 22-187, please ensure the Landscape Plan details compliance with the following:

(4) Landscape strips. Between street rights-of-way and vehicular use, building and retention/detention areas, there shall be a landscaped strip of land, except where driveways are located, meeting these requirements:

- a. The strip shall be at least six (6) feet wide for lots under ten thousand (10,000) square feet in size and at least ten (10) feet wide for lots ten thousand (10,000) square feet or larger;
- b. The landscape strip **shall include an average of at least one tree for each three hundred (300) square feet of required landscaped area.** The remainder of the required landscaped area shall be completely covered with grass, ground cover or other landscaped treatment and shall additionally **contain a screen of landscaping which shall be installed and maintained so as to form a thirty-six-inch or higher continuous, unbroken, solid, visual screen** within a maximum of one year after the landscaping takes place, except in clear vision areas required in section 22-53.

- The presented landscape plan does not incorporate any shrubs, as required.

(6) Vehicular use, building, retention/detention areas adjacent to other property. Landscape standards for these areas are as follows:

- a. Where a vehicular use area does not abut a street right-of-way but abuts other property, there will be a landscaped strip of land which is at least ten (10) feet wide. When a property line abuts a building, another structure, a joint driveway or joint parking area, such landscaped strip shall not be required.
- b. The landscaping strip required by the immediately foregoing subsection **shall include an average of at least one tree for each two hundred (200) square feet of the required landscape area.** The remainder of the required landscape area shall be landscaped with grass, ground cover or other landscape treatment.

- No landscaping is presented along the eastern property line. Please update the plan to comply with the aforementioned requirements.

(7) Interior vehicular use areas.

-Please provide landscape calculations to facilitate the review of *Interior vehicular use area landscaping for compliance.*

(11) Screening of refuse collection areas. Refuse and recycling dumpsters utilized by multifamily residential complexes, in commercial, industrial and institutional facilities shall be screened from

view on all sides and shall be gated. – Please identify refuse collection areas and the supplemental screening required.

(12) Installation of landscaping. d. All landscaping required by the city must be protected from vehicular and pedestrian traffic by the installation of curbing, wheel stops or other protective devices along the perimeter of any landscaping which adjoins vehicular use areas or sidewalks. These protected devices shall have a minimum height of six (6) inches above grade.

Please ensure the placement of the proposed landscaping complies with City Code Section 22-53. - Clear vision areas.

Sidewalks

Sec. 22-62. - Sidewalks.

Applicability: In order to provide continual access for pedestrians, sidewalks and sidewalk linkages shall be required to be provided by the property owner or permit applicant when one of the following events occur:

(b)(4) Plans submitted for site plan, conditional use, PUD/PUR, and subdivision review. Plans shall reflect all proposed sidewalk improvements.

&

(d) **Where required:** Sidewalks and sidewalk linkages shall be installed in the following areas:

(1) In the public or private right-of-way the full length of any and all streets abutting a parcel of property and parallel to the street.

(2) Safe and efficient sidewalk linkages shall be provided between building entrances and parking areas, and adjacent portions of the development, and adjacent rights-of-way. At least one accessible route in accordance with the Florida Accessibility Code shall connect buildings to parking areas and adjacent rights-of-way.

(3) In addition to the requirements of subsection (2), internal sidewalk interconnection between adjacent properties shall be provided for properties that front on arterial roads.

Traffic Impact Report

The submitted traffic impact report does not present any data with respect to Phase I & Phase II of the marina proposed, RV spaces presented, or the boat ramp featured on the site plan. Please update the traffic report to present these impacts with respect to the current roadway network and levels of service.

RV Park Component:

Pursuant to City Code Section. 22-86. - Recreational vehicle parks, the recreational park component shall adhere to the following standards:

(2) Transportation Standards:

b. No access drive will be less than thirty (30) feet wide if for two-way traffic or if parking is permitted on one or both margins of the drive. Other access drives shall not be less than twenty (20) feet wide.

- Please verify the adequate widths are provided, and marked on the plans for sufficiency.

c. Walkways, not less than four (4) feet in width, shall be provided from each mobile space to service buildings and along at least one side of each street.

- Please provide location of required walkway connections, and update plans accordingly.

(3) *Service building standards.*

a. & c. Please provide greater detail of the “service building” provided, verifying restroom, shower, and laundry facilities.

(5) *Additional standards.* → *Reference to City Code Section 22-85* (6) Please provide refuse collection plans for the proposed RV spaces consistent with subsection 6.

→ *Reference to City Code Section 22-85* (8) b. Streets, driveways and walkways shall be lighted at night with a minimum illumination of at least six-tenths footcandles. Please provide a lighting plan and/or lighting detail to ensure this requirement is met for the facilities associated with, or in use by the proposed RV spaces.

e. Suitable sight-obscuring fences, walls, evergreen hedges and/or berms shall surround the recreational vehicle park in order to visually separate the park from adjoining property, except at entrance and exit points and where such buffering techniques are unnecessary due to topographical features.

(6) *Special application requirements.* Applications for recreational vehicle parks shall be accompanied by complete plans and specifications which will include the following information:

a. A site plan drawn to a scale of one inch equals one hundred (100) feet which shows:

1. The number, locations and **size** of all recreational vehicle spaces.
2. The location and **width of roadways and walkways.**
3. The **location of water and sewer lines, electrical installations, gas lines and the drainage system.**

b. **Plans and specifications of all buildings and other improvements constructed or to be constructed within the recreational vehicle park.**

Please advise if a storage area for boats and other vehicles is proposed within the facility.

South Beach Overlay

Pursuant to City Code Section 22-16(a) South Beach Overlay District, (3) *District regulations*, please note the following: e. *Design standards.* 2. d) *Development along the city's waterfront shall maximize opportunities for public access to the water and facilitate connectivity with adjoining waterfront properties to establish an improved public promenade.*- Please identify opportunities for public access incorporated within the development plan.

The Site Plan shall be updated to include the required components noted, and please provide written responses to each comment in order to expedite the review of any subsequent submittals. 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,

A handwritten signature in blue ink, appearing to read 'Kori Benton', is written over a light gray rectangular background.

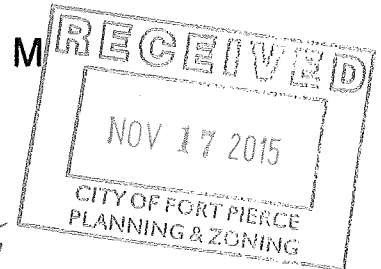
Kori Benton
Senior Planner



CITY OF FORT PIERCE DEPARTMENT OF ENGINEERING

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

INTEROFFICE MEMORANDUM



TO: Kori Benton, Senior Planner
FROM: John R. Andrews, P.E., City Engineer *JRA*
SUBJECT: Causeway Cove Marina – 601 Seaway Drive
Site Plan and Conditional Use
TRC Project No. 15-07000006
DATE: November 17, 2015

cc:

Attachment(s):

This is to advise you that we have completed the review of the following documents as received November 6, 2015

- | | |
|---|--|
| <input checked="" type="checkbox"/> Site Plan and Survey | <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

- Approval Building Permit 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 comments

ENGINEERING COMMENTS:

1. In accordance with the requirements specified in the City of Fort Pierce Code of Ordinances Section 17-27(a)(7) please provide a signed and sealed boundary and topographic survey. Also, the surveyor is asked to verify the description of each parcel matches what is noted on the plan view.
2. The development plans shall note all parking and roadway dimensions.
3. The landscape plan indicates the planting of ninety-four (94) Bamboo trees of which twenty (20) are proposed to be installed along the Seaway Drive property line. However, as part of the A1A project, Royal Palm trees and shrubbery were planted in this vicinity. Also, the applicant shall be made aware that bamboo trees are non-native and are classified as an invasive exotic by many Florida communities. With that being stated it is recommended that this species be removed from the plan.

JRA/tst