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February 26, 2016

VIA E-MAIL DELIVERY

City of Fort Pierce Planning Department
Attn: Vennis Gilmore
100 North U.S. Hwy. 1
PO Box 1480
Fort Pierce, FL 34954-1480

RE: Rico Farms Conditional Use Application - Response to staff comments

Dear Mr. Gilmore:

The applicant received the staff comments from City of Fort Pierce February 18, 2016 for the above referenced project. Please except this letter as our formal response to the staff comments. The responses will be in **bold** text following the comments for each section.

City of Fort Pierce Planning Department- Vennis Gilmore

The following are comments from the Planning Department's review of the application for Conditional Use of a Wholesale Distribution Facility in a C-1 Office Commercial Zone for Rico Farms:

1. Install the required sidewalk improvements pursuant to City Code Section 22-62(b) (4) and 22-62(d) (2) (safe and efficient sidewalk linkages from building entrance to right-of-way). This item should be completed prior to issuance of certificate of completion or certificate of occupancy.

Response: Acknowledged. Please refer to the attached Site Improvement Exhibit showing the added sidewalk and pedestrian connection to US Hwy 1. The portion of property subject to the application is not adjacent to Smallwood Avenue nor does the conditional use propose access to this ROW. We are only requesting a conditional use approval for the building located on the southwest corner of the property. Please refer to the attached Site Improvement Exhibit defining the planning area subject to the application. The request for sidewalk to be constructed along Smallwood Avenue would create an unreasonable hardship on the property owner and cause withdrawal of the application thereby a loss in a small business for the City of Fort Pierce. The applicant has conducted a site assessment and determined the sidewalk is "not practical" as per section 22-62.(g). The sidewalk would conflict with existing conditions such as: drainage structure improvements within the ROW, the existing drainage swale, FPL power pole/guy wires, and existing driveway connections with culverts. We respectfully request the planning director deem the request for sidewalks "not practical" and therefor not applicable.

2. Please re-stripe one parking space closest to the entrance of the building for handicap accessibility facing US Highway 1. These improvements are pursuant to City Code Section 22-60(c)(3) (Amount of required spaces for the handicapped). This item should be completed prior to issuance of certificate of occupancy.

Response: Acknowledged. Please refer to the attached Site Improvement Exhibit indicating the location of the handicap parking stall.

City of Fort Pierce Planning Department- Tracy Telle

1. A survey was not submitted; please provide a certified boundary and topographic survey in accordance with the City of Fort Pierce Code of Ordinances Section 1-27-(7).

Response: The applicant is not proposing any significant site improvements for the subject site such as additional buildings or parking areas. The application is only requesting conditional use approval for one of the existing buildings located on the southwest corner of the parcel. We are only proposing to add a sidewalk connection and parking lot striping with handicap parking stall striping. We respectfully request reconsideration of the request for a survey as it would be an unnecessary expense. Please refer to the attached Site Improvement Exhibit for further details.

2. The plans shall include a location map identifying the parcel location along with adjacent roadway names.

Response: Acknowledged. Please find attached the Site Improvement Exhibit and location map for additional information.

3. The site plan shall include project boundary information for all property lines (length, bearing, etc.) along with existing and/or proposed site improvements as the application failed to note whether new parking was proposed.

Response: Acknowledged. Please refer to the attached Site Improvement Exhibit showing all the existing site improvements. The applicant is not proposing any additional buildings or increase in parking areas or site improvements other than a sidewalk connection and parking lot striping.

4. The site plan shall identify all proposed signing and pavement striping.

Response: Acknowledged. Please refer to the attached Site Improvement Exhibit with the proposed parking lot striping improvements.

5. Provide site data which shall include existing and proposed pervious/impervious coverage. Please be aware the applicant shall provide water quality/quantity for additional impervious area.

Response: The applicant is not proposing any additional buildings or increase in parking areas or site improvements other than a sidewalk connection and parking lot striping. The requested calculations are not applicable given all improvements are existing. The applicant is however proposing a small section of sidewalk connecting to the sidewalk along US Hwy 1. The increase in impervious area is negligible. Please refer to the attached Site Improvement Exhibit.

6. Identify the all vehicular access points for the site and be aware that the Smallwood Avenue access will not be permitted without upgrades and the execution of a cross-access agreement with the applicable property owner.

Response: Acknowledged. Please refer to the attached Site Improvement Exhibit. The only vehicular access point for the site is located on US Hwy 1. The owner of the subject property lives on Smallwood Avenue and was driving across the grass as a short cut to access his

property. The dirt driveway connecting to Smallwood Avenue will be closed/baracaded and no longer utilized for vehicular access.

7. Add a note on the plan stating that all construction shall comply with the conditions specified in the City of Fort Pierce Code of Ordinances Section 17 and 22.

Response: Acknowledged. Please refer to the attached Site Improvement Exhibit.

St. Lucie County Public Works/Engineering -Ron Harris

1. No objection to the proposed conditional use.

Response: Acknowledged.

2. Roadways abutting the subject parcel are under the jurisdiction of St. Lucie County and FDOT.

Response: Acknowledged.

3. The applicant is advised that Smallwood Avenue is considered a sub-standard right of way. The applicant may be required to donate their proportionate share of the deficient right of way (2.5').

Response: The portion of property subject to the application is not adjacent to Smallwood Avenue nor does it propose access to this ROW. We are only requesting a Conditional Use approval for the building located on the southwest corner of the property which utilizes the driveway access to US Hwy 1. Please refer to the attached Site Improvement Exhibit defining the planning area subject to the application. St. Lucie County surveyor has mentioned they have no intentions to improving this ROW and would rather not have to purchase the ROW from the property owner for a dead end street. The request for additional ROW would create an unreasonable hardship on the property owner and cause withdrawal of the application thereby a loss in a small business for the City of Fort Pierce.

4. The applicant is advised that the City may require the applicant to construct a concrete sidewalk along the subject parcel road frontage.

Response: A sidewalk exists along US Hwy 1, however the portion of property subject to the application is not adjacent to Smallwood Avenue nor does conditional use propose access to this ROW. We are only requesting a conditional use approval for the building located on the southwest corner of the property. Please refer to the attached Site Improvement Exhibit defining the planning area subject to the application. The request for sidewalk to be constructed along Smallwood Avenue would create an unreasonable hardship on the property owner and cause withdrawal of the application thereby a loss in a small business in Fort Pierce. The applicant has conducted a site assessment and determined the sidewalk is "not practical" as per section 22-62.(g). The sidewalk would conflict with existing conditions such as: drainage structure improvements within the ROW, the existing drainage swale, FPL power pole/guy wires, and existing driveway connections with culverts. We respectfully request the planning director deem the request for sidewalks "not practical" and therefor not applicable.

Fort Pierce Utility Authority-Martha Kerr

W/WW Engineering: Approved

Electric and Gas Engineering: No Comment

Response: Acknowledged.

Building Official City of Fort Pierce-Marc Meyers

Permits shall be obtained for any construction work that has or will take place.

Response: Acknowledged.

If you have any questions or require any additional materials please do not hesitate to call. We thank you for your review on this project and look forward to working with you.

Very truly yours,

McCarty & Associates

Michael T. McCarty

Principal

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