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June 28, 2017

**VIA E-MAIL DELIVERY**

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

**RE: 604 Midway LLC -Conditional Use & Site Plan Application - Response to staff comments**

Dear Mr. Benton:

The applicant received the staff comments from City of Fort Pierce June 13, 2017 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.

The following are technical review comments from the Planning Department's review of the application for Site Plan, Conditional Use, Design Review & Concurrency.

**City of Fort Pierce Planning Department - Kori Benton**

- 1) Please update the included Zoning Map to reflect the rezoning of the site to *C-1* Office Commercial additionally the rezoning/land use amendments for Ancient Oaks park to the north of the site for accuracy.  
**Response: Please see enclosed revised Zoning Map exhibit.**
- 2) Please identify the mean building height  
**Response: The mean building height is 39' 4".**
- 3) Please provide the following to supplement the design review application, pursuant to City Code Section 22-59: - A written narrative describing the (architectural) design intent of the project, context photographs of neighboring uses and architectural styles, photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design, greater detail of the proposed opaque fence (material/color), and a conceptual rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.  
**Response: Please see attached narrative prepared by Yates Associates Architects Inc.**
- 4) Please clarify the proposed bed count (179 vs. 180) for consistency/ and whether there's any on-site living quarters proposed for staff.  
**Response: The facility will provide a maximum of 180 beds even though the architect floor plans at this time provide 179 beds. Staff will not be living on-site or in need of living quarters. This facility is operated and staffed 24hrs a day with staffing shifts.**

- 5) A dumpster enclosure, or refuse collection area, was not identified on the plans. Please integrate an appropriate enclosure and landscape screening in compliance with City Code Sections 22-187(11) and 22-58.  
**Response: Acknowledged. Please see enclosed revised plan set.**
- 6) Please overlay intended striping/signs on the site plan to delineate traffic flow for drive aisles and stop locations, per City Code Section 22-60 (c)(8).  
**Response: Acknowledged. Please see enclosed revised plan set.**
- 7) Please incorporate sidewalk /aisle connections pursuant to City Code Section 22-62 from Handicap Spaces to Building Entrances for the existing building (offices).  
**Response: Acknowledged. Please see enclosed revised plan set.**
- 8) Please integrate bicycle parking on-site as required by City Code Section 22-60 (f) (1), at one space per 10 vehicle parking spaces.  
**Response: Acknowledged. Please see enclosed revised plan set.**

General comments:

It's noted that the property appraiser's GIS layers suggest the existing right-of-way for the abutting section of Midway Road is *100ft*, the FDOT improvement plans suggest wider, whereas the survey presents numbers in conflict. Please review and update accordingly.

**Response: Acknowledged. Please see enclosed revised plan set. Midway Road has been revised to 107.5 ft in width as per FDOT Road Way Plans.**

Please advise as to any phasing plans or intentions to begin operations within the existing structure prior to the completion of the proposed structure.

**Response: Yes the project will be constructed into two phases. The first phase will be the existing building and improvements while the second phase will consist of the new proposed building with improvements. Please refer to the attached plan set for details.**

Will the existing structure be painted to compliment the design and color scheme of the proposed structure.

**Response: Yes, the existing building will be painted to compliment the proposed design and color scheme of the proposed structure.**

The applicant is encouraged to provide low level safety lighting for the eastern sidewalk around the proposed structure.

**Response: Additional path lighting has been added along the east and north side of the building. Please refer to landscape plan sheet for details.**

The addition of landing pads at the northern exits of the building is encouraged.

**Response: We have incorporated a sidewalk connection to each of the exits on the north side of the building.**

Will the porte-cochere of the proposed structure accommodate an ambulance? Is such capacity necessary?

**Response: The porte-cochere is intended to provide for ambulance access and it is absolutely necessary.**

**St. Lucie County Sherrifs Dept./City of Fort Pierce Police Dept.**

- The lighting plan looks good and the selection of opaque fence is a good choice for maximum visibility.

**Response: Acknowledged.**

Will the property be incorporating the use of any security systems (alarm/cameras)?

**Response: The facility will utilize both security systems, security staff and camera surveillance systems.**

City of Fort Pierce Engineering Department- John R. Andrews PE

1. Please submit a signed and sealed boundary and topographic survey in accordance with the City of Fort Pierce Code of Ordinances Section 17-27(a)(7).

**Response: Acknowledged. Please find attached the survey within the plan set for your review.**

2. The noted 80' wide Midway Road Right-of-Way width does not coincide with the right-of-way width of 107.5' stated on FDOT's construction plans; please revise the plans accordingly and include all permanent roadway easements. In addition, the proposed Midway Road improvements shall be indicated on the submitted construction plans.

**Response: Acknowledged. Please refer to the revised plan set attached for your review. Midway Road has been revised to 107.5 ft in width as per FDOT Road Way Plans.**

3. The site plan shall show proposed parking lot signage and striping (i.e. one-way signs, stop signs, directional arrows, etc.)

**Response: Acknowledged. Please refer to the revised plan set attached for your review.**

4. Provide a dimension for the drive aisle under the two (2) Porte Cocheres and the drive aisle dimension east of the southern Porte Cochere. The applicant shall be made aware that the minimum dimension for a one-way roadway is 14'.

**Response: Acknowledged. Please refer to the revised plan set attached for your review.**

5. The plans shall indicate a cross-walk which will provide a pedestrian route from the southernmost handicapped parking stalls to the existing building.

**Response: Acknowledged. Please refer to the revised plan set attached for your review.**

Fort Pierce Utility Authority-Ana Johnson

1. Conceptually approved-Final approval will be based on complete engineering submittal to FPUA for final review.

**Response: Acknowledged. Final construction plans will be submitted to FPUA during the building permit submittal.**

2. Electric & Gas Engineering: Electric is not available. Gas is available and is approved with comments. Contact Ana Johnson for details (772)466-1600x4705

**Response: Acknowledged.**

SLC Engineering Division- Edmund Bas:

1. Please include the proposed FDOT roadway improvements for Midway Road on the proposed plans.

**Response: Acknowledged. Please refer to the revised plan set attached for your review. Midway Road has been revised to 107.5 ft in width as per FDOT Road Way Plans.**

2. Please provide a drainage easement over the ditch located at the north of the site. The easement should extend from the northern property line south to a point twenty (20) feet to the south of the southern top of bank of the ditch. Please contact County Surveyor Rod Reed at (772) 462-1721 for any questions regarding the easement.

**Response: The applicant acknowledges the required dedication of a 20ft. drainage easement and will accept it as a condition of approval.**

3. Advisory Comment: Please be advised that a right-of-way permit shall be required for the construction activities within County road rights-of-way. Please contact Selena Griffett, P.E. at (772) 462-2097 for additional information. FDOT approval shall also be required if construction is proposed to occur in concurrence with ongoing roadway improvement activities.

**Response: Acknowledged.**

4. Advisory Comment: Please be advised that a stormwater permit will be required if proposing to discharge into St. Lucie County road rights-of-way. Please contact Patrick Dayan, P.E. at (772) 462-2767 for additional information.

***Response: Acknowledged.***

**St. Lucie County-BUREAU OF FIRE PREVENTION**

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/permits.htm>

***Response: Acknowledged.***

2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.

***Response: Acknowledged.***

3. Please provide an electronic copy of the Site Plan (pdf format)

***Response: Acknowledged.***

4. Please show utility sheet with all hydrants within 1000', water mains, fire lines & FDC's

***Response: Acknowledged.***

5. Building will need sprinkler and fire alarm.

***Response: Acknowledged.***

6. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.

***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

[Mike@McCartyLandPlanning.com](mailto:Mike@McCartyLandPlanning.com)