



73 SW Flagler Avenue
Stuart, FL 34994
772.888.9076

November 8, 2017

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

**RE: Causeway Cove-Minor Site Plan Amendment
GEP #:15-003**

Dear Mr. Benton,

This is a resubmittal to update the City's records regarding the approved site plan. As discussed previously, this resubmittal will be processed as a minor amendment. Included with this submittal are three copies revised site plan with electronic version. The following are comments made by the City of Fort Pierce dated via phone call on November 2, 2017. The submitted site plan contains the following revisions:

- Delineation of trailer parking area on SP-1 and SP-2
- Note 10 has been added to sheet SP-3 to provide the planting spacing specifications for the trailer park area
- Removal of any Boat Ramp References
- Clarify notes regarding the construction of the northern 6' sidewalk

Thank you for your time and consideration. Should you have any questions or comments please contact me at (772) 888-9076.

Best regards,

Leo D. Giangrande, PE
Principal

CC: Harold Smyth

August 24th, 2017

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

RE: Causeway Cove-Minor Site Plan Amendment
GEP #:15-003

Dear Mr. Benton,

This is a resubmittal to update the City's records regarding the approved site plan. As discussed previously, this resubmittal will be processed as a minor amendment. Included with this submittal are 13 copies revised site plan with electronic version. The following is a summary of the changes on the latest site plan:

1. Removed Boat Ramp and west dock of Abaco
2. Remove primary wave attenuator
3. Moved parking to closer location to docks and dockmaster's quarters
4. Updated the site plan circulation roadway directions
5. Removed City parking on northeast corner of site
6. Remove Boat ramp asphalt apron
7. Removed Boat Ramp Parking lighting
8. Provide sidewalk to connect to dumpster location
9. Resized stormwater retention to account for additional impervious due to site plan revisions
10. RV pads have been expanded to 16 feet in width
11. Removed sidewalk connection to Harbor Isles

The following are comments made by the City of Fort Pierce dated August 10, 2017. Our responses are provided in **BOLD** below.

1) Pursuant to City Code Section 22-60 (c) Design standards. (5) The combined aisle and stall width for One-way Traffic, with spaces on one side, at 90 degrees, is 45ft. Furthermore, The combined aisle and stall width for One-way Traffic, with spaces on both sides, at 90 degrees, is 64ft. - Please revise the southernmost driveway to reflect these minimum dimensions when abutting the parking stalls (45ft. where stalls abut the aisle. Additionally, please revise the width of Buoy Avenue, Pelican Avenue, and Schooner Way to reflect a combined width of 64 ft. It is noted that the applicant may seek to utilize these parking aisles/rows as two-way traffic. The applicant is encouraged to integrate bumper stops or curbing at the terminus of all spaces, improved and unimproved.

Response: All drive aisles are compliant with City land development regulations. Dimensions shown have been field verified.

2) 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: All drive aisles are compliant with City land development regulations. Dimensions shown have been field verified.

3) Pursuant to City Code Section 22-187 (7) Interior vehicular use areas, please ensure the required landscape levels are met with interior landscape islands and final planting locations with the revised parking areas. Furthermore, in areas in which vehicular use areas about "required" landscaping, protective devices/measures should be implemented accordingly, Per (12) 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.

Response: Wheel Stops will be included at all parking spaces to protect landscape areas.

4) Pursuant to City Code Section. 22-62 & the approved plans, the applicant shall continue to work with the City of Fort Pierce to complete the sidewalk connection along SR A1A.

Response: Acknowledged and the applicant is working through the city.

5) Please identify the location of the bicycle parking facilities (bike rack), as required by City Code Section 22-60.

Response: Acknowledged and the applicant is coordinating with the city on the exact location for installation. Bike rack will be verified upon installation.

Thank you for your time and consideration. Should you have any questions or comments please contact me at (772) 888-9076.

Best regards,



Leo D. Giangrande, PE
Principal

w/ Encl.

cc: Buzz Smyth, PE, John Foster



73 SW Flagler Avenue
Stuart, FL 34994
772.888.9076

July 11, 2017

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

**RE: Causeway Cove-Minor Site Plan Amendment
GEP #:15-003**

Dear Mr. Benton,

This is a resubmittal to update the City's records regarding the approved site plan. As discussed previously, this resubmittal will be processed as a minor amendment. Included with this submittal are the City's development review form, a check in the amount of \$500 for the minor amendment, and 13 copies revised site plan with electronic version. The following is a summary of the changes on the latest site plan:

1. Removed Boat Ramp and west dock of Abaco
2. Remove primary wave attenuator
3. Moved parking to closer location to docks and dockmaster's quarters
4. Updated the site plan circulation roadway directions
5. Removed City parking on northeast corner of site
6. Remove Boat ramp asphalt apron
7. Removed Boat Ramp Parking lighting
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10. RV pads have been expanded to 16 feet in width
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Thank you for your time and consideration. Should you have any questions or comments please contact me at (772) 888-9076.

Best regards,

Leo D. Giangrande, PE
Principal

w/ Encl.

cc: Buzz Smyth, PE, John Foster