



TO : Kori Benton, Senior Planner

FROM : John R. Andrews, P.E., City Engineer

**RE : Mike's Arcade Conditional Use – 2732 South US 1
TRC No. 17-0400009**

DATE : August 9, 2017

This is to advise you that we have completed the review of the following documents as received by this office on August 4, 2017:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Conditional Use Application | <input type="checkbox"/> P/D Drawings |
| <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

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Recommend | <input type="checkbox"/> Do Not Recommend | |
| <input checked="" type="checkbox"/> Approval of Cond. Use | <input type="checkbox"/> Building Permit | <input type="checkbox"/> Conditional 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 comments

JRA/TST/TST

Q:\ENGINEERING\Site Development Projects\M\Mikes Arcade\Site Plan\Submittal No. 1\CU Approval - 080917.docx



CITY OF FORT PIERCE TECHNICAL REVIEW COMMITTEE

AGENDA

Regular Meeting of the Fort Pierce Technical Review Committee to be held Thursday, August 17, 2017 at 10:00 a.m. in the Fort Pierce City Hall Commission Chambers, 100 North U.S. Highway 1.

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Approval of Minutes**
 - a. Minutes from the July 20, 2017 meeting
5. **New Business:**
 - a. Planned Development & Zoning Atlas Amendment - Dogs & Cats Forever - 4600 Selvitz Road - (Vennis Gilmore)
 - WWW Engineering: Approved
 - Electric & Gas Engineering: Approved
 - b. Conditional Use - Mike's Arcade - 2732 S. US Highway 1 - (Kori Benton)
 - WWW Engineering: Approved
 - Electric & Gas Engineering: Approved
 - c. Minor Amendment to Site Plan & Conditional Use - Causeway Cove Marina & RV - 601 Seaway Drive - (Kori Benton)
 - WWW Engineering: Approved
 - Electric & Gas Engineering: No objection. Approved as noted.
 - d. Minor Amendment to Site Plan & Design Review - Sunrise VW - 5359 S. US Highway 1 - (Kori Benton)
 - WWW Engineering: Approved
 - Electric & Gas Engineering: Approved
 - e. Site Plan - Tropic Supply - 903 S. Market Road - (Vennis Gilmore)
 - WWW Engineering: Not approved - Existing water meter shall be relocated to location of Proposed Fire Service. This will require on-site plumbing to be done for connection to new location of water meter. Also need to show how the 6" water main is to be constructed across South Market Road. Fire Hydrant is required to be so many feet to your FDC

connect per Fire District. On the proposed 6" line 2 gate valves are not required; the tapping valve will serve as the isolation valve for the service. Also a check valve will be need to be added to plans on the proposed 2" force main service at the property line. Final approve will be based on full engineering submittal as required by FPUA and review fees paid.

- Electric & Gas Engineering: Approved

f. Waiver of Distance - Backyard Pub - 658 N. 2nd Street - (Brandon Creagan)

- W/WW Engineering: No objection to Waiver of distance
- Electric & Gas Engineering; No objection to Waiver of distance

6. **Public Comments**

7. **Staff Comments**

8. **Adjournment**



August 16, 2017

Mike Mirando
11850 Appaloosa Ct
Port St. Lucie FL 34987

Re: **Technical Review – Mike’s Arcade
Conditional Use
2732 S US Highway 1**

Dear Mr. Mirando,

The following are technical review comments from the Planning Department’s review of the application for **Conditional Use with No New Construction** for an amusement arcade center.

- 1) Pursuant to City Code Section. 22-62 (b) (d), the sidewalk connection shown on the plan (entrance to US 1), should also include a striped (painted) access aisle across the asphalt parking lot.

- 2) Pursuant to City Code Section Sec. 22-187. - General landscaping requirements.
 - (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 installation may require a revocable license agreement with St. Lucie County.

- 3) Stop signs, painted stop bards, and paint directional arrows should be implemented in the parking lot to provide save flow of on-site traffic.

- 4) Pursuant to City Code Section 22-60 (j) (1) a. the applicant or property owner shall affirm, or enhance, parking lot lighting at the minimum requirements of a minimum average of two (2) footcandles;

The site improvement plan shall be updated to include the required components noted, and please provide written responses to each comment in order to expedite advancement to the Planning

Board. 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 blue rectangular background.

Kori Benton
Senior Planner

Project: MIKES ARCADE

Subject: Review Comments

To: Kori Benton

*From: Rod Reed, County Surveyor
PW-Engineering Division*

Date August 10, 2017

SURVEY:

- 1) *Please provide a boundary and topographic survey of the site. The survey needs to be performed by a professional surveyor licensed to practice in the State of Florida.*

Please provide a written response to all comments

*Rod Reed, County Surveyor
St. Lucie County, FL
2300 Virginia Avenue
Ft. Pierce, FL 34982-5652
www.stlucieco.org
Ph. (772) 462-1721
E-mail reedr@stlucieco.org*