

August 31, 2017

City of Fort Pierce Planning Department
Attn: Kori Benton, Senior Planner
100 North US 1
Fort Pierce, Florida 34950

**RE: TROPIC SUPPLY EXPANSION – SITE PLAN
903 SOUTH MARKET AVENUE
TRC PROJECT NO. 17-07000004**

Kori:

The following are responses to advisory comments from the Planning Department's review of the application for **Site Plan** to construct an addition to the existing warehouse at 903 S Market Ave.

1. Pursuant to City Code Section 22-58 (d) Application for site plan review. The Site Plan application shall be accompanied by the following information:

- a. A **(signed & sealed)** survey prepared by a Florida registered land surveyor certifying the gross acreage within the property, excluding aquatic areas. **The Engineering Department will request a signed/sealed copy.**

Response: *Duly noted. Signed and sealed plans are provided.*

- b. **A site plan showing:**
Access and traffic flow for both vehicular and pedestrian traffic; **(Including any striping, stop signs, etc.**

Response: *See updated sheets A-100 and C-1.*

- c. Off-street parking and loading areas; Please denote the typical parking stall dimensions, handicap space detail, driveway widths, and the loading space/zone. It's noted that a fourth Handicap Space *may* be required per Federal ADA.

Response: *See added sheet A-100.1 for parking stall dimensions. Handicap parking dimensions added on Sheet A-100.*



2. Pursuant to City Code Section 22-62 (d) 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. Please integrate accordingly.

Response: *Added painted crosswalk from proposed location of sidewalk to new building addition.*

3. Pursuant to City Code Section 22-194. - Tree protection and mitigation. (b) Any native tree at least fourteen (14) inches in diameter at breast height (DBH), except for palms which have a minimum clear trunk of ten (10) feet, shall be preserved and protected in accordance with this article, unless the tree is determined to be a safety hazard, prevents the reasonable development of a site, is causing damage to structures or more desirable trees around it, is infected with disease or is infested with insects.

Response: *Duly noted.*

4. As the proposed site plan exceeds the parking requirement of City Code, is there the capacity to save Tree #28, integrating it within a new landscape Island?

As a note, the tree mitigation plan and overall landscape plan is beyond the requirements of City Code, therefore this action is not necessary, but advanced for consideration.

Response: *Site plan and L100 sheets updated to show added landscape island to preserve tree #28.*

5. W/WW 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 the 6” water main is to be constructed across South Market Road. 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 need to be added to plans on the proposed 2” force main service at the property line. Final approval will be based on full engineering submittal as required by FPUA and review fess paid.

Response: *See attached plan. The gate valve has been removed as requested and a 2” check valve has been added to the proposed 2” force main. A new water service is not planned for the building addition and the existing service shall remain in its current location.*



General Advisory Notes:

1. Please indicate the adjacent zoning districts upon the site plan, pursuant to City Code Section 22- 59 (d)(2).

Response: *Added zoning designations on Site Plan.*

2. Please advise as to any new fencing proposed. New fences/gates should meet the standards of City Code Section 22-59 – Design Review

Response: *New fence to be 6ft high, green vinyl chain link fence, installed 1'-0" south of previous location of existing fence.*

3. The required minimum interior dimension for refuse collection enclosures is 12'. Additionally, the enclosure should be appropriately screened with landscaping. The proposed Coontie plants may not provide significant screening (height).

Response: *Proposed screening is adequate as per prior conversation with Kori Benton.*

4. *Per 22-177 – Definitions, a protected tree is any tree having a diameter at breast height of eight (8) inches and/or a circumference of twenty-five (25) inches or more. – Although mitigation is not required for the removal of said trees between 8 – 13.99 inches, the plan should generally reference any removal of said trees.*

Response: *Duly noted.*

ENGINEERING COMMENTS:

1. Provide a survey prepared and sealed by a Florida Registered Land Surveyor as per the conditions specified in the City of Fort Pierce Code of Ordinances Section 17-27(a)(7).

Response: *Duly noted. Survey provided by Florida registered land surveyor.*

2. Site plan shall include the following information:

- Provide the location of all stop signs and stop bars



- Provide parking stall and driveway aisle dimensions
- All perimeter boundary information shall be shown, such as distances and bearings
- Identify the location of all handicapped parking stalls
- Show setback dimensions as measured between the property lines and the vehicular use areas
- Provide a note that all construction will comply with the City of Fort Pierce Code of Ordinances Sections 17 and 22

Response: - *Stop signs and stop bars added on sheet C-1.*
- *Parking dimensions are on sheet A-100.1*
- *Perimeter boundary information shown on Survey.*
- *Handicap parking spaces identified.*
- *Dimensions were added.*
- *Note added on sheet A-100.*

3. A 5' right-of way donation is proposed along South Market Avenue; please verify with St. Lucie County that this donation will suffice and whether a sidewalk will be required.

Response: *South Market Avenue is designated as a "collector" street and as such, a 70' right-of-way is appropriate.*

ST. LUCIE COUNTY ENGINEERING DIVISION

1. Please dimension the driveway width and radius.

Response: *Added dimensions on sheet A-100.1*

2. Are there any proposed modifications to the existing driveway?

Response: *No modifications to existing driveway.*

3. The county supports the use of a single driveway for the property.



Response: *After discussions with St. Lucie County Engineering Department about future development on the remainder of the property, the second (East) driveway is acceptable.*

4. Please use FDOT dimensions for sight triangles at the driveway per FDOT Index 5.9-6.

Response: *Updated sight triangles as per FDOT Index 5.9-6.*

5. Please dimension the distance from the driveway to the east and west property lines. Driveways shall be a minimum of 25 feet from the property line.

Response: *Added dimensions on sheet A-100.*

6. The applicant is advised that prior to executing any work within the County's road right-of-way, a Right-Of-Way (ROW) Permit is required. Please contact Ms. Selena Griffett, P.E. at 772-462- 2153 for more information.

Response: *Duly noted.*

7. The applicant is advised that prior to the issuance of a ROW Permit a Roadway Improvement Agreement (RIA) and the appropriate surety will be required. Please contact Ms. Selena Griffett, P.E. , at 772-462-2153 for more information.

Response: *Duly noted.*

8. The applicant is advised that a Driveway Permit may be required for the proposed driveway improvements. Please contact Mr. Baby Thottakara, P.E. at 772-462-2097 for more information.

Response: *Duly noted.*

9. The applicant is advised that a Storm water Permit may be required for storm water discharges within the County's roadway ROW or modifications made to the county drainage system.



Response: *Not applicable, storm water will be maintained on-site and no modifications will be made to the county drainage system.*

Please Contact Mr. Baby Thottakara, P.E. at 772-462-2097 for more information.

SURVEY:

1. Please add to the surveyor's report. "The expected use of the survey and map is commercial.

Response: *Added as Surveyor's Note #4.*

2. Please add to the surveyor's report the survey date(s).

Response: *Added as Surveyor's Note #7.*

3. Please add to the surveyor's report "

Response: *Nothing to do (spoke with Rod Reed and confirmed).*

4. Please add to the surveyor's report "Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties."

Response: *Added as Surveyor's Note #1.*

5. Please correct in the surveyor's report on paragraph 5 the bearing of N24°00'00"E. It should be N00°12'46"E.

Response: *Corrected.*



6. Per 5J-17.052 (2) (8) (b) All information called for in the property description, such as point of commencement, course bearings and distances, and point of beginning;

Response: *Added to Survey.*

7. Per 5J-17.052 (2) (7) (d) Please show the dimensioned remaining portion of a lot(s) when part of a lot is included within the description.

Response: *Added to Survey.*

Should you require any further information or clarification, please do not hesitate to contact our office.

Jeff Falkanger
AR 4656
For the Firm

