



February 14, 2018

Mike Menard (Representative)
806 Delaware Avenue
Fort Pierce, FL 34950

SUBJECT: Adult Amusement Arcade: 740 Orange Avenue
TECHNICAL REVIEW PROJECT: # 18-04000004

Comments:

1. The required number of parking spaces is 19 for this use with the 50% Peacocks Arts District reduction. There are 18 parking spaces shown on the plan with one area for long term bicycle parking which would bring the site up to 19 spaces. Please provide clarification on the long term bicycle parking area. For it to count towards the required parking it will need to be covered. The area chosen may not meet setback requirements for a covered bicycle parking area. An uncovered bicycle rack could remain at this location to satisfy the bicycle requirement as set forth in City Code 22-71 (b)(6). If no other area on the premise can be found to satisfy the covered bicycle parking then a parking space, Fee-in-Lieu could be required as a condition of approval.
2. Provide clarification on what time the businesses that are located in the building will open and close for the day. Currently the plan denotes that the Arcade will operate at 50% capacity from 8am to 5pm and 100% capacity from 5pm to 12pm on the weekdays, with Friday having a full capacity operating time of 5pm to 2am. It will also operate from 8am to 2am at 100% capacity on Saturdays and 8am to 12am on Sundays at 100% capacity as well. If any of the other businesses are open during the time the arcade is operating at full capacity there could be a parking conflict with the other businesses in the building. The operating schedule for the arcade may need to be adjusted to accommodate the closing time of the other businesses. This would mean that the Arcade may not be able to operate at 100% capacity if there is a business open in the building on the weekdays after 5pm or on Saturdays or Sundays until all businesses in the building have closed for the day.

The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: bcreagan@city-ftpierce.com.

Sincerely,

Brandon Creagan, LEED Green Associate
Planner



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

FORT PIERCE
Florida

TO : Brandon Creagan, Planner

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

**RE : Arcade Amusement Center – 740 Orange Avenue
TRC No. 18-04000004**

DATE : March 7, 2018



This is to advise you that we have completed the review of the following documents as received by this office on March 7, 2018:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Conditional Use | <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 Conditional Use | <input type="checkbox"/> Building Permit | <input type="checkbox"/> /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 advisory comment

ENGINEERING ADVISORY COMMENT:

1. Advisory Comment: The proposed "long term" bike rack shall not be situated so as to allow bikes to encroach onto the 8th street sidewalk.

JRA/TST/tst 

Project: ARCADE AMUSEMENT CENTER

Subject: Review Comments
To: Brandon Creagan
From: Rod Reed, County Surveyor
PW-Engineering Division
Date February 5, 2018

AS BUILT SURVEY:

- 1) As required per the submittal package got Conditional Use – No New Construction.
Please submit an as-built survey of the subject site.

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](mailto:reedr@stlucieco.org)



THE SUNRISE CITY

FORT PIERCE
BUILDING DEPARTMENT
Florida

TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS FORM

FROM : Paul Thomas, CBO, CFM, Building Official 

RE : 740 Orange Avenue – Arcade Amusement Ctr. – CU with No New Construction (BC)

DATE : February 15, 2018

The proposed may trigger the following Code requirements:

1. The applicant shall submit a Change of Use, to include A-3
 - Life-safety plan
 - ADA accessibility, parking and restrooms.

PT/km

FPUA Comments

Conditional Use with No New Construction – Arcade Amusement Center – 740 Orange Avenue - Brandon Creagan

- W/WW Engineering: Water and wastewater are available for this address
Electric & Gas Engineering: No comment

ST. LUCIE COUNTY FIRE DISTRICT
FIRE PREVENTION BUREAU
Office of the Fire Marshal



Telephone: (772) 621-3322
Fax: (772) 621-3604

BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Arcade Amusement Center

REVIEW DATE: 2/12/2018

PLANNER: BRANDON CREAGAN

REVIEWED BY: Captain Paul Langel

Site Plan Approved: _____

Site Plan Approved with conditions: X

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

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>
2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.
3. ~~Please provide an electronic copy of the Site Plan (pdf format)~~ **Received 2/12/2018**
4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.

"Our Family Serving Yours"
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