



June 28, 2018

Mr. Brandon C. Creagan, MCRP, LEED Green Assoc.  
Planner  
Planning Department  
City of Fort Pierce  
100 N. US1  
Fort Pierce, FL 34950

**Re: AAA Fort Pierce Petroleum – Comment Responses (Annexation)**  
**Our Reference Number: 18-481**

Dear Mr. Creagan:

It is our pleasure to provide the responses below in ***bold italics***, which address the following comments pursuant to the TRC's review of the initial submittal for the above referenced project.

**CITY OF FORT PIERCE PLANNING DEPARTMENT**

1. While the Survey was provided it was more than one year old and was not signed and sealed. Please provide an updated Survey that was completed within the last year and this is signed and sealed.

***Response: The requested Survey has been submitted.***

2. Please install a 6' opaque wall or fence on all property lines that abut a residential property. This would be the east and south property lines. This must be completed by the time a BTR is issued.

***Response: Acknowledged.***

3. Update site landscaping to comply with City Code 22-187, General Landscaping Requirements. This can be done when building permits are submitted after the annexation is completed. This must be completed by the time a BTR is issued.

***Response: Acknowledged.***

4. Please close the northern driveway on S. 25<sup>th</sup> Street as there are currently 2 driveways on that side of the property (west side). This must be completed by the time a BTR is issued.

***Response: Acknowledged.***

**CITY OF FORT PIERCE ENGINEERING DEPARTMENT**

1. The proposed annexation is approved with conditions. The existing driveway located on the northwest side of the property on 25<sup>th</sup> Street shall be removed and reconstruction of the sidewalk will be required as per St. Lucie County specifications.

***Response: Acknowledged.***

2. Provide a copy of the St. Lucie County Permit authorizing the 25<sup>th</sup> Street sidewalk (re)construction along with the approval of the north driveway removal within the 25<sup>th</sup> Street right-of-way.

***Response: Acknowledge.***

### **CITY OF FORT PIERCE BUILDING DEPARTMENT**

1. Building Official or his representative has not comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

***Response: Acknowledged.***

### **ST. LUCIE COUNTY SURVEYOR**

1. Please add to the notes. “The expected use of the survey and map is Commercial” and “All measurements are in accordance with the Unites States standard, in feet”.

***Response: The requested information has been added to the Boundary Survey; please refer to Notes 16 and 17.***

2. Please add the following to your notes, “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: The requested information has been added to the Boundary Survey; please refer to Note # 18.***

3. All survey maps must reflect a survey date, which is the date of data acquisition. When the graphics of a map are revised, but the survey date stays the same, the map must list dates for all revisions. Please add the date of the last field work to the notes.

***Response: The “Field Work” date has been updated to reflect June 12, 2018.***

4. A reference to all bearings shown on a survey map or report must be clearly stated, i.e., whether to “True North”; “Grid North as established by the NOS”; “Assumed North based on a bearing for a well-defined line, such as the center line of a road or right-of-way, etc.”; “a Deed Call for a particular line”; or “the bearing of a particular line shown upon a plat.” References to Magnetic North should be avoided except in the cases where a comparison is necessitated by a Deed Call. In all cases, the bearings used shall be referenced to some well-established and monumented line. Please describe the monumentation that was used for the bearing base.

***Response: The east ROW line of S. 25<sup>th</sup> Street was used as the Bearing Base and is so noted on the Boundary Survey.***

5. Please add the verbiage “Bearing Base” above the bearing being described in the notes.

***Response: The requested information has been added to the Boundary Survey (east ROW line of S. 25<sup>th</sup> Street).***

6. Each survey map and report shall state the type of survey it depicts consistent with the types of surveys defined in paragraphs 5J-17.050(10)(a)-(k), F.A.C. The purpose of a survey, as set out in paragraphs 5J-17.050(10)(a)-(k), F.A.C., dictates the type of survey to be performed and depicted, and a licensee may not avoid the minimum standards required by rule of a particular survey type merely by changing the name of the survey type to conform with what standards or lack of them the licensee chooses to follow. Please add for the type of survey “Boundary Survey”.

***Response: Acknowledged; “Boundary Survey” has been added to the revised Boundary Survey.***

We appreciate your time and attention to this matter and look forward to working with you further to advance the pending application to public hearing. Should you have any question or concerns with the above responses, please do not hesitate to contact me directly.

Respectfully,

A handwritten signature in blue ink, appearing to read 'BN', with a stylized flourish extending to the right.

Brian Nolan, AICP, ASLA  
Senior Project Manager