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August 24, 2018

Mr. Vennis Gilmore, Planning Analyst
City of Fort Pierce
Planning Department
100 N. US Highway 1
Fort Pierce, Florida 34950

**RE: Crabby's Dockside
Site Plan
5 Avenue A
TRC No. 18-07000005**

Dear Mr. Gilmore:

Please find attached eight (8) copies of the revised site plan (1 original) and architectural drawings for the above referenced project. Also included is an electronic version of the submittal. In addition, the following comments are in response to Technical Review Committee meeting held on August 16, 2018:

Planning Department

1. The site plan (site data) and Development Review & Design Review Applications (attached) have been revised to include the proposed seating and air-conditioned area of 199 seats and 7,035 square feet.
2. The architectural river view elevation on sheet C2.00 has been re-labeled as "View from East".
3. The note referencing landscape area has been removed from sheet C-1. This small area between the building and ramp will be sodded.
4. Per section 22-16 (b) (3) (c) (2.), all parcels within the "Downtown Business and Entertainment District" are exempt from landscaping requirements. Therefore, a Landscape Bond is not required.
5. The architect will submit the Certificate of Appropriateness Application today (8/24/18).

6. There is no site lighting proposed with this plan. All wall lighting associated with the proposed structure will be provided with the architectural plans at building permit submittal along with any photometric information.

Engineering Department

1. It is acknowledged that the Engineering Department recommends approval of the site plan.

FPUA

- Water and Wastewater Engineering
 1. We have met with FPUA water/wastewater staff on-site to review service connections. Further coordination with the department will occur prior to FPUA Plan Review Application.
 2. It is acknowledged that two (2) full sets of utility drawings will be required for the Plan Review Application.
- Electric & Gas Engineering
 1. It is acknowledged that both electric and gas serve the existing structure.
 2. It is noted that gas service is currently located along the west side of the existing structure and the architect will coordinate with FPUA for the requested gas riser diagram with the anticipated load.
 3. It is noted that electric service is fed from a 150Kva, 120/208V pad mounted transformer on the east side of the existing structure and the architect will coordinate with FPUA for the requested electric riser diagram with the anticipated load.
 4. The existing pad mounted transformer on the east side of the existing structure is well outside the footprint of the new building.
 5. An AutoCad file of the site plan will be emailed to FPUA staff.

SLC Survey

1. Acknowledged. No comments.

Building Department

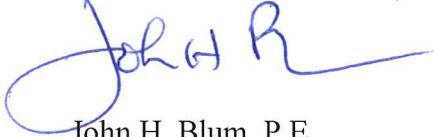
1. It is acknowledged the Building Official has no comments at this time, but reserves submission of comments upon completion of the official plan review.
2. A pre-construction meeting is scheduled for September 13th.

3. It is acknowledged that all construction shall meet the requirements of the Florida Building Code 6th Edition.
8. The majority of the site is currently located within flood zone AE 4.0 with only a small portion along the eastern sidewalk in the VE 7.0 zone. Upon examination of the future flood zone maps for this area, the site will be re-designated to be in flood zone AE 5.0. The finished first floor elevation of the proposed building is proposed at El. 7.5 NAVD.
10. It is acknowledged that a building permit is required.

Hopefully we have addressed all of your concerns, however, if you should have any questions or need additional information, please do not hesitate to contact me at our office.

Sincerely,

CARTER ASSOCIATES, INC.



John H. Blum, P.E.
Principal

Cc: Keith Diaz, Stantec
Michael Seal, Architectonic
Michael Jacquin, Jacquin & Sons Construction