



March 28, 2018

Mr. Brandon Creagan, Planner
City of Fort Pierce Planning & Zoning
2300 Virginia Avenue
Ft. Pierce, FL 34982-5652

RE: STARBUCKS ANNEXATION & REZONING – 5550 OKEECHOBEE ROAD – TRC
NO. 18-02000001

Dear Mr. Creagan:

Pursuant to comments received from staff at the TRC meeting on March 15, 2018 and based on a submittal of February 21, 2018 please accept this letter as a written response. Also, included with this letter are the revised plans, which address the comments where applicable. For your convenience we have prepared our responses in **bold italics**.

Comments from John R. Andrews, P.E. City Engineer

No Comments from City Engineer

Comments from Paul Thomas, CBO, CFM, Building Official

1. Change address to reflect 2607 Rolyat Street, parcel #2419-601-0040-0009.
Response: The application reflects the correct address for the Property Control Number.
2. Unity of Title?
Response: The property will be platted after Site Plan approval.

Comments from Paul Thomas, CBO, CFM, Building Official

1. Please add this statement to your survey report. All measurements are in accordance with the United States standard, in feet.
Response: The statement has been added to the survey.
2. In the survey report please provide the last day of data acquisition.
Response: Date of data acquisition has been added to the survey.

3. In the survey report add the following: 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 statement has been added to the survey.

4. Are the bearings assumed?

Response: Bearings are grid and a notation has been added to the survey.

5. In the survey report please add and describe the originating benchmark that was used for the elevations.

Response: Primary originating benchmark has been added to the survey.

6. Please add St. Lucie County to the "Prepared For" use.

Response: St. Lucie County has been added to the survey.

7. "Advisory Comment" please file certified corner records within 90 days of the survey.

Response: The section corner does not physically exist. The state plane coordinates were obtained from the current FDOT right of way map, a notation to that affect has been added to the survey.

Comments from Kori Benton, St. Lucie County Planning & Development Services

1. Please review Page 2 of the Zoning Atlas Amendment Application, subsection 11.I. Site Data, to reflect the current zoning classification of CO, Commercial Office (SLC). Additionally, as Survey of the property has been completed, please update the site data to reflect a total acreage of .73 acres, per the sketch & legal.

Response: The application has been amended.

2. Please revise the Development Program to reflect shared access with the "Chick-fil-a" development to the west.

Response: Development program that referenced "Chick-fil-a" has been corrected.

3. The applicant is encouraged to preserve and incorporate the native (oak & pine) trees existing within the development plan, where feasible. The City of Fort Pierce offers notable offsets and incentives for such retention and presentation.

Response: The majority of trees are being preserved on site with the modified site plan.

4. The properties situated to the north, east, and northeast, are within the CO, Commercial Office District, however many remain occupied with single-family residences. A neighborhood meeting may be considered to preset the detail and scope of the proposal to adjacent residents.

Response: The applicant will send a flyer to the surrounding property owners within 500 feet to inform them of the Annexation and Rezoning of the subject site.

Comments from FPUA

1. W/WW Engineering: Water and Wastewater is available for this site. Please contact James Carnes, P.E. with FPUA W/WW Engineering – 772-466-1600x3472 for information.
2. Electric & Gas Engineering: Electric is available. Please contact Sal Scimeca for details – 772-466-1600x6957; gas is available – contact Ana Johnson – 772-466-1600x6628.

Should you have any questions regarding the resubmittal please do not hesitate to contact me at 561-575-9557 or email me at Emily@2gho.com.

Respectfully,

Gentile Glas Holloway O'Mahoney & Associates, Inc.



Emily O'Mahoney, PLA, ASLA
Partner