



O&A DESIGN STUDIO
RAÚL OCAMPO & ASSOCIATES LLC

April 30, 2108

City of Ft Pierce
Technical Review Committee
100 N US Hwy 1
Ft Pierce, Fl. 34950

TRC Number 18-43900001

Following are responses (in **RED**) to comments provided as part of the TRC Review dated April 18, 2018.
CITY PLANNING DEPARTMENT COMMENTS:

1. Update the project narrative to include a section that explains how your proposed plans do not fit into any of the other zoning categories pursuant to City Code 22-40(c)(e).
Response: See Attached.
2. Please provide a set of engineering drawings that show building dimensions for each building. What was provided is a good start.
Response: See Attached.
3. Take a second look at the proposed parking count for the event venue. AN event venue for 150 people may be more closely similar to our parking count for churches which is one (1) space per 40 SF of actually assembly area for a non-fixed seating facility. This would not include the kitchen or bathroom areas.
Response: Previous meeting with staff had agreed to 1/200 SF as use is less intense and allows for pedestrian access.
4. As discussed in the narrative a landscape plan will be provided after TRC.
Response: See Attached.
5. A lighting plan or photometric survey will also need to be provided that shows the parking lot lighting will be 3-foot candles because the venue will serve alcohol for events.
Response: Parking lot lighting is so noted on Site Plan. Design Photometrics are to follow.
6. Before a CO is issued please provide a landscape bond for all proposed landscaping pursuant to City Code 22-180.
Response: Acknowledged.

CITY ENGINEERING COMMENTS:

7. The site plan shall include property boundary information (bearings and distances) and clearly identify the property lines.
Response: Added.
8. The site plan shall provide applicable impervious/pervious tabulation along with the overall site area.
Response: Added.
9. Please provide the required and proposed parking requirements.



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- Response: Added.**
10. The plan shall identify all existing and proposed site construction.
Response: Added.
11. Note the appropriate parking stall and parking aisle dimensions.
Response: Added.
12. The plan shall identify the adjacent right-of-way widths.
Response: Added.
13. Show existing improvements located within the adjacent public rights-of-way
Response: Added.
14. Show the location of all stop signs and stop bars proposed or existing.
Response: Added.
15. Provide a 5' wide concrete sidewalk along Delaware Avenue.
Response: Added
16. Verify with St. Lucie County whether any right-of-way will be required along Indian River Drive.
Response:
17. The plan shall note all proposed building and parking lot setback dimensions.
Response: Added.
18. 12. Advisory Comment:
Prior to issuance of the Certificate of Occupancy, a Unity of Title will be required.
Response: Unity of Title Complete.
19. Provide a note on the Site Plan that all construction will comply with Sections 17 and 22 of the City of Fort Pierce Code of Ordinances.
Response: Added.
20. The applicant shall provide a 5' right-of-way easement donation along the Delaware Avenue right-of-way. A sketch and description along with a recent owners and encumbrances search will be required prior to issuance of a Building Permit; specific information may be obtained from the Planning and Zoning Department.
Response: To be discussed.
21. Please submit a conceptual Paving, Grading, and Drainage Plan as per the requirements specified in the City of Fort Pierce Code of Ordinances Section 17-27.
Response: Added.

COUNTY PLANNER REVIEW COMMENTS:

22. The proposed parking area for the residence is commercial in appearance.
Response: To be discussed.
23. The applicant is encouraged to integrate landscape buffering between the right-of-way at parking areas for the B&B.
Response: Existing paved areas to remain as-is. Added Landscape Island.
24. The applicant is encouraged to provide greater buffering along the northern property line, between the parking area and Delaware Avenue as the site is



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adjacent to a single-family residence.

Response: To be discussed.

25. The applicant is encouraged to install a sidewalk along Delaware Avenue, as well as provide an ADA connection from buildings to adjacent rights-of-way.

Response: To be discussed.

PUBLIC WORKS COMMENTS:

26. Please dimension the distance from the driveway to the property lines. Driveways shall be a minimum of 25 feet from the property lines.

Response: To be discussed

27. The County will not support midblock crosswalks because of safety concerns.

Response: To Be discussed.

28. The pedestrian guard fencing with posts must be a minimum of 10 feet from the outside lane striping of Indian River Drive.

Response: Acknowledged.

29. 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. Joanne Mitchell at 772-462-2824 for more information.

Response: Acknowledged.

30. 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; Acknowledged.

31. Please coordinate with the County's water quality division. The applicant is advised that a stormwater permit may be required for stormwater discharges within the County's roadway ROW or modifications made to the county drainage system. Please Contact Mr. Baby Thottakara, P.E. at 772-462-2097 for more information.

Response: Acknowledged.

FIRE REVIEW COMMENTS

32. Standard Application Review fees and submittal requirements.

RESPONSE: Acknowledged.

Very Truly Yours,

RAÚL OCAMPO & ASSOCIATES LLC
dba O&A Design Studio

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RO/EG

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