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March 1, 2018

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

**RE: Second Street Station II
Site Plan
100 Avenue A
TRC No. 18-07000001**

Dear Mr. Gilmore:

Please find attached seven (7) copies and one original of the revised site plan 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 February 15, 2018:

Engineering Department

1. Based on the meetings between the applicant and City Manager (see attached letter), a 50-foot wide dedicated public right-of-way will be established for the existing Avenue 'B' roadway. The survey has been revised to reflect this future dedication.
2. Pursuant to meetings with the City Manager and City Engineer, the applicant requests approval from the City for the sidewalk and elevated patio area as currently configured on the site plan. The re-routed public sidewalk and patio area is located within the limits of the existing driveway planned for removal with no loss of existing street parking.
3. A note has been added to the site plan that all construction shall comply with Sections 17 and 22 of the City of Fort Pierce Code of Ordinances.
4. It is acknowledged that the submitted "Grading and Utility Plan" (sheet C-3) was reviewed for conceptual compliance only and will be thoroughly reviewed at the time of Building Permit submittal.

5. As allowed in the “Downtown Business and Entertainment Overlay District”, there is no minimum building setback. With that said, the proposed building will consist of a monolithic slab with footers in-line with the proposed exterior building walls. There will be no encroachment of the foundation onto the neighboring properties. The property to the west (i.e. Second Street Station) is also owned by the applicant and an internal agreement will be prepared to allow for the re-constructed paver sidewalk. A temporary construction easement will be obtained if necessary for any construction activities on the neighboring property to the east (i.e. PP Cobb).
6. See response #5 above.
7. The vertical dimension between the sidewalk and lowest part of the proposed building awning is eight (8) feet.
8. As stated in response #2 above, the applicant is requesting approval from the City for the elevated patio and associated steps/ramp to be located within the Avenue ‘A’ right-of-way. The proposed mixed-use building is designed to match the adjacent buildings on each side with “on-street” frontage (i.e. zero front setback). This configuration occurs predominantly throughout the downtown area. Due to the sloping sidewalk (drops approximately one-foot west to east along the property’s 50-foot frontage), the proposed finished floor elevation has been established to match the adjacent buildings and therefore cannot provide ADA accessibility to the public sidewalk without the ramp and elevated patio. The patio will lend itself to “sidewalk café seating” as encouraged by City planning staff. Furthermore, the development of this building will remove a long standing “eye-sore” that has existed for years with the unimproved parking area and bring a vibrant business addition to the downtown area that is long overdue.
9. A formal lot split is proposed with the creation of parcels ‘A’ and ‘B’ as shown.
10. It is acknowledged that the finished floor elevation shall be set above the peak stage for a 100-year, 3-day storm event.

SLC Engineering

1. It is acknowledged that a right-of-way dedication for Indian River Drive will be needed to create a width of 80-feet. This dedication can occur with the future site plan for parcel ‘B’.

Bureau of Fire Prevention

1. An application for Development/Site Plan Review (SLC Fire District Department) will be submitted under separate cover to the Fire District.
2. The Fire District review fees will be paid with submittal of the Site Plan Review.

3. Acknowledged.
4. The proposed building will not be sprinkled for fire protection.

FPUA

1. A 13-foot utility easement has been provided north of parcel 'A' as provided in documentation from FPUA electric.
2. It is acknowledged that existing utility easements will need to be abandoned and new easements created for this project.

SLC Survey

1. Acknowledged. No comments.

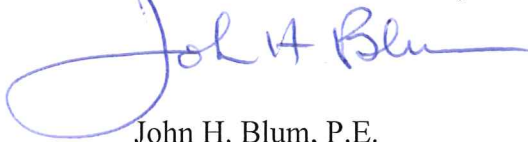
Building Department

1. It is acknowledged that the building plans will need to satisfy the 2017, 6th Edition of the Florida Building Code.
2. The architect has made the necessary submittal for Historic approval.
3. The plans submitted comply with ADA accessibility requirements.

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: Brian Stone, Kraaz and Kraaz Finance LLC



February 22, 2018

Frank H. Fee, III
Fee, Yates & Fee, PLLC
426 Avenue A
Fort Pierce, FL 34950

Dear Mr. Fee:

Thank you for your letter dated February 21, 2018, which communicated the concerns of your client that are jointly shared with Hans Kraaz regarding the designation of Avenue B as a City street. Following the meeting of February 20, 2018, when Mr. Kraaz presented these concerns directly to the Fort Pierce City Commission, a meeting was scheduled with Mr. Kraaz for the next day. Pursuant to the meeting held February 21, 2018, which was attended by Hans Kraaz, Brian Stone, Jack Andrews and me, it was mutually agreed that it is in the best interest of the community to establish a 50ft wide dedicated public right-of-way. The right-of-way will provide conveyance for transportation and municipal utilities. This will be accomplished by performing a boundary survey, along with a legal map and description that will be recorded and held by the public in perpetuity.

I would like to personally thank you for bringing your concerns to me. Please do not hesitate to contact me directly if I can be of assistance.

We thank your client and Mr. Kraaz for their continued commitment toward the improvement of the beautiful City of Fort Pierce.

Sincerely,

Nicholas C. Mimms, P.E.
City Manager

NCM:jdr

Attachment

c: Mayor and Commissioners
Hans Kraaz