



January 25, 2021 (UPDATED COMMENTS)

Mohammad Sohid, President, Triple Royal Inc.
11420 Coral Bay Drive
Boca Raton, FL 33498

Subject: 2061 S US Highway 1 – TRC Comments for January 21, 2021 conference call

Please make a written response to these comments. Any changes or resubmittals must be done by January 29th, 2021 to move forward to the February Planning Board Meeting.

Fort Pierce Planning Department

1. Per City Code Section 125-317. – Sidewalks - (b)Applicability. In order to provide continual access for pedestrians, sidewalks and sidewalk linkages shall be required to be provided by the property owner or permit applicant when one of the following events occur:

(4)Plans submitted for site plan, conditional use, PUD/PUR, and subdivision review. Plans shall reflect all proposed sidewalk improvements. **Include a sidewalk connection (sidewalk striping) to the Building from the parking areas to the entrance.**
2. The Waiver of Distance Application states that you have 30 parking spaces; this is incorrect. There are a total of 25 parking spaces. **Please correct this with a new notarized application.**
3. The Waiver of Distance Application and your Narrative have different hours of operation that are not allowed. Per City Code Section 125-325; No amusement arcade or arcade amusement centers shall operate after the hour of 12:00 midnight and before the hour of 8:00 a.m. on weekdays, and between 2:00 a.m. and 8:00 a.m. on weekends. **Please correct this with a new narrative and new notarized application.**
4. The Waiver of Distance Application states that the building size is 3,230 square feet but the St. Lucie County Property Appraiser states that the gross square footage is at maximum 3,188 square feet. **Please correct this with a new notarized application.**
5. Per City Code Section 123-37. – General Landscaping Requirements - (10) Screening of refuse collection areas. Refuse and recycling dumpsters utilized by multifamily residential complexes, in commercial, industrial and institutional facilities shall be screened from view on all sides and shall be gated. Gates may be left open only on scheduled pick-up days and must be closed following pick up. Such screening shall consist of a six-foot-high masonry wall or wooden fence. In addition, when feasible, one shrub or hedge shall be planted at two-foot centers along the outside perimeter of the screen. Dumpsters shall be located in an area that minimizes public view. This subsection shall apply to dumpsters servicing structures built on or after June 1, 1996. **Please re-install a gate to the refuse-collection dumpster for screening.**

6. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(f): **Amusement arcades or arcade amusement centers shall provide bicycle racks within enough stalls to accommodate one bicycle for each five game machines located within the premises.** Bicycle racks shall be located as close as practical to the entrance of the facility and shall not be located in a manner that obstructs any entrances, exits, sidewalks, driveways, or parking areas.
7. Per City Code Section 125 . 325. – Amusement Arcades and Arcade Amusement (1)(f): **Alcohol sales or consumption shall be prohibited in amusement arcades and arcade amusement centers.**
8. Please adhere to City Code Section 125 – 325. – Amusement Arcades and Arcade Amusement.
9. Per City Code Section 123.-6. – Required Bond., Provide a completion certification by the landscape architect, a landscape cost estimate sheet, and a security bond, certified deposit (CD), cashier’s check or a certified check upon a solvent local bank conditioned to secure 100 percent of the supply and installation cost of the landscaping improvements required. **This must be provided prior to receiving Certificate of Occupancy.**
10. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(h): **Lighting for parking lots must satisfy lighting requirements of section 125-315(g)(1) prior to the issuance of a business tax receipt. Commercial uses require a minimum average of two footcandles for parking areas.**
11. Per City Code 125-325. – Amusement Arcades and Arcade Amusement Centers.(2)(i): **Landscaping must comply with requirements of the city's landscaping ordinance prior to the issuance of a business tax receipt.**



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

Florida



To : Vennis Gilmore, Planner
FROM : John R. Andrews, P.E., City Engineer
RE : Conditional Use – 2061 S. US Highway 1
TRC No. 21-0400001
DATE : January 14, 2021

JRA

RECEIVED

JAN 13 2021

CITY OF FORT PIERCE
PLANNING & ZONING

This is to advise you that we have completed the review of the following documents as received by this office on January 8, 2021:

- | | |
|-------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Conditional Use Application | <input type="checkbox"/> P/D Drawings |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Certificate of Completion |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we

- Recommend Do Not Recommend
- Approval of Conditional Use Building Permit C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- No comments

JRA/tst/tst *tst*



Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee Meeting

January 21, 2021

TECHNICAL REVIEW PROJECT # 21-04000001

Conditional Use, Design Review, & Waiver of Distance – Triple Royal Arcade – 2061 S US HWY 1

Comments

FPUA W/WW Engineering: Location is presently a water and wastewater customer of FPUA. Please visit Customer service @ 206 South 6th Street to address any items that will be required to reactivate these services if they are currently off.

FPUA Electric & Gas Engineering: There is currently electric infrastructure to the site from US 1, directly east of the area. Please provide electric load information and AutoCAD drawings if additional service will be needed. The customer will be responsible for all transformer pads, conduits, and secondary conductors. For more information and project coordination, please contact Sal Scimeca.

Sal Scimeca

Engineering Technician II

Electric and Gas Engineering

1701 S. 37th Street, Fort Pierce, FL 34947

sscimeca@fpu.com

Office: (772) 466-1600 Ext. 6957

Gas service is also available to the site from a gas main directly adjacent. Please provide a copy of the gas riser diagram with the anticipated load if the developer is interested in natural gas service. For more information and incentives that are available, please contact Billy Dupre.

Billy Dupre

Business Development Representative

Gas Operations

1701 S. 37th Street, Fort Pierce, FL 34947

Bdupre@fpu.com

Office: (772) 466-1600 Ext. 4705



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www.fpu.com



A utility easement will be required for all proposed FPUA electric and gas facilities within site. If the developer should have any questions, please have them contact the individuals listed above. Attached is a copy of the FPUA GIS Map detailing both electric and gas utilities.



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US Highway Lp...



BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Triple Royal Arcade

REVIEW DATE: 1/13/2021

PLANNER: GILLMORE

REVIEWED BY: Captain Wayne Boyer

Site Plan Approved: _____

Site Plan Approved with conditions: X

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

- 1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <https://www.slcfcd.com>**
- 2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
- 3. Please send the Fire District electronic plans for the site and buildings.**
- 4. Be advised, although there is no new construction planned for this project it will be subject to a New Business Inspection and possibly a Change of Occupancy Review. The project will have to meet all of the Occupancy requirements at that time to be in compliance with the currently adopted version of the Florida Fire Prevention Codes**

"Our Family Serving Yours"

5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392

Telephone: (772) 621-3400 Fax: (772) 621-3500

www.slcfcd.com

Vennis Gilmore

From: SANDERS, MARVIN E. <marvin.sanders@stlucieschools.org>
Sent: Tuesday, January 12, 2021 3:13 PM
To: Vennis Gilmore
Subject: 21-04000001 Triple Royal Arcade 2061 S US Hwy 1

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

The St. Lucie County School District has reviewed the above reference project and have we do not have any comments or concerns.

Please feel free to contact me if you have any questions.

Marty E. Sanders, P.E.
Growth Management, Land Acquisition & Inter-Governmental Relations
School Board of St. Lucie County
9461 Brandywine Lane, Room 2-303
Port St. Lucie, FL 34986



9461 Brandywine Ln
Port St Lucie, FL 34986



office 772.429.7547
cell 772.216.5755