



November 18, 2020

Tod Mowery – Redtail DG
100 S. 2nd Street
Fort Pierce, FL 34950

**Subject: Conditional Use – Gateway Plaza Arcade 2051 S. US Highway 1
Technical Review Project # 20-04000019**

Fort Pierce Planning:

1. Note that pursuant to City Code 125-325 all site landscaping must comply with the City's Landscape Ordinance prior to the issuance of a business tax receipt. **So Noted. Landscape contract has been awarded to install landscaping in existing islands and to also develop new landscape strip from the BK south to the north side of the former Payless Shoestore.**
2. Note that pursuant to City Code 125-325 all lighting for the parking lot area must comply with the City's lighting requirements contained in City Code 125-315 (j)(1)(a) prior to the issuance of a business tax receipt. **So noted. Per discussions with staff, the parking field on the east side of the subject site will be addressed by removing all of the broken light fixtures and replacing any non working light element. In addition, all lighting underneath the retail canopies will be updated to improve lighting for all shoppers and tenants.**
3. What are the hours of operation? Include this in the narrative. **Hours will be as provided by City Code for weekday and weekend operations 8am to 12am and 8am to 2am.**
4. Provide a floor plan for the business - **Reattaching floor plan for your reference.**
5. Demonstrate written compliance with all design standards contained within City Code 125-325. - **Provided under separate letter.**

Please provide a written response to all TRC comments and provide an electronic submittal of materials (complete submittal packet). The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: bcreagan@cityoffortpierce.com.

Sincerely,

Brandon Creagan, LEED Green Associate, Planner



BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 11.19.20
Property Address: Conditional Use with No New Construction - Gateway Plaza Arcade - 2051 S. US Highway 1

Please be advised that the project may trigger the requirements indicated below:

- 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
2. Pre-construction meeting with the City's Building Department is requested.
3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.
4. Means of egress is required.
5. Means of ingress is required.
6. Must meet the following Accessibility requirements:
- Accessible route
- Handicapped parking spaces
- Means of egress
7. Change of Use required
- to include a signed and sealed Life Safety Plan
- to include a signed and sealed detailed comprehensive building plan.
8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
9. Flood Development Permit required.
10. Building Permit required.
11. Signed and sealed construction drawings required.
12. Will need to meet the Fire Code.
13. Sprinkler system is required.
14. Smoke alarm system is required.
15. Other

Response - So noted. Thank you.
Items will be dealt with at time of
Tenant Improvement Building
Permit and Business License.

Additional Comments/Requirements:

Empty rectangular box for additional comments or requirements.

Building Official's or Representative's Signature

Handwritten signature in blue ink.

Date:

Handwritten date: 11/17/2020



THE SUNRISE CITY
FORT PIERCE
POLICE DEPARTMENT
"In Honor We Serve"

Florida

Technical Review Committee meeting

November 19th, 2020

Case # 20-04000019

Planner: Brandon Creagan

Conditional Use, No New Construction

2051 South Us-1, Ft. Pierce (Gateway Plaza Arcade)

Comments:

Overall, there are no concerns with regards to the business itself and the desire for it to be located within the re-imagined Gateway Plaza, which, has undergone (and still undergoing) extensive renovation and updates. However, as of 11/15/20, the luminaires for approximately 2/3 of the public parking area (southern 2/3, the northern 1/3 are operational) are not operational after dark. Therefore, for safety reasons, it is recommended that the business do not commence operation until the luminaires in the parking lot are repaired / replaced and operates to the required standards set forth by city code.

Response: Lights will be updated as noted in our response letter. Thank you

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



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

Technical Review Committee Meeting

November 19, 2020

TECHNICAL REVIEW PROJECT # 20-04000019

Conditional Use – Gateway Plaza Arcade – 2051 S. US Highway 1

Comments

FPUA W/WW Engineering: Approved

FPUA Electric & Gas Engineering: Approved. Electric service is available to the unit (Existing service is fed from a 500kVA, 120/208V pad mounted transformer). For more information and project coordination, please contact Sal Scimeca @ 772-466-1600 ext. 6957

Response - So noted. Thank you



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www.fpua.com



ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal



Telephone: (772) 621-3322
Fax: (772) 621-3604

BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Gateway Plaza Arcade

REVIEW DATE: 11/10/2020

PLANNER: BRANDON CREAGAN

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) 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.**

Response - So noted. Thank you

"Our Family Serving Yours"
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