



To: JACK ANDREWS, PE, CITY ENGINEER
MIKE REALS, FP PUBLIC WORKS MANAGER
CHIEF HOBLEY-BURNEY, FP POLICE DEPARTMENT
PAUL THOMAS, FP BUILDING OFFICIAL
JAMES CARNES, PE, FPUA ENGINEERING (WATER/WASTEWATER)
PAUL LAGUERRE, PE, FPUA ENGINEERING (ELECTRIC)
ROD REED, PLS, SLC SURVEYING
GRANT CHAMBERS, PE, SLC ENGINEERING
LESLIE OLSON, AICP, SLC PLANNING & DEVELOPMENT DIRECTOR
CAPTAIN PAUL LANGEL, SLC FIRE DISTRICT
PEGGY ARRAIZ, FP CODE ENFORCEMENT
PETER BUCHWALD, AICP, SLC TRANSPORTATION PLANNING ORGANIZATION
MURRIAH DECKLE, AICP, SLC TRANSIT SERVICES

FROM: BRANDON CREAGAN, LEED GREEN ASSOCIATE, PLANNER

RE: TECHNICAL REVIEW PROJECT# 20-04000019

DATE: NOVEMBER 5, 2020

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

Application for Conditional Use with No New Construction to operate an amusement arcade at 2051 South US Highway 1. The applicant is proposing 31 arcade machines with a required parking of 24 spaces. The parcel currently has a zoning of C-3, General Commercial and a Future Land Use of GC, General Commercial. The parcel ID is 2415-313-0005-010-9.

Please review and provide comments on the project. Please send all comments to my email Bcreagan@cityoffortpierce.com or through interoffice mail to the Planning Department. If you have comments, please respond by November 17, 2020.

Please do not hesitate to contact me should you require any additional information at 772-467-3742.

Thank you.

Brandon Creagan



Conditional Use – No New Construction

Property address or Location 2051 S US HWY 1

Parcel ID #(s) 2415-313-0005-010-9 - not including the Kmart building parcel

Project description Tenant occupancy of Unit 7 in the Gateway Plaza, creating a 2,000 sqft amusement arcade.

Morris/Satnick FP Assoc LLC

Property Owner(s)

350 Veterans Blvd

Street Address

Rutherford NJ 07070

City State Zip

Phone Number

Email Address

Tod Mowery, AICP, President, Redtail DG

Applicant/Representative, Title, Company

100 S. 2nd Street

Street Address

Fort Pierce FL 34950

City State Zip

772.742.1555

Phone Number

todm@redtaildg.com

Email Address

Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by

_____ who is personally known to me or has produced

_____ as identification.

Signature of Notary

(seal)

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation	
				Contributing	Individual
				Non-Contributing	None

Pre-Application Meeting Date _____

Fees _____ Control # _____ B. Permit # _____

Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____

Intake Date Stamp



CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- If no site improvements are required:
 - As-built survey
 - Floor plan of existing building(s)
- If parking and drainage improvements are required:
 - As-built survey;
 - Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
 - Lighting plan
- Complete, notarized application

Application Type:

- Conditional Use: No new construction with no site improvements
- Conditional Use: No new construction with parking and drainage improvements

Site Information:

Building Size 115,428 Parking Spaces: 477

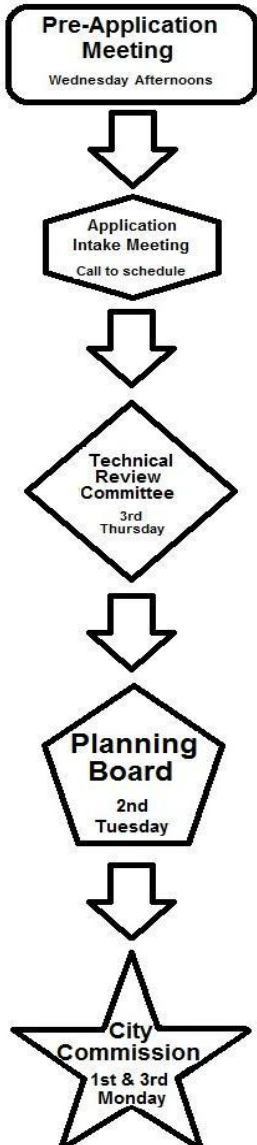
Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West
Vacant	Retail	Retail	retail/office

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

- (1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.
- (2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.
- (3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

Application Outlook



September 16, 2020

City of Fort Pierce
Planning Department
100 N U.S. Highway 1
Fort Pierce, FL 34950



Via Email

RE: Conditional Use application request for an Amusement Arcade – 2051 S US Hwy 1, Fort Pierce, FL

Dear City Staff-

On behalf of the Gateway Plaza we submit our conditional use request for a tenant improvement in the Gateway Plaza. The tenant occupant of Unit 7 in the Gateway Plaza is proposing to create a 2,000 sq ft amusement arcade. Due to this being a tenant occupancy of the Gateway Plaza where a minimal renovation will occur, we will not be submitting a design review or development review application, we will be submitting for a conditional use permit.

The Gateway Plaza's existing parking lot beginning from the north side of the former Kmart to the top of the center includes a shared parking field of 477 parking spaces. The tenant's lease agreement with the property owner says all of the parking spaces in the lot are to be shared amongst all tenants. As part of this tenant improvement, a new bicycle rack is proposed to be added to the site. See the attached Tenant Roster for clarification on the location of the parking spaces and bicycle rack.

The owners of the Gateway Plaza are committed to redeveloping the property and attracting quality tenants. This is easily seen by looking at some of the recent improvements. Recent improvements include the removal of asbestos from the Kmart building at a cost of \$100,000, a new roof at approximately \$1.1 m, a new asphalt patching project at a cost of around \$85,000, new canopy lighting \$25,000 (going in now), and plaza painting \$35,000. The owners of the plaza have also installed a new traffic signal on US1 at a cost of almost \$400,000, including the variance process with the FDOT and closed off several entrances, on their own, off of US1. Moving forward we will be seal coating the plaza, improving the existing sign structure, and creating a wider landscape buffer to the south of Burger King and to the north of the former Payless. Landscape island improvements begin within a short period of time followed by seal coating of the plaza. Wonderful to see so many improvements.

The owners of the Gateway Plaza have also donated land to the City for a right turn, deceleration lane on US1 to Virginia (still waiting for the City to do their part on getting the land from PNC Bank), They also donated the new bus shelter site just north of the PNC bank. All of these improvements were done of their own accord and were not required as a part of any new development project. We look forward to meeting and working with you to ensure the success of this project.

Thank you,

TOD

Tod Mowery, AICP President

Attachments:

Warranty Deed Property
Appraisers Card Proposed
Floor Plan
Tenant Roster Application
Landscape Plan



100 S. 2nd Street
Fort Pierce, FL 34950

Morris/Satnick Fort Pierce Associates, LLC
350 Veterans Blvd
Rutherford, NJ 07070

OWNER AUTHORIZATION FORM

Project Name: Gateway Plaza

Parcel ID: 2415-313-0005-010-9
2415-342-0001-010/1
2415-342-0001-000/8

Address: 2051-Unit 7 S US HIGHWAY 1

BEFORE ME THIS DAY PERSONALLY APPEARED Peter W. Feldman, as Agent for Morris/Satnick Fort Pierce Associates, LLC, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

We hereby give CONSENT to Redtail DG, Inc. to act on our behalf, to submit or have submitted applications and all required material and documents, and to attend and represent us at all meetings and public hearings pertaining to matters representing the Gateway Plaza, Tenant Modifications or Tenant Changes, etc.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 1 day of SEPT., 2020, by Christina Schultz (Name of Person Acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification and who did (did not) take an oath.

Christina Schultz
Notary Signature

Peter W. Feldman
Sr. Vice-President

Christina Schultz
Printed Name of Notary

Peter W. Feldman
Agent's Name



15155 Michelangelo Blvd. Suite 102
Street Address

Delray Beach, FL 33446
City, State, Zip

My commission expires _____

561-865-9500; PFeldman@morriscompanies.com
Telephone / Email

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 2009 S US HIGHWAY 1
Map ID: 24/15S

Parcel ID: 2415-313-0005-010-9
Zoning: General Co

Account #: 24459
Use Type: 1600

Sec/Town/Range: 15/35S/40E
Jurisdiction: Fort Pierce

Ownership

Morris/Satnick FP Assoc LLC
350 Veterans Blvd
Rutherford, NJ 07070

Legal Description

15 35 40 E 876.9 FT OF THAT PART OF S 1/2 OF SW 1/4 LYG W OF US 1-LESS BEG AT INT N R/W VA AV AND W R/W LI US 1 RUN N ALG W R/W US 1 710 FT, TH W 175 FT, TH S 175 FT, TH W 501.9 FT, TH N 50 FT, TH W 200 FT, TH S 585 FT, TH E 876.9 FT TO POB AND LESS SLY 130 FT FOR RD AND CANAL AND LESS N 150 FT OF S 1222.46 FT OF E 175 FT- AND S 235 FT OF NE 1/4 OF SW 1/4 LYG W OF DIXIE HWY-LESS AS IN OR 380-2663 AND LESS N 175 FT OF E 185 FT OF S 1511.18 FT OF THAT PART OF SW 1/4 LYG W OF US 1- LESS RD R/W AS IN OR 3615-2364 (14.20 AC- 618.502 SF) (OR 2446-712)

Current Values

Just/Market:	\$3,908,800	Assessed:	\$3,908,800
Exemptions:	\$0	Taxable:	\$3,908,800

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2020	\$3,908,800	\$3,908,800	\$0	\$3,908,800
2019	\$3,931,600	\$3,931,600	\$0	\$3,931,600
2018	\$3,924,600	\$3,734,500	\$0	\$3,734,500

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-19-2005	2446 / 0712	XX02	SP	Morris/Satnick FP Assoc LLC	\$10,960,000
09-01-1983	0412 / 0301	XX01	CV		\$0

Primary Building Information

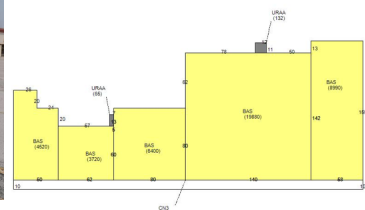
Finished Area of this building: 43,510 SF
Gross Sketched Area: 47,607 SF

Exterior Data

View:	Roof Cover: Tar & Gravel	Roof Structure: BarJst/Rigid	Building Type: NSCT
Year Built: 1969	Frame: Masonry	Grade: Y_C	Effective Year: 1969
Primary Wall: CB Stucco	Story Height: 2 Story	No. Units: 8	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 100%	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heated %: 100%	Heat Type: FredHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 100%	Heat Fuel: ELEC	Primary Floors: Carpet



Total Areas

Finished/Under Air (SF):	119,701
Gross Sketched Area (SF):	130,851
Land Size (acres):	14.2
Land Size (SF):	618,502
Total Building Count:	3

Special Features and Yard Items

Type	Qty	Units	Year Blt
CONCRETE LOW	1	3630	1969
ASP2 LOW	1	36400	1970
ASP1 HIGH	1	45500	1982
CONCRET HIGH	1	15750	1982
ASP1 HIGH	1	80000	1983
SINGLE LIGHT	1	8	1983

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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This instrument prepared by:
Michael E. Parry, Esq.
Kimco Realty Corporation
3333 New Hyde Park Road
New Hyde Park, NY 11042

~~Record and Return to:~~
Bart Mellits, Esq.
Ballard Spahr Andrews & Ingersoll
1735 Market Street, 51st Floor
Philadelphia PA 19103

[For Recorder's Use Only]

SPECIAL WARRANTY DEED

THIS INDENTURE is made as of this 19th day of ~~November~~ December, 2005, between **KIMCO UNIVERSITY COMPANY, LTD.**, a Florida limited partnership ("Grantor") whose address is 3333 New Hyde Park Road, New Hyde Park, New York 11042, and **MORRIS/SATNICK FORT PIERCE ASSOCIATES, LLC**, a Delaware limited liability company ("Grantee"), whose address is 350 Veterans Boulevard, Rutherford, New Jersey 07070.

WITNESSETH, Grantor for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to Grantee, Grantee's, successors and assigns, forever, that certain property lying and being in St. Lucie County, Florida, more particularly described on Exhibit "A" attached hereto and made a part hereof.

Subject only to those matters set forth on Exhibit "B" attached hereto and made a part hereof.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same unto Grantee in fee simple.

Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

RETURN TO: 0-050757-L (MP)
LandAmerica - Commercial Services
1001 N. Lake Destiny Road Ste 250
Maitland, FL 32751

EXHIBIT A

ALL THAT CERTAIN PARCEL OF LAND located in the City of Fort Pierce, St. Lucie County, Florida, as shown on an ALTA/ACSM Land Title Survey prepared for The Morris Companies by CPH Engineers/Surveyors dated October 6, 2005, as last revised December 7, 2005, more fully bounded and described as follows:

Parcel 3:

The East 876.9 feet of the South $\frac{1}{2}$ of the SW $\frac{1}{4}$, lying West of U.S. No.1 Highway, Section 15, Township 35 South, Range 40 East, St. Lucie County, Florida, LESS: Begin at the intersection of the North right-of-way of Virginia Avenue and the West right-of-way of U.S. No.1 Highway, North 710 feet; West 175 feet; South 175 feet; West 326.9 feet; South 50 feet; West 175 feet; North 100 feet; West 200 feet; South 585 feet; East 876.9 feet to the Point of Beginning. ALSO LESS: Southerly 130 feet for road and canal right-of-way. ALSO LESS: North 150 feet of the South 1222.46 feet of the East 175 feet.

AND

Commencing at the intersection of the West right-of-way line of South Fourth Street (U.S. Highway No. 1) and the South line of the Southwest $\frac{1}{4}$ of Section 15, Township 35 South, Range 40 East in the City of Fort Pierce, St. Lucie County, Florida, run North $00^{\circ}03'34''$ East along that right-of-way of South Fourth Street, 1323.18 feet to the North line of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of said Section 15, and the POINT OF BEGINNING; thence continue North $00^{\circ}03'34''$ East, 335 feet; thence run North $89^{\circ}39'26''$ West, 566.9 feet; thence run South $01^{\circ}10'39''$ West, 186.33 feet; thence run South $24^{\circ}58'42''$ West, 136.59 feet to the North line of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$; thence run South $89^{\circ}39'26''$ East 626.80 feet to the POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING PARCEL:

Commencing at the intersection of the West right-of-way line of South Fourth Street (U.S. Highway No. 1) and of the South line of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 15, Township 35 South, Range 40 East, in the City of Fort Pierce, St. Lucie County, Florida, run North $00^{\circ}03'34''$ East along the West right-of-way line of South Fourth Street, 1336.18 feet to the POINT OF BEGINNING; thence run North $89^{\circ}39'26''$ West, 175 feet; thence run North $00^{\circ}03'34''$ East, 185 feet; thence run South $89^{\circ}39'26''$ East, 175 feet; thence South $00^{\circ}03'34''$ West, 185 feet to the POINT OF BEGINNING.

LESS AND EXCEPT PARCELS CONVEYED by Warranty Deed to William D. Carlton, in Official Records Book 207, page 592; by Warranty Deed to E.J. Roschman, in Official Records Book 199, page 481; by Quit Claim Deed to James F. Grimes and Susan Grimes, his wife, in Official Records Book 517, page 1232; and by Warranty Deed to Walgreen Co., an Illinois corporation, in Official Records Book 452, page 2789, all of the Public Records of St. Lucie County, Florida.

EXHIBIT "B"

Subject to the Following Exceptions

EXHIBIT B

Easement to American Telephone and Telegraph Company, recorded in Deed Book 81, page 163 as defined and limited by document recorded in Deed Book 206, page 143.

Reservations of non-exclusive easement as set forth in deed recorded November 6, 1968 in Official Records Book 174, page 884 for the purposes described in said instrument.

Agreements, Restrictions, Easements and Encumbrances created by the "Easement Agreement" set forth hereinafter between KIMCO FORT PIERCE, INC., and Albert W. Johnson and Howard L. Gibson, doing business as Fort Pierce Investments, contained in and attached to Warranty Deed and Easement Agreement dated February 13, 1969, filed February 18, 1969, and recorded in Official Records Book 175, page 2498.

Agreement among KIMCO FORT PIERCE, INC., a Florida corporation, Standard Oil Company, a division of Chevron Oil Company, a California corporation, First Federal Savings and Loan Association of Fort Pierce, a corporation existing under the laws of the United States of America, and Fort Pierce Investments, a Florida limited partnership, dated February 24, 1970, filed May 26, 1970, and recorded in Official Records Book 184, page 2415 and Official Records Book 184, page 2423.

Easement from Albert W. Johnson, General Partner doing business as Fort Pierce Investments and Margaret Hayes Johnson, his wife, to the City of Fort Pierce, a Municipal corporation of the State of Florida, recorded April 30, 1971 in Official Records Book 192, page 365 and Official Records Book 192, page 368.

Lease by and between Equity Associates, Ltd., a Limited Partnership and S.S. Kresge Company, a Michigan corporation as evidenced by Memorandum of Lease dated March 12, 1976 and recorded November 4, 1976 in Official Records Book 259, page 1889 and First Amendment to Lease dated August 30, 1976 and recorded November 4, 1976 in Official Records Book 259, page 1895 and Ratification thereof dated January 10, 1977 and recorded March 24, 1977 in Official Records Book 265, page 1781.

Short Form Lease by and between Kimco University Co., Ltd., a Florida limited partnership and Family Dollar Stores of Florida, Inc., a Florida corporation, recorded in Official Records Book 1305, page 1543.

Easement Agreement by and between Kimco University Company, Ltd., a Florida limited partnership and Kimco Ft. Pierce 147, Inc., a Florida corporation and Fast Food Enterprises #2, a Florida general partnership, recorded in Official Records Book 2221, page 1466.

Short Form Lease by and between Kimco Ft. Pierce, Inc. and Winn-Dixie Stores, Inc. as recorded in Official Records Book 365, page 1719; Second Amendment to Short Form Lease as recorded in Official Records Book 718, page 2408 and Memorandum of Lease by and between

Winn-Dixie Stores, Inc. and CIBC National Bank as recorded in Official Records Book 1366, page 340.

Utility Easement in favor of the City of Fort Pierce as recorded in Official Records Book 177, page 136.

Easement in favor of City of Ft. Pierce as recorded in Official Records Book 180, page 2372.

Agreement by and between Kimco Ft. Pierce Inc. and William D. Carlton as recorded in Official Records Book 207, page 594.

Agreement by and between Kimco Ft. Pierce Inc. and William D. Carlton as recorded in Official Records Book 215, page 2573.

Easement in favor of Fort Pierce Utilities Authority of the City of Fort Pierce as recorded in Official Records Book 381, page 423.

Reciprocal Agreement by and between Kimco University Company, Ltd. and The Kimco Corporation as recorded in Official Records Book 412, page 1612.

Easement in favor of Fort Pierce Utilities Authority of the City of Fort Pierce as recorded in Official Records Book 422, page 1347.

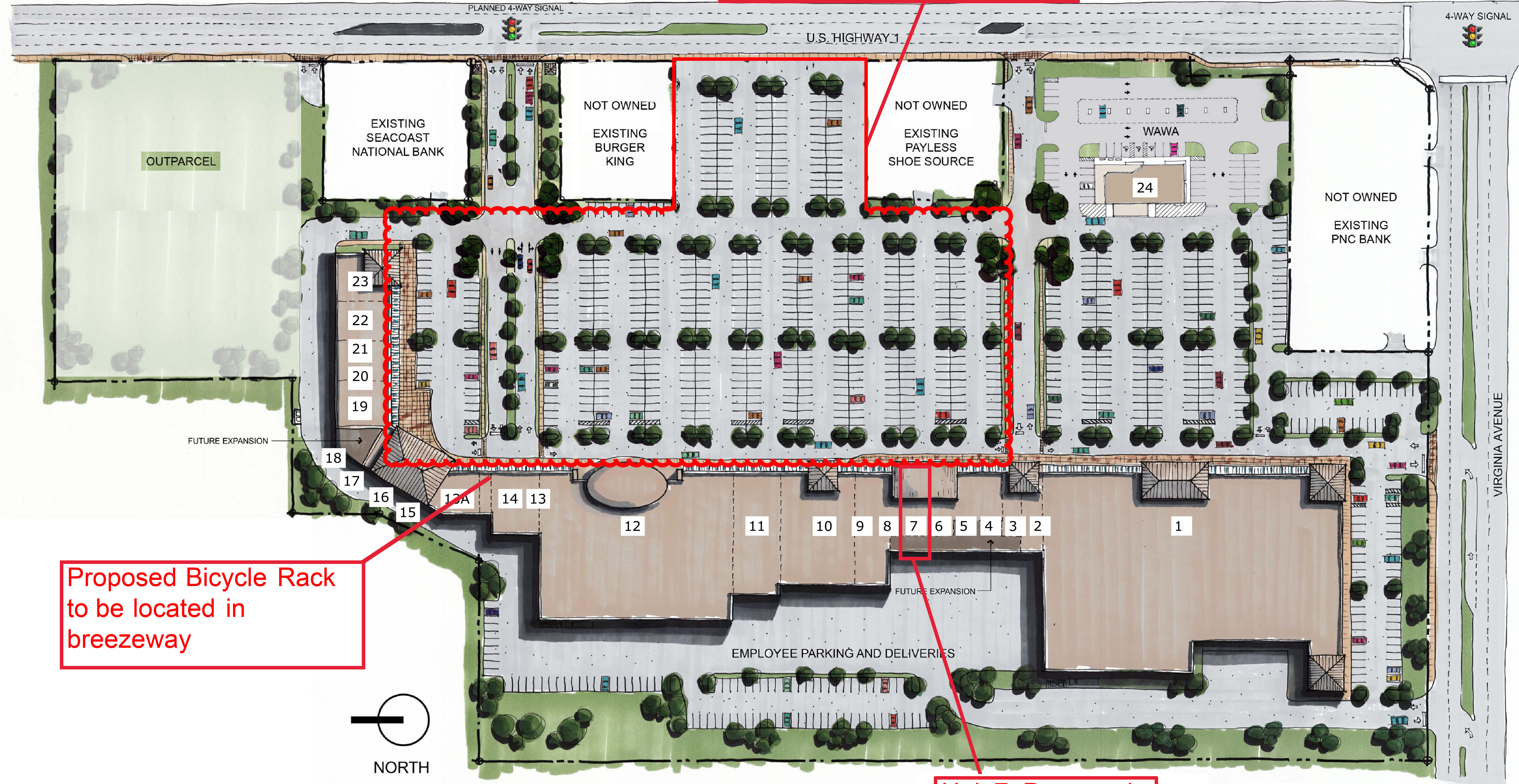
Storm Sewer Easement between Kimco University Company, Ltd. and Walgreen Co. as recorded in Official Records Book 452, page 2795.

Sanitary Sewer Agreement between Kimco University Company, Ltd. and Walgreen Co. as recorded in Official Records Book 452, page 2802.

Declaration of Easements and Covenants by Kimco University Company, Ltd. and Walgreen Co. as recorded in Official Records Book 452, page 2808.

Easement Agreement by and between Kimco University Co. Ltd. and Volume Shoe Corporation as recorded in Official Records Book 748, page 1224.

477 Parking Spaces



Proposed Bicycle Rack to be located in breezeway

Unit 7, Proposed Amusement Arcade Location

TENANT ROSTER

UNIT	TENANTS	S.F.	UNIT	TENANTS	S.F.	UNIT	TENANTS	S.F.
1	VACANT (2111)	88,732	10	AARON RENTS (2044)	10,508	18	BARGAIN BUYS (1991)	2,200
2	VACANT (2107)	2,500	11	VACANT (2041)	8,990	19	TOP'S CHINA BUFFET (1987)	3,750
3	\$9.99 SHOE FACTORY (2103)	2,000	12	VACANT (2009)	44,198	20	VACANT (1981)	2,800
4	CASH SERVICES (2059)	1,200	13	VACANT (2003)	2,200	21	VACANT (1975)	2,800
5	JACKSON HEWITT (2057)	960	13A	LITTLE CAESARS (1999)	2,035	22	VACANT (1971)	4,200
6	MEN'S RAGS (2053)	3,790	14	VACANT (2001)	2,600	23	VACANT (1963)	3,750
7	VACANT (2051)	2,000	15	FANCY NAILS (1997)	1,100	24	WAWA	5,943
8	VACANT (2049)	2,000	16	ADVANCE AMERICA (1995)	1,100			
9	FAMILY DOLLAR (2047)	9,372	17	VACANT (1993)	1,375			

SHOPPING CENTER PARKING

UNITS	S.F.	REQUIRED	PROVIDED
TOTAL SHOPPING CENTER (INCLUDES UNITS 2-23 - NOT UNIT 7) [1 SPACE PER 250 G.F.A FOR SHOPPING CENTER > 50K S.F.]	115,428	462	477
UNIT 7 [0.75 SPACE PER AMUSEMENT MACHINE] - 31 TOTAL AMUSEMENT MACHINES	2,000	24	24

*PARKING FIELD DOES NOT UNCLUDE AREA EAST AND SOUTH OF KMART(UNIT 1) OR BEHIND THE SHOPPING CENTER





September 29, 2020

Tod Mowery
100 S. 2nd Street
Fort Pierce, FL 34949

**Subject: 2051 S. US Highway 1 - Pre-Application Comments
September 30, 2020 Conference Call**

Dear Mr. Mowery,

Below please find received comments from the City of Fort Pierce and applicable entities:

Fort Pierce Planning:

These comments are based on the documents that are submitted at this time.

1. A Landscape Plan pursuant to City Code 123-37 shall be provided at the time of Application that is signed and sealed by a Florida Registered Landscape Architect.
The shopping plaza is set to have all landscape islands upgraded within the next 60 days. We recently located an old well and improvements were made this past 2 weeks to the irrigation to provide irrigation water to the site. The site has not had irrigation for over 9 years. The landscape islands will have Gumbo Limbo trees and the islands will all be sodded versus mulch. Island curbs are being repaired beginning in 10 days, followed by landscape installation and then a seal coat of the center.
2. A Lighting Plan or Photometric Survey shall be provided at the time of Application that complies with parking lot lighting pursuant to City Code 125-315(j)(1)(a). **Not applicable**
3. Application for Conditional Use with No Construction will need to be submitted as an arcade amusement center/amusement arcade is a Conditional Use within the C-3 Zoning district. **Included**
4. Stop signs and stop bars will need to be placed in proper intersection locations throughout the property. **To be provided as we seal coat in the very near future.**
5. Adhere to City Code Section 125-325, Amusement Arcades and Arcade Amusement. **So Noted**
6. Provide a parking plan that demonstrates there will be enough parking spaces on site to support the proposed arcade and the other existing businesses and units in the plaza. **Please see Tenant Plan**
7. How many machines are being proposed? **31 Total**
8. What is your timeline for application submission? **September 2020**
9. Prior to submitting your Conditional Use Application, schedule an in-take meeting (can be virtually) to ensure that your application packet is complete. **So Noted**
10. Note that all fees for advertising, mailing, and signs shall be paid upfront with the application fees. These fees can be found on the City website under the Planning Departments page under "*Public Notice Fee*". The City also temporarily reduced some application fees and those can be found under the link "*Fee Schedule – Temporarily Reduced Fees Expire 11/30/2020*". **OK**

11. Please note that the City of Fort Pierce adopted a new Code of Ordinances effective July 20, 2020. This new code represents a renumbering and reshuffling of code sections from what the current code reflects. The new Planning sections will start with Chapter 111, which is Historic Preservation through Chapter 125, which is Zoning. Should you have any questions the new proposed code can be found on the City website, under The Planning Department. **So Noted**

Fort Pierce Engineering:

Below please find engineering pre-application comments:

1. No Comments at this time.

Fort Pierce Code Enforcement:

1. No comments at this time.

FPUA

1. W/WW Engineering:
 - W/WW Engineering: Location is presently receiving water and wastewater service from FPUA (onsite collection and transmission system is owned and operated by property owner). If a modification of service is required, please contact James Carnes @ 466-1600 ext. 3472.
2. 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.
Engineering Technician II
Electric and Gas Engineering
1701 S. 37th Street, Fort Pierce, FL 34947
sscimeca@fpu.com
Office: (772)466-1600 Ext. 6957

Fort Pierce Building Comments:

1. This proposed use is a Change of Occupancy to Assembly. As such, a Building Permit is required including a Life Safety floor plan showing Exits, Exit paths of Travel, Occupant Loads, Design Criteria and Code Analysis, etc. will be required, along with Commercial Renovation plans submitted with a Permit Application. These permit documents must be designed by a Florida licensed Architect/Engineer. FBC possibly requires Fire Sprinkler. This will be determined according to square footage and Occupant Load.

2. Building Department reserves further comment until Permit Application is submitted.

Fort Pierce Urban Forester:

1. Submit a Tree Mitigation Survey (if required) and Landscape Plan for Review at time of application.

St. Lucie County Fire District

1. The SLCFD has no comments at this time. The SLCFD reserves the right to provide future comments at the time of the building permit process. If you have any questions or concerns, please reach out to me for clarification. Paul Langel: PLangel@slcfd.org