

January 16, 2015
Project # 010029-01-008

Kori Benton
Historic Preservation Officer
P.O. Box 1480
Ft. Pierce, FL 34954

**RE: Technical Review – Family Dollar
Site Plan
1210 S 25th Street**

Dear Mr. Kori Benton,

Bowman Consulting is in receipt of your comment letter dated December 12, 2014 in regard to the above-mentioned Plans Review for Family Dollar. Please see the following response for further clarification as requested:

1. Please revise the site data within the Site Plan to reflect the current Zoning & Future Land Use Designation (C-2 / NC). The previous comment is no longer applicable, as the rezoning and FLU amendment were approved.

Response: The site data on Sheet C1 has been revised to reflect the current land use and zoning classification.

2. Please revise the Utility and Agency Contacts to reflect the proper jurisdictions for the development in the City of Fort Pierce (i.e. City of Fort Pierce for Solid Waste).

Response: The Utility and Agency Contacts have been revised accordingly.

3. Please advise as to the selection of Variety Store (LU 814) to render the proposed trip generation for the site, versus Free-standing Discount Store (LU 815), the proposed store is directly in line with LU 815.

Response: Variety Store is a new Land Use in ITE designed to specifically account for the increase in dollar stores in recent years. Please see ITE description attached. Given that the proposed development is a Dollar Store, we believe that ITE Land Use 814 is the appropriate land use.

Furthermore, as the 2012 Traffic Counts and LOS report from the St. Lucie County TPO have been replaced by 2013 figures, please update the traffic analysis accordingly. It is noted that the figures have experienced minimal changes, with the exception of the V/C ratio.

Response: The only reference to the TPO report is the roadway capacity and LOS for 25th Street. The roadway capacity in the 2013 report is consistent with the 2012 report. The study was updated to include reference to the 2013 report, in lieu of the 2012 report.

4. Please revise Sheet A-2.1 of the Preliminary Review Drawings to confirm that the presented elevations within the exhibit are the East & Southern Elevations. The exhibit incorrectly lists the Northern elevation.

Response: Architectural plans have been revised accordingly. Please refer to the attached revised Architectural plans.

5. Per City Code Section 22-60 (f)(1)a. Please provide the addition a bike rack that may accommodate 4 bicycles on site within 50ft. of the main entrance, adding this requirement to the parking notes.

Response: A bike rack has been included; please refer to Sheet C1, Site Plan for revision.

6. Per City Code Section 22-59 (c) (1) c. & d., please provide a draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis study results, as well as context photographs of neighboring uses and architectural styles prior to the Planning Board meeting.

Response: A draft written narrative has been provided with this submittal.

7. Staff notes that a safety concern may exist with line of site interference present at the north east corner of the proposed structure.

Response: A stop bar and sign has been provided at this location.

8. Per City Code Section 22-187 (1) e. None of the following trees shall be planted in the city and where they presently exist when permit application is made, their removal shall be a condition of any final development order: Melaleuca. Please plan to remove the existing Melaleuca on site.

Response: Agreed. A note was added requiring the removal of the Melaleuca Tree

9. Please be advised that palm trees are measured by their clear trunk height as noted in City Code Section 22-187 (1) a. Trees used to meet the requirements of this section shall be species which when planted have a height of at least twelve (12) feet and have trunks which can be maintained in a clean condition for over five (5) feet of clear wood. At planting, the trees shall have a diameter of at least two and one-half (2½) inches at a point four and one-half (4½) feet above ground

level and a spread of at least five (5) feet (except for palms which shall have a minimum clear trunk of ten (10) feet).

Response: Acknowledged. All specified trees meet these requirements.

If you should have any questions or require additional information, please do not hesitate to contact me at our Melbourne office at (321) 255-5434. Thank you.

Sincerely,

Andrew Petersen
Project Engineer
Bowman Consulting
apetersen@bowmanconsulting.com

Land Use: 814 Variety Store

Description

A variety store is a retail store that sells a broad range of inexpensive items often at a single price. These stores are typically referred to as "dollar stores." Items sold at these stores typically include kitchen supplies, cleaning products, home office supplies, food products, household goods, decorations and toys. These stores are sometimes stand-alone sites, but they may also be located in small strip shopping centers. Free-standing discount store (Land Use 815) is a related use.

Additional Data

The sites were surveyed in 2010 in Florida.

Source Number

731

January 16, 2015
Project # 010029-01-008

John R. Andrews
City Engineer
P.O. Box 1480
Ft. Pierce, FL 34954

**RE: Family Dollar Site Plan
South 25th Street
Technical Review Project No. 13-07000004**

Dear Mr. John Andrews,

Bowman Consulting is in receipt of your comment letter on December 17, 2014 in regard to the above-mentioned Plans Review for Family Dollar. Please see the following response for further clarification as requested:

1. Prior to issuance of the Certificate of Occupancy, a Unity of Title will be required.

Response: Comment noted.

2. Provide a sketch and description along with a recent owners and encumbrances search will be required for the 5' right-of-way donation along Ormond Avenue and Mississippi Street prior to issuance of a Building Permit. Specific information may be obtained from the Planning and Zoning Department.

Response: A sketch and legal description has been included with this submittal.

3. Prior to applying for a Site Work Permit, please update the following Utility and Agency Contact information noted on the cover sheet. Please make the following corrections and/or additions:
 - a. Environmental Regulation and Land Management Division – Remove in its entirety.

Response: Environmental Regulation and Land Management Division information has been removed.

- b. Solid Waste Division – City of Fort Pierce Solid Waste, 52 Savannah Road, Fort Pierce

Response: Solid Waste Division information has been revised accordingly.

- c. Water Quality Division – City of Fort Pierce Engineering, 100 North US 1, Fort Pierce

Response: Water Quality Division information has been revised accordingly.

- d. Electric – FPUA, 1701 South 37th Street, Fort Pierce

Response: Electric information has been revised accordingly.

- e. FDOT – 3601 Oleander Avenue, Fort Pierce

Response: FDOT information has been revised accordingly.

- f. Telephone – AT&T 3300 Okeechobee Road, Fort Pierce

Response: AT&T information has been revised accordingly.

- g. Water/Wastewater – FPUA, 17010 South 37th Street, Fort Pierce

Response: Telephone information has been revised accordingly.

If you should have any questions or require additional information, please do not hesitate to contact me at our Melbourne office at (321) 255-5434. Thank you.

Sincerely,

Andrew J. Petersen
Project Engineer
Bowman Consulting
apetersen@bowmanconsulting.com

January 16, 2015
Project # 010029-01-008

Ron Harris
County Surveyor

**RE: Family Dollar
South 25th Street
Resubmittal – St. Lucie County Public Works/Engineering Comments**

Dear Mr. Ron Harris,

Bowman Consulting is in receipt of your comment letter dated December 18, 2014 in regard to the above-mentioned Plans Review for Family Dollar. Please see the following response for further clarification as requested:

1. South 25th Street is under the jurisdiction of the FDOT. The applicant is advised to contact FDOT regarding additional right of way requirements for South 25th Street.

Response: FDOT Driveway Connection Permit has been applied for.

2. Mississippi Street and Ormond Avenue are under the jurisdiction of the City of Ft. Pierce.

Response: Comment noted.

3. The applicant is advised that the city may require additional right of way and or easement for the roadways abutting the subject parcel.

Response: Additional right of way easement will be donated to the City of Ft. Pierce. A copy of the sketch and legal for the right-of-way donation has been included with this submittal.

4. The applicant is advised that the City of Ft. Pierce may require the applicant to construct a concrete sidewalk along Mississippi Street and Ormond Avenue.

Response: Please refer to Sheet C1, Site Plan for the proposed concrete sidewalks along Mississippi Street and Ormond Avenue is proposed.

5. The site plan indicates a proposed division of property. Chapter 177.051, Florida Statutes requires that any change to a recorded plat shall be a re-plat. To facilitate the division of the existing platted lots the applicant would be required to prepare a plat and record the document within the public records after the Ft. Pierce City Commission has approved the proposed re-plat of the subject property.

Response: A Unity of Title is proposed and will be provided under a separate cover.

6. The applicant is advised that the proposed driveway connections on to Mississippi Street and Ormond Avenue will be permitted by the City of Ft. Pierce Engineering Department.

Response: Comment noted.

7. It is noted that the paving, grading and drainage plans do not indicate a positive outfall.

Response: Site drainage is proposed to retain 100% of stormwater onsite.

8. It is noted that HDPE pipe is proposed beneath vehicular use areas. Is this permitted by Ft. Pierce Engineering Department?

Response: RCP pipes are proposed beneath vehicular use areas. HDPE is proposed only at exfiltration trench location. RCP pipes cannot be used at exfiltration trench location due to structural stability of the pipe.

9. Please revise the site data within the Site Plan to reflect the current Zoning & Future Land Use Designation (C-2 / NC). The previous comment is no longer applicable, as the rezoning and FLU amendment were approved.

Response: Site data for land use and zoning classification has been revised to show correct data.

If you should have any questions or require additional information, please do not hesitate to contact me at our Melbourne office at (321) 255-5434. Thank you.

Sincerely,

Andrew J. Petersen
Project Engineer
Bowman Consulting
apetersen@bowmanconsulting.com

January 16, 2015
Project # 010029-01-008

Martha Kerr
Fort Pierce Utilities Authority
Water/WasteWater Engineering
1701 S. 37th Street
Fort Pierce, FL 34947

**RE: Technical Review – Fort Pierce Family Dollar
Project No. 20140137-1**

Dear Ms. Martha Kerr,

Bowman Consulting is in receipt of your comment letter dated December 22, 2014 in regard to the above-mentioned Plans Review for Family Dollar. Please see the following response for further clarification as requested:

01-16-14 Water/WasteWater:

1. W/WW-easement will be required. SEE ATTACHED COMMENTS

Response: Water and wastewater utility easement has been provided. Please refer to Sheet C3, Utility Plan.

2. Water/Wastewater approves plans with this comment: The cleanout should be on the property side of the transition manhole.

Response: The cleanout has been moved on the property side of the transition manhole. Please refer to Sheet C3, Utility Plan for revision.

12/19/14 Electric and Gas Engineering Department:

1. Electric design is required for further review. Electric service feed to come from S. 25th Street.

Response: Comment noted.

2. Gas is available, please contact Ted Cook (772-466-1600 Ext. 4705) for more information if needed. Approve as noted.

Response: Comment noted.

3. Please revise the Utility and Agency Contacts to reflect the proper jurisdictions for the development in the City of Fort Pierce (i.e. City of Fort Pierce for Solid Waste).

Response: Utility and Agency Contact information have been revised accordingly.

If you should have any questions or require additional information, please do not hesitate to contact me at our Melbourne office at (321) 255-5434. Thank you.

Sincerely,

Andrew Petersen
Project Engineer
Bowman Consulting
apetersen@bowmanconsulting.com