



2552 PETERS RD, SUITE D,
FORT PIERCE, FL 34945
P: 772.398.1520 F: 772.398.1521
E: GATORRR@MSN.COM
CONSULTING ENGINEERS

September 5, 2017

Mr. Kori Benton
Senior Planner
City of Fort Pierce
100 N. US 1
Fort Pierce, FL 34950

RE: Dogs & Cats Forever
Technical Review – Response to Comments
4600 Selvitz Road

Dear Mr. Benton:

Please allow the following to qualify as our response to comments from the Technical Review Letter dated August 16, 2017:

- 1) Pursuant to City Code Section 22-187. - General Landscaping requirements.
(4) Landscape strips. Between street rights-of-way and vehicular use, building and retention/detention areas, there shall be a landscaped strip of land, except where driveways are located, meeting these requirements:
 - a. The strip shall be... at least ten (10) feet wide for lots ten thousand (10,000) square feet or larger;
 - b. The landscape strip shall include an average of at least one tree for each three hundred (300) square feet of required landscaped area. The remainder of the required landscaped area shall be completely covered with grass, ground cover or other landscaped treatment and shall additionally contain a screen of landscaping which shall be installed and maintained so as to form a thirty-six-inch or higher continuous, unbroken, solid, visual screen within a maximum of one year after the landscaping takes place, except in clear vision areas required in section 22-53.
 - There are two minor areas at the west end of the vehicular use area which should be planted with a hedge/shrubs to screen the use area from the ROW.

RESPONSE: Comment noted and plan revised to reflect code.

2. Pursuant to City Code Section 22-187 (7) Interior vehicular use areas. The development plan shall have at least one square foot of interior landscaping for each fifteen (15) square feet of vehicular use area. Each separate landscaped area shall be curbed and contain a minimum of one hundred (100) square feet of area and shall be at least ten (10) feet wide and ten (10) feet deep exclusive of curbing in all locations. Progressive urban parking area designs may be used to provide adequate space for multiple tree plantings and allow for proper tree root development so shade trees can grow and develop large canopies to reduce parking lot heat islands.
 - Please integrate tree/landscaping plantings within the various landscape areas within or immediately adjacent to the Parking Areas to provide consistency with these requirements. When native trees are preserved *within* the parking areas, a reduction in the required area may be considered.

RESPONSE: Comment noted and plans revised to reflect code.

3.)

RESPONSE: No comment.

4) Pursuant to City Code Section 22-60 (j) (1) a. the application or property owner shall affirm , or enhance, parking lot lighting at the minimum requirements of a minimum average of one (a) footcandles; prior to each CO.

RESPONSE: Minimum lighting requirements will be met or exceeded with construction plans and prior to C.O.

5) Pursuant to the Concurrency request, and city Code Section 22-218, please provide traffic statements, via ITE trip generation manuals, for the various phases of development proposed, to present the anticipated trips from the expansion to the operation.

RESPONSE: We have requested a waiver of the requirement for a Traffic Impact Statement (TIS) via e-mail to the City Planning staff and are awaiting direction.

6)

RESPONSE: No comment.

GENERAL NOTES:

- Please consider a stop bar/sign for the south bound drive aisle, east of the proposed Vet building.

RESPONSE: Comment noted and plan revised to reflect change.

- Are all of the trees within the scope of the "Proposed Retention Area" planned for removal? Is it possible to preserve several of these trees?

RESPONSE: We will attempt to save trees in this area, but these trees are planned to be removed.

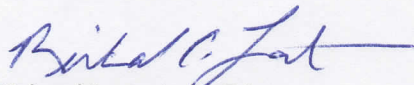
- Please provide a detailed list of any trees over 12" that will be removed with the development plan, further identifying preservation for trees over 14", which have not been utilized for mitigation previously.

RESPONSE: Comment noted and plan revised to reflect.

Please contact our office with any questions or comments.

Sincerely,

Atlantic Civil Engineering, Inc.



Richard Laventure, E.I.