



August 30, 2017

Rebecca Grohal, AICP
Director
Planning Department
City of Fort Pierce, 100 N. US 1
Fort Pierce, FL 34950

Re: Jenkins Road KOA – Design Review Narrative
(LA 17-446)
Parcel Identification Number: 243021200010005

Dear Ms. Grohal:

On behalf of Scott Bacher of S.R. Bacher Enterprises, it is our pleasure to present to you the following information regarding the proposed KOA facility to be located at the NE corner of S. Jenkins Road and Edwards Road in the City of Fort Pierce.

A. Introduction:

Overview:

S.R. Bacher Enterprises, Inc. is the contract purchaser of a parcel of land containing 56.05 acres, lying at the NE corner of S. Jenkins Road and Edwards Road. The proposed KOA, as currently designed, will accommodate up to 323 campsites comprised of pull-through RV sites, back-in RV sites and back-in RV/camping sites. Each pull-through RV site will be equipped with an electrical connection and water and waste water connections. Each back-in RV site will be provided with an electrical hook-up and water and waste water stubs to allow for future connection points should the market dictate such infrastructure be provided. Additionally, there will be a 6,000 sf. administration building, which will house day-to-day operations including guest services and outdoor recreational amenities (basketball, pickleball, bocce ball, pool and patio, mini-golf, active plan kids structure and two horseshoe pits); other program elements include an outdoor storage area with workshop and restrooms, manager's quarters, dog park and stormwater management areas.

B. Site Analysis:

Topography:

The subject is generally flat with a few depression areas; elevations within the subject range from approximately 15' to 16' and lies within FEMA Flood Zone X.

Vegetation:

Of the 56.035 ac. total site area, the western 24 acres is primarily covered by Disturbed Lands and Brazilian Pepper; approximately 10 ac. of land in the central portion of the site chiefly consists of Upland Scrub, Pines and Hardwoods, while the eastern 20 ac. consists primarily of Pine Flatwoods. As evident on the Site and Tree Mitigation plans, efforts were made to preserve as much native vegetation as practicable, to the extent that several pull-through RV stalls were removed and back-in camping stalls were carefully arranged so as to minimize tree impacts.

See attached Environmental Analysis provided herewith this submittal.

Access and Views:

The subject is boarded by S. Jenkins Road to the west, Edwards Road to the south and McNeil Road to the east with NSLRWMD Canal No. 39 lying immediately north of the subject. Primary access to the site will occur on S. Jenkins Road with a planned secondary/emergency access on Edwards Road; at this time, McNeil Road is not proposed to be accessed.

As sidewalks currently do not exist along S. Jenkins Road nor Edwards Road, views into the site are generally limited due to the dense vegetation and travel speed of passing motorists. Views out of the site will be generally screened due to planned vegetation buffers along all property lines.

Wetlands, Buffers and Setbacks:

Two small man-made ponds totaling 0.7 ac. exist on the subject and are inundated with invasive exotic species and offer little foraging habitat. A jurisdictional determination will be requested of the South Florida Water Management District and the City will be kept apprised of any findings. Due to the poor environmental quality of the man-made ponds, at this time they are proposed to be filled; as such, no buffering or setbacks will be provided. It is anticipated that should the South Florida Water Management District claim jurisdiction, required mitigation measures, if any, will be fulfilled via littoral zone plantings within the proposed on-site stormwater ponds. Please refer to attached Environmental Assessment for additional information.

Current Built Environment:

Currently, the built environment consists of large-lot single-family homes to the east and west of the subject. A church lies to the north of the subject and the parcel immediately south of Edwards Road is currently vacant.

Numerous retail, commercial and restaurant uses exist in the area of the intersection of S.R. 70 and S. Jenkins Road, which lies approximately 0.5 miles from the subject; said uses include a Walmart Supercenter, The Home Depot, Tractor Supply Co., Walgreens, Sonic Drive-In, Racetrack gas station, Cowboy's BBQ and Golden Corral, among others.

Future Built Environment:

At this time, it is understood that a multi-family development, Mariner Cove, is proposed at the SE corner of S. Jenkins Road and Edwards Road; said development is proposing approximately 216 dwelling units. At this time no other future development is known.

C. Design Narrative:

Overview:

A +/- 6,000 square foot building, including a convenience store, laundry, storage room, public accessible restrooms and a dining/multipurpose room with commercial kitchen; a manager's office is proposed on a mezzanine level. Florida Vernacular, reminiscent of the Florida Cracker or Key West styles, shall serve as the primary design inspiration of the exterior elevations and roof lines.

Pedestrian and Vehicular Access:

Primary access to the site will be via S. Jenkins Road with a secondary/emergency access via Edwards Road. Both S. Jenkins Road and Edwards road exist as improved two-lane County-maintained facilities with swale drainage on both sides of each road.

As no sidewalks currently exist along either S. Jenkins Road nor Edwards Road, pedestrian connectivity will be limited. Additionally, construction of sidewalks will be hindered due to the roadside swales and overhead utility poles along both S. Jenkins Road and Edwards Road.

Landscaping:

Landscape buffers of consisting of existing native vegetation are proposed along all property lines and will vary from 20' to 30' in width; additional buffer plantings may be necessary to achieve adequate buffering subsequent to the removal of all invasive exotic species from said buffer areas.

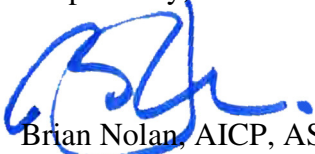
Proposed landscaping will be comprised of Florida native species well suited for the climate zone and will primarily be species listed as drought tolerant. All minimum requirements of the City's Zoning Ordinance regarding landscape requirements shall be met or exceeded. Irrigation will be provided either via an on-site irrigation well or via municipal reuse water main. All irrigation heads shall be low-flow water efficient heads and shall be adjusted to limit water-throw on paved surfaces.

Site Lighting:

Site lighting shall be provided in accordance with City of Fort Pierce Code of Ordinances and shall provide for a min. 14' vertical clearance.

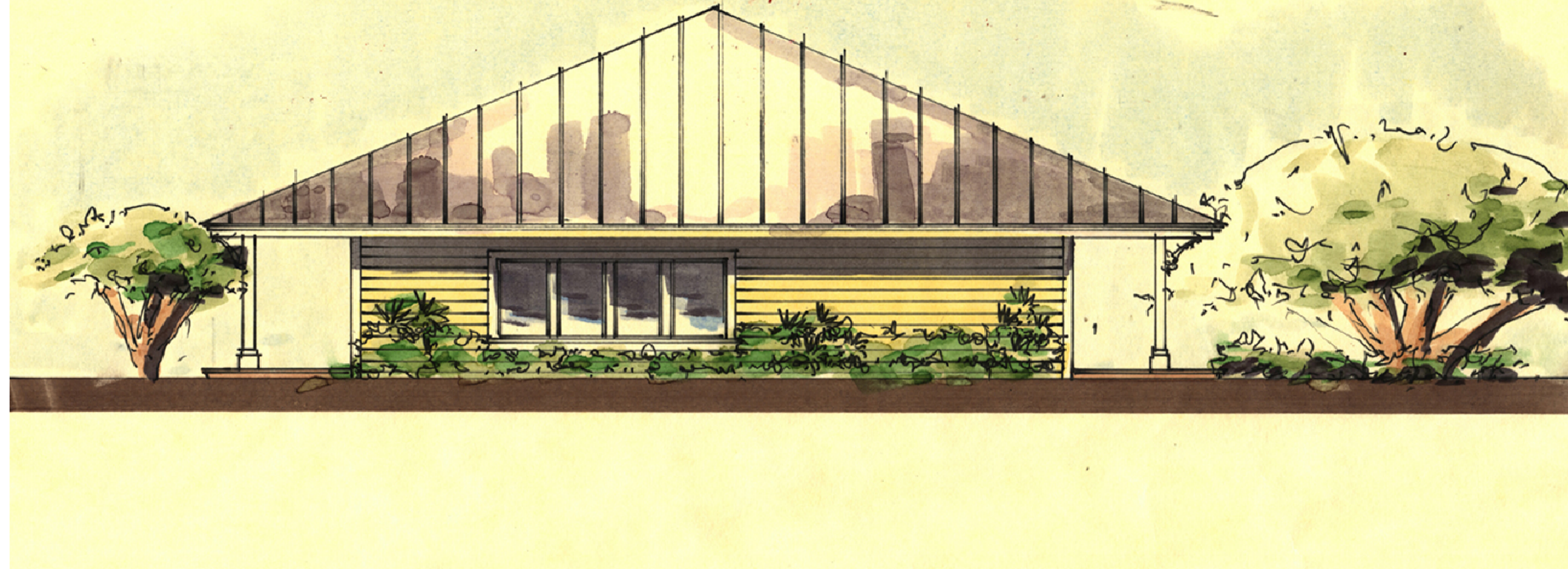
Should you have any questions or concerns regarding this matter, please do not hesitate to contact me directly.

Respectfully,



Brian Nolan, AICP, ASLA
Senior Project Manager

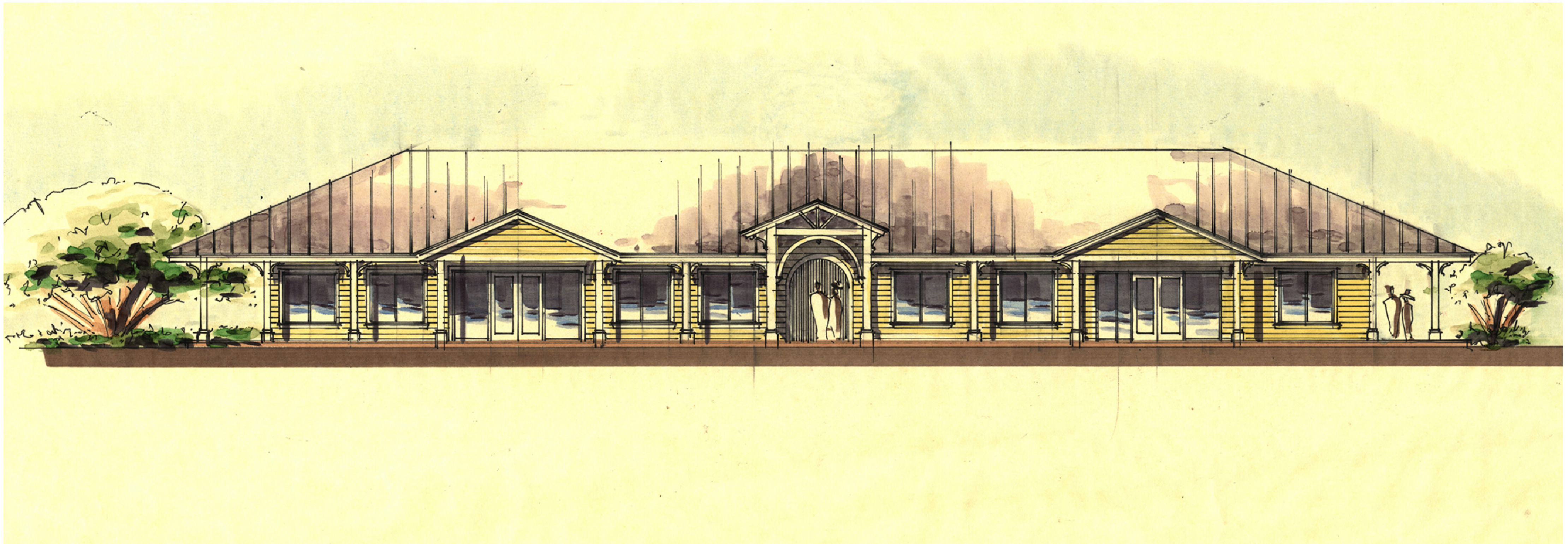
Administration Building - Design



WEST BUILDING ELEVATION
ADMINISTRATION BUILDING

SCALE: 1/8" = 1'-0"

A
A-1.01

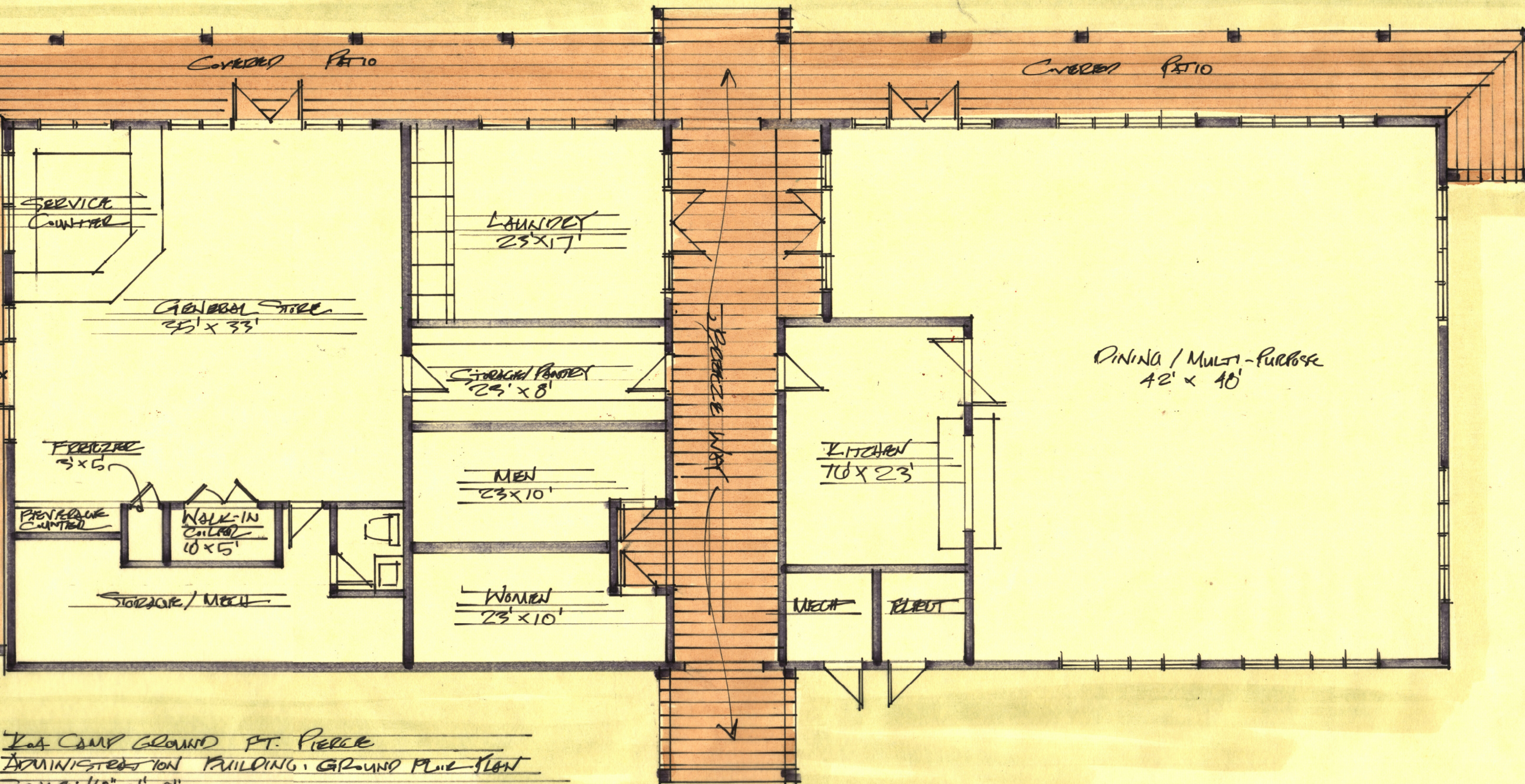


NORTH BUILDING ELEVATION
ADMINISTRATION BUILDING

SCALE: 1/8" = 1'-0"

B
A-1.01

Administration Building - Floor Plan



YOA CAMP GROUND PT. PIERCE
ADMINISTRATION BUILDING, GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
9.1.2017

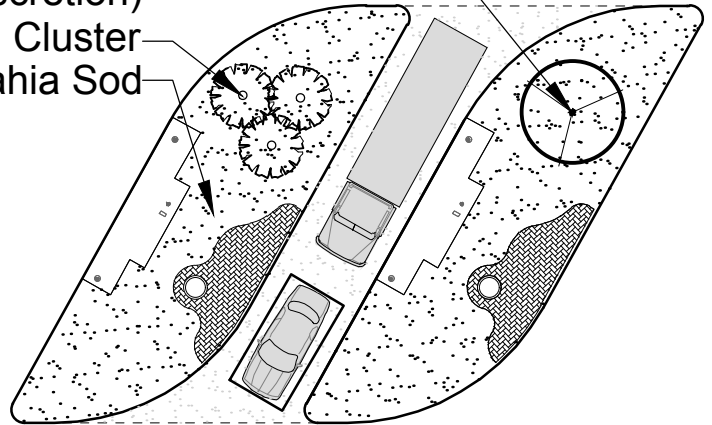
Administration Building & Amenities



Owner Provided Tree (Canopy Tree,
Flowering Tree, etc. at owner's discretion)

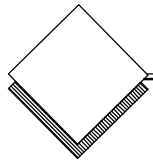
Possible Palm Cluster

Bahia Sod



Typical R/V Pull-Through Lot Landscape

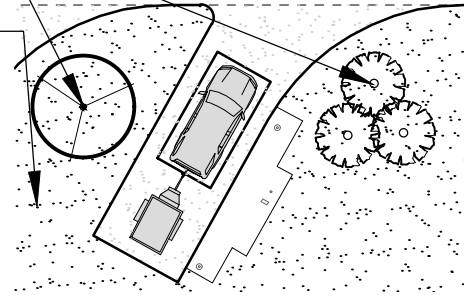
Scale: 1"=30'



Possible Palm Cluster

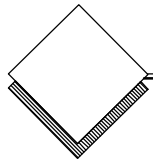
Owner Provided Tree

Bahia Sod



Typical Back-In Lot Landscape

Scale: 1"=30'



E-18"
-18"
K-14"

PHO



Typical Cabin - Exhibit

Welcome
to



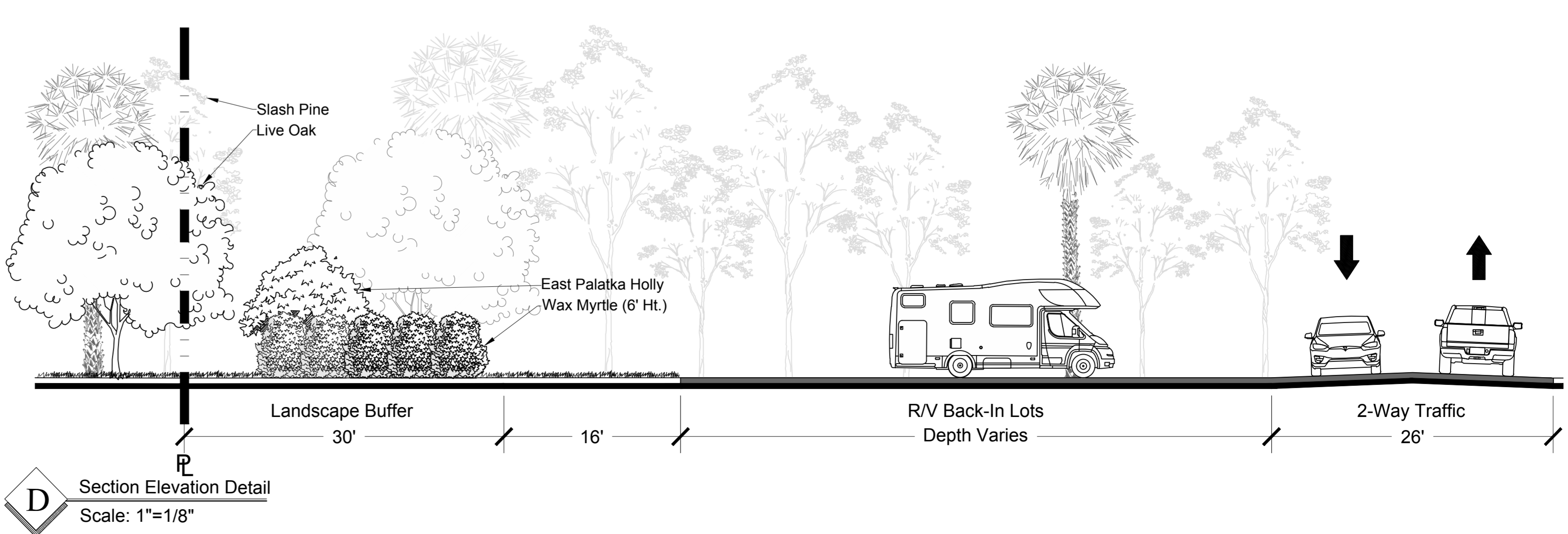
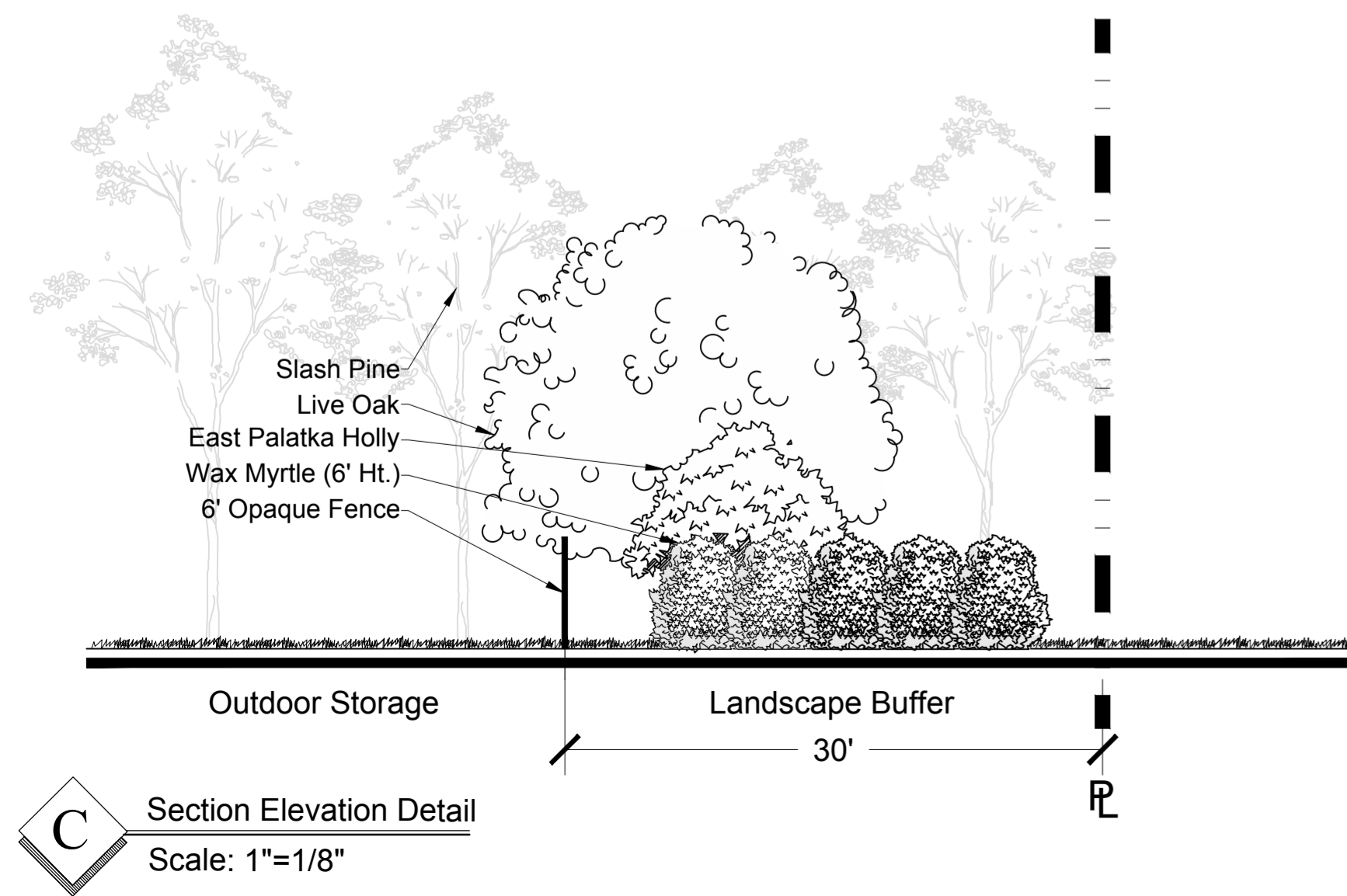
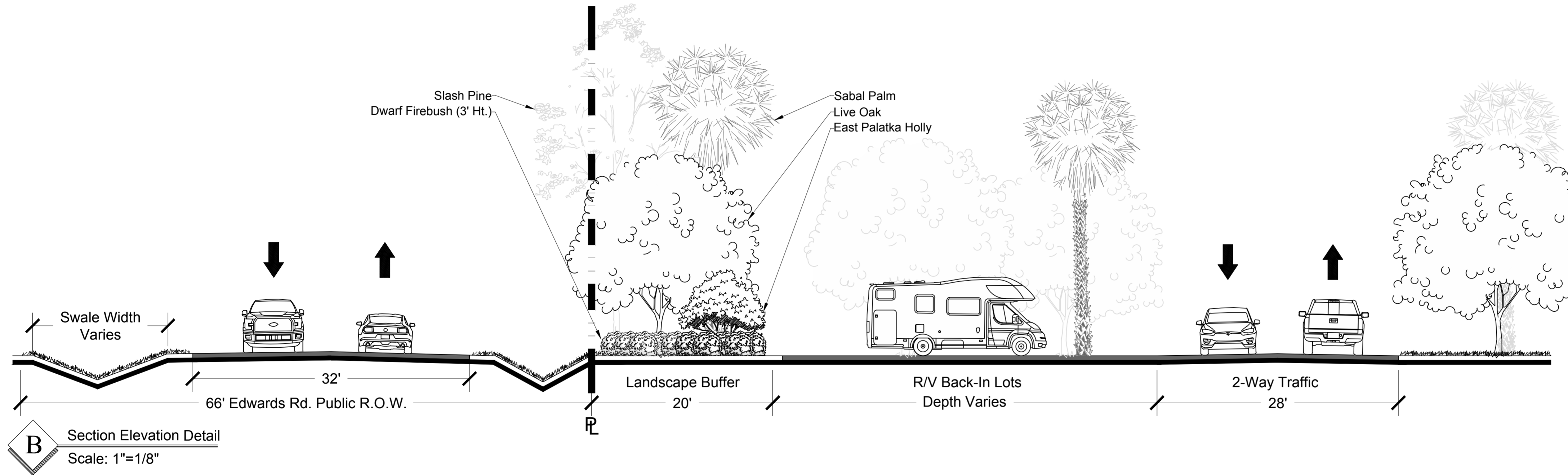
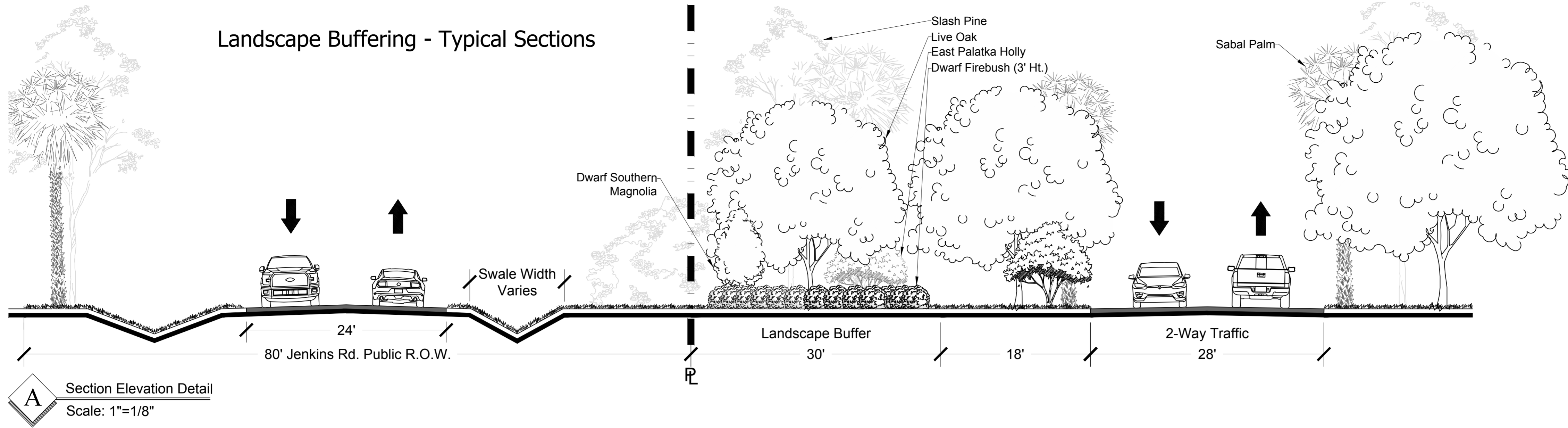
18-20' KOA Deluxe Cabin with Front Porch

- Floor plans and entry locations vary.
- This drawing is not to scale.
- Most units are climate controlled.
- Most units have an outdoor living space.

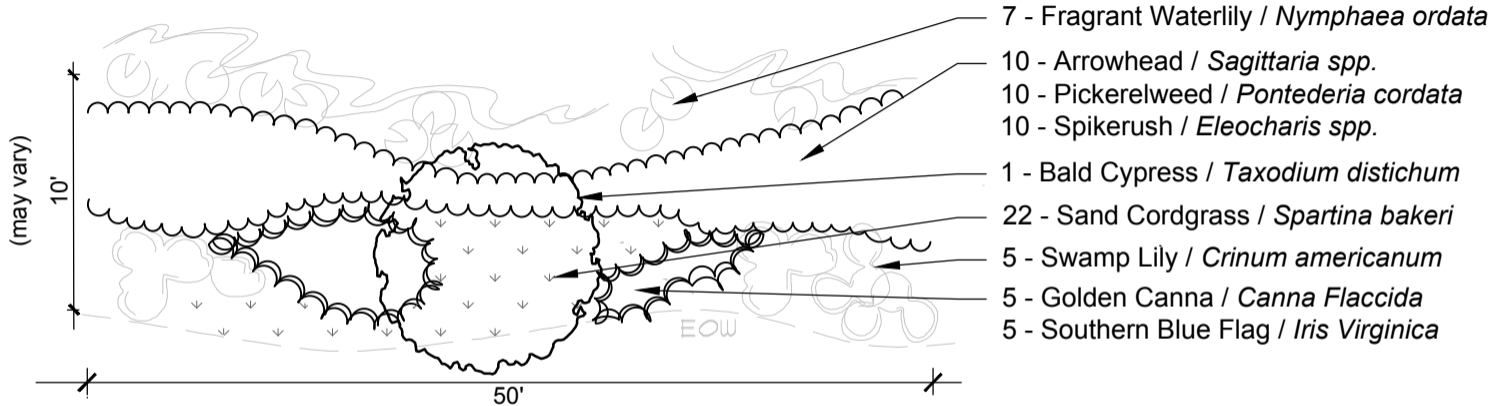


KOA 18-FP or 20-FP

Landscape Buffering - Typical Sections



Littoral Plantings - Typical for Retention Lakes



Typical 50' Section-Littoral Plan

N.T.S.

Project Ground Sign - Jenkins Road

1 SINGLE SIDED ILLUMINATED MONUMENT SIGN WITH LED LIGHTING



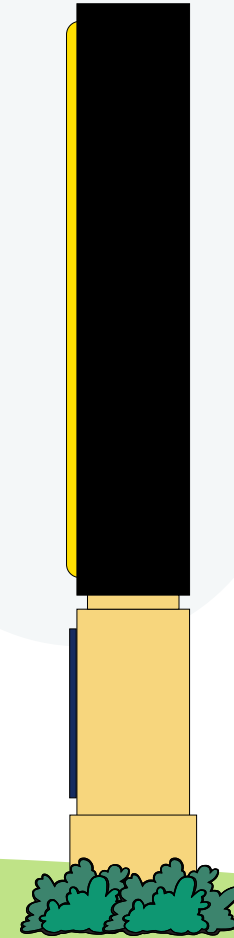
MONUMENT TO BE FABRICATED OF ALL ALUMINUM EXTRUSIONS AND FRAMING WITH PAINTED FINISHES

SIGN SET ON STRUCTURAL STEEL SUPPORT COLUMN WITH CONCRETE FOUNDATION

FACES TO BE PAN EMBOSSED LEXAN WITH PAINTED GRAPHICS SECOND SURFACE

ALL LIGHTING TO BE LED

RAISED ALUMINUM EMBLEM



JOB TITLE KOA

ADDRESS FT PIERCE

NOTE: ALL ARTWORK & COLORS MUST BE SIGNED OFF BEFORE ANY WORK IS TO BEGIN IF EXACT COLORS ARE REQUIRED OR MORE DETAILS PLEASE NOTE. CUSTOMER IS RESPONSIBLE FOR ANY CHANGES ONCE WORK BEGINS.

- APPROVED
- APPROVED W/ CHANGES
- NOT APPROVED RESUBMIT W/ CHANGES



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