



November 6, 2017

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

Re: Jenkins Road KOA – Response to Staff Comments
Our Reference Number: 17-446

Dear Mr. Benton,

We are in receipt of the Technical Review Committee's comments, as received at the TRC meeting held on September 21, 2017, as well as emails received prior to and subsequent to the aforementioned meeting. Please find below all comments received along with our responses in *bold italics*.

CITY OF FORT PIERCE PLANNING DEPARTMENT:

General PD Plan Submittal Requirements/Additional Document or Plan Details Requested

1) Pursuant to City Code Section 22-40 (c) (1) the application shall contain detail presenting the following, where applicable, in written form to being the encompassing PD regulations:

- c. Phasing: A development phasing schedule indicating:
 1. The approximate date when construction of the project can be expected to begin.

Response: An approximate start-date for construction has been added to Sheet SP-2.

2. The number of phases in which the project will be built and the approximate date when construction of each phase can be expected to begin and completed.

Response: Project phase lines and approximate dates of construction by phase has been added to Sheet SP-2.

3. A general description of the buildings and streetscapes including *standards* for height, building coverage, parking areas, and public improvements proposed for each phase of the development.

Response: Descriptions for project phasing has been added to Sheet SP-2.

- e. A list of any exceptions from the standard zoning ordinance and land development code for any features of the proposed development plan. (i.e. Sec. 22-86. - Recreational vehicle parks.)
 - Pad size, access drive dimensions, rental periods, etc.

Response: A list of deviations from the City's code has been provided.

2) Pursuant to City Code Section 22-40 (c) (2) the application shall include the following:

Site plan. A site plan with the following information must be submitted:

- b. A ... irrigation plan per Chapter 22-59 LDC.

Response: A note has been added to the landscape plan that states all new landscaping shall be provided with 100% irrigation coverage through the establishment period, not less than 1-year. A detailed irrigation plan will be submitted to the Building Dept. at time of permit submittal.

- d. The location (setbacks, minimum for the PD including any future accessory buildings), size (maximum building coverage) and height of present and proposed buildings and structures (maximum height for the district).

Response: Development parameters have been added to Sheet SP-1.

- g. The pedestrian circulation system, including its interrelationships with the vehicular circulation system, within the development to adjacent streets, showing all curb cuts and sidewalks.
 - Please advise to the proposal for payment in-lieu of sidewalks along Jenkins & Edwards, any interior sidewalk connections or pathways for visitors to access amenities, lakes, etc. Further, please include an ADA accessible route from the main building entrance and adjacent ROW as required by City Code Section 22-62 (b) & (d),

Response: At this time, the Applicant will pursue payment in lieu of construction for the sidewalks along Jenkins and Edwards roads due to the inordinate cost of construction associated with the existing roadside swales and utility poles.

- Information on land areas adjacent to the proposed planned development, including land uses, zoning classifications, densities, circulation systems, public facilities and unique natural features of the landscape.
 - Please denote the zoning and land use designations of adjacent sites on the Site Plan

Response: The information has been added to Sheet SP-1, as requested.

- j. The proposed buffering treatment of the perimeter of the planned development, *refuse stations*, storage areas, or loading areas, including materials and techniques used such as screens, fences and walls.
 - Please identify the fence type/material around the storage area. It's noted that the site is subject to City Code Section 22-59 Design Review, therefore fences/walls adjacent to the ROW shall not be chain-link. It's encouraged that the interior Dog Park fence is a coated chain-link, or alternative material.

Response: The storage area fence and fence material has been noted on Sheet SP-1.

-Review of the perimeter buffering is provided under landscape review comments, in addition to request for a more detailed refuse collection plan.

Response: Acknowledged.

- k. The location of existing wetlands, proposed preservation and conservation areas.
 - Please identify whether any notable areas for tree preservation are considered for formal conservation designation. Further, please provide detail of tree preservation protocols and provision of adequate accommodations for oak trees root systems for those preserved adjacent to vehicular use areas.

Response: At this time, there are no plans for creation of a conservation easement for preserved on-site trees. Tree protection details have been included on the Landscape Detail sheet, which includes details for root barriers and tree barricades. A detailed tree protection plan will be submitted at time of site work permit.

3) 22-40 (d) (2) Site development plan. The procedure for reviewing the development plan is the procedure set forth in section 22-128, amendment procedures, and section 22-58, site plan review.

22-58 (d):

(4) A site plan showing:

d. Off-street Parking, Off-street Parking (Please display the area available for vehicular parking for each recreational vehicle space as required by City Code Section 22-60 (d))

Response: Vehicular parking areas are now denoted on the recreational vehicle stall details. Each recreational vehicle stall will accommodate parking for one automobile (9.5'x19') in addition to the recreational vehicle, tow-behind camper, and cabin, as applicable.

g. Refuse collection areas;

Response: The refuse collection area is called-out on Sheet SP-1 and a typical refuse enclosure detail has been provided.

i. Location and size of all signs

-Please further denote all directional arrows, stop signs, stop bars, etc. depicting vehicle circulation on-site

Response: All proposed striping is now illustrated on the Site Plan graphics. Additionally, a detail for the project identification sign has been provided.

(6) A storm drainage plan, which indicates the techniques, used to control drainage.

Response: A stormwater management plan has been included with this resubmittal.

(8) A lighting plan which shows illumination of all interior and immediately adjoining streets

Response: A detailed site lighting and photometric plan will be provided with detailed plans (permit) submittal; however, a typical light pole detail and light pole locations have been added to the site plan. It should be noted that photometric readings at the property lines shall not exceed 0.0 foot-candles. The adjacent public roadways are under the jurisdiction of St. Lucie County, as such, lighting of adjacent streets would fall under the purview of St. Lucie County.

(9) A design review plan which meets the requirements of Section 22-59. (More specifically a streetscape design plan for adjacent rights-of-way)

Response: Right-of-Way buffer details have been provided for on sheet SP-3.

Landscape Review

4) The Tree Disposition and Preservation Plan appears, per the site aerial, to omit a selection of palm trees and possibly others at the southwest corner of the development. Please advise whether these trees failed to meet the minimum requirements for acknowledgment on the plan, or other reasoning.

Response: Due to thick vegetation, that portion of the site may have been difficult to survey, however, the project Surveyor has confirmed that the field crew made every effort to locate all protected trees within the project site.

5) Please provide a "typical" landscape plan for each type of RV, Camper, or Camp site lot. Landscaping shall support compliance with City Code Section 22-59 (g) (5) & (7).

Response: A typical landscape detail for each type of site has been provided for on the Landscape Plan.

6) The Landscape Plan suggests eligibility for a 50% reduction in the required landscaping within buffers provided between vehicular use areas and right-of-way, and vehicular use areas and other property. The reduction available is to required Interior Vehicular Use area landscaping, where: the trees are preserved within the interior of vehicular use areas, and where the preserved tree is in a planting area which has dimensions not less than the radius of the crown spread measured from the trunk center and where no grade changes within the landscaped area may be anticipated. Correction to the 3 segments of required landscaping shall be provided (Buffer adjacent to ROW, buffer adjacent to other property, interior vehicular use area landscaping).

Response: The landscape calculations have been revised as requested with the requisite number of trees provided.

7) Pursuant to City Code Section 22-187 (4) Between street rights-of-way and vehicular use areas, there shall be a landscaped strip of land, except where driveways are located, at least ten (10) feet wide for lots ten thousand (10,000) square feet or larger (provided), which shall include an average of at least one tree for each three hundred (300) square feet of required landscaped area. & Pursuant to City Code Section 22-187 (6) Where a vehicular use area does not abut a street right-of-way but abuts other property, there will be a landscaped strip of land which is at least ten (10) feet wide. (provided), however the landscaping strip required by the immediately foregoing subsection shall include an average of at least one tree for each two hundred (200) square feet of the required landscape area. *(the 50% reduction applied is not eligible for these required buffers).*

- In reviewing the presented figures within the landscape plan, the south boundary along Edwards Road is deficient approximately 11 trees, the south east buffer is deficient approximately 2 trees, the north buffer(s) are deficient approximately 28 trees collectively, whereas the western buffer along Jenkins is deficient approximately 10 trees. The boundaries abutting residentially zoned property shall contain a site-obscuring fence or planted material which is not less than six (6) feet in height.

Response: The landscape calculations have been corrected as requested and additional trees are now proposed within the landscape buffers to comply with the revised calculations.

8) Pursuant to City Code Section 22-187 (7) Interior vehicular use areas. The following are standards relating to landscaping of interior vehicular use areas:

a. Lots with vehicular use areas that are four thousand (4,000) or more square feet in size shall have *at least one square foot of interior landscaping for each fifteen (15) square feet of vehicular use area*, except that areas in an I-1 or I-2 zone shall only be required to have at least one square foot of interior landscaping for each thirty (30) 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.

b. Interior landscaping *shall include an average of at least one tree for each one hundred (100) square feet of required landscaped area*. The remainder of the required landscaped area shall be landscaped with grass, ground cover or other landscaped treatment. *Such landscaped areas shall be located in such a manner as to divide and break up the expanse of paving and at strategic points to guide traffic flow and direction.*

-The proposed development appears eligible for reductions to the required interior vehicular use area landscaping, however detail of the tree(s) to be preserved within the interior vehicular area(s) shall be provided, affirming location, preservation provisions, and reduction requested for said trees. The applicant is requested to present detail of the typical RV site landscaping, or provide scattered planting throughout the RV sites as to divide and break up the expanse of paving.

Response: See responses provided above.

9) Pursuant to City Code Section 22-187 (11) *Screening of refuse collection areas*. Refuse and recycling dumpsters utilized by multifamily residential complexes, in commercial, industrial and institutional facilities shall be screened from view on all sides and shall be gated. If all refuse is planned for storage within the storage/maintenance area, please provide detail of screening.

Response: A refuse enclosure detail has been provided, which demonstrates compliance with City code.

10) Please provide detail, or a typical planting section, for the littoral zones.

Response: Littoral zone details have been provided for on Sheet LA-2.

11) Please provide a landscape plan sheet which displays only the trees and landscaping to be retained and planted.

Response: The landscape plan has been revised to only include those existing trees to be preserved and proposed new tree plantings.

General Advisory Notes & Requests for Additional Information:

- The project narrative notes 399 campsites, whereas the development plan only identifies 328 RV sites. Please identify the various site areas devoted to RVs, Campers, Cabins, or tent guests.

Response: *There are 323 campsites proposed; the Project Narrative has been updated accordingly and provided with this resubmittal. The pull-through RV sites are called out on the site plan; back-in stalls will be a mix of campers, cabins and tents as the market demands and may fluctuate during the year and from year to year.*

- Please detail any minimum or maximum size limitations for the RVs/campers permitted.

Response: *Florida statutes require that non-commercial vehicle combinations consist of no more than 2 units (i.e., RV and unit in tow) and such combinations may not exceed a total of 65' in length (sec. 322.53(2)(d), Florida Statutes). The current overall length of an RV cannot exceed 45' (sec. 316.515(15), Florida Statutes). The pull-through RV stalls are a total of 75' in length, thereby accommodating the maximum overall length (vehicle and unit in tow) of 65'. At this time, there are no plans for a minimum length of recreational vehicle or recreational vehicle combination.*

- Please provide an elevation for a typical "cabin" for placement on-site.

Response: *Currently, there are several dozen cabin models and configurations that KOA provides, however, a representative cabin floor plan and photo elevation has been provided, which represents the general thought as to what will be provided on-site. At this time, it is anticipated that several cabin models will be utilized, which may range in size and interior amenities.*

- Please identify the minimum and maximum lengths of stay for each type of guest.

Response: *At this time, there is no minimum length of stay required; the maximum length of stay is proposed to be 6 months in a calendar year to accommodate seasonal travelers.*

- Please provide detail of operation hours for the administration complex and recreational amenities. Integration of shade trees is encouraged for some of the outdoor amenities.

Response: *Business hours will be 8AM to 8PM seven days a week with an on-call after-hours manager available. All amenities will be available for use during business hours. Quiet hours will be from 10PM to 7AM; with the exception of a power outage, no generators will be permitted to be operated within the facility.*

- The elevations for the administration building should be updated to reflect the building orientation. The elevation facing Jenkins Road should be augmented by landscape plantings to enhance the entrance and streetscape design (accenting shrubs and trees around the structure).

Response: *The administration building sketch has been updated and façade landscape treatments are now proposed and illustrated on the landscape plan.*

- Will the proposed retention lakes feature a pedestrian path, benches, or kayak launch?

Response: *At this time, a canoe/kayak launch is proposed.*

- Please label any on-site fire pit amenities.

Response: *Fire pits are illustrated on the pull-thru stall details on Sheet SP-1. The fire pit will be a wood-burning bowl-type pit.*

- Please clarify whether any future driveway connection to McNeil for the Manager's quarters may be provided.

Response: *No connection to McNeil Road is proposed.*

- Will golf carts be permitted on-site?

Response: *Golf carts will be permitted on-site.*

- The Site Plan notes "Right-of-way Dedication" of 40ft on Jenkins and 33ft. on Edwards. Please provide clarification, and overlay the existing and proposed property lines to affirm this note.

Response: *The referenced note has been removed; no ROW dedication is proposed, the referenced note was a carry-over from the Survey and refers to an historical, or previous, ROW dedication that was made.*

- Sabal Palms utilized as minimum trees shall have a minimum Clear Trunk height of 10 ft.

Response: Acknowledged.

- Please identify any ground or directional signs.

Response: All proposed signs are noted on the site plan along with typical signage details.

- Please identify any additional lavatory and shower facilities to be provided on-site (i.e. administration building, tent customers, rear of the facility, etc.

Response: At this time, restrooms and shower facilities will be provided for within the administration building. A restroom facility available for use by guests will be provided for in the workshop building.

- The applicant is encouraged to consider suitable sight-obscuring fences, walls, evergreen hedges and/or berms that may buffer the adjacent rights-of-way.

Response: At this time, no walls or fences are proposed along the ROW's, however, sufficient landscape buffering is proposed; please refer to the section details on Sheet SP-2.

- The applicant is encouraged to consider use of pervious pavers for the RV patio areas, or other areas where feasible.

Response: At this time, crushed concrete and #57 stone are being considered for the RV pad areas and storage area, as illustrated on the preliminary civil engineering plans.

CITY OF FORT PIERCE ENGINEERING DEPARTMENT:

- 1.) **Advisory Comment:** In accordance with Florida Administrative Code Chapter 68A-27, a complete gopher tortoise survey covering 100% of the areas slated for clearing must be conducted 90-days prior to any site clearing activities.

Response: Acknowledged.

- 2.) **Advisory Comment:** A Conceptual Drainage Plan was not included in the submittal and it is assumed that all water quality/quantity will be provided within the newly created on-site lakes.

Response: A conceptual drainage plan has been provided with this resubmittal.

- 3.) **Advisory Comment:** The applicant shall be made aware that S. Lucie County, North St. Lucie River Water Control District, and SFWMD permits will be required to be submitted at time of application for Site Work Permit.

Response: Acknowledged.

- 4.) The Site Plan shall identify concrete curbing installed at all landscape areas as stipulated in the City of Fort Pierce Code of Ordinances, Section 22-187(12)(d).

Response: Curbing has been provided around all landscape areas outside of the access control gates. Curbing within the internal circulation network inside the access control gates would prove to be problematic, given the use of the subject site.

- 5.) Provide concrete sidewalks along the perimeter of the property at Jenkins Road, Edwards Road, and McNeil Road.

Response: A fee in lieu of construction of the sidewalks along Jenkins and Edwards roads will be submitted to St. Lucie County for review and approval; see Planning Department comment response No. 2(g), above.

FORT PIERCE UTILITY AUTHORITY:

Water/Waste Water:

- 1.) Approved as noted.
 - a. All on-site water is to be private. DDC and Meter at both ROW locations.

Response: Acknowledged.

- b. Sanitary Sewer service configuration may need to be adjusted. Lift station does not currently exist at the southerly property.

Response: Acknowledged.

Electric and Gas Engineering:

- 1.) Approved.

Response: Acknowledged.

ST. LUCIE COUNTY FIRE DISTRICT – BUREAU OF FIRE PREVENTION

- 1.) Must provide gate access through the use of an approved device or system.

Response: Acknowledged. At this time a battery back-up system is proposed for the mechanical gates at the main entrance and secondary entrance. An application for access control, detailing final methods permitting the District's access will be filed with the Fire District at time of detailed plans submittal.

- 2.) Administration building will be a mixed-use with assembly & mercantile, is this a 2-story building?

Response: This will be a one-story building with a private office on the second level, less than 350 sf.

- 3.) A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.

Response: Acknowledged.

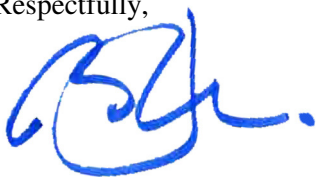
ST. LUCIE COUNTY SURVEYOR

- 1.) No comments.

Response: Acknowledged.

We appreciate the opportunity to provide you with the above responses and we look forward to continuing to work with you through the review process. Please do not hesitate to contact me directly with any further questions or concerns you may have.

Respectfully,



Brian Nolan, AICP, ASLA
Senior Project Manager



September 20, 2017

Brian Nolan, AICP, ASLA
Senior Project Manager
Lucido & Associates
701 SE Ocean Blvd.
Stuart, FL 34994

**SUBJECT: FLUMA, Zoning Atlas Amendment & Planned Development (PD)
Jenkins Road KOA**

Dear Mr. Nolan, AICP, ASLA

The following are advisory comments from the Planning Department's review of the applications for **FLUMA, Zoning Atlas Amendment & Planned Development (PD)** to complete a Planned Development encompassing KOA RV Park and Camp Ground:

General PD Plan Submittal Requirements/Additional Document or Plan Details Requested

- 1) Pursuant to City Code Section 22-40 (c) (1) the application shall contain detail presenting the following, where applicable, in written form to being the encompassing PD regulations:
 - c. Phasing: A development phasing schedule indicating:
 1. The approximate date when construction of the project can be expected to begin.
 2. The number of phases in which the project will be built and the approximate date when construction of each phase can be expected to begin and completed.
 3. A general description of the buildings and streetscapes including *standards* for height, building coverage, parking areas, and public improvements proposed for each phase of the development.
 - e. A list of any exceptions from the standard zoning ordinance and land development code for any features of the proposed development plan. (i.e. Sec. 22-86. - Recreational vehicle parks.)
 - Pad size, access drive dimensions, rental periods, etc.
- 2) Pursuant to City Code Section 22-40 (c) (2) the application shall include the following:

Site plan. A site plan with the following information must be submitted:

 - b. A ... irrigation plan per [Chapter 22-59](#) LDC.
 - d. The location (setbacks, minimum for the PD including any future accessory buildings), size (maximum building coverage) and height of present and proposed buildings and structures (maximum height for the district).
 - g. The pedestrian circulation system, including its interrelationships with the vehicular circulation system, within the development to adjacent streets, showing all curb cuts and sidewalks.
 - Please advise to the proposal for payment in-lieu of sidewalks along Jenkins & Edwards, any interior sidewalk connections or pathways for visitors to access amenities, lakes, etc. Further, please include an ADA accessible route from the main building entrance and adjacent ROW as required by City Code Section 22-62 (b) & (d),

- Information on land areas adjacent to the proposed planned development, including land uses, zoning classifications, densities, circulation systems, public facilities and unique natural features of the landscape.
 - Please denote the zoning and land use designations of adjacent sites on the Site Plan
 - j. The proposed buffering treatment of the perimeter of the planned development, *refuse stations*, storage areas, or loading areas, including materials and techniques used such as screens, fences and walls.
 - Please identify the fence type/material around the storage area. It's noted that the site is subject to City Code Section 22-59 Design Review, therefore fences/walls adjacent to the ROW shall not be chain-link. It's encouraged that the interior Dog Park fence is a coated chain-link, or alternative material.
 - Review of the perimeter buffering is provided under landscape review comments, in addition to request for a more detailed refuse collection plan.
 - k. The location of existing wetlands, proposed preservation and conservation areas.
 - Please identify whether any notable areas for tree preservation are considered for formal conservation designation. Further, please provide detail of tree preservation protocols and provision of adequate accommodations for oak trees root systems for those preserved adjacent to vehicular use areas.
- 3) 22-40 (d) (2) *Site development plan*. The procedure for reviewing the development plan is the procedure set forth in [section 22-128](#), amendment procedures, and [section 22-58](#), site plan review.
- 22-58 (d):
- (4) A site plan showing:
 - d. Off-street Parking, Off-street Parking (Please display the area available for vehicular parking for each recreational vehicle space as required by City Code Section 22-60 (d))
 - g. Refuse collection areas;
 - i. Location and size of all signs
 - Please further denote all directional arrows, stop signs, stop bars, etc. depicting vehicle circulation on-site,
 - (6) A storm drainage plan, which indicates the techniques, used to control drainage.
 - (8) A lighting plan which shows illumination of all interior and immediately adjoining streets
 - (9) A design review plan which meets the requirements of [Section 22-59](#). (More specifically a streetscape design plan for adjacent rights-of-way)

Landscape Review

- 4) The Tree Disposition and Preservation Plan appears, per the site aerial, to omit a selection of palm trees and possibly others at the southwest corner of the development. Please advise whether these trees failed to meet the minimum requirements for acknowledgment on the plan, or other reasoning.
- 5) Please provide a "typical" landscape plan for each type of RV, Camper, or Camp site lot. Landscaping shall support compliance with City Code Section 22-59 (g) (5) & (7).
- 6) The Landscape Plan suggests eligibility for a 50% reduction in the required landscaping within buffers provided between vehicular use areas and right-of-way, and vehicular use areas and other property. The reduction available is to required Interior Vehicular Use area landscaping, where: the trees are preserved within the interior of vehicular use areas, and where the preserved tree is in a planting area which has dimensions not less than the radius of the crown spread measured from the trunk center and where no grade changes within the landscaped area may be anticipated. Correction to the 3 segments of required landscaping shall be provided (Buffer adjacent to ROW, buffer adjacent to other property, interior vehicular use area landscaping).
- 7) Pursuant to City Code Section 22-187 (4) Between street rights-of-way and vehicular use areas, there shall be a landscaped strip of land, except where driveways are located, at least ten (10) feet wide for lots ten thousand (10,000) square feet or larger (provided), which shall include an average of at least one tree for each three hundred (300) square feet of required landscaped area. &

Pursuant to City Code Section 22-187 (6) Where a vehicular use area does not abut a street right-of-way but abuts other property, there will be a landscaped strip of land which is at least ten (10) feet wide. (provided), however the landscaping strip required by the immediately foregoing subsection shall include an average of at least one tree for each two hundred (200) square feet of the required landscape area. *(the 50% reduction applied is not eligible for these required buffers).*

- In reviewing the presented figures within the landscape plan, the south boundary along Edwards Road is deficient approximately 11 trees, the south east buffer is deficient approximately 2 trees, the north buffer(s) are deficient approximately 28 trees collectively, whereas the western buffer along Jenkins is deficient approximately 10 trees. The boundaries abutting residentially zoned property shall contain a site-obscuring fence or planted material which is not less than six (6) feet in height.

8) *Pursuant to City Code Section 22-187 (7) Interior vehicular use areas.* The following are standards relating to landscaping of interior vehicular use areas:

a. Lots with vehicular use areas that are four thousand (4,000) or more square feet in size shall have *at least one square foot of interior landscaping for each fifteen (15) square feet of vehicular use area*, except that areas in an I-1 or I-2 zone shall only be required to have at least one square foot of interior landscaping for each thirty (30) 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.

b. Interior landscaping *shall include an average of at least one tree for each one hundred (100) square feet of required landscaped area*. The remainder of the required landscaped area shall be landscaped with grass, ground cover or other landscaped treatment. *Such landscaped areas shall be located in such a manner as to divide and break up the expanse of paving and at strategic points to guide traffic flow and direction.*

-The proposed development appears eligible for reductions to the required interior vehicular use area landscaping, however detail of the tree(s) to be preserved within the interior vehicular area(s) shall be provided, affirming location, preservation provisions, and reduction requested for said trees. The applicant is requested to present detail of the typical RV site landscaping, or provide scattered planting throughout the RV sites as to divide and break up the expanse of paving.

9) Pursuant to City Code Section 22-187 (11) *Screening of refuse collection areas.* Refuse and recycling dumpsters utilized by multifamily residential complexes, in commercial, industrial and institutional facilities shall be screened from view on all sides and shall be gated. If all refuse is planned for storage within the storage/maintenance area, please provide detail of screening.

10) Please provide detail, or a typical planting section, for the littoral zones.

11) Please provide a landscape plan sheet which displays only the trees and landscaping to be retained and planted.

General Advisory Notes & Requests for Additional Information:

- The project narrative notes 399 campsites, whereas the development plan only identifies 328 RV sites. Please identify the various site areas devotes to RVs, Campers, Cabins, or tent guests.
- Please detail any minimum or maximum size limitations for the RVs/campers permitted.
- Please provide an elevation for a typical "cabin" for placement on-site.
- Please identify the minimum and maximum lengths of stay for each type of guest.
- Please provide detail of operation hours for the administration complex and recreational amenities. Integration of shade trees is encouraged for some of the outdoor amenities.
- The elevations for the administration building should be updated to reflect the building orientation. The elevation facing Jenkins Road should be augmented by landscape plantings to enhance the entrance and streetscape design (accenting shrubs and trees around the structure).
- Will the proposed retention lakes feature a pedestrian path, benches, or kayak launch?
- Please label any on-site fire pit amenities.
- Please clarify whether any future driveway connection to McNeil for the Manager's quarters may be provided.

- Will golf carts be permitted on-site?
- The Site Plan notes " Right-of-way Dedication" of 40ft on Jenkins and 33ft. on Edwards. Please provide clarification, and overlay the existing and proposed property lines to affirm this note.
- Sabal Palms utilized as minimum trees shall have a minimum Clear Trunk height of 10 ft.
- Please identify any ground or directional signs.
- Please identify any additional lavatory and shower facilities to be provided on-site (i.e. administration building, tent customers, rear of the facility, etc.
- The applicant is encouraged to consider suitable sight-obscuring fences, walls, evergreen hedges and/or berms that may buffer the adjacent right-of-ways.
- The applicant is encouraged to consider use of pervious pavers for the RV patio areas, or other areas where feasible.

The presented review is specific to Planning Department's review of the proposed FLUMA, ZAA, & PD plan. Please contact me should you have any questions regarding the project at (772) 467-3729 or by e-mail: kbenton@city-ftpierce.com. Requested responses or updates to the application documents should be filed as soon as possible to allow staff the opportunity to re-review the application, in order to advance the application to the Planning Board.


Sincerely,

A handwritten signature in blue ink, appearing to read 'Kori Benton', with a stylized flourish at the end.

Kori Benton
Senior Planner



TO : Kori Benton, Senior Planner

FROM : John R. Andrews, P.E., City Engineer 

**RE : Jenkins Road KOA Planned Development
TRC No. 17-42100001**

DATE : September 20, 2017

This is to advise you that we have completed the review of the following documents as received by this office on September 13, 2017:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Planned Development Application | <input type="checkbox"/> P/D Drawings |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Certificate of Completion |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we

- | | | |
|---|--|------------------------------|
| <input type="checkbox"/> Recommend | <input checked="" type="checkbox"/> Do Not Recommend | |
| <input checked="" type="checkbox"/> PD Approval | <input type="checkbox"/> Building Permit | <input type="checkbox"/> C/O |

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for engineering comments

ENGINEERING COMMENTS:

1. **Advisory Comment:** In accordance with Florida Administrative Code Chapter 68A-27, a complete gopher tortoise survey covering 100% of the areas slated for clearing must be conducted ninety days prior to any site clearing activities.
2. **Advisory Comment:** A Conceptual Drainage Plan was not included in the submittal and it is assumed that all water quality/quantity will be provided within the newly created on-site lakes.
3. **Advisory Comment:** The applicant shall be made aware that Saint Lucie County, North St. Lucie Rive Water Control District, and SFWMD permits will be required to be submitted at time of application for Site Work Permit.
4. The Site Plan shall identify concrete curbing installed at all landscaped areas as stipulated in the City of Fort Pierce Code of Ordinances Section 22-187(12)(d).
5. Provide concrete sidewalks along the perimeter of the property at Jenkins Road, Edwards Road, and McNeil Road.

JRA/TST/tst

ST. LUCIE COUNTY FIRE DISTRICT
FIRE PREVENTION BUREAU
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: Jenkins Road KOA #17-42100001

REVIEW DATE: 9/14/17

PLANNER: KORI BENTON

REVIEWED BY: Capt Debbie Knupp

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. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <http://www.slafd.com/permits.htm> RECEIVED 9/18/17~~
- ~~2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form. RECEIVED 9/18/17~~
- ~~3. Please provide an electronic copy of the Site Plan (pdf format) RECEIVED 9/13/17~~
- ~~4. Please show utility sheet with water mains and sizes plus all hydrants within 1000' RECEIVED 9/18/17~~
5. Must provide gate access through the use of an approved device or system.

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6. **Administration building will be mixed use with assembly & mercantile, is this a 2 story building?**

7. **A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**

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September 21, 2017

Project: KOA – JENKINS ROAD
Subject: SITE PLAN
To: Kori Benton
From: Grant Chambers
SLC-Engineering Division

1. Please dimension the distance from the driveway to the property lines. Driveways shall be a minimum of 50 feet from the property lines. The full access driveway on Jenkins Road must be at least 350 feet from the Jenkins Road and Edwards Road intersection.
2. The traffic study will be reviewed by a separate consultant. More comments regarding the access may be issued after the review is completed.
3. A 6-FT sidewalk shall be constructed along the limits of the western and southern property boundaries within the South Jenkins and Edwards Roads right-of-ways. A fee-in-lieu may be required from the applicant if the Board of County Commissioners (BOCC) authorizes relief from this requirement.
4. Please provide detailed roadway plans showing the dimensions of the proposed roadway improvements.
5. The gated entrance off of Edwards Road shall comply with county standards for gated access. Minimum vehicle queuing areas must be provided per section 7.06.02 in the land development code.
6. A 50 foot corner clip will be required at the southwest corner of the site located at the intersection of S Jenkins Road and Edwards Road.
7. A Right-of-Way dedication may be required along Edwards Road.
8. A review of the traffic study by an outside party may be required at the cost of the applicant. The County will work with outside consultants to get pricing.
9. The applicant is advised that prior to executing any work within the County's road right-of-way, a Right-Of-Way (ROW) Permit is required. Please contact Ms. Selena Griffett, P.E. at 772-462-2153 for more information.
10. The applicant is advised that prior to the issuance of a ROW Permit a Roadway Improvement Agreement (RIA) and the appropriate surety will be required. Please contact Ms. Selena Griffett, P.E. at 772-462-2153 for more information.

11. The applicant is advised that a Driveway Permit may be required for the proposed driveway improvements. Please contact Mr. Baby Thottakara, P.E. at 772-462-2097 for more information.
12. Please coordinate with the County's water quality division. The applicant is advised that a stormwater permit may be required for stormwater discharges within the County's roadway ROW or modifications made to the county drainage system. Please Contact Mr. Baby Thottakara, P.E. at 772-462-2097 for more information.



FORT PIERCE UTILITIES AUTHORITY

- a. Zoning Text Amendment - Causeway Cove - 601 Seaway Drive (Kori Benton)
 - W/WW Engineering: No comment
 - Electric & Gas Engineering: No comment

- b. Planned Development and Future Land Use Map Amendment - Jenkins Road KOA - S. Jenkins and Edwards Road (Kori Benton)
 - W/WW Engineering: Approved as noted.
All on site water is to be private. DDC and Meter at both Right Of Way locations. Sanitary sewer service configuration may need to be adjusted. Lift station does not currently exist at the southerly property.
Please contact James Carnes, P.E. at (772)466-1600 x 3472 if you have any questions.
 - Electric & Gas Engineering: Approved

- d. Conditional Use with No New Construction - Slimane Adult Congregate Living Facility - 614 N. 7th Street (Kori Benton)
 - W/WW Engineering: Conceptual Approval - Final approval will be based on the detailed review of a complete utility construction plan submittal to FPUA W/WW Engineering. Based on the properties existing water and wastewater service configuration, substantial changes to the water and wastewater services will be required. For example, with the first floor having multiple retail units, each unit will require its own individual meter and as such, these retail spots will require plumbing modifications to accommodate this requirement. For the Assisted Living Facility proposed on floors two and three, this use will require the installation of an individual meter and a Fire Suppression Device to achieve the fire protection service needed. There is currently a grease interceptor onsite that may be used for the Assisted Living Facilities commercial kitchen and laundry services, however it must be inspected, modified or replaced depending on the condition and overall intended use of this property. If you have any further questions of comment please contact James Carnes at 466-1600 x 3472.
 - Electric & Gas Engineering: No comment

- e. Conditional Use with New Construction - Dockside Inn/On the Edge Marina Construction and Expansion - 1136 -1172 Seaway Drive (Kori Benton)
 - W/WW Engineering: Approved as noted.
If any water or wastewater services are needed, please contact James Carnes, P.E. with Fort Pierce Utilities Authority Water/Wastewater Engineering Department at (772)466-1600 x 3472
 - Electric & Gas Engineering: No objection - If additional electrical services will be constructed, FPUA will require a copy of the electrical plan and a copy of the AutoCAD file (Site, utility, and landscape). A utility easement will be required, if pad mounted transformer(s) and underground primary lines are to be placed



FORT PIERCE UTILITIES AUTHORITY

within the property (on land). Easement sketch to be prepared by the customer's consultant/surveyor. Current point of service available is at parcel 2401-501-0302-000-2 (FPI #18612 – 150KVA, 120/208V).

- g. Resubmittal of Site Plan & Design Review - Dollar Tree - 4008 Okeechobee Road
(Kori Benton)
- WWW Engineering: Approved
 - Electric & Gas Engineering: Approved