



October 18, 2017

Mr. Kori Benton
Senior Planner
Planning Department
City of Fort Pierce
100 N. US1
Fort Pierce, FL 34950

Re: Jenkins Road KOA – Code Exceptions for Planned Development
(LA 17-446)
Parcel Identification Number: 243021200010005

Dear Mr. Benton:

Pursuant to Sec. 22-40(C)(3), please find below a list of code exceptions for the proposed Jenkins Road KOA Planned Development:

- Sec. 22-86(2)(b) – Transportation Standards: City Code requires 30’ wide drive aisles for 2-way traffic and 20’ wide drive aisles for 1-way traffic.
 - Proposed drive aisles are 28’ for 2-way traffic and 15’ for 1-way traffic. Based on KOA’s design standards and past experience with other KOA facilities that the Applicant has owned, or currently owns, 28’ for 2-way traffic and 15’ for one-way traffic is adequate area for safe operation of recreational vehicles, while also keeping impervious area to a minimum.
- Sec. 22-86(1)(C) – Recreational Vehicle Spaces: City Code requires 1,750 total sf. per recreational vehicle space.
 - Back-in stalls average approximately 800 sf. in paved parking area and approximately 1,200 sf. in total stall area (paved parking and pervious open area).
 - Back-in stalls are designed to be 15’W x 50’D to accommodate a tow vehicle and tow-behind unit (camper), which equates to a tow vehicle of 20’ in length and a tow unit 30’ in length. Additionally, back-in stalls can also accommodate tent and cabin camping. the design dimensions provide adequate area for these uses along with a minimum 9.5’x19’ dimensions for a vehicle.
- Sec. 22-86(5)(i) – Length of Stay: City Code sets the maximum length of stay of no more than 30-days in a sixty-day period.

- A maximum stay of 6-months in a calendar year is proposed, which will allow the facility to accommodate seasonal patrons while providing adequate protection to prevent residency – residency at the facility is strictly prohibited.
- Sec. 22-86(3)(a) and (b) – Service Building Standards: City Code requires one lavatory and one shower or bathtub for each sex for each five (5) recreational vehicle parks or fraction thereof; one toilet for females for each five (5) recreational vehicles or fraction thereof; and one toilet for males for each ten (10) recreational vehicles or fraction thereof, not more than one-third of which shall be urinals. Additionally, no recreational vehicle space shall be more than two hundred (200) feet from a service building with a lavatory, toilet and a shower or bathtub for each sex.
 - As proposed, the Admin Bldg. will have (2) restroom facilities, one male and one female with (5) flushing lavatories in each; plus (3) family-style/unisex bathrooms with a shower, sink and flushing lavatory in each. The back-in stall area restroom building will have (3) family/unisex bathrooms with a shower, sink and flushing lavatory in each. The maximum distance from an R/V stall to the nearest restroom facility is approximately 900'. The restroom facilities proposed are in keeping with current industry standards and KOA's minimum requirements. Additionally, every R/V stall, both pull-thru and back-in, will be equipped with potable water and sanitary sewer hook-ups.

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