



ENGINEERS • SURVEYORS • ENVIRONMENTAL

April 30, 2018

Via: *Electronic and Hand Delivery*

Brandon Creagan, MCRP, LEED  
Planner, City of Fort Pierce  
100 North US 1  
Fort Pierce, FL 34950

**Re: Camping World Response to Comments  
Site Plan # 18-07000003**

Dear Brandon:

On behalf of our client, please find the attached response to comments received at the April 19, 2018 TRC meeting for the Development Review Application on a project known as Camping World. Each comment is identified below followed by a response in ***bold italics***.

#### **SITE PLAN COMMENTS from Brandon Creagan**

1. The narrative explains that Gander Outdoors will be 47,456 sq. ft., but the site plan shows 48,867 sq. ft. Please revise the site plan to show the correct square footage.  
***RESPONSE: Please see revised site plan that shows the Gander Outdoors is 47,456 square feet.***
2. Parking should reflect a total of 80,241 sq. ft. of space as depicted on the application. The required number of spaces would be 321.  
***RESPONSE: The total proposed square footage is 80,241. The plan has been revised to show 321 required spaces and 378 proposed.***
3. The site plan only shows 378 parking spaces instead of the 386 spaces as depicted on the parking calculations section of the site plan. Please adjust the parking calculations section to show 378 parking spaces.  
***RESPONSE: The site plan has been revised to show 378 spaces.***
4. The RV parking space inventory count of 380 spaces under the parking calculations section of the site plan does not reflect the actual number of RV inventory spaces shown on the site plan. Please update the numbers to reflect what is on the site plan.  
***RESPONSE: The actual number of RV spaces is 432.***
5. Sidewalks may be required along S. Jenkins Road and Graham Road.  
***RESPONSE: Sidewalks are currently being coordinated with St. Lucie County staff. Sidewalks may be constructed or a fee in lieu may be provided.***
6. A tree protection and mitigation plan must be submitted that follows the rules and regulations of City Code 22-194, Tree Protection and Mitigation.  
***RESPONSE: This will be a condition of approval for the Development Review application. The applicant will provide prior to City Commission meeting.***

7. Before a CO is issued, please provide a landscape bond for all proposed landscaping pursuant to City Code 22-180.  
**RESPONSE: Acknowledged.**

#### **SITE PLAN COMMENTS from John Andrews, P.E.**

1. Revise the width of the customer and employee parking from 9' to 9.5' in accordance with the requirements specified in the City of Fort Pierce Code of Ordinances.  
**RESPONSE: Please see revised site plan.**
2. The applicant shall either relocate the proposed lake to the rear of the property or install a water feature such as fountains as per the requirements specified in the City of Fort Pierce Code of Ordinances Section 17-34.  
**RESPONSE: Please see revised site plan which depicts a water feature.**
3. Revise the driveway apron located within the limits of the Jenkins Road right-of-way from asphalt to concrete per City of Fort Pierce Code of Ordinances Section 17-8.  
**RESPONSE: Please see revised site plan.**
4. The applicant shall construct a sidewalk along Jenkins Road as per the requirements of Saint Lucie County Engineering Department.  
**RESPONSE: Sidewalks are currently being coordinated with St. Lucie County staff. Sidewalks may be constructed or a fee in lieu may be provided.**

#### **SITE PLAN COMMENTS from SLCFD**

1. Please submit a complete 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.slcfd.com/permits.htm>  
**RESPONSE: This will be submitted under separate cover to SLCFD.**
2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.  
**RESPONSE: This will be submitted under separate cover to SLCFD.**
4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.  
**RESPONSE: Acknowledged.**
5. Show all hydrants used in the required fire flow calculations for the buildings and provide minimum spacing requirements and setbacks per NFPA 18.5.3.  
**RESPONSE: Please see revised site plan.**

#### **SITE PLAN REVIEW, CU, DESIGN REVIEW & CONCURRENCY from Kori Benton, St. Lucie County**

1. The applicant suggests to the current site is 55.423 acres, whereas the proposed is 44.97. Please clarify this variation.  
**RESPONSE: The total project acreage is 45.00 acres. The justification statement has been revised to reflect this properly.**
2. Site Lighting Plan provided is for an alternative site, therefore analysis of potential impacts to low-density residential district to the north cannot be performed.

**RESPONSE:** Please see the attached photometric plan for the subject site.

3. The camper / RV display area does not provide for interior vehicular use area (IVUA) landscaping. The landscape plan does not demonstrate the areas intended for inclusion in the required IVUA landscaping calculations.

**RESPONSE:** The camper/RV display area is for display only and not considered parking. No landscape islands are proposed in this area.

4. The applicant is encouraged to provide a water feature within detention area / proposed lake as it fronts an arterial roadway. The applicant may further consider more creative shaping in the lake design, as an enhancement to the project entrance.

**RESPONSE:** A water feature has been included on the attached revised site plan.

5. Sections of the internal driveway are rather wide, seemingly exceeding the maximum widths allowed.

**RESPONSE:** Please see revised site plan.

6. The applicant is encouraged to consider advancing the proposed project as a Planned Development in an effort to improve compatibility with adjacent land uses, long range. The request for placement within the General Commercial zone would allow for commercial construction up to 65 ft. in height, at a 60% lot coverage, adjacent to low density and medium density residential land uses.

**RESPONSE:** The applicant does not wish to proceed as a PD and wishes to proceed with the zoning request as initially submitted.

7. The application does not provide a tree survey, or tree mitigation plan. The applicant is encouraged to preserve native trees, of appropriate size and health, incorporating within the site plan where feasible.

**RESPONSE:** This will be a condition of approval for the Development Review application. The applicant will provide prior to City Commission meeting.

8. The applicant is encouraged to incorporate trees / shrub plantings along the south and east facades of the retail store to break up the expanse of wall areas absent of windows or doors and augment the scale and design of these facilities.

**RESPONSE:** A landscape plan addressing this comment will be supplied.

9. The landscape plan should incorporate a hedge or shrubs along the western property line, where a vehicular use area abuts a ROW.

**RESPONSE:** There are no hedges, shrubs or trees proposed along the western property line.

10. The site plan included within the application packet is market "Conceptual".

**RESPONSE:** Please see revised site plan.

11. The proposed parking stall widths are 9 ft. The applicant is encouraged to increase this width.

**RESPONSE:** Please see revised site plan.

12. The City is encouraged to review the presented traffic impact report as it relates to consideration of a south bound turn lane into the facility, especially in consideration of

the anticipated vehicle sizes anticipated to enter / exit the project. The site plan rendering demonstrates intention to shorten the current south bound turn lane servicing Samuel Gaines K-8 School. Please advise as to any review comments from the SLC School District.

**RESPONSE:** *The revised site plan submitted with this letter identifies the northbound left turn lane and the southbound right turn lane.*

13. The demonstrated loading area faces Jenkins Road, as the primary ROW. The applicant is encouraged to shift this area to the west side of the retail center, enhancing the eastern building façade.

**RESPONSE:** *There is appropriate buffering from the Jenkins Road ROW which buffers the proposed loading areas from Jenkins Road. Please see revised site plan.*

14. The applicant is encouraged to incorporate interior parking lot sidewalk connections, in addition to a sidewalk connection to the adjacent ROW.

**RESPONSE:** *Please see revised site plan.*

15. The site plan included does not demonstrate installation of sidewalks along Jenkins or Graham Roads.

**RESPONSE:** *Sidewalks are currently being coordinated with St. Lucie County staff. Sidewalks may be constructed or a fee in lieu may be provided.*

16. The applicant is encouraged to consider relocation of the proposed dumpster location is between the building façade and the adjacent right-of-way along Jenkins Road.

**RESPONSE:** *The applicant added an additional double dumpster near the retail building for Camping World. The dumpster on the east side of the building must remain. The proposed landscape and distance from Jenkins will adequately buffer the proposed dumpster.*

17. The applicant is encouraged to consider additional buffering along the northern property line for future phases, based upon the adjacent land uses.

**RESPONSE:** *The proposed landscaping along the northern property line is sufficient for these uses. In addition, the proposed buildings are located over 500-feet from the northern property line.*

18. Has the applicant conducted a Neighborhood Meeting? If not, the applicant is encouraged to do so, as the requests encompass a Land Use & Rezoning of the site.

**RESPONSE:** *A neighborhood meeting is scheduled for May 17, 2018 at 5:30 p.m. with adjacent property owners within 500' of the subject property.*

#### **SITE PLAN from Grant Chambers, St. Lucie County**

1. Please dimension the distance from the driveway to the property lines. Driveways shall be a minimum of 50 feet from the property lines.

**RESPONSE:** *Please see revised site plan.*

2. A review of the traffic study by an outside party will be required at the cost of the applicant. The County will work with outside consultants to get pricing.

**RESPONSE:** *Acknowledged.*

3. Jenkins Road is identified on the County's Right-of-Way Protection Plan. A ROW Dedication of 40 feet will be required along Jenkins Road.  
**RESPONSE: Please see revised site plan.**
4. A 6' sidewalk will be required within the Right-of-Way along Jenkins Road and Graham Road that abuts the property line of the proposed development site. The Board of County Commissioners may authorize total or partial relief from the requirements of sidewalk construction and may require the applicant to pay a fee-in-lieu to the County for sidewalk and / or greenways and trails construction. Please refer to Chapter 7.05.04 of the LDC for more details.  
**RESPONSE: Sidewalks are currently being coordinated with St. Lucie County staff. Sidewalks may be constructed or a fee in lieu may be provided.**
5. A 50 foot corner clip will be required at the northeast corner of the site located at the intersection of Graham Road and Jenkins Road.  
**RESPONSE: Please see revised site plan.**
6. Please provide detailed roadway plans showing the dimensions of the proposed roadway improvements on Jenkins Road.  
**RESPONSE: Please see revised site plan.**
7. 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 Joanne Mitchell at 772-462-2824 for more information.  
**RESPONSE: Acknowledged.**
8. 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 Grant Chambers P.E. at 772-462-2741 for more information.  
**RESPONSE: Acknowledged.**
9. 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.  
**RESPONSE: Acknowledged. We will reach out to Mr. Thottakara to discuss.**
10. Please coordinate with the County's water quality division. The applicant is advised that a stormwater permit may be required for stormwater discharge 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.  
**RESPONSE: Acknowledged. We will reach out to Mr. Thottakara to discuss.**

#### SITE PLAN from Rod Reed, St. Lucie County

1. In the surveyors notes number one I think the sentence is incomplete. Please check.  
**RESPONSE: Please find the revised boundary survey attached.**
2. Surveyors notes number eight, hereon is misspelled in two places.  
**RESPONSE: Please find the revised boundary survey attached.**
3. Please add to the notes. "The expected use of the survey and map is commercial."

**RESPONSE: Please find the revised boundary survey attached.**

4. Note one when completed may take care of this comment. Please add this statement to the notes. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

**RESPONSE: Please find the revised boundary survey attached.**

5. On the survey at the SW Corner it is labeled as Parcels 1, 2, 3 and 4 (Drainage ditch & Grave beds). I think you meant Grove Beds.

**RESPONSE: Please find the revised boundary survey attached.**

6. Within the legal description. Less and Except Parcel 1, first sentence point is misspelled. .

**RESPONSE: Please find the revised boundary survey attached.**

7. The description for the less and except parcel 1 does not close. Also show the bearings and distances on the lines called for in the description. The problem is I think is the centerline of I-95 is nor parallel to the east r/w line. The north and south line calls of 34 feet should make these line parallel. Please check.

**RESPONSE: Please find the revised boundary survey attached.**

8. The description for the less and except parcel 2 does not close. Please verify.

**RESPONSE: Please find the revised boundary survey attached.**

9. Please verify the closures on all of the less and except parcels.

**RESPONSE: Please find the revised boundary survey attached.**

We feel the attached adequately addresses staff comments and respectfully request the that the applications noted above proceed to the Planning Board Public Meeting for approval. If you have any questions regarding this application, the attached documents, or the project, please contact our office.

Respectfully,

**ENGINEERING DESIGN & CONSTRUCTION, INC.**



Bradley J. Currie, AICP  
Planner

cc: Steve Doyle – Structured Real Estate

S:\EDC-Fort-Pierce\16-projects\16-225(CampingWorld)\Submittal Documents\Comment Response Letter\2018-04-30\_B\_Creagan\_Dev\_Rvw\_Rsp2Cmts\_16-225.doc