

CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS | LAND SURVEYORS

File number: 18-110
Senders e-mail: dmurphy@ct-eng.com

June 1, 2018

Ms. Rebeca Grohall, AICP, Planning Director
City of Ft. Pierce Planning Department
100 North US #1
Ft. Pierce, Florida 34950

Subject: Redhawk Rebar PD – 4280 Bandy Boulevard, Ft. Pierce
(Response to Technical Review Committee Comments)

Dear Ms. Grohall:

We are receipt of the review comments from the Ft. Pierce Technical Review Comments (Comment # 1), concerning the proposed development a 40,000+ square foot manufacturing facility to be located along Bandy Boulevard, in the Ft. Pierce Industrial Park, in southwestern Ft. Pierce. We have addressed each of the comments and questions posed in the review and are including twelve (12) sets of the revised site plan set for distribution and processing.

PLANNING DEPARTMENT COMMENTS:

- 1. Provide a Signed/Sealed Landscape Plan that complies with City Code 22- 187, General Landscaping requirements. Please discuss the use of Laurel Oaks with the City's Forester, Paul Bertram (772) 467-3821.**

Project Landscaping Plans are in the process of being completed. These plans will be in conformance with minimum City Codes for industrial site development. However, in the interest of time, we ask that you please begin, or continue with, the processing of this Planned Development application and allow the Landscaping Plans to catch up during the project review process. I expect to receive these plans within the next week or so.

- 2. Provide a Lighting Plan or Photometric Survey that complies with City Code 22-60(J)(1) that certifies that the lot will be lit to an average a 2 foot candles .**

Detailed engineered photometrics of the project site will be provided with the site construction plans.

Please refer to the attached site plan graphic where we have indicated that all site lighting of the parking areas will be provided through a combination of wall-mounted fixtures, to be located on the side of the proposed buildings or through the placement of several individual light poles to be located along the perimeter of the projects travelway. All lighting will comply with the City to foot-candle requirement.

3. Provide dimensions for the parking lot and drive aisles showing compliance with 22-60 (c)(I) and 22-61, Access Control

Refer to the attached project site plan.

4. Please complete the capacity analysis. The paperwork received is signed, but the boxes are otherwise missing the information requested.

Refer to the attached project capacity analysis.

5. In accordance with Sec. 22- 60 Off Street Parking, full buildout of the site would require 65 parking spaces. If requesting less spaces via a PD please address the parking calculation utilized in your PD narrative and on the site data.

Review of Sec. 22- 60, of the City's Code of Ordinances, shows that, at full buildout (41,000 square feet), this site will require 68 parking stalls ($41,000 \text{ sf} / 600 = 68.3$). Review of our particular business operations indicates that 68 parking spaces can be viewed as overly excessive, and not necessary for our particular operation. At full operation/production (under buildout conditions) we anticipate a 'need' for only about 30/35 parking stalls.

As you know, St. Lucie County utilizes the ITE Parking Generation Manuals for determining the required number of parking spaces for any particular use of land. Review of those standards shows that for a manufacturing use (ITE Code 140), such as is proposed on this property, the ITE parking generation rate (85th percentile) is 1.18 spaces/ 1,000 sq feet of gross building area. The administrative support areas of the complex are considered to be part of that over 1.18 parking ratio. Application of the 1.18/1000 parking ratio results a required parking need of 48 spaces. The attached project site plan indicates 49 spaces, with an area 'reserved' for the future addition of the remaining 20 parking stalls, should they become necessary, either thought our particular operation or a future change in use. For our particular use, this 'reserved' parking area will be used for storage of equipment and materials used in the manufacturing process.

As part of the Planned Development (PD) application process, we do hereby request that the City give deference to the application of the ITE Parking Generation rates to this particular use.

6. Please provide a written narrative as to how your Design Review application complies with Sec. 22-59.



Refer to the attached Design Review application materials.

- 7. In accordance with Sec 22-40(c) e - Please review your PD Narrative to address any/all exceptions from the standard zoning ordinance and land development code for any aspect of the proposed development plan.**

For this particular use, other than the above mentioned request for variation of parking standard, this project site plan will be compliant with all minimum City standards of this type of project design. We will, at this time, not be asking for any particular conditional use, special exceptions or other special use authorizations as a result of this particular plan development application.

- 8. Please provide a PDF electronic copy of the survey.**

A PDF file (CD) of the project survey, along with all other site submission materials, is attached to this resubmission package.

- 9. The application package indicates a Traffic Analysis was performed, however, that was not found in the package. Please provide.**

See attached traffic impact statement.

- 10. Please provide a dumpster/dumpster enclosure on the site, in accordance with land development code provisions for screening, Sec. 22-187 (11). You may wish to coordinate with the Solid Waste Division for placement information 772-467-3811, Mike Reals.**

Refer to attached project site plan

ENGINEERING DEPARTMENT COMMENTS:

- 1. Provide a note on the site plan indicating that all proposed utilities shall be placed underground.**

Refer to Data Table Note 16 on the project site plan, as prepared by Culpepper & Terpening, Inc., dated June 1, 2018.

- 2. Provide a note on the site plan stating that all construction shall adhere to the requirements set forth in the City of Fort Pierce Code of Ordinances Section 17 and Section 22.**

Refer to attached project site plan, Data Table.



- 3. Provide a 5' wide concrete sidewalk within the proposed Bandy Boulevard right-of-way extending the width of the applicant's property directly adjacent.**

Refer to attached project site plan, as prepared by Culpepper & Terpening, Inc., dated June 1, 2018.

- 4. The submitted site plan reflects a drawing scale of 1/32" = 1', please revise the plan to be drawn to a standard engineering scale such as 1" = 10', 1" = 20', etc. and resubmit.**

Refer to attached project site plan, as prepared by Culpepper & Terpening, Inc., dated June 1, 2018.

- 5. Provide a location map on the site plan, along with property boundary information, existing recorded easement locations, driveway apron material, driveway dimensions, parking lot dimensions, parking and building setback information, etc. as required by the City of Fort Pierce Code of Ordinances, Section 17-27.**

Refer to attached project site plan, as prepared by Culpepper & Terpening, Inc. dated June 1, 2018.

- 6. Please add the appropriate concrete wheel stops at parking spaces along with concrete curbing, if required, in order to comply with the requirements set forth in the City of Fort Pierce Code of Ordinances, Section 22-187(12)(d).**

Concrete wheel stops have been provided at all locations where the individual parking stall does not abut a raised concrete curb. Refer to attached project site plan, as prepared by Culpepper & Terpening, Inc., dated June 1, 2018.

- 7. The site plan shall show the location all handicapped parking stalls and access aisles.**

Refer to attached project site plan, as prepared by Culpepper & Terpening, Inc. dated June 1, 2018.

- 8. The site plan shall depict the location of the proposed stop sign and stop bar.**

Refer to attached project site plan, as prepared by Culpepper & Terpening, Inc. dated June 1, 2018.

- 9. The site plan shall include a pervious/impervious area tabulation.**

Refer to Note Number 13 on the attached project site plan, as prepared by Culpepper & Terpening, Inc. dated June 1, 2018.



- 10. The plans incorrectly identify the asphalt driveway located along the west side of the property as a continuation of the public roadway known as Bandy Boulevard; please revise the plans accordingly.**

Refer to attached project site plan, as prepared by Culpepper & Terpening, Inc. dated June 1, 2018.

- 11. It appears that improvements will be constructed within recorded drainage and utility easements; please provide proof that these improvements are permitted within said easements.**

There are number of easements that affect the subject property. Attached are copies of the individual easements, with their restrictions of use identified. At this time we do not believe that we are proposing any use that is in conflict with these restrictions.

SURVEY (ST. LUCIE COUNTY) COMMENTS:

- 1. Please add the following statement to your 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."**

Refer to the attached project site survey.

- 2. Please show the reference bearing along the centerline of Bandy Blvd. and label (Bearing Base).**

Refer to the attached project site survey.

- 3. Please revise survey bearing of S02°07'03"E to S02°07'04"E to match the plat bearing.**

Refer to the attached project site survey.

- 4. Please verify that the 10' UE along the driveway easement is correct. When I pull up ORB 1268, Page 1626 it is for something completely different.**

Refer to the attached project site survey. Copies of all easements reflected on the Project Survey are attached.

- 5. Please add to the surveyor's report that there is no improvements on the lot.**



Refer to the attached project site survey.

- 6. Please note that if Lot 8 is going to be subdivided into additional lots, a final plat will need to be prepared.**

Comment acknowledged.

FORT PIERCE UTILITIES AUTHORITY COMMENTS:

- 1. W/WW Engineering: Concept Approved**
Water - available to this site.
Wastewater - Will require approx. 390 L.F. extension west to the property. Existing 12" PVC Force Main located on the east side of Selvitz Road

Comment acknowledged

- 2. Electric & Gas Engineering:**
Electric is located on site.
Gas & Fiber Optics are located on the east side of Selvitz Road and are available to serve this site.
Please see contacts below for each utility.
 - **Electric: Sal Scimeca (772)466-1600x6957;**
 - **Gas: Anna Johnson (772)466-1600x4705;**
 - **High Speed Internet: (772)466-1600x3310**

Comment acknowledged

ST. LUCIE COUNTY PLANNING & DEVELOPMENT SERVICES:

- 1. The Parcel ID and various sections of the Capacity Analysis included in the Zoning Atlas Amendment application are incomplete. The application introduction letter suggests inclusion of an Environmental Assessment Report and Preliminary Traffic Study however these exhibits were not presented within the distribution packet.**

Refer to attached application materials.

- 2. The presented site development plan did not present required/provided parking data (HC Space), future land use, construction/phasing timeline, proposed zoning, zoning of surrounding property, etc.**



Refer to attached project site plan, as prepared by Culpepper & Terpening, Inc. dated June 1, 2018.

- 3. The site plan does not demonstrate installation of a sidewalk along Bandy Blvd, or an ADA accessible route to/from the facility.**

Refer to attached project site plan, as prepared by Culpepper & Terpening, Inc. dated June 1, 2018.

- 4. The application does not include a traffic impact report, connections to water/waste water infrastructure, hours of operation, proposed truck routes to/from the site, etc. to review potential impacts to Selvitz Road or adjacent properties.**

Refer to attached project site plan, as prepared by Culpepper & Terpening, Inc. dated June 1, 2018. A traffic statement has been prepared for this site and is attached to this resubmission materials.

- 5. The site plan does not present provision of a refuse collection area, and appropriate screening.**

Refer to attached project site plan, as prepared by Culpepper & Terpening, Inc. dated June 1, 2018.

- 6. The landscape plan was not prepared by a Florida Licensed Landscape Architect, or provided notation of irrigation.**

Project Landscaping Plans are in the process of being completed. These plans will be in conformance with minimum City Codes for industrial site development. However, in the interest of time, we ask that you please begin, or continue with, the processing of this Planned Development application and allow the Landscaping Plans to catch up during the project review process. I expect to receive these plans within the next week or so.

- 7. The applicant is encouraged to provide foundational landscape plantings around the facades visible from Bandy Blvd. to soften the expanse of the industrial building facade(s).**

Comment acknowledged.

ST. LUCIE COUNTY ENGINEERING DIVISION (PUBLIC WORKS DEPARTMENT):

Review Comments:

- 1. Please dimension the distance from the driveway to the property lines. A minimum of 25-FT offset from the side property line is required when constructing a commercial driveway. A one-lane driveway shall not be more than 20 FT wide and shall not exceed 40 FT when a two lane**



driveway is desired. For corner lots, driveways shall be constructed so that the nearest perpendicular edge is a minimum of 50 FT from the parallel base building line. Corner lot driveways that generate more than 300 VPD shall be offset 150 FT from the parallel base building line. Driveways that generate more than 50 VPD shall not be authorized left turn movements unless the nearest edge of the driveway is a minimum of 350 FT from the parallel base building line. Driveways within the road right-of-way shall be paved with an all-weather surface material. Please refer to Section 7.05.06 DRIVEWAYS of the LDC for more details.

Comment acknowledged.

2. **Has a traffic statement been provided? A review of the traffic statement by an outside party may be required at the cost of the applicant. The County will work with outside consultants to get pricing.**

Refer to the attached Traffic Impact Statement for this project

3. **A 6' sidewalk will be required within the Right- of-Way along Bandy Boulevard 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.**

Refer to attached project site plan, as prepared by Culpepper & Terpening, Inc. dated June 1, 2018.

4. **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. Joanne Mitchell at 772-462 -28 24 for more information.**

Comments acknowledged.

5. **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.**

Comments acknowledged.

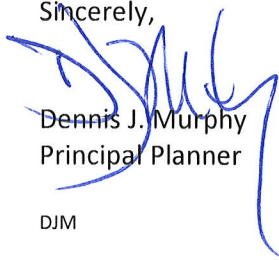
6. **Please coordinate with the County's water quality division. The applicant is advised that a stormwater permit may be required for stormwater discharges within the County's roadway ROW or modifications made to the county drainage system. Please Contact Mr. Baby Thottakara, P.E. at 772-462 -2097 for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

Comments acknowledged.



I believe that this response has addressed all of the outstanding questions/ comments that City Staff has with this matter. If you, or other staff members, have any questions, please do not hesitate to let me know.

Sincerely,



Dennis J. Murphy
Principal Planner

DJM

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