



March 6, 2018

Mr. Brandon C. Creagan, MCRP, LEED Green Assoc.  
Planner  
Planning Department  
City of Fort Pierce  
100 N. US1  
Fort Pierce, FL 34950

**Re: Carriage Pointe – Major Adjustment to Planned Development**  
**Our Reference Number: 17-771**

Dear Mr. Creagan:

It is our pleasure to provide the responses below in ***bold italics***, which address the following comments pursuant to the TRC's review of the initial submittal for the above referenced project.

**CITY OF FORT PIERCE PLANNING DEPARTMENT**

1. Provide an explanation for why the development is doing away with the clubhouse/pool area in favor of a dog park, picnic area, and play area.

***Response: In short, the Applicant desires to provide a passive recreation amenity, which does not place undue financial burden and liability on the future HOA, thus keeping HOA fees to a minimum. Additionally, it is anticipated the amenities as proposed will, particularly the walking trails, attract more frequent and year-round use by future residents than a pool and cabana, which realistically would only be used during the warmer summer months.***

2. Provide an updated landscape plan that shows the landscaping in the reconfigured recreation area. Landscaping must adhere to City Code 22-187, General Landscaping requirements.

***Response: The overall landscape plan for the subdivision has been provided with the resubmittal and has been updated per the proposed changes to the amenity center.***

3. Change the Zoning Classification shown on the Plans from AR-1 to PD, Planned Development. The Zoning classification was changed to PD under City of Fort Pierce Ordinance 14-002. Also change the Future Land-Use classification shown on the plans from RU to RL, Low Density Residential. This was changed under City of Fort Pierce Ordinance K-308.

***Response: The referenced information has been revised.***

4. Provide an update on the final route for the two proposed walking trails. Is there a possibility to connect these proposed walking trails to the St. Lucie County Greenways & Trails system?

***Response: It is anticipated that the proposed walking trails within the project limits will connect to the County's Greenways and Trails system, for which a 50' pedestrian easement along the projects northern boundary has been granted.***

5. Provide an exhibit on the landscape plan for what the typical landscaping will look like for a lot.

***Response: Per your request, the Typical Lot detail has been updated to include required Code minimum landscaping. The Applicant, successor, or assign reserves the right to modify the typical lot landscaping so long as the modifications thereto meet required Code minimum requirements at time of construction permit submittal.***

6. Restripe and Repave the temporary parking for the model home lot so that it conforms with City Code 22-60, Off-Street Parking and Loading

***Response: Acknowledged.***

### **ST. LUCIE COUNTY SURVEYOR**

No Comments.

***Response: Acknowledged.***

### **ST. LUCIE COUNTY PLANNING & DEVELOPMENT SERVICES DEPARTMENT**

No Comments.

***Response: Acknowledged.***

### **CITY OF FORT PIERCE BUILDING DEPARTMENT**

1. Be aware of proximity to S.F.H.A. (special flood hazard area) to the north.

***Response: Acknowledged.***

2. Take appropriate means to satisfy Code requirements.

***Response: Acknowledged.***

3. Buildings constructed to 2017, 6<sup>th</sup> Edition Code requirements.

***Response: Acknowledged.***

### **CITY OF FORT PIERCE ENGINEERING DEPARTMENT**

1. The submitted plan identifies the limits of the oxbow, but does not define the boundaries of the Conservation Area surrounding the oxbow, refer to ORB 2587, Page 655, Saint Lucie County Public Records. This easement was dedicated per the conditions of the South Florida Water Management District permit and encroachment into the Conservation Area is prohibited. With that being said, it appears that a portion of the proposed walking trail will encroach into this area.

***Response: (Provided by Paul Ezzo, AICP, of EW Consultants, Inc.) The updated master site plan accurately depicts the recorded limits of the SFWMD Conservation Easement associated with the remnant oxbow area. The proposed trails shown on the master site plan have been adjusted to be outside the limits of the SFWMD Conservation Easement.***

### **FORT PIERCE UTILITIES AUTHORITY – WATER/WASTEWATER**

1. With pool bring removed, what water usage will be needed for the new play area and dog facility (potable water? Irrigation?)

***Response: At this time, it is anticipated that a water spigot may be provided at the dog park, along with irrigation to serve new plantings associated with the amenity improvements.***

2. Also, please provide Plat showing the difference in 131 lots vs. 132 to include the adjusted setback from 0' to 5' compared to the previous layout for the water and sewer services already installed to provide utilities to each lot as previously constructed. These service adjustments could be very critical to insure service lines are on the correct property it is intended to serve.

***Response: As requested, the recorded Plat has been provided herewith this resubmittal; Plat illustrates 131 lots. It should be noted that the design team is currently reviewing the Plat and As-builts to determine the appropriate course of action regarding modifications required, if any, to installed infrastructure and/or Plat. FPUA will be updated as necessary.***

### **FORT PIERCE UTILITY AUTHORITY – ELECTRIC & GAS**

1. Electric is available, please contact Jason Mittler for details at 772.466.1600 x6306

***Response: Acknowledged.***

2. Gas is available, please contact Ana Johnson for details at 772.466.1600 x4705

***Response: Acknowledged.***

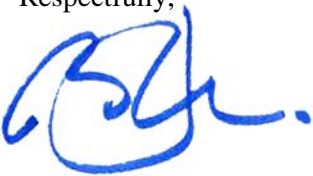
### **CITY OF FORT PIERCE POLICE DEPARTMENT**

1. Case 2430-503-0139-0004, Carriage Point, Major amendment: Please try to design the walking trail's route so that the people who may be at the picnic area / covered rec area / dog park have maximum opportunity to see the users of the trail, allowing for maximum natural surveillance for users of the trail. Incorporate proper lighting means to illuminate the trail after dark to protect the users and to discourage undesired activities.

***Response: (Provided by Paul Ezzo, AICP, of EW Consultants, Inc.) The vegetation within a 50-foot swath from the dog park to the walking trail will be trimmed so that users of the park are able to readily observe trail-goers. Understory bushes within this swath will be kept below three feet in height, while canopy trees will be "limbed-up" so that low- hanging branches (below eight feet) will be removed. It is not anticipated that either set of walking trails (the County-constructed and maintained strip along Ten-Mile Creek, as well as the trails internal to the project site) will be lit as part of their design.***

We appreciate your time and attention to this matter and look forward to working with you further to advance the pending application to public hearing. Should you have any question or concerns with the above responses, please do not hesitate to contact me directly.

Respectfully,



Brian Nolan, AICP, ASLA  
Senior Project Manager