



December 27, 2018

Kori Benton, Senior Planner
100 North US 1
Fort Pierce, FL 34950

**RE: Lawnwood Pavilion Expansion
TRC Comment Responses**

Below are our responses to comments received on December 21st. We believe we have satisfied, or will be able to satisfy, all comments, but if you have additional concerns or questions please do not hesitate to contact us. Our responses are as follows:

Engineering Department:

1. Add a note to the site engineering plan stating that all construction shall comply with the City of Fort Pierce Code of Ordinances Sections 17 & 22.

Response: The note has been added to the Proposed Layout Plan sheet C4.0.

2. Remove any required site landscaping from the confines of the 5' right-of-way dedication along S. 21st Street.

Response: The landscaping has been removed from the 5' right of way dedication.

3. Although there was a retention area located adjacent to the South 21st Street right-of-way, City Code requirements now specify retention/detention areas be located away from right-of-ways. In this case we can support the modification of the existing retention area as there is one that currently exists in this location. However, a minimum setback of 15' between the new right-of-way line and property line must be maintained; please make the necessary adjustment.

Response: The detention area has been removed and replaced with a bio-retention swale which are allowed to be in closer proximity to the right-of-way. A 5' setback has been applied to the bio-retention swale and the new property line.

4. Please provide a detail or description of the proposed "Infiltration Basin".

Response: The Infiltration Basin is now a Bio-retention Swale and a detail has been added.

5. Identify the datum for the site benchmark.

Response: The datum of the benchmark, NAVD 88, has been shown on the Existing Conditions, sheet C1.0, below the identification of the benchmark and under note #1

Landscape:

1. The site survey and site plan should include the Kaufman Avenue right-of-way, if said land is intended for inclusion in review of setbacks, lot coverage, etc (minor sidewalk extensions may be sought if included).

Response: Kaufman Avenue has been included into the requirements.

2. All trees to be removed, of 8 inch DBH or greater, should be denoted on the demolition/tree disposition plan. All trees to be removed, of 14 inches DBH or greater should be presented to accurately delineate cumulative inches proposed for removal. It's noted that the Landscape Plan does not appear to reflect all trees to be removed, more specifically the plan does not appear to accurately reflect the quantity of inches (including trees of 14DBH or greater) to be removed and mitigated. During review of the Landscape Plan, approximately 340 inches (of trees larger than 14 inch DBH) were identified as being removed by the plan.
 - Further, a few of the trees proposed for removal were utilized for preservation/mitigation within the previous development plan. These trees may require additional mitigation to provide for their removal.
 - It's noted that the previous development plan actually removed more native trees, above 14 inch DBH, than presented in said plan.
 - The presented survey does not appear to provide updated, or accurate, tree sizes. During a brief site inspection, a subset of trees measured reflected greater DBH than presented via the Survey. Please provide an updated tree survey.

Response: The plan has been updated to include the trees in question. Any trees that were meant to be preserved in the previous plan but have been removed will be accounted for in this plan. An updated tree survey has been completed and submitted with this submittal.

3. Pursuant to City Code Section 22-60. - Off-street parking and loading. d. (3). h & i. Hospitals shall provide 1.5 spaces per bed, whereas Sanitariums, rest homes, convalescent homes and adult congregate living facilities are intended to provide one space per each three beds.
 - Based upon observations of site operations and parking demand on-site, it appears that the presented plans for expansion may "over park" the use. Further discussion of parking demand is requested.

Response: The parking requirements have been reduced by 6 spaces to a total of 151 instead of 157 in order to add interior landscaping and save existing trees where possible.

4. Pursuant to City Code Section 22-60 (a) (4) the subject development is eligible for a small business parking exemption, which provides the capacity for up to six (6) spaces to be eliminated from the site plan. **22-60(a) (4): Exemptions and special area standards.a. Small businesses.** No off-street parking is required for nonresidential uses in commercial districts unless such uses exceed one thousand two hundred (1,200) square feet of gross floor area, in which case off-street parking must be provided for the nonresidential floor area in excess of one thousand two hundred (1,200) square feet.

Response: The small business exemption has been used in order to reduce the required number of parking spaces.

5. Pursuant to City Code Section 22-59 (g) 3. e. Large expanses of wall without windows or detail that face the public right-of-way are prohibited. The proposed concrete wall and southern façade should incorporate design features or landscaping where possible to break up these large expanses of wall.

Response: Landscaping has been added to the proposed concrete wall in order to break up the large expanses of wall.

6. Pursuant to City Code section 22-187 (6) *Vehicular use, building, retention/detention areas adjacent to other property*. Landscape standards for these areas are as follows:
- a. 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. When a property line abuts a building, another structure, a joint driveway or joint parking area, such landscaped strip shall not be required.
 - b. 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.
 - Please ensure the south, and south west sections of the planning area comply with these minimum requirements.

Response:

- a. **10' Landscape strips have been added to the vehicular use areas that abut the aforementioned areas.**
- b. **The landscaping strip requirement has been applied.**

7. 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. 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 landscape plan details the required quantity of interior vehicular use area trees, however the plan proposes a reduced quantity of trees, of larger DBH, to fulfill the requirement. Fort Pierce LDC provisions do not provide for such approach. Additional tree plantings within the vehicular use areas are requested in compliance with this subsection.

- Many of the Landscape / Tree Preservation conflicts may be resolved via adjustments to the parking lot to accommodate and preserve some of the existing trees. At the southwest segment of the planning area. As noted, several parking spaces may be eliminated in strategic locations to preserve a handful of sizable trees on site.

Response:

- a. **Landscape islands have been added in order to preserve existing native trees.**
- b. **The aforementioned requirement has been applied to the landscape islands.**

8. In reviewing the Landscape Plan, it appears that a few site plan features (sidewalk sections, etc.) were not updated within the plan and accounted for with placement of some trees.

Response: The Landscape Plan has been updated to accurately reflect the Proposed Layout.

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. Gates may be left open only on scheduled pick up days and must be closed following pick up. Such screening shall consist of a six-foot-high masonry wall or wooden fence. In addition, when feasible, *one shrub or hedge shall be planted at two-foot centers along the outside perimeter of the screen*. Dumpsters shall be located in an area that minimizes public view.

Response: Landscaping has been proposed around the Dumpster enclosure.

10. Pursuant to City Code Section 22-67 *Special requirements*. (1) *Landscaping*. All fences and walls constructed generally parallel to the public right-of-way and having a length of one hundred (100) feet or more shall be landscaped along not less than fifty (50) per cent of the linear distance. This landscaping shall consist of shrubs and not less than one tree for each fifty (50) feet of fence or wall so landscaped. Please incorporate some landscape elements to accent the aluminum fencing sections parallel to the right-of-way.

Response: Landscaping has been proposed along the black aluminum picket fence.

We understand that our responses should be sufficient to proceed to the Planning Board meeting. Should you need any additional information prior to us submitting on the 1/12 for City Council please let us know. We believe that all comments have been addressed. If you have any questions or need additional information, please do not hesitate to contact me at adam@crunkeng.com or 615-873-1795.

Sincerely,



Adam Crunk, PE
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