

November 13, 2019

Brandon Greagan
Planner
City of Fort Pierce
100 North US 1
Fort Pierce, FL 34950

SUBJECT: Fort Pierce Charter School – 2900 S. Jenkins Road
TECHNICAL REVIEW PROJECT: # 19-07000008

Developmental review, conditional use, and design review (Brandon Greagan)
Comments:

1. The photometric plan provided needs to have a table that shows what minimum, maximum, and minimum average foot-candle lighting is for each area to include, but not limited to the parking lot, property lines, and sidewalks.

Response: See enclosed Photometric Plan

2. A tree mitigation plan needs to be provided prior to Planning Board that details trees that need to be mitigated for on-site as well as what the total DBH is for each tree and the total DBH for the whole entire site. Mitigation requirements can be found in City Code 22-191 through 22-194.

Response: See Revised Landscape Plans enclosed with this submittal.

3. The dumpster enclosure location may need to be moved as its current location may not be practical with how the driveway and drive aisle is configured. Speak to Tysha Williams in the Public Works Solid Waste Division to determine if this is an appropriate location for their trucks.

Response: We spoke with Tysha Williams who is currently on medical leave, and she asked that we call Jacolby Washington in her office, we've left emails and voicemails but as of this submittal not received a return message. The City's dumpster enclosure is a front load enclosure and therefore we have provided the adequate room for truck maneuverability. Should Public Works Waste Division deem this location unacceptable, we will address at site plan review.

4. The driveway that wraps around the school needs to be reconfigured as it falls below the minimum standards for a driveway pursuant to City Code 22-61. For all areas of the driveway that are one lane, the driveway shall be at minimum 14 feet and the plans show a minimum of 12 feet. For the areas of the driveway that show two lanes, each lane shall be at minimum 14 feet or 28 feet combined. The plans only show a minimum of 10 feet each or 20 feet combined.

Response: After further discussion with Tracy Telle, Assistant City Engineer, we have revised the plans to make the incoming and exiting single lane drive aisles 14-feet in width and the dual one-way que line 24-feet in width.

5. The Landscape Plan provided appears to not meet the minimum standards of a Landscape Plan pursuant to City Code 22-187. Staff will be providing a marked-up Landscape Plan that will provide areas for Landscape Improvement. As this site is on a major corridor and the project is going through Design Review, Development Review, and a Conditional Use, any revised Landscape Plan shall be above and beyond the minimum standards of the Landscape Code contained in 22-187. You can also use this Landscape Plan to mitigate for any trees that need to be mitigated for. This must be provided prior to Planning Board

Response: Typical schools provide minimal landscaping to provide maximum visibility for security on school campus. We have increased the perimeter landscaping and will work with staff to provide a Landscape Plan that is acceptable to both the City as well as the Charter School.

6. The courtyard that is proposed shall be configured to a point that is can be an area where people could gather to enjoy the campus, socialize, and so on. Staff would like to see some benches, brick paver paths, trees with mulched flower beds, and possibly a water feature. With this area being an open space there is a good opportunity to turn it into a nice calming & inviting space.

Response: For liability reasons a water feature will not be installed, however our client (the Developer) will get with the Charter School (the Tenant) to come up with hardscape features to enhance the campus.

7. Provide a narrative that explains your project and what you want to do. This is required to be advanced to the Planning Board. The narrative should give a brief description of the project, tell how many students are proposed, what grades are proposed, how many classrooms, the make-up of the staff, and should give a proposed schedule (if available).

Response: Please see the narrative below;

"The project that we are proposing is going to be for a K-8 Charter School project for Independence Classical Academy. The school building will have a total of 28 classrooms with 40 staff members which will include teachers, office staff, administrative support, vice principal, and principal. The school will include outside areas for recreation activity and basketball court. The school will support a student body of 570 students that would include the grades K-8."

8. The retention area may need to be landscaped at its perimeter pursuant to City Code 17-34.

Response: In coordination with Tracy Telle she waved the need for planting the perimeter of the pond, however we have added additional perimeter property plantings along the back side (east boundary of the property) of the pond.

Site Plan (John Andrews, P.E.)

Engineering Comments:

1. Provide a note on the site plan that all construction will comply with the City of Fort Pierce Code of Ordinances Sections 17 and 22.

Response: This note has been added to sheet C101 of the revised Site Plan.

2. ADVISORY COMMENT: The drainage plans are conceptual at this time and will be reviewed in depth at time of Site Work permit submittal.

Response: Comment noted.

3. Please update all engineering plans to a standard engineering scale.

Response: Comment noted.

4. Provide a stop situation at the tie-in to the existing driveway located at the west end of the site.

Response: A stop condition has been added to sheet C101 of the revised Site Plan.

5. The site plan shall have a minimum two-way driveway aisle of 24'. This driveway aisle shall be increased to 26' where perpendicular parking stalls are adjacent to the drive aisle.

Response: The drive aisle where adjacent to perpendicular parking stalls have been increased to 26-feet in width.

6. The 12' one-way driveway aisle shall be increased to a width of 14' as required by the City of Fort Pierce Code of Ordinances.

Response: The one-way drive aisle has been increased to 14-feet in width.

7. Revise the plans to provide a minimum width of 24' for the dual one-way lanes.

Response: The dual one-way lanes have been increased to be 24-feet in width.

8. The site proposes a sidewalk connection to an existing paved driveway, please provide delineated pedestrian connectivity to the public right-of-way.

Response: A 6-foot pedestrian sidewalk has been added to the south side of the school building and runs westerly meanders through the trees behind the church to the public right-of-way along Jenkins Road.

9. Provide confirmation from SLC as to whether a sidewalk is required to be constructed along Jenkins Road.

Response: A 6-foot sidewalk has been added to the plan along easterly right-of-way of Jenkins Road abutting the westerly property line.

Lot Split (John Andrews, P.E.)

Engineering Comments:

1. A boundary survey of the parent tract is required; please provide a certified boundary survey in accordance with Florida State Statutes Chapter 177.041.

Response: Enclosed is a signed and sealed boundary survey.

2. Provide the appropriate building setback between the existing utility shed and the newly created property line.

Response: The property line has been adjusted 7-feet to the south and 15-feet to the east to meet the appropriate building setbacks.

3. Re-name the title page to indicate a lot split as opposed to a replat. In addition, update the last line to reference "*Sheet 2 of 2 // as* opposed to the noted Sheet 1 of 2.

Response: Page was re-named; sheet number was revised.

4. Lastly, both plan sheets shall be identified as Sheet 1 of 2 and Sheet 2 of 2.

Response: Sheet numbers were revised accordingly.

Fort Pierce Police Department (Site Plan)

Comments:

Temporary approval is granted at this time to proceed with administratively related topics with regards to this project. However, full approval is withheld at this time pending further site plans with regards to elevations, interior detail and full photometric plan to include illuminance figures for the entire site.

Response: Comment noted.

Fort Pierce Police Department Minor Replat

Comments:

No comments at this time.

Response: Comment noted.

Site Plan

St. Lucie County Public Works (David Hays)

1. Clearly identify the S. Jenkins Road Right-of-Way total width.

Response: The Jenkins Road right-of-way has been added to the site plan as well as the survey.

2. South Jenkins Road is identified on the County's Roadway Protection Map as a 4-lane Arterial/Collector roadway with an ultimate width of 160'. The re-plat indicates and existing 100' of right-of-way, 80' with an additional 20' previously dedicated. The site may be responsible for an additional 20' of dedication. The County will coordinate with the City on final determinations.

Response: After further research approximately 73 feet of right-of-way has been dedicated to St. Lucie County by ORB 3173 PG 1074, therefore approximately 7 additional feet of right-of-way will need to be dedicated to Lucie County. Grant Chambers is supposed to be providing a contact in the County Real Estate

Department to start the right-of-way acquisition process.

3. A 6' wide sidewalk is required along the S. Jenkins Road frontage for the parent parcel.
Response: A 6-foot sidewalk has been added to the Site Plan along the easterly (Proposed 80') right-of-way line.

4. Comments with respect to the Traffic Report will be forthcoming via separate communication. The report will be transmitted to a consultant for review and commenting. The cost of the review will be supplied to the applicant for payment.
Response: Comment noted.

5. Per SLC Codes, the proposed widening and turn lanes will require a Roadway Improvement Agreement (RIA) in accordance with SLC Codes, Section 11.04.
Response: Please see attached conceptual turn lane plan (11x17) as discussed with the City/County in our meeting on November 6, 2019.

6. Based on the preliminary information, it does not appear the site has predevelopment discharge to the canal. The SW Report indicates a post development discharge of approximately 20cfs meeting predevelopment discharge. A more detailed review will be forthcoming.
Response: Comment noted, and we are currently working with the North St. Lucie River Water Control District.

7. SLC PW recommends a meeting between the County and the City (Planning and Engineering) to discuss and outline particular processes and requirements to fulfill both community's needs.
Response: A meeting was held on November 6, 2019 where several items were discussed and clarified.

8. Subsequent to TRC approval, the applicant may submit the required documents to Grant Chambers, P.E. in the SLC Engineering Division. Documents include a Right-of-Way permit application, two sets of plans, and other appropriate information. In accordance with the permit and Land Development Regulations, the applicant shall retain the EOR for the inspections and final certification. The County recommends recording of the plat be subsequent to posting roadway security.
Response: We are currently working with Grant Chambers and per our meeting on November 6, 2019 we are working with the County to provide the additional information requested.

Minor Replat

St. Lucie Public Works (David Hays)

1. Clearly identify the S. Jenkins Road Right-of-Way total width.
Response: The Jenkins Road right-of-way has been added to the site plan as well as the survey.
2. South Jenkins Road is identified on the County's Roadway Protection Map as a 4-lane Arterial/Collector roadway with an ultimate width of 160'. The re-plat indicates and existing 100' of right-of-way, 80' with an additional 20' previously dedicated. The site may be responsible for an additional 20' of dedication. The County will coordinate with the City on final determinations.
Response: After further research approximately 73 feet of right-of-way has been dedicated to St. Lucie County by ORB 3173 PG 1074, therefore approximately 7 additional feet of right-of-way will need to be dedicated to Lucie

Survey Review

St. Lucie County Public Works (Rod Reed, PLS)

SURVEY:

1. Please correct misspelling in Title of survey at the top of sheets 1 and 2.
Response: The title was revised accordingly.
2. Please remove Professional Engineers Seal in Title Block both sheets and add Surveyors Seal.
Response: Comment noted, both the Lot Split and The Survey have been signed and sealed.
3. Please sign survey for resubmittal.
Response: The enclosed survey is signed and sealed.

4. Please correct LB number for set monumentation at S.W. corner of boundary.
Response: Comment noted, and plan revised.

5. Please check spelling of religious organization on survey, there are two different spellings in two locations on the survey map, on sheet two.
Response: Comment noted and plan revised.

6. Please correct or rewrite Surveyors note 6.3 on sheet one to avoid confusion.
Response: Comment noted, misspelling on note 6.3 was revised to avoid confusion.

7. Please correct Surveyors note 10 on sheet one.
Response: Comment noted, but not able to determine what needed to be corrected, please advise.

St. Lucie County School District (Marvin Sanders)

Comments:

1. If the application is correct and it is a charter school, then it is by Florida statutes definition a public school.
Response: Comment noted.

2. The trip generation for a charter K-12 school needs to be closely looked at based upon whether they will provide transportation (i.e. buses). Many charters provide no transportation or limited transportation services. This will increase the parent drop off to as much as 1:1 (trips: students). The ratios of elementary, middle and high can also affect the traffic. I am attaching a trip/queue length calculator that you can use as a gage to evaluate the queue length and trips.
Response: The queue length calculator (provided by St. Lucie County) was used and in conjunction with the traffic study the queue length meets the minimum requirements.

3. The queue of parent traffic should be analyzed. I am attaching one of the best articles regarding parent queues. I suggest you go and observe Renaissance (St. Lucie West and/or Tradition) so see what a charter school queue looks like. The City has had to enforce the plan in their site plan several times when they have deviated from the plan. You may want to assure that you define their plan in the site plan, so you have some leverage on enforcement.
Response: Comment noted.

St. Lucie County Planning (Kori Benton)

Comments:

1. The applicant may consider adjustment to the traffic routing pattern and/or angles of intersection for the interior drives to minimize clear vision or crossing pattern conflicts.

Response: We have reconfigured this intersection to address concerns of this comment and have revised the site plan accordingly.

2. The project site(s) have previous site plan approvals with St. Lucie County, with wetland and tree preservation/open space areas noted. Staff is encouraged to evaluate previous and proposed tree impacts as it relates to evaluating any required mitigation.

Response: Comment noted.

3. Is any buffering required along the east property line (fence/landscaping to screen the project from adjacent residences?)

Response: Landscaping has been increased on the east boundary and we will work with the City regarding any additional concerns.

4. Is any buffering required along the south property line, along the drop-off lanes, to minimize conflicts with the pending KOA development? Note: there's an existing drainage canal.

Response: Landscaping has been increased along this boundary and we will work with the City regarding any additional concerns.

Sincerely,

KPM Franklin



David M. Gelalia
Senior Project Manager