

ENGINEERS SURVEYORS ENVIRONMENTAL

July 21, 2020

Via: *Electronic Mail*

City of Fort Pierce
Attn: Brandon Creagan, LEED Green Associate, Planner
100 North US 1
Fort Pierce, FL 34950

**Re: Jenkins Point FLUMA & Rezone
TRC Project # 20-99900001**

Dear Mr. Creagan:

On behalf of our client, please find the attached response to comments received via email on May 21, 2020 for a project known as Jenkins Point FLUMA & Rezone. Each comment is identified below followed by a response in ***bold italics***.

Fort Peirce Planning Comments

1. A detailed traffic study is required to show the overall impact on the area as a whole for the Rezoning and Future Land Use requests. A site-specific traffic study will be required to be provided at the time of any development review application.

RESPONSE: Please see attached traffic analysis as requested.

2. What is the reason for a request of Rezoning and Future Land Use to C-3, and GC respectively for the property that fronts Jenkins Road? What kind of development is this proposed to be? Will this commercial be compatible with the residential that is predominantly surrounding the site? Is there a preliminary site plan for the commercial that can be provided?

RESPONSE: The application material and capacity analysis have been revised to remove any commercial FLU & Zoning requests.

3. On the Capacity Analysis it is noted under public schools that you are using a K-8 school that is 26 miles away in the analysis. Why did you not use Samuel Gains Academy, which is a K-8 school used in the analysis? Allapattah Flats is in Port St. Lucie and Samuel Gains is right next to the site.

RESPONSE: Please see revised Capacity Analysis that depicts this change.

4. Future comments are forthcoming after the City meets with St. Lucie County to discuss impacts on Jenkins Road.

RESPONSE: Acknowledged.

FPUA Comments

1. FPUA W/WW Engineering: FPUA's water and sewer services are available to serve this development from Jenkins Road. There is 24" force main along Jenkins road; therefore, a grinder/lift station will be required to connect to our system. Attached is a GIS map showing water and sewer utilities.

RESPONSE: Acknowledged.

2. *Approved. Below are comments in reference to FPUA electric and gas service availability and requirements:*
 - a. *Electric service is available from Jenkins Road and along the south side of the propose development.*
 - b. *Gas service is available from Jenkins Road.*
 - c. *FPUA will require a utility easement for all propose FPUA facilities within the site.*
 - d. *See attached Electric, Gas, & Water/Sewer Maps*

RESPONSE: Acknowledged.

St. Lucie County Planning Comments

1. TRC Project 20-99900001: Rezoning and Future Land Use – Jenkins Point – Multiple Parcel IDs.

Background:

- Zoning Atlas Map & Future Land Use Map Amendments for 32.83 acres.
- Current: Medium Density Residential (R-4) & Medium Density Residential (RM).
- Proposed: High Density Residential (R-5) / High Density Residential (RH) Future Land Use (2 Parcels) & General Commercial (C-3) / General Commercial (GC).

Review Comments

- The Capacity Analysis provided links the project site to Allapattah Flats K-8 for school services – 26 miles away

RESPONSE: Please see revised Capacity Analysis that corrects this.

- The FLU Amendment may result in up to 15,580 additional trips on the Jenkins Road link, or adjacent roadways. Further analysis is requested to evaluate LOS impacts and potential mitigation strategies.

RESPONSE: A traffic analysis is included as part of this resubmittal for review and approval by City staff.

- Parcels 2418-331-0001-000-3 & 2418-343-0001-000-0 do not appear to feature frontage on an improved roadway. The proposed increase in density for the subject site(s) should consider available or potential roadway connections. With existing and committed trips to Swain/McNeil, and the recent reversion of White Way Dairy Road Right-of-way, further transportation analysis for these amendments is requested.

RESPONSE: We are proposing a future connection to future roadways once they are constructed.

- The applicant and City, with County participation, are encouraged to explore interconnectivity of roadway links to serve the subject site(s) and future development surrounding.

RESPONSE: Acknowledged.

- Extension of Graham Road east of Jenkins Road may provide an essential transportation link for future development of these sites.

RESPONSE: The subject property has access to Jenkins Road with the future extension of Graham Road. Other roadways are not buildable or accessible at this time.

- Future connection of Swain Road to McNeil Rd to the south and Peterson Rd to the north, and further connection of Peterson between Jenkins Rd. & Hartman Rd., are

important links to evaluate with these proposals.

RESPONSE: Acknowledged.

- The applicant is encouraged to hold neighborhood meetings, if not already conducted. St. Lucie County has low density residential and agricultural/residential areas in proximity to the subject site(s).

RESPONSE: Acknowledged.

- Has the zoning/land use designation changed for the “Blue Skies” site to the south?

RESPONSE: The Blue Sky parcel completed their FLU & Zoning amendment last year. This parcel has a Future Land Use designation of RH and an underlying Zoning designation of R-5.

- Right-of-way along Swain Road may be requested with future development.

RESPONSE: Acknowledged.

St. Lucie County Public Works Comments

1. Comments coming soon, will be provided.

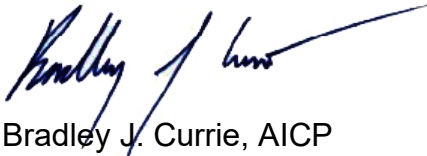
- Please provide a written response to all TRC comments and provide an electronic submittal of any new materials. The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: bcreagan@city-ftpierce.com.

RESPONSE: Acknowledged.

We feel the attached response adequately addresses outstanding comments and respectfully requests that this request be scheduled for approval. If you have any questions regarding this the attached documents, or the project, please contact our office.

Respectfully,

ENGINEERING DESIGN & CONSTRUCTION, INC.



Bradley J. Currie, AICP
Vice President

cc: John Sneep

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