



April 27, 2021

Via: *Electronic Mail*

Brandon Creagan, LEED Green Associate
City of Fort Pierce
100 N. US Highway 1
Fort Pierce, FL 34954

**Re: 2564 S. Kings Highway – Development & Design Review
TRC Response to Comments
TRC Project # 20-07000002**

Dear Brandon:

On behalf of our client, please find the attached response to comments received on March 18, 2021 for a project known as Walsh Kings Highway. Each comment is identified below followed by a response in ***bold italics***.

Planning Department

1. The property in the final stages have having the Future Land Use changed to General Commercial (GC) and the zoning changed to General Commercial (C-3).

RESPONSE: Acknowledged.

2. The narrative that was provided with the Design Review package conflicts with the project descriptions that are found in the project narrative that was provided with the Development Review package and the project descriptions on the applications. The Design Review project narrative explains that the project will provide RV storage space and flex space like offices. The applications and the narrative that are part of the Development Review say the project will consist of an RV storage building and an unspecified storage building. Office space is allowed in the C-3 zoning district, but staff is asking that the narratives and applications remain consistent with what is being requested. Review and revised the applications and project narrative to ensure that the project is being described accurately within all submitted material.

RESPONSE: Please find the attached revised application material and the revised narrative which are now consistent with the design review narrative.

3. In regard to the Design Review staff is requesting revisions to the elevations. As this building is being constructed along a major corridor it is expected that the design of the building is above and beyond what would typically be found on non-major corridors.
 - This would include an alternate roof system that departs from the flat roof

type that is currently depicted for the building. Examples of what staff would like to see can include but are not limited to a mansard or gable roof or roofing system that incorporate barrel tiles.

- Some sort of Stonework should be added to the outside building design to further enhance the look of the building. Larger windows are suggested.
- Up-lighting should be incorporated to the outside of the building to enhance the building in the evening hours.
- Provide a materials board.

RESPONSE: *This project is located along an industrial corridor and has a side elevation fronting on Kings Highway and is located away from true commercial general uses. The architectural style of the property is consistent with the newer flex-space uses being constructed in the Treasure Coast. The architectural style in addition to the proposed landscaping will be a positive addition to the area. Included with this resubmittal, please find additional elevations and plan views for review.*

4. The dumpster enclosures shall not be located along the South Kings Highway right-of-way and shall be relocated across the site to the east.

RESPONSE: *Please see revised site plan. The dumpster has been relocated as requested.*

5. With the relocation of the dumpster enclosures the parking area along South Kings Highway shall have a landscape island between every 10 spaces.

RESPONSE: *Please see the revised site plan. A landscape island has been added every 10 spaces.*

6. Sidewalks shall be installed along all rights-of-way and a sidewalk connection shall be made from the external sidewalks to the internal one.

RESPONSE: *Please see revised site plan. The sidewalk has been added.*

7. The site plan mentions compliance with the SLC Land Development Code in multiple places. All site plan elements shall follow the City of Fort Pierce Land Development Code.

RESPONSE: *Please see revised site plan. References to St. Lucie County have been removed.*

8. A tree mitigation plan was not found with the landscape plan, provide this plan to show all trees that will need to be mitigated for based on the site plan. Also calculate the trees that will either be saved, relocated, or planted and come up with the required mitigation calculation if mitigation will be required. Overall, the provided landscape plan appears to be consistent with code.

RESPONSE: *Please find the attached arborist report that calculates the required tree mitigation at \$ 62,998.57.*

9. Provide some landscape design elements to the detention area.

RESPONSE: *Please see revised site plan and landscape plans. The addition of*

buffering by the detention area to screen it from view has been added.

10. Comments we be forthcoming from St. Lucie County Engineering/Public Works and or the Florida Department of Transportation.

RESPONSE: Acknowledged.

Engineering Department

1. The boundary survey has a disclaimer stating that the survey is not valid without an original raised seal. The submitted survey does not have a raised seal. Please have applicant provide the appropriate certified boundary survey.

RESPONSE: Please see signed and sealed boundary survey as requested.

2. A topographic survey was not included in the submittal package; the applicant shall provide a signed and sealed topographic survey in accordance with the requirements specified in the City of Fort Pierce Code of Ordinances Section 119-2(a)(7).

RESPONSE: Please see signed and sealed topo survey as requested.

3. Relocate the detention areas to the rear of the property in accordance with the requirements specified in the City of Fort Pierce Code of Ordinances Section 119-9(c)(1) or revise the system to a wet retention / detention system and comply with the specifications noted in Section 1190(c)(2) and SFWMD size requirements.

RESPONSE: Additional buffering has been added to screen the detention area from view. Please see revised site and landscape plans.

4. Crossroads Parkway is a St. Lucie County roadway, verification of whether R/W donation and required roadway improvements be directed by the County.

RESPONSE: Acknowledged.

5. The applicant shall provide continuation of the Crossroads sidewalk to the eastern property line.

RESPONSE: Please see revised site plan. A sidewalk has been added to address this comment.

6. Revise the utility notes on plan sheet 1 of 2 to indicate Ft. Pierce Utilities Authority as the wastewater provider; no service provider for reclaimed water; site lighting compliance with the City of Fort Pierce; and landscaping client with City of Fort Pierce specifications.

RESPONSE: Please see revised site plan.

FPUA

FPUA W/WW Engineering: Approved as noted. Water and sewer services are available to serve this property. Please submit 3 complete sets of utility construction plan along with a completed plan review application to the Water and Wastewater Engineering for review, at 1701 S 37th Street Fort Pierce Florida. For more information, please contact

John Biggs at 772 466 1600 ext. 3474.

RESPONSE: Acknowledged.

FPUA Electric & Gas Engineering: Approved. Electric service is available to the site (from the north side Crossroads Pkwy) for the propose self-storage and RV storage facility. Please provide electric load information for the propose structure /new service and AutoCAD drawing. Customer will be responsible for all transformer pads, conduits and secondary conductors. For more information and project coordination, please contact Sal Scimeca.

Sal Scimeca

Engineering Technician II

Electric and Gas Engineering

1701 S. 37th Street, Fort Pierce, FL 34947

sscimeca@fpu.com

Office: (772)466-1600 Ext. 6957

RESPONSE: Acknowledged. Gas is not proposed for this development.

During the Crossroad Pkwy roadway construction, a utility distribution pole was installed within the site as depicted on the survey plan. The pole was installed based on the direction and staking by other parties. We respectfully ask for a utility easement for the existing pole line within the site. This would require the shifting of the eastern entrance further east. Your cooperation would be greatly appreciated. Please see attached markup consultant plans below.

RESPONSE: A proposed easement has been added to the plan and the driveway has been shifted as requested.

Gas service is available to the site (from the south side Crossroads Pkwy) for the propose self-storage and RV storage facility. Please provide a copy of the gas riser diagram with the anticipated load (if developer is interested in natural gas service to the propose complex). For more information and incentive available, please contact Ana Johnson.

Ana Maria Johnson

Business Development Officer

Fort Pierce Utilities Authority

206 S. 6th Street

Fort Pierce, FL 34950

Office: 772.466.1600 Ext. 3012

Fax: 772.467.3115 Fax

anjohnson@fpu.com

RESPONSE: Acknowledged.

Utility easement will be required for all propose FPUA electric and gas facilities within the site. If the developer should have any questions, please have them contact the individuals listed above.

RESPONSE: Acknowledged.

SLC Schools

We have 12 students in the area on Andrews Road. The addition of traffic without sidewalks put the students at more risk walking or waiting for a bus. The sidewalk should extend to the east property line of the project along Andrews Road.

RESPONSE: *Please see revised site plan. A sidewalk has been added as requested.*

SLC Engineering Department

1. A Site Development Permit will be required for the driveway connection and any other improvements within the Crossroads Parkway Right-of-Way. The Site Development Permit application can be found on the County's website under the Public Works Department. In accordance with the permit and Land Development Regulations, the applicant shall retain the EOR for inspections and final certification.

RESPONSE: *Acknowledged.*

2. A review of the traffic report by the County's outside consultant may be required.

RESPONSE: *Acknowledged.*

3. For discussion regarding these comments, please contact David Hays, P.E. at 772-462-1491 or haysd@stlucieco.org.

RESPONSE: *Acknowledged.*

We feel the attached adequately addresses staff comments and respectfully request approval of application. If you have any questions regarding this application, the attached documents, or the project, please contact our office.

Respectfully,

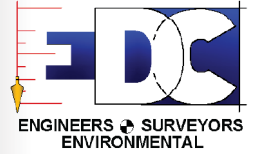
ENGINEERING DESIGN & CONSTRUCTION, INC.



Patricia Sesta
Planner

cc: Michael Walsh

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July 19, 2021

Via: *Electronic Mail*

Brandon Creagan, LEED Green Associate
City of Fort Pierce
100 N. US Highway 1
Fort Pierce, FL 34954

**Re: 2564 S. Kings Highway – Development & Design Review
TRC Response to Comments
TRC Project # 20-07000002**

Dear Brandon:

On behalf of our client, please find the attached response to comments received on July 8, 2021 for a project known as Walsh Kings Highway. Each comment is identified below followed by a response in ***bold italics***.

Traffic Comments

1. Please confirm approach and departure volumes at the intersection of Okeechobee Road & Crossroads Parkway utilized within Figure 4. Additionally, please confirm through volumes on Peters Road. Please update the traffic analysis accordingly.

RESPONSE: Please see revised traffic analysis.

2. Please include heavy vehicle percentages within the HCS7 intersection operational analyses for all movements with traffic volumes.

RESPONSE: Please see revised traffic analysis.

We feel the attached adequately addresses staff comments and respectfully request approval of application. If you have any questions regarding this application, the attached documents, or the project, please contact our office.

Respectfully,

ENGINEERING DESIGN & CONSTRUCTION, INC.

Patricia Sesta
Planner

cc: Michael Walsh

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O'Rourke Engineering & Planning has received the comments for the Walsh Parcel dated June 7, 2021. Our response is outlined below.

1. Please provide an intersection analysis for the proposed full access driveway on Crossroads Parkway.

An intersection analysis for the proposed driveway on Crossroads Parkway has been added to Appendix D.

2. Please provide a turn lane analysis at the proposed full access driveway to justify the recommendation of no ingress turn lanes.

A turn lane analysis for the proposed driveway on Crossroads Parkway has been added to Appendix D.