



October 4, 2024

City of Fort Pierce
Attn: Vennis Gilmore
100 N. U.S. Highway 1
Fort Pierce, FL 34950

via: *Energov*

Re: The District – Major Site Plan – Commercial – PZSITE2024-00006

Dear Vennis Gilmore:

On behalf of our client, please find the attached response to comments received at the September 19 TRC meeting for the project known as **The District**. Each comment is identified below followed by a response in ***bold italics***.

Planning and Zoning

1. Prior to Certificate of Occupancy, a Landscape Maintenance Agreement is required:
RESPONSE: Acknowledged.
2. Prior to the issuance of any site clearing permits, a Final Tree Mitigation Survey shall be approved by the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.
RESPONSE: Acknowledged. Due to the location of the proposed building, all trees are proposed to be removed. As noted by the tree location map included in the tree report provided, all trees on site will be impacted. Trees on site include 468.8 Total D.B.H Inches as well as twelve (12) Palms. This is equal to a maximum mitigation cost of \$ 120,200.00.
3. Per City Code Section 125-317. – Sidewalks (b) Applicability. In order to provide continual access for pedestrians, sidewalks and sidewalk linkages shall be required to be provided by the property owner or permit applicant when one of the following events occur: Plans submitted for site plan, conditional use, PUD/PUR, and subdivision review. Plans shall reflect all proposed sidewalk improvements.
RESPONSE: Please see revised plans showing proposed sidewalk along property frontage as well as pedestrian connections to the proposed dumpster locations.
4. Per City Code Section 125-314. – Design Review (9) Signs. - Please consider installing a landscaped area around the proposed monument sign base which extends a minimum distance of three (3) feet in all directions. Such landscaped area shall be completely covered by ground cover, trees at a minimum height of 15 feet and shrubs, hedges, or similar vegetative materials.
RESPONSE: The requested planting has been provided with flowering Beach Sunflower. The plantings have extended at least three (3) feet in two directions,



but the sidewalk and curb does not allow for the three feet so those plantings were included and added to the sides.

5. Per the City's Comprehensive Plan Policies 2.5.4 and 2.5.5:
Apply access management standards along main arterial and collector roads to improve safety. Access management strategies such as inter-parcel or shared driveway access shall be implemented. Implement pedestrian cross-access, pedestrian features, transit features and other transportation demand strategies on all primary City corridors.
RESPONSE: Please see revised site plan showing proposed sidewalk along property frontage to improve pedestrian connectivity. Following further discussion with City staff, it was determined that vehicular cross access would not be required as a condition of purchasing these lots was that no such access would be provided.

St. Lucie County Public Works

1. Interconnectivity shall be provided to the adjacent drive aisles for better access distribution.
RESPONSE: Following further discussion with City staff, it was determined that vehicular cross access would not be required as a condition of purchasing these lots was that no such access would be provided.
2. A Site Development Permit is required prior to performing site improvement activities.
RESPONSE: Acknowledged.

Engineering

1. A Unity of Title will be required for the site.
RESPONSE: Acknowledged. The Unity of Title will be completed following the purchase of these properties which is contingent upon Site Plan Approval.
2. The Traffic Impact Analysis based on the Standard Traffic Impact Studies (TPO) and City of Fort Pierce Code Section 105-5f however, some information and data are missing including:
 - Radius of Impact (per CFP Code) is 1 mile which would include analysis of the signalized intersection of Okeechobee at McNeil Road.
RESPONSE: The radius of impact has been labeled as 1-mile radius. An intersection analysis has also been provided.
 - Background Traffic and Vested Trips have not been included in this analysis (per TPO Standard).
RESPONSE: Background Traffic and Vested Trips are accounted for in the trip distribution table in the existing traffic and estimated growth rate to a 5-year future.
 - Review the Trip Data table as it appears equations do not produce the values included (for the Office space).
RESPONSE: Equations have been updated to correct rounding error.
 - Review Trip Distribution figure as it appears to be incomplete
RESPONSE: Trip distribution has been reviewed and updated.
 - Review Driveway Analysis figure as the values used for IN/OUT AM/PM should match the Trip Counts Table on page 3 of the document.



RESPONSE: Please find updated driveway analysis figure to correct rounding errors.

3. Provide a note on the plans that all construction shall comply with the City of Fort Pierce Code of Ordinances Sections 119 and 125.

RESPONSE: Please see revised site plan including note that all construction shall comply with the City of Fort Pierce Code of Ordinances Sections 119 and 125

4. Review Page 2 of the Site Plan for note Project Name is Mason Multi Family at McNeil and Orange. Per the Justification Statement, this project is The District and is Office/Flex Space. The location is McNeil and Okeechobee.

RESPONSE: Please see project name corrected on Page 2 of the Site Plan.

5. Please show a pedestrian connection/crossing/path to the dumpsters.

RESPONSE: Please see revised site plan depicting pedestrian connection/crossing/path to the dumpsters.

6. Please show detectable warnings/ADA ramps near ADA parking.

RESPONSE: Please see revised site plan depicting detectable warnings/ADA ramps near ADA parking.

7. Please add a note to the site plan that all construction shall conform to the requirements specified in the City of Fort Pierce Code of Ordinances Sections 107, 119, 123 and 125.

RESPONSE: Please see note added to the bottom of Page 1 of the revised site plan stating that all construction shall conform to the requirements specified in the City of Fort Pierce Code of Ordinances Sections 107, 119, 123, and 125. The list of required inspections will be provided at the time of Construction Plan submittal.

8. City of Fort Pierce Code Section 125-317 requires a minimum 5' wide sidewalk along McNeil Road (connect to existing) within the 17' Right of Way Dedication, coordinate with St. Lucie County.

RESPONSE: Please see revised Site Plan depicting a 5' long sidewalk located along McNeil Rd within the 17' Right of Way Dedication.

ADVISORY COMMENTS:

9. The stormwater drainage plan was reviewed conceptually. An in-depth review will be conducted at the time of DPCR. Please provide all appropriate calculations as required by Code Chapter 119 Stormwater Management and Site Development Technical Regulations.

RESPONSE: Acknowledged.

10. Coordination with NSLRWCD and/or St. Lucie County is required for impacts to the existing drainage easement.

RESPONSE: Acknowledged

11. A tree mitigation plan shall be required prior to any land clearing activities. A building permit will not be issued until all tree mitigation fees are paid. A complete review of the mitigation calculations will be conducted at time of site work submittal.



RESPONSE: Acknowledged. As noted by the tree location map included in the tree report provided, all trees on site will be impacted. Trees on site include 468.8 Total D.B.H Inches as well as twelve (12) Palms. This is equal to a maximum mitigation cost of \$ 120,200.00.

12. McNeil Road is a St. Lucie County owned and maintained roadway. All proposed improvements within the limits of McNeil Road R/W will require permitting through St. Lucie County.

RESPONSE: Acknowledged.

13. All appropriate agency permits must accompany the building permit submittal.

RESPONSE: Acknowledged.

Fire District

1. Please provide written acknowledgement of the conditions/revisions provided.
RESPONSE: Acknowledged. All comments have been received and reviewed.
2. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.
RESPONSE: Acknowledged.
3. Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1 16.1.4). Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2)
RESPONSE: Acknowledged
4. Per the St. Lucie County Fire District Fire Prevention Code Resolution 740-23, at least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access (including, but not limited to trees, canopies, etc.)
RESPONSE: Acknowledged.
5. The Fire District reserves the right for future comments at the site plan & building construction phase.
RESPONSE: Acknowledged.
6. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77,000 lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius. (SLCFD Resolution 740-23)
RESPONSE: Acknowledged.
7. Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. (SLCFD Resolution 740-23)
RESPONSE: Acknowledged.



8. Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft. (SLCFD Resolution 740-23)
RESPONSE: Acknowledged.
9. Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.
RESPONSE: Acknowledged
10. An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. (NFPA 1.18.3.1)
RESPONSE: Acknowledged.
11. Hydrants shall be located no more than 12ft. from the curb of roadways or from the edge of payment. Clearances of three feet (3 ft.) shall be maintained around the circumference of hydrants. A clear space of not less than five feet (5ft.) shall be provided in front of each hydrant connection having a diameter greater than 2 ½ inches. The center of hose outlet shall be not less than 18 inches above final grade. (SLCFD Fire Prevention Code Resolution 740-23).
RESPONSE: Acknowledged.

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

Respectfully,

ENGINEERING DESIGN & CONSTRUCTION, INC.

Connor Kennedy
Planner

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