



November 26, 2024

City of Fort Pierce
Attn: Vennis Gilmore and Selena Griffett
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 following our November 4th resubmittal for the project known as **The District**. Each comment is identified below followed by a response in **bold italics**.

Engineering

- "The parking lot layout allows vehicles entering the site to proceed straight, turn left, or turn right. There are concerns with cars not being able to legally exit the lot should no parking spaces be available on the east side of Building 1 and Building 2 due to the one-way driveways located on the north side of Building 2 and the south side of Building 1. Please review the parking lot layout and advise." The response included the addition of "Do Not Enter" and "One Way" signage to the plan. However, this signage does not resolve the dilemma that vehicles will have if parking is not available as they will be forced to back up a distance of 220' +/- in order to access the drive aisle. It is suggested that the parking lot be constructed with some type of paved vehicle turnaround at these two areas.
RESPONSE: Please see updated site plan. Gore striped turnaround stalls have been added to the northeast and southeast end of the parking lot.
- "In accordance with the City of Fort Pierce Code of Ordinances Section 119-9, the maximum bank slopes for a dry detention/retention area shall be 4'H:1'V as opposed to the noted 3'H:1'V. Please revise the plans to indicate all proposed retention area regrading in compliance with this requirement." The applicant responded that the existing pond was constructed at a 3:1 slope and so the bank regrading will comply with the existing slope. Please be aware that all proposed construction shall comply with the City of Fort Pierce Code of Ordinances regardless of the current non-compliant slope.
RESPONSE: Acknowledged. Please see updated site plan showing the retention area at a slope of 4'H:1'V.



ADVISORY COMMENTS

1. The project is comprised of two parcels and will be required to be unified under one owner prior to DPCR approval.

RESPONSE: Acknowledged.

2. 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.

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

RESPONSE: Acknowledged.

4. 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.

RESPONSE: Acknowledged.

5. 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.

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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