



## Subdivision

Property address or Location Surfside Drive, Fort Pierce, FL  
 Parcel ID #(s) 2412-501-0132-000-3  
 Project description Four (4) Multi-Family Units

**Property Owner(s)**  
 Surfside Land, LLC  
 Street Address  
 9481 Campi Drive  
 City State Zip  
 Lake Worth, FL 33467-6998  
 Phone Number  
561-703-7755  
 Email Address  
 ramy.gali@gmail.com; daniel.kecskes@gmail.com

**Applicant/Representative, Title, Company**  
 Schulke, Bittle & Stoddard, LLC c/o Jodah B. Bittle, P.E.  
 Street Address  
 1717 Indian River Boulevard, Suite 201  
 City State Zip  
 Vero Beach, FL 32960  
 Phone Number  
 772-770-9622  
 Email Address  
 jbittle@sbsengineers.com

**Property Owner(s) Acknowledgements:** - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.

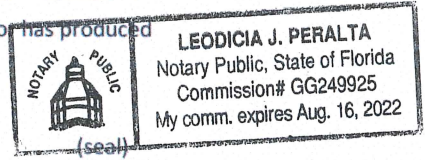
*[Handwritten Signature]*

Property Owner(s) Signature(s) \_\_\_\_\_

STATE OF FLORIDA -- COUNTY Palm Beach  
 The foregoing instrument was acknowledged before me this 22 day of APRIL, 2021, by

Ramy R-Gali who is personally known to me or has produced DL FL as identification.

Signature of Notary [Handwritten Signature]



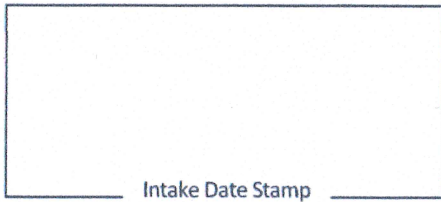
**INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729**

**To BE COMPLETED BY STAFF**

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date \_\_\_\_\_ Fees \_\_\_\_\_ Control # \_\_\_\_\_ B. Permit # \_\_\_\_\_

Intake Planner \_\_\_\_\_  
 Planner Assigned \_\_\_\_\_  
 Approved By \_\_\_\_\_ Date \_\_\_\_\_  
 Comments \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



**SUBDIVISION: PRELIMINARY PLAT**

*Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:*

- Preliminary Plat prepared by a surveyor registered in the State of Florida meeting the requirements of Sections 18-5, & 18-10 (a) (1-3) & (c)
- A copy of the deed
- Signed and sealed survey
- Concurrency application, complete
- Complete, notarized application

**SUBDIVISION: INFRASTRUCTURE PLAN REVIEW**

*Please submit one (1) original and four (4) hard copies and one (1) CD of the following, stamped by a state of Florida registered engineer meeting the requirements of 18-10 (a) (4) :*

- Street construction plans
- Electric Infrastructure plans
- Water & Sewer system construction plans
- Gas Infrastructure plans
- Stormwater Retention plans
- Complete, notarized application

**SUBDIVISION: FINAL PLAT**

*Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:*

- A copy of the deed
- Signed and sealed survey
- Final Plat stamped by a state of Florida registered surveyor meeting the requirements of 18-5, & 18-10 (b & c):
- Complete, notarized application

**SUBDIVISION: MINOR REPLAT**

*Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:*

- A copy of the deed
- As-built survey of original parcel stamped by a registered surveyor in the State of Florida
- Scaled drawing, stamped by a registered surveyor in the State of Florida, of surveyed parcel indicating
  - proposed lots, including acreage, square footage, & dimensions.
  - any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- Complete, notarized application



## CONCURRENCY CAPACITY ANALYSIS

### I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Condo	HIR	R-4A
South	Vacant - Residential	HIR	R-1
East	N/A	N/A	N/A
West	Vacant - Residential	HIR	R-4A

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	HIR	R-4A	8 units / acre	0.94	X & VE-8
**Proposed	HIR	R-4A	4.3 units / acre	0.94	N/A

### II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum 1,040
Current Zoning/FLU	Total gallons per day 1,040
**Proposed Zoning/FLU	Total gallons per day <b>1,040</b>
**Change in Demand	Total gallons per day 1,040

<b>B. Wastewater:</b>	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum 1,040
Current Zoning/FLU	Total gallons per day 1,040
**Proposed Zoning/FLU	Total gallons per day 1,040
**Change in Demand	Total gallons per day 1,040

<b>C. Parks and Recreation (Residential Classifications Only):</b> (Du x 2.6 = persons + 44,227 = population /LOS)				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	2.21	2.21	0
Urban District	5 acres per 1,000 people	2.21	2.21	0
Community	2.5 acres per 1,000 people	2.21	2.21	0
Neighborhood	1.36 acres per 1,000 people	2.21	2.21	0

<b>D. Public Schools (Residential Classifications Only):</b> Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	<b>K-8</b>	<b>High</b>
School Name	Lawnwood Elem. / Dan McCarty Middle	Lincoln Park Academy
City	Ft. Pierce	Ft. Pierce
Distance	N/A	N/A
Current Zoning/FLU Enrollment Demand	0.58	0.25
**Proposed Zoning/FLU Enrollment Demand	0.58	0.25
**Change in Demand	0.00	0.00

<b>E. Solid Waste: Residential</b> (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	2
**Proposed Zoning/FLU	2
*Change in Demand	2

**F. Stormwater:**  
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

<b>Impact</b>	No volume discharge increase proposed
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**III. Transportation Analysis: Complete ITE Trip Generation Form (Attached)**

<b>G. Transportation Analysis: Complete ITE Trip Generation Data Form</b>		
Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	AM/PM Peak Hour Trips
<b>Demand Analysis</b>	Maximum	Maximum
<b>Current Zoning/FLU</b>	32	4 / 6
<b>**Proposed Zoning/FLU</b>	<b>32</b>	<b>4 / 6</b>
<b>*Change in Demand</b>	Trips - 32	Trips - 4/6
<b>Impact to Capacity</b>	Deminimus	

**IV. Project Description**

<b>PHASING</b>		
Is this project (phase) part of a larger project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.		
Total Project: Residential Units:	Single Family:	Multifamily:
Non-residential (square footage):		
Mixed-use (describe use):		
(If this is a single phase project, name it Phase I – Total)		

<b>RESIDENTIAL DATA</b>					
Type	Phase	Number of Units	Acres	Expected beginning date	Expected completion date
Single-family, detached					
Single-family, attached					
Multi-family	1	4	0.94	11/1/2021	11/1/2022
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	Phase	Square footage	Acres	Expecting beginning date	Expected completion date

- A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated.  Yes  No
- B. 1. Does this application involve demolition or re-use of any structure(s)?  Yes  No  
If yes, what is the size of the structure(s) to be demolished or re-used? \_\_\_\_\_
2. What is the current use of the structure to be demolished or re-used? N/A
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site?  Yes  No  
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)
- C. Exemptions Requested: N/A

\*\* Complete section if requesting a change in zoning, future land use, or expanding

This Document Prepared By and Return to:  
Christopher J. Twohey, PA  
844 SE Ocean Blvd. Suite A  
Stuart, Florida 34994

Parcel ID Number: 2412-501-0132-000/3

## Warranty Deed

This Indenture, Made this 23rd day of July, 2020 A.D., Between  
L & K Developers, LLC, an Illinois limited liability company  
of the County of Cook, State of Illinois, grantor, and  
Surfside Land, LLC, a Florida limited liability  
whose address is: 9481 Campi Dr., Lake Worth, FL 33467  
of the County of Palm Beach, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of  
TEN DOLLARS (\$10)

and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby  
acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns  
forever, the following described land, situate, lying and being in the County of Saint Lucie  
State of Florida to wit:

**Lot 13, Block 11, SURFSIDE UNIT ONE, according to the Plat thereof, as recorded in Plat Book 10, Page  
17, Public Records of Saint Lucie County, Florida.**

### SUBJECT TO:

1. Taxes for the year 2020, and all subsequent years;
2. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;
3. Restrictions and matters appearing on the Plat or otherwise common to the subdivision; and
4. Public utility easements of record, if any.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons  
whomsoever.

# Warranty Deed - Page 2

Parcel ID Number: 2412-501-0132-000/3

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

*Witness*  
*Notary*

Eileen M. Keating  
Printed Name:  
Witness

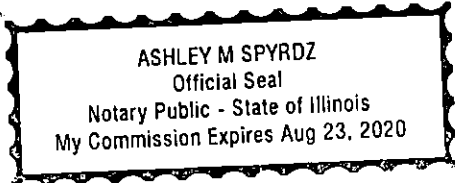
Robert A. Bosco  
Printed Name:  
Witness

L & K Developers, LLC  
By: Robert H. Lohens (Seal)  
Robert H. Lohens, Member  
P.O. Address: 1237 S. Delphis Ave., Park Ridge, IL 60068

State of Illinois  
County of Cook

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 23 day of July, 2020, by Robert H. Lohens, Member of L & K Developers, LLC, an Illinois limited liability company on behalf of the limited liability company who is personally known to me or who has produced his driver's license as identification.

Ashley M. Spyrdz  
Printed Name:  
Notary Public Ashley Spyrzdz  
My Commission Expires: 8/23/2020



### Property Identification

Site Address: Surfside DR Parcel ID: 2412-501-0132- Account #: 24058 Sec/Town/Range: 07/35S/41E  
 Use Type: 0000 Jurisdiction: Fort Pierce Map ID: 25/07N Zoning: HI Medium

### Ownership

Surfside Land LLC  
 9481 Campi DR  
 Lake Worth, FL 33467

### Legal Description

SURFSIDE-UNIT ONE- BLK 11 LOT 13(0.54 AC)

### Current Values

Just/Market: \$405,300 Assessed: \$405,300  
 Exemptions: \$0 Taxable: \$405,300

### Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2020	\$405,300	\$405,300	\$0	\$405,300
2019	\$452,000	\$452,000	\$0	\$452,000
2018	\$435,800	\$435,800	\$0	\$435,800

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
07-23-2020	4454 / 2102	0001	WD	L and K Developers	\$567,500
02-04-2016	3834 / 2662	0001	WD	Marchiori Frank A	\$490,000
04-21-2005	2242 / 2471	XX00	WD	Consalo Augustus	\$1,075,000

### Primary Building Information

Finished Area of this building: 0 SF  
 Gross Sketched Area: 0 SF

#### Exterior Data

View:	Roof Cover:	Roof Structure:	Building Type:
Year Built: N/A	Frame:	Grade:	Effective Year: N/A
Primary Wall:	Story Height:	No. Units: 0	Secondary Wall:

#### Interior Data

Bedrooms: 0	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:



Image  
 or  
 Sketch  
 unavailable  
 for display

### Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.54
Land Size (SF):	23,500
Total Building Count:	1

### Special Features and Yard Items

Type	Qty	Units	Year Blt
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**JAMES E.  
GILGENBACH**  
ARCHITECT



ARCHITECTURE  
&  
PLANNING  
FL AR-7457

28 APRIL 2021

Brandon Creagan, Senior Planner  
City of Fort Pierce, Planning Department  
100 N US Highway #1  
Fort Pierce, FL 34954

**RE: Traffic Statement for proposed Surfside Quadplex  
1700 Surfside Drive, Fort Pierce, FL**

Dear Mr. Creagan:

Proposed project is a 4-unit Multi-Family Residential Quadplex. The Facility will feature Modern Architecture, Turtle Friendly Lighting, Space saving onsite Underground Exfiltration storm water collection and storage, Salt Tolerant Attractive Landscaping consistent with the surrounding Streetscape, and potential Sidewalk interconnectivity to the Condominium public Sidewalk to the North.

**Existing Traffic Conditions:**

Existing Property is vacant. No access is available. Per the 10<sup>th</sup> Edition of the ITE Trip Generation Manual, we utilized the coefficients associated with proposed Use Type Multi Family Residential, (Use Type 220) of 7.78 Trips Per Day, Per Unit, resulting in a calculated Estimated number of Daily Trips of (4) x 7.78 per day of 31.1 (32) Trips per day. Surrounding area roads and parking lots do not appear to be at or near capacity.

**Traffic Distribution from Proposed Development:**

Per Site Access requirements and accepted Best Practices, the North project entry is proposed to be located about 15 feet South of the North West property corner, along city residential street Surfside Drive. Approximately 80% of Trips are expected to arrive from or depart to the North, towards the intersection with SR A1A.

**Traffic Statement Summary:**

Based on Concurrency Management Chapter 22-217, Average Peak traffic conditions are conducted during weekday hours from 6 a.m. -9 a.m. for AM counts and 4 p.m. -7 p.m. for PM counts.

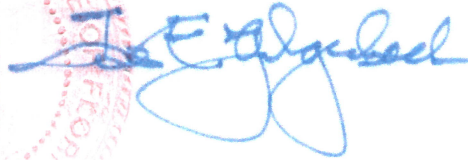
Based on the attached ITE Manual Hourly breakdown for our specific Use Type 220 Multi Family, and 32 Trips per day for the 4 Units, the Average Hourly Total Entering & Exiting A.M. Trip ITE estimation is 12% of that, or 4 Trips, and the Average Hourly Total Entering & Exiting P.M. Trip ITE estimation is 17 % of that, or 6 Trips.

Accordingly, this facility will generate a change in current trip volume of less than 1%. Number of inbound and outbound trips will remain essentially unchanged. The area arterial and secondary roadway system will remain at its current Level of Service.

The project has de minimis impacts on roadway links within a 1-mile radius and is in compliance with the Concurrency Plan of the City of Fort Pierce.

If you have any questions concerning this matter, please feel free to call me.

Sincerely yours,



Mr. James E. Gilgenbach  
Architect AR7457  
9009 One Putt Place  
Port St Lucie, FL 34986  
(561) 809-8491  
jegarch@comcast.net

## Hourly Distribution of Entering and Exiting Vehicle Trips by Land Use

Source: ITE *Trip Generation Manual* , 10th Edition

Land Use Code **220**  
 Land Use **Multifamily Housing (Low-Rise)**  
 Setting **General Urban/Suburban**  
 Time Period **Weekday**  
 Trip Type **Vehicle**  
 # Data Sites **9**

		% of 24-Hour Traffic	
Time		Entering	Exiting
	12-1 AM	0.7	0.3
	1-2 AM	0.4	0.1
	2-3 AM	0.3	0.3
	3-4 AM	0.3	0.4
	4-5 AM	0.4	1.0
	5-6 AM	0.1	2.6
(12%)	6-7 AM	1.1	5.8
	7-8 AM	2.6	12.9
	8-9 AM	4.0	9.1
	9-10 AM	3.9	7.2
	10-11 AM	3.9	4.7
	11-12 PM	4.9	5.5
	12-1 PM	5.6	5.4
	1-2 PM	4.8	4.9
	2-3 PM	5.9	6.0
	3-4 PM	8.3	5.2
(17%)	4-5 PM	10.0	5.1
	5-6 PM	11.4	6.7
	6-7 PM	9.5	6.3
	7-8 PM	7.1	4.3
	8-9 PM	5.7	3.5
	9-10 PM	4.7	1.4
	10-11 PM	2.9	1.0
	11-12 AM	1.5	0.4

AV=2.6 %

AV=9.3 %

AV=10%

AV=6.1%



June 25, 2021

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

Subject: **Surfside Quadplex**  
Technical Review Project # 21-07000007  
Parcel ID: 2412-501-0132-000-3

Dear Mr. Creagan,

Enclosed, please find 3 sets of revised plans and the following responses to each department comment letters from the May 20<sup>th</sup>, 2021 TRC meeting, for the above referenced project, for your review and approval:

**PLANNING:**

1. Provide colored elevations of the proposed building and also provide a colored site plan that also includes landscaping. **Please see attached colored elevations of the proposed building and colored site plan with landscaping.**
2. The Variance will need to be approved before moving onto the Planning Board stage. **Acknowledged.**
3. Florida Department of Environmental Protection (FDEP) approval will be needed for construction seaward of the Coastal Construction Control Line (CCCL) in addition to approvals from the City of Fort Pierce. FDEP approval will need to be provided with the Building Permit. **Acknowledged. The FDEP approval will be provided with the Building Permit application.**
4. Provide an elevation of the dune crossover at the time of Building Permit submittal. **An elevation of the dune crossover will be provided at the time of the Building Permit submittal.**
5. Provide a revised Landscape Plan that reflects the reconfigured driveway. **Please see attached revised Landscape plan reflecting the reconfigured driveway.**
6. There was discussion at the TRC meeting regarding the Plat. Please provide clarification of the plat process you are seeking. The application only has preliminary plat checked and it is staffs understanding that a final plat will be submitted after the approval of the preliminary plat. If you are seeking a preliminary/final plat, then the final plat fee of \$500 will also need to be provided and a revised plat and application will need to be provided meeting the application requirements of the Final Plat as well. The preliminary/final plat will then need to be reviewed by the City's third party reviewer and comments would need to be satisfied to move the plat forward to the

Planning Board stage. **The submittal is for the Preliminary Plat at this time.**

**ENGINEERING:**

1. The current zoning of the parcel of land is R-4A requires the following minimum/maximum lot dimensions/area as per the City of Fort Pierce Code of Ordinances Section 125-195:
  - a. Townhome Development: **The project is proposed as a Quadraplex.**
  - b. Quadraplex Development:
    - i. Minimum developed lot area of 5,000 SF per unit – developed lot areas will have a maximum lot area of 1,971 SF, criteria not met. **The lots have been changed to 5,000 sf.**
    - ii. Minimum lot width of 75' – actual lot width of tract is 100', criteria is met. **Acknowledged.**
    - iii. Minimum depth of the side yard for outermost lots shall be 10' – the northern lot only proposes a setback of 6', criteria not met. **As discussed with engineering, the engineering department has the discretion to modify this requirement. The revised site is proposing a guest parking space within this area.**
2. The plans shall provide the required 10' landscape buffer between the vehicular use area and the side property lines in accordance with the City of Fort Pierce Code of Ordinances Section 123-37(6)(a). **As discussed with engineering, the engineering department has the discretion to modify this requirement. The revised site is proposing a guest parking space within this area.**
3. Provide the required 10' landscape buffer strip between the vehicular use area and the Surfside RW in accordance with Section 123-37(4)(a). **The required landscape strip is 6' instead of 10'**
4. Driveway construction shall comply with the City of Fort Pierce Code of Ordinances Standard Driveway Detail and be comprised of concrete brick pavers or concrete per Section 32-9(b). **The driveway connection has been revised to comply with the City of Fort Pierce Code of Ordinances Standard Driveway Detail.**
5. Revise the eastern lot dimension width on the survey as the width is incorrectly identified as 79.80'. **The eastern lot dimension width on the survey has been revised.**
6. There are concerns that vehicular access issues may occur should the interior units have visitors to the property and park in front of the units; how will this issue be addressed? **We have coordinated with Engineering and Planning for the design of the vehicular access.**
7. Provide an updated landscape plan reflecting the revised access driveway. **Please see attached updated landscape plan reflecting the revised access driveway.**

8. Preliminary Plat Comments:

- a. The dedication/signature page was missing. Please provide this information in accordance with the City of Fort Pierce Code of Ordinances Section 121-10. **Acknowledged. This submittal is for the preliminary plat and not the final plat.**
- b. The preliminary plat shall include the overall tract boundary information, legal description, name and address of the owner, contour lines, easement dedication information, tract dedication information, vicinity sketch, etc. The applicant shall refer to the City of Fort Pierce Code of Ordinances Section 121-10 for specific requirements. **Acknowledged. The required information has been provided per City of Fort Pierce Code of Ordinances Section 121-10.**

**BUILDING:**

1. Building official or his representative has no comment at the time of this meeting but reserves the submission of comments upon completion of the official plan review. **Acknowledged.**
2. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed. **Acknowledged.**
3. Construction seaward of the C.C.C.L shall comply with D.E.P. requirements. All lighting shall comply with the City of Fort Pierce turtle ordinance. **Acknowledged.**

**FORT PIERCE POLICE DEPARTMENT:**

1. No comments at this time. – **Acknowledged.**

**FORT PIERCE UTILITIES AUTHORITY:**

1. FPUA W/WW Engineering: Concept approved. Final approval will be based on a full plan submittal to FPUA for comments. Please submit 3 complete sets of Utility construction plans along with a completed plan review application to the Water and Wastewater Engineering Department located at 1701 S 37th Street Fort Pierce, Florida 34947. **Acknowledged. A plan review application submittal package will be submitted under separate cover.**
2. FPUA Electric & Gas Engineering: Approved. Below are comments in reference to FPUA electric service availability and requirements: Electric service is available from the SW corner (FPI 10771) of the parcel. Please provide electric load information for the new services. Customer will be responsible for all conduits and secondary conductors (if there is two or more propose services, customer to provide and install the service wire). For more information and project coordination, please contact Sal Scimeca. **Acknowledged.**

**ST. LUCIE COUNTY FIRE DISTRICT:**

1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <https://www.slcfcd.com> **A complete application for Development / Site Plan Review will be submitted under separate cover.**

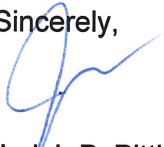
2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form. **Acknowledged. The review fee will be provided with the initial submittal package.**
3. Please send the Fire District electronic plans for the site and buildings. **Acknowledged. We will send electronic files for the site and buildings at the time of the initial Development / Site Plan review submittal package.**
4. A separate review and permit are required for Underground Fire Mains connected to standpipes or sprinkler systems. **Acknowledged.**
5. 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. See "Needed NFPA Fire Flow Calculator Spreadsheet". **Acknowledged.**
6. Fire Hydrants (shall be) are provided for detached one- and two-family dwellings IAW both of the following: 1) The maximum distance to a fire hydrant from the closet point on the building shall not exceed 600 feet. 2) The maximum distance between fire hydrants shall not exceed 800 feet. NFPA 1:18.5.2. **Acknowledged. The required fire hydrants have been provided.**
7. Fire department connections shall be located on the street side of buildings and shall be located and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects, including buildings, fences, landscaping, or other fire department connections. The locations of connections shall be based upon the access requirements of the fire department. **The fire department connections are located on the street side of the buildings.**
8. The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels. **Acknowledged. The distance between the fire department connection and the fire hydrant is no more than one hundred fifty (150) feet.**
9. The Fire District reserves the right for future comments at the site plan & building construction phase. **Acknowledged.**
10. FD access roads (shall be) are provided such that any portion of an un-sprinklered facility or exterior wall is located not more than 150' from FD access roads as measured by an approved route around the exterior of the building or facility. (450' for NFPA 13, 13D, 12R sprinklered protected buildings). **Acknowledged.**
11. Per NFPA 1114 Chapter 9, Section 1.3. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD). **Acknowledged.**

**ST LUCIE COUNTY EROSION DISTRICT:**

1. The subject property includes a previously recorded perpetual easement associated with the Fort Pierce Shore Projection Project, a federally authorized beach project. This project includes periodic beach nourishment adjacent to the subject property. In some instances, construction is required landward of the Erosion Control Line (ECL). As this property is positioned at the southernmost terminus of the federal beach project, beach fill placement will be limited to project end tapers, where fill placement transitions into the existing dune. Please be advised that structures seaward of the elevation 9.0' contour (NAD 27) are generally discouraged because of potential impact with future beach construction. **Acknowledged.**
  
2. The subject project is seaward of the Coastal Construction Control Line (CCCL) and requires a CCCL permit from the Florida Department of Environmental Protection. Please be advised that projects seaward of the CCCL require no net loss of sand within the proposed parcel, to preserve beach dune integrity. **Acknowledged.**

Upon your review, should you have any questions, or require further information, please contact me at our office. Thank you.

Sincerely,



Jodah B. Bittle, P.E.