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**TO:** Nick C. Mimms, P.E., ICMA-CM, City Manager

**FROM:** Jennifer Hofmeister-Drew, AICP, LCAM, Planning Director

**RE:** **Amendment to the Willow Lakes Planned Development  
21-43900003**

**BOARD DATE:** January 18, 2022

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**STAFF REPORT**

**Property Owner:** Willow Lakes, LLC  
433 S. Main Street, Suite 300  
West Hartford, CT 06110

**Applicant:** Dean, Mead, Minton, & Zwemer  
1901 S. 25<sup>th</sup> Street, Suite 200  
Fort Pierce, FL 34947

**Requested Action:** Approval of an Amended and Restated ORDINANCE NO. 20-025 to include Phase 1A Site Plan and adopt Planned Development Guidelines that involves a Major Amendment to the Willow Lakes Planned Development and Site Plan (Development and Design Review)

**Site Location:** 10050 West Midway Road

**Parcel IDs:** 3302-212-0001-000-4

**Existing Use:** Vacant

**Parcel Size:** Subject petition: 37.15 acres  
Overall Site: 200.3 +/- Acres

**Current Future Land Use:** Mixed Use Development (MXD)

**Current Zoning:** Planned Development (PD)

	North	East	South	West
<b>Surrounding FLU:</b>	Mixed Use Development (MXD)	Industrial (SLC Future Land Use)	ROI/CG/CS/SLC MXD/SLC TU (PSL Future Land Use)	Mixed Use Development (MXD)
<b>Surrounding Zoning:</b>	Planned Development (PD)	Industrial Light (SLC Zoning)	Planned Unit Development (PSL Zoning)	Planned Development (PD)

**Staff Analysis**

**Request**

The subject petition is a request for an Amendment to the Planned Development and Site Plan (Development and Design Review) approval for the Willow Lakes Mixed Use Development. On October 6, 2020, a Zoning Atlas Map amendment was approved that rezoned the overall 200.3-acre parcel from St. Lucie County Agricultural, AG-2.5, one (1) dwelling unit per 2.5 acres to City of Fort Pierce Planned Development (PD). As stipulated in the adopting Ordinance No. 20-025, (See Attachment 1) site plans for each of the phases of development require Development and Design Review pursuant to Code Sections 125-313 and 125-314, in order to ensure conformance with Section 125-212(c)(2). Final approval rests with the City of Fort Pierce City Commission.



**Site Plan (Development & Design Review)**  
**Willow Lakes Planned Development (PD)**

**Background**

To provide some perspective, the PD for the Willow Lakes Development was approved in 2020 to be a vibrant, mixed-use urban village at the crossroads of Florida's Turnpike, and Interstate 95 in the City of Fort Pierce. The site is situated on 200.3 acres of land, lying immediately north of Midway Road and west of I-95. Willow Lakes is envisioned to be an east coast destination uniting local residents and regional, national and international visitors. The development has been planned to be a lively, pedestrian-oriented community of inviting public spaces, walkable streets, and authentic neighborhoods with a recreational amenity for seasoned and novice surfers. The subject application is the initial site plan for Willow Lakes, a mixed use live, work, play and learn community.

The vision proposed by the applicant for Willow Lakes is a community that celebrates outdoor activity and a healthy lifestyle. The residential, retail, and commercial uses will be combined to provide a critical mass of activity that will bring year-round life to the proposed community. Willow Lakes is being designed to create a "village" that will be one of a kind in Florida, built around a state-of-the-art and largest world-class surf park in the country. As stated in the initial application:

"The Wavegarden at Willow Lakes will deliver high quality waves and authentic surfing experiences year-round for new and existing surfers of all ages, experience and ability. Beyond the Wavegarden, the Village will be comprised of several distinct neighborhoods, knit together by a network of walkable, pedestrian-oriented streets, and navigable flow-ways designed for maximum environmental and recreational purposes. The result will be an inclusive environment where visitors, residents, and professionals have fun, keep fit and feel part of a community that shares their passion and respect for surfing, the ocean, others and the planet."

**Future Land Use and Zoning**

The subject property has a Future Land Use of Mixed-Use Development, (MXD) with a compatible zoning designation of Planned Development. The existing MXD Future Land Use category, as defined in the Future Land Use Element of the City's Comprehensive Plan, is intended to promote intensification, redevelopment, and revitalization targeted for live/work environments. The subject area is characterized by development that promotes the creation of a well-planned center designed to integrate a variety of complementary residential and commercial uses.

The MXD Future Land Use designation allows a maximum density of 15 dwelling units per acre and a maximum Floor Area Ratio (FAR) of 1.5. Pursuant to the City Comprehensive Plan, all MXD designated areas shall contain a minimum of two (2) of the following general land uses:

- Residential (single-family and/or multi-family)
- Commercial – Town Center
- Office Uses – Professional and/or medical
- Institutional
- Commercial General/Neighborhood
- Hotel (minimum 100 units)
- Industrial

The corresponding Planned Development (PD) zone is intended to provide a process for the evaluation of individually planned developments which are not otherwise permitted in the zoning districts established by this chapter. The PD District is a voluntary process commenced by an applicant for such zoning designation. The standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time granting the city commission the absolute authority to establish such limitations and regulations as it deems necessary to protect the public health, safety and general welfare.

### ***Amendment to the Planned Development***

Pursuant to Code Section 125-212, the subject amendment is a modification to the approved PD in order to allow for a reduction in the parking stall size and drive aisle widths. Per City Code Section 125-315(c)(1), off-street parking spaces are required to be at least 9½ feet by 19 feet. Additionally, the drive aisle width is required to be a minimum of 26 feet. The Willow Lakes Planned Development is proposing a deviation from the City Code, providing a standard that would allow for 9 feet by 18 feet parking stalls and 24-foot-wide drive aisles. Planning and City Engineering departments are in support of these deviations.

Additionally, in accordance with Florida Statutes 514.0115(7), the surf pool regulations for the Wavegarden were approved by the City of Fort Pierce in consultation with the Florida Department of Health. The surf pool regulations will be incorporated into the Planned Development Guidelines, and thereby establish through the City's Planned Development permitting process, the conditions for the surf pool's operation, water quality and necessary life-saving equipment.

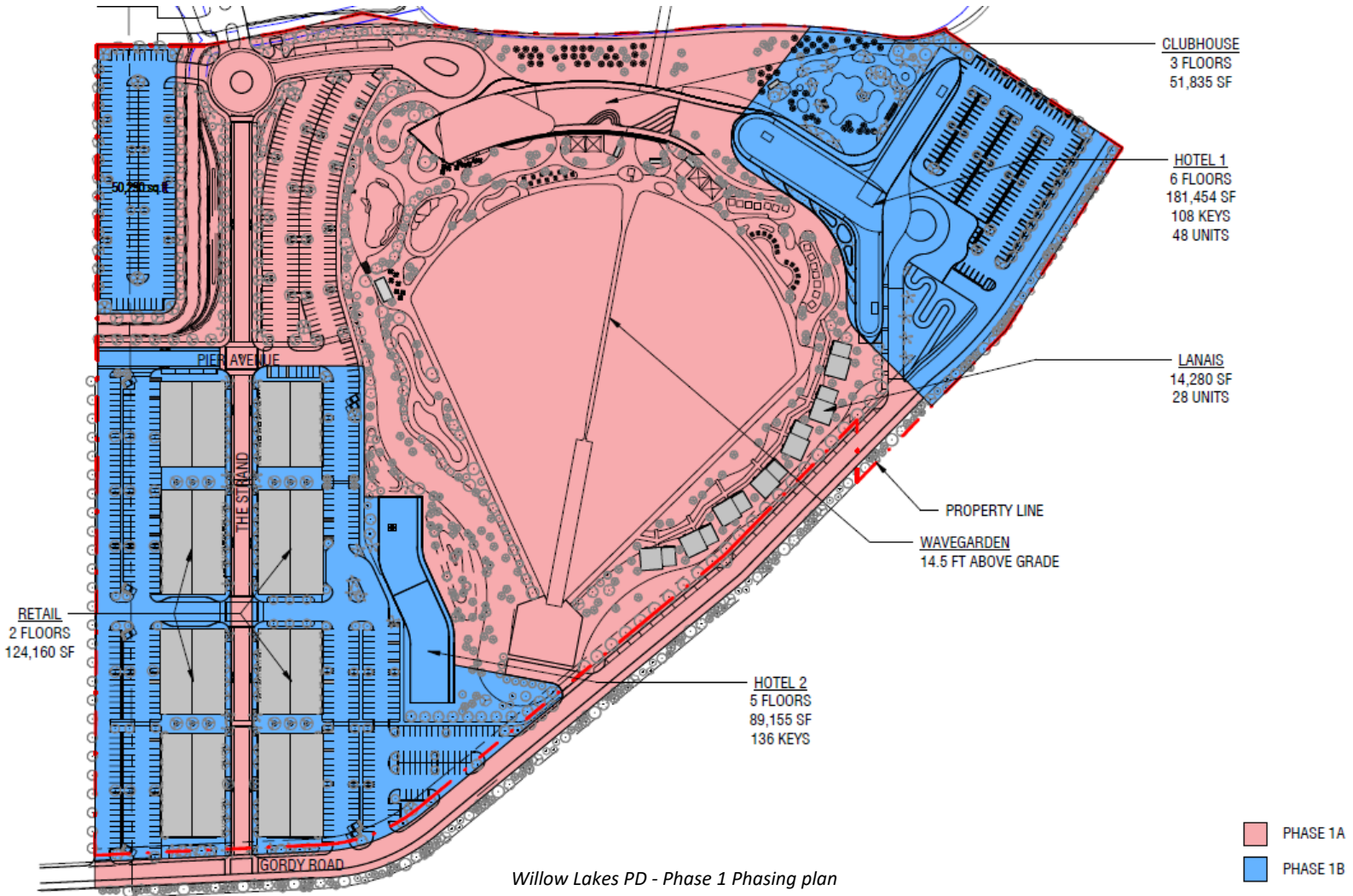
### ***Site Plan (Development and Design Review)***

The first phase, and all subsequent phases of the Willow Lakes PD, are subject to Code Section 125-212(c)(2), Planned Development Zone. These regulations refer back to the Site Plan requirements outlined in Code Sections 125-313 (Major and Minor Site Plans) and 125-314 (Design Review).

Pursuant to City Code Section 125-314, all development requiring site plan approval, or development abutting arterial roads, are subject to the City's design review process. For areas outside of a historic district, the City Planning Board is responsible for the design review, conducted as part of the development review process.



The subject application involves Phase 1A of the Willow Lakes community, as detailed below.



Displayed in the following table are the uses proposed for Phase 1A of the Willow Lakes Community.

Phase 1A Uses		Square Footage	Details
The Wavegarden		n/a	
The Hub <ul style="list-style-type: none"> <li>• Surf and Watersport Shops</li> <li>• Staff offices</li> <li>• Storage</li> <li>• Changing rooms</li> <li>• Surf School</li> </ul>	<ul style="list-style-type: none"> <li>• Food and Beverage</li> <li>• Brewery</li> <li>• Outdoor Terrace with Bar</li> <li>• Lawn Terrace</li> <li>• Amphitheater</li> </ul>	51,835	3 Floors/rooftop
Maintenance building		9,882	Water treatment area
The Surf Pods (Lanais)		14,280	28 Units
<b>Total Floor Area Ratio (FAR)</b>		<b>Max Per FLUM: 1.5</b>	<b>Provided: .26</b>
<b>Total Square Footage</b>		<b>75,997</b>	

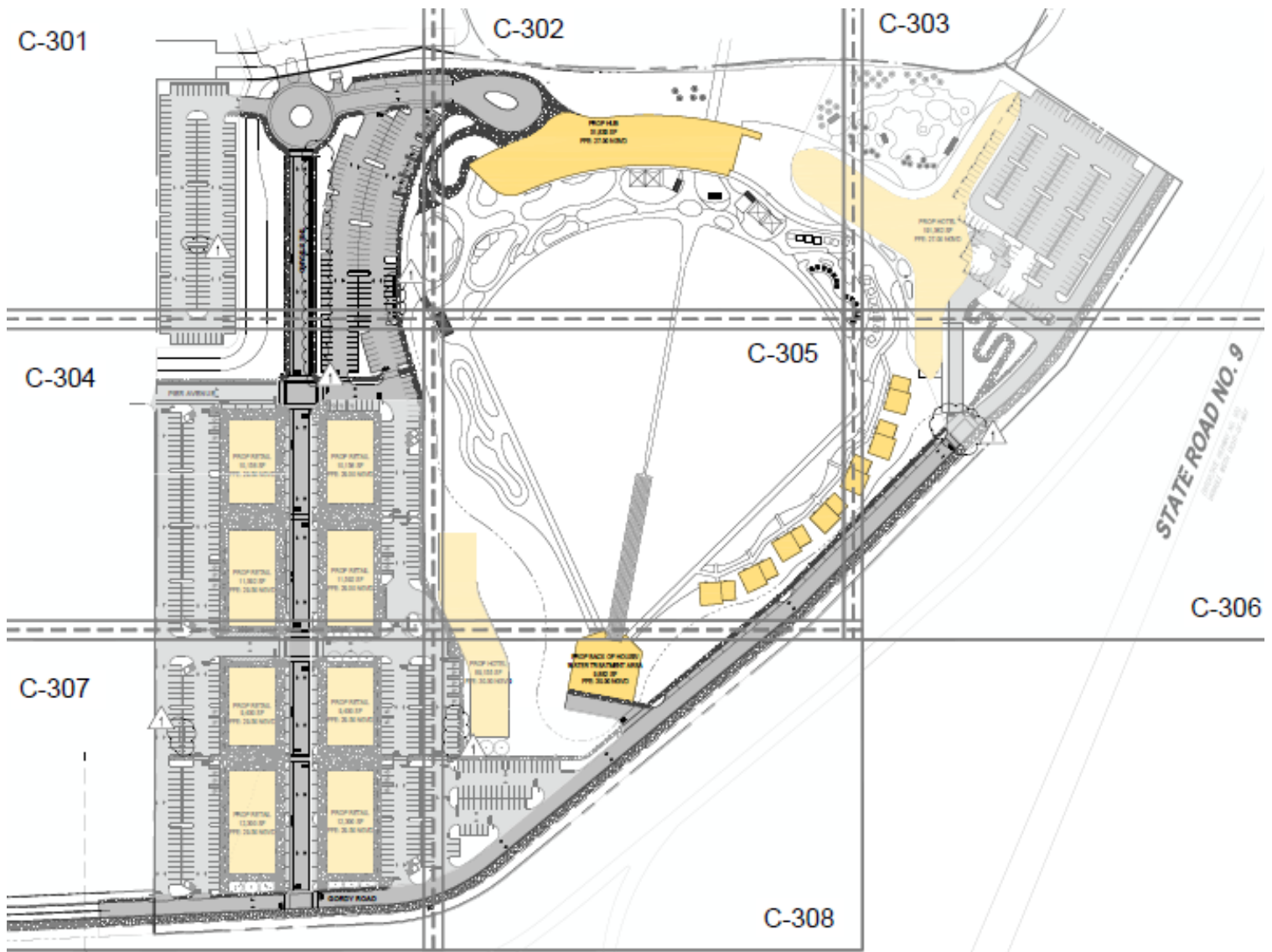
As part of Phase 1A, the applicant is proposing to reconfigure the surface parking area that will be associated with the first hotel located in the northeast corner of the site. Coordinating with the property owner to the north, it was discussed to remove the 90-degree parking stalls on Gordy Road in order to provide a safer and better traffic flow along Gordy Road. In doing this, the parking lot configuration was redesigned as shown in the site plan. The total number of parking spaces required for Phase 1A is 160 and 190 are being provided.

Other plan updates include the addition of electric car charging stations, showing FDC utilities on proposed buildings, adding an additional crosswalk near Hotel 1 in order to provide a pedestrian safe passage to cross Gordy Road, and sidewalk updates throughout the site

Overall, the subject application demonstrates, per the request of the City, how Phase 1A will be constructed. The civil and landscape plans include a transparent hatch that dictates the areas of Phase 1 being constructed first (Phase 1A) and the areas being constructed at a later date (Phase 1B). The hatch covers the areas not being constructed first, which includes the retail buildings, Hotel 1, and Hotel 2 (plus amenities).

The intent is to construct the Hub building, the surf lagoon, and surf pods (Lanais) first to be opened to the public. While these buildings are constructed, the remainder of Phase 1 will be master graded and have utilities stubbed out for the future buildings and improvements.

The full set of plans provide details per sheet as labeled in the overall site plan shown below.

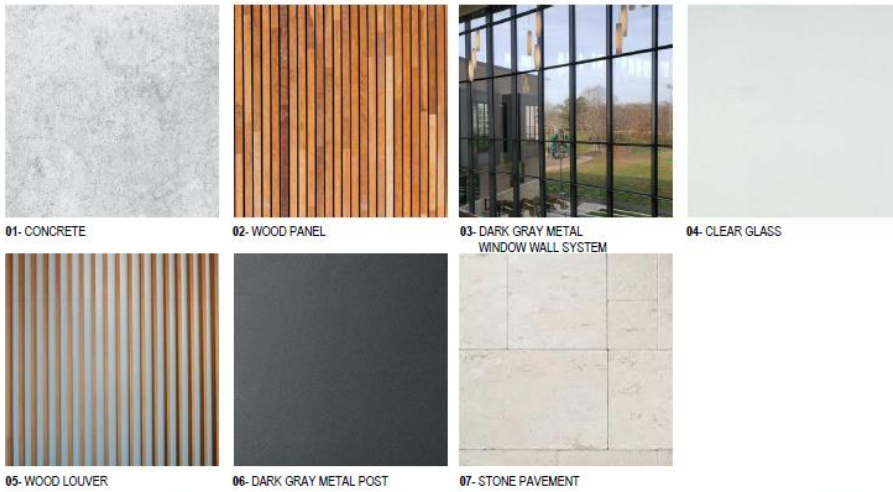


Overall Willow Lakes Site Plan

The architecture for the Willow Lakes Hub and Surf Pods (Lanais) is contemporary in design. The Hub creates a look and feel as though the building is a wave. A number of uses are proposed within the Hub that will cater to not only sports enthusiasts but to residents and tourists alike, as demonstrated on the drawings shown on the following page.



The Hub Elevations

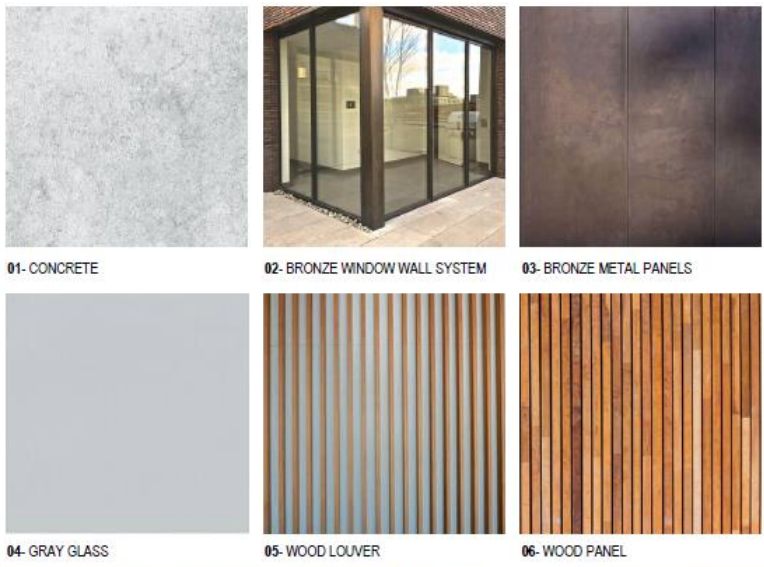


The Hub Material Board

Shown below are the elevations and rendering for the Surf Pods (Lanais). There are 24 proposed as hotel suites.



Surf Pods (Lanais) Elevation



The Surf Pods (Lanais) Material Board

The landscape plan proposes an abundance of native plant material, such as the Gumbo Limbo, Sea Grape, Crape Myrtle, Pink Trumpet Tree, Live Oak, and Red Maple that are indicative of a coastal community. The complete plant schedule includes the following:

TREE SCHEDULE PHASE 1										
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	NATIVE	DROUGHT TOL.	CT
	AR	11	<i>Acer rubrum</i>	Red Maple	16'	8'	4"	Native		5'
	BS	53	<i>Bursera simaruba</i>	Gumbo Limbo	20'	10'	8"	Native	High	5'
	CL	6	<i>Celtis laevigata</i>	Sugar Hackberry	12'	6'	3"	Native	High	5'
	CU2	39	<i>Coccoloba uvifera</i> STD	Sea Grape	16'	8'	4"	Native	High	5'
	EA	27	<i>Eugenia axillaris</i>	White Stopper	12'	6'	3"	Native	High	
	EF	11	<i>Eugenia foetida</i>	Spanish Stopper	12'	6'	3"	Native	High	
	IC	26	<i>Ilex cassine</i>	Dahoon Holly	12'	6'	3"	Native		
	PD3	3	<i>Pimenta dioica</i>	Allspice Tree	14'	7'	3"	Native	High	4'
	PD	38	<i>Pinus elliotti densa</i>	Slash Pine	14'	6'	3"	Native	Moderate	
	PD4	22	<i>Pinus elliotti densa</i>	Slash Pine	18'	8'	6"	Native	Moderate	
	QV	36	<i>Quercus virginiana</i>	Southern Live Oak	16'	8'	6"	Native	High	5'
	QV2	2	<i>Quercus virginiana</i>	Southern Live Oak	20'	10'	8"	Native	High	5'
	TD	5	<i>Taxodium distichum</i>	Bald Cypress	12'	6'	3"	Native	Low	
	TD3	4	<i>Taxodium distichum</i>	Bald Cypress	15'-20'	8'	6"	Native	Low	
PALMS	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	DBH	NATIVE	DROUGHT TOL.	CT
	RE2	25	<i>Roystonea elata</i>	Florida Royal Palm	10' CT					
	SS2	273	<i>Sabal palmetto</i>	Cabbage Palmetto	10' CT			Native	High	

**Technical Review Committee (TRC)**

All affected City and County departments have reviewed the proposed Amendment to the Planned Development and associated Site Plan (Development and Design Review) Application and all comments have been addressed and are attached to the subject staff report.

**Staff Recommendation**

The proposed Amendment to the approved PD is consistent with and furthers the Goals, Objectives, and Policies of the City's Comprehensive Plan. The PD Amendment and Site Plan (Development and Design Review) applications meet Code requirements and are in character and support the surrounding area, land uses and zoning designations.

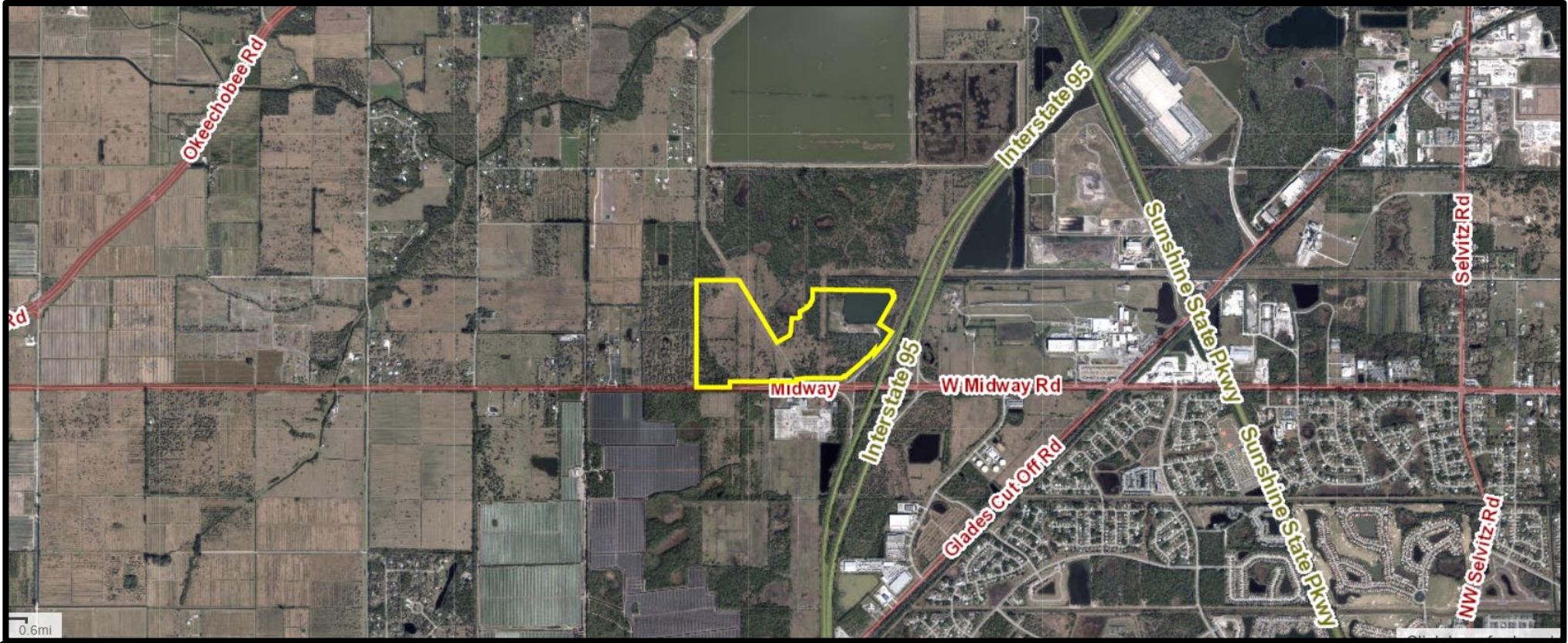
Staff recommends that the Planning Board recommend **APPROVAL** of the requested application with the following conditions:

1. Prior to the issuance of a Building Permit, pursuant to City Code Section 123-66.(d) - Tree protection and mitigation, a final Tree Mitigation Plan shall be approved by staff.
2. Prior to the issuance of the Certificate of Occupancy, a certified letter of completion by a landscape architect and landscape bond pursuant to City Code 123-6 shall be submitted and approved by staff.
3. Prior to City Commission approval, incorporate the proposed Phase 1 site plan, PD deviations and surf pool regulations into the adopted PD Ordinance No. 20-025, as an amendment.

**Planning Board Recommendation**

On November 11, 2021, the Planning Board unanimously recommended approval of the subject Major Modification to the PD and Site Plan Approval.

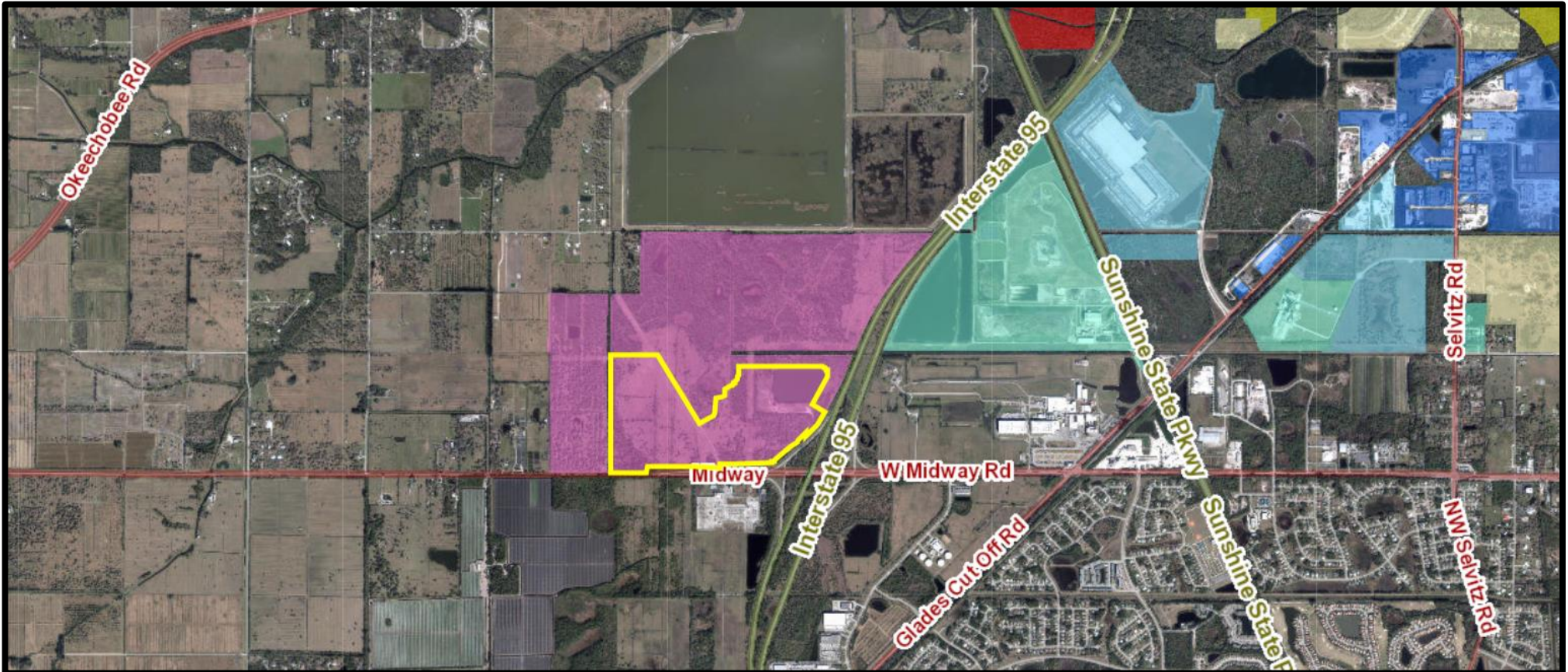
# AERIAL MAP



**Site Plan (Development & Design Review)  
Willow Lakes Planned Development (PD)**



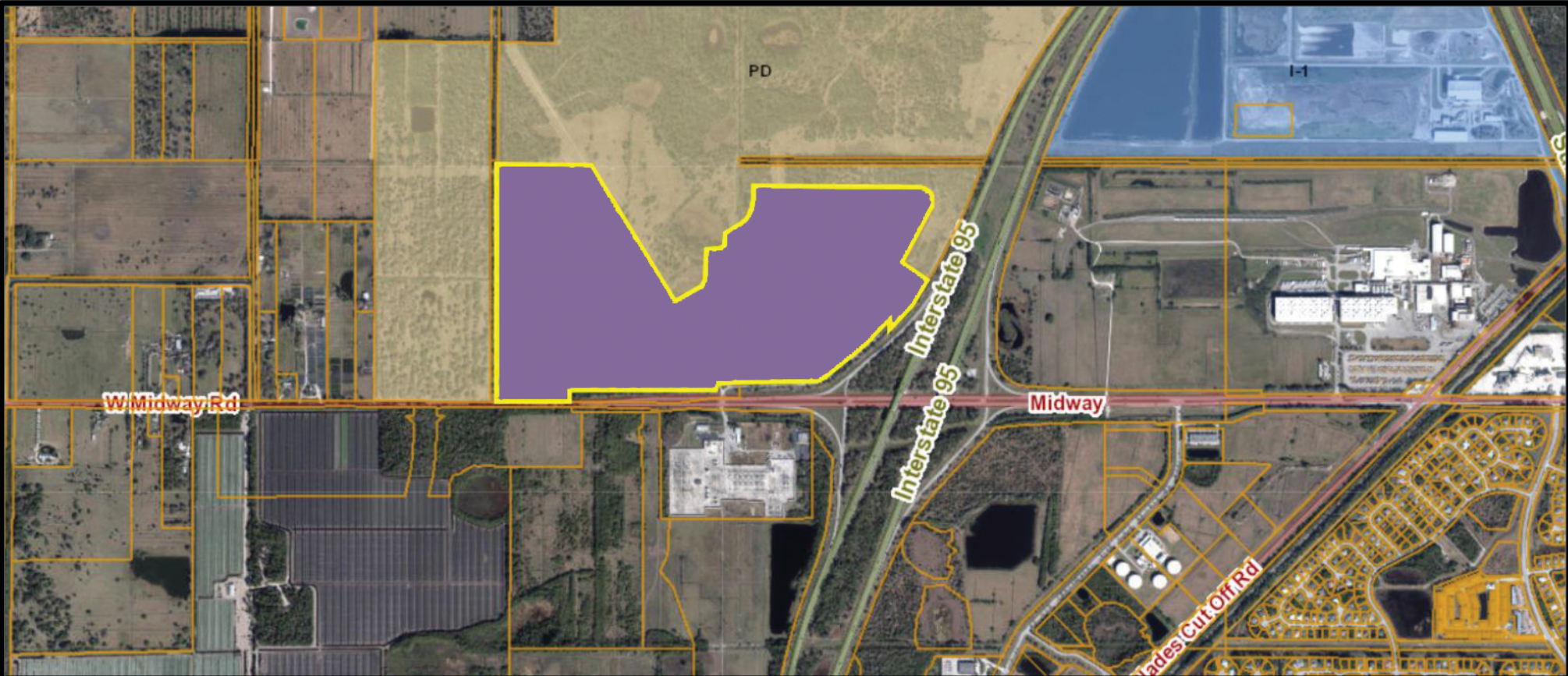
# FUTURE LAND USE MAP



**Site Plan (Development & Design Review)  
Willow Lakes Planned Development (PD)**



# ZONING MAP



**PD Major Amendment  
Site Plan (Development & Design Review)  
Willow Lakes**





September 16, 2021

Willow Lakes, LLC c/o Dean, Mean, Minton, and Zwemer  
1903 S 25<sup>th</sup> Street, Suite 200  
Fort Pierce, FL 34947

**Subject: Willow Lakes Resort Village – 10050 W. Midway Road – TRC Comments & Conditions**

**Fort Pierce Planning Department**

**Comments & Conditions:**

1. Prior to the issuance of any site clearing permits, the applicant shall coordinate with the City of Ft. Pierce for the required mitigation of the City regulated trees proposed to be removed as a result of this sites development/construction activity.
2. A completion certification by a landscape architect and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.
3. Per City Code 125-315(j)(1), please ensure that there is a minimum average of two footcandles for your lighting plan. For a use involving on premises consumption of alcoholic beverages, as provided in City Code Section 4-6, a minimum of three footcandles are required.
4. With regards to payment of your application fees, please provide us with your calculation for review.
5. Additional Landscape Islands are needed. A minimum of one (1) landscape island for every ten (10) spaces.
6. Please consider electronic vehicle charging stations.
7. Please contact Murriah Dekle, MPA – Division Director with St. Lucie County Transit Division for possible transit and bus stops. [DekleM@stlucieco.org](mailto:DekleM@stlucieco.org) 772-462-3065
8. Per City Code Section 125-315(c)(1): *Off-street parking space size*. Each off-street parking space shall be at least 9½ feet wide (except required spaces for persons with a disability shall be at least 12 feet wide and 19 feet deep and have a minimum vertical clearance of at least nine feet). All parallel parking spaces shall also have a four-foot or larger maneuvering space for each two parking spaces. These areas are exclusive of the area required for aisles or driveways. Where a parking space abuts a landscaped area, a maximum

of one foot of the landscaped area may be part of the required depth of the parking space if the bumper rail is properly placed and if the landscaping will not be damaged. **Please adhere to this code section for parking stall dimensions if the Planned Development does not have its own standards. Are you considering a 1 foot overhang for the parking spaces?**

9. Per City Code Section 125-315(f)(1), please install 1 short-term bicycle parking space per 10 motor vehicle spaces.
10. Per City Code Section 125-317(d)(2): Safe and efficient sidewalk linkages shall be provided between building entrances and parking areas, and adjacent portions of the development, and adjacent rights-of-way. At least one accessible route in accordance with the state accessibility code shall connect buildings to parking areas and adjacent rights-of-way. **Please provide a pedestrian crosswalk connectivity from the right of ways (Midway Rd. and Gordy Road).**
11. Consider golf cart parking
12. Is a parking structure a consideration for the development in the future?

**Fort Pierce Engineering Department**

Please see the attached document

**Fort Pierce Utility Authority**

Please see the attached documents

**Fort Pierce Building Department**

Please see the attached document

**St. Lucie County Planning Department**

No comments received

**St. Lucie County PW/Engineering**

No comments received

**City Clerk Office**

No Comments received

**Code Enforcement**

No Comments received

**Fort Pierce Police Department**

Temporary approval granted, pending a full photometric review. Please ensure the illumination standards meet or exceed the code standards set forth by the city. Please also bear in mind that the illumination minimum standards are enhanced, per Code section 125-315 (J) with regards to the service and on-site consumption of alcoholic beverages. That standard requires three (3) foot candles as opposed to the normal level of two (2) foot candles for commercial projects absent of alcoholic beverage services.

To the strategic planners of the City of Fort Pierce, please take into consideration that a project of this magnitude, once completed and in use, may increase the needs of police services from the potentials for calls for service.

Officer Damian Spotts  
Crime Prevention Practitioner  
Fort Pierce Police Department.

**St. Lucie County Fire District**

Please see the attached document

**Florida Department of Transportation**

Expecting Comments but have not received

**St. Lucie County Transit Agency**

No Comments received

**St. Lucie County School Board**

Received No Comments



**BUILDING DEPARTMENT  
TECHNICAL REVIEW COMMITTEE (TRC)  
COMMENT FORM**

Meeting Date: 9.16.21

Property Address: Site Plan, Design Review, PD Amendment - Willow Lakes Resort Village - 10050 W. Midway Road

Please be advised that the project may trigger the requirements indicated below:

- 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
- 2. Pre-construction meeting with the City's Building Department is requested.
- 3. Any construction will need to meet the requirements of the Florida Building Code 7<sup>th</sup> Edition.
- 4. Means of egress is required.
- 5. Means of ingress is required.
- 6. Must meet the following Accessibility requirements:
  - Accessible route
  - Handicapped parking spaces
  - Means of egress
- 7. Change of Use required
  - to include a signed and sealed Life Safety Plan
  - to include a signed and sealed detailed comprehensive building plan.
- 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
- 9. Flood Development Permit required.
- 10. Building Permit required.
- 11. Signed and sealed construction drawings required.
- 12. Will need to meet the Fire Code.
- 13. Sprinkler system is required.
- 14. Smoke alarm system is required.
- 15. Other

Additional Comments/Requirements:

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Building Official's or Representative's Signature Paul Jones

Date: 9/13/21



THE SUNRISE CITY  
**FORT PIERCE**  
ENGINEERING  
DEPARTMENT

*Florida*

**To : Vennis Gilmore, Planner**

**FROM : John R. Andrews, P.E., City Engineer**

**RE : Willow Lakes Site Plan & PD Amendment – 10050 Midway Road  
TRC No. 21-4390003**

**DATE : September 14, 2021**

This is to advise you that we have completed the review of the following documents as received by this office on September 8, 2021:

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Site Plan & PD Amendment                                 | <input type="checkbox"/> P/D Drawings   |
| <input type="checkbox"/> Test Reports & Related Documents                                    | <input type="checkbox"/> Certificate of Completion                                  |
| <input type="checkbox"/> Record Drawings   | <input type="checkbox"/> Permits from applicable Local,<br>State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local,<br>State and Federal Agencies |   |

Based on our reviews and appropriate site final inspection, we

- Recommend       Do Not Recommend

- Site Plan & PD Amendment     BP Approval       C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for engineering comments

ENGINEERING COMMENTS:

1. There are numerous recorded FPL Rights-of-Way and FPL Easement parcels located throughout the site. The applicant shall provide FPL approval permitting the construction of these improvements within the limits of these rights-of-way and easements.
2. In accordance with the requirements specified in the City of Fort Pierce Code of Ordinances Section 125-315(c)(1) please revise the parking stall widths from 9' to 9.5' and the stall lengths from 18' to 19' when the parking does not abut a landscape island.
3. Two-way drive aisles not serving perpendicular parking shall have a minimum width of 24' while drive aisles that are adjacent or servicing perpendicular parking stalls shall have a minimum width of 26' as per the City of Fort Pierce Code of Ordinances Section 125-315(c)(5); please revise the plans accordingly.
4. The submitted survey was not signed and sealed, the applicant shall submit a certified boundary and topographic survey per the requirements specified in the City of Fort Pierce Code of Ordinances Section 119-2.
5. The overall project is comprised of multiple parcels; the developer will be required to unify the lots into one parcel either by filing a Unity of Title or some other means of unification.

ADVISORY COMMENTS:

1. The developer shall permit all Midway Road improvements through St. Lucie County.
2. Prior to any clearing activities, the applicant shall submit a gopher tortoise survey which identifies any existing nests within the limits of the Phase I development and the appropriate mitigation of any development impacts to these existing nests.
3. Prior to issuance of a Site Work permit, all Local, State, and Federal permits shall be obtained.

JRA/TST/tst

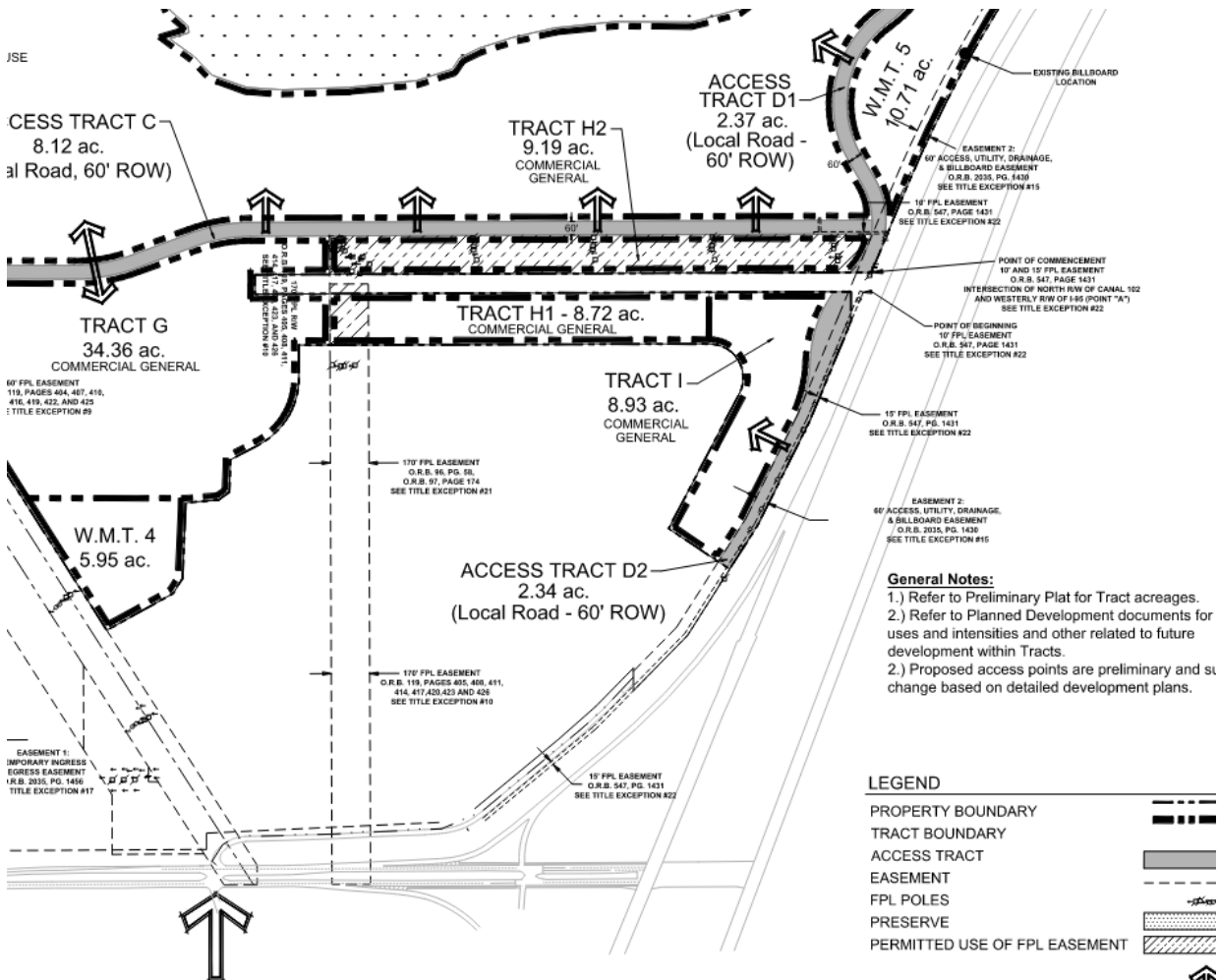
TST

# Vennis Gilmore

**From:** David Hays <haysd@stlucieco.org>  
**Sent:** Friday, September 10, 2021 12:55 PM  
**To:** smarquart@gocaptec.com  
**Cc:** Patrick Dayan; Vennis Gilmore; JoAnn Riley; Victoria Mitchell; Kori Benton  
**Subject:** Gordy Access

**SECURITY WARNING:** This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

As mentioned before, attached is the preliminary plan for the project to the north of Willow Lakes, *Walton Village at Midway*. Their plan includes the use of the Gordy Road Access to Midway. In the discussion, your team mentioned the two sites would not be connected along I-95. Please provide written confirmation from the property to the north that they no longer anticipate use of Gordy Road and agree to the abandonment. Their plan indicates a 60-foot access easement, ORB 2035, PG 1430. Please review and advise. Moving forward with the abandonment will result in notice to adjacent properties. If there will be a hic-up, it will be better to address it at Ft. Pierce TRC. The abandonment will be a longer process.



Sincerely,

---

**David A. Hays, P.E., CFM | Sr. Project Engineer | Public Works Department**

Ph: 772-462-1491 (direct) | PW Office: 772-462-1707 | 2300 Virginia Ave. Fort Pierce 34982  
[facebook.com/stluciegov](https://facebook.com/stluciegov) | [twitter.com/stluciegov](https://twitter.com/stluciegov) | [instagram.com/stluciegov](https://instagram.com/stluciegov) | [youtube.com/stluciegov](https://youtube.com/stluciegov)



***“Teamwork gives you the best opportunity to turn vision into reality”*** John C. Maxwell

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Please Note: Florida has very broad public records laws. Most written communications to or from County officials regarding County business are public records available to the public and media upon request. It is the policy of St. Lucie County that all County records shall be open for personal inspection, examination and / or copying. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please notify the sender by reply e-mail and delete all materials from all computers.



**BUREAU OF FIRE PREVENTION**

**SITE PLAN REVIEW**

**TO: Site Plan Applicant**

**SITE PLAN: Willow Lakes Resort Village**

**REVIEW DATE: 9/7/2021**

**PLANNER: GILMORE**

**REVIEWED BY: Captain Wayne Boyer, Lieutenant Salomon Rincon**

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**Site Plan Approved: \_\_\_\_\_**

**Site Plan Approved with conditions:   X**

**Site Plan Approval withheld pending written acknowledgement of conditions: \_\_\_\_\_**

**Site Plan Rejected: \_\_\_\_\_**

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**The Following Revisions Are Necessary:**

- 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>**
- 2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
- 3. Please send the Fire District electronic plans for the site and buildings.**
- 4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**
- 5. 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**

*"Our Family Serving Yours"*

5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392

Telephone: (772) 621-3400 Fax: (772) 621-3500

[www.slcfcd.com](http://www.slcfcd.com)



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.

6. 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".
7. Security gates must either be manned 24 hour/day or provide an access control key switch on the control panel to allow for Fire Department entry in an emergency. Security gates must maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power.
8. The minimum acceptable cul-de-sac radius is 50 feet to the edge of pavement.
9. Per the St. Lucie County Fire District Fire Prevention Code Resolution 647-17. 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.
10. 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.
11. 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.
12. FD access roads (shall be) are provided such that any portion of an unsprinklered 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).
13. 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).

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- 14. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77k lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.**
- 15. Two-Way Radio Enhancement Systems/BDAS shall be installed, inspected and operationally tested in accordance with the manufacturer's published requirements, by the local fire department, and comply with the most current edition of the Florida Fire Prevention Code and its incorporated standards and codes. Pre-surveys of radio signal strength shall be submitted to the Fire Marshal in the form of heat signature mapping or a certification document of radio signal strength provided by a licensed engineer.**
- 16. A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. NFPA 1.18.2.3.2.1.**
- 17. Minimum Size of Water Mains**
  - a. The minimum size of water mains for supplying water for firefighting purposes shall be six (6) inches.**
  - b. The minimum size of water mains supplying hydrants on a dead end main shall be eight (8) inches.**
  - c. The maximum number of hydrants located on a dead end main shall be one (1).**
  - d. Grid or Tee systems shall be supplied by a minimum of an eight (8) inch looped main. Exceptions may be granted based on the capacity of the water distribution system but in no case shall the main size be less than six (6) inches.**
  - e. The minimum size water main(s) shall be determined by the needed fire flow as established by the Fire Marshal and based on the current Insurance Service Office (ISO) requirements.**

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