



TO: Members of the City of Fort Pierce City Commission

THROUGH: Kevin Freeman, Planning Director

FROM: Ryan Altizer, Senior Planner

RE: **Site Plan (Development and Design Review) – Hillpointe Residential
 2101 & 2151 S. Jenkins Road
 2 Parcels – 2313-800-0002-000-7 & 2313-800-0004-000-1**

BOARD DATE: January 17, 2023

STAFF REPORT

Owner: FreedomRoads Property Company, LLC
 250 Parkway Dr Ste 270
 Lincolnshire, IL 66069

Representative: Alejandro Toro, Engineering Design & Construction, Inc.
 10250 SW Village Parkway, Suite 201
 Port St Lucie, FL 34987

Applicant’s Request: Approval of a Site Plan (Development Review and Design Review) to construct a 252-unit multi-family development with eight (8) multi-family buildings, 5 garages, a clubhouse with a pool and a gym, and associated site improvements.

Location(s): At or near the southeast corner of 2101 & 2151 S Jenkins Road and Graham Road

Parcel ID(s): 2313-800-0002-000-7 & 2313-800-0004-000-1

Future Land Use: High Density Residential (RH)

Current Zoning: High Density Residential Zone (R-5)

Surrounding FLU:

North	East	South	West
C-1 (FP)/ RS-2 (SLC)	RH (FP)/RM (SLC)	RH/GC (FP)	GC (FP)

Surrounding Zoning:

North	East	South	West
C-1 (FP)/ RS-2 (SLC)	R-5 (FP)	AR-1/PD (FP)	C-3 (FP)

Staff Analysis:

Request

In accordance with Sections 125-37, 125-313, and 125-314 of the City Code, the applicant is requesting the review and approval for Site Plan (Development and Design Review) to construct a 324-unit multi-family development with eight (8) multi-family buildings, a clubhouse with a gym and a pool, and associated site improvements.

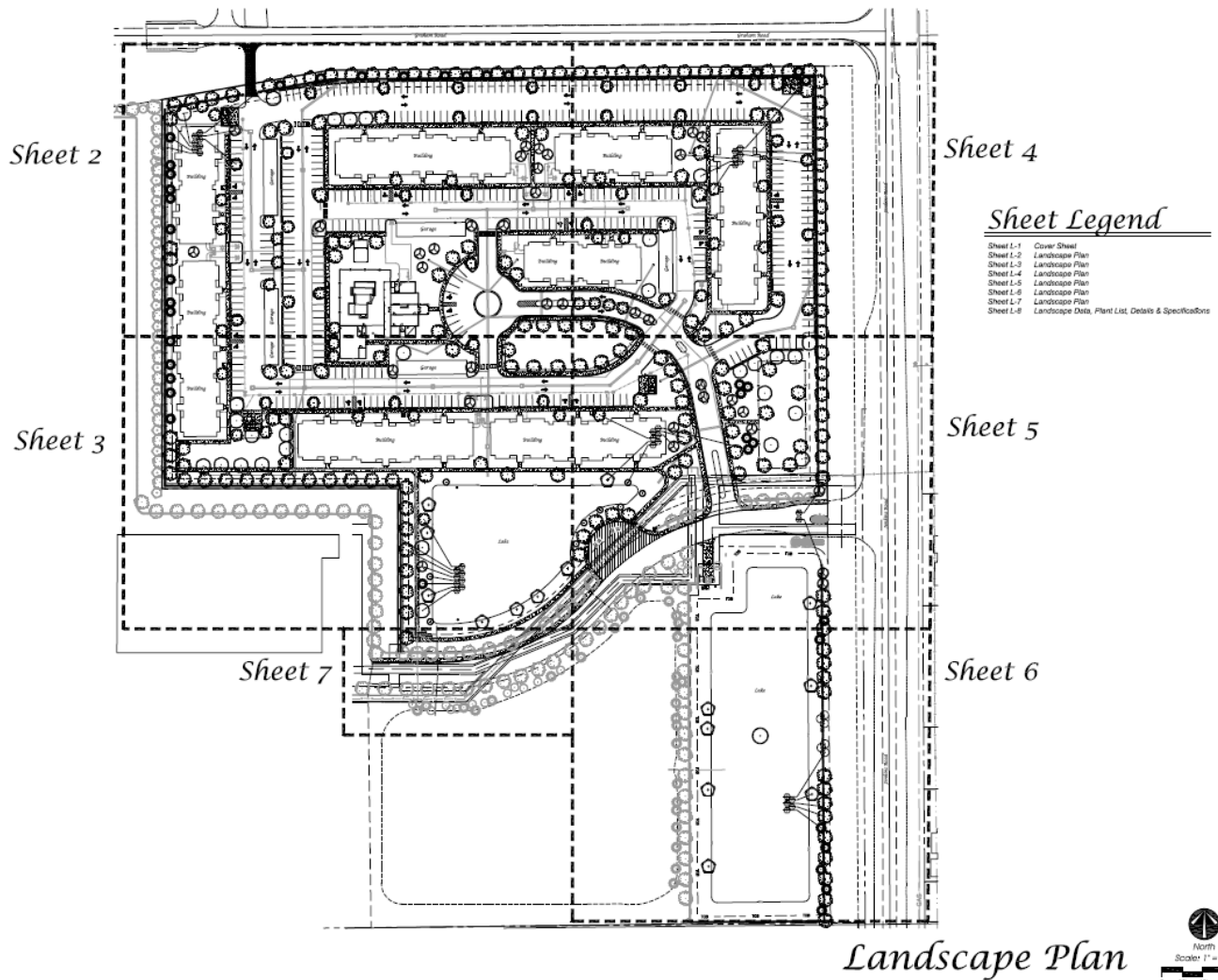
Development Review (Site Plan)

As displayed on the following page, the project is proposed on the approximately 17.25 acres of land, consisting of two (2) parcels of land located at or near 2101 & 2151 S Jenkins Road and Graham Road in Fort Pierce, FL. The site plan consists of nine (9) proposed structures (8 multi-family and 1 clubhouse). Five (5) multi-family buildings (Building Type I) will consist of thirty-six (36) units each. Three (3) multi-family buildings (Building Type II) will consist of twenty-four (24) units each. City of Fort Pierce Code Section 125-315 requires 1.5 parking spaces per residential unit, the applicant is providing 1.8 spaces per residential unit with 460 spaces. The clubhouse is considered office space per City Code and requires 1 space per 300 square feet of gross floor area.

Site Data Chart

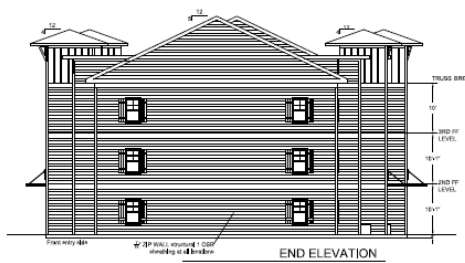
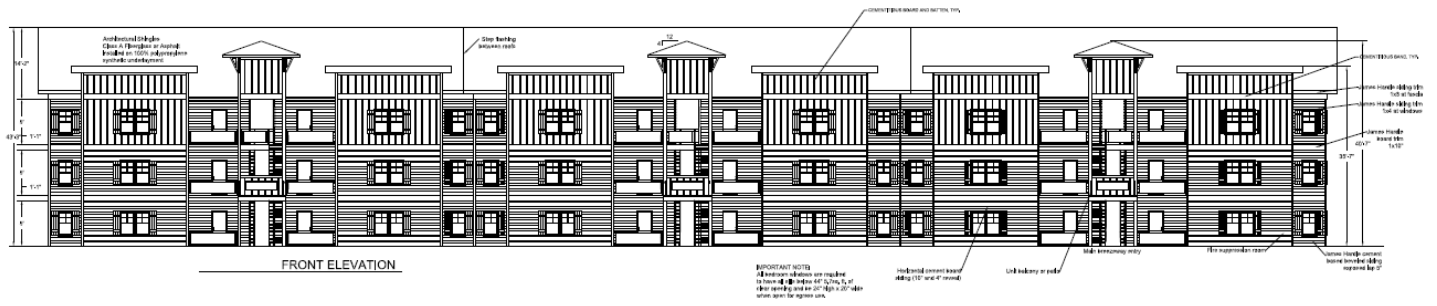
ZONING CODE FOR: HIGH DENSITY RESIDENTIAL ZONE (R-5)								
PER CODE	YARD SETBACKS				BUILDING COVERAGE	BUILDING HEIGHT	OPEN SPACE (LANDSCAPING)	DENSITY
	FRONT	REAR	SIDE	CORNER				
PER CODE	25'	20'	10'	15'	50% MAX.	45' MAX.	20% MIN.	15DU/AC
PROPOSED	25' MIN.	20' MIN.	10' MIN.	15'	8.17%	3 STORIES	68.66%	10.05DU/AC

- Trees to be planted are (15) Red Maple, (69) Eagleston Holly, (35) Magnolia, (40) Slash Pine, (9) Bald Cypress, (20) Laurel Oak, (6) Sabal Palms and (162) Live Oak.
- Shrubs proposed for the site include (440) Simpson Stopper, (440) Florida Privet, (440) Florida Anise, (440) Walter's Viburnum, and (440) Bahia Sod.
- Ground Covers proposed for the site include Bahia Sod.
- New Irrigation will be installed.





Clubhouse



32-unit Building Proposed Elevations



Building Proposed Elevations

Technical Review Committee

All affected departments have reviewed the proposed Site Plan (Development Review and Design Review) with regards to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided.

Planning Board Recommendation

The Planning Board, at their December 12th, 2022 meeting, voted unanimously to recommend Approval of the request with conditions.

Staff Recommendation

The proposed Site Plan (Development and Design Review) applications adhere to the requirements of the City Land Development Code and guidelines of the City's Comprehensive Plan and does not appear to adversely affect the public health, safety, convenience, and general welfare. Therefore, Staff recommends **APPROVAL** of the requested applications with the following conditions:

1. A completion certification by a landscape architect, cost estimate and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.

-
2. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with 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.
 3. A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be conducted before the issuance of a Building Permit.
 4. After completion of the Unity of Title and Lot Combination, please submit a General Address Request Form for the newly created Parcel ID and for each proposed building and residential unit.



THE SUNRISE CITY

FORT PIERCE
PLANNING DEPARTMENT *Florida*

Alejandro Toro- Engineering Design & Construction, Inc
10250 SW Village Parkway, Suite 201
Port St Lucie, FL 34987

**Subject: Site Plan and Design Review – 2101 & 2151 S. Jenkins RD – Technical Review Committee
Comments for November 17, 2022 TRC Meeting**

City of Fort Pierce Planning Department

1. City Code 125-317 (b) requires sidewalks or sidewalk linkages to be provided by the property owner or permit applicant whenever a permit is issued for the construction of a new duplex, multifamily, commercial, or office structure.
2. A completion certification by a landscape architect, cost estimate, and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.
3. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with 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.
4. Per City Code Section 123-37, General Landscaping requirements (7) Interior vehicular use areas. - The following are standards relating to landscaping of interior vehicular use areas:
 - a. Lots with vehicular use areas that are 4,000 or more square feet in size shall have at least one square foot of interior landscaping for each 15 square feet of vehicular use area, except that areas in an I-1 or I-2 zone shall only be required to have at least one square foot of interior landscaping for each 30 square feet of vehicular use area. Each separate landscaped area shall be curbed and contain a minimum of 100 square feet of area and shall be at least ten feet wide and ten feet deep exclusive of curbing in all locations. Progressive urban parking area designs may be used to provide adequate space for multiple tree plantings and allow for proper tree root development so shade trees can grow and develop large canopies to reduce parking lot heat islands.

A minimum of one (1) landscape island for every ten (10) spaces.

5. Just as a note to consider, are there enough dumpster sites proposed on this site, especially in regard to those building towards the center of the development?
6. Stop signs, stop bars, and directional arrow striping will need to be placed in proper intersection locations throughout the property.

Fort Pierce Engineering Department

Comments may be forthcoming

Fort Pierce Building Department

Comments may be forthcoming

Fort Pierce Police Department

1. To ensure the safety of the users of the common facilities such as but not limited to the mail boxes, clubhouse, pool and fitness center, please ensure the lighting levels are adequate or beyond to minimize risk to criminal activity. The attached photometric plan does not indicate the intended illumination features at the aforementioned areas.

St. Lucie County Planning Department

Comments may be forthcoming

St. Lucie County PW/Engineering

No comments at this time

City Clerk Office

Comments may be forthcoming

Code Enforcement

Comments may be forthcoming

Fort Pierce Utilities Authority

FPUA W/WW Engineering: Water and wastewater services are available to serve the subject property. To connect to these services please submit Utility Plan (3 complete sets) along with a completed plan review application to the Water and Wastewater Engineering Department, at 1701 S 37th Street Fort Pierce Florida, 34947. Please use the link below to our website for a step-by-step

guide through the entire process, including utility details and permit applications. For questions please contact John Biggs at 772-466-1600 ext. 3474

<https://fpua.com/water-and-wastewater-engineering-downloads/>

FPUA Electric & Gas Engineering: Electric and Gas Engineering Department have reviewed the application – TRC Hillpointe Residential – 2101 S. Jenkins Road. Approved.

Electric service is available to the site (from the south side and Graham Road). Please provide electric load information and AutoCAD drawing. Customer will be responsible for all transformer pads, conduits and secondary conductors. For more information and project coordination, please contact Thierry Sydné.

Thierry Sydné, E.I.
Mechanical Engineer
Electric & Gas Engineering
Fort Pierce Utilities Authority
tsydne@fpua.com
O: (772) 466-1600 ext. 6454
C: (772) 302-0077

Gas service is available to the site (from S. Jenkins Road). 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 Billy Dupre.

Billy Dupre
Business Development Representative
Gas Operations
1701 S. 37th Street, Fort Pierce, FL 34947
Bdupre@fpua.com
Office: (772)-466-1600 Ext.4705

Utility easement will be required for all propose FPUA electric and gas facilities within the site. Note: FPUA will make every effort to accommodate new developments and upgrades to existing services as much as possible with on-hand material, while maintaining a responsible maintenance stock. However, in most cases, the provision of service is entirely dependent on the lead times provided by equipment manufacturers. Certain key items could be unobtainable for over a year.

St. Lucie County Fire District

1. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.
2. 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 116.1.4). 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 1.18.2.3.5.2.5).

3. 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.
4. The minimum acceptable cul-de-sac radius is 50 feet to the edge of pavement
5. Per the St. Lucie County Fire District Fire Prevention Code Resolution 690-20. 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.
6. 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.
7. 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".
8. 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).
9. 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.
10. 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.
11. Minimum Size of Water Mains
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.

12. 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.
13. Provide the fire district the Pre-Construction Site Checklist Affidavit. This affidavit shall include the pre-construction fire protection plan, pre-construction fire department access roads, and pre-construction on-site credible water supply for your development and or project (the affidavit can be found at <http://www.slcfcd.com/182/Applications-Permits> under fire permits.
14. Hydrants shall be located no more than 15ft. 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 690-20).

Florida Department of Transportation

Comments may be forthcoming

St. Lucie County School Board

1. The proposed bulb out appears to work for a turnaround for the bus. We cannot stop there because the FDOE rules require that we control traffic with the stop arm. We could make the stop between the bulb out and the apt. entrance. Please verify that a school bus can make the turnaround at the bulb out with auto turn analysis or similar.
2. An alternative may be creating adequate turn around in the apt entrance as show below.
3. Please provide assurances that the school bus may use the entry long term and not be subject to the will of a POA/owner not allowing buses into the community.



Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3402

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT # 22- 07000022

Site Plan at 2101 & 2151 S Jenkins Rd-Hillpointe Residential

Comments

FPUA W/WW Engineering: Water and wastewater services are available to serve the subject property. To connect to these services please submit Utility Plan (3 complete sets) along with a completed plan review application to the Water and Wastewater Engineering Department, at 1701 S 37th Street Fort Pierce Florida, 34947. Please use the link below to our website for a step-by-step guide through the entire process, including utility details and permit applications. For questions please contact John Biggs at 772-466-1600 ext. 3474

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FPUA Electric & Gas Engineering: Electric and Gas Engineering Department have reviewed the application – TRC Hillpointe Residential – 2101 S. Jenkins Road. Approved.

Electric service is available to the site (from the south side and Graham Road). Please provide electric load information and AutoCAD drawing. Customer will be responsible for all transformer pads, conduits and secondary conductors. For more information and project coordination, please contact Thierry Sydné.

Thierry Sydné, E.I.
Mechanical Engineer
Electric & Gas Engineering
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Gas service is available to the site (from S. Jenkins Road). 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 Billy Dupre.
(Con't pg 2)



Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.

www.fpua.com



Billy Dupre
Business Development Representative
Gas Operations
1701 S. 37th Street, Fort Pierce, FL 34947
Bdupre@fpu.com
Office: (772)-466-1600 Ext.4705

Utility easement will be required for all propose FPUA electric and gas facilities within the site.

Note: FPUA will make every effort to accommodate new developments and upgrades to existing services as much as possible with on-hand material, while maintaining a responsible maintenance stock. However, in most cases, the provision of service is entirely dependent on the lead times provided by equipment manufacturers. Certain key items could be unobtainable for over a year.

Please find attached a copy of the FPUA GIS map (Electric and Gas).



060322 - FPUA GIS
Map - Electric...

If the developer should have any questions, please have them contact the individual listed above.



Legend	
	Electric Primary Wire
	Transmission Wire
	Gas Main
	Fiber Optic Cable
	Potable Water Main
	Raw Water Main
	Wastewater Force Main
	WW Gravity Main
	Pole
	Fuse
	Transformers
	Overhead
	Pad Mount
	Valves
	Gas
	Water
	Raw Water
	Waste Water
	Fire Hydrant
	Well
	Lift Station

Disclaimer:
 The data contained herein is offered "as is", with no claim or warranty as to its accuracy or completeness. The data is for reference only and should not be considered to be of survey precision. Due to formatting restrictions, the information provided in the map may not be represented in the legend.

811
 Know what's below.
 Call before you dig.

Date: 6/2/2022
 Created By:
 Name

November 17, 2022

PROJECT: Hillpointe Residential
REF: TRC App. #22-07000022
TO: Ryan Altizer
FROM: David Hays

The following comments are offered by SLC PW - Engineering:

1. The proposed project does not include any new County roadway connections or modifications.
2. The TIA will be sent out for third-party review and concurrence of County infrastructure. **Please provide written acceptance that the associated fee will be reimbursed by the applicant.** Upon receipt of said statement, the TIA will be forwarded for review.
3. The proposed project does not include any adjustment to the existing driveway from South Jenkins Road. If access entrance improvements become necessary, the widening should be to the north to assist in alignment with proposed project accesses across Jenkins.
4. For Site Plan approval, a 6 FT sidewalk is required along adjacent road Right-of-Ways to the proposed site improvement areas for Graham and Jenkins. The Board of County Commissioners may authorize the applicant to pay a Fee-in-Lieu Of (FILO) construction of the sidewalk. For consideration of the FILO, provide written request and cost analyses.
5. Written responses to the June review were not provided.
6. For discussion regarding these comments and response, please contact me at 772-462-1491, haysd@stlucieco.org.



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

Florida

To : Ryan Altizer, Planner

FROM : Selena Griffett, P.E. *SG*

THRU : Tracy Telle – Assistant City Engineer *TT*

**RE : Site Plan # 22-07000022
Hillpointe Residential
2101 & 2151 S Jenkins Road**

DATE : November 15, 2022

This is to advise you that we have completed the review of the following documents as received by this office on November 3, 2022:

- | | |
|---|---|
| <input type="checkbox"/> Development Permit Compliance Review | <input type="checkbox"/> Construction Drawings |
| <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Test Reports & Related Documents |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Record Drawings |
| <input type="checkbox"/> Permits | <input type="checkbox"/> Other _____ |

Based on our reviews and appropriate site final inspection, we

- | | | |
|---|--|------------------------------|
| <input checked="" type="checkbox"/> Recommend | <input type="checkbox"/> Do Not Recommend | |
| <input checked="" type="checkbox"/> Approval | <input type="checkbox"/> Variance Approval | <input type="checkbox"/> 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.

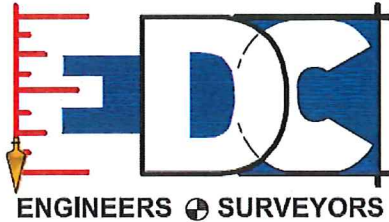
- See below for Comments

ADVISORY COMMENTS

1. The drainage plan was reviewed conceptually and will be reviewed in depth at the time of DPCR submittal.
2. All required Local, State and Federal permits will be required prior to DPCR approval.
3. South Jenkins Road is a Saint Lucie County Roadway and improvements within the right of way will require permitting through Saint Lucie County.
4. Prior to DPCR Approval, the applicant shall unify the two parcels of land contained within the proposed development.
5. Please ensure details shown on EDC Plan Sheet 2 of 2 meet or exceed City of Fort Pierce Standards; for Handicap Curb Cut Ramp, please reference Detectable Warning instead of "Tactile Surface" for consistency.
6. A Tree Mitigation Plan will be required at the time of DPCR Submittal.

ENGINEERING COMMENTS

1. Traffic Generation Table on EDC Plan Sheet 1 of 2 does not match the traffic report provided.
2. The dumpster enclosure shall include the required pedestrian access.
3. The provided survey did not include any topographic information. Please provide a topographic survey in accordance with the requirements specified in Section 119 of the City of Fort Pierce Code of Ordinances.
4. Update the site plan tabulation to indicate the lake area as impervious area.
5. Show a sidewalk along Jenkins Road or proof of payment-in-lieu to St. Lucie County for construction of the sidewalk.
6. One way drive aisles shall have a minimum width of 14'.
7. Provide the Emergency Access width. Will this be a gated access?
8. Update the Solid Waste provider to City of Fort Pierce.
9. Identify the location of all proposed curb on the plans.
10. Provide dimensioning for the parking and drive aisles at the clubhouse cul-de-sac.
11. Update plans to reflect the proposed sidewalk widths.



November 6th, 2018

Grant Chambers
St Lucie County Engineering Department
2300 Virginia Ave
Room 229
Fort Pierce, FL 34982-5652

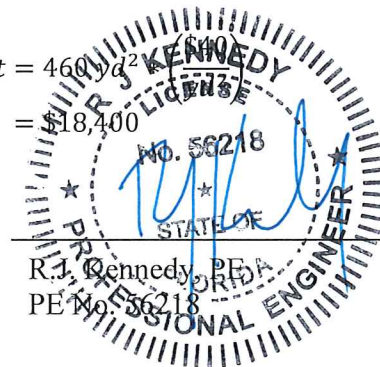
Subject: Camping World Sidewalk Fee in-lieu-of

Dear Mr. Hays

The client has decided to proceed with paying the fee in-lieu-of for the sidewalk along Graham Road in association with the Camping World project located to the southwest of the intersection of Graham Rd and S Jenkins Rd. Correspondence with the Grant Chambers, PE, a St Lucie County employee, placed the value of the side walk at \$40-per-square yard for a six-foot-wide four inches thick sidewalk. The sidewalk along S Jenkins Rd and Graham Rd would be approximately 619 feet and 71 feet long, respectively, resulting in a cost of \$18,400.

$$\begin{aligned} \text{Sidewalk Conversion} &= 6 \text{ ft} * (619 \text{ ft} + 71 \text{ ft}) * \left(\frac{\text{yd}^2}{9 \text{ ft}^2}\right) \\ &= 6 \text{ ft} * 690 \text{ ft} * \left(\frac{\text{yd}^2}{9 \text{ ft}^2}\right) \\ &\approx 460 \text{ yd}^2 \end{aligned}$$

$$\begin{aligned} \text{Sidewalk Cost} &= 460 \text{ yd}^2 * \$40 \\ &= \$18,400 \end{aligned}$$



ENGINEERING DESIGN & CONSTRUCTION, INC.
CIVIL ENGINEERS & SURVEYORS SPECIALIZING IN LAND DEVELOPMENT

10250 SW Village Parkway, Suite 201
Port St. Lucie, Florida 34987
(772) 340-4990
Visit us at: www.edc-inc.com



BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Hillpointe – S Jenkins TRC

REVIEW DATE: 10/26/2022, 11/14/2022

PLANNER: PLANNING DEPARTMENT

REVIEWED BY: Lieutenant Andres Elizondo

Site Plan Approved: _____

Site Plan Approved with conditions: _____

Site Plan Approval pending written acknowledgement of conditions: X

Site Plan Rejected: _____

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>~~ **Received 10/26/2022.**
- ~~2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.~~ **Received 10/26/2022.**
- ~~3. Please send the Fire District electronic plans for the site and buildings.~~ **Received 10/26/2022.**
4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.

“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



5. 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 1.18.2.3.5.2.5).
6. 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.
7. The minimum acceptable cul-de-sac radius is 50 feet to the edge of pavement.
8. Per the St. Lucie County Fire District Fire Prevention Code Resolution 690-20. 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.
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.
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. See "Needed NFPA Fire Flow Calculator Spreadsheet".
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).
12. 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.

"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



13. 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.

14. Minimum Size of Water Mains

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.

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. Provide the fire district the Pre-Construction Site Checklist Affidavit. This affidavit shall include the pre-construction fire protection plan, pre-construction fire department access roads, and pre-construction on-site credible water supply for your development and or project (the affidavit can be found at <http://www.slcfcd.com/182/Applications-Permits> under fire permits.

17. Hydrants shall be located no more than 15ft. 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 1/2 inches. The center of hose outlet shall be not less than 18 inches above final grade. (SLCFD Fire Prevention Code Resolution 690-20).

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