



BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Twin Vee - 3101 S US Highway 1 - TRC

REVIEW DATE: 1/17/2023

PLANNER: KEV FREEMAN

REVIEWED BY: Lieutenant Andres Elizondo

Site Plan Approved:

Site Plan Approved with conditions:

Site Plan Approval pending written acknowledgement of conditions:

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.slafd.com> Received 3/2/2023.~~
- ~~2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form. Received 3/2/2023.~~
- ~~3. Please send the Fire District electronic plans for the site and buildings. Received 3/2/2023.~~
- ~~4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems. Received Comment Acknowledgement 2/27/2023.~~

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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).~~ **Received Comment Acknowledgement 2/27/2023.**
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.~~ **Received Comment Acknowledgement 2/27/2023.**
7. ~~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.~~ **Received Comment Acknowledgement 2/27/2023.**
8. ~~The Fire District reserves the right for future comments at the site plan & building construction phase.~~ **Received Comment Acknowledgement 2/27/2023.**
9. ~~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, 13R sprinklered protected buildings).~~ **Received Comment Acknowledgement 2/27/2023.**
10. ~~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.~~
11. ~~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.~~ **Received Comment Acknowledgement 2/27/2023.**
12. ~~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~~

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~~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".~~ **Received Comment Acknowledgement 2/27/2023.**

~~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).~~ **Received Comment Acknowledgement 2/27/2023.**

~~14. 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.~~ **Received Comment Acknowledgement 2/27/2023.**

~~15. 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.~~ **Received Comment Acknowledgement 2/27/2023.**

16. 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.~~ **Received Comment Acknowledgement 2/27/2023.**

~~17. 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~~

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Office of the Fire Marshal



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~~of heat signature mapping or a certification document of radio signal strength provided by a licensed engineer.~~ **Received Comment Acknowledgement 2/27/2023.**

- ~~18. 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.~~ **Received Comment Acknowledgement 2/27/2023.**
- ~~19. Site Plans submitted in accordance with this Fire Prevention Code shall include the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.~~ **Received Comment Acknowledgement 2/27/2023.**

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