

February 21, 2023

Attn: Kevin Freeman  
City of Fort Pierce  
100 N. US Highway 1  
Fort Pierce, FL 34950

via email: [planning@cityoffortpierce.com](mailto:planning@cityoffortpierce.com)

**Re: Twin Vee – 3101 S. US Highway 1, Fort Pierce  
Response to Site Plan Comments # TRC No 42-41100003**

Dear Mr. Freeman:

On behalf of our client, please find the attached response to comments received at the TRC meeting with staff held on January 19, 2023 for a project known as Twin Vee Site Plan Amendment. Each comment is identified below followed by a response in **bold italics**.

**Engineering (Venetia Barnes)**

1) Update the site plan to show the location of the proposed overhang and the two-story showroom.

**RESPONSE: Overhang is existing. No 2-story show room proposed. Please see revised Conceptual Site Plan (CSP).**

2) Provide clarification on the site area data table for existing pavement, proposed Phase 1 Building and proposed concrete.

**RESPONSE: Existing pavement and Proposed Phase 1 Building site data confirmed. No new concrete proposed with this project.**

3) Provide further information regarding the site's stormwater drainage. What is the master drainage system? Only four catch basins are depicted on the northeast corner of the site plan. Where will the runoff from Phase 1 Building be directed? See City of Fort Pierce Code of Ordinance Section 125-313(14).

**RESPONSE: Site Plan revised to show entire drainage system on site. Phase 1 building runoff will be collected in existed catch basin in driveway. Drainage system is fully functioning and is permitted through SFWMD App. No. 08274-D General Permit No. 84-125. No revisions to the stormwater system is proposed for this project.**

**St. Lucie County Engineering ( David Hays)**

1) Based on applicants identification of no new impervious area(s) and discharge to the County, the County has no further comments.

**RESPONSE: Acknowledged.**

## **Planning (Kev Freeman)**

- 1) As per the applicants Traffic Statement, submitted 12/22/2022, the project is considered having a de-minimis impact under section 105.6 of the City's Code of Ordinances, as it meets the following criteria (as appropriate):

*105-6 Concurrency Assessment - (b) Exemptions. The following shall be exempt from the requirements of this chapter:*

*(2) De minimis impacts. A development which meets the following de minimis impact thresholds is also exempt from the requirements of this article, but only to the extent stated in an applicable certification of exemption:*

- a) An impact that would not affect more than one percent of the maximum volume at the adopted level of service of the affected transportation facility as determined by the director of planning.*
- b) An impact for which the sum of existing roadway volumes and the projected volumes from approved projects on a transportation facility does not exceed 110 percent of the maximum volume at the adopted level of service of the affected transportation facility.*
- c) An impact that would not exceed the adopted level of service standard of any affected designated hurricane evaluation routes.*

**RESPONSE: Acknowledged.**

## **Fire District (Andres Elizando)**

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>.

**RESPONSE: This will be submitted under separate cover to the SLCFD.**

2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.

**RESPONSE: This will be submitted under separate cover to the SLCFD.**

3. Please send the Fire District electronic plans for the site and buildings.

**RESPONSE: This will be submitted under separate cover to the SLCFD.**

4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.

**RESPONSE: Acknowledged.**

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).

**RESPONSE: Acknowledged.**

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.

**RESPONSE: Acknowledged.**

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.

**RESPONSE: Acknowledged.**

8. The Fire District reserves the right for future comments at the site plan & building construction phase.

**RESPONSE: Acknowledged.**

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).

**RESPONSE: Acknowledged.**

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.

**RESPONSE: Please see attached Autoturn for SLCFD largest vehicle.**

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.

**RESPONSE: Nearest hydrant to proposed building is 205 L.F. away. Please see attached hydrant flow test provided by FPUA.**

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 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".

**RESPONSE: Fire Flow Calculations to be submitted with future submittal.**

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).

**RESPONSE: Acknowledged.**

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.

**RESPONSE: No proposed changes to the water service or fire service lines. Meter size is 2" according to As-Builts provided by FPUA.**

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.

**RESPONSE: No fire department connection found upon site visit. Fire line runs directly into Fire room inside Twin Vee office.**

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.

**RESPONSE: Acknowledged.**

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 of heat signature mapping or a certification document of radio signal strength provided by a licensed engineer.

**RESPONSE: Acknowledged.**

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.

**RESPONSE: Acknowledged.**

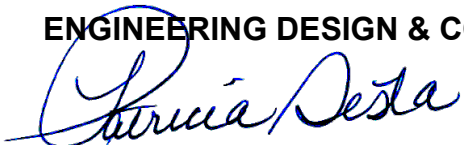
19. Site Plans submitted in accordance with this Fire Prevention Code shall include the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.

**RESPONSE: Acknowledged.**

We feel the attached adequately addresses staff comments and respectfully request the approval of this application. If you have any questions regarding this application, the attached documents, or the project, please contact our office.

Respectfully,

**ENGINEERING DESIGN & CONSTRUCTION, INC.**



Patricia Sesta  
Planner

cc: David Hays – St. Lucie County Engineering

Joseph Viconti – Visconti Holdings, LLC

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