

CITY OF FORT PIERCE

PLANNING DEPARTMENT

-PROJECT: VIVA WEST SITE PLAN - 23-07000021

REVIEWER: RYAN ALTIZER, SENIOR PLANNER

DATE: 12/4/2023

STAFF REPORT

Owner: Viva Communities at Treasure Coast West

Applicant: Francarlos Rivera, TEG Developers

Requested Action: Request for review of an application for a Site Plan (Development and Design Review) of a two-hundred and twenty-two (222) unit rental community.

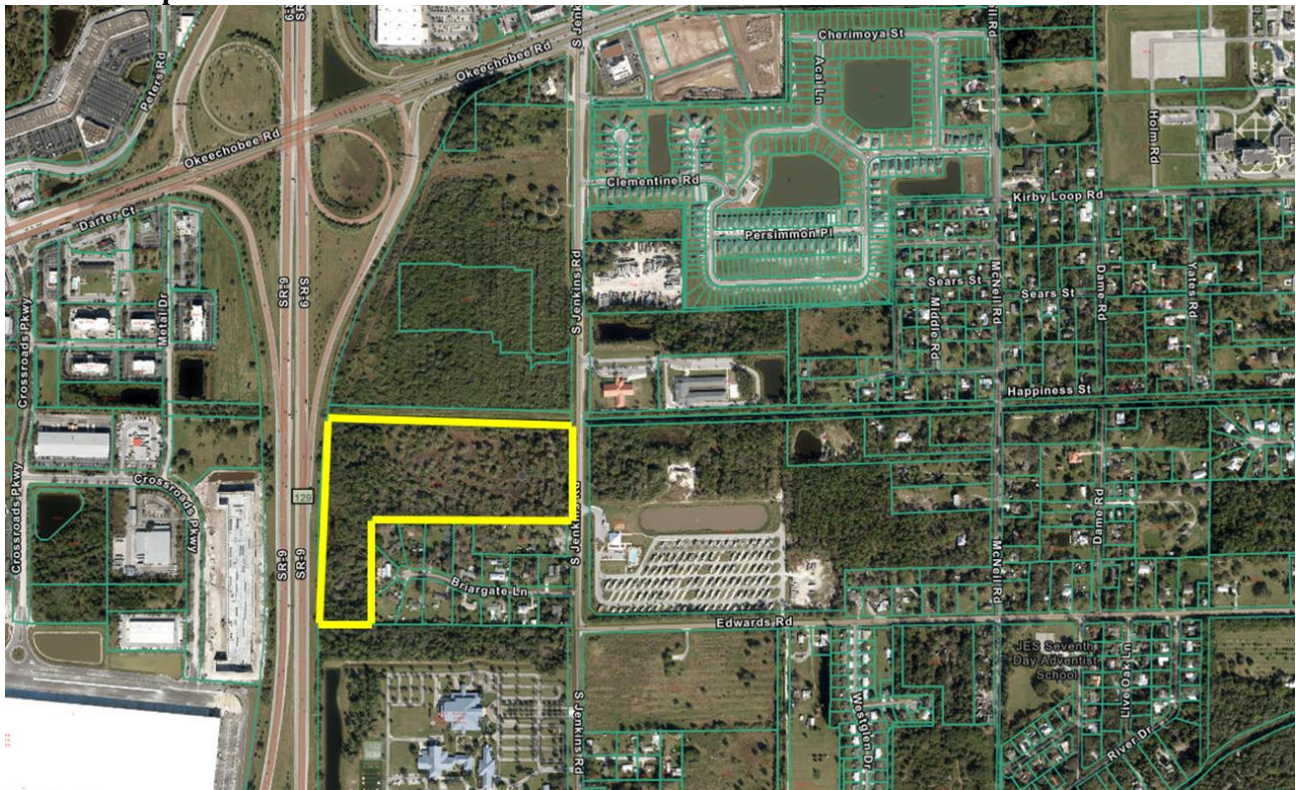
Location: 3037 S. Jenkins Road, Fort Pierce, FL 34981

Parcel IDs: 2325-111-0001-000-2

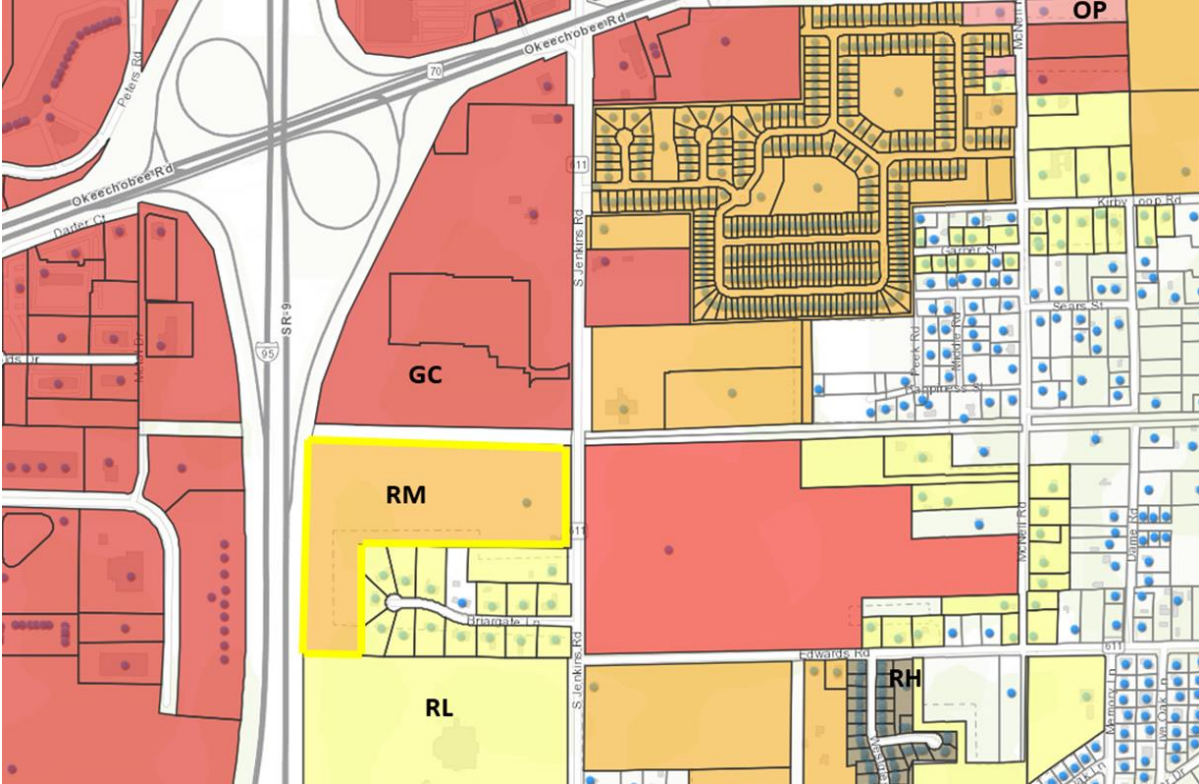
Current Zoning: Medium Density Residential, R-4

Future Land Use: Medium Density Residential, RM

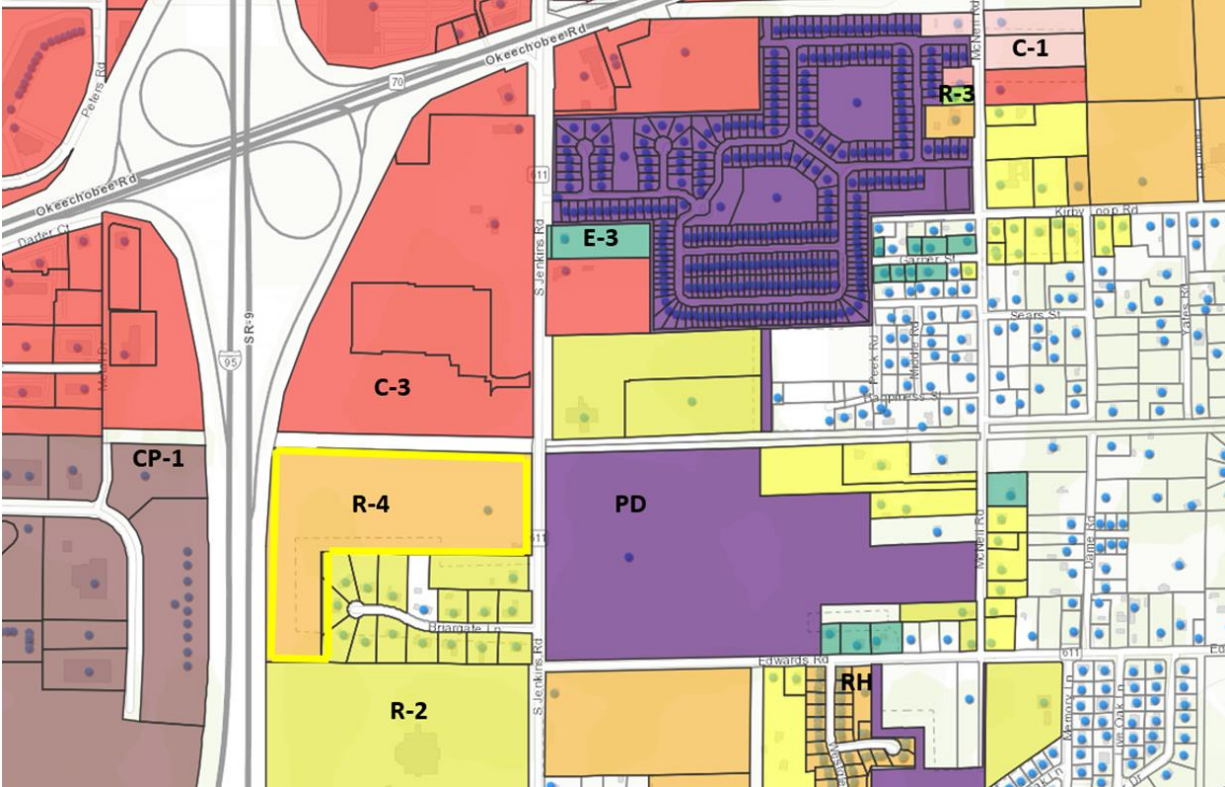
Location Map:



Future Land Use Map:



Zoning Map:



Surrounding Zoning:

North	East	South	West
C-3	PD	R-2	CP-1

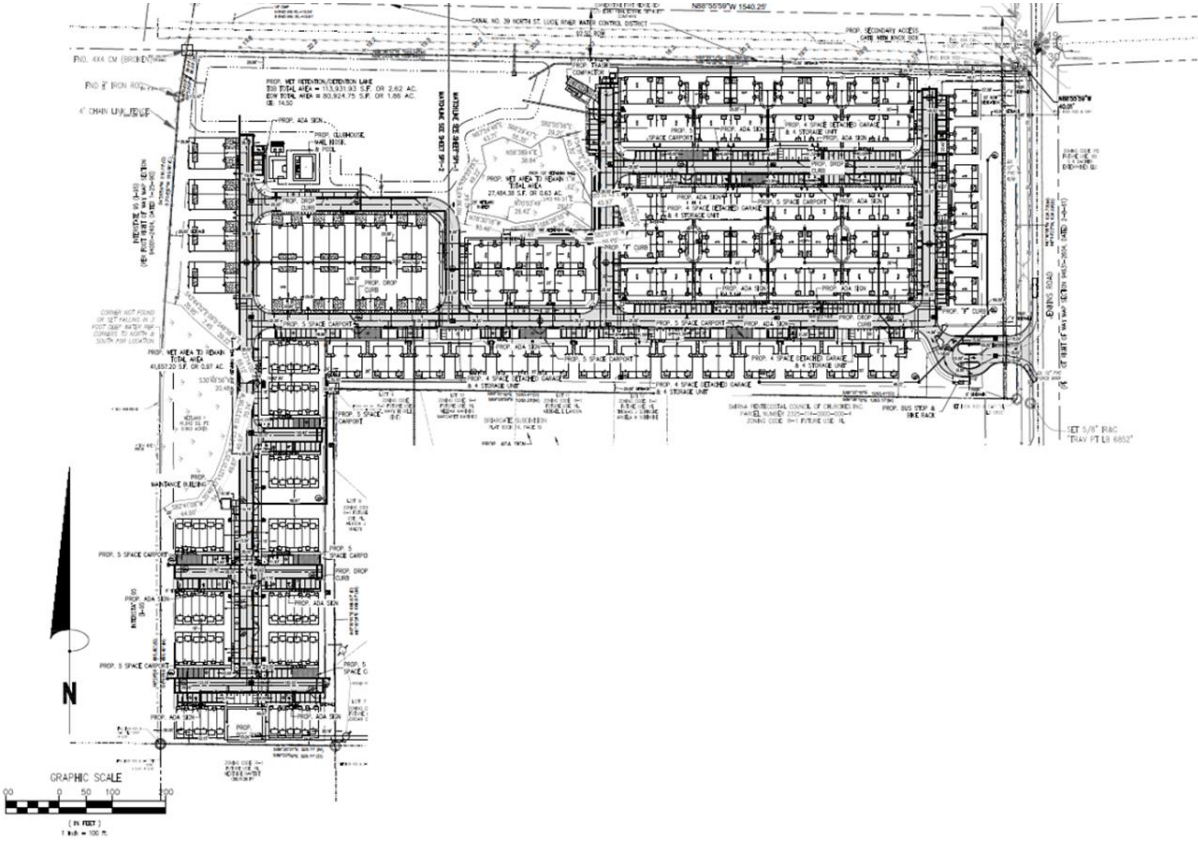
Site Area: +/- 27.89 acres

Utilities: Located within the FPUA Service Area

Staff Analysis

Request for review of an application for a Site Plan (Development and Design Review) of a two-hundred and twenty-two (222) unit rental community. The community will consist of one-bedroom, two-bedroom and three-bedroom duplexes as well as two-bedroom row houses. Viva East is the sister project to Viva West. Both communities will share access to amenities such as a fitness center, business lodge, community room, catering kitchen, pet spa, outdoor grilling areas and more. The architecture for this project is based off the Florida Cracker style. Viva West is being proposed at 3037 S. Jenkins Road across from the KOA Campgrounds.

The proposed development is located on a parcel with a Future Land Use of Medium Density Residential(RM) and a Zoning of Medium Density Residential(R-4).





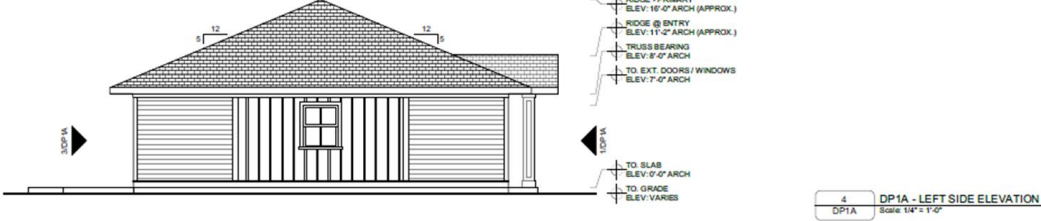
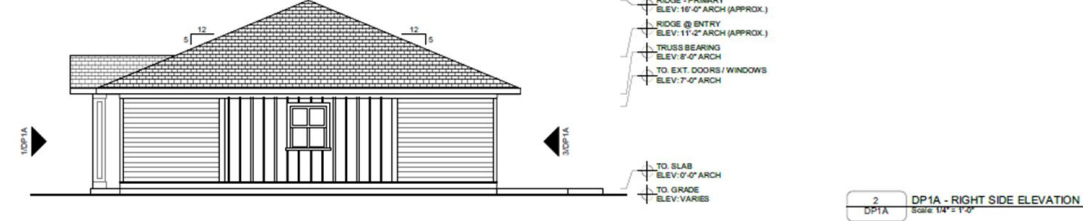
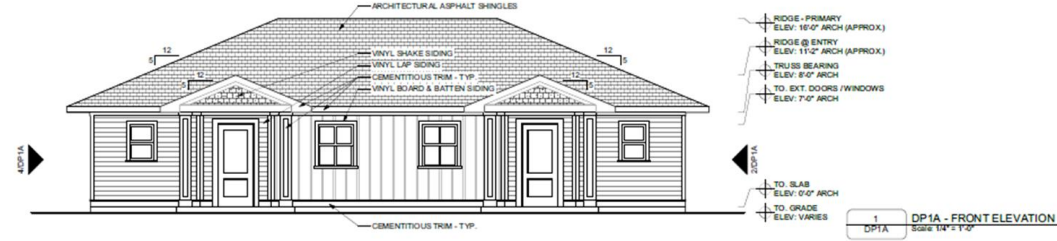
Existing Conditions Design

Currently the land is vacant.

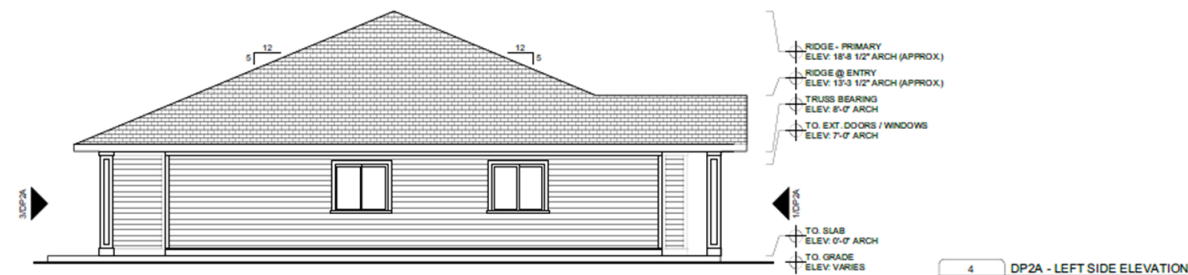
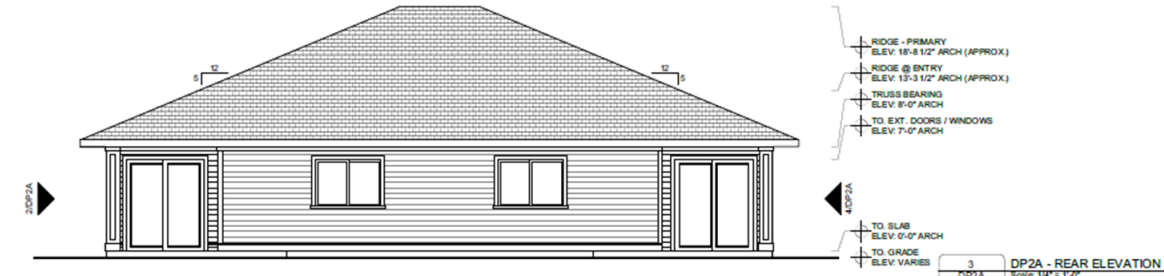
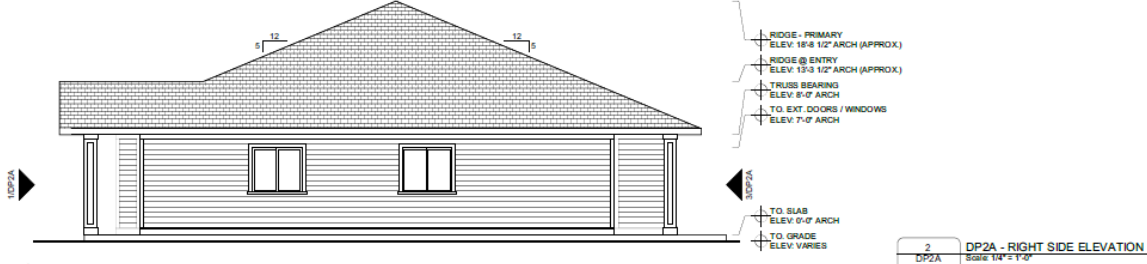
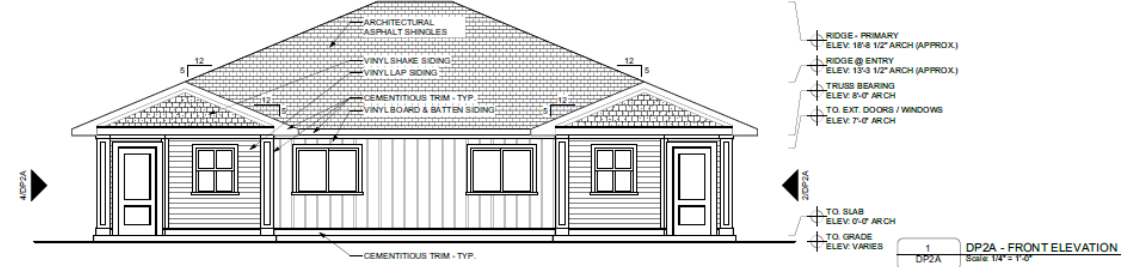
Design

The design style for the one-bedroom, two-bedroom and three-bedroom duplexes, as well as the two-bedroom row houses, are all Florida Cracker style. The buildings consist of classic horizontal siding walls. The roofs are all 5:12 sloped with gable accents and 24" overhangs. The buildings also consist of horizontal and vertical sidings with stone veneer accents, combined with architectural details like porches and gable accents.

One-Bedroom Duplex



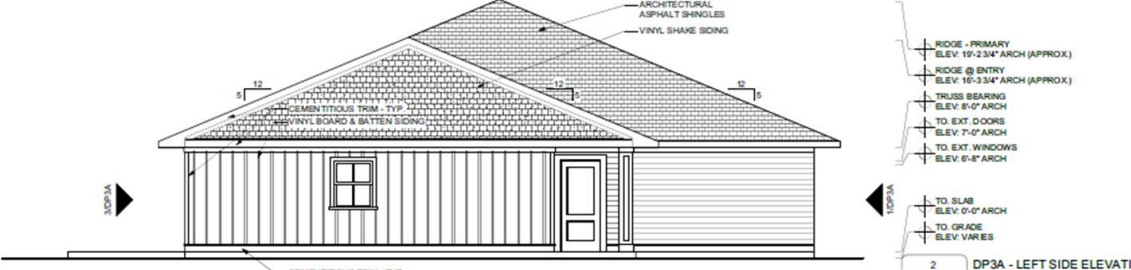
Two-Bedroom Duplex



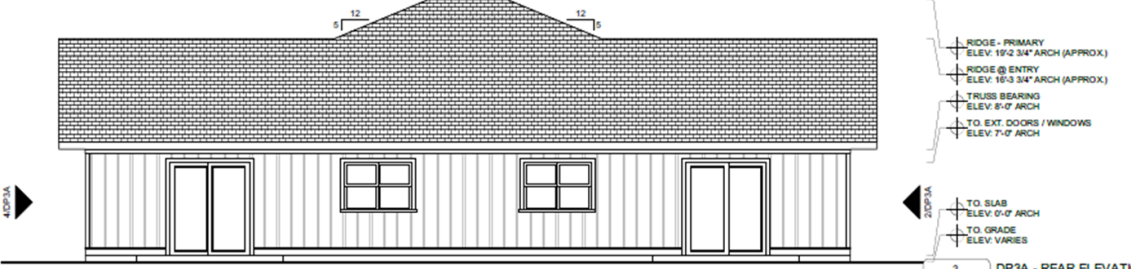
Three-Bedroom Duplex



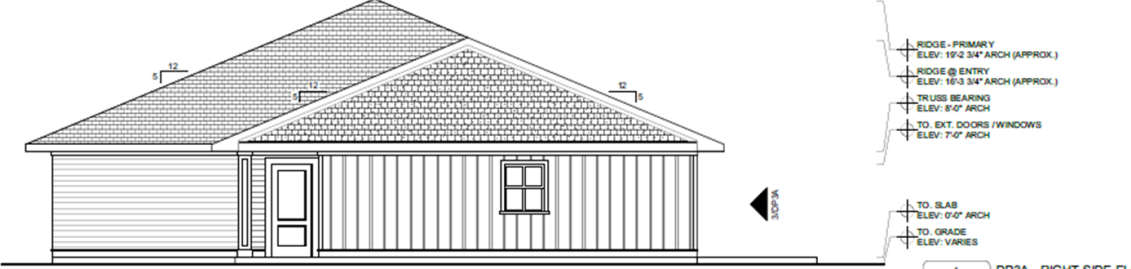
1 DP3A - FRONT ELEVATION
Scale 1/4" = 1'-0"



2 DP3A - LEFT SIDE ELEVATION
Scale 1/4" = 1'-0"



3 DP3A - REAR ELEVATION
Scale 1/4" = 1'-0"



4 DP3A - RIGHT SIDE ELEVATION
Scale 1/4" = 1'-0"



Three-Bedroom Duplex with Garage

Architectural drawings showing four elevations of a three-bedroom duplex with garage. The drawings include material callouts and elevation markers.

- Front Elevation (1):** Shows the main facade with two garage doors, a central entry, and two windows. Material callouts include Architectural Asphalt Shingles, Vinyl Shake Siding, Vinyl Lap Siding, Stone Veneer, and Cementitious Trim - Typ. Elevation markers include Ridge - Primary (Elev. 21'-3" Arch), Ridge @ Accent Roof (Elev. 14'-6 1/2" Arch), Ridge @ Entry (Elev. 13'-2 1/4" Arch), Truss Bearing (Elev. 8'-2" Arch), and To Ext. Doors / Windows (Elev. 7'-2" Arch). Other markers include To Slab (Elev. 0'-2" Arch) and To Grade (Elev. Varies).
- Left Side Elevation (2):** Shows the left profile of the duplex with a central window and a garage door. Elevation markers include Ridge - Primary (Elev. 21'-3" Arch), Ridge @ Accent Roof (Elev. 14'-6 1/2" Arch), Ridge @ Entry (Elev. 13'-2 1/4" Arch), Truss Bearing (Elev. 8'-2" Arch), and To Ext. Doors / Windows (Elev. 7'-2" Arch). Other markers include To Slab (Elev. 0'-2" Arch) and To Grade (Elev. Varies).
- Rear Elevation (3):** Shows the back profile of the duplex with two windows and two garage doors. Elevation markers include Ridge - Primary (Elev. 21'-3" Arch), Ridge @ Accent Roof (Elev. 14'-6 1/2" Arch), Ridge @ Entry (Elev. 13'-2 1/4" Arch), Truss Bearing (Elev. 8'-2" Arch), and To Ext. Doors / Windows (Elev. 7'-2" Arch). Other markers include To Slab (Elev. 0'-2" Arch) and To Grade (Elev. Varies).
- Right Side Elevation (4):** Shows the right profile of the duplex with a central window and a garage door. Elevation markers include Ridge - Primary (Elev. 21'-3" Arch), Ridge @ Accent Roof (Elev. 14'-6 1/2" Arch), Ridge @ Entry (Elev. 13'-2 1/4" Arch), Truss Bearing (Elev. 8'-2" Arch), and To Ext. Doors / Windows (Elev. 7'-2" Arch). Other markers include To Slab (Elev. 0'-2" Arch) and To Grade (Elev. Varies).

SEE 1/DP38 FOR MATERIAL DESIGNATIONS

1 DP38 - FRONT ELEVATION
DP38 Scale 1/4" = 1'-0"

2 DP38 - LEFT SIDE ELEVATION
DP38 Scale 1/4" = 1'-0"

3 DP38 - REAR ELEVATION
DP38 Scale 1/4" = 1'-0"

4 DP38 - RIGHT SIDE ELEVATION
DP38 Scale 1/4" = 1'-0"



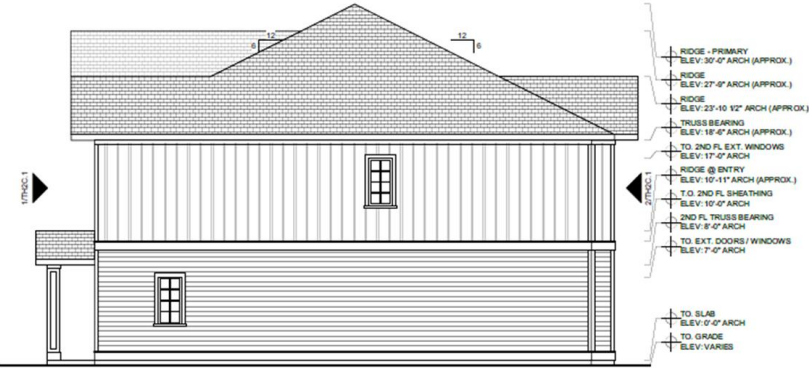
Two-Bedroom Row House



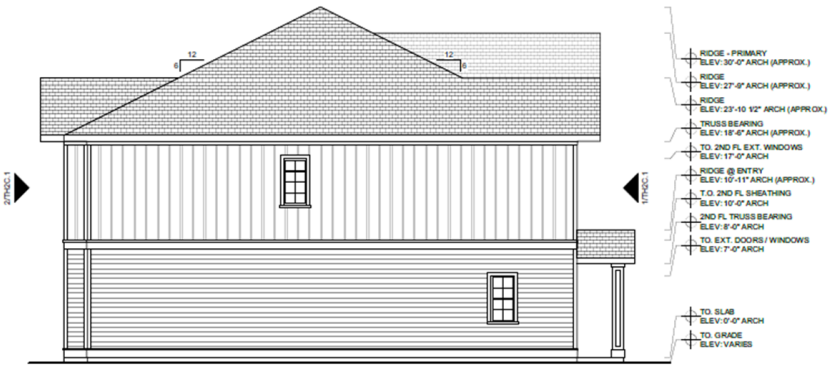
1 TH2C - FRONT ELEVATION
TH2C
Scale: 1/4" = 1'-0"



2 TH2C - REAR ELEVATION
TH2C
Scale: 1/4" = 1'-0"



1 TH2C - RIGHT SIDE ELEVATION
TH2C-2
Scale: 1/4" = 1'-0"



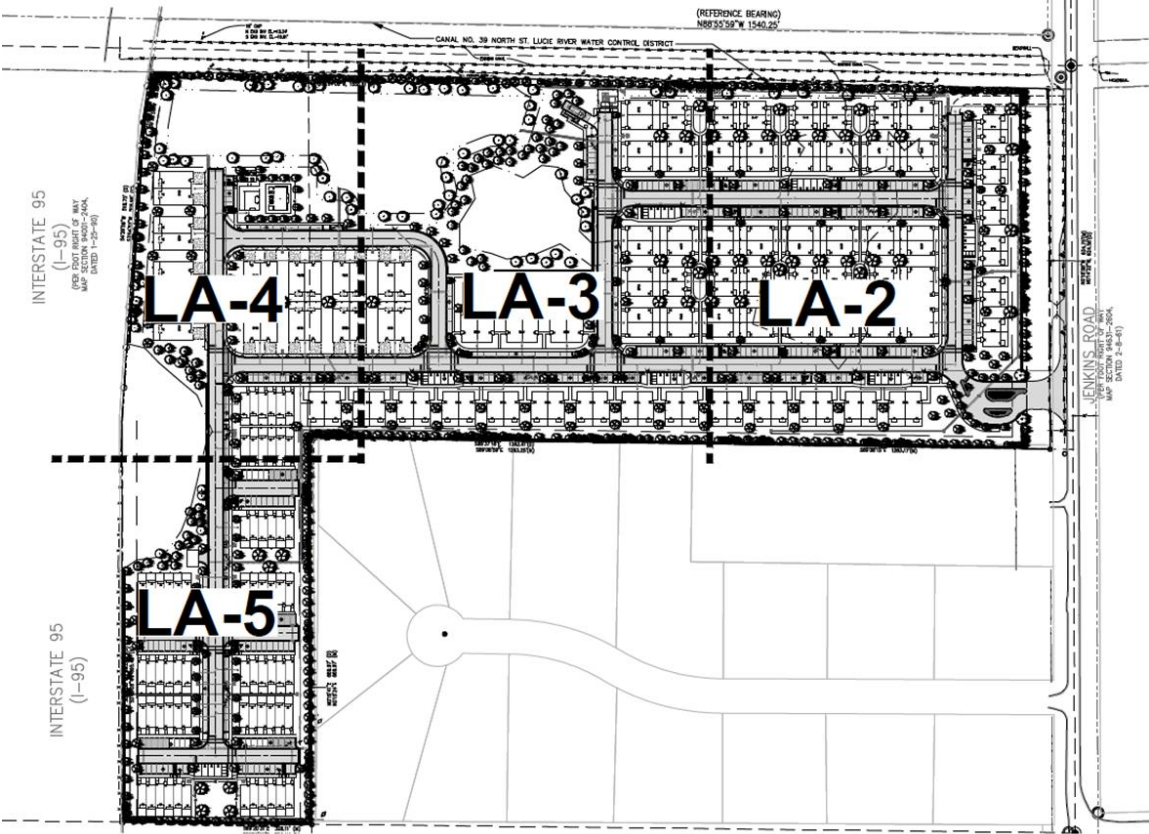
2 TH2C - LEFT SIDE ELEVATION
TH2C-2 Scale: 1/4" = 1'-0"























Stormwater Retention & Landscaping

The storm water and conceptual drainage plans were approved by the Engineering Department after multiple reviews.

The landscaping meets Chapter 123 of the code of Ordinances, with the exception that a tree mitigation survey needs to be presented before any site clearing permits are granted. 310 hardwood trees, 249 palms and 1,444 shrubs are being proposed with the development of Viva West.



TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	DBH
	48	Conocarpus erectus	Green Buttonwood	45G	12' HT	6'W	6'CT, SP	Native	2.5" DBH
	42	Pinus elliotti densa	South Florida Slash Pine	FG	12' HT	5'W	SP	Native	2.5" DBH
	209	Quercus virginiana	Southern Live Oak	45G	12' HT	5'W	6'CT, SP	Native	2.5" DBH
	11	Taxodium distichum	Bald Cypress	45G	12' HT	6'W	4' CT, SP	Native	2.5" DBH
*** EXISTING TREES TO REMAIN	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	DBH
	TBD	Pinus elliotti	Slash Pine	Existing to Remain				Native	VARIABLES 6"-55"
	TBD	Quercus spp	Oak Species	Existing to Remain				Native	VARIABLES 6"-55"
*** MITIGATION TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	DBH
	TBD	Conocarpus erectus	Green Buttonwood	FG	14' HT	8'W	6'CT, STD, SP	Native	6.5" Caliper, 6" DBH
	TBD	Pinus elliotti densa	South Florida Slash Pine	FG	14'-16' HT	6'W	SP	Native	6.5" Caliper, 6" DBH
	TBD	Quercus virginiana	Southern Live Oak	FG	14' HT	6'W	SP	Native	6.5" Caliper, 6" DBH
	TBD	Taxodium distichum	Bald Cypress	FG	14'-16' HT	8'W	SP	Native	6.5" Caliper, 6" DBH
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
	3	Bismarckia nobilis 'Silver'	Silver Bismarck Palm	FG		8' GW, 12' CT	SP		Non-native
	218	Sabal palmetto	Sabal Palm	FG		10'-18' CT	SLK, HC, SP		Native
	28	Wodyetia bifurcata	Single Foxtail Palm	FG		6'GW, 10'CT	SGL, FH, SP		Non-native
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
	* 89	Bougainvillea 'Helen Johnson'	Dwarf Bougainvillea	3G	18" HT	18"W	F		Non-native
	182	Chrysobalanus icaco 'Redtip'	Red Tip Cocoplum	3G	24" HT	18"W	F		Native
	1,059	Clusia guttifera	Small Leaf Clusia	3G	24" HT	18"W	F		Non-native
	22	Hamelia patens 'Compacta'	Dwarf Firebush	3G	24" HT	18"W	F		Non-native
	* 57	Muhlenbergia capillaris	Pink Muhly Grass	3G	24" HT	18"W	F		Native
	* 35	Tripsacum dactyloides	Fakahatchee Grass	3G	30" HT	24"W	F		Native
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
	366	Carissa macrocarpa 'Emerald Blanket'	Emerald Blanket Carissa	3G	18"HT	18" W	F		Non-native
** SOD	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
	TBD	Stenotaphrum secundatum 'Floritam'	Floritam St. Augustine Sod	SOD					Free of Weeds and Pests

Comprehensive Plan

The subject property is designated with a Medium Density Residential, RM, future land use. The designation is intended for parcels that are best suited for multifamily residential uses ranging in density from six and one-half to 12 dwelling units per acre. This category allows small-lot single family units and multifamily dwellings including duplexes, condominiums and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed.

Summary of Technical Review Committee

All affected departments have reviewed the proposed Development Plan with regards to consistency with established ordinances and requirements of the City Code. The Technical Review Committee reviewed this project, and all departments supported the Site Plan (Development and Design Review). The applicant resubmitted this Site Plan multiple times to meet the Engineering Department's requirements. Full findings and comments from review by the corresponding departments, and the responses and plan amendments by the applicant are provided for consideration by the Planning Board.

Staff Recommendation

Staff's recommendation is for the Planning Board to move the proposed Final Plat for approval to City Commission, with the four (4) 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. A gopher tortoise survey will be required per State Statute before construction can begin.
3. Addresses will need to be submitted through the Planning Department for all units prior to building permit applications.
4. 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.



CITY OF FORT PIERCE

Planning Board

December 11th, 2023

Viva West Site Plan
3037 S. Jenkins Road

APPLICANT

Francarlos Rivera, TEG Developers

PROPERTY OWNER(S)

Viva Communities at Treasure Coast West

PARCEL ID #(S):

2325-111-0001-000-2

Viva West – Site Plan – 3037 S. Jenkins Road



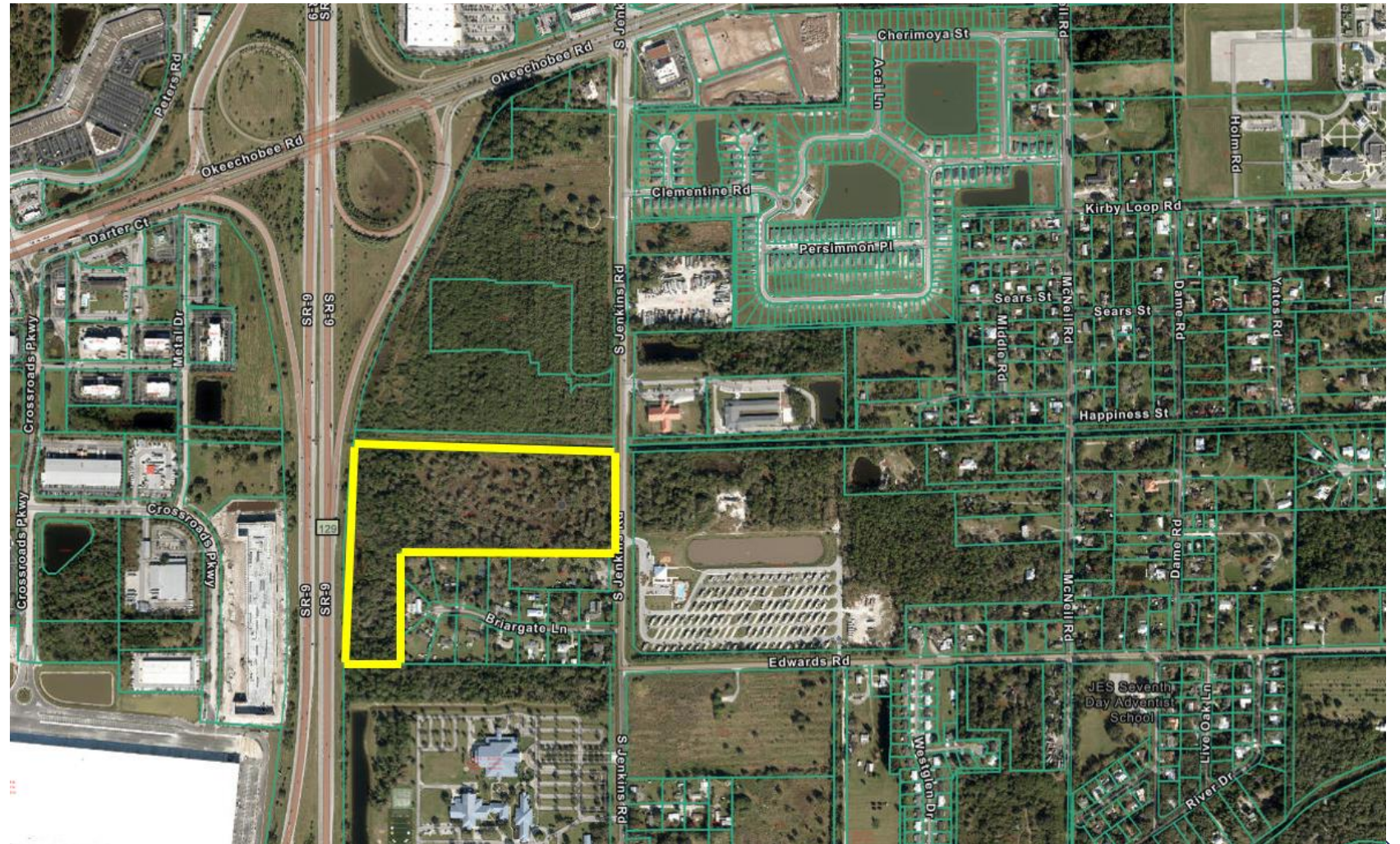
SUMMARY

Request for review of an application for a Site Plan (Development and Design Review) of a two-hundred and twenty-two (222) unit rental community. The community will consist of one-bedroom, two-bedroom and three-bedroom duplexes as well as two-bedroom row houses. Viva East is the sister project to Viva West. Both communities will share access to amenities such as a fitness center, business lodge, community room, catering kitchen, pet spa, outdoor grilling areas and more. The architecture for this project is based off the Florida Cracker style. Viva West is being proposed at 3037 S. Jenkins Road across from the KOA Campgrounds.

The proposed development is located on a parcel with a Future Land Use of Medium Density Residential(RM) and a Zoning of Medium Density Residential(R-4).



SITE LOCATION



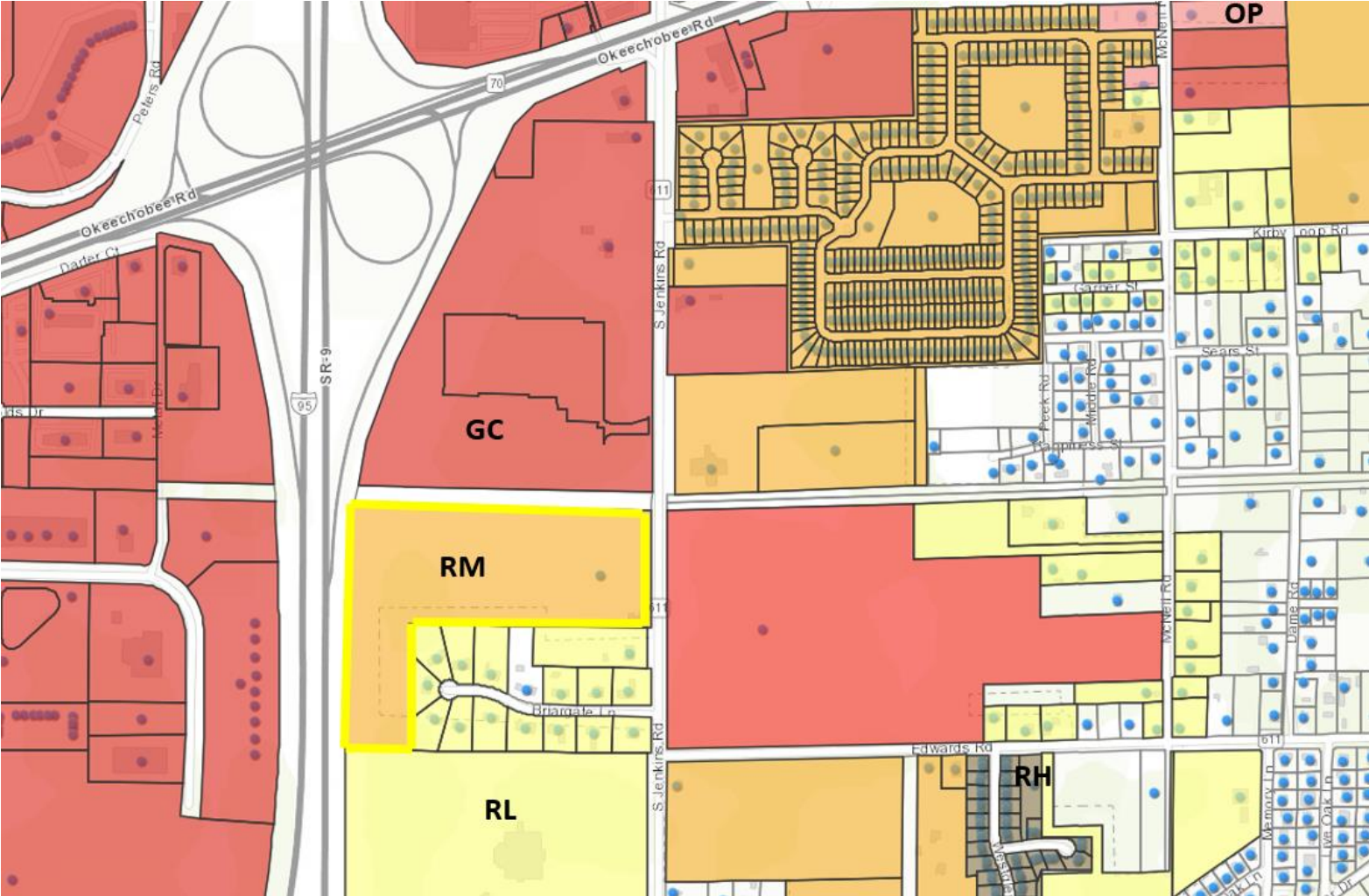
SITE AREA= 27.89 +/- Acres

Viva West – Site Plan – 3037 S. Jenkins Road



FUTURE LAND USE

Current FLU: RM (Medium Density Residential)

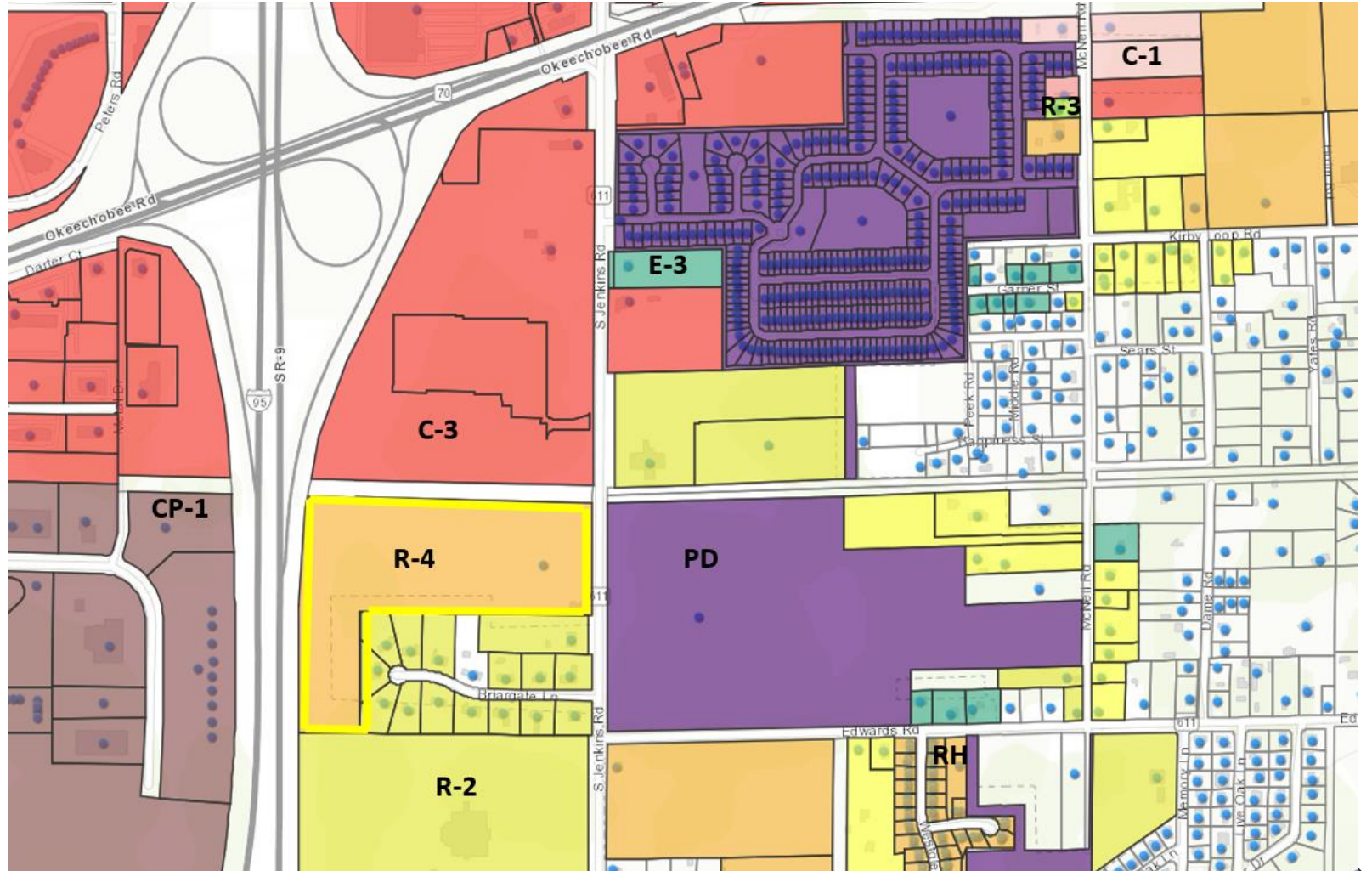


Viva West – Site Plan – 3037 S. Jenkins Road



ZONING

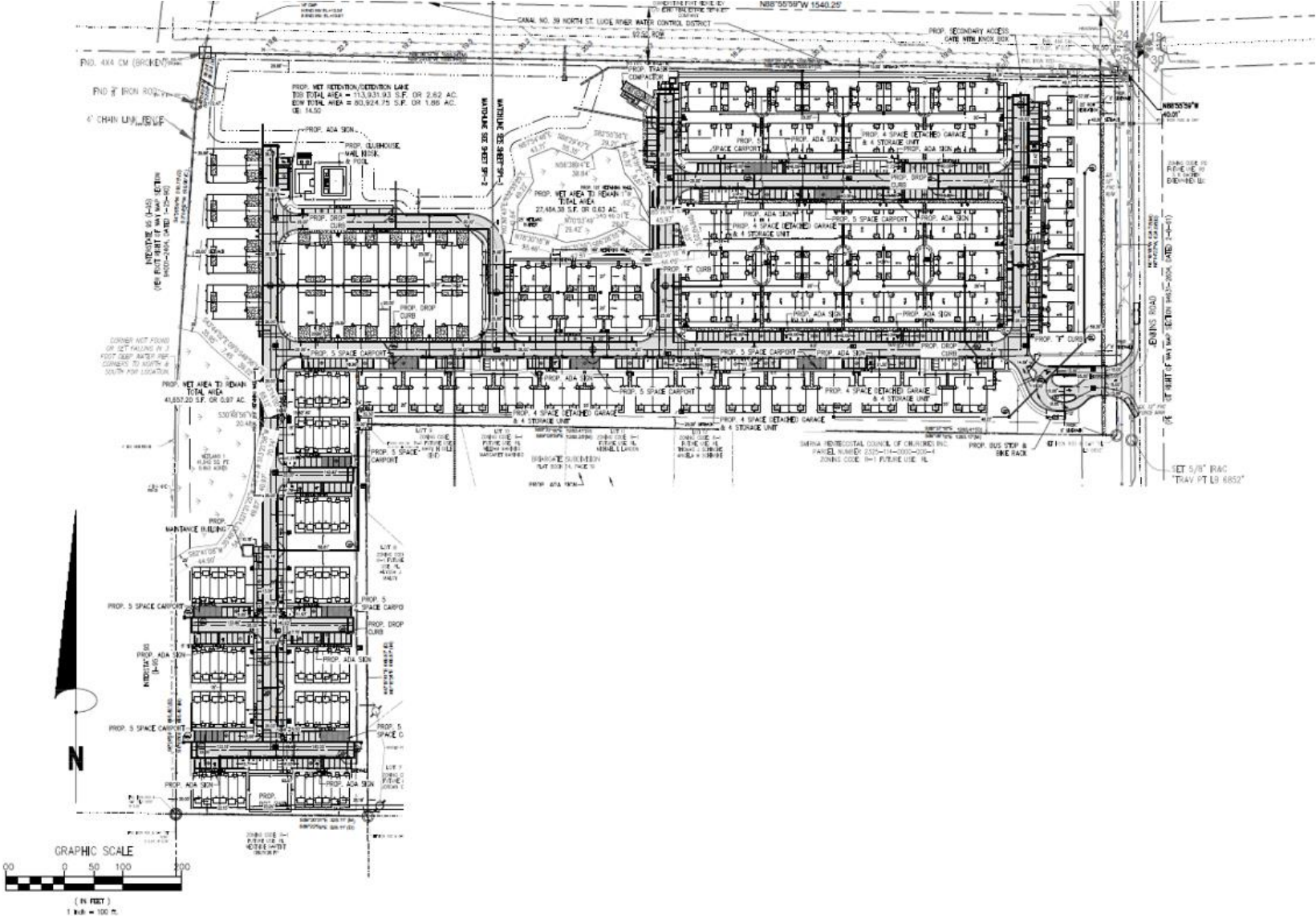
Zoning: R-4 (Medium Density Residential)



Viva West – Site Plan – 3037 S. Jenkins Road



SITE PLAN



Viva West – Site Plan – 3037 S. Jenkins Road



SITE PLAN



Viva West – Site Plan – 3037 S. Jenkins Road



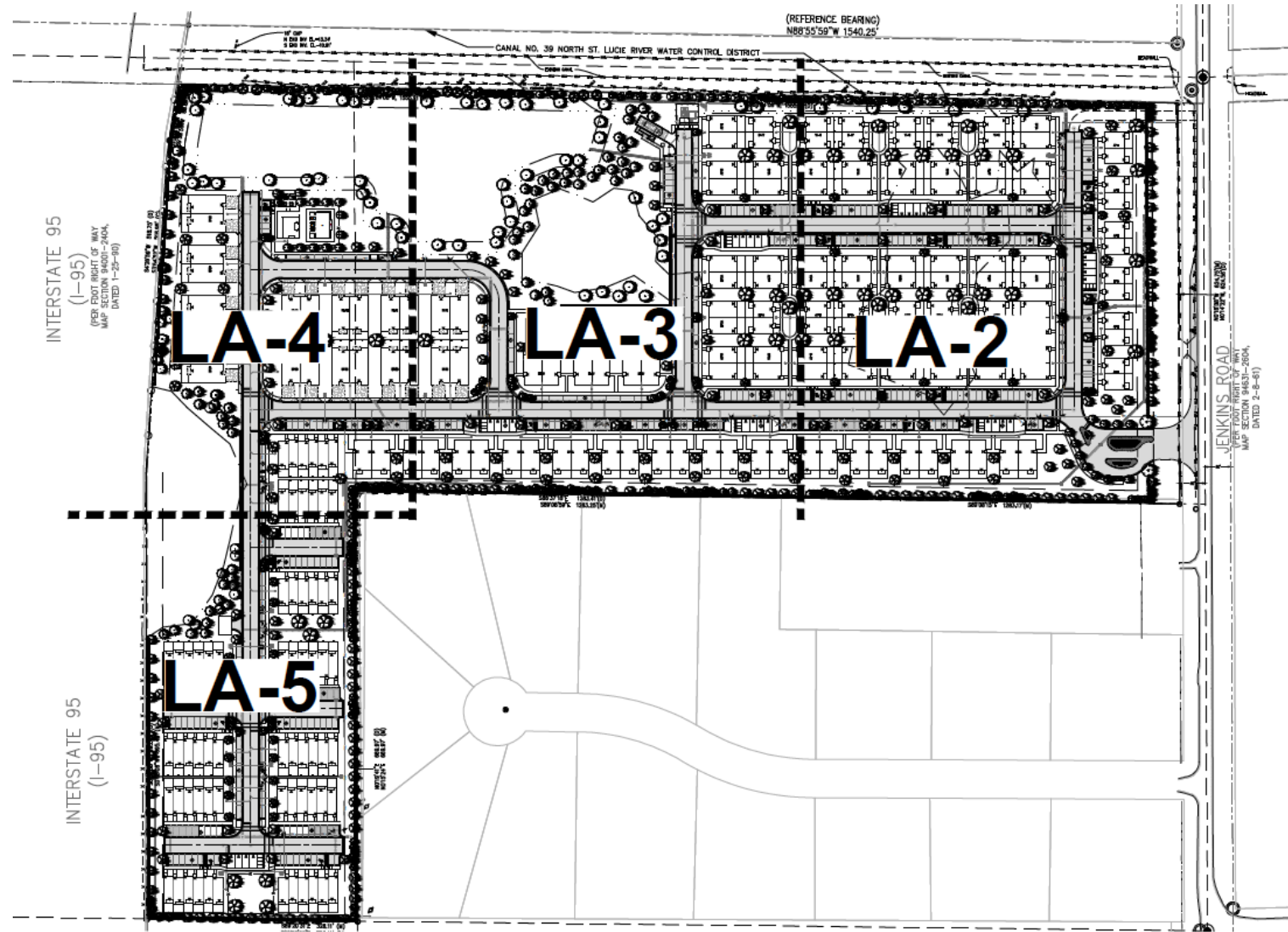
SITE PLAN

SITE DATA		PARKING SPACE REQUIRED	
OWNER:	VIVA COMMUNITIES AT TREASURE COAST WEST LLC	UNITS:	222
OWNER ADDRESS:	365 ROUTE 59 STE 110 AIRMONT, NY 10952	SPACES PER DWELLING UNIT	2
SITE ADDRESS	3037 S JENKINS RD	TOTAL SPACES REQUIRED	444
PARCEL ID:	2325-111-0001-000-2	ADA REQUIRED OF REG. SPACES	9
LEGAL DESCRIPTION:	25 35 39 THAT PART OF SEC MPDAF: FROM NE COR OF SEC RUN S 00 14 22 W 40.50 FT, TH N 88 24 08 W 40 FT TO W RD R/W LI OF JENKINS RD AND POB: TH CONT N 88 24 08 W 1555.91 FT TO E RD R/W LI OF I-95, TH S 10 04 59 W ALG R/W LI 88.84 FT, TH S 04 26 59 W 518.75 FT, TH S 00 26 58 W 695.45 FT, TH S 89 22 09 E 328.11 FT, TH N 00 19 41 E 669.97 FT, TH S 88 37 18 E 1283.41 FT W RD R/W LI OF JENKINS RD, TH N 00 14 22 E ALG R/W LI 624.56 FT TO POB (27.89 AC)	PARKING SPACES PROVIDED	
COUNTY:	FORT PIERCE	8' - 6" X 16' 90 DEG PARKING SPACES	306
SEC/TOWN/RANGE:	25/35S/39E	DRIVEWAY PARKING SPACES	48
FLOOD ZONE:	X	12' X 18' 90 DEG ADA PARKING SPACES	15
ZONING:	MEDIUM DEN	8' - 6" X 22' PARALLEL PARKING	71
FUTURE LANDUSE:	MEDIUM DEN	DETACHED GARAGE PARKING	28
LOT SIZE:	27.89 AC.	TOTAL SPACES PROVIDED:	468
LAND USE DATA			
USE	AREA (SF)	ADRES	PERCENTAGE
LOT AREA PER ROW DEDICATION	1,215,181.40	27.90	100%
ROW DEDICATION	15,818.92	0.36	1.26%
TOTAL LOT AREA LESS ROW DEDICATION	1,199,561.48	27.54	100%
IMPERVIOUS			
BUILDING	226,567.48	5.20	18.86%
ASPHALT	272,795.44	6.26	22.74%
CONCRETE	128,990.76	2.96	10.75%
WET LAND	66,126.63	1.59	5.76%
LAKE EDOM	80,752.26	1.85	6.73%
TOTAL IMPERVIOUS:	776,232.57	17.87	64.88%
PERVIOUS			
OPEN SPACE	421,328.91	9.67	35.12%
TOTAL PERVIOUS:	421,328.91	9.67	35.12%
BUILDING DATA			
BUILDING HEIGHT:	45' MAX	24'-2" TO MID POINT	
NUMBER OF STORIES:	2		
1 BEDROOM UNIT	42		
2 BEDROOM UNIT	122		
3 BEDROOM UNIT	58		
TOTAL UNIT:	222		
BUILDING SETBACKS REQUIRED			
	REQUIRED	PROVIDED	
FRONT:	25'	42.08'	
N SIDE:	10'	24.36'	
S SIDE:	20'	24.29'	
REAR:	25'	25.52'	

Viva West – Site Plan – 3037 S. Jenkins Road



LANDSCAPE PLAN



Viva West – Site Plan – 3037 S. Jenkins Road



LANDSCAPE PLAN

<u>TREES</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONTAINER</u>	<u>HEIGHT</u>	<u>WIDTH</u>	<u>NOTES</u>	<u>NATIVE</u>	<u>DBH</u>
	48	Conocarpus erectus	Green Buttonwood	45G	12' HT	6'W	6'CT, SP	Native	2.5" DBH
	42	Pinus elliotti densa	South Florida Slash Pine	FG	12' HT	5'W	SP	Native	2.5" DBH
	209	Quercus virginiana	Southern Live Oak	45G	12' HT	5'W	6'CT, SP	Native	2.5" DBH
	11	Taxodium distichum	Bald Cypress	45G	12' HT	6'W	4' CT, SP	Native	2.5" DBH
*** EXISTING TREES TO REMAIN									
<u>*** EXISTING TREES TO REMAIN</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONTAINER</u>	<u>HEIGHT</u>	<u>WIDTH</u>	<u>NOTES</u>	<u>NATIVE</u>	<u>DBH</u>
	TBD	Pinus elliottii	Slash Pine	Existing to Remain				Native	VARIES 6"-55"
	TBD	Quercus spp	Oak Species	Existing to Remain				Native	VARIES 6"-55"
*** MITIGATION TREES									
<u>*** MITIGATION TREES</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONTAINER</u>	<u>HEIGHT</u>	<u>WIDTH</u>	<u>NOTES</u>	<u>NATIVE</u>	<u>DBH</u>
	TBD	Conocarpus erectus	Green Buttonwood	FG	14' HT	8'W	6'CT, STD, SP	Native	6.5" Caliper, 6" DBH
	TBD	Pinus elliotti densa	South Florida Slash Pine	FG	14'-16' HT	6'W	SP	Native	6.5" Caliper, 6" DBH
	TBD	Quercus virginiana	Southern Live Oak	FG	14' HT	6'W	SP	Native	6.5" Caliper, 6" DBH
	TBD	Taxodium distichum	Bald Cypress	FG	14'-16' HT	8'W	SP	Native	6.5" Caliper, 6" DBH



LANDSCAPE PLAN

<u>PALM TREES</u>		<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONTAINER</u>	<u>HEIGHT</u>	<u>WIDTH</u>	<u>NOTES</u>	<u>NATIVE</u>
		3	Bismarckia nobilis 'Silver'	Silver Bismarck Palm	FG	8' GW, 12' CT		SP	Non-native
		218	Sabal palmetto	Sabal Palm	FG	10'-18' CT		SLK, HC, SP	Native
		28	Wodyetia bifurcata	Single Foxtail Palm	FG	6' GW, 10' CT		SGL, FH, SP	Non-native
<u>SHRUBS</u>		<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONTAINER</u>	<u>HEIGHT</u>	<u>WIDTH</u>	<u>NOTES</u>	<u>NATIVE</u>
		* 89	Bougainvillea 'Helen Johnson'	Dwarf Bougainvillea	3G	18" HT	18"W	F	Non-native
		182	Chrysobalanus icaco 'Redtip'	Red Tip Cocoplum	3G	24" HT	18"W	F	Native
		1,059	Clusia guttifera	Small Leaf Clusia	3G	24" HT	18"W	F	Non-native
		22	Hamelia patens 'Compacta'	Dwarf Firebush	3G	24" HT	18"W	F	Non-native
		* 57	Muhlenbergia capillaris	Pink Muhly Grass	3G	24" HT	18"W	F	Native
		* 35	Tripsacum dactyloides	Fakahatchee Grass	3G	30" HT	24"W	F	Native
<u>GROUND COVERS</u>		<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONTAINER</u>	<u>HEIGHT</u>	<u>WIDTH</u>	<u>NOTES</u>	<u>NATIVE</u>
		366	Carissa macrocarpa 'Emerald Blanket'	Emerald Blanket Carissa	3G	18" HT	18" W	F	Non-native
<u>** SOD</u>		<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONTAINER</u>	<u>HEIGHT</u>	<u>WIDTH</u>	<u>NOTES</u>	<u>NATIVE</u>
		TBD	Stenotaphrum secundatum 'Floritam'	Floritam St. Augustine Sod	SOD			Free of Weeds and Pests	

Viva West – Site Plan – 3037 S. Jenkins Road



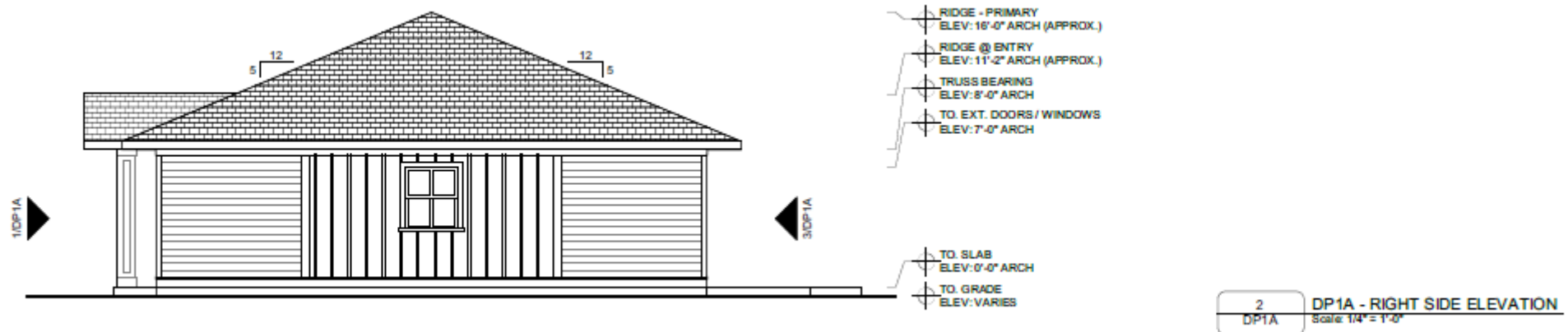
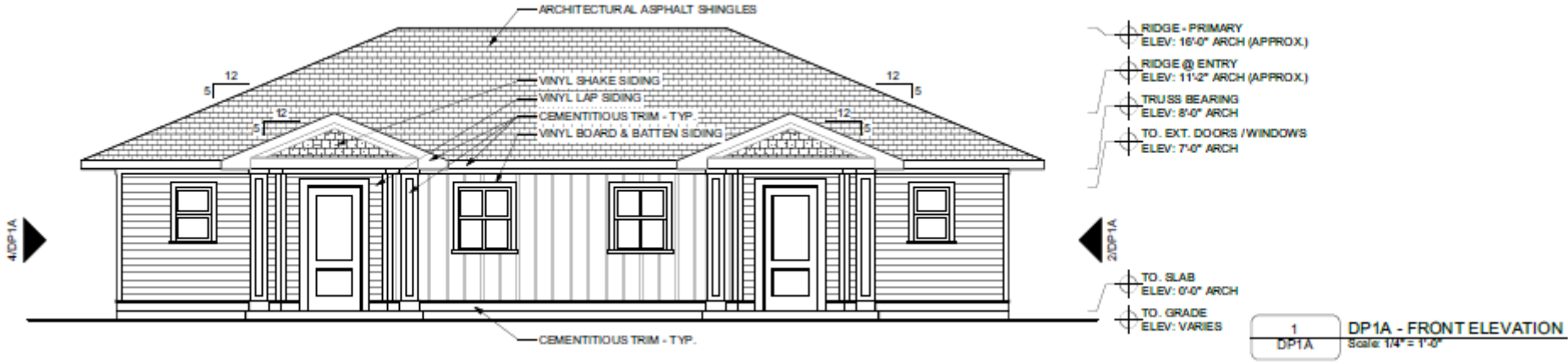
ELEVATIONS



Viva West – Site Plan – 3037 S. Jenkins Road



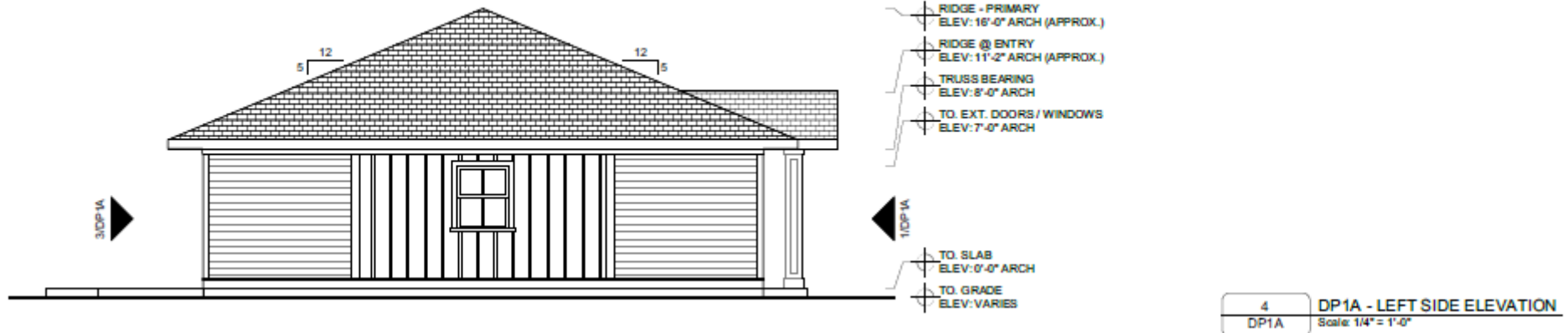
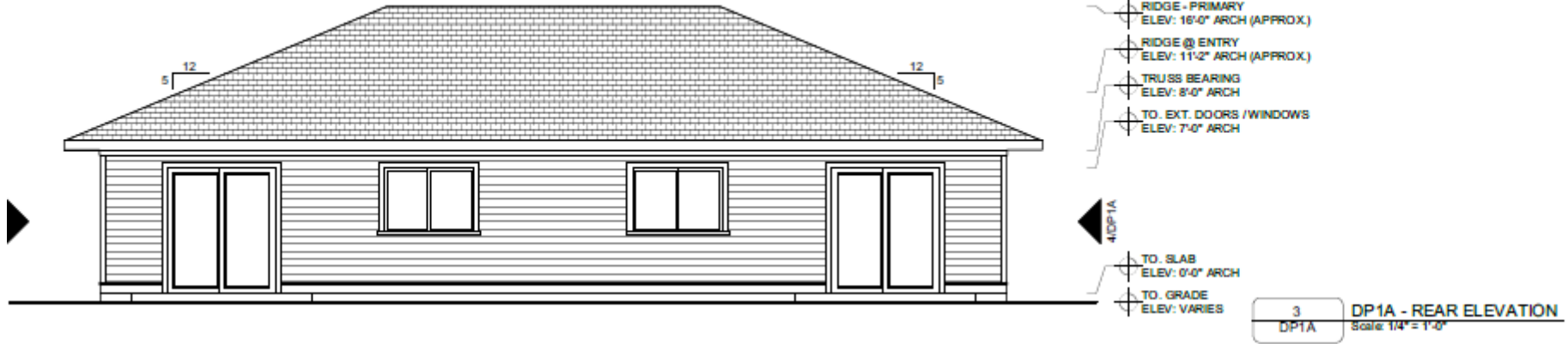
ELEVATIONS (ONE BEDROOM DUPLEX)



Viva West – Site Plan – 3037 S. Jenkins Road



ELEVATIONS (ONE BEDROOM DUPLEX)



Viva West – Site Plan – 3037 S. Jenkins Road



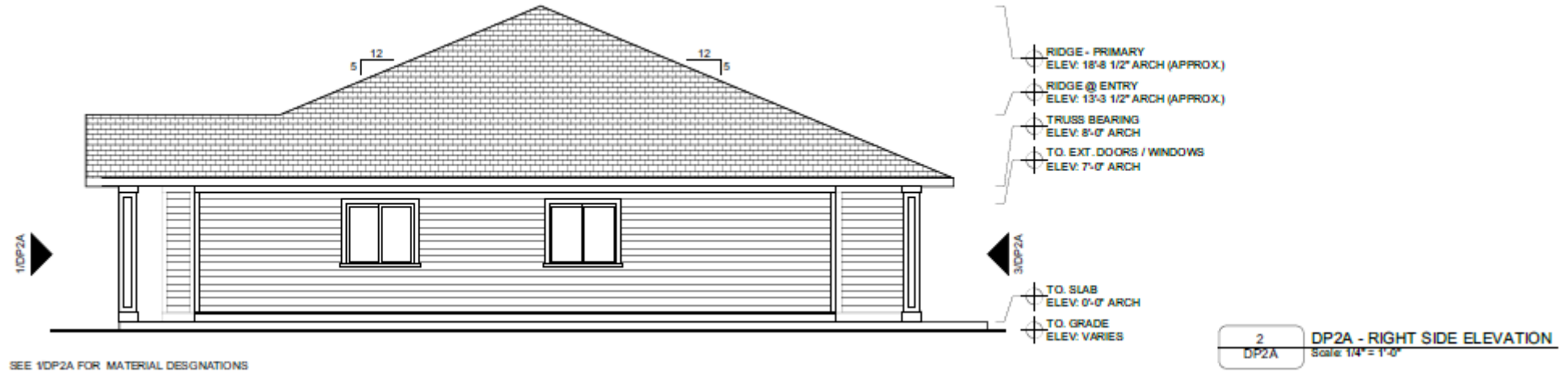
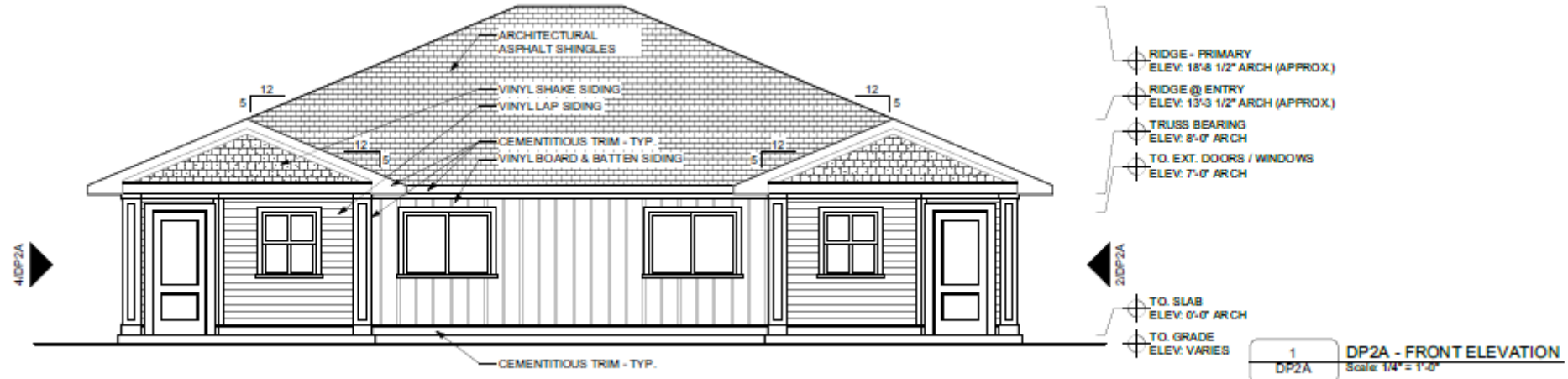
ELEVATIONS (ONE BEDROOM DUPLEX)



Viva West – Site Plan – 3037 S. Jenkins Road



ELEVATIONS (TWO BEDROOM DUPLEX)



Viva West – Site Plan – 3037 S. Jenkins Road



ELEVATIONS (TWO BEDROOM DUPLEX)

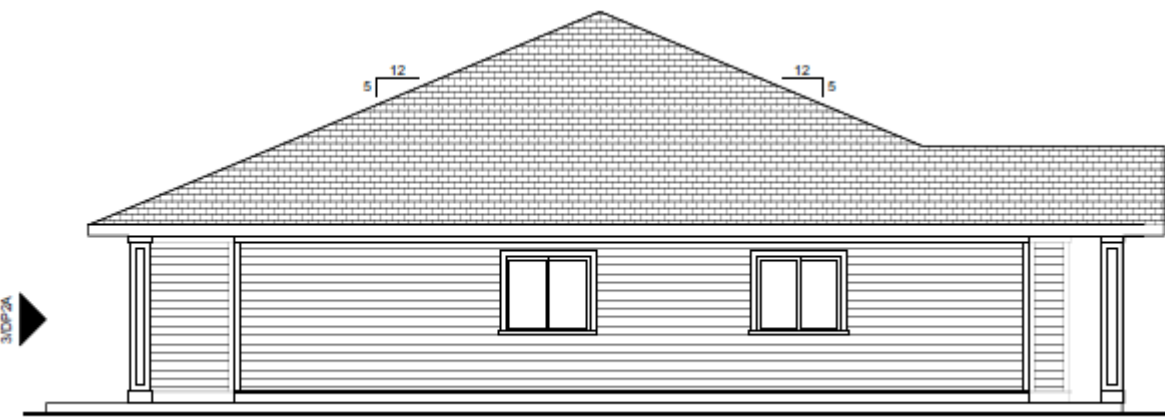


SEE 1DP2A FOR MATERIAL DESIGNATIONS

- +— RIDGE - PRIMARY
ELEV. 18'-8 1/2" ARCH (APPROX.)
- +— RIDGE @ ENTRY
ELEV. 13'-3 1/2" ARCH (APPROX.)
- +— TRUSS BEARING
ELEV. 8'-0" ARCH
- +— TO. EXT. DOORS / WINDOWS
ELEV. 7'-0" ARCH

- +— TO. SLAB
ELEV. 0'-0" ARCH
- +— TO. GRADE
ELEV. VARIES

3 DP2A - REAR ELEVATION
Scale: 1/4" = 1'-0"



SEE 1DP2A FOR MATERIAL DESIGNATIONS

- +— RIDGE - PRIMARY
ELEV. 18'-8 1/2" ARCH (APPROX.)
- +— RIDGE @ ENTRY
ELEV. 13'-3 1/2" ARCH (APPROX.)
- +— TRUSS BEARING
ELEV. 8'-0" ARCH
- +— TO. EXT. DOORS / WINDOWS
ELEV. 7'-0" ARCH

- +— TO. SLAB
ELEV. 0'-0" ARCH
- +— TO. GRADE
ELEV. VARIES

4 DP2A - LEFT SIDE ELEVATION
Scale: 1/4" = 1'-0"

Viva West – Site Plan – 3037 S. Jenkins Road



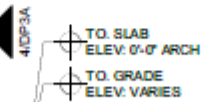
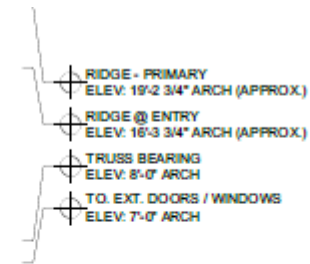
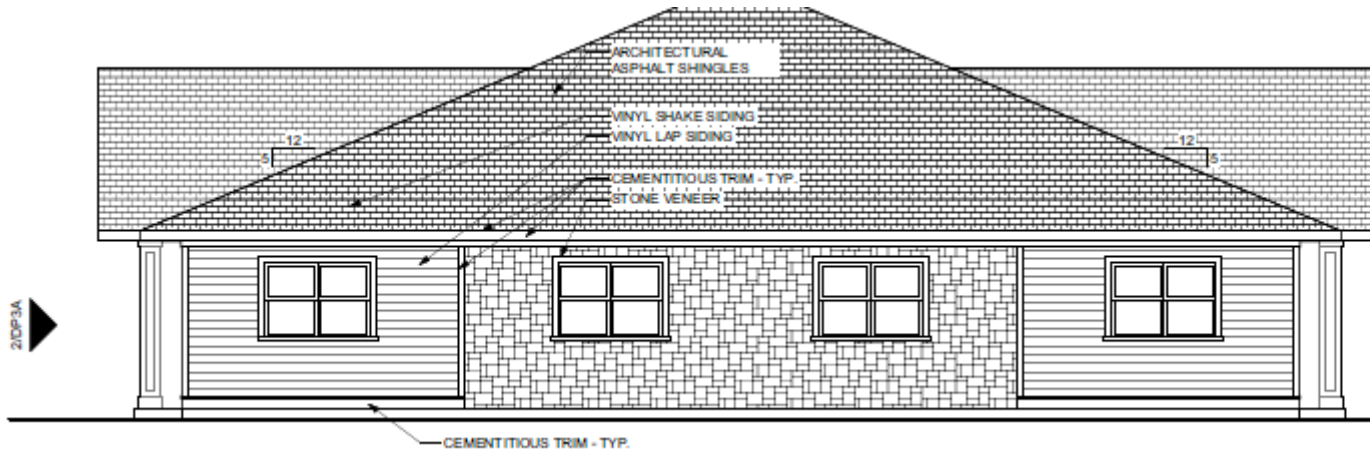
ELEVATIONS (TWO BEDROOM DUPLEX)



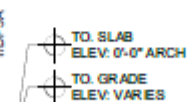
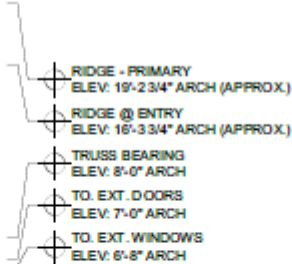
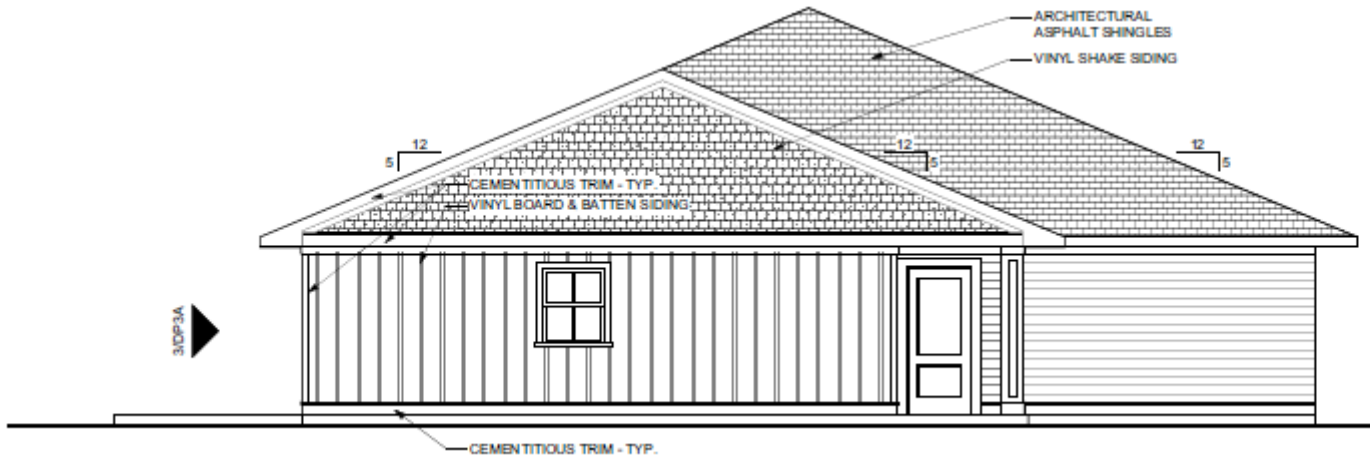
Viva West – Site Plan – 3037 S. Jenkins Road



ELEVATIONS (THREE BEDROOM DUPLEX)



1 DP3A - FRONT ELEVATION
Scale: 1/4" = 1'-0"



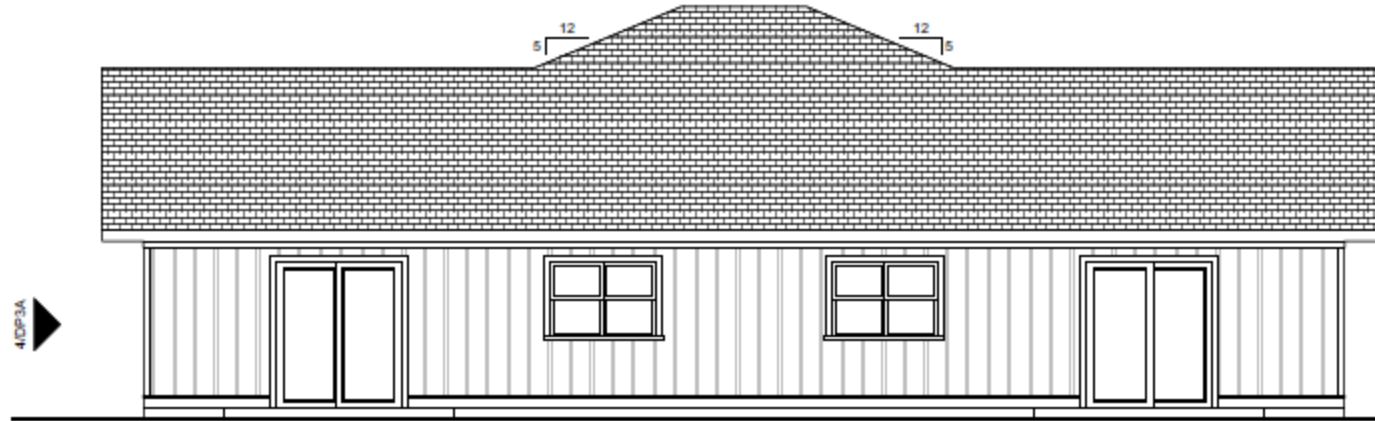
2 DP3A - LEFT SIDE ELEVATION
Scale: 1/4" = 1'-0"

SEE 1/DP3A FOR MATERIAL DESIGNATIONS

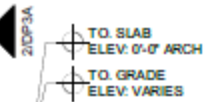
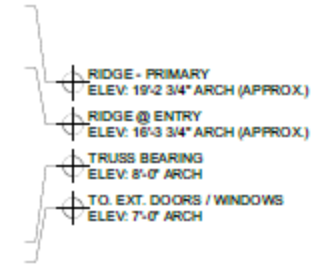
Viva West – Site Plan – 3037 S. Jenkins Road



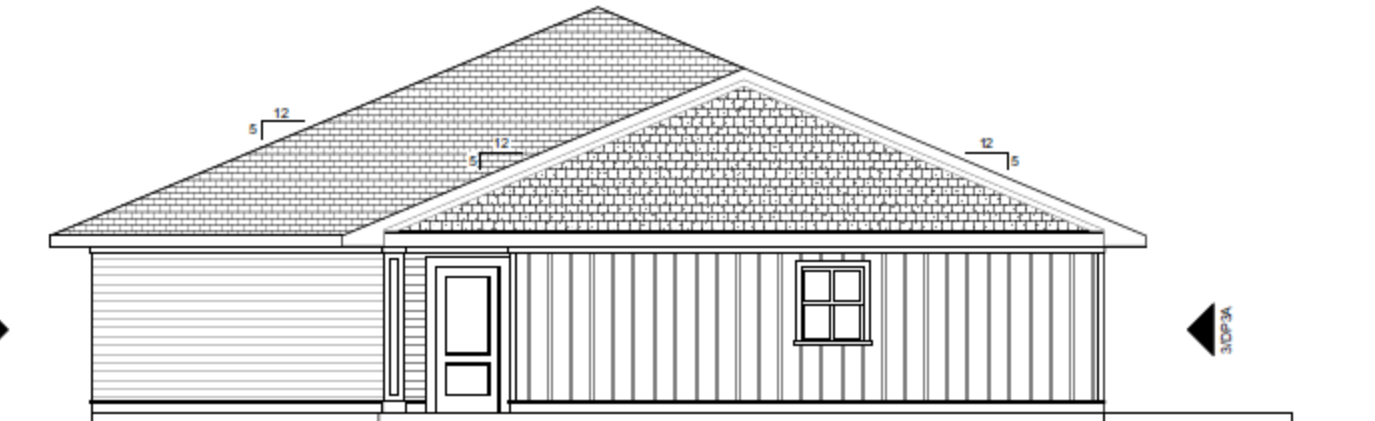
ELEVATIONS (THREE BEDROOM DUPLEX)



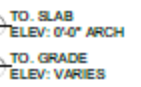
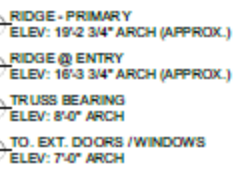
SEE 1&2/DP3A FOR MATERIAL DESIGNATIONS



3 DP3A - REAR ELEVATION
Scale: 1/4" = 1'-0"



SEE 1&2/DP3A FOR MATERIAL DESIGNATIONS



4 DP3A - RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"

Viva West – Site Plan – 3037 S. Jenkins Road



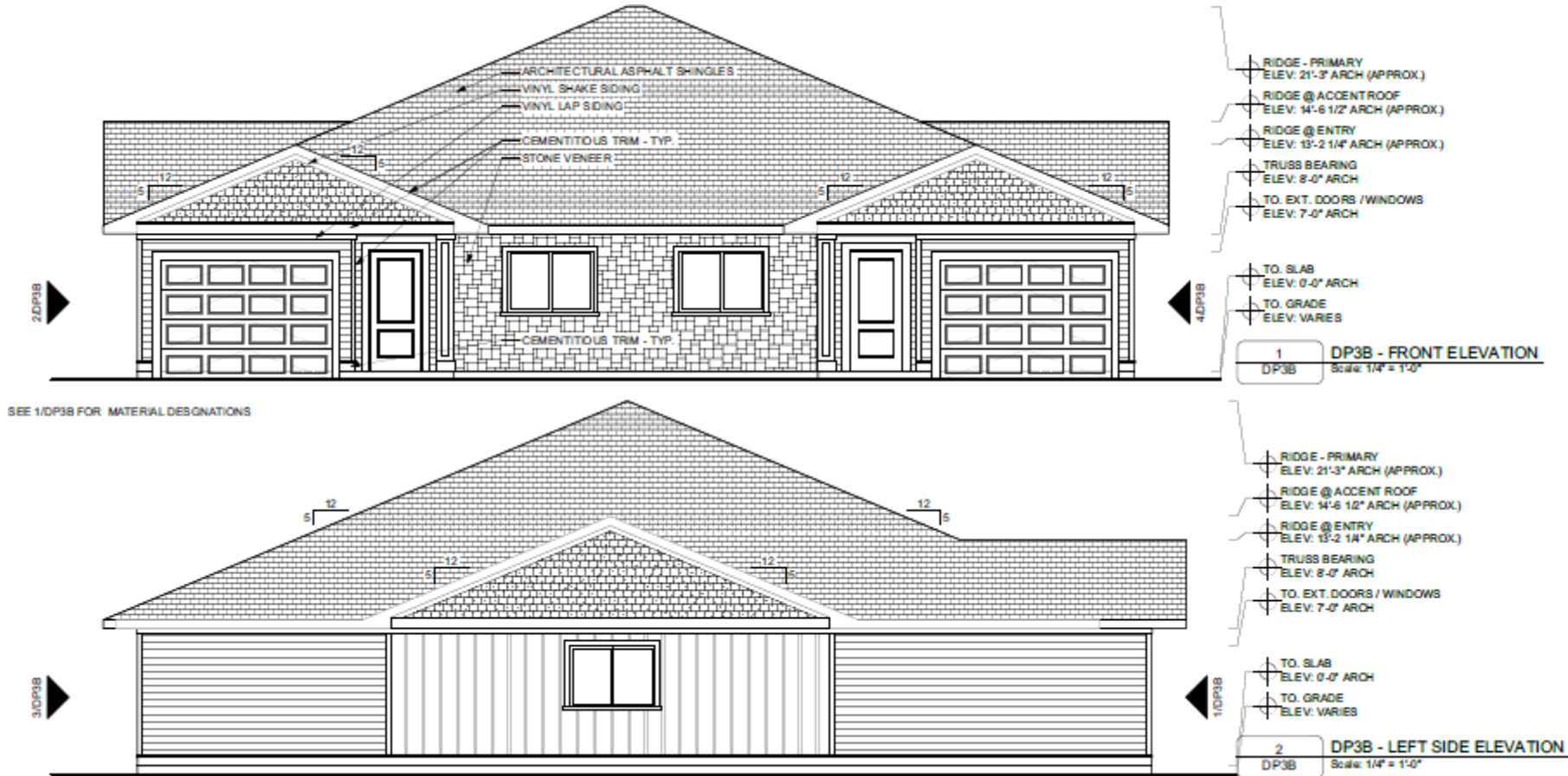
ELEVATIONS (THREE BEDROOM DUPLEX)



Viva West – Site Plan – 3037 S. Jenkins Road



ELEVATIONS (THREE BEDROOM DUPLEX WITH GARAGE)

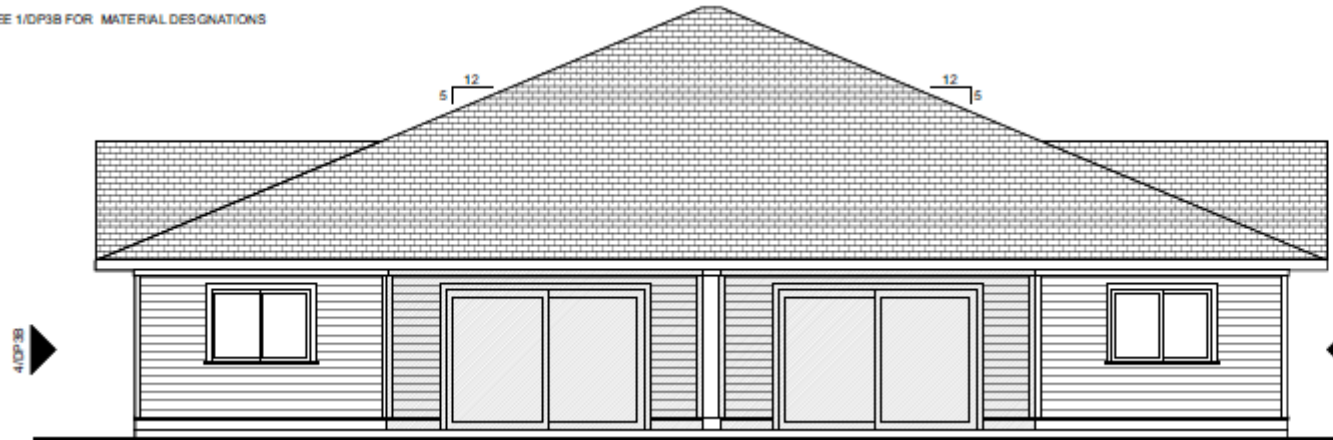


Viva West – Site Plan – 3037 S. Jenkins Road



ELEVATIONS (THREE BEDROOM DUPLEX WITH GARAGE)

SEE 1/DP38 FOR MATERIAL DESIGNATIONS

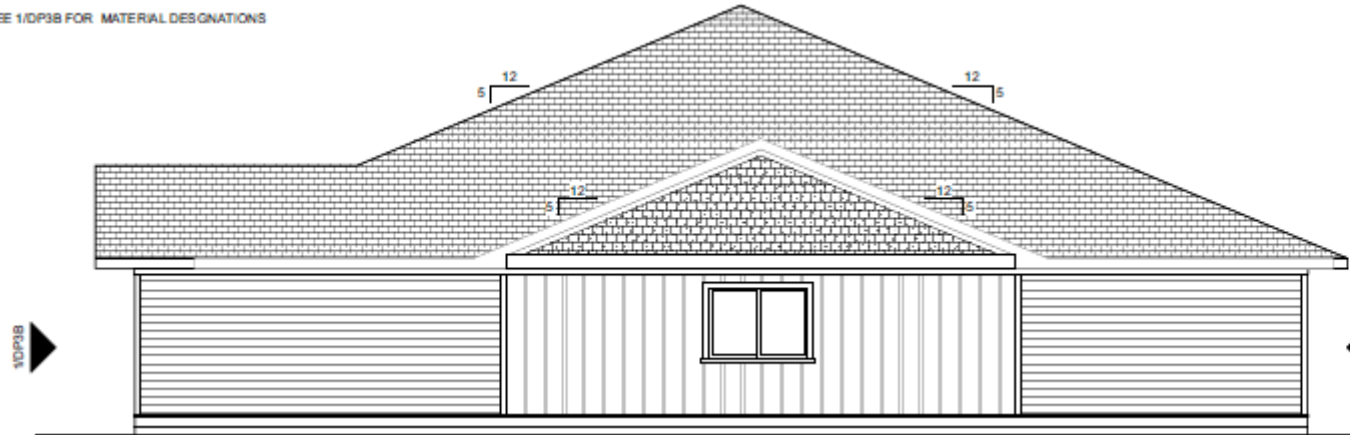


- +— RIDGE - PRIMARY
ELEV: 21'-3" ARCH (APPROX.)
- +— RIDGE @ ACCENT ROOF
ELEV: 14'-6 1/2" ARCH (APPROX.)
- +— RIDGE @ ENTRY
ELEV: 13'-2 1/4" ARCH (APPROX.)
- +— TRUSS BEARING
ELEV: 8'-0" ARCH
- +— TO. EXT. DOORS / WINDOWS
ELEV: 7'-0" ARCH

- +— TO. SLAB
ELEV: 0'-0" ARCH
- +— TO. GRADE
ELEV. VARIES

3 DP3B - REAR ELEVATION
Scale: 1/4" = 1'-0"

SEE 1/DP38 FOR MATERIAL DESIGNATIONS



- +— RIDGE - PRIMARY
ELEV: 21'-3" ARCH (APPROX.)
- +— RIDGE @ ACCENT ROOF
ELEV: 14'-6 1/2" ARCH (APPROX.)
- +— RIDGE @ ENTRY
ELEV: 13'-2 1/4" ARCH (APPROX.)
- +— TRUSS BEARING
ELEV: 8'-0" ARCH
- +— TO. EXT. DOORS / WINDOWS
ELEV: 7'-0" ARCH

- +— TO. SLAB
ELEV: 0'-0" ARCH
- +— TO. GRADE
ELEV. VARIES

4 DP3B - RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"

Viva West – Site Plan – 3037 S. Jenkins Road



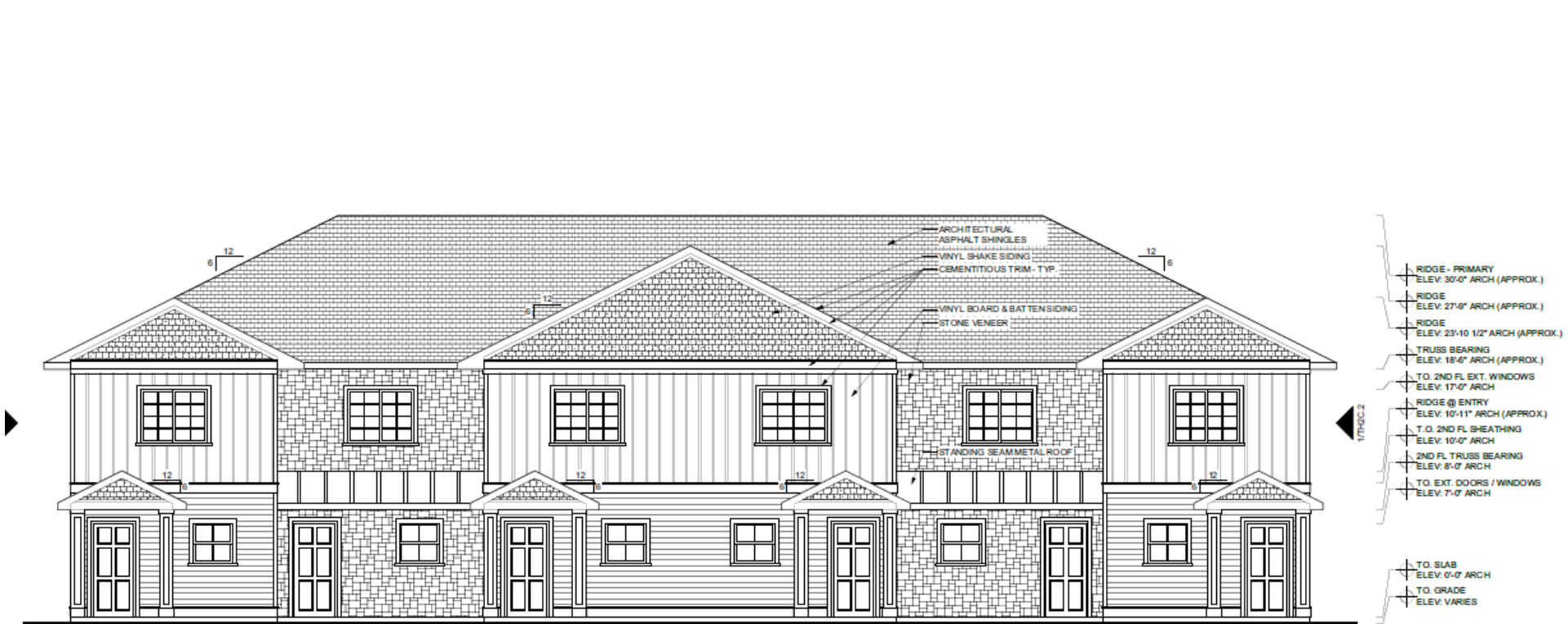
ELEVATIONS (THREE BEDROOM DUPLEX WITH GARAGE)



Viva West – Site Plan – 3037 S. Jenkins Road



ELEVATIONS (TWO BEDROOM ROW HOUSE)



1 TH2C - FRONT ELEVATION
 Scale: 1/4" = 1'-0"

Viva West – Site Plan – 3037 S. Jenkins Road



ELEVATIONS (TWO BEDROOM ROW HOUSE)

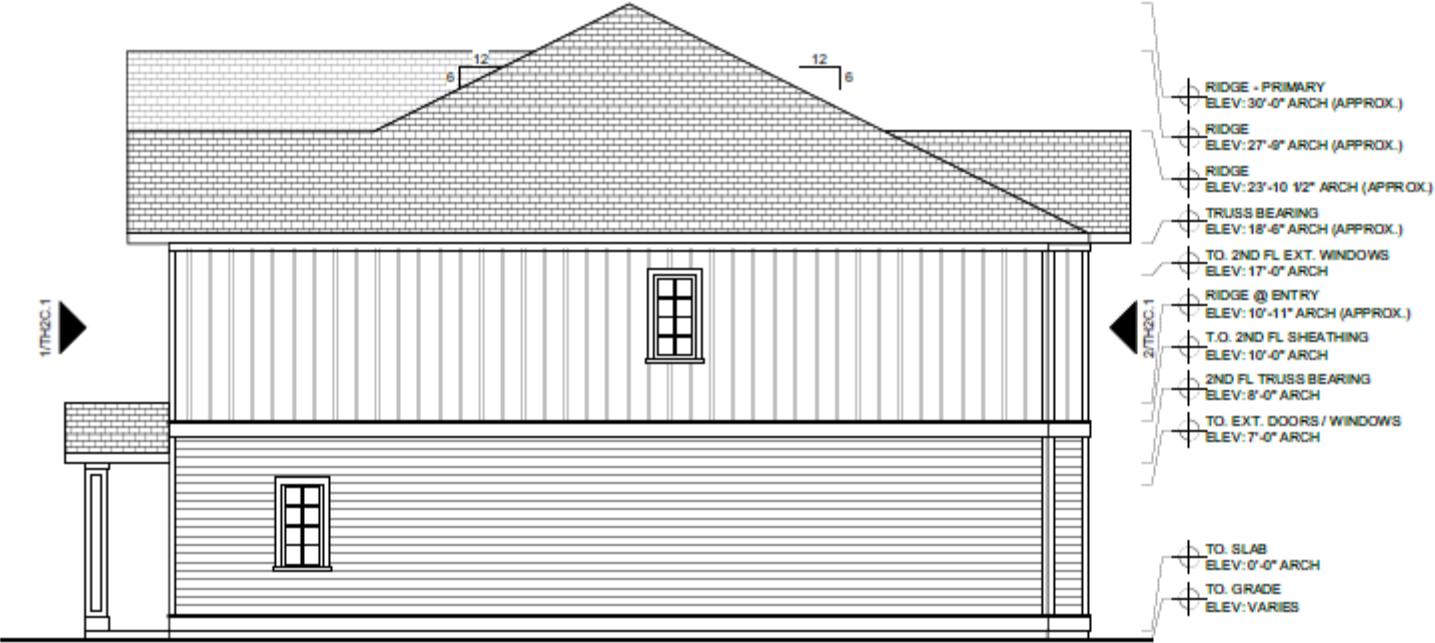


2 TH2C - REAR ELEVATION
 TH2C Scale: 1/4" = 1'-0"

Viva West – Site Plan – 3037 S. Jenkins Road



ELEVATIONS (TWO BEDROOM ROW HOUSE)

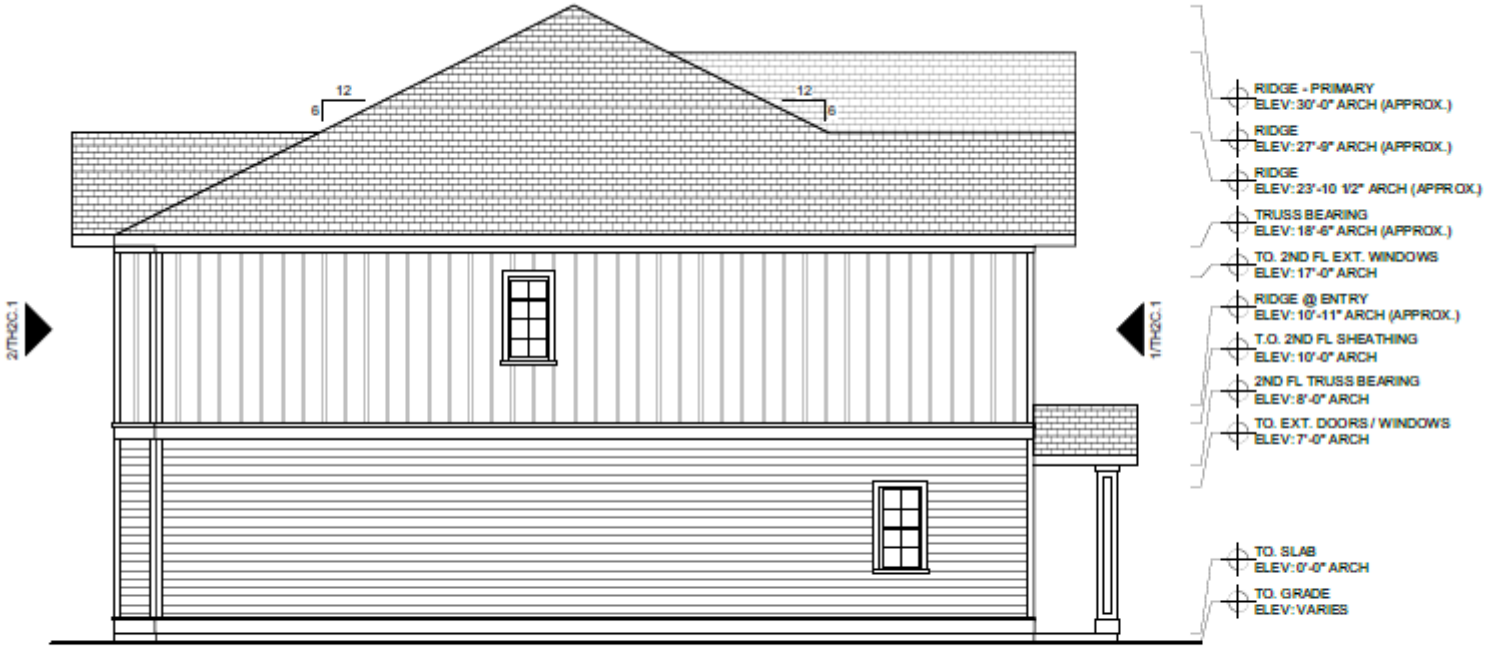


1 TH2C - RIGHT SIDE ELEVATION
 TH2C-2 Scale: 1/4" = 1'-0"

Viva West – Site Plan – 3037 S. Jenkins Road



ELEVATIONS (TWO BEDROOM ROW HOUSE)



2 TH2C - LEFT SIDE ELEVATION
TH2C-2 Scale: 1/4" = 1'-0"

Viva West – Site Plan – 3037 S. Jenkins Road



ELEVATIONS (TWO BEDROOM ROW HOUSE)



Viva West – Site Plan – 3037 S. Jenkins Road



RECOMMENDATION

Staff recommends four (4) 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. A gopher tortoise survey will be required per State Statute before construction can begin.
3. Addresses will need to be submitted through the Planning Department for all units prior to building permit applications.
4. 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.



RECOMMENDATION

Staff recommendation is for the Planning Board to move the proposed Site Plan (Development and Design Reviews), with the four (4) conditions, for approval to City Commission.

ALTERNATIVE RECOMMENDATION

1. Recommend Approval with conditions.
2. Recommend Disapproval.





CITY OF FORT PIERCE

Planning Board

December 11th, 2023

Viva West Site Plan
3037 S. Jenkins Road



Francarlos Rivera, TEG Developers
365 Route 59, Suite 110
Airmont, NY 10952

Subject: Viva West Site Plan- 3037 S. Jenkins Rd. – Technical Review Committee Comments for September 21, 2023 TRC Meeting

City of Fort Pierce Planning Department

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. Is there only one trash compactor being proposed for the entire project?
3. The Future Land Use designation of General Commercial on the Site Plan is incorrect. The Future Land Use designation is Medium Density Residential.
4. 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.
5. Stop signs, stop bars, and directional arrow striping will need to be placed in proper intersection locations throughout the property.
6. Please provide information on how mail will be received throughout the complex.
7. A gopher tortoise survey will need to be conducted by State Law before construction can begin.
8. Please review Landscaping code:

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:

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.

Per City Code 125-36(2)

A minimum of four trees must exist or be planted on each developed lot where a single-family residence or two-family residence is the principal structure. Existing trees must be a species that are acceptable to the department, located away from utility conflicts and in good health. Trees to be planted must be of a variety compatible with the existing soil and drainage conditions and must be provided with adequate water and fertilizer to encourage long term growth. Trees should be planted in locations so as not to present a potentially dangerous condition or interfere with existing structures or utilities at maturity.

Fort Pierce Engineering Department

TRAFFIC STUDY:

1. Kings Highway is a four-lane divided roadway from Okeechobee Road to Orange Avenue.
2. Coordinate with St. Lucie County.

SURVEY:

1. Dimension Jenkins Road Right-of-Way width and NSLRWCD Canal No. 39 Right-of-Way width.

SITE PLAN:

1. Jenkins Road is noted as FDOT Right-of-way as opposed to SLC R/W; please show the existing Right-of-Way width.
2. Jenkins Road is a St. Lucie County owned and maintained roadway; please coordinate with the County for Right-of-Way dedications, sidewalk requirements, and driveway connections.
3. Please label the NSLRWCD Right-of-Way width.
4. Review Code Section 125-313(a)(3)c for Site Plan requirements.
5. Site and Drainage plans shall be at a scale not less than one inch equal to 50 feet (Section 125-313).

6. Clearly show and dimension wetland buffer limits. No construction activity should take place within the wetland/preserve buffer area.
7. Please show sidewalk along Jenkins Road. Coordination with St. Lucie County is required.
8. Show Perimeter Berm. Provide information sufficient to ensure drainage from adjacent parcels is not trapped due to berm.
9. All parking spaces shall include wheel stops in accordance with the City of Fort Pierce Code of Ordinance Section 125-315(c)(7) unless the abutting sidewalk is at least 6-inches high.
10. Provide dimensions of roadways throughout the site; several dimensions indicate different widths.
11. Coordinate with St. Lucie County Schools on bus access requirements and bus stop location/configuration.
12. Clearly show stop signs, stop bars, and directional arrows.

ADVISORY COMMENTS:

1. A South Florida Water Management District (SFWMD) and North St. Lucie River Water Control District (NSLRWCD) permits shall be required prior to DPCR approval.
2. The site has regulated wetlands. All Federal, State and local regulatory permits shall be required prior to DPCR approval.
3. The Environmental Assessment noted gopher tortoise burrows present. An updated Environmental Assessment shall be required prior to any land clearing application or DPCR approval. A Florida Fish and Wildlife permit shall be required prior to any approval if endangered species are determined present on site.
4. A FDEP NOI permit shall be required prior to DPCR approval and land clearing activities.
5. The stormwater management was reviewed conceptually and will be reviewed in depth at the time of DPCR application.
6. St. Lucie County permits will be required for any work within the limits of the Jenkins Road R/W.

Fort Pierce Building Department

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. Any construction will need to meet the requirements of the Florida Building Code 7th Edition.
3. Building Permit required.
4. Signed and sealed construction drawings required.
5. Must meet the following Accessibility requirements: Accessible Route, Handicapped parking spaces and means of egress.
6. Shall meet the Fire Prevention code: Sprinkle system is required and smoke alarm system is required.
7. FBC Code Cycle Change 12/31/23

Fort Pierce Police Department

Regarding the construction of the proposed multi-family dwelling units, please keep in mind the impact it may have upon the police department with regards to calls for service. While the frequency and exact type of calls cannot be predicted, it should be presumed that calls for service will arise from within this project, once it is completed and occupied by the intended users. Thank you for your attention and consideration.

St. Lucie County Planning Department

Comments may be forthcoming

St. Lucie County PW/Engineering

Corrections:

1. Jenkins Road is identified on the County's Right-Of-Way Protection Plan. A ROW Dedication is provided. Please contact Saint Lucie County property acquisitions for further information.
2. A 6 FT sidewalk is required along adjacent road Right-of-Ways. The Board of County Commissioners may authorize the applicant to pay a Fee-in-Lieu of construction of the sidewalk.
3. The traffic report will be reviewed by the County's 3rd party consultant at the cost of the applicant.
4. The traffic report discusses a north bound left turn lane being provided, but it is not shown on the plans.

Conditions:

1. A Site Development Permit is required prior to performing site improvement activities.

2. A Road Improvement Agreement and appropriate bond will be required for all permanent improvements within the Right-of-Way.

City Clerk Office

Comments may be forthcoming

Code Enforcement

Comments may be forthcoming

Fort Pierce Utilities Authority

FPUA W/WW Engineering: Concept approved.

Water and wastewater services are available to serve the subject properties. To connect to these services please submit Utility Plan (2 complete sets) along with a completed plan review and commercial service application to FPUA's Water and Wastewater Engineering department, at 1701 S 37th Street Fort Pierce Florida 34947. Please see the Developer's Responsibilities page on the FPUA website for important steps to guide through the entire process including utility details and permit applications (see link). Details and Specifications can be found at W/WW Engineering Page. For any additional questions please contact Shane Ostrander sostrander@fpua.com.

FPUA Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. Approved with comments. The developer will be responsible for providing and installing all onsite conduit, pads, and service conductors along with all costs associated with this project including off-site upgrades necessary to serve the development.

Due to supply chain issues, FPUA makes no guarantees regarding project completion or material availability.

Please contact Kelvin Sandlin for customer requirements and project coordination.

Kelvin Sandlin
Engineering Technician II
Electric & Gas Engineering
Fort Pierce Utilities Authority
sandlin@fpua.com
772.466.1600 ext. 6308

Gas service may result in cost savings to the developer through a reduced financial contribution for electric service. Please contact Billy Dupre for gas availability if service is desired.

Billy Dupre
Business Development Representative

Gas Operations
Fort Pierce Utilities Authority
1701 S 37th Street
Fort Pierce FL 34947
E: bdupre@fpua.com
C: 772-216-3498
O: 772-466-1600 X4705
F: 772-468-2413

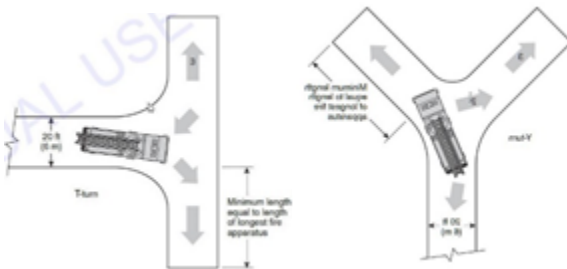
FPUA Gas: Approved. NOTE: Natural gas service is available via main extension. Gas service may result in cost savings to the developer through a reduced financial contribution for electric service.

FPUAnet Fiber: FPUAnet Approves; if client would like Fiber Internet Service from FPUAnet Communications, please contact Eric Peters at (772) 468-1697 for Fiber Internet requirements if service is desired.

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>.
2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.
3. Please provide an electronic revised copy of the site plan (pdf format).
4. Please provide written acknowledgement of the conditions/revisions provided.
5. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.
6. 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).
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. Per the St. Lucie County Fire District Fire Prevention Code Resolution 740-23. 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. The Fire District reserves the right for future comments at the site plan & building construction phase.
10. 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).
11. 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.
12. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77,000 lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.
13. Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft.
14. Dead end roadways serving commercial or residential occupancies must include a cul-de-sac when the roadway length exceeds one hundred-fifty (150) feet. "Y" or "T" type turnaround arrangements are permitted.



15. 18.2.3.3 Multiple Access Roads. More than one fire department access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climatic conditions, or other factors that could limit access.
16. 18.2.3.4 Traffic Signal Pre-emption. Where fire department apparatus are equipped with traffic signal pre-emption devices, newly installed traffic signals shall be equipped with traffic signal pre-emption.
17. 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.

18. 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.
19. 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".
20. 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).
21. 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.
22. 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.
23. 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.
24. 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.
25. 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.

26. Hydrants shall be located no more than 12ft. 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 740-23).

27. Site Plans submitted in accordance with this Fire Prevention Code shall include the size, layout, and offsite connections for the water distribution system and the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.

Florida Department of Transportation

Comments may be forthcoming

St. Lucie County School Board

Comments may be forthcoming

September 19, 2023

PROJECT: Viva West - 3037 S. Jenkins Road

REF: 23-07000021

TO: Ryan Altizer

FROM: Diana Alzate

Corrections:

1. Jenkins Road is identified on the County's Right-Of-Way Protection Plan. A ROW Dedication is provided. Please contact Saint Lucie County property acquisitions for further information.
2. A 6 FT sidewalk is required along adjacent road Right-of-Ways. The Board of County Commissioners may authorize the applicant to pay a Fee-in-Lieu of construction of the sidewalk.
3. The traffic report will be reviewed by the County's 3rd party consultant at the cost of the applicant.
4. The traffic report discusses a north bound left turn lane being provided, but it is not shown on the plans.

Conditions:

5. A Site Development Permit is required prior to performing site improvement activities.
6. A Road Improvement Agreement and appropriate bond will be required for all permanent improvements within the Right-of-Way.



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 #: 23-07000021

Site Plan - Viva West - 3037 S. Jenkins Road

Comments

FPUA W/WW Engineering: Concept approved.

Water and wastewater services are available to serve the subject properties. To connect to these services please submit Utility Plan (2 complete sets) along with a completed plan review and commercial service application to FPUA's Water and Wastewater Engineering department, at 1701 S 37th Street Fort Pierce Florida 34947. Please see the Developer's Responsibilities page on the FPUA website for important steps to guide through the entire process including utility details and permit applications (see link). Details and Specifications can be found at W/WW Engineering Page. For any additional questions please contact Shane Ostrander sostrander@fpua.com.

Note:

There is interest in obtaining a utility easement along the S Jenkins Road corridor for future wastewater conveyance which may be favorable to applicant.

FPUA Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. **Approved with comments.** The developer will be responsible for providing and installing all on-site conduit, pads, and service conductors along with all costs associated with this project including off-site upgrades necessary to serve the development.

Due to supply chain issues, FPUA makes no guarantees regarding project completion or material availability.

Please contact Kelvin Sandlin for customer requirements and project coordination.

Kelvin Sandlin
Engineering Technician II
Electric & Gas Engineering
Fort Pierce Utilities Authority

(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





sandlin@fpu.com

772.466.1600 ext. 6308

Gas service may result in cost savings to the developer through a reduced financial contribution for electric service. Please contact Billy Dupre for gas availability if service is desired.

Billy Dupre
Business Development Representative
Gas Operations
Fort Pierce Utilities Authority
1701 S 37th Street
Fort Pierce FL 34947
E: bdupre@fpu.com
C: 772-216-3498
O: 772-466-1600 X4705
F: 772-468-2413

FPUA Gas: Approved. **NOTE: Natural gas service is available via main extension. Gas service may result in cost savings to the developer through a reduced financial contribution for electric service.**

FPUAnet Fiber: FPUAnet **Approves;** if client would like **Fiber Internet Service** from FPUAnet Communications, please contact Eric Peters at (772) 468-1697 for **Fiber Internet** requirements if service is desired.



Developer
Listings.pdf



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.





Fort Pierce Utilities Authority
FPUAnet Communications
500 Boston Avenue (PO Box 3191)
Fort Pierce, FL 34950 (34948)

Dear Developer,

I am writing to you today on behalf of FPUAnet, the City of Fort Pierce's municipal fiber internet service provider. I am reaching out to you to discuss the benefits of choosing FPUAnet for your next development project.

FPUAnet offers a number of advantages over traditional internet providers, including:

- **Scalable to meet growing demands:** FPUAnet's fiber optic network is designed to scale to meet the growing demands of Fort Pierce. This means that you can be confident that your internet connection will be able to handle even the most demanding applications and devices.
- **Gigabit internet throughout the entire service area:** FPUAnet offers gigabit internet speeds throughout its entire service area. This means that you can get the fastest possible internet speeds, no matter where you live in Fort Pierce.
- **High-quality internet to rural and low-income areas:** FPUAnet is committed to providing high-quality internet access to all residents of Fort Pierce, including those in rural and low-income areas. This is important for ensuring that everyone has the opportunity to participate in the digital economy.
- **Faster and more affordable than privately owned ISPs:** FPUAnet's prices are competitive with other internet providers, and in many cases, they are even more affordable. This is because FPUAnet does not have to make a profit, so it can pass on the savings to its customers.

In addition to these advantages, FPUAnet is also committed to providing excellent customer service. Our team of experts is available 24/7 to help you with any questions or problems you may have.

I would be happy to discuss your specific needs in more detail. Please do not hesitate to contact me at peters@fpu.com or 772-466-1600 ext.3311.

Thank you for your time and consideration. I look forward to hearing from you soon.
Sincerely,

Eric Peters
On behalf of FPUAnet



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.

772.466.1600 * www.fpu.com





To : Ryan Altizer, Planning Department
FROM: Selena Griffett, P.E. – Project Engineer
THRU: Tracy Telle - Assistant City Engineer
RE : Viva West Site Plan - 3037 S. Jenkins Road
TRC No. 23-07000021
DATE : September 15, 2023

This is to advise you that we have completed the review of the following documents as received by this office on September 7, 2023:

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

Based on our reviews and appropriate site final inspection, we

- | | | | |
|--|--|--|------------------------------|
| <input type="checkbox"/> Recommend | <input checked="" type="checkbox"/> Do Not Recommend | | |
| <input type="checkbox"/> Variance Approval | <input checked="" type="checkbox"/> Site Plan Approval | <input type="checkbox"/> DPCR 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 attached for Engineering Comments

Traffic Study:

1. Kings Highway is a four-lane divided roadway from Okeechobee Road to Orange Avenue.
2. Coordinate with St. Lucie County.

Survey:

1. Dimension Jenkins Road Right-of-Way width and NSLRWCD Canal No. 39 Right-of-Way width.

Site Plan:

1. Jenkins Road is noted as FDOT Right-of-way as opposed to SLC R/W; please show the existing Right-of-Way width.
2. Jenkins Road is a St. Lucie County owned and maintained roadway; please coordinate with the County for Right-of-Way dedications, sidewalk requirements, and driveway connections.
3. Please label the NSLRWCD Right-of-Way width.
4. Review Code Section 125-313(a)(3)c for Site Plan requirements.
5. Site and Drainage plans shall be at a scale not less than one inch equal to 50 feet (Section 125-313).
6. Clearly show and dimension wetland buffer limits. No construction activity should take place within the wetland/preserve buffer area.
7. Please show sidewalk along Jenkins Road. Coordination with St. Lucie County is required.
8. Show Perimeter Berm. Provide information sufficient to ensure drainage from adjacent parcels is not trapped due to berm.
9. All parking spaces shall include wheel stops in accordance with the City of Fort Pierce Code of Ordinance Section 125-315(c)(7) unless the abutting sidewalk is at least 6-inches high.
10. Provide dimensions of roadways throughout the site; several dimensions indicate different widths.
11. Coordinate with St. Lucie County Schools on bus access requirements and bus stop location/configuration.
12. Clearly show stop signs, stop bars, and directional arrows.

ADVISORY COMMENTS:

1. A South Florida Water Management District (SFWMD) and North St. Lucie River Water Control District (NSLRWCD) permits shall be required prior to DPCR approval.
2. The site has regulated wetlands. All Federal, State and local regulatory permits shall be required prior to DPCR approval.
3. The Environmental Assessment noted gopher tortoise burrows present. An updated Environmental Assessment shall be required prior to any land clearing application or DPCR approval. A Florida Fish and Wildlife permit shall be required prior to any approval if endangered species are determined present on site.
4. A FDEP NOI permit shall be required prior to DPCR approval and land clearing activities.
5. The stormwater management was reviewed conceptually and will be reviewed in depth at the time of DPCR application.
6. St. Lucie County permits will be required for any work within the limits of the Jenkins Road R/W.



BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Viva West TRC

REVIEW DATE: 9/19/2023

PLANNER: RYAN ALTIZER

REVIEWED BY: Captain Andres Elizondo

Site Plan Approved with conditions: _____

Site Plan Requires Re-submittal: ___X___

Site Plan Rejected: _____

The Following Conditions/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 provide an electronic revised copy of the site plan (pdf format).**
- 4. Please provide written acknowledgement of the conditions/revisions provided.**
- 5. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**
- 6. 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**

"Our Family Serving Yours"

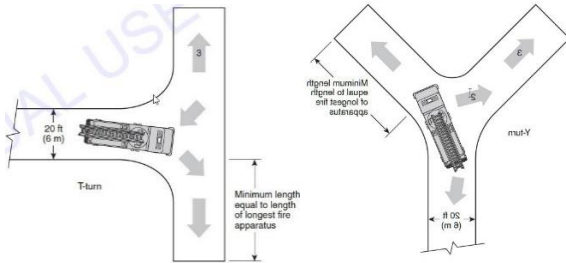
5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392

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

www.slcfcd.com



- 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).**
- 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. Per the St. Lucie County Fire District Fire Prevention Code Resolution 740-23. 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. The Fire District reserves the right for future comments at the site plan & building construction phase.**
 - 10. 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).**
 - 11. 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.**
 - 12. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77,000 lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.**
 - 13. Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft.**
 - 14. Dead end roadways serving commercial or residential occupancies must include a cul-de-sac when the roadway length exceeds one hundred-fifty (150) feet. "Y" or "T" type turnaround arrangements are permitted.**



15. **18.2.3.3 Multiple Access Roads.** More than one fire department access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climatic conditions, or other factors that could limit access.
16. **18.2.3.4 Traffic Signal Pre-emption.** Where fire department apparatus are equipped with traffic signal pre-emption devices, newly installed traffic signals shall be equipped with traffic signal pre-emption.
17. **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.
18. **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.
19. **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”.**
20. **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).**

“Our Family Serving Yours”

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

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

www.slcfd.com



- 21. 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.**
- 22. 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.**
- 23. 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.
- 24. 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.**
- 25. 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.**
- 26. Hydrants shall be located no more than 12ft. 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**

"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

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal



Telephone: (772) 621-3322
Fax: (772) 621-3604

inches. The center of hose outlet shall be not less than 18 inches above final grade. (SLCFD Fire Prevention Code Resolution 740-23).

- 27. Site Plans submitted in accordance with this Fire Prevention Code shall include the size, layout, and offsite connections for the water distribution system and the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.**

"Our Family Serving Yours"

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

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

www.slcfd.com



To : Ryan Altizer, Planning Department
FROM: Selena Griffett, P.E. – Project Engineer
THRU: Tracy Telle - Assistant City Engineer
RE : Viva West Site Plan - 3037 S. Jenkins Road
RESUBMITTAL
TRC No. 23-07000021
DATE : November 7, 2023

This is to advise you that we have completed the review of the following documents as received by this office on November 1, 2023:

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

Based on our reviews and appropriate site final inspection, we

- | | | | |
|--|--|--|------------------------------|
| <input type="checkbox"/> Recommend | <input checked="" type="checkbox"/> Do Not Recommend | | |
| <input type="checkbox"/> Variance Approval | <input checked="" type="checkbox"/> Site Plan Approval | <input type="checkbox"/> DPCR 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 attached for Engineering Comments

ENGINEERING COMMENTS:

1. The previous comment requesting the plans to indicate a sidewalk along Jenkins Road was not addressed. Please indicate this sidewalk on the site plan and if it is determined to qualify for a payment in lieu of construction that may be addressed during the site work permit application.

ADVISORY COMMENTS:

1. A South Florida Water Management District (SFWMD) and North St. Lucie River Water Control District (NSLRWCD) permits shall be required prior to DPCR approval.
2. The site has regulated wetlands. All Federal, State and local regulatory permits shall be required prior to DPCR approval.
3. The Environmental Assessment noted gopher tortoise burrows present. An updated Environmental Assessment shall be required prior to any land clearing application or DPCR approval. A Florida Fish and Wildlife permit shall be required prior to any approval if endangered species are determined present on site.
4. A FDEP NOI permit shall be required prior to DPCR approval and land clearing activities.
5. The stormwater management was reviewed conceptually and will be reviewed in depth at the time of DPCR application.
6. St. Lucie County permits will be required for any work within the limits of the Jenkins Road R/W.
7. Show Perimeter Berm. Provide information sufficient to ensure drainage from adjacent parcels is not trapped due to berm.



To : Ryan Altizer, Planning Department
FROM: Selena Griffett, P.E. – Project Engineer
THRU : Tracy Telle - Assistant City Engineer
RE : Viva West Site Plan - 3037 S. Jenkins Road
RESUBMITTAL
TRC No. 23-07000021
DATE : November 28, 2023

This is to advise you that we have completed the review of the following documents as received by this office on November 28, 2023:

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

Based on our reviews and appropriate site final inspection, we

- | | | | |
|---|--|--|------------------------------|
| <input checked="" type="checkbox"/> Recommend | <input type="checkbox"/> Do Not Recommend | | |
| <input type="checkbox"/> Variance Approval | <input checked="" type="checkbox"/> Site Plan Approval | <input type="checkbox"/> DPCR 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 attached for Engineering Advisory Comments

ADVISORY COMMENTS:

1. A South Florida Water Management District (SFWMD) and North St. Lucie River Water Control District (NSLRWCD) permits shall be required prior to DPCR approval.
2. The site has regulated wetlands. All Federal, State and local regulatory permits shall be required prior to DPCR approval.
3. The Environmental Assessment noted gopher tortoise burrows present. An updated Environmental Assessment shall be required prior to any land clearing application or DPCR approval. A Florida Fish and Wildlife permit shall be required prior to any approval if endangered species are determined present on site.
4. A FDEP NOI permit shall be required prior to DPCR approval and land clearing activities.
5. The stormwater management was reviewed conceptually and will be reviewed in depth at the time of DPCR application.
6. St. Lucie County permits will be required for any work within the limits of the Jenkins Road R/W.
7. Show Perimeter Berm. Provide information sufficient to ensure drainage from adjacent parcels is not trapped due to berm.