

# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

**-PROJECT:** VIVA EAST SITE PLAN - 23-07000020

**REVIEWER:** RYAN ALTIZER, SENIOR PLANNER

**DATE:** 2/5/2023

### STAFF REPORT

**Owner:** TEG Mariner Cove, LLC

**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 six (206) unit rental community.

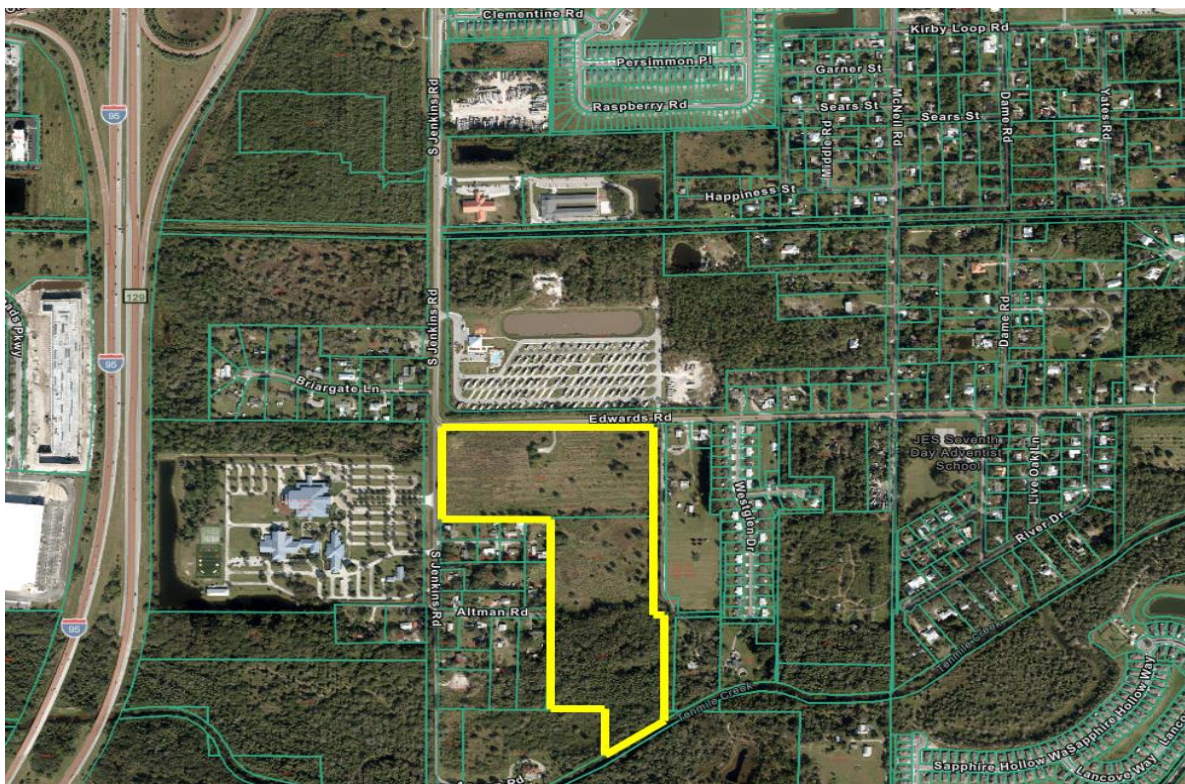
**Location:** 5315 Edwards Road & 5496 Altman Road

**Parcel IDs:** 2430-231-0001-000-4 & 2430-234-0001-000-3

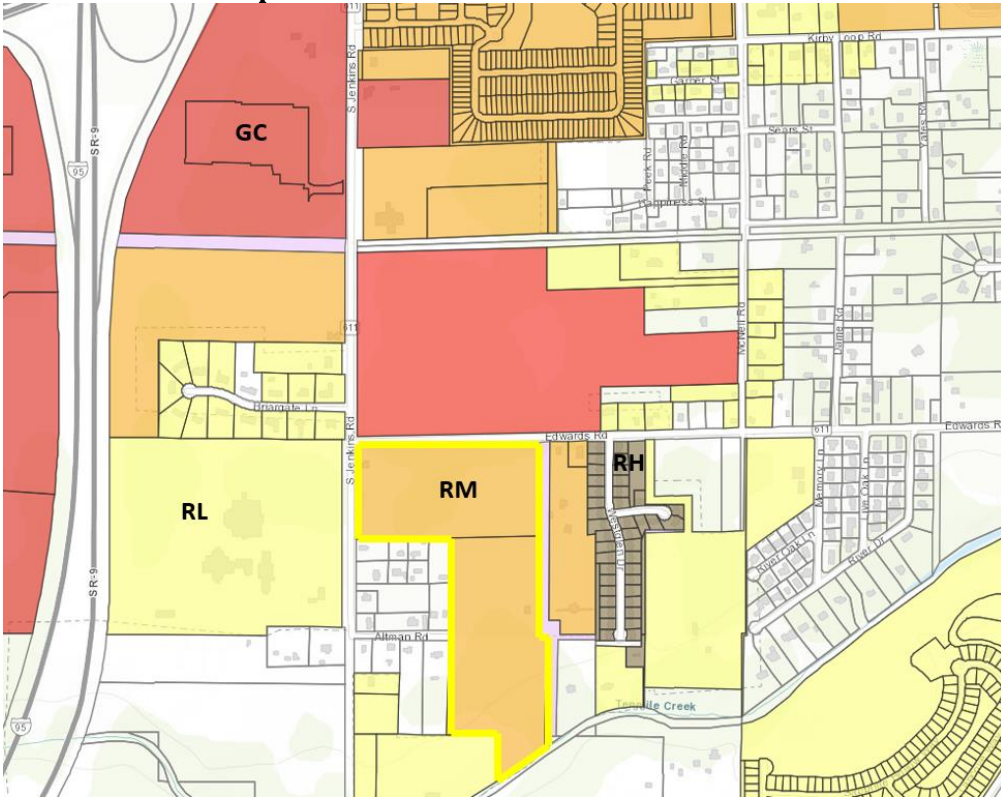
**Current Zoning:** Medium Density Residential, R-4

**Future Land Use:** Medium Density Residential, RM

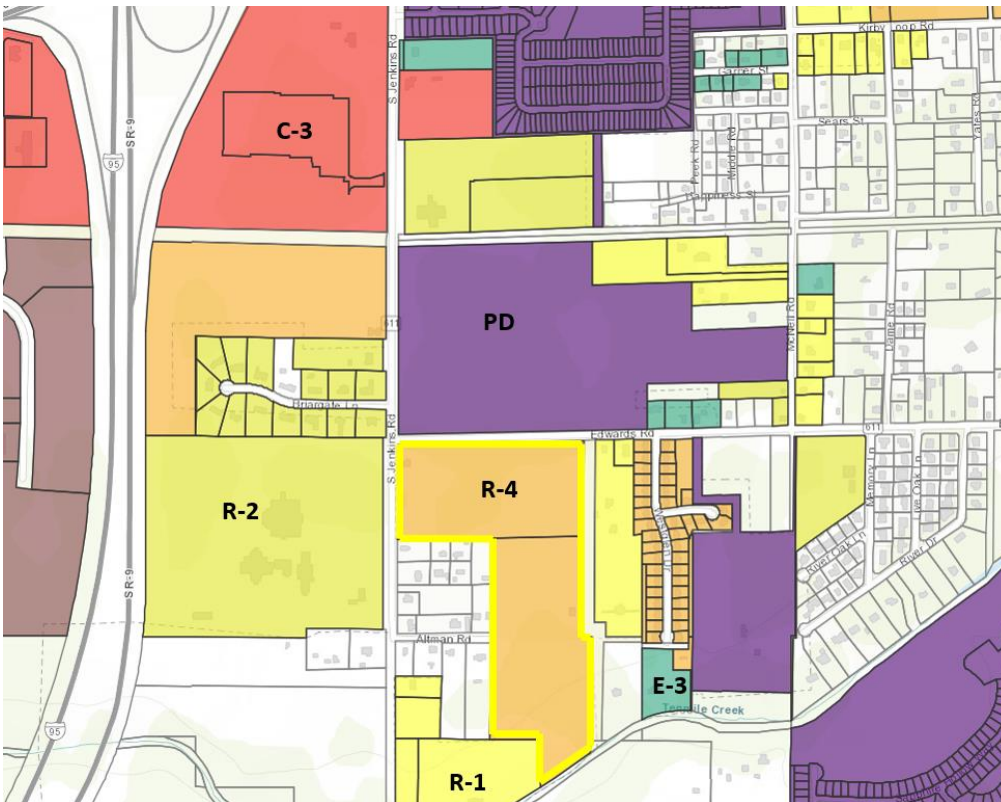
#### Location Map:



**Future Land Use Map:**



**Zoning Map:**



**Surrounding Zoning:**

North	East	South	West
PD	R-1	R-1	R-2

**Site Area:** +/- 39.70 acres

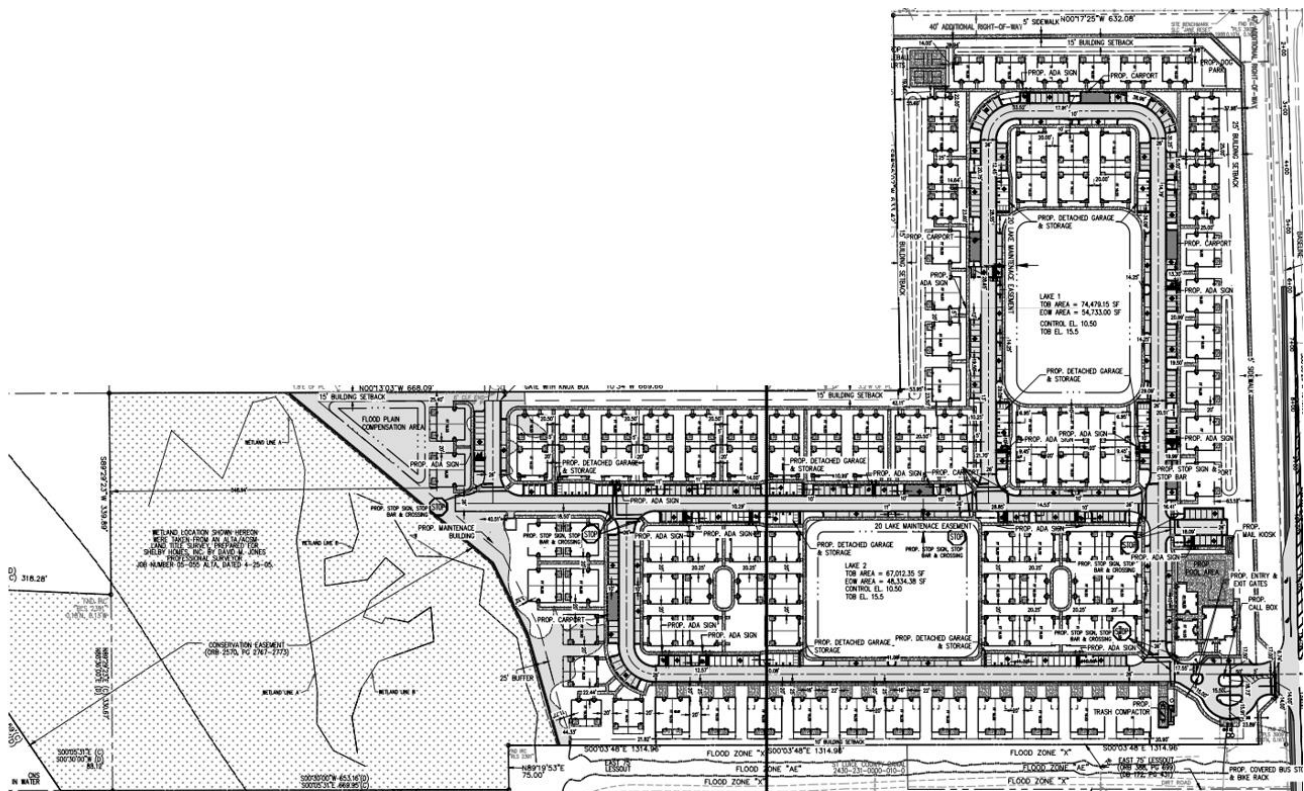
**Utilities:** Located within the FPUA Service Area

**Staff Analysis**

Request for review of an application for a Site Plan (Development and Design Review) of a two-hundred and six (206) unit rental community. The community will consist of one-bedroom, two-bedroom and three-bedroom duplexes. 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. Viva East is being proposed at 5315 Edwards Road & 5496 Altman Road.

The Site Plan leaves the 8.20-acre wetlands (2.25 acres are freshwater marsh and 5.95 acres riverine swamp) preserved, providing an additional 2.5 acres of upland ecosystems adjacent to those wetlands as a buffer. The 10.7 acres of wetlands and buffer will be preserved through a conservation easement.

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). The proposed 206 units is far below the allotted 10 units per acre (397 units) the applicant could build in this zoning district.





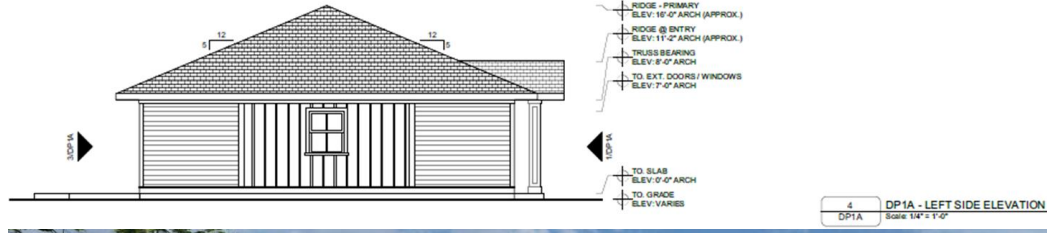
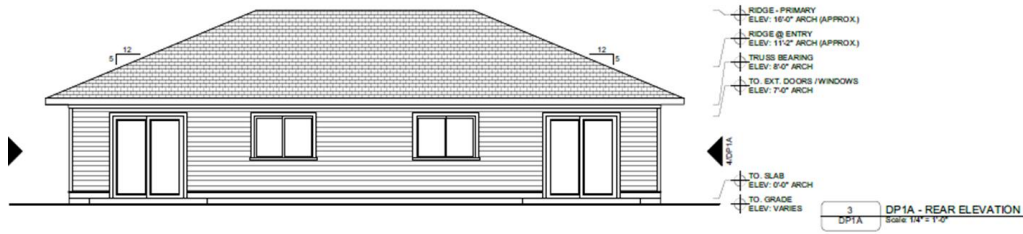
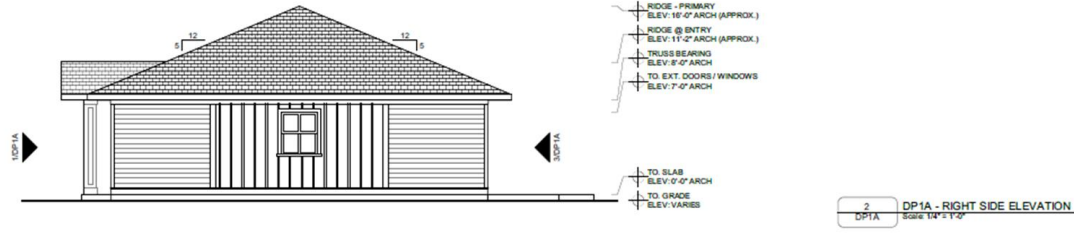
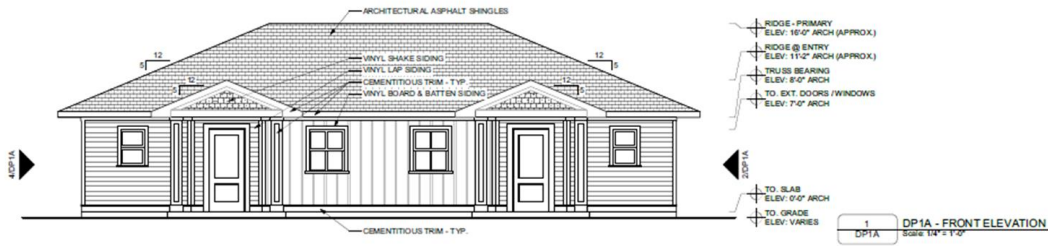
***Existing Conditions Design***

Currently the land is vacant.

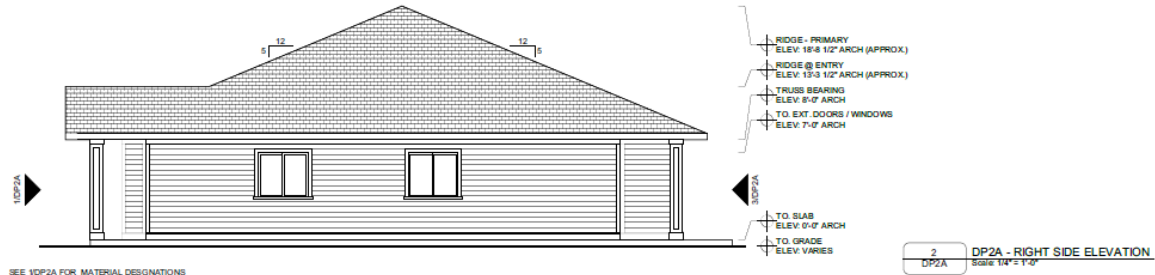
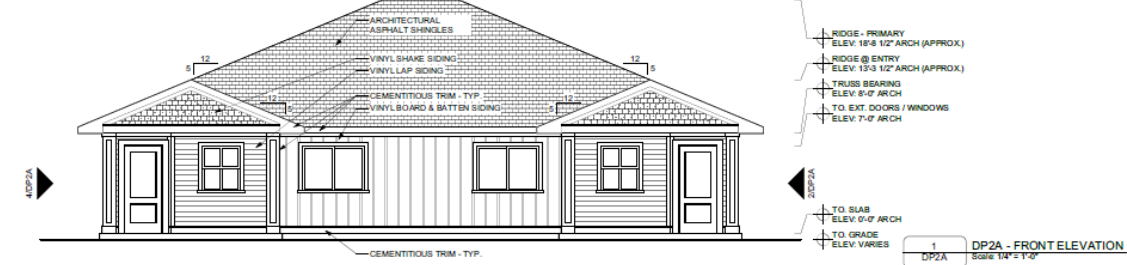
***Design***

The applicant proposes one-bedroom, two-bedroom and three-bedroom duplexes. 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.

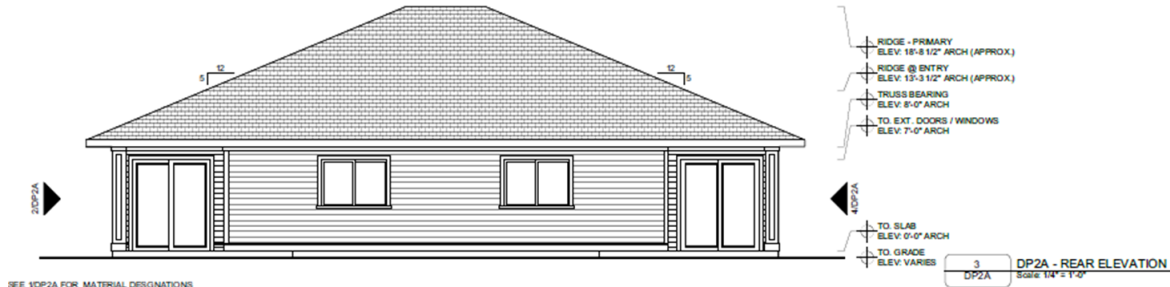
# One-Bedroom Duplex



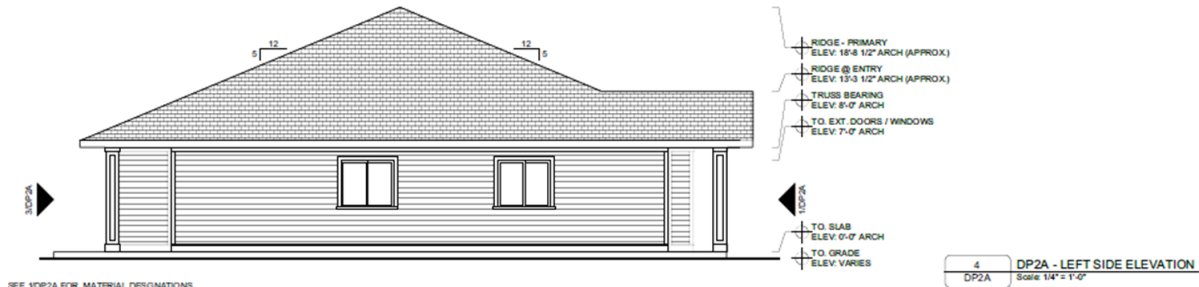
## Two-Bedroom Duplex



SEE 1DP2A FOR MATERIAL DESIGNATIONS



SEE 1DP2A FOR MATERIAL DESIGNATIONS



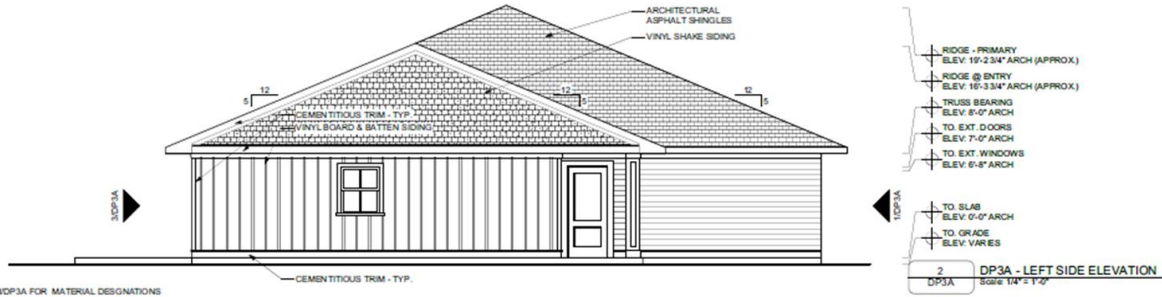
SEE 1DP2A FOR MATERIAL DESIGNATIONS



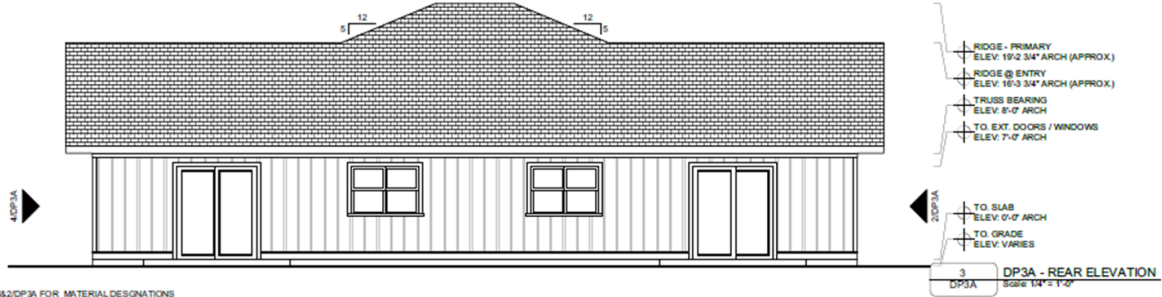
### Three-Bedroom Duplex



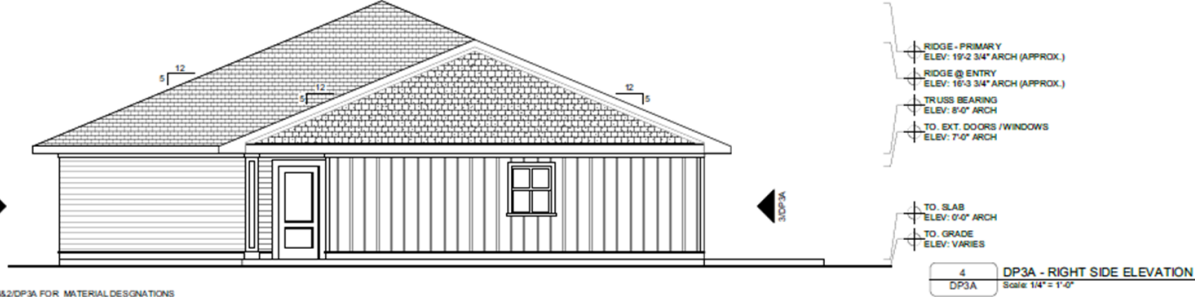
RIDGE - PRIMARY  
 ELEV. 19'-2 3/4" ARCH (APPROX.)  
 RIDGE @ ENTRY  
 ELEV. 16'-3 3/4" ARCH (APPROX.)  
 TRUSS BEARING  
 ELEV. 8'-0" ARCH  
 TO EXT. DOORS / WINDOWS  
 ELEV. 7'-0" ARCH  
 TO SLAB  
 ELEV. 0'-0" ARCH  
 TO GRADE  
 ELEV. VARIES  
**1 DP3A - FRONT ELEVATION**  
 Scale 1/4" = 1'-0"



RIDGE - PRIMARY  
 ELEV. 19'-2 3/4" ARCH (APPROX.)  
 RIDGE @ ENTRY  
 ELEV. 16'-3 3/4" ARCH (APPROX.)  
 TRUSS BEARING  
 ELEV. 8'-0" ARCH  
 TO EXT. DOORS  
 ELEV. 7'-0" ARCH  
 TO EXT. WINDOWS  
 ELEV. 6'-8" ARCH  
 TO SLAB  
 ELEV. 0'-0" ARCH  
 TO GRADE  
 ELEV. VARIES  
**2 DP3A - LEFT SIDE ELEVATION**  
 Scale 1/4" = 1'-0"



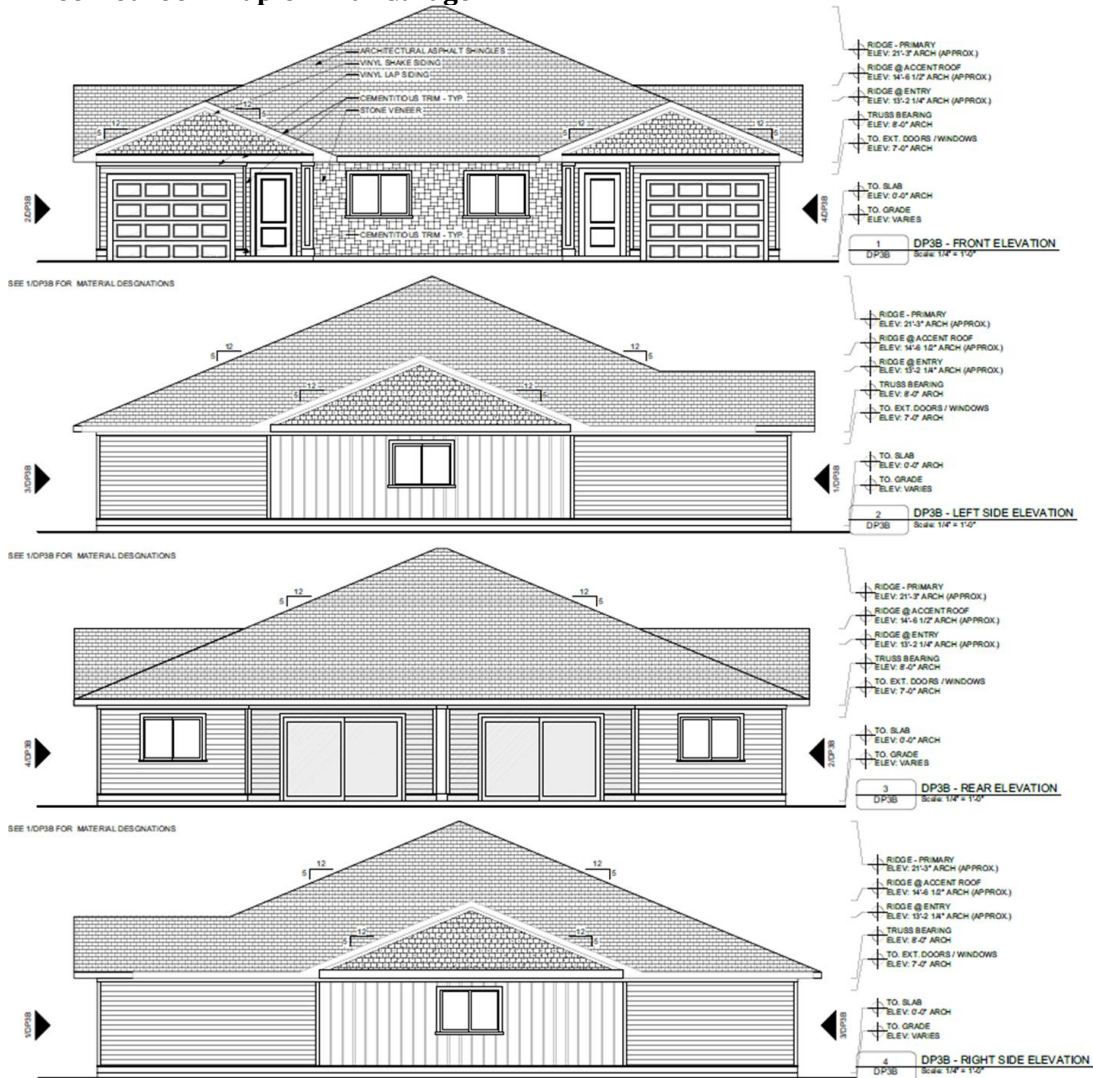
RIDGE - PRIMARY  
 ELEV. 19'-2 3/4" ARCH (APPROX.)  
 RIDGE @ ENTRY  
 ELEV. 16'-3 3/4" ARCH (APPROX.)  
 TRUSS BEARING  
 ELEV. 8'-0" ARCH  
 TO EXT. DOORS / WINDOWS  
 ELEV. 7'-0" ARCH  
 TO SLAB  
 ELEV. 0'-0" ARCH  
 TO GRADE  
 ELEV. VARIES  
**3 DP3A - REAR ELEVATION**  
 Scale 1/4" = 1'-0"



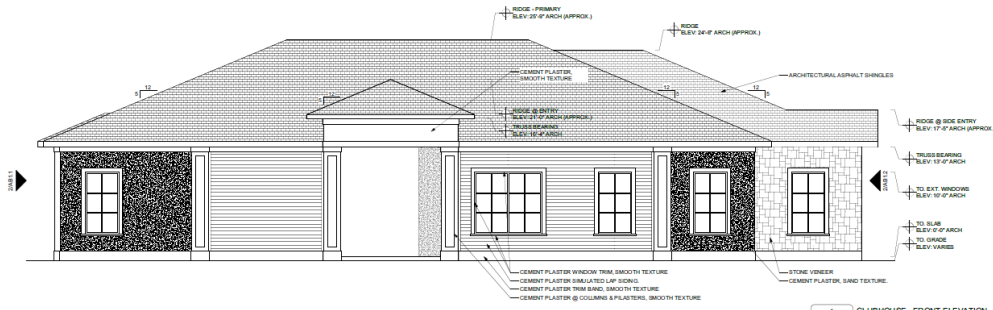
RIDGE - PRIMARY  
 ELEV. 19'-2 3/4" ARCH (APPROX.)  
 RIDGE @ ENTRY  
 ELEV. 16'-3 3/4" ARCH (APPROX.)  
 TRUSS BEARING  
 ELEV. 8'-0" ARCH  
 TO EXT. DOORS / WINDOWS  
 ELEV. 7'-0" ARCH  
 TO SLAB  
 ELEV. 0'-0" ARCH  
 TO GRADE  
 ELEV. VARIES  
**4 DP3A - RIGHT SIDE ELEVATION**  
 Scale 1/4" = 1'-0"



### Three-Bedroom Duplex with Garage



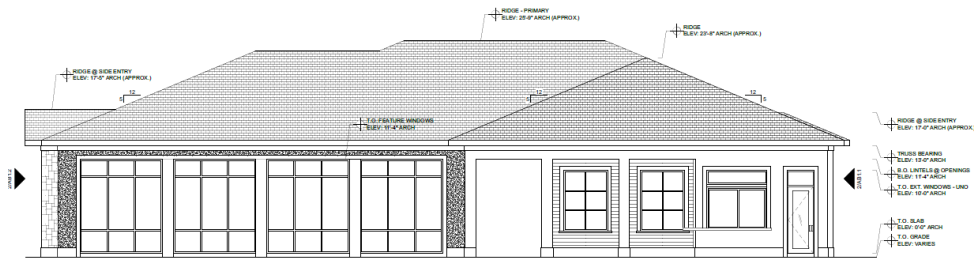
# Clubhouse



SEE TAB 1 FOR MATERIAL DESIGNATIONS

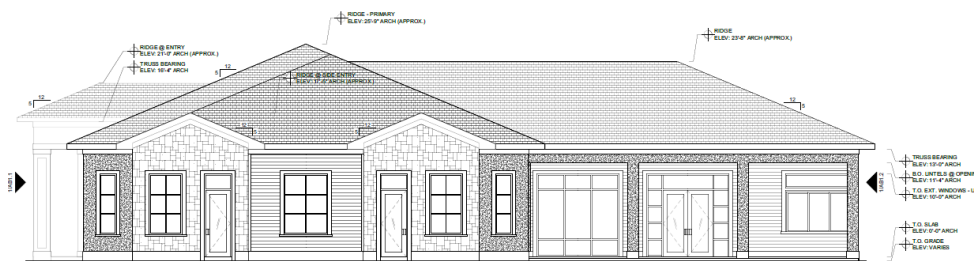


2 CLUBHOUSE - LEFT SIDE ELEVATION  
AS1 Scale: 1/4" = 1'-0"



SEE TAB 1 FOR MATERIAL DESIGNATIONS

1 CLUBHOUSE - REAR ELEVATION  
AS1-2



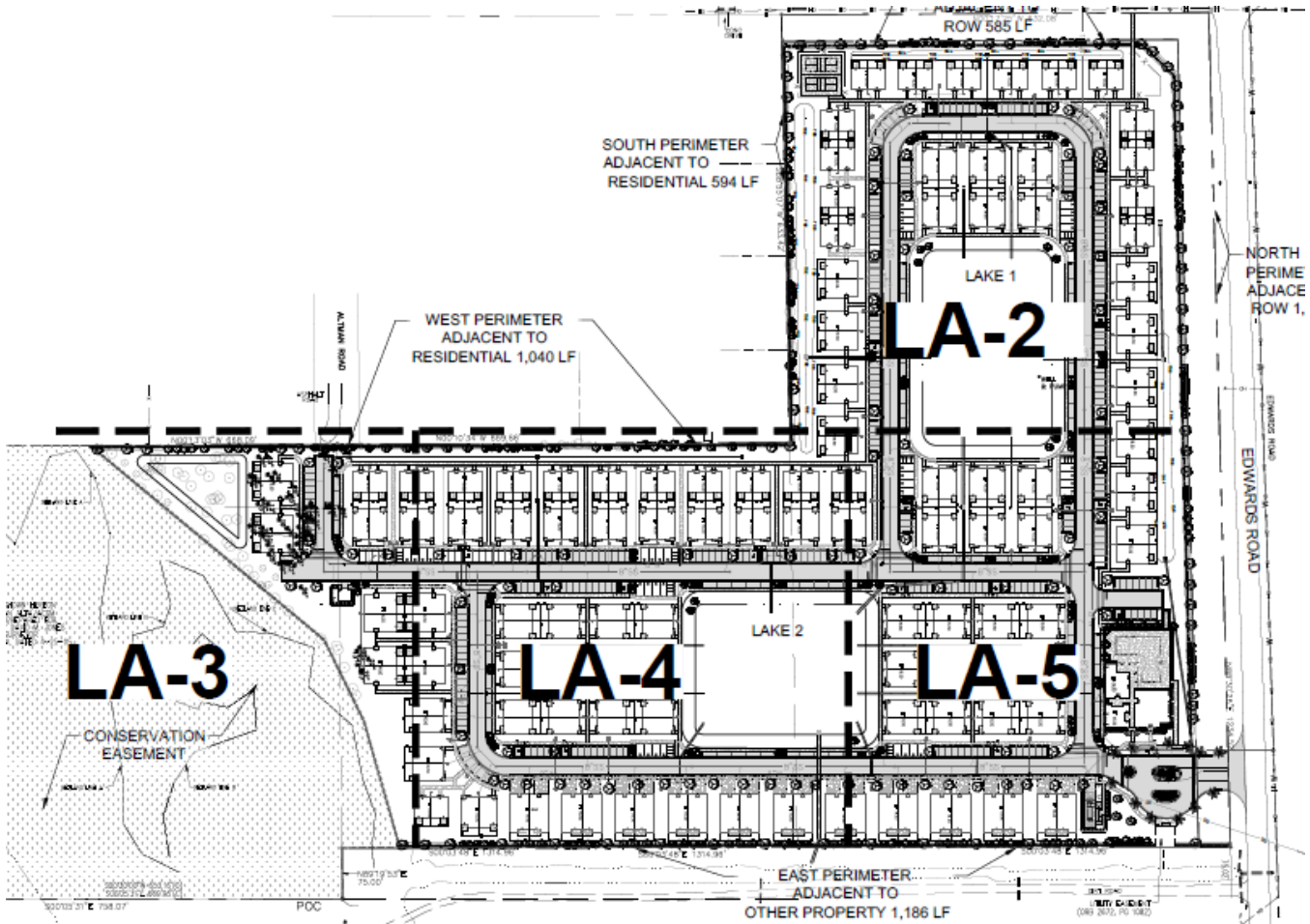
2 CLUBHOUSE - RIGHT SIDE ELEVATION  
AS1-3



### ***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. 245 hardwood trees, 216 palms and 2,091 shrubs are being proposed with the development of Viva East.



**TREES**



QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	DBH
31	Conocarpus erectus	Buttonwood	45G	12' HT	6'W	6'CT, SP	Native	2.5" DBH
85	Pinus elliotti densa	South Florida Slash Pine	FG	12' HT	5'W	SP	Native	2.5" DBH
149	Quercus virginiana	Southern Live Oak	45G	12' HT	5'W	6'CT, SP	Native	2.5" DBH

**EXISTING TREES TO REMAIN**



QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	DBH
11	Quercus spp	Oak Species	Existing to Remain				Native	VARIES 6"-55"
9	Sabal palmetto	Cabbage Palmetto	Existing to Remain	10'-18' CT		SP	Native	

**PALM TREES**



QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
16	Roystonea regia	Florida Royal Palm	FG	8' GW, 16' OA		SP	Native	
* 6	Phoenix roebelenii	Double Pygmy Date Palm	FG	6' OA	6' SPR	4' CT, SP	Non-native	
*** 188	Sabal palmetto	Sabal Palm	FG	10'-18' CT		SLK, HC, SP	Native	
8	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>
	* 25	Alcantarea imperialis	Imperial Bromeliad	7G	2' HT
	* 132	Bougainvillea 'Helen Johnson'	Dwarf Bougainvillea	3G	18" HT
	520	Chrysobalanus icaco 'Redtip'	Red Tip Cocoplum	3G	24" HT
	944	Clusia guttifera	Small Leaf Clusia	3G	24" HT
	59	Clusia guttifera	Small-Leaf Clusia	7G	48" HT
	* 80	Codiaeum variegatum 'Mammey'	Mammey Croton	3G	18" HT
	46	Hamelia patens 'Compacta'	Dwarf Firebush	3G	24" HT
	* 94	Muhlenbergia capillaris	Pink Muhly Grass	3G	24" HT
	* 72	Rondeletia leucophylla	Panama Rose	3G	24" HT
	* 76	Schefflera arboricola	Green Schefflera	3G	24" HT
	* 43	Serenoa repens 'Cinerea'	Silver Saw Palmetto	3G	18" HT
<u>GROUND COVERS</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONTAINER</u>	<u>HEIGHT</u>
	637	Carissa macrocarpa 'Emerald Blanket'	Emerald Blanket Carissa	3G	18"HT
<u>SOD</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONTAINER</u>	<u>HEIGHT</u>
	TBD	** Stenotaphrum secundatum 'Floritam'	Floritam St. Augustine Sod	SOD	

**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.

September 19, 2023

**PROJECT:** Viva East - 5315 Edwards Road and 5496 Altman Road

**REF:** 23-07000020

**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. Provide a Truck circulation plan depicting how the school Bus will safely maneuver at the entrance.
5. All setbacks should be measured from the ultimate Right-of-Way line. Parking is being proposed that would require back out movements into the Right-of-Way. This parking shall be relocated elsewhere onsite.

Conditions:

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



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](mailto: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](http://www.fpu.com)





**To : Ryan Altizer, Planning Department**  
**FROM: Selena Griffett, P.E. – Project Engineer**   
**THRU : Tracy Telle, Assistant City Engineer**   
**RE : Viva East Site Plan – 5315 Edwards Rd & 5496 Altman Rd**  
**RESUBMITTAL**  
**TRC No. 23-07000020**  
**DATE : November 29, 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 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 Advisory Comments

**ENGINEERING COMMENTS:**

As required for the Viva West plans, please show sidewalk along Edwards and Jenkins Road in this site plan. Until a fee-in-lieu has been granted and documented, the sidewalk needs to remain on the site plan.

**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.



THE SUNRISE CITY  
**FORT PIERCE**  
POLICE DEPARTMENT  
"In Honor We Serve"

*Florida*

## Technical Review Committee meeting

Sep 21, 2023

Case #: 23-07000020

Planner: City of Ft. Pierce Planning Department

Site Plan

Viva East, 5315 Edwards Rd and 5496 Altman Rd., Fort Pierce, FL

### Comments:

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.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



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

## Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT #: 23-07000020

**Site Plan - Viva East - 5315 Edwards Road and 5496 Altman 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](mailto: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](http://www.fpua.com)





[sandlin@fpu.com](mailto: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](mailto: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.





**To : Ryan Altizer, Planning Department**

**FROM: Selena Griffett, P.E. – Project Engineer**

**THRU : Tracy Telle – Assistant City Engineer**

**RE : Viva East Site Plan - 5315 Edwards and 5496 Altman  
TRC No. 23-07000020**

**DATE : September 14, 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

1. Review Code Section 125-313(a)(3)c for Site Plan requirements.
2. Provide adequate backup area for the vehicles parked along the east side of the proposed gym building as issues may arise with vehicle stacking entering the development from Edwards Road.
3. Site and Conceptual Drainage plans shall be at a scale not less than one inch equal to 50 feet (Section 125-313).
4. Identify the owner of the canal situated on the east side of the development which will receive stormwater discharges from the project.
5. What does the turning movement shown on the utility plan indicate? It appears the bus will be traveling outside the Edwards Road pavement limits.
6. Coordinate with St. Lucie County for:
  - Access to Edwards Road. (plan refers to "FDOT Base Line"; Edwards Road is a County owned and maintained roadway).
  - Growth rates used in traffic report.
7. No construction activity should take place within the wetland/preserve buffer area.
8. Please show sidewalk along Edwards Road and Jenkins Road. Coordination with St. Lucie County is required.
9. Show Perimeter Berm. Provide information sufficient to ensure drainage from adjacent parcels is not trapped due to berm.
10. All parking spaces shall include bumper rails 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.
11. Provide dimensions of roadways throughout the site.
12. Coordinate with St. Lucie County Schools on bus access requirements and bus stop location/configuration.
13. There is no legend on the plan for hatched/shaded areas. Some appear to be concrete (sidewalks/driveways) while other sidewalks are not hatched with concrete pattern; some areas are assumed to be asphalt with different properties for some parking spaces. Please provide legends and typical pavement sections.

**ADVISORY COMMENTS:**

1. A South Florida Water Management District (SFWMD) permit 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. At time of DPCR review and prior to any land clearing activities a Tree Survey shall be required in accordance with Section 123-66.
6. The stormwater management was reviewed conceptually and will be reviewed in depth at the time of DPCR application.

**RE: Viva East**

Selena Griffett <sgriffett@cityoffortpierce.com>

Wed 1/3/2024 8:57 AM

To: Ryan Altizer <raltizer@cityoffortpierce.com>

📎 1 attachments (282 KB)

SP Memo 11292023.pdf;

Happy New Year Ryan!

Viva East has not been approved per the memo attached.

I would be willing to consider a conditional approval noting that sidewalk is required until a fee-in-lieu has been granted and documented.

Let me know what else you need.

**Selena Griffett PE | Project Engineer | City of Fort Pierce**

Engineering Department

Phone: 772.467.3780 Cell: 772.519.1081 Fax: 772.460.6847 100 North U.S. 1 Fort Pierce

[Website](#) | [Facebook](#) | [Survey](#).



**From:** Ryan Altizer <raltizer@cityoffortpierce.com>

**Sent:** Wednesday, January 3, 2024 8:53 AM

**To:** Selena Griffett <sgriffett@cityoffortpierce.com>

**Subject:** Viva East

Good morning, Selena,

Hope you have had a great New Year. The applicant for Viva East reached out to see if it has received Engineering's approval. Let me know as they are wanting to take their City Commission item off that meeting potentially to wait for Viva East.

Have a great day,

**Ryan Altizer | Senior Planner | City of Fort Pierce**

Phone: 772.467.3742 100 N. U.S. Highway 1, Fort Pierce, FL 34950

[Website](#) | [Facebook](#) | [Survey](#).





**BUREAU OF FIRE PREVENTION**

**SITE PLAN REVIEW**

**TO: Site Plan Applicant**

**SITE PLAN: Viva East 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](http://www.slcfcd.com)

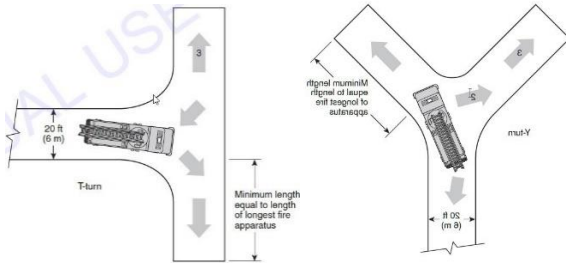


- 16.1.4). Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2).**
- 7. Security gates must either be manned 24 hour/day or provide an access control key switch 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.**

*"Our Family Serving Yours"*

5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392  
Telephone: (772) 621-3400 Fax: (772) 621-3500

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



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](http://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](http://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](http://www.slcfd.com)