



**BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM**

Meeting Date: 7/20/23
Property Address: Site Plan Development and Design Review - Youth and Family Health Center - 1211 and 1213 S. 25th Street

Please be advised that the project may trigger the requirements indicated below:

- 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. Pre-construction meeting with the City's Building Department is requested.
- 3. Any construction will need to meet the requirements of the Florida Building Code 7th Edition.
- 4. Means of egress is required.
- 5. Means of ingress is required.
- 6. Must meet the following Accessibility requirements:
 - Accessible route
 - Handicapped parking spaces
 - Means of egress
- 7. Change of Use required
 - to include a signed and sealed Life Safety Plan
 - to include a signed and sealed detailed comprehensive building plan.
- 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
- 9. Flood Development Permit required.
- 10. Building Permit required.
- 11. Signed and sealed construction drawings required.
- 12. Will need to meet the Fire Code.
- 13. Sprinkler system is required.
- 14. Smoke alarm system is required.
- 15. Other

Additional Comments/Requirements:

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Building Official's or Representative's Signature _____

Date: 7/17/23



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

City of Fort Pierce Planning Department
ATTN: Technical Review Committee
100 N. US Highway 1
Fort Piece, FL 34950

May 12, 2023

Dear Technical Review Committee,

This letter serves as an introduction and a request for your assistance in informing developers that municipal high-speed fiber internet may be available to them. As a full-service utility provider, FPUA offers not only electric, water, wastewater, and natural gas, but also FPUAnet: An established local internet services provider with 20 years of experience. Over the years, we have established ourselves as a trusted and reliable communications partner for agencies such as Indian River State College, St. Lucie County, the Fort Pierce Police Department, and more.

FPUAnet provides reliable, high-speed connectivity, linking Fort Pierce to an ever-evolving digital world:

- Scalability meeting growing demands of Fort Pierce.
- Gigabit internet throughout the entire service area.
- High-quality internet to rural and low-income areas.
- Faster and more affordable than privately owned ISPs.

FPUAnet pledges responsive, personalized service in development of scalable fiber network internet services capable of expanding with our growing community. Most of all, FPUAnet provides local stewardship of Fort Pierce's infrastructure. FPUAnet is an ideal partner for fiber Internet services. PLUS, by choosing FPUAnet, a municipal fiber network provider, developers ensure investment in the Fort Pierce's Smart City infrastructure.

Today, FPUAnet is rapidly expanding its fiber internet services spanning newly developed areas, and reaching upcoming sub-division projects. Our team will work closely with developers to prioritize network design that will meet emerging growth needs of commercial, academic, governmental and residential fiber network demands.

We appreciate your support as a trusted partner in future developments. For more information, visit our website at www.fpuanet.com or contact Mr. Eric Peters, sales associate at telephone: 772-466-1600 ext. 3311 or via email: peters@fpu.com.

Sincerely,

Eric Peters
FPUAnet Sales Account Representative



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 : Planning Department

FROM: Venetia Barnes, Stormwater Engineer

THRU : Tracy Telle, Assistant City Engineer

**RE : Site Plan – Youth and Family Health Center – 1211 and
1213 S. 25th Street - Project No. 23-07000016**

DATE : February 6, 2024

This is to advise you that we have completed the review of the following documents as received by this office on January 19, 2024:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Site Plan (Development & Design) | <input type="checkbox"/> Construction Drawings |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Executed Construction Contract |
| <input type="checkbox"/> Record Drawings
Clearances from all applicable Local,
State and Federal Agencies | <input type="checkbox"/> Permits from applicable Local, |

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"/> 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 advisory comments

ADVISORY COMMENTS

1. The drainage plan was reviewed conceptually and will be reviewed in depth at the time of DPCR application.
2. The proposed development is situated across two different parcels. A Unity of Title shall be required prior to DPCR approval.
3. A FDOT drainage connection and driveway permit shall be required prior to DPCR approval.
4. The drainage plan was reviewed conceptually and will be reviewed in depth at the time of DPCR application.



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 #: 23-07000016

**Site Plan (Development and Design Review) - Youth and Family Health Center –
1211 and 1213 S. 25th Street**

Comments

FPUA W/WW Engineering: Approved as noted,

FPUA has Water and sewer available to serve this site. Please submit 3 complete sets of utility construction plans along with a completed plan review application along with a complete commercial service application to the Water and Wastewater Engineering Department for review, at 1701 S 37th Street Fort Pierce Florida. For more information please contact John Biggs at 772 466 1600 ext. 3474.

FPUA Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. **Approved**, please provide panel schedule and riser diagram. Both three-phase electric and gas services are available.

Please contact Sal Scimeca for electric customer requirements and project coordination.

Sal Scimeca
Engineering Technician II
Electric & Gas Engineering
Fort Pierce Utilities Authority
sscimeca@fpu.com
772.466.1600 ext. 6957

Please contact Billy Dupre for gas customer requirements.

Billy Dupre
Business Development Representative
Gas Operations
Fort Pierce Utilities Authority
1701 S 37th Street

(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.fpu.com



Fort Pierce FL 34947
C: 772-216-3498
O: 772-466-1600 X4705
F: 772-468-2413

FPUA Gas: Approved. Natural gas should be considered in this project for water heating and backup power generation. Natural gas can be made available for this project via slight main extension via Acorn St.

FPUAnet Fiber: FPUAnet has reviewed the application. **Approved**, if client would like service from FPUAnet Communications currently only dedicated services available at the moment. Commercial services will be available at a later date.



FPUAnet -
Developper l'application...

Please contact Eric Peters for Fiber internet requirements if service is desired.



THE SUNRISE CITY

FORT PIERCE
ENGINEERING
DEPARTMENT
Florida

To : Planning Department

FROM: Venetia Barnes, Stormwater Engineer *VB*

THRU: Tracy Telle, Assistant City Engineer *TT*

**RE : Site Plan – Youth and Family Health Center – 1211 and
1213 S. 25th Street - Project No. 23-07000016**

DATE : July 19, 2023

This is to advise you that we have completed the review of the following documents as received by this office on July 6, 2023:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Site Plan (Development & Design) | <input type="checkbox"/> Construction Drawings |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Executed Construction Contract |
| <input type="checkbox"/> Record Drawings
Clearances from all applicable Local,
State and Federal Agencies | <input type="checkbox"/> Permits from applicable Local, |

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"/> 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 comments

ENGINEERING COMMENTS

1. The proposed development project narrative states that rain gardens are included for stormwater treatment prior to discharging into an existing storm water system. Discharge connections from the onsite system to the existing system are not depicted on the proposed site plan.
2. Provide the cross-section details for Rain Gardens 1 through 3.
3. Retention/Detention areas shall be designed in accordance to the City of Fort Pierce Code of Ordinance Section 119-9(c).
4. All references to "County Engineer" on the Pavement (Flexible and Pervious) Details shall be changed to City Engineer.
5. The Site Plan shall have a note that states "All Construction shall comply with the City of Fort Pierce Code of Ordinance Sections 107, 119 and 125".

ADVISORY COMMENTS

1. The proposed development is situated across two different parcels. A Unity of Title shall be required prior to DPCR approval.
2. A FDOT drainage connection and driveway permit shall be required prior to DPCR approval.
3. The drainage plan was reviewed conceptually and will be reviewed in depth at the time of DPCR application.

Jerry Compton, Sr. PM, Creech Consulting, Inc.
PO Box 327
Stuart, FL 34994

**Subject: Site Plan (development & design review) – 1211 & 1213 S. 25th Street – Technical Review
Committee Comments for July 20, 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. 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.

Fort Pierce Engineering Department

Comments may be forthcoming

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. Must meet the following Accessibility requirements: Accessible route, handicapped parking spaces and means of egress.
4. Building Permit required.
5. Signed and sealed construction drawings required.
6. Will need to meet the Fire Code.

Fort Pierce Police Department

No comments at this time

St. Lucie County Planning Department

Comments may be forthcoming

St. Lucie County PW/Engineering

Comments may be forthcoming

City Clerk Office

Comments may be forthcoming

Code Enforcement

Comments may be forthcoming

Fort Pierce Utilities Authority

FPUA W/WW Engineering: Approved as noted, FPUA has Water and sewer available to serve this site. Please submit 3 complete sets of utility construction plans along with a completed plan review application along with a complete commercial service application to the Water and Wastewater Engineering Department for review, at 1701 S 37th Street Fort Pierce Florida. For more information please contact John Biggs at 772 466 1600 ext. 3474.

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Please contact Sal Scimeca for electric customer requirements and project coordination.

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FPUA Gas: Approved. Natural gas should be considered in this project for water heating and backup power generation. Natural gas can be made available for this project via slight main extension via Acorn St.

FPUAnet Fiber: FPUAnet has reviewed the application. Approved, if client would like service from FPUAnet Communications currently only dedicated services available at the moment. Commercial services will be available at a later date.

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.slcfld.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 send the Fire District electronic plans for the site and buildings.
4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.
5. Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 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).
6. Security gates must either be manned 24 hour/day or provide an access control key switch on the control panel to allow for Fire Department entry in an emergency. Security gates must maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power.
7. 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.

8. The Fire District reserves the right for future comments at the site plan & building construction phase.
9. FD access roads (shall be) are provided such that any portion of an unsprinklered facility or exterior wall is located not more than 150' from FD access roads as measured by an approved route around the exterior of the building or facility. (450' for NFPA 13, 13D, 13R sprinklered protected buildings).
10. 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.
11. 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.
12. 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.
13. 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".
14. 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).
15. 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.
16. 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.
17. 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.

18. Provide the fire district the Pre-Construction Site Checklist Affidavit. This affidavit shall include the pre-construction fire protection plan, pre-construction fire department access roads, and pre-construction on-site credible water supply for your development and or project (the affidavit can be found at <http://www.slcfcd.com/182/Applications-Permits> under fire permits.
19. 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



BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Youth and Family Health Center – 1211 and 1213 S 25th Street

REVIEW DATE: 7/18/2023

PLANNER: RYAN ALTIZER

REVIEWED BY: Captain Andres Elizondo

Site Plan Approved: _____

Site Plan Approved with conditions: _____

Site Plan Approval pending written acknowledgement of conditions: X

Site Plan Rejected: _____

The Following Revisions Are Necessary:

- 1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <https://www.slcfcd.com>**
- 2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
- 3. Please send the Fire District electronic plans for the site and buildings.**
- 4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**
- 5. Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1**

“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).
- 6. Security gates must either be manned 24 hour/day or provide an access control key switch on the control panel to allow for Fire Department entry in an emergency. Security gates must maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power.**
 - 7. 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.**
 - 8. The Fire District reserves the right for future comments at the site plan & building construction phase.**
 - 9. FD access roads (shall be) are provided such that any portion of an unsprinklered facility or exterior wall is located not more than 150' from FD access roads as measured by an approved route around the exterior of the building or facility. (450' for NFPA 13, 13D, 13R sprinklered protected buildings).**
 - 10. 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.**
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The approved water supply shall be in accordance with NFPA 1:18.4. See “Needed NFPA Fire Flow Calculator Spreadsheet”.

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