



Leslie Olson, AICP, Principal, District Planning Group
130 S Indian River Drive, Ste 202
Fort Pierce, FL 34950

Subject: Regatta Luxury Apartments – Site Plan & Design Review -- Technical Review Committee Comments

City of Fort Pierce Planning Department

1. Per City Code Section 125-317 (b). – Sidewalks (Applicability): In order to provide continual access for pedestrians, sidewalks and sidewalk linkages shall be required to be provided by the property owner or permit applicant when one of the following events occur:
 - (1) Whenever a permit is issued for the construction of a new duplex, multifamily, commercial, or office structure or use;
 - (2) When the valuation of a building permit for construction, additions, and renovations to structures or uses are more than \$35,000.00;
 - (3) Any expansion of an existing structure or use which results in an expansion of that structure or use in excess of 25 percent of the existing square footage of structure area on a parcel;
 - (4) Plans submitted for site plan, conditional use, PUD/PUR, and subdivision review. Plans shall reflect all proposed sidewalk improvements.
 - (5) Any substantial change in use on the property.

Please install a sidewalk along the South Jenkins Road corridor.

2. 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.
3. 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.

4. If a ground sign is proposed, please consider installing a landscaped area around the proposed monument sign base which extends a minimum distance of three (3) feet in all directions. Such landscaped areas shall be completely covered by ground cover and shrubs, hedges, or similar vegetative materials. **The ground sign can be submitted separately during the DPCR process.**
5. **Please provide car stacking information on the site plan for vehicles entering the gated community.**
6. **Please submit a general address request form for the main parcel address. An additional general address request form will be required for individual apartment addresses.**
7. **Please address all outstanding comments and resubmit them with revisions for review.**



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

FORT PIERCE
Florida

To : Vennis Gilmore, Assistant Planning Director

FROM : Tracy Telle, Assistant City Engineer

**RE : Regatta Luxury Apartments – 2144, 2152, & 2190 Jenkins Road
TRC No. 23-0700022**

DATE : January 10, 2024

This is to advise you that we have completed the review of the following documents as received by this office on January 10, 2023:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Site Plan Application | <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 from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we

- | | | |
|--|---|------------------------------|
| <input checked="" type="checkbox"/> Recommend | <input type="checkbox"/> Do Not Recommend | |
| <input checked="" type="checkbox"/> Site Plan Approval | <input type="checkbox"/> Building Permit | <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 ADVISORY COMMENTS:

1. A 20' R/W donation was provided by the previous developer of the site (Summerwind Townhomes). The applicant shall confirm with St. Lucie County on whether this contribution suffices or if additional right-of-way is warranted. In addition, right-of-way improvements may be deemed necessary by St. Lucie County.
2. The project is comprised of four parcels. Prior to issuance of DPCR approval the applicant shall provide proof of the unification of the four parcels.



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

Meeting Date: 9.21.23
Property Address: Site Plan - Regatta Luxury Apartments - 2144, 2152, and 2190 S. Jenkins Road

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 the submission of comments upon completion of the official plan review.
- 2. Pre-construction meeting with the City's Building Department is requested.
- 3. All new construction or alterations shall meet the requirements of the Florida Building Code 7th Edition.
- 4. Building Permit required.
- 5. Signed and sealed construction drawings required.
- 6. Must meet the following Accessibility requirements:
 - Accessible route
 - Handicapped parking spaces
 - Means of egress
- 7. Change of Use required
 - Shall include a signed and sealed Life Safety Plan
 - Shall include a signed and sealed comprehensive drawing, detailing how the building and elements will comply with the Florida Building Code requirements.
- 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
- 9. Flood Development Permit required.
- 10. Final plat and approved parcel ID's required to submit or DPCR and building permit review.
- 11. Open permits, requiring attention exist.
- 12. Shall meet the Fire Prevention Code:
 - Sprinkler system is required.
 - Smoke alarm system is required.
- 15. Other

Additional Comments/Requirements:

* FBC Code Cycle Change 12/31/23

Building Official's or Representative's Signature _____ Date: 9/19/23



THE SUNRISE CITY

FORT PIERCE

POLICE DEPARTMENT
"In Honor We Serve"

Florida

Technical Review Committee meeting

Sep 21, 2023

Case #: 23-41200010

Planner: City of Ft. Pierce Planning Department

Site Plan

Regatta Luxury Apartments, 2144, 2152 and 2190 South Jenkins 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 37th Street
Fort Pierce, FL 34947
772.466.1600 x3402

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT #: 23-07000022

Site Plan - Regatta Luxury Apartments - 2144, 2152, and 2190 S. Jenkins Road

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 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.



Regatta Apts.pdf

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
sandlin@fpu.com
772.466.1600 ext. 6308

(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





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
Lindscraft



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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,

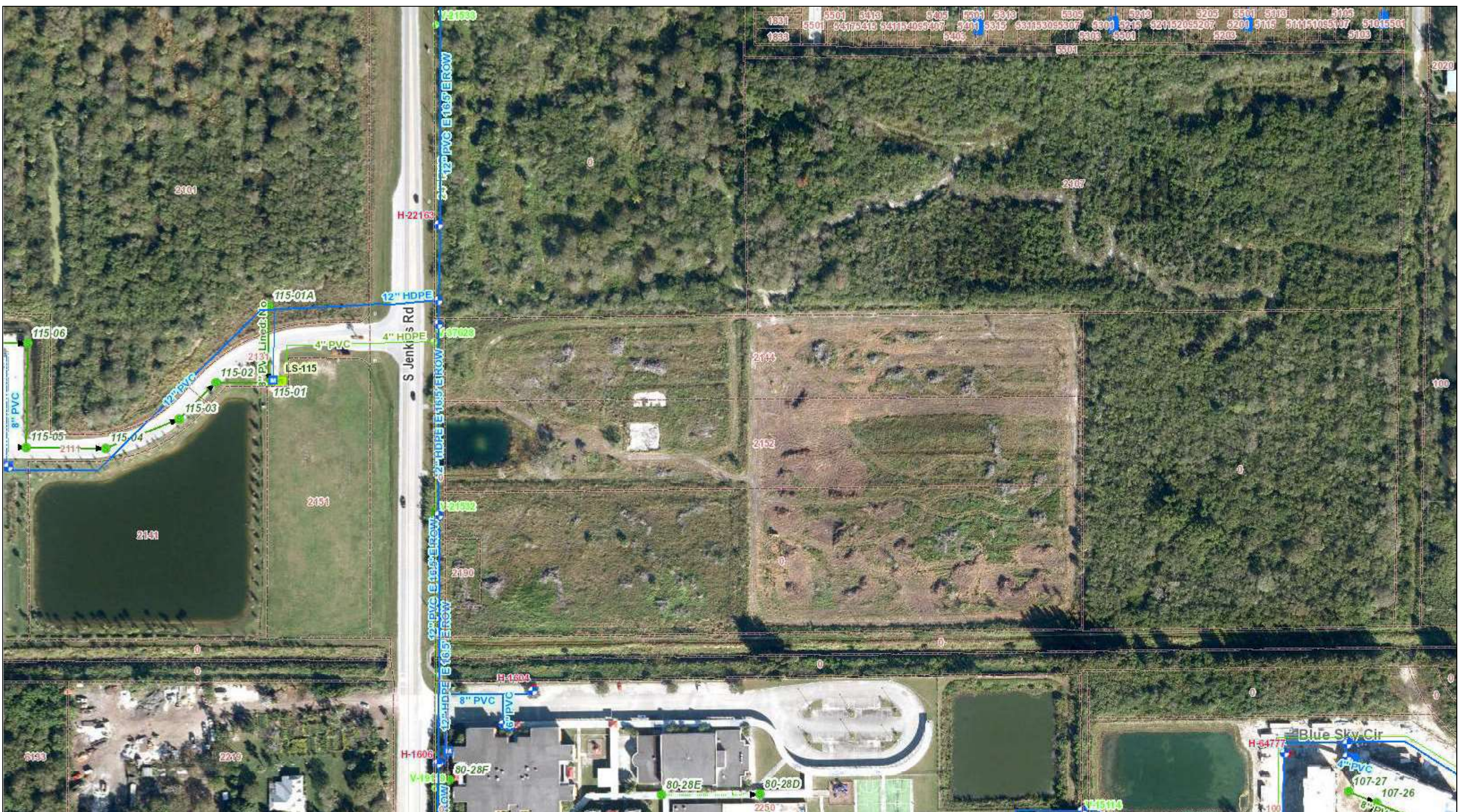
Eric Peters
On behalf of FPUAnet



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772.466.1600 * www.fpu.com





1331 5501 5413 5405 5501 5315 5305 5213 5205 5501 5113 5105
 1339 5501 54175415 541154095407 5411 5315 531153095307 5301 5215 521152095207 5201 5115 511151095107 51015501
 5501

Legend		Valves	
Electric Primary Wire	Pole	Gas	Fire Hydrant
Transmission Wire	Fuse	Water	Well
Gas Main	Transformers	Raw Water	Lift Station
Fiber Optic Cable	Overhead	Waste Water	
Potable Water Main	Pad Mount		
Raw Water Main			
Wastewater Force Main			
WW Gravity Main			

Disclaimer:
 The data contained herein is offered "as is", with no claim or warranty as to its accuracy or completeness. The data is for reference only and should not be considered to be of survey precision. Due to formatting restrictions, the information provided in the map may not be represented in the legend.

811
 Know what's below.
 Call before you dig.

Date: 9/13/2023



FPUA Web Map

Created By:
 Name

N
 1 inch = 188 feet

(772) 466-1600
 FAX (772) 461-1938

September 19, 2023

PROJECT: Regatta Luxury Apartments - 2144, 2152, and 2190 S. Jenkins Road
REF: 23-07000022
TO: Vennis Gilmore
FROM: Diana Alzate

Correction:

1. The proposed driveway connection conflicts with the Camping World Driveway across Jenkins Road. The driveway shall align with the driveway opposite Jenkins Road.
2. South Jenkins Road is identified on the County's Right-Of-Way Protection Plan. A ROW Dedication will be required along South Jenkins Road to meet the ultimate Right-of-Way of 160 feet.
3. Provide an updated survey in accordance with statutes and regulations. Clarify the location, width, and name(s) of all adjacent streets, canals, or other rights-of-way. The statement "varies" does not satisfy width requirements.
4. Dimension the driveway width, radius of return, and setback from side property lines and adjacent driveways. Section 7.05.06 of the Land Development Code includes minimum setback requirements for driveways. The proposed driveway exceeds maximum width requirements per County land development codes.
5. A review of the traffic analysis by the County's third-party consultant will be required at the cost of the applicant.
6. The traffic analysis indicates that a south bound left turn lane is required for the site but is not shown on the plans. A north bound right turn lane shall be provided as well.
7. Identify on the Site Plan where the stormwater outfall will be located.
8. A 6 FT sidewalk is required along the adjacent road Right-of-way.
9. Gated access shall comply with section 7.10.15 of the Land Development Code. If the site is fenced with gated access, provide dimensions demonstrating that Right-of-Way setback, queuing spaces, and turn-a-round comply with this code section.

Conditions:

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



PUBLIC WORKS DEPARTMENT
DEVELOPMENT REVIEW COMMITTEE

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



BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Regatta Luxury Apartments TRC

REVIEW DATE: 9/19/2023

PLANNER: VENNIS GILMORE

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

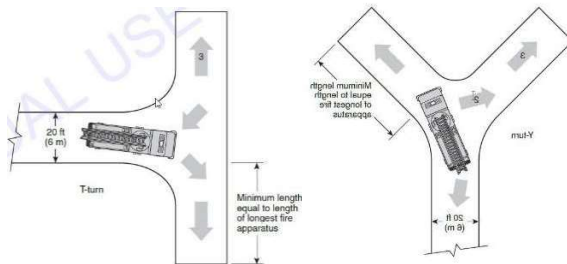
Telephone: (772) 621-3400 Fax: (772) 621-3500

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. 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.**
- 12. Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft.**
- 13. 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.**



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14. **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.
15. **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.
16. **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.
17. **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".**
18. **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).**
19. **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.**
20. **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.**
21. **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

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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.

22. 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.
23. 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.
24. 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).
25. 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.

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www.slcfcd.com



Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, Florida 34953
772-462-1593 www.stlucietpo.org

January 10, 2024

VIA EMAIL

Mr. Vennis Gilmore, Senior Planner
City of Fort Pierce
100 North U.S. Highway 1
Fort Pierce, Florida 34950

**RE: Potential Transportation Impact Review (PTIR)
Regatta Apartments (3rd Resubmittal)
2144,2152,2190 S. Jenkins Road
Fort Pierce, Florida**

Dear Mr. Gilmore:

As the Federal and State-designated agency responsible for transportation planning for the City of Fort Pierce, City of Port St. Lucie, St. Lucie Village, and St. Lucie County, the St. Lucie Transportation Planning Organization (St. Lucie TPO) has completed a PTIR regarding the above-referenced proposed development. The proposed development consists of 13 buildings, 312 dwelling units on an 18-acre property that is currently vacant. Based on the review, the following comment is provided:

- **Historical Growth Rate:** The Traffic Impact Study for the proposed development utilizes 1.1 percent for the historical growth rate. However, the St. Lucie TPO has adopted the BEBR high growth rate for the historical growth rate which reflects the actual annual growth rate in the County since 1995. Therefore, 2.55 percent should be utilized for the historical growth rate in the Traffic Impact Study.

Please contact me should any additional information or clarification be required with regard to this PTIR.

Sincerely,

Stephanie M. Torres

Stephanie Torres
Bicycle-Pedestrian Program Manager

