



Martin & Sons Residential Services, Inc.
4581 Weston Road, Suite 154
Weston, FL 33331
Tel: 954-389-0220

September 18, 2024

City of Fort Pierce Planning Department
100 North US Highway 1
Fort Pierce, FL 34950

Subject: Prado Place Planned Development – TRC Comments Response
City of Fort Pierce, Florida

TRC Comments Responses are provided below in **bold italics**:

Engineering Comments:

1. The proposed stormwater retention areas shall be relocated to the rear of the property away from the public right-of-way in accordance with City of Fort Pierce Code of Ordinance Section 119-9(c). Wet retention/detention area that abut public right-of-way shall meet the requirements of the City of Fort Pierce Code of Ordinance Section 119-9(c)(2) and South Florida Water Management District (SFWMD) wet retention/detention area dimensional criteria.

The master site plan has been amended with the proposed stormwater retention areas relocated to the rear of the property.

2. Remove the Meadow Avenue pedestrian access as the right-of-way for Meadow Avenue terminates 25-feet from the east property line.

The master site plan has been amended to remove the pedestrian access for Meadow Lane.

3. Provide sidewalks on both sides of the project's roadways.

The master site plan has been amended to provide sidewalks on both sides of the project's roadways.

4. Provide the property boundary information.

A physical signed and sealed boundary and topography survey has been delivered to Tracy Telle at the September 19th, 2024 TRC Meeting.

5. The provided Boundary and Topography Survey was neither signed nor sealed.

A physical signed and sealed boundary and topography survey has been delivered to Tracy Telle at the September 19th, 2024 TRC Meeting.

6. Provide the Executed Development Agreement. The non-executed Development Agreement lists James M. Messer, Esq as the City Attorney. The City Attorney shall be updated to Sara Hedges.

The Development Agreement has been amended to show Sara Hedges as the City Attorney. The executed amended agreement has been uploaded to the TylerHost Online Portal.



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South Florida Water Management District (SFWMD) Comments:

No comments received from SFWMD. Applicant is advised to investigate SFWMD permit requirements

Acknowledged.

SLC Transit (ART)

No comments received - Applicant is advised to investigate and confirm proximity to public transportation routes

Acknowledged.

SLC School Board

Applicant is advised to confirm with the School District adequate school capacity

Acknowledged.

SLC Public Works/Engineering Department

Corrections:

1. A traffic statement is required. Additional comments may be provided after the statement is reviewed.

A traffic statement/analysis is provided with this application.

Conditions:

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

Acknowledged.

Police

Regarding the development of this project, the total added dwelling units upon the City of Fort Pierce is anticipated at 60. While the frequency and exact type of calls cannot be predicted at this time, it should be presumed that calls for service will arise from within this project, once it is completed and occupied by the intended users. A table is included below, showing the predicted needs for additional police officers based on the proposed development. Thank you for your attention and consideration. Current population of Ft Pierce (2021 Census) 47927 Current total of Officers Ft Pierce PD (FY24) 141 Current rate of Officers per 1000 population 2.9 Number of proposed housing units 60 Average number of people per household x 2.5 total proposed population increase 150 /1000 0.15 x 2.9 Additional Officers Necessary 0.4 Officer Damian Spotts Crime Prevention Practitioner Fort Pierce Police Department.



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Acknowledged.

Planning/Zoning

Landscape Note that the final landscape plan will need to incorporate a suitable landscape strip, except where driveways and pedestrian access points are located, or if a building elevation of a project is located directly on a street sidewalk, and meet these requirements: 1. The strip shall be no less than ten feet wide and include at least one tree for every 200 square feet of required landscaped strip and contain a hedge of landscape material which shall be installed and maintained so as to form a six feet or higher, continuous, unbroken, solid, visual screen within one year after installation, except in clear vision areas required by city code. The remainder of the required landscaped strip shall be completely covered with groundcover or grass. 2. A wall, berm with planting, or other durable, non-wood privacy fence may be included as part of the required 6 feet high landscape strip but shall not replace it.

Acknowledged.

As all retention and/or detention areas are normally required to be located at the rear of the property away from public rights-of-way and landscaped with at least a 36-inch hedge around the perimeter, an alternative would be the incorporation of Bioswales or meet other standards which will incorporate significant landscaping and measures to prevent stagnant water.

Acknowledged.

Tree Mitigation: A Tree Survey and Mitigation Plan will be required at Final PD Sidewalk: A sidewalk will be required along the frontage of the site with S 37th Street.

Acknowledged.

Design: The proposed architectural design and material finish of the properties meets the architectural design criteria.

Acknowledged.

Plat: A Final Plat will be required.

Acknowledged.

Note: Any subsequent submittal of a Final PD Plan application must meet the requirements of Sec. 125-212 Planned Development Zone (PD) and in particular the required Development Planned Development Plans and Documents as outlined in 125-212 (d)(1) Table (c)(1) NOTE: An emergency access may be required by the Fire District.

Acknowledged.

FPUA



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W/WW Engineering: Approved as noted, Water and Sewer services are not immediately available to serve this parcel. Availability would be contingent upon the completion of construction of the required utility infrastructure, and payment of the applicable fees. Please visit our website at www.fpu.com to review developer requirements, specifications, details, fees, etc. Should you have any questions please contact John Biggs at 772 466-1600 ext. 3474.

Acknowledged.

Electric Engineering: This submission is outside of the FPUA electric service area.

Acknowledged. Electric provider is FPL.

Gas: This is approved. Mr. Prado intends on utilizing natural gas for the water heaters, clothes driers, and gas ranges in all units.

Acknowledged.

FPUAnet Fiber: FPUAnet Approves.

Acknowledged.

Florida Fish and Wildlife

No comments received - Applicant is advised to confirm FFW requirements prior to Final PD

Acknowledged.

Fire

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.slcf.com>.

All required documents shall be provided with the Final PD.

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

All required fees shall be paid with the submittal of the Final PD.

3. Please provide an electronic revised copy of the site plan (pdf format).

The Master PD Site Plan is included with this application. A final site plan will be provided with the final PD.

4. Please provide written acknowledgement of the conditions/revisions provided.

Acknowledged.



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5. Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1 16.1.4). Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2)

Acknowledged.

6. 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.)

Acknowledged.

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

Acknowledged.

8. Fire apparatus access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft from fire apparatus access roads as measured by an approved route around the exterior of the building or facility. NFPA 1 18.2.3.2.2. (Installation of a sprinkler system will be required if this distance requirement is not met.)

Acknowledged.

9. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77,000 lbs, 47.5 ft. total length, 21.5 ft. wheelbase, 10.5 ft. total width, 41.5 degree turning radius. (SLCFD Resolution 740-23)

Acknowledged.

10. Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. (SLCFD Resolution 740-23)

Acknowledged.

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)

Acknowledged.

12. 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. The minimum length must be equal to the length of the longest fire apparatus. (SLCFD Resolution 740-23)

Acknowledged.

13. 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.

Acknowledged.

14. 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. (NFPA 1.18.3.1)

Acknowledged.

15. 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).

Acknowledged.

16. 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.

Acknowledged.

FDEP

No comments received - Applicant is advised to investigate whether FDEP permits are required.

Acknowledged.

Code Enforcement

No comments received - may be forthcoming

Acknowledged.

Building

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.

Acknowledged.

3. All new construction or alterations shall meet the requirements of the Florida Building Code 8th Edition.



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Acknowledged.

4. Building Permit required.

Acknowledged.

5. Signed and sealed construction drawings required.

Acknowledged.

10. Final plat and approved parcel ID's required to submit or DPCR and building permit review.

Acknowledged.