



TO : Kevin Freeman, Planning Director

FROM : Venetia Barnes, Stormwater Engineer *VB*

THRU : Tracy Telle, Assistant City Engineer *TT*

**RE : 1038 S. 37th Street – Franco & Sons
Master Plan Development – Project#: PD2024-0003**

DATE : October 3, 2024

This is to advise you that we have completed the review of the following documents as received by this office on September 27, 2024:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Master Plan Development | <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 w. Conditions | <input type="checkbox"/> Do Not Recommend | |
| <input checked="" type="checkbox"/> Master Plan Development | <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 engineering advisory comments

ADVISORY COMMENTS:

To be approved at the time of Final PD submittal.

1. Provide appropriate dimensional information for all roadways and parking facilities.
2. The submitted drainage statement denotes that the project site was designed for the 10-year-1-day storm. In accordance with the City of Fort Pierce Code of Ordinance Section 119-3(e), stormwater management shall meet design standards for the following:
 - a. 10-year-1day = 6.00 inches (*for minimum roadway/parkway lot elevation*)
 - b. 25-year-3day = 9.50 inches (*for off-site discharge & minimum perimeter elevation*)
 - c. 100-year-3day= 12.23 inches (*for minimum floor elevation*)
3. Provide the sidewalk width for the on-site sidewalks.
4. Relocate the stop bar to be within the property boundaries.
5. Provide the proposed driveway aisle widths for the property driveway entrance and property drive aisles.
6. Provide off-site sidewalks that run the length of the property along S. 37th Street.
7. South 37th Street is a milled roadway that may be required to be brought up to current Saint Lucie County (SLC) standards.



Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: # PD2024-00003

Master Planned Development - Franco & Sons - 1038 S. 37th Street (Prado Place)

Comments

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.fpua.com to review developer requirements, specifications, details, fees, etc.

Should you have any questions please contact John Biggs at 772 466-1600 ext. 3474.

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

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

FPUAnet Fiber: FPUAnet **Approves.**



Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.





Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: # PD2024-00003

Master Planned Development - Franco & Sons - 1038 S. 37th Street (Prado Place)

1st Resubmittal

Comments

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 infrastructure, and payment of the applicable fees. Please visit our website at www.fpua.com to review developer requirements, specifications, details, fees, etc.

Should you have any questions please contact John Biggs at 772 466-1600 ext. 3474.

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

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

FPUAnet Fiber: FPUAnet **Approves.**



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.





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

Florida

Technical Review Committee meeting

September 19, 2024

Case #: PD202400003

Planner: City of Ft. Pierce Planning Department.

Master Planned Development

1038 S. 37th St (Franco and Sons)

Comments:

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.



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

Florida

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.

Planning Review

Project Prado Place Master PD

Current Zoning E-3
Proposed Zoning PD (Master)
Current FLU RL
Proposed FLU NO CHANGE

Zoning North R-1 (CITY)
Zoning South U (COUNTY)
Zoning East CN (COUNTY)
Zoning West RS-3 (COUNTY)

FLU North RL (CITY)
FLU South RU (COUNTY)
FLU East COM (COUNTY)
FLU West RU (COUNTY)

Previous Application(s) No previously approved site plan. However, a request for a zoning change to PD was presented to City Commission at the 10/16/2023 meeting. The Commission accepted the withdrawal of the application based on the submittal not meeting the Planned Development regulations in place at that time. This application is submitted in compliance with the new PD application regulations.

Proposal The 5.28-acre is presently vacant and undeveloped and located 2 miles west of the US-1 commercial corridor within the FPUA water/wastewater and natural gas service area. The project proposes a sixty-unit fee-simple single family residential master planned development community with amenities such as pickleball and basketball courts, toddler playground, dog walking area, bicycle rack, benches, and walkways.

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.

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 Bio-swales or meet other standards which will incorporate significant landscaping and measures to prevent stagnant water.

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.

Open Space: The project proposes 33.2% open space which is above the minimum 20% required

Phasing: Not required.

Parking: Confirm parking provision on the Final Site Plan.

Traffic: As the greatest peak hour peak traffic flow anticipated of the proposed project is the 20 AM Exit trips the project will be considered to be of a "minimal-scale" impact.

Comprehensive Plan:
Density: 12.5 du/acre. The Low-Density Residential Residential FLU allows up to 6.5 units per acre. Policy within the Comprehensive plan allows a 5 unit per acre density bonus to be granted by the City Commission. Therefore the proposal is within the density permitted by the City's Comprehensive Plan.

Relevant Policies:

1.1.7 Policy: The City will allow a density bonus of 5 dwelling units per acre above the maximum permitted density for developments located within ¼ mile of a rail station, multimodal transit center, or transit stop.

1.1.9 Policy: The City will allow density bonuses if the developer provides or makes contributions above minimum requirements to facilities that provide a public benefit.

1.2 Objective: The City shall use innovative Land Development Regulations to encourage flexibility in development to support compact, mixed-uses compatible with the local context and character. These regulations shall include transit-oriented development, transfer of development rights, density bonuses, planned unit developments and other mixed land use development provisions, where appropriate.

2.12.5 Policy: The City shall provide incentives, such as increased allowable densities and reduced parking requirements, to promote mixed-use developments within the City, and especially within the downtown and around the future Amtrak passenger rail station, by requiring a mix of land uses in all non-residential future land use categories and allowing density bonuses for developments located within ¼-mile of a rail station, a multimodal transit center, or a transit stop as identified in Future Land Use Element Policy 1.1.5.

1.1.7 Policy: The City will allow a density bonus of 5 dwelling units per acre above the maximum permitted density for developments located within ¼ mile of a rail station, multimodal transit center, or transit stop.

1.1.9 Policy: The City will allow density bonuses if the developer provides or makes contributions above minimum requirements to facilities that provide a public benefit.

1.2 Objective: The City shall use innovative Land Development Regulations to encourage flexibility in development to support compact, mixed-uses compatible with the local context and character. These regulations shall include transit-oriented development, transfer of development rights, density bonuses, planned unit developments and other mixed land use development provisions, where appropriate.

2.12.5 Policy: The City shall provide incentives, such as increased allowable densities and reduced parking requirements, to promote mixed-use developments within the City, and especially within the downtown and around the future Amtrak passenger rail station, by requiring a mix of land uses in all non-residential future land use categories and allowing density bonuses for developments located within ¼-mile of a rail station, a multimodal transit center, or a transit stop as identified in Future Land Use Element Policy 1.1.5.

Design:

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

Plat:

A Final Plat will be required.

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)



BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Franco & Sons - Master Planned Development - 1038 S 37th St TRC

REVIEW DATE: 9/18/2024

PLANNER: KEV FREEMAN

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. 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)**

"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



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.)
7. The Fire District reserves the right for future comments at the site plan & building construction phase.
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.*)
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)
10. Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. (SLCFD Resolution 740-23)
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. 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)
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.
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.

"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



The approved water supply shall be in accordance with NFPA 1:18.4. (NFPA 1.18.3.1)

- 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).**

- 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.**

"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

From: [Grant M. Chambers](#)
To: [Kevin Freeman](#)
Cc: [Daniel Zrallack](#); [Kori Benton](#)
Subject: RE: Prado Place PD2024-00003 (1038 S 37TH ST Fort Pierce, FL 34947)
Date: Thursday, April 24, 2025 2:57:20 PM
Attachments: [image001.png](#)

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

Good afternoon Kev,

Just to make sure I am fully understanding, this would be a preliminary approval and still requires a final approval to come back through TRC for review, correct?

If that is the case, I think we can move forward with that condition with the understanding that we have not received a traffic analysis review to date. There may be additional improvements to S 37th street required, including turn lanes, which may impact ROW needs.

Grant Chambers, P.E. | Senior Project Engineer | Engineering Division - PW

Ph: 772-462-1707 | Direct: 772-462-2741 | 2300 Virginia Ave. Fort Pierce 34982

facebook.com/stluciegov | twitter.com/stluciegov | instagram.com/stluciegov | youtube.com/stluciegov



From: Kevin Freeman <kfreeman@cityoffortpierce.com>
Sent: Thursday, April 24, 2025 1:08 PM
To: Grant M. Chambers <Grant.M.Chambers@stlucieco.gov>
Subject: Prado Place PD2024-00003 (1038 S 37TH ST Fort Pierce, FL 34947)

SECURITY WARNING: This email originated from outside the County systems. Please show caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

Hi Grant, I'm looking to move this on as a Master PD, a Final PD will be required subsequent to any determination. The conditions of approval will include a reference to further discussions with SLC regarding any required roadway improvements will be required prior to Final PD review. Would this condition be sufficient to address or are there specific requirements that you would want to be included?

Appreciate your review and advice.

Best regards

Kev Freeman | Planning Director | City of Fort Pierce

Planning Department

Phone: 772.467.3730

100 North U.S. 1 Fort Pierce, FL 34950

Please Note: Florida has very broad public records laws. Most written communications to or from County officials regarding County business are public records available to the public and media upon request. It is the policy of St. Lucie County that all County records shall be open for personal inspection, examination and / or copying. Your e-mail communications will be subject to public disclosure unless an exemption applies to the communication. If you received this email in error, please notify the sender by reply e-mail and delete all materials from all computers.