



Mr. Geza Szini-Sebo & Jozsef Norbert Rau
45 Osceola Avenue
New York, NY 11729

Subject: Site Plan – One parcel at 4101 Oleander Avenue– Technical Review Committee Comments for March 21, 2024 TRC Meeting

City of Fort Pierce Planning Department

- The name of the project needs to be consistent in spelling on submitted documents/plans
- Design Review on side walls of building should meet code
- Color palette of drawing is needed
- 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.
- 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.
- 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.



- Delineate the wetland on the site plan and acknowledge that it meets State mitigation on wetland
- Adhere to and apply where applicable City Code, Sec. 105.5, Management and Monitoring Program
- Dumpster should be relocated from front of property***
- Resubmittal of modified Site Plan is needed due to the following reason:***
 - The property is zoned R-4, Medium Density. Per zoning code, Sec. 125-194, the maximum density for the zone is 10 units per acre. Your development application and narrative is proposing 32-units. At max, with straight zoning, the property can have up to 25 units for your 2.54 acreage.

Advisory Comments:

- Considering Sec. 125-143, Innovative Residential developments, your density can be increased
- Considering Future Land Use Goal 1.1.8 Policy, the City will allow an additional market rate unit per affordable housing unit, up to a maximum of 40 units. Affordable housing developments must meet the following criteria:
 - a) Located within ¼ mile of a rail station, multimodal transit center, or transit stop;
 - b) Meet the definition of affordable housing as defined by the median income of the City of Fort Pierce;
 - c) Affordable housing developments shall include a variety of housing types
- Lighting plan should ensure that the proposed lights on development does not impede on to the neighboring residential properties

Fort Pierce Engineering Department

Do Not Recommend Site Plan & Design Review

1. Parking stalls length shall be revised to 18-feet with a 1-foot overhang or bumper rail placement in accordance with the City of Fort Pierce Code of Ordinance Section 125-315(c)(7).
2. The landscape plan indicates that an existing 56" DBH oak tree is to remain and the project's stormwater pond is to be constructed around this tree (existing grade elevation of 9.0'+/-) hence creating an island in the middle of the pond. Staff will need additional information pertaining to this design to ensure that this tree can survive as the control elevation for this pond appears to be proposed at 10.00 which means that the tree will be submerged 1' for long periods of time. In addition, trees are not permitted to be located within the limits of retention/detention areas.



3. The Site Plan shall be revised to include the note that "All construction shall be in compliance with City of Fort Pierce Code of Ordinance Sections 119 and 125."
4. The electronic copy of the survey was not signed and sealed; please provide the required certified survey in electronic format.
5. The landscape plans label existing trees as 1-47. However, the provided tree survey provides a numbering system of 41-96 for the existing trees. Please update the landscape plans so the tree identification matches what is provided on the survey.
6. Update the survey to correctly identify Tublin Kling Road.
7. Identify a proposed (5' min.) sidewalk along Oleander Avenue extending the width of the property. The applicant shall confirm with St. Lucie County as the required sidewalk width of the sidewalk as Oleander is a County roadway.

Advisory Comments:

1. The drainage plan was reviewed conceptually and will be reviewed in depth at the time of DPCR application.
2. The project shall have all State and Federal permits in place prior to conducting any land clearing operations as the submitted Environmental Impact Report indicates that wetlands and gopher tortoise's burrows are present on the site.
3. Tree mitigation calculations will be reviewed at time of DPCR submittals and are not approved as part of this submittal.

Fort Pierce Building Department

1. Building Official or his representative has no comments at the time of this meeting but reserves the submission of comments upon completion of the official plan review.
2. All new construction or alterations shall meet the requirements of the Florida Building Code 8th Edition
3. Building Permit required
4. Signed and sealed construction drawings required
5. Must meet the following Accessibility requirements:
 - a. Accessible route
 - b. Handicapped parking spaces
 - c. Means of egress
6. Shall meet the Fire Prevention Code:



a. Sprinkler system is required

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Florida

b. Smoke alarm system is required

Fort Pierce Police Department

No comments at this time.

St. Lucie County Planning Department ***

Advisory Comments:

- Traffic Impact Review Requested – due to the adjacent Levels of Service reported for the affected links of Oleander, evaluation of the impacts to the links and adjacent intersections is recommended.
- Lighting – Please request additional photometric data, to verify adverse spillover to adjacent single-family homes will not occur.
- Parking Lot Screening/Landscape Islands – With the adjacent SF residence, an increased landscape buffer is encouraged, along with an additional landscape island to break up the expanse of parking. Additionally, please consider shifting the dumpster location away from the abutting single-family residence and the “front yard” along Oleander

St. Lucie County PW/Engineering

Corrections

1. Dimension the setback from the driveway to the side property line. Please refer to section 7.05.06 of the St. Lucie County land development code.
2. Advisory: there is a roadside swale and a drainage ditch along the west side of Oleander Avenue. These may be combined into 1 feature along this frontage.

Conditions:

3. A Site Development Permit is required prior to performing site improvement activities.
4. A 6-foot sidewalk is required along Oleander Avenue. The applicant may request a fee-in-lieu of construction from the Board of County Commissioners.

City Clerk Office

No comments at this time.



Code Enforcement

No comments at this time.

Fort Pierce Utilities Authority

- **FPUA W/WW Engineering:** Concept approved.
 - Water and wastewater (via forceman) services are available to serve the subject property. Offsite force main will be required. To connect to these services please submit Utility Plan (@ complete sets) along with a completed commercial service application and lift station calculations to FPUA's Water and Wastewater Engineering department, at 1701 S 37th Street, Fort Pierce, FL 34947. Please see the Developer's Responsibilities page attached or on the FPUA website for important steps to guide through the entire process including utility details and permit applications (link below). For questions please contact Shane Ostrander sostrander@FPUA.com or 772-466-1600 ext 3468
- **FPUA Electric & Gas Engineering:** This submission is outside of the FPUA electric service area.
- **FPUA Gas:** **N/A**
- **FPUA Fiber:** FPUAnet **Approves.**

St. Lucie County Fire District***

Site Plan Requires Re-submittal

The follow 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 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. 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. 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.*)
 10. Where buildings are protected throughout with an approved automatic sprinkler system that is installed in accordance with NFPA 13, NFPA 13R, or NFPA 13D, the distance in 18.2.3.2.2 shall be permitted to be increased to 450 ft (137 m). (NFPA 1 18.2.3.2.2.1)
 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. (SLCFD Resolution 740-23)
 12. Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. (SLCFD Resolution 740-23)
 13. Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft. (SLCFD Resolution 740-23)
 14. 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.
 15. 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".
 16. 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). NFPA 1141 Chapter 10.1.3.
 17. 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.

18. 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.



19. Minimum Size of Water Mains
20. 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.
21. 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).

St. Lucie Transportation Planning Organization

- **Sidewalks/Bicycle-Pedestrian Connectivity:** There are no designated areas for pedestrian and bicycle travel, or parking. The proposed development does not appear to include sidewalks on either side of the internal drive. Additionally, no sidewalk connections are provided along the proposed driveway entrances on the Conceptual Site Plan. The lack of sidewalks and sidewalk connections creates unsafe conditions for pedestrians or bicyclists who would be required to walk or ride within the driveway to access the apartment complex. Sidewalks and bicycle
- facilities should be provided within for pedestrian and bicyclist safety as part of the proposed development.
- **Traffic Data:** The Traffic Generation utilizes calculations provided in the ITE Trip Manual Generation Manual, 10th Edition. Traffic generation should be updated utilizing the most current ITE Trip Generation Manual, which is the 11th edition.
- **Historical Growth Rate:** The Traffic Impact Study for the proposed development does not appear to utilize the University of Florida BEBR growth rate percentage for the historical growth rate. However, a historical growth rate of 2.5 percent should be utilized which is the actual annual growth rate in St. Lucie County since 1995.
 - You can contact Stephanie M. Torres, CPM
Bicycle Pedestrian Program Manager
772-462-1593 www.stlucietpo.org



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Florida

Florida Department of Transportation

No comments at this time.

St. Lucie County School Board

No comments at this time.

Please note that the three (3) * indicates remarks added or submitted on 3/21



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

Meeting Date: 3.21.24
Property Address: Site Plan - Margareta Apartment Complex - 4101 Oleander Avenue

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 8th 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 MEC 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:

Building Official's or Representative's Signature _____ Date: 3/15/24



To : Kerry Driver, Planner

FROM : Venetia Barnes, Stormwater Engineer

THRU : Tracy Telle, Assistant City Engineer

**RE : Site Plan and Design Review – Margareta Apartment Complex –
4101 Oleander Avenue – TRC No. 24-07000002**

DATE : March 19, 2024

This is to advise you that we have completed the review of the following documents as received by this office on March 7, 2024:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Site Plan & Design Review | <input type="checkbox"/> Building Construction Plans |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Certificate of Completion |
| <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

- Recommend Do Not Recommend

- Site Plan & Design Review DPCR 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. Parking stalls length shall be revised to 18-feet with a 1-foot overhang or bumper rail placement in accordance with the City of Fort Pierce Code of Ordinance Section 125-315(c)(7).
2. The landscape plan indicates that an existing 56" DBH oak tree is to remain and the project's stormwater pond is to be constructed around this tree (existing grade elevation of 9.0'+/-) hence creating an island in the middle of the pond. Staff will need additional information pertaining to this design to ensure that this tree can survive as the control elevation for this pond appears to be proposed at 10.00 which means that the tree will be submerged 1' for long periods of time. In addition, trees are not permitted to be located within the limits of retention/detention areas.
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4. The electronic copy of the survey was not signed and sealed; please provide the required certified survey in electronic format.
5. The landscape plans label existing trees as 1 – 47. However, the provided tree survey provides a numbering system of 41 – 96 for the existing trees. Please update the landscape plans so the tree identification matches what is provided on the survey.
6. Update the survey to correctly identify Tumblin Kling Road.
7. Identify a proposed (5' min.) sidewalk along Oleander Avenue extending the width of the property. The applicant shall confirm with St. Lucie County as to the required sidewalk width of the sidewalk as Oleander is a County roadway.
8. Update the proposed dumpster enclosure to include the appropriate pedestrian access.

ADVISORY COMMENTS:

1. The drainage plan was reviewed conceptually and will be reviewed in depth at the time of DPCR application.
2. The project shall have all State and Federal permits in place prior to conducting any land clearing operations as the submitted Environmental Impact Report indicates that wetlands and gopher tortoise's burrows are present on the site.
3. Tree mitigation calculations will be reviewed at time of DPCR submittal and are not approved as part of this submittal.



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POLICE DEPARTMENT
"In Honor We Serve"

Florida

Technical Review Committee meeting

March 21, 2024

Case #: 24-07000002

Planner: City of Ft. Pierce Planning Department

Site Plan

4101 Oleander Avenue, Fort Pierce, FL (Margarita Apartments)

Comments:

No comments at this time.

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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: # 24- 07000002

Site Plan - Margareta Apartment Complex - 4101 Oleander Avenue

Comments

FPUA W/WW Engineering: Concept approved.

Water and wastewater (via forcemain) services are available to serve the subject property. Offsite force main will be required. To connect to these services please submit Utility Plan (2 complete sets) along with a completed commercial service application and lift station calculations to FPUA's Water and Wastewater Engineering department, at 1701 S 37th Street Fort Pierce Florida 34947. Please see the Developer's Responsibilities page attached or on the FPUA website for important steps to guide through the entire process including utility details and permit applications (link below). For questions please contact Shane Ostrander sostrander@fpu.com or 772-466-1600 ext 3468

<https://fpu.com/water-and-wastewater-engineering-downloads/>



~~Developer Responsibilities~~
(L)

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

FPUA Gas: N/A

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
“Community Proud”**

Developer’s Responsibilities for Utility Connection

The purpose of this document is to provide clear direction for connecting a project to the Fort Pierce Utilities Authority (FPUA) water and wastewater system.

Note that approval through the City of Fort Pierce or Saint Lucie County site plan approval process does not constitute approval of your detailed utility plans through FPUA. The steps required for FPUA approval are listed below. All Forms, Standards and Specifications, Standard Details, etc. can be downloaded from our website under the Doing Business with FPUA link then W/WW Engineering Downloads.

1. Visit www.FPUA.com and become familiar with our Standards and Specifications. Standard details are provided .pdf format for easy transfer onto your construction plans. These details are updated often and you are responsible for obtaining the most current specifications.

(<http://www.fpu.com/Business/StartStopNewServices/DevelopmentServicesWWWDDownloads.aspx>)

2. It is recommended at this time to contact schedule a pre-design conference with an FPUA Project Manager.
3. Submit payment for Engineering plan review and inspection services fee as per U.A. Resolution 2011-06. You may calculate this fee yourself or contact our office and we shall prepare and fax/e-mail an invoice to you. If you elect to calculate the fee yourself in an effort to expedite the submittal process, keep in mind that your calculations are subject to FPUA approval. This fee must be paid prior to the return of your first plan submittal, permits, etc. Review fees are based on:

\$500 Flat charge per development
plus \$20 per water equivalent residential connection (WERC) at 300 gallons per day
plus \$20 per sewer equivalent residential connection (SERC) at 240 gallons per day

Note: For multi-family developments, (more than two units per building) each unit represents 70% of one WERC and 87.5% of one SERC.

4. Submit 2 initial sets of detailed utility drawings to 1701 S. 37th Street, Fort Pierce, FL 34947. Submit 3 sets of drawings.

Note: Reference section 1.22 of the General Design & Construction Standards for Drawing/CAD requirements. Failure to adhere to requirements will result in utility plan denial. Allow 30-day response time. It may take several submittals to receive an approved design.

5. Submit any required permits (Draft) with your initial construction plans. Please use the Water and Wastewater FDEP Permit forms provided on the website as the pertinent information is always current.
6. Submit a Notice of Intent to Discharge Form with your initial construction plans. Should you need an Application for Wastewater Discharge Permit, you will be contacted by our Pretreatment Coordinator.

7. Upon plan approval, you will receive one set of the submitted plans stamped approved or approved as noted and any applicable permits executed.
8. Execute and submit a Water and Wastewater Supply Agreement at the time of final plan submittal. This is a three party document outlining the requirements of the project owner and project engineer.
9. If your property is outside the City Limits, the property owner will be required to sign an Annexation Agreement. Please utilize the following procedure to complete the agreement: provide your FPUA Project Manager with the following information for the property owner: Name, Contact Number, Site Address, Mailing Address, Parcel ID Number

Our office will provide this information to our attorney, R.N. Koblegard, who will prepare an annexation agreement and their office will call the property owner to schedule an appointment to sign the agreement and will thereafter record the agreement. The service fees, which are subject to change and are payable to Mr. Koblegard at the time the agreement is signed, range from \$50 - \$400.

Note that until the approval and acceptance of the Plans and Permits, the execution of the Annexation Agreement, Supply Agreement, and Payment of Capital Improvement Charges, Accrued Guaranteed Revenue Charges, and other associated fees, the project cannot move forward to the construction phase.

10. Submit five sets of shop drawings for all sanitary structures and manufacturer's cut sheets for all materials. These submittals will be reviewed and may be returned approved or revise and resubmit if major deficiencies are found.
11. Contact your FPUA Project Manager to schedule a pre-construction meeting.
12. When your project is getting about 90% complete, please contact your FPUA Project Manager to schedule a post-construction meeting. At that meeting, you will need to have your turnover package complete. All items in the turnover package must be complete prior to scheduling a walk-through. Listed below are the items in the turnover package:
 - a. Bill of Sale/Cost and Quantities (utilize form on website)
 - b. FDEP Water/Wastewater Certification
 - c. DDC Data Sheet to include device number, manufacturer, installation date, test date and results, and device size
 - d. Record Drawings – Need Two Sets of Paper Copy Drawings (As-Builts are not accepted)
 - e. Gravity Sewer Inspection DVD
 - f. Lift Station Start Up
 - g. Lift Station O & M Manuals (FPUA Owned Only)
 - h. Private Lift Station/Collection System Application (if applicable)
13. If your project requires an easement, the property owner will be required to sign an Easement Form. Please complete the attached form Request for Preparation of Easement and return to your FPUA Project Manager.

Our office will provide this information to our attorney, who will prepare an easement and their office will call the property owner to schedule an appointment to sign it and will thereafter record the easement. The service fees, which are subject to change and are payable to Mr. Koblegard at the time the easement is signed, are \$250 plus recording costs.

14. The following items need to be received prior to any meters being installed or chain being removed from DDC:

- a. All Fees Paid (meter, DDC, deposits, New Account Setup Fees, etc.)
- b. Final Inspection/Walk-Through
- c. Punch List Complete
- d. Contractor's Affidavit and Release of Lien (utilize form on website)
- e. Executed Easement
- f. Memorandum from Applicable Right-of-Way Agency (Agency Granting Permit) that Project is Acceptable to Them
- g. Record Drawings – After Review and Approval, Need Two Sets Paper Copy, One Set of Mylars and One CD in AutoCad Format.

DDC Installation Procedures

Below are the procedures for the installation of a DDC for unmetered fire

- ④ Fire/Mechanical Plans (offsite to device only) approved by FPUA Project Manager (PM)
- ④ Submittals approved by PM, with an approved set provided to Water Distribution (WD)
- ④ PM will acquire DDC installer contact information at pre-construction meeting and provide to WD
- ④ DDC contractor must be licensed with certification in backflow device installation and testing. Proof of certification must be provided to WD prior to pressure test
- ④ Upon notification of the need for a DDC, Engineering Coordinator (EC) e-mails Key Accounts (KA) with device size and account information
- ④ KA sets up account and creates service order which charges \$40 Initiation of Service Charge and alerts WD, via service order, of the DDC being installed
- ④ Contractor installs standpipes, concrete pad, and DDC under direct supervision of Water/Wastewater/Natural Gas Engineering Inspector to ensure compliance with clearances and adequate work space for future testing, maintenance, and repairs. Inspector locks device with chain after installation
- ④ Prior to scheduling the backflow certification test through the inspector, all lines to and from the device must be chlorinated and pressure tested per their respective agencies
- ④ WD Service Foreman must be notified (via Inspector) at least 24 hours prior to the test. Service Foreman must be present for the test and re-locks the OS&Y in the closed position after test. The test sheet must be given to WD either directly after the test or arrangements should be made to receive the test results. Engineering does not need a copy of the test results; WD will notify inspector of the test results
- ④ If at any time after the DDC installation the lock or chain has been found cut, the Revenue Protection Officer will be notified immediately. **Tampering or removal of the lock and/or chain will result in a Tampering Fee of \$200 and all associated fees according to the current FPUA Resolution. (WD will do a T-Tamper-Water service order; Revenue Protection Officer will go to site, take pictures, and bill tampering fee)**
- ④ After final walk-thru, EC will send Meter Installation Authorization (MIA) Form to WD Administrative Coordinator authorizing removal of the chain and begin billing
- ④ WD will remove the chain and add the DDC information to the account, including the device number and billing rate
- ④ EC will send Cost and Quantities to Finance to record the asset

REQUEST FOR PREPARATION OF EASEMENT

1. CUSTOMER NAME AND ADDRESS

2. CUSTOMER CONTACT PERSON, ADDRESS AND PHONE NUMBER

3. FPUA CONTACT PERSON AND CONTACT INFORMATION

4. SITE ADDRESS AND PARCEL ID

5. LEGAL DESCRIPTION AND EASEMENT DESCRIPTION

6. EASEMENT TO BE PREPARED AT THE COST OF

PROPERTY/BUSINESS OWNER
 FPUA

7. PROJECT SCHEDULED COMMENCEMENT DATE _____

8. ATTACH SKETCH OF EASEMENT

SEQUENCE OF EVENTS IN PREPARATION OF EASEMENT

1. Complete Request for Preparation of Easement. When at all possible, all easements should be done on one form.
2. Forward completed Request form to FPUA Attorney.
3. FPUA Attorney will order title search.
4. Upon receipt of title search, FPUA Attorney will email identity of owner and any mortgagees to FPUA Contact Person.
5. FPUA Contact Person will contact Customer/Owner to determine willingness to sign an easement and inform the Owner of the need for the lender, if any, to join in easement.
6. If Customer/Owner is willing to sign an easement, FPUA Contact Person will so advise FPUA Attorney, and an easement will be prepared.
7. FPUA Attorney will call Customer/Owner to make arrangements to have the easement signed. In the alternative, if Contact Person wishes, the easement and other documents can be emailed to FPUA Contact Person to have signed. FPUA Contact Person will then return the signed easement/documents to FPUA Attorney.
8. FPUA Attorney will record the signed easement/documents and will return the recorded easement to Water/Wastewater Engineering to the Engineering Coordinator.
9. Engineering Coordinator assigns a Utilities Easement Number, scans and saves easement document, and records in the MS Access Easement Database.
10. Engineering Coordinator gives the easement to the technician assigned to put on GIS. Technician draws easement on GIS and gives to Project Manager for verification.
11. Upon verification, Project Manager gives Engineering Coordinator original recorded easement. Engineering Coordinator places in fireproof file cabinet.

March 19, 2024

VIA EMAIL

Mrs. Kerry C. Driver, Planner
City of Fort Pierce
100 North U.S. Highway 1
Fort Pierce, Florida 34950

**RE: Proposed Transportation Impact Review (PTIR)
Margareta Apartment Complex
4101 Oleander Avenue
Fort Pierce, Florida 34982**

Dear Mrs. Driver:

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 project is a 2.54-acre, 32-unit apartment complex on currently partially improved land. Based on the review, the following comments are provided:

- **Sidewalks/Bicycle-Pedestrian Connectivity:** There are no designated areas for pedestrian and bicycle travel, or parking. The proposed development does not appear to include sidewalks on either side of the internal drive. Additionally, no sidewalk connections are provided along the proposed driveway entrances on the Conceptual Site Plan. The lack of sidewalks and sidewalk connections creates unsafe conditions for pedestrians or bicyclists who would be required to walk or ride within the driveway to access the apartment complex. Sidewalks and bicycle facilities should be provided within for pedestrian and bicyclist safety as part of the proposed development.
- **Traffic Data:** The Traffic Generation utilizes calculations provided in the ITE Trip Manual Generation Manual, 10th Edition. Traffic generation should be updated utilizing the most current ITE Trip Generation Manual, which is the 11th Edition.
- **Historical Growth Rate:** The Traffic Impact Study for the proposed development does not appear to utilize the University of Florida BEBR growth rate percentage for the historical growth rate. However, a historical growth rate of 2.5 percent should be utilized which is the actual annual growth rate in St. Lucie County since 1995.

Please contact me should any additional information or clarification be required.

Sincerely,

Stephanie M. Torres

Stephanie M. Torres, CPM
Bicycle Pedestrian Program Manager

cc: City of Fort Pierce Planning Department



BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Margareta Apartment Complex - 4101 Oleander Ave

REVIEW DATE: 3/20/2024

PLANNER: KERRY DRIVER

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**

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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. 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. 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.*)**
- 10. Where buildings are protected throughout with an approved automatic sprinkler system that is installed in accordance with NFPA 13, NFPA 13R, or NFPA 13D, the distance in 18.2.3.2.2 shall be permitted to be increased to 450 ft (137 m). (NFPA 1 18.2.3.2.2.1)**
- 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. (SLCFD Resolution 740-23)**
- 12. Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. (SLCFD Resolution 740-23)**
- 13. Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft. (SLCFD Resolution 740-23)**
- 14. 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.**

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15. 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”.
16. 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). NFPA 1141 Chapter 10.1.3.
17. 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.
18. 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.
19. Minimum Size of Water Mains
20. 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.
21. 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).

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March 19, 2024

PROJECT: Margareta Apartment Complex - 4101 Oleander Avenue

REF: 24-07000002

TO: Kerry C. Driver

FROM: Grant Chambers

Corrections:

1. Dimension the setback from the driveway to the side property line. Please refer to section 7.05.06 of the St. Lucie County land development code.
2. Advisory: there is a roadside swale and a drainage ditch along the west side of Oleander Avenue. These may be combined into 1 feature along this frontage.

Conditions:

3. A Site Development Permit is required prior to performing site improvement activities.
4. A 6-foot sidewalk is required along Oleander Avenue. The applicant may request a fee-in-lieu of construction from the Board of County Commissioners.



TO: Technical Review Committee

THROUGH: Kevin Freeman, Planning Director

FROM: Kerry Driver, Planner

RE: **Site Plan - 24-07000002**
4101 Oleander Avenue

TRC DATE: March 21, 2024

Resubmittal of Site Plan at 4101 Oleander Avenue
Resubmittal date: September 24, 2024

The above referenced project is being resubmitted for your review and comments. The applicant is requesting a Development Review for a Site Plan at 4101 Oleander Avenue.

Please send all comments to kdriver@cityoffortpierces.com, planning@cityoffortpierces.com and/or through interoffice mail to the Planning Department

Thank you,
Kerry



Mr. Geza Szini-Sebo & Jozsef Norbert Rau
45 Osceola Avenue
New York, NY 11729

**Subject: Site Plan – One parcel at 4101 Oleander Avenue– Resubmittal Comments for March 21, 2024
TRC Meeting**

Project #: 24-07000002

Resubmittal Date: 11/14/2024

Resubmitted Comments Date: 12/13/2024

City of Fort Pierce Planning Department

The proposed increase in density is being justified under the Innovative development design code. Acknowledging the innovative bioswale, please note that per the City's Innovative Community Development Sec. 125-243, innovative designs are inclusive to landscape, architectural designs and colors, and community amenities. Based on your design submission and site plan, it does not satisfy the innovative standards.

- Please resubmit and inform if your will apply for a Site Plan under straight zoning for R-4
- If you choose to pursue the additional bonus density under the Innovative Design code, please resubmit a site plan and designs to reflect (staff is here to provide additional guidance. Attachments provided)

Advisory Comments:

1. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Fort Pierce Arborist (Paul Bertram: 772-467-3821) for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity
2. A notarized Landscape Maintenance Agreement shall note that all landscaping shall be installed, irrigated, and maintained in perpetuity in accordance with section 123-7 of the City Code of Ordinances, in order that it continues to present a healthy, neat, and orderly appearance free of refuse and debris (agreement provided by City of Fort Pierce Planning Department)



Fort Pierce Engineering Department

Recommendation: Site Plan Approval

Advisory Comments:

1. The drainage plan was reviewed conceptually and will be reviewed in depth at the time of DPCR application.
2. The electronic copy of the survey was not signed and sealed; please provide the required certified survey in electronic format at time of DPCR application.
3. The project shall have all State and Federal permits in place prior to conducting any land clearing operations as the submitted Environmental Impact Report indicates that wetlands and gopher tortoise's burrows are present on the site.
4. Tree mitigation calculations will be reviewed at the time of DPCR submittal and are not approved as part of this submittal.

St. Lucie County PW/Engineering

Advisory:

1. Additional comments may be provided during the site development permit review.

Conditions:

2. A Site Development Permit is required prior to performing site improvement activities.
3. A 6-foot sidewalk is required along Oleander Avenue.

Florida Department of Environmental Protection Southeast District – West Palm Beach

Due to the proposed activity this project will need to be reviewed by SFWMD for ERP. Any other permit related to the project as wastewater, drinking water and UOC will require to submit an application to Florida Department of Environmental Protection (FDEP). A contact with the SFWMD ERP team is:

Gregory Vazquez, PWS (Section Leader, Compliance and Enforcement Section,
Environmental Resource Bureau, South Florida Water Management District)
3301 Gun Club Road, MSC9210
West Palm Beach, Florida 33406
561-682-6053 gvazquez@sfwmd.gov



THE SUNRISE CITY
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PLANNING DEPARTMENT
Florida

St. Lucie County Fire District

Site Plan Requires Re-submittal

The follow 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).



PUBLIC WORKS DEPARTMENT
DEVELOPMENT REVIEW COMMITTEE

October 8, 2024

PROJECT: Margareta Apartment Complex - 4101 Oleander Avenue
REF: 24-07000002
TO: Kerry C. Driver
FROM: Grant Chambers

Advisory:

1. Additional comments may be provided during the site development permit review.

Conditions:

2. A Site Development Permit is required prior to performing site improvement activities.
3. A 6-foot sidewalk is required along Oleander Avenue.



BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Margareta Apartment Complex - 4101 Oleander Ave

REVIEW DATE: 3/20/2024

PLANNER: KERRY DRIVER

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.~~
Received 10/9/2024**
- 5. ~~A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.~~ **Acknowledged 10/9/2024****



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 1-16.1.4). 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 10/9/2024**
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.)~~ **Acknowledged 10/9/2024**
8. ~~The Fire District reserves the right for future comments at the site plan & building construction phase.~~ **Acknowledged 10/9/2024**
9. ~~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 10/9/2024**
10. ~~Where buildings are protected throughout with an approved automatic sprinkler system that is installed in accordance with NFPA 13, NFPA 13R, or NFPA 13D, the distance in 18.2.3.2.2 shall be permitted to be increased to 450 ft (137 m). (NFPA 1 18.2.3.2.2.1)~~ **Acknowledged 10/9/2024**
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. (SLCFD Resolution 740-23)~~ **Acknowledged 10/9/2024**
12. ~~Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. (SLCFD Resolution 740-23)~~ **Acknowledged 10/9/2024**
13. ~~Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft. (SLCFD Resolution 740-23)~~ **Acknowledged 10/9/2024**
14. ~~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~~

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~~maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants. Acknowledged 10/9/2024~~

- ~~15. 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". Acknowledged 10/9/2024~~
- ~~16. 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). NFPA 1141 Chapter 10.1.3. Acknowledged 10/9/2024~~
- ~~17. 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. Acknowledged 10/9/2024~~
- ~~18. 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. Acknowledged 10/9/2024~~
- ~~19. 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. Acknowledged 10/9/2024~~
- ~~20. 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~~

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Community Risk Reduction Division
Office of the Fire Marshal



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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).~~ **Acknowledged 10/9/2024**

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BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Margareta Apartment Complex - 4101 Oleander Ave

REVIEW DATE: 3/20/2024

PLANNER: KERRY DRIVER

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>. Received 11/25/2024~~
- ~~2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form. Received 11/25/2024~~
- ~~3. Please provide an electronic revised copy of the site plan (pdf format). Received 11/25/2024~~
- ~~4. Please provide written acknowledgement of the conditions/revisions provided. Received 10/9/2024~~
- ~~5. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems. Acknowledged 10/9/2024~~



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 1-16.1.4). 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 10/9/2024**
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8. ~~The Fire District reserves the right for future comments at the site plan & building construction phase.~~ **Acknowledged 10/9/2024**
9. ~~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 10/9/2024**
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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. (SLCFD Resolution 740-23)~~ **Acknowledged 10/9/2024**
12. ~~Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. (SLCFD Resolution 740-23)~~ **Acknowledged 10/9/2024**
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~~maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3.~~
Please provide fire flow calculations for hydrants. **Acknowledged 10/9/2024**

- ~~15. 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".~~ **Acknowledged 10/9/2024**
- ~~16. 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). NFPA 1141 Chapter 10.1.3.~~ **Acknowledged 10/9/2024**
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~~(SLCFD Fire Prevention Code Resolution 740-23).~~ **Acknowledged 10/9/2024**

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Good morning,

Thank you for your inquiry. Due to the proposed activity this project will need to be reviewed by SFWMD for ERP. Any other permit related to the project as wastewater, drinking water and UIC will require to submit an application to Florida Department of Environmental Protection (FDEP). A contact with the SFWMD ERP team is:

Gregory Vazquez, PWS
Section Leader
Compliance and Enforcement Section
Environmental Resource Bureau
South Florida Water Management District

3301 Gun Club Road, MSC9210
West Palm Beach, Florida 33406
561-682-6053
gvazquez@sfwmd.gov

If you need additional information of how to submit a permit to the FDEP, please feel free to reach out.

Thank you,



Florida Department of Environmental Protection

Southeast District – West Palm Beach

3301 Gun Club Road, MSC 7210-1

West Palm Beach, FL 33406

Office: (561) 681-6600

Please note: Florida has a very broad public records law.

This communication may be subject to public disclosure if it regards state business and is not exempt under Chapter 119, Florida Statutes.



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

FORT PIERCE
Florida

TO : Kerry Driver, Planner

FROM : Venetia Barnes, Stormwater Engineer

THRU : Tracy Telle, Engineering Manager

**RE : Site Plan and Design Review – Margareta Apartment Complex
4101 Oleander Avenue – TRC No. 24-0700002**

DATE : November 5, 2024

This is to advise you that we have completed the review of the following documents as received by this office on October 7, 2024:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Site Plan & Design Review | <input type="checkbox"/> Building Construction Plans |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Certificate of Completion |
| <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"/> DPCR | <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 electronic copy of the survey was not signed and sealed; please provide the required certified survey in electronic format at time of DPCR application.
3. The project shall have all State and Federal permits in place prior to conducting any land clearing operations as the submitted Environmental Impact Report indicates that wetlands and gopher tortoise's burrows are present on the site.
4. Tree mitigation calculations will be reviewed at time of DPCR submittal and are not approved as part of this submittal.



THE SUNRISE CITY

FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Technical Review Committee

THROUGH: Kevin Freeman, Planning Director

FROM: Kerry Driver, Planner

RE: **Site Plan - 24-07000002**
4101 Oleander Avenue

TRC DATE: March 21, 2024

Resubmittal of Site Plan at 4101 Oleander Avenue
Resubmittal date: February 20, 2025

The above referenced project is being resubmitted for your review and comments. The applicant is requesting a Development Review for a Site Plan at 4101 Oleander Avenue.

Please send all comments to kdriver@cityoffortpierces.com, planning@cityoffortpierces.com and/or through interoffice mail to the Planning Department

Thank you,
Kerry



NO TRESPASSING

PUBLIC HEARING
A CONDITIONAL USE application
has been received for this property.
For more information:
(772) 467-3737

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