

HJA Design Studio  
50 SE Ocean Blvd., Suite 101  
Stuart, FL 34994

**Subject: Site Plan (Development and Design Review) & Conditional Use – Okeechobee Road Flex Space – Parcel IDs: 2419-122-0001-040-6 & 2419-122-0001-050-9 – Technical Review Committee Comments for March 16, 2023, TRC Meeting**  
**Project#: 23-07000006**

**City of Fort Pierce Planning Department**

1. The buildings have a gross floor area of 39,450 SF, the necessary parking spaces would be 66 spaces. What is provided is just short of that calculation.
2. A completion certification by a landscape architect, cost estimate, and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.
3. City Code 125-317 (b) requires sidewalks or sidewalk linkages to be provided by the property owner or permit applicant whenever a permit is issued for the construction of a new duplex, multifamily, commercial, or office structure.
4. Prior to the issuance of Building Permit approval, A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be provided.
5. After completion of the Unity of Title and Lot Combination, please submit a General Address Request Form for the newly created Parcel ID and for each proposed building and residential unit.
6. Has there been any consideration for electric charging stations?

**Fort Pierce Engineering Department**

Comments may be forthcoming

**Fort Pierce Building Department**

1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
2. Any construction will need to meet the requirements of the Florida Building Code 7<sup>th</sup> Edition.
3. Property exists in a Special Flood Hazard Area. All Federal and State requirements shall be addressed.
4. Flood Development Permit required
5. Signed and sealed construction drawings required.
6. Will need to meet the Fire Code.
7. Flexspace is not defined in the Florida Building Code. The applicant shall specify the intended use for each occupancy on the plan before submitting for review.

**Fort Pierce Police Department**

1. Temporary approval at this time pending a photometric plan. Please ensure project site is illuminated to or beyond the standards set forth by Fort Pierce City Code standards. No additional comments at this time.

**St. Lucie County Planning Department**

Comments may be forthcoming

**St. Lucie County PW/Engineering**

Comments may be forthcoming

**City Clerk Office**

Comments may be forthcoming

**Code Enforcement**

Comments may be forthcoming

**Fort Pierce Utilities Authority**

FPUA W/WW Engineering: Approved as noted,

FPUA has Water and sewer available to serve this site. Please submit 3 complete sets of utility

construction plans along with a completed plan review application to the Water and Wastewater Engineering Department for review, at 1701 S 37th Street Fort Pierce Florida. For more information please contact John Biggs at 772 466 1600 ext. 3474.

FPUA Electric & Gas Engineering: FPUA Electric & Gas Engineering has reviewed the application. Approved w/ conditions. Electric and gas services are available. Please be advised that there are existing underground electric primary and secondary lines within the footprints of Building B, Building C, and the dry retention area. Since there is an existing utility easement and no buildings or structures can be erected or placed on these facilities, the lines will need to be relocated at the owner's expense prior to any vertical construction.

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

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

Please contact Billy Dupre for gas customer requirements.

Billy Dupre  
Business Development Representative  
Gas Operations  
Fort Pierce Utilities Authority  
1701 S 37th Street  
Fort Pierce FL 34947  
E: bdupre@fpua.com  
C: 772-216-3498  
O: 772-466-1600 X4705  
F: 772-468-2413

### **St. Lucie County Fire District**

1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <https://www.slcfcd.com>
2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.
3. Please send the Fire District electronic plans for the site and buildings.
4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.

5. Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 116.1.4). Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2.5)
6. Security gates must either be manned 24 hour/day or provide an access control key switch on the control panel to allow for Fire Department entry in an emergency. Security gates must maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power.
7. Per the St. Lucie County Fire District Fire Prevention Code Resolution 690-20. At Least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access. Including, but not limited to trees, canopies, etc.
8. The Fire District reserves the right for future comments at the site plan & building construction phase.
9. FD access roads (shall be) are provided such that any portion of an unsprinklered facility or exterior wall is located not more than 150' from FD access roads as measured by an approved route around the exterior of the building or facility. (450' for NFPA 13, 13D, 13R sprinklered protected buildings).
10. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77k lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.
11. Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft.  
Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft.
12. Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.
13. An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet".
14. Per NFPA 1114 Chapter 9, Section 1.3. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD).
15. Fire department connections shall be located on the street side of buildings and shall be located and arranged so that hose lines can be readily attached to the inlets without

interference from any nearby objects, including buildings, fences, landscaping, or other fire department connections. The locations of connections shall be based upon the access requirements of the fire department.

16. The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels.
17. **Minimum Size of Water Mains**  
The minimum size of water mains for supplying water for firefighting purposes shall be six (6) inches. b. The minimum size of water mains supplying hydrants on a dead end main shall be eight (8) inches. c. The maximum number of hydrants located on a dead end main shall be one (1). d. Grid or Tee systems shall be supplied by a minimum of an eight (8) inch looped main. Exceptions may be granted based on the capacity of the water distribution system but in no case shall the main size be less than six (6) inches. e. The minimum size water main(s) shall be determined by the needed fire flow as established by the Fire Marshal and based on the current Insurance Service Office (ISO) requirements.
18. Two-Way Radio Enhancement Systems/BDAS shall be installed, inspected and operationally tested in accordance with the manufacturer's published requirements, by the local fire department, and comply with the most current edition of the Florida Fire Prevention Code and its incorporated standards and codes. Pre-surveys of radio signal strength shall be submitted to the Fire Marshal in the form of heat signature mapping or a certification document of radio signal strength provided by a licensed engineer.
19. Provide the fire district the Pre-Construction Site Checklist Affidavit. This affidavit shall include the pre-construction fire protection plan, pre-construction fire department access roads, and pre-construction on-site credible water supply for your development and or project (the affidavit can be found at <http://www.slcfcd.com/182/Applications-Permits> under fire permits.
20. Site Plans submitted in accordance with this Fire Prevention Code shall include the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.

### **Florida Department of Transportation**

1. The Okeechobee Road Flex Space applicant should contact FDOT to request an access Pre-Application meeting to evaluate proposed connections. Additional comments may be forthcoming.

### **St. Lucie County School Board**

Comments may be forthcoming



THE SUNRISE CITY  
**FORT PIERCE**  
ENGINEERING  
DEPARTMENT

*Florida*

**To : Ryan Altizer, Senior Planner**

**FROM : Selena Griffett, P.E.**

**THRU : Tracy Telle, Assistant City Engineer**

**RE : Okeechobee Road Flex Space Site Plan Resubmittal  
4646 Okeechobee Road**

**DATE : November 17, 2023**

This is to advise you that we have completed the review of the following documents as received by this office on November 15, 2023:

- |   |   |
|---|---|
| <input type="checkbox"/> Development Permit Compliance Review | <input type="checkbox"/> Construction Drawings            |
| <input checked="" type="checkbox"/> Site Plan                 | <input type="checkbox"/> Test Reports & Related Documents |
| <input checked="" type="checkbox"/> Conditional Use           | <input type="checkbox"/> Record Drawings                  |
| <input type="checkbox"/> Permits                              | <input type="checkbox"/> Other _____                      |

Based on our reviews and appropriate site final inspection, we

- |  |  |                              |
|--|--|------------------------------|
| <input type="checkbox"/> Recommend           | <input checked="" type="checkbox"/> Do Not Recommend |                              |
| <input checked="" type="checkbox"/> Approval | <input type="checkbox"/> Variance Approval           | <input type="checkbox"/> C/O |

Developer, Owner, Engineer, Contractor, and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See Attached for Comments

**ENGINEERING COMMENTS:**

1. The Site Data information identifies an incorrect parcel number and being as there are two parcels shouldn't there be two parcel numbers?
2. Property Appraiser site shows addresses as 4600 and 4650 Okeechobee Road. Submittal references 4646 Okeechobee Road, please confirm the correct address.
3. The Location Map on the site plan should highlight the general location of the site.
4. Provide a note on the site plan that the development adheres to the standards specified in the City of Fort Pierce Code of Ordinances Sections 119 and 125.
5. Show a separate pedestrian access at the dumpster.
6. The Portofino Landings plat shows the Ingress/Egress easements (Tract C) on Parcel 3. The Warranty Deed for Parcels 2419-122-001-040-6 and 2419-122-0001-050-9 at OR Book 4570 Page 1698 notes that the property is subject to easements, restrictions, and reservations of record. Please provide documentation that these easements have been vacated and that the SLC Fire District is agreeable to the termination of the access.
7. **Advisory Comments:**
  - a. Prior to DPCR approval the two parcels of land shall be combined into one parcel by filing of a Unity of Title of other acceptable means.
  - b. The drainage plan reflects a positive connection to a system located off-site. Acceptance by the owner of this drainage system shall be provided at the time of DPCR review.



THE SUNRISE CITY

**FORT PIERCE**  
PLANNING DEPARTMENT  
*Florida*

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**TO:** Technical Review Committee

**THROUGH:** Kevin Freeman, Planning Director

**FROM:** Ryan Altizer, Senior Planner

**RE:** **Okeechobee Road Flex Space – Site Plan & Conditional Use –  
23-07000006  
4646 Okeechobee Road**

**BOARD DATE:** March 16, 2023

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**Resubmittal of a Site Plan & Conditional Use for Okeechobee Road Flex Space**

The above referenced project is being resubmitted for your review and comments. The applicant is requesting a Site Plan (development and design review) and Conditional Use for 4646 Okeechobee Road.

Please send all comments to [raltizer@cityoffortpierce.com](mailto:raltizer@cityoffortpierce.com), [planning@cityoffortpierce.com](mailto:planning@cityoffortpierce.com) and/or through interoffice mail to the Planning Department

Thank you.



THE SUNRISE CITY

**FORT PIERCE**  
PLANNING DEPARTMENT  
*Florida*

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**TO:** Technical Review Committee

**THROUGH:** Kevin Freeman, Planning Director

**FROM:** Ryan Altizer, Senior Planner

**RE:** **Okeechobee Road Flex Space – Site Plan & Conditional Use –  
23-07000006  
4646 Okeechobee Road**

**BOARD DATE:** March 16, 2023

---

**Site Plan & Conditional Use for Okeechobee Road Flex Space**

The above referenced project is being submitted for your review and comments. The applicant is requesting a Site Plan (development and design review) and Conditional Use for 4646 Okeechobee Road.

Please send all comments to [raltizer@cityoffortpierce.com](mailto:raltizer@cityoffortpierce.com), [planning@cityoffortpierce.com](mailto:planning@cityoffortpierce.com) and/or through interoffice mail to the Planning Department

If you have comments, please respond prior to Tuesday, March 14, 2023. If you have any questions, please contact the Planning Department at 772-467-3737 or my direct line at 772-467-3742.

Thank you.



**BUREAU OF FIRE PREVENTION**

**SITE PLAN REVIEW**

**TO: Site Plan Applicant**

**SITE PLAN: Okeechobee Road Flex Space – 4600 Okeechobee Rd**

**REVIEW DATE: 11/27/2024**

**PLANNER: KERRY DRIVER**

**REVIEWED BY: Captain Andres Elizondo, Lt Jesse Almand**

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Site Plan Approved: \_\_\_\_\_

Site Plan Approved with conditions: \_\_\_\_\_

Site Plan Approval pending written acknowledgement of conditions:  X

Site Plan Rejected: \_\_\_\_\_

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**The Following Revisions Are Necessary:**

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

*“Our Family Serving Yours”*

5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392

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

[www.slcfcd.com](http://www.slcfcd.com)



- 16.1.4). **Surface.** Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2.5).
6. **Security gates must either be manned 24 hour/day or provide an access control key switch on the control panel to allow for Fire Department entry in an emergency. Security gates must maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power.**
  7. **Per the St. Lucie County Fire District Fire Prevention Code Resolution 690-20. At Least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access. Including, but not limited to trees, canopies, etc.**
  8. **The Fire District reserves the right for future comments at the site plan & building construction phase.**
  9. **FD access roads (shall be) are provided such that any portion of an unsprinklered facility or exterior wall is located not more than 150' from FD access roads as measured by an approved route around the exterior of the building or facility. (450' for NFPA 13, 13D, 13R sprinklered protected buildings).**
  10. **Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77k lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.**
  11. **Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft.**
  12. **Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.**
  13. **An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet".**

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- 14. 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.**
- 15. 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.**
- 16. Minimum Size of Water Mains**  
The minimum size of water mains for supplying water for firefighting purposes shall be six (6) inches. b. The minimum size of water mains supplying hydrants on a dead end main shall be eight (8) inches. c. The maximum number of hydrants located on a dead end main shall be one (1). d. Grid or Tee systems shall be supplied by a minimum of an eight (8) inch looped main. Exceptions may be granted based on the capacity of the water distribution system but in no case shall the main size be less than six (6) inches. e. The minimum size water main(s) shall be determined by the needed fire flow as established by the Fire Marshal and based on the current Insurance Service Office (ISO) requirements.
- 17. Provide the fire district the Pre-Construction Site Checklist Affidavit. This affidavit shall include the pre-construction fire protection plan, pre-construction fire department access roads, and pre-construction on-site credible water supply for your development and or project (the affidavit can be found at <http://www.slcfcd.com/182/Applications-Permits> under fire permits.**
- 18. Site Plans submitted in accordance with this Fire Prevention Code shall include the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.**

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

[www.slcfcd.com](http://www.slcfcd.com)

To: Kerry Driver; Selena Griffett

Wed 12/18/2024 9:59 AM

Cc: Kevin Freeman

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 morning,

No issues accessing the file. The adjacent roadways are FDOT. County public works has no comments.

Thank you,

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

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

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**TO:** Technical Review Committee

**THROUGH:** Kevin Freeman, Planning Director

**FROM:** KERRY DRIVER, Planner

**RE:** **Okeechobee Road Flex Space – Site Plan & Conditional Use –  
23-07000006  
4600 Okeechobee Road**

**BOARD DATE:** March 16, 2023 (TRC)

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**Resubmittal of a Site Plan & Conditional Use for Okeechobee Road Flex Space  
Resubmittal DATE: November 21, 2024**

The above referenced project is being resubmitted for your review and comments. The applicant is requesting a Site Plan (development and design review) and Conditional Use for 4600 Okeechobee Road.

Please send all comments to [kdriver@cityoffortpierce.com](mailto:kdriver@cityoffortpierce.com), [planning@cityoffortpierce.com](mailto:planning@cityoffortpierce.com) and/or through interoffice mail to the Planning Department

Thank you.



THE SUNRISE CITY

**FORT PIERCE**  
PLANNING DEPARTMENT *Florida*

HJA Design Studio  
50 SE Ocean Blvd., Suite 101  
Stuart, FL 34994

Subject: Site Plan (Development and Design Review) & Conditional Use – Okeechobee Road Flex Space – Parcel IDs: 2419-122-0001-040-6 & 2419-122-0001-050-9 – Technical Review Committee Comments for March 16, 2023, TRC Meeting  
Project #: 23-07000006

**Resubmittal Date: November 22, 2024**

**Comments Resubmittal Date: January 9, 2025**

### **City of Fort Pierce Planning Department**

#### **Advisory Comments:**

#### **Prior to the issuance of Building Permit approval:**

1. A Unity of Title with the St. Lucie County Clerk of Courts and a Parcel Combination with the St. Lucie County Property Appraiser shall be provided.
2. After completion of the Unity of Title and Lot Combination, please submit a General Address Request Form for the newly created Parcel ID and for each proposed building and residential unit.
3. A notarized Landscape Maintenance Agreement is required

### **Fort Pierce Engineering Department**

#### **Do Not Recommend: Approval**

1. Design Review submittal requires a 1"=30' minimum scale survey. (Code Section 125-313)
2. Development Review requires Environmental Impact Report and Traffic Impact Report.
3. The Site Data information identifies incorrect parcel numbers and incorrect area.
4. Provide a note on the site plan that the development adheres to the standards specified in the City of Fort Pierce Code of Ordinances Sections 119 and 125.
5. Ensure updated dumpster enclosure detail is included.
6. Show separate pedestrian access to the dumpsters.
7. Extend new asphalt to connection with ingress/egress roadway (N/S/W connection).
8. Relocate all plantings from within the limits of the proposed detention area.
9. The Portofino Landings plat shows the Ingress/Egress easements (Tract C) on Parcel 3. The Warranty Deed for Parcels 2419-122-001-040-6 and 2419-122-0001-050-9 at OR Book 4570 Page 1698 notes that the property is subject to easements, restrictions, and

reservations of record. Please provide documentation that these easements have been vacated and that the SLC Fire District is agreeable to the termination of the access.

10. General Note 1 generally does not apply as there is no adjacent City Right-of-Way. The Property Owner will be responsible to provide pickup, removal, and disposal of litter and maintenance of the area in coordination and compliance with existing ingress/egress easements with adjacent property owners.

**Advisory Comments:**

- a. Prior to DPCR approval the two parcels of land shall be combined into one parcel by filing of a Unity of Title or other acceptable means.
- b. The drainage plan will be fully reviewed when building plans are submitted.

**St. Lucie County Fire District**

1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <https://www.slcfcd.com>
2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.
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9. FD access roads (shall be) are provided such that any portion of an unsprinklered facility or exterior wall is located not more than 150' from FD access roads as measured by an approved route around the exterior of the building or facility. (450' for NFPA 13, 13D, 13R sprinklered protected buildings).
10. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77k lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.
11. Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft.

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  14. 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 location of connections shall be based upon the access requirements of the fire department.
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  17. Provide the fire district the Pre-Construction Site Checklist Affidavit. This affidavit shall include the pre-construction fire protection plan, pre-construction fire department access roads, and pre-construction on-site credible water supply for your development and or project (the affidavit can be found at <http://www.slcfcd.com/182/Applications-Permits> under fire permits.
  18. Site Plans submitted in accordance with this Fire Prevention Code shall include the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.

### **Florida Department of Transportation**

1. The Okeechobee Road Flex Space applicant should contact FDOT to request an access Pre-Application meeting to evaluate proposed connections. Additional comments may be forthcoming.
  - a. Larry Hymowitz  
Planning Specialist, Policy and Mobility Planning Section  
954-777-4663 [larry.hymowitz@dot.state.fl.us](mailto:larry.hymowitz@dot.state.fl.us)



THE SUNRISE CITY  
**FORT PIERCE**  
ENGINEERING  
DEPARTMENT

**FORT PIERCE**  
*Florida*

**To : Kerry Driver, Planner**

**FROM : Selena Griffett, P.E.** sdg

**THRU : Tracy Telle, Engineering Manager**

**RE : Okeechobee Road Flex Space – 4646 Okeechobee Road  
Site Plan & Conditional Use  
TRC No. 23-0700006**

**DATE : January 3, 2025**

This is to advise you that we have completed the review of the following documents as received by this office on November 26, 2024:

- |   |   |
|---|---|
| <input type="checkbox"/> Development Permit Compliance Review | <input type="checkbox"/> Construction Drawings            |
| <input checked="" type="checkbox"/> Site Plan                 | <input type="checkbox"/> Test Reports & Related Documents |
| <input checked="" type="checkbox"/> Conditional Use           | <input type="checkbox"/> Record Drawings                  |
| <input type="checkbox"/> Permits                              | <input type="checkbox"/> Other _____                      |

Based on our reviews and appropriate site final inspection, we

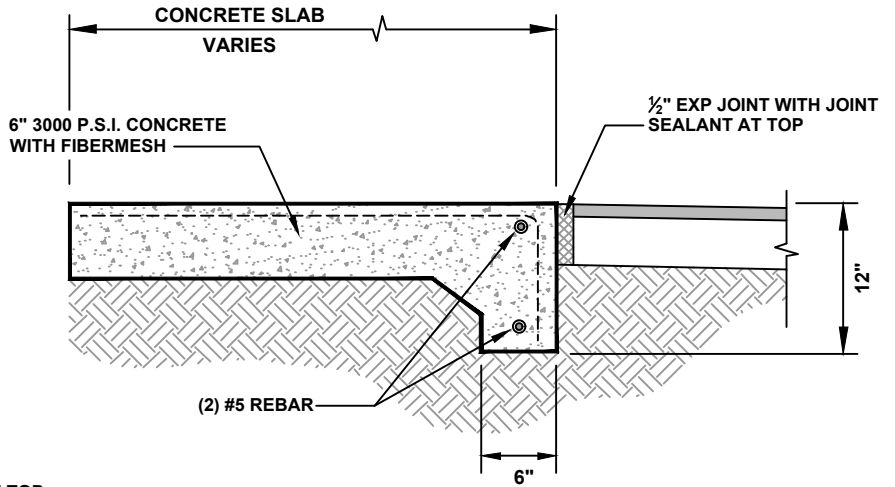
- |  |  |                              |
|--|--|------------------------------|
| <input type="checkbox"/> Recommend           | <input checked="" type="checkbox"/> Do Not Recommend |                              |
| <input checked="" type="checkbox"/> Approval | <input type="checkbox"/> Variance Approval           | <input type="checkbox"/> C/O |

Developer, Owner, Engineer, Contractor, and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

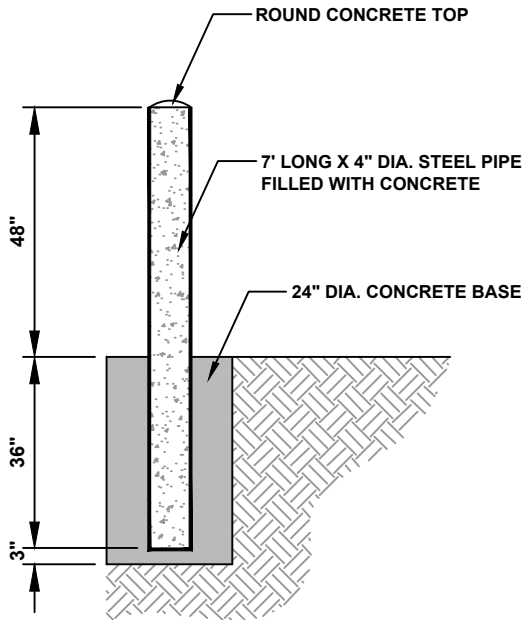
- See Attached for Comments

**ENGINEERING COMMENTS:**

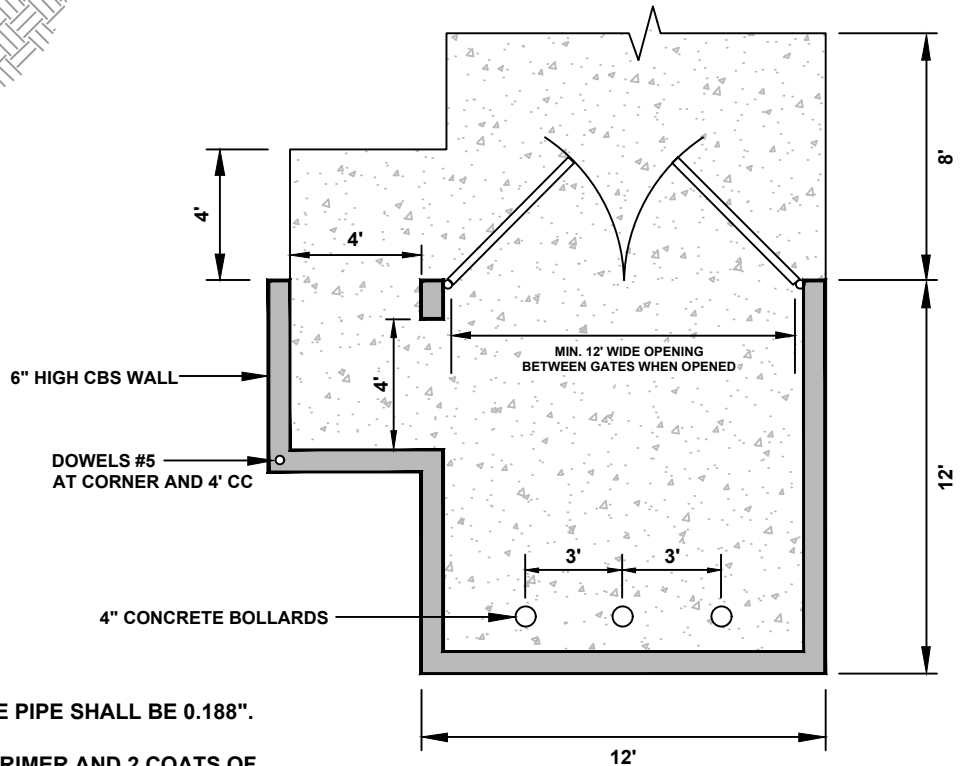
1. Design Review submittal requires a 1"=30' minimum scale survey. (Code Section 125-313)
2. Development Review requires Environmental Impact Report and Traffic Impact Report.
3. The Site Data information identifies incorrect parcel numbers and incorrect area.
4. Provide a note on the site plan that the development adheres to the standards specified in the City of Fort Pierce Code of Ordinances Sections 119 and 125.
5. Ensure updated dumpster enclosure detail is included.
6. Show separate pedestrian access to the dumpsters.
7. Extend new asphalt to connection with ingress/egress roadway (N/S/W connection).
8. Relocate all plantings from within the limits of the proposed detention area.
9. The Portofino Landings plat shows the Ingress/Egress easements (Tract C) on Parcel 3. The Warranty Deed for Parcels 2419-122-001-040-6 and 2419-122-0001-050-9 at OR Book 4570 Page 1698 notes that the property is subject to easements, restrictions, and reservations of record. Please provide documentation that these easements have been vacated and that the SLC Fire District is agreeable to the termination of the access.
10. General Note 1 generally does not apply as there is no adjacent City Right-of-Way. The Property Owner will be responsible to provide pickup, removal, and disposal of litter and maintenance of the area in coordination and compliance with existing ingress/egress easements with adjacent property owners.
11. **Advisory Comments:**
  - a. Prior to DPCR approval the two parcels of land shall be combined into one parcel by filing of a Unity of Title or other acceptable means.
  - b. The drainage plan will be fully reviewed when building plans are submitted.



**FOOTER FOUNDATION**



**BOLLARD**



**GENERAL CONSTRUCTION NOTES**

- THE MINIMUM WALL THICKNESS OF THE PIPE SHALL BE 0.188".
- ALL POSTS SHALL HAVE 2 COATS OF PRIMER AND 2 COATS OF YELLOW TOP COAT, UNLESS OTHERWISE NOTED.
- THE PRIMER COAT SHALL MEET THE REQUIREMENTS OF FDOT 971-5.
- ALL CONCRETE SHALL BE FDOT CLASS 1.

Q:\Engineering\_CADD\_Files\Drawings\Reference\City\_Details\City\_Details\_2018\000 Dumpster Enclosure Detail.dwg



THE SUNRISE CITY

**FORT PIERCE**  
PLANNING DEPARTMENT  
*Florida*

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**TO:** Technical Review Committee

**THROUGH:** Kevin Freeman, Planning Director

**FROM:** Kerry C. Driver, Senior Planner

**RE:** **Site Plan (Conditional Use)- Project#: 23-07000006**  
**2419-122-0001-050-9 (4600 Okeechobee Rd.)**

**BOARD DATE:** November 17, 2023  
**Resubmit Date:** March 17, 2025

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**Resubmittal of Site Plan & Conditional Use at Parcel ID: 2419-122-0001-050-9**

The above referenced project is being resubmitted for a second review and comments. The applicant is requesting a Development Review for a Site Plan at Parcel ID: 2419-122-0001-050-9, 4600 Okeechobee Rd.

Please send all comments to [kdriver@cityoffortpierce.com](mailto:kdriver@cityoffortpierce.com), [planning@cityoffortpierce.com](mailto:planning@cityoffortpierce.com) and/or through interoffice mail to the Planning Department

Thank you,

Kerry




THE SUNRISE CITY  
**FORT PIERCE**  
ENGINEERING  
DEPARTMENT

**FORT PIERCE**  
*Florida*

**TO : Kerry Driver, Planner**

**FROM : Selena Griffett, P.E.** 

**THRU : Mark Zrallack, P.E – City Engineer** 

**RE : Okeechobee Road Flex Space – 4646 Okeechobee Road  
Site Plan & Conditional Use  
TRC No. 23-0700006**

**DATE : April 1, 2025**

This is to advise you that we have completed the review of the following documents as received by this office on March 17, 2025:

- |   |   |
|---|---|
| <input type="checkbox"/> Development Permit Compliance Review | <input type="checkbox"/> Construction Drawings            |
| <input checked="" type="checkbox"/> Site Plan                 | <input type="checkbox"/> Test Reports & Related Documents |
| <input checked="" type="checkbox"/> Conditional Use           | <input type="checkbox"/> Record Drawings                  |
| <input type="checkbox"/> Permits                              | <input type="checkbox"/> Other _____                      |

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"/> Approval  | <input type="checkbox"/> Variance Approval | <input type="checkbox"/> C/O |

Developer, Owner, Engineer, Contractor, and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See Attached for Advisory Comments

ADVISORY COMMENTS:

1. Prior to DPCR approval the two parcels of land shall be combined into one parcel by filing of a Unity of Title or other acceptable means.
2. The drainage plan will be fully reviewed when building plans are submitted.
3. The Environmental Report will need to be updated prior to earthmoving activities.
4. Prior to DPCR approval, provide SLCFD documentation that existing fire connection is not needed.



**BUREAU OF FIRE PREVENTION**  
**SITE PLAN REVIEW**

**TO: Site Plan Applicant**

**SITE PLAN: Okeechobee Road Flex Space – 4600 Okeechobee Rd**

**REVIEW DATE: 11/27/2024**

**PLANNER: KERRY DRIVER**

**REVIEWED BY: Captain Andres Elizondo, Lt Jesse Almand**

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Site Plan Approved with conditions:     X    

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**The Following Revisions Are Necessary:**

- ~~1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <https://www.slcfcd.com> Received 3/27/2025~~
- ~~2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form. Received 4/21/2025~~
- ~~3. Please send the Fire District revised electronic plans for the site and buildings. Received 3/27/2025~~
- ~~4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems. Received 3/27/2025~~
- ~~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 1-18.2.3.5.2.5). Received 3/27/2025~~

*“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](http://www.slcfcd.com)



6. ~~Security gates must either be manned 24 hour/day or provide an access control key switch on the control panel to allow for Fire Department entry in an emergency. Security gates must maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power.~~ **Received 3/27/2025**
7. ~~Per the St. Lucie County Fire District Fire Prevention Code Resolution 690-20. 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.~~ **Received 3/27/2025**
8. ~~The Fire District reserves the right for future comments at the site plan & building construction phase.~~ **Received 3/27/2025**
9. ~~FD access roads (shall be) are provided such that any portion of an unsprinklered facility or exterior wall is located not more than 150' from FD access roads as measured by an approved route around the exterior of the building or facility. (450' for NFPA 13, 13D, 13R sprinklered protected buildings).~~ **Received 3/27/2025**
10. ~~Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77k lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.~~ **Received 3/27/2025**
11. ~~Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft.~~ **Received 3/27/2025**
12. ~~Fire hydrants (shall be) are provided for buildings other than detached one and two family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.~~ **Received 3/27/2025**
13. ~~An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet".~~ **Received 3/27/2025**

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14. ~~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.~~ **Received 3/27/2025**
  
15. ~~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.~~ **Received 3/27/2025**
  
16. **Minimum Size of Water Mains**  
~~The minimum size of water mains for supplying water for firefighting purposes shall be six (6) inches. b. The minimum size of water mains supplying hydrants on a dead end main shall be eight (8) inches. c. The maximum number of hydrants located on a dead end main shall be one (1). d. Grid or Tee systems shall be supplied by a minimum of an eight (8) inch looped main. Exceptions may be granted based on the capacity of the water distribution system but in no case shall the main size be less than six (6) inches. e. The minimum size water main(s) shall be determined by the needed fire flow as established by the Fire Marshal and based on the current Insurance Service Office (ISO) requirements.~~ **Received 3/27/2025**
  
17. ~~Provide the fire district the Pre-Construction Site Checklist Affidavit. This affidavit shall include the pre-construction fire protection plan, pre-construction fire department access roads, and pre-construction on-site credible water supply for your development and or project (the affidavit can be found at <http://www.slcfcd.com/182/Applications-Permits> under fire permits.~~ **Received 3/27/2025**
  
18. ~~Site Plans submitted in accordance with this Fire Prevention Code shall include the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.~~ **Received 3/27/2025**

*"Our Family Serving Yours"*



# Florida Department of Transportation

RON DESANTIS  
GOVERNOR

3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309

JARED W. PERDUE, P.E.  
SECRETARY

April 18, 2025

THIS PRE-APPLICATION LETTER IS VALID UNTIL – April 18, 2026  
**THIS LETTER IS NOT A PERMIT APPROVAL**

Damian Brink  
St. Lucie Kings, LLC  
101 Pugliese's Way, Suite 200, Delray Beach, Florida 33444

Dear Damian Brink:

RE: Pre-Application Review for **Category B Safety Upgrade**, Pre-Application Meeting Date: **4/17/2025, 10:00 AM**  
St. Lucie County - Fort Pierce; SR 70; Sec. # 94030000; MP: 22.3; Access Class - 05;  
Posted Speed - 45; SIS - Influence Area; FDOT Ref. Project: N/A

**Request: Utilize existing full access driveway and private road along the north side of SR 70, located approximately 700 feet north of McNeil Road.**

### SITE SPECIFIC INFORMATION

Project Name & Address: **4600 Okeechobee Flex Space – 4600 Okeechobee Rd., Fort Pierce, Florida 34947**  
Property Owner: **St. Lucie Kings, LLC**; Parcel Size: **3.6 Acres**  
Development Size: **36,790 SF Warehouse**

### NO OBJECTION

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

#### Comments:

- All driveways not approved in this letter must be fully removed and the area restored.
- Drainage mitigation is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage.). The drainage mitigation shall meet all FDOT Drainage Manual criteria and will be reviewed/approved as part of an access permit.
- The applicant shall donate property to the Department if right-of-way dedication is required to implement the improvements.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway System and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://osp.fdot.gov>; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact the District Traffic Operations Access Manager - Tel. # 954-777-4363 or e-mail: [D4AccessManagement@dot.state.fl.us](mailto:D4AccessManagement@dot.state.fl.us) with any questions regarding the Pre-Approval Letter.

Sincerely,

Roya Edwards, AICP  
District Traffic Operations Access Manager

cc: Nesa Harden

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2025-04-17\Pre-App 03 94030000 MP 22.40 SR 70 4600 Okeechobee Flex Space\94030000 MP 22.40 SR 70 4600 Okeechobee Flex Space.docx