



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Dennis Murphy
Culpepper & Terpening
2980 S. 25th Street
Fort Pierce, FL 34981

Subject: Major Site Plan (PZSITE2025-00015)

Red Hawk Rebar II – 4201 Bandy Blvd.

Technical Review Committee comments **for May 15, 2025, TRC Meeting**

City of Fort Pierce Planning Department

Application **requires resubmittal** for the following reasons:

1. Photometric plan is required
2. Site Plan “land use” should be updated to reflect the correct future land use code: HI (Heavy Industrial)
3. The submitted site plan reflects 25,069 sq. ft under the “project description,” number 3 and 24,534 sq. ft. listed under number 14 Parking. However, the project narrative indicates that the proposed project is 29,000 sq. ft. Please make all the necessary corrections by providing a site plan and project narrative with the correct, matching information
4. Based on the high-end square footage of 29,000 the required parking is 48 standard parking stalls. Please provide the correct square footage so that parking can be accurately calculated, according to the city code Section 125-315 Off-Street Parking Spaces Type of Use (3)(a)
5. Dumpster location with details is not identified on site plan
6. Prior to the issuance of the certificate of occupancy, a notarized Landscape Maintenance agreement must be on file. The city will provide the document
7. Sidewalks should be added along Bandy Blvd. as part of your site development



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

FORT PIERCE
Florida

TO : Kerry Driver, Senior Planner

FROM : Venetia Barnes, Stormwater Engineer

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

**RE : Red Hawk Rebar – 4201 Bandy Boulevard
TRC No. PZSITE2025-00015**

DATE : May 14, 2025

This is to advise you that we have completed the review of the following documents as received by this office on May 2, 2025:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> P/D Drawings |
| <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 Major Amendment C/O

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

- See attached for engineering comments

Z:\Shared\4400 Engineering\ENGINEERING\Site Development Projects\Redhawk Rebar\Red Hawk Rebar II - 4201 Bandy Boulevard\Site Plan\Submittal No. 1 - 050225\SP Comments - 051425.docx

ENGINEERING COMMENTS:

1. Provide an original signed and sealed Boundary and Topography Survey in accordance with the City of Fort Pierce Code of Ordinance Section 119-2(a)(7).
2. Provide the site plan without the traffic movement depicted.
3. Update the site plan to include the distance between the reserved parking area and the dry retention pond.
4. Update the site plan to include the parking space dimensions for the two spaces across from the reserved parking area in addition to the drive aisle's width.
5. Update the site plan to include a legend with areas of proposed concrete, proposed asphalt, pavement material, material storage area material and any additional information.
6. Update the site plan to remove references to dirt drives. All driveways shall be updated in accordance with the City of Fort Pierce Code of Ordinance Section 32-9. Bandy Boulevard is a Saint Lucie County (SLC) owned and maintained roadway. Driveways may be brought up to SLC standards.
7. Update the site plan's westernmost driveway width to a maximum of 36-feet and not 40-feet. In accordance with the City of Fort Pierce Code of Ordinance Section 125-313(3), for a two-way drive, the maximum driveway width is 36-feet.
8. Update the site plan to have a dumpster location in accordance with the City of Fort Pierce Code of Ordinance Section 125-313(a)(3)(c)(12).
9. Parking stalls shall be 9.5-feet wide and 19-feet deep in accordance with the City of Fort Pierce Code of Ordinance Section 125-315(c)(1). Where a parking space abuts an elevated (at least 6" high) sidewalk, a maximum of one foot of the area may be part of the required depth of the parking space.
10. Provide further information regarding the "Fenced/Open Storage Area" that appears in the middle of the drive aisle.
11. Trees shall not be in the bottom of any retention/detention area or swale.
12. Is there an existing cross access agreement with 4101 Bandy Boulevard?

ADVISORY COMMENTS:

1. The drainage plan was reviewed conceptually and will be reviewed in depth at the time of DPCR approval.
2. Bandy Boulevard is a Saint Lucie County owned and maintained roadway. Driveway and drainage connection permits shall be required from SLC.
3. A South Florida Water Management District (SFWMD) ERP shall be required.

MZ/VB/vb


**BUILDING DEPARTMENT
TRC COMMENT FORM**

Meeting Date: 5/15/25
Property Address: 4201 Bandy Blvd
Project Name: Red Hawk Rebar II

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 submission of comments upon completion of the official plan review.
- 2. Pre-construction meeting with the City's Building Department is requested.
- 3. Any construction will need to meet the requirements of the Florida Building Code 8th Edition.
- 4. Means of egress is required.
- 5. Means of ingress is required.
- 6. Must meet the following Accessibility requirements:
 - Accessible route
 - Handicapped parking spaces
- 7. Change of Use required
 - to include a signed and sealed Life Safety Plan
 - to include a signed and sealed detailed comprehensive building plan.
- 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
- 9. Flood Development Permit required.
- 10. Building Permit required.
- 11. Signed and sealed construction drawings required.
- 12. Will need to meet the Fire Code.
- 13. Sprinkler system is required.
- 14. Fire alarm system is required.
- 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature  Date: 5/13/25



THE SUNRISE CITY

FORT PIERCE

POLICE DEPARTMENT
"In Honor We Serve"

Florida

Technical Review Committee meeting

May 16, 2025

Case #: PZSITE2025-00015

Planner: City of Ft. Pierce Planning Department.

Site Plan.

4201 Bandy Blvd, Ft. Pierce (Redhawk Rebar).

Comments:

Please provide a photometric plan to show the project meets or exceeds the standards required by city code. None was found in the packet provided. Thank you

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 Ext 3473

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: PZSITE2025-00015

Site Plan - Red Hawk Rebar II - 4201 Bandy Boulevard

W/WW Engineering: Concept approved.

Water is available to serve the subject parcel. To connect to water and wastewater services please submit Utility Plan (2 complete sets) along with a completed commercial service application, and plan review application 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 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/>



Developers_Responsibilities.pdf

Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. **Approved.**

New pad mount transformer lead time is up to 52 weeks.

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

Before work begins.

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

(Con't pg 2)



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



Gas: Approved.

FPUAnet Fiber: Dear Developer/Engineer,

I'm reaching out on behalf of FPUAnet, the City of Fort Pierce's municipal fiber internet provider, to let you know that we can service your area with fast, reliable, and cost-effective fiber connectivity.

Our scalable fiber infrastructure is designed to meet the needs of new developments- residential, commercial, or mixed-use-ensuring gigabit speeds, community-wide coverage, and developer-friendly pricing. Whether your project is in a high-density zone or an underserved neighborhood, we have the network and local support team to deliver seamless internet service.

If you have specific requirements or would like to discuss how FPUAnet can support your next project, please contact me directly:

Eric Peters
(772) 468-1697
peters@fpu.com

We look forward to partnering with you to meet your connectivity needs. 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.



Developer
Letter.pdf



Fort Pierce Utilities Authority
FPUAnet Communications
500 Boston Avenue (PO Box 3191)
Fort Pierce, FL 34950 (34948)

Dear Developer,

I'm reaching out on behalf of **FPUAnet**, the City of Fort Pierce's municipal fiber internet provider, to introduce how we can support your next development project with fast, reliable, and cost-effective connectivity built for long-term growth.

Here's why developers like you choose **FPUAnet**:

• **Scalable Fiber Infrastructure**

Our fiber network is designed to evolve with the needs of Fort Pierce, ensuring your properties have the bandwidth to support future technologies, smart building systems, and high-demand applications.

• **Gigabit Speeds at Every Site**

Whether it's residential, commercial, or mixed-use, we deliver **consistent gigabit speeds** across our service area—ensuring your tenants and buyers enjoy fast, seamless internet.

• **Community-Wide Coverage**

We don't just serve high-density areas—we extend fiber access to underserved neighborhoods, helping developers meet connectivity requirements across all project types and locations.

• **Cost-Effective & Developer-Friendly**

With **competitive pricing** and a **community-first model**, FPUAnet offers lower rates than private ISPs—helping keep your project costs in check, with no hidden fees or profit-driven markups.

On top of that, **our dedicated local support team is available 24/7**, giving you and your buyers reliable access to real people who know the area and the network inside and out.

I'd love to discuss how we can help meet your project's specific connectivity needs. Please feel free to reach me directly at peters@fpu.com or **772-468-1697**.

Looking forward to partnering with you.

Best regards,
Eric Peters
On behalf of FPUAnet



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.

772.466.1600

www.fpu.com





**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.

<https://fpu.com/doing-business-with-fpu/>

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

2. It is recommended at this time to contact and schedule a pre-design conference with a FPUA Project Manager.
3. Submit 3 initial sets of detailed utility drawings to 1701 S. 37th Street, Fort Pierce, FL 34947, along with the plan review and commercial applications.

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.

4. An Engineering Review Fee Invoice will be calculated based on your project submission. You may calculate this fee yourself, 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 invoice 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.

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 complete the attached annexation form and return to your FPUA project manager.
Our office will provide this information to the attorney, who will prepare an annexation agreement and their office will call/email the property owner to have the agreement signed and will thereafter record the agreement. The service fees, which are subject to change and are payable to Fort Pierce Utilities Authority at the time the agreement is signed, range from \$75 - \$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 a minimum of 3 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 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 agreement. Please complete the attached easement form and return to your FPUA Project Manager.

Our office will prepare an invoice, payable to Fort Pierce Utilities Authority, for the service fees associated with the preparation and recording of the easement agreement. The invoice will be provided to the property owner and, once paid, our attorney will prepare an easement agreement. Our office will obtain signatures from the property owner and thereafter will record the easement agreement.

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



WATER AND WASTEWATER ENGINEERING

REQUEST FOR PREPARATION OF EASEMENT

1. PROPERTY OWNER BUSINESS, NAME AND ADDRESS

2. REGISTERED SUNBIZ AGENT CONTACT, TITLE, ADDRESS, EMAIL AND PHONE NUMBER

3. SITE ADDRESS AND PARCEL ID

4. LEGAL DESCRIPTION AND EASEMENT DESCRIPTION

ATTACHED

5. FPUA PROJECT MANAGER CONTACT INFORMATION

6. EASEMENT TO BE PREPARED AT THE COST OF: CUSTOMER

7. PROJECT SCHEDULED COMMENCEMENT DATE _____

ATTACH SKETCH OF EASEMENT



WATER AND WASTEWATER ENGINEERING

REQUEST FOR PREPARATION OF ANNEXATION

1. PROPERTY OWNER BUSINESS, NAME AND ADDRESS

2. REGISTERED SUNBIZ AGENT CONTACT, TITLE, ADDRESS, EMAIL AND PHONE NUMBER

3. SITE ADDRESS AND PARCEL ID

4. FPUA PROJECT MANAGER CONTACT INFORMATION

5. ANNEXATION TO BE PREPARED AT THE COST OF: CUSTOMER

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 Project Manager.
3. FPUA Attorney will order title search.
4. Upon receipt of title search, FPUA 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 Coordinator.
9. Engineering Coordinator gives the easement to the technician assigned to put on GIS.



BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Red Hawk Rebar II - 4201 Bandy Boulevard PZSITE2025-00015

REVIEW DATE: 5/12/2025

PLANNER: KERRY DRIVER

REVIEWED BY: Lt Jesse Almand

Site Plan Approved with conditions: _____

Site Plan Requires Re-submittal: X

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. Invoicing contact information will need to be provided in the Applicant/Agent for Owner section on the application. Please be sure to include the business name, address, primary contact name, phone number and email address for the responsible party.**
- 3. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form. Payment can be made by credit card or check.**
- 4. Please provide an electronic revised copy of the site plan if applicable (pdf format).**
- 5. Please provide written acknowledgement of the conditions/revisions provided.**
- 6. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**

"Our Family Serving Yours"

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

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

www.slcfcd.com



7. 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)
8. Electronic security gates must have an access control key switch on the control panel to allow for Fire Department entry in an emergency. Manual security gates that will be locked require a Knox lock. All security gates shall maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power. (SLCFD Resolution 740-23)
9. 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.)
10. The Fire District reserves the right for future comments at the site plan & building construction phase.
11. 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.*)
12. 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)
13. 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)
14. Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. (SLCFD Resolution 740-23)

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

www.slcfd.com



15. **Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft. (SLCFD Resolution 740-23)**
16. **Fire apparatus access roads connecting to roadways shall be provided with curb cuts extending at least 2 ft (0.61 m) beyond each edge of the fire apparatus access road. (NFPA 1 18.2.3.5.3.3)**
17. **The angle of approach and departure for any means of fire apparatus access road shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m) or the design limitations of the fire apparatus of the fire department, and shall be subject to approval by the AHJ.(NFPA 1 18.2.3.5.6.2)**
18. **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.**
19. **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.**
20. **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.**
21. **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.**
22. **Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to commencing construction work on any structure. It is not intended to prohibit the construction of non-combustible structure foundation elements such as foundations and footings prior to the completion of underground water mains and hydrants (NFPA 1 16.4.3.1.3).**

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- 23. 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.**
- 24. Hydrants shall be located no more than 12ft. from the curb of roadways or from the edge of payment. Clearances of three feet (3 ft.) shall be maintained around the circumference of hydrants. A clear space of not less than five feet (5ft.) shall be provided in front of each hydrant connection having a diameter greater than 2 ½ inches. The center of hose outlet shall be not less than 18 inches above final grade. (SLCFD Fire Prevention Code Resolution 740-23).**
- 25. Site Plans submitted in accordance with this Fire Prevention Code shall include the size, layout, and offsite connections for the water distribution system and the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.**

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5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392
Telephone: (772) 621-3400 Fax: (772) 621-3400

www.slcfd.com

May 14, 2025

PROJECT: Redhawk Rebar II
REF: PZSITE2025-00015
TO: Kerry Driver
FROM: Grant Chambers

The following comments are offered by SLC PW - Engineering:

1. All parcels on Bandy Boulevard are within the City's jurisdiction. The City should consider taking ownership and maintenance of Bandy Blvd.
2. The County's driveway codes require a minimum spacing of 150 feet between driveways on the same property. The driveway connections shown do not meet minimum spacing requirements.
3. A permit for access and drainage outfall from the County prior to initiation of site improvements is required. Please submit a site development permit on the County's permitting portal.
4. A 5 foot sidewalk is required along Bandy Blvd.
5. For discussion regarding these comments and response, please contact me at 772-462-2741, chambersg@stlucieco.org.



TO: Technical Review Committee

THROUGH: Kevin Freeman, Planning Director

FROM: Kerry C. Driver, Senior Planner

RE: **Major Site Plan – PZSITE2025-00015**
4201 Bandy Blvd.

TRC MEETING DATE: May 15, 2025
Resubmittal Date: August 18, 2025

Resubmittal for (Major Site Plan) 4201 Bandy Blvd.

The above referenced project is being resubmitted for a second review and comments. The applicant is requesting a Major Site for a property address, Bandy Blvd.

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

Thank you,

Kerry



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT *Florida*

Dennis Murphy
Culpepper & Terpening
2980 S. 25th Street
Fort Pierce, FL 34981

Subject: Major Site Plan (PZSITE2025-00015)

Red Hawk Rebar II – 4201 Bandy Blvd.

Technical Review Committee comments for May 15, 2025, TRC Meeting

Resubmittal comments: August 28, 2025

City of Fort Pierce Planning Department

Application **requires resubmittal** for the following reasons:

1. An updated project narrative with correct proposed building square footage is required.
2. Stop bar and stop sign not shown on site plan

Advisory Comments

3. Prior to the issuance of the certificate of occupancy, a notarized Landscape Maintenance agreement must be on file. The city will provide the document



To : Kerry Driver, Senior Planner

FROM : Venetia Barnes, Stormwater Engineer *VB*

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

**RE : Red Hawk Rebar – 4201 Bandy Boulevard
TRC No. PZSITE2025-00015**

DATE : September 5, 2025

This is to advise you that we have completed the review of the following documents as received by this office on August 18, 2025:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> P/D Drawings |
| <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 type="checkbox"/> Recommend | <input checked="" type="checkbox"/> Do Not Recommend | |
| <input type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Major Amendment | <input type="checkbox"/> C/O |

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

- See attached for engineering comments

ENGINEERING COMMENTS:

1. Relocate the stop bar to be within the property line. A stop sign shall be added.
2. Provide an original signed and sealed Boundary and Topography Survey in accordance with the City of Fort Pierce Code of Ordinance Section 119-2(a)(7).
3. Update the site plan to note the existing gravel driveway apron and drive to be removed.

ADVISORY COMMENTS:

1. The drainage plan was reviewed conceptually and will be reviewed in depth at the time of DPCR approval.
2. Bandy Boulevard is a Saint Lucie County owned and maintained roadway. Driveway and drainage connection permits shall be required from SLC.
3. A South Florida Water Management District (SFWMD) ERP shall be required.
4. Material Storage Area shall be the same of the previously approved Red Hawk I Material Storage Area.

MZ/VB/vb



BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Red Hawk Rebar II - 4201 Bandy Boulevard PZSITE2025-00015

REVIEW DATE: 5/12/2025

PLANNER: KERRY DRIVER

REVIEWED BY: Lt Jesse Almand

Site Plan Approved with conditions: X

Site Plan Requires Re-submittal:

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.slcfld.com>. Received 12/15/2024~~
- ~~2. Invoicing contact information will need to be provided in the Applicant/Agent for Owner section on the application. Please be sure to include the business name, address, primary contact name, phone number and email address for the responsible party. Received 12/15/2024~~
- ~~3. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form. Payment can be made by credit card or check. Received 5/15/2025~~
- ~~4. Please provide an electronic revised copy of the site plan if applicable (pdf format).~~
- ~~5. Please provide written acknowledgement of the conditions/revisions provided. Received 1/3/2025~~

"Our Family Serving Yours"

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

www.slcfld.com



6. ~~A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.~~
7. ~~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)~~
8. ~~Electronic security gates must have an access control key switch on the control panel to allow for Fire Department entry in an emergency. Manual security gates that will be locked require a Knox lock. All security gates shall maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power. (SLCFD Resolution 740-23)~~
9. ~~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.)~~
10. ~~The Fire District reserves the right for future comments at the site plan & building construction phase.~~
11. ~~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.)~~
12. ~~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)~~
13. ~~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)~~

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14. ~~Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. (SLCFD Resolution 740-23)~~
15. ~~Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft. (SLCFD Resolution 740-23)~~
16. ~~Fire apparatus access roads connecting to roadways shall be provided with curb cuts extending at least 2 ft (0.61 m) beyond each edge of the fire apparatus access road. (NFPA 1-18.2.3.5.3.3)~~
17. ~~The angle of approach and departure for any means of fire apparatus access road shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m) or the design limitations of the fire apparatus of the fire department, and shall be subject to approval by the AHJ. (NFPA 1-18.2.3.5.6.2)~~
18. ~~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.~~
19. ~~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.~~
20. ~~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.~~
21. ~~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.~~
22. ~~Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to commencing construction work on any structure. It is not intended to prohibit the construction of non-combustible~~

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~~structure foundation elements such as foundations and footings prior to the completion of underground water mains and hydrants (NFPA 116.4.3.1.3).~~

- ~~23. 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.~~
- ~~24. Hydrants shall be located no more than 12ft. from the curb of roadways or from the edge of payment. Clearances of three feet (3 ft.) shall be maintained around the circumference of hydrants. A clear space of not less than five feet (5ft.) shall be provided in front of each hydrant connection having a diameter greater than 2 ½ inches. The center of hose outlet shall be not less than 18 inches above final grade. (SLCFD Fire Prevention Code Resolution 740-23).~~
- ~~25. Site Plans submitted in accordance with this Fire Prevention Code shall include the size, layout, and offsite connections for the water distribution system and the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.~~

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THE SUNRISE CITY

FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Technical Review Committee

THROUGH: Kevin Freeman, Planning Director

FROM: Kerry C. Driver, Senior Planner

RE: **Major Site Plan – PZSITE2025-00015**
4201 Bandy Blvd.

TRC MEETING DATE: May 15, 2025
Resubmittal Date: August 18, 2025, **September 24, 2025**

Resubmittal for (Major Site Plan) 4201 Bandy Blvd.

The above referenced project is being resubmitted for a second review and comments. The applicant is requesting a Major Site for a property address, Bandy Blvd.

Please send all comments to kdriver@cityoffortpierces.com, planning@cityoffortpierces.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, Senior Planner

FROM : Venetia Barnes, Stormwater Engineer

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

**RE : Red Hawk Rebar – 4201 Bandy Boulevard
TRC No. PZSITE2025-00015**

DATE : October 21, 2025

This is to advise you that we have completed the review of the following documents as received by this office on September 24, 2025:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> P/D Drawings |
| <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 Major Amendment C/O

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

- See attached for engineering advisory comments

ADVISORY COMMENTS:

1. The drainage plan was reviewed conceptually and will be reviewed in depth at the time of DPCR approval.
2. Bandy Boulevard is a Saint Lucie County owned and maintained roadway. Driveway and drainage connection permits shall be required from SLC.
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MZ/VB/vb