



THE SUNRISE CITY

FORT PIERCE

PLANNING DEPARTMENT

Florida

June 29, 2026

Ms. Michelle Sullivan
Haley Ward
10250 SW Village Parkway, Suite 201
Port Saint Lucie, FL 34987

Subject: PZSITE2026-00008, GraceWay Village, 1780 Hartman Rd
Parcel ID: 2417-322-0001-000-2
Review Comments Submittal #3

The following comments are based on City of Fort Pierce Land Development Code and the applicant supplied documents for the above-referenced project. For particular questions regarding these comments, please contact Chris Suneson, Assistant Planning Director, at csuneson@cityoffortpierce.com

The subject property located at 1780 Hartman Road contains 7.84 acres (341,510.4 sq. ft.) of land, has a Future Land Use designation of GC, General Commercial, and is zoned C-3, General Commercial. The applicant proposes an adult congregate living facility requiring conditional use approval over three phases: 1) Phase 1 – one (1) 10,180 sq. ft. facility containing 10 dwelling units, 2) Phase 2 – 6 buildings comprising 17,820 sq. ft. each containing 3 dwelling units (18 total) of 990 sq. ft. each for a total of 18 dwelling units, and 3) Phase 3 – Expansion of the Phase 1 building with an additional 6,320 sq. ft. containing an additional 8 dwelling units.

ALL PLANNING TRC COMMENTS HAVE BEEN ADDRESSED AND THE PROJECT IS READY TO MOVE FORWARD TO PUBLIC HEARINGS.

ADVISORY COMMENTS / CONDITIONS OF APPROVAL

1. The Conditional Use and Site Plan approval are extended to Phase 1, Phase 2 and Phase 3 as shown on the site plan. Phase 2 of the project is subject to Major Design Review (architectural) due to the size of expansion / number of units. No building permits for Phase 2 may be issued until Major Design Review for Phase 2 has been received.
2. A Tree Removal permit is required prior to the issuance of a Land Clearing permit.
3. A Land Clearing permit is required prior to the issuance of a Land Development permit.
4. A gopher tortoise survey dated within 90 days of land clearing activity must be submitted and reviewed prior to the issuance of land clearing building permit through Development Plan Compliance Review.
5. A Saint Lucie County right-of-way permit will be required prior to Development Permit Compliance Review.
6. All required State and Federal agency permits shall be required at time of Development Permit Compliance Review.
7. All signs shall be permitted separately under building permits.
8. Prior to the issuance of a final Certificate of Occupancy, a Landscape Maintenance Agreement must be signed, notarized and submitted to the Planning Department.

9. Prior to issuance of a Certificate of Occupancy, a maintenance plan and agreement signed by the owner and/or operating entity shall be submitted to the City Engineer. The agreement shall include the operation and maintenance of all stormwater facilities and shall ensure the stormwater management system has a plan for the removal of nuisance and invasive exotics or other vegetation to ensure no re-growth of the same.
10. Issuance of a development permit or development order by a municipality does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. A municipality shall attach such a disclaimer to the issuance of development permits and shall include a permit condition that all other applicable state or federal permits be obtained before commencement of the development.



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

Florida

To : Christopher Suneson, Assistant Planning Director
FROM : Tracy Telle, Engineering Manager *TST*
Thru : Mark Zrallack, P.E., City Engineer *MZ*
RE : 1780 Hartman Road – GraceWay Village
Site Plan & CU Application No. PZSITE2026-00008
DATE : June 25, 2026

This is to advise you that we have completed the review of the following documents as received by this office on June 17, 2026:

- | | |
|---|--|
| ☒ Site Plan | ☐ P/D Drawings |
| ☐ Test Reports & Related Documents | ☐ Certificate of Completion |
| ☐ Record Drawings | ☐ Permits from applicable Local, State & Federal Agencies |
| ☐ 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 Approval | ☐ BP Approval |
| | ☐ 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

ENGINEERING ADVISORY COMMENTS:

1. Placement of the Bald Cypress trees within the retention area shall be limited to the retention area bank slopes.
2. St. Lucie County and SFWMD permits will be required prior to issuance of the sitework permit.
3. Prior to issuance of a Certificate of Occupancy, a maintenance plan and agreement signed by the owner and/or operating entity shall be submitted to the City Engineer. The agreement shall include the operation and maintenance of all stormwater facilities and shall ensure the stormwater management system has a plan for the removal of nuisance and invasive exotics or other vegetation to ensure no re-growth of the same.
4. A gopher tortoise survey will be required prior to any land disturbing activities. The survey shall be conducted within 90 days of any proposed clearing activities.



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

Florida

Technical Review Committee meeting

March 16, 2026

Case #: PZSITE2026-00008

Planner: City of Ft. Pierce Planning Department.

Major Site Plan

1780 Hartman Rd, Ft. Pierce (Graceway Village)

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: GraceWay Village PZSITE2026-00008

REVIEW DATE: 3/25/2026

PLANNER:

REVIEWED BY: Captain 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.slcfcd.com>. Received 3/20/2026~~
- ~~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 assigned project number, business name, address, primary contact name, phone number and email address for the responsible party. Invoices will be generated upon receipt of application and supporting documents. An abbreviated fee schedule is included on the application form. Payment can be made by credit card or check.~~
- ~~3. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form. Received 4/2/2026~~
- ~~4. Written acknowledgement of the conditions/comments provided, as well as any required revisions are due at the time of application submittal. Received 5/12/2026.~~

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

www.slcfcd.com



5. ~~Fire District Development/Site Plan Review application, supporting documentation, and the associated review fee, are due prior to site plan approval.~~
6. ~~A separate submittal to SLCFD for review and permitting will be required for any Fire Alarm, Fire Sprinkler, Underground Fire Main, or other life safety systems where required by the currently adopted version of the *Florida Fire Prevention Code*.~~
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. The minimum acceptable cul-de-sac radius is 50 feet to the edge of pavement.
10. 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.)
11. The Fire District reserves the right for future comments at the site plan & building construction phase.
12. 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.)*

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13. ~~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)~~
14. ~~Please provide a truck circulation detail.~~
15. ~~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)~~
16. ~~Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. (SLCFD Resolution 740-23)~~
17. ~~Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft. (SLCFD Resolution 740-23)~~
18. ~~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)~~
19. ~~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)~~
20. ~~A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. (NFPA 1 18.2.3.2.1)~~
21. ~~An approved water supply capable of supplying the required fire flow for fire protection shall be 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.~~
22. ~~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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- ~~23. The procedure determining fire flow requirements for buildings hereafter constructed or moved into the jurisdiction shall be in accordance with NFPA 1 Section 18.4.~~
- ~~24. Fire hydrants shall be 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.~~
- ~~25. 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.~~
- ~~26. 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.~~
- ~~27. 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).~~
- ~~28. 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.~~
- ~~29. 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~~

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~~provided in front of each hydrant connection having a diameter greater than 2 1/2 inches. The center of hose outlet shall be not less than 18 inches above final grade. (SLCFD Fire Prevention Code Resolution 740-23).~~

Christopher Suneson

From: Steven Frink <Steven.Frink@stlucieco.gov>
Sent: Wednesday, July 1, 2026 7:25 AM
To: Christopher Suneson; Grant M. Chambers
Cc: Alicia Rosenthal
Subject: Re: PZSITE2026-00008 | Graceway Village, 1780 Hartman Rd

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 Chris,

It appears that Haley Ward captured the requested changes.

Given the spacing between the crosswalk and the stop sign/bar, we may look for a pedestrian warning sign. The only condition we have was provided to Haley Ward in the TRC letter.

Please let me know if this helps.

Thank you,

Steven Frink, P.E. | Project Engineer

Ph: 772-462-1707 | Direct: 772-462-1621 | 2300 Virginia Ave. Fort Pierce 34982
facebook.com/stluciegov | x.com/stluciegov | instagram.com/stluciegov | youtube.com/stluciegov



From: Christopher Suneson <csuneson@cityoffortpierce.com>
Sent: Tuesday, June 30, 2026 2:36 PM
To: Grant M. Chambers <Grant.M.Chambers@stlucieco.gov>; Steven Frink <Steven.Frink@stlucieco.gov>
Cc: Alicia Rosenthal <arosenthal@cityoffortpierce.com>
Subject: RE: PZSITE2026-00008 | Graceway Village, 1780 Hartman Rd

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Grant and Steven,

My apologies. I was under the misconception that I had provided the resubmission through our EPL system. The attached, revised site plan for Graceway Village was provided recently, showing the



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: PZSITE2026-00008

GraceWay Village - 1780 Hartman Rd - 1st Resubmittal

W/WW Engineering: Approved as noted,

Water and sewer services from FPUA are accessible for this site. Kindly submit three comprehensive sets of utility construction plans, accompanied by a completed plan review application and a commercial service application, to the Water and Wastewater Engineering Department for assessment. Submissions should be directed to 403 Seaway Drive, Fort Pierce, Florida. For additional details or assistance, please contact John Biggs at 772-466-1600 ext. 3474.

Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. **ELECTRIC AVAILABLE. Please send me an electric riser diagram and panel schedule for new buildings. Please reach out to me to set up a field visit ASAP.**

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

Gas: N/A

FPUAnet Fiber: N/A



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
Gas Operations
1701 South 37th Street (PO Box 3191)
Fort Pierce, FL 34947 (34948)

Thursday, February 19, 2026

Utility Load & Energy Resilience Consideration (FPUA):

Tentatively Approved. As electric demand continues to grow and infrastructure evolves, the Fort Pierce Utilities Authority (FPUA) encourages consideration of natural gas systems and appliances, where feasible, to help manage peak electric loads and support long-term system reliability.

Projects utilizing natural gas may be eligible for reduced or, in some cases, waived gas main and/or service line costs, contingent upon total connected gas load and system availability. Rebate incentives may also be available for qualifying natural gas appliances.

Natural gas services provide high reliability and results in lower month-to-month operational costs for end users when compared to all-electric designs. Early coordination with FPUA Gas Operations during the design phase is strongly recommended to evaluate availability, incentives, and long-term cost benefits.

For questions regarding natural gas availability, system capacity, or potential incentives associated with this project, early coordination with FPUA Gas Operations is encouraged. Please contact Billy Dupre at FPUA Gas Operations during the design phase to review feasibility, incentive eligibility, and long-term utility cost considerations.

Thank you kindly,

Billy Dupre
Business Development Representative
Gas Operations
Fort Pierce Utilities Authority
1701 S 37th Street
Fort Pierce FL 34947
C: 772-216-3498
O: 772-466-1600 X4705
F: 772-468-2418



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