



THE SUNRISE CITY

FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Technical Review Committee

THROUGH: Kevin Freeman, Planning Director

FROM: KERRY C. DRIVER, Senior Planner

RE: **Minor Site Plan: Conditional Use w/ New Construction**
Project #: PZSITE2024-00009
Iglesia Biblica Church - 3420 S. 25th Street

BOARD DATE: October 17, 2024 (TRC)
Resubmittal Date: May 22, 2026

Resubmittal of a Minor Site Plan: Conditional Use w/ New Construction

The above-mentioned project is being resubmitted for your review and comments. The applicant is requesting a Minor Site Plan: Conditional Use w/ New Construction development for Iglesia Biblica Church at 3420 S. 25th Street.

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

Thank you.



THE SUNRISE CITY

FORT PIERCE

ENGINEERING
DEPARTMENT

Florida

To : Kerry Driver, Planner

FROM : Selena Griffett, P.E. 

THRU : Mark Zrallack, P.E. City Engineer 

RE : Iglesia Bible Church Site Plan – S. 25th Street
PZSITE 2024-00009
Submittal #3

DATE : May 28, 2026

This is to advise you that we have completed the review of the following documents as received by this office on May 22, 2026:

- | | |
|---|---|
| ☐ Development Permit Compliance Review | ☐ Construction Drawings |
| ☒ Site Plan | ☐ Test Reports & Related Documents |
| ☐ Conditional Use | ☐ Record Drawings |
| ☐ Permits | ☐ Other _____ |

Based on our reviews and appropriate site final inspection, we

- | | |
|---|--|
| ☒ Recommend | ☐ Do Not Recommend |
| ☒ Approval | ☐ Variance 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 Comments

SITE PLAN ADVISORY COMMENTS:

1. Traffic Impact Analysis shall be coordinated and approved with St. Lucie County as S. 25th Street is a county roadway.
2. Coordination/permitting through South Florida Water Management District (SFWMD) will be required at time of DPCR application.
3. The project abuts South 25th Street, a St. Lucie County owned and maintained facility. Coordination with St. Lucie County for drainage connections and any work within the road right-of-Way will be required.
4. Drainage was reviewed conceptually. A detailed review in accordance with the City of Fort Pierce Code of Ordinance Section 119 will be conducted at the time of DPCR/Building Permit applications.
5. A Tree Mitigation plan is required prior to the issuance of any site work permits.
6. Landscape plans refer to "Proposed CBS Buffer Wall" with no details. Site plan refers to "580 LF of 6" HT Landscape Fence or Wall". This wall will need to be coordinated and detailed fully at DPCR/Building Permit submittals.
7. Note required information from the Environmental Assessment (Gopher Tortoise Survey and Tree Protection and Mitigation) as part of the DPCR/Building Permit submittals and process.
8. Update all details and references to be in compliance with Governing Standards and Specifications (FDOT 2025-26 Standard Plans) listed on Construction Plans and Specifications for DPCR/Building Permit submittals.
9. Landscape plan indicates weeping yaupon hollies along the west property line. These trees are located in the area of an overhead power line and should be relocated or modified for a less intrusive species.



BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Iglesia Bible Church PZSITE2024-00009

REVIEW DATE: 1/6/2025, 5/26/2026

PLANNER: KERRY DRIVER

REVIEWED BY: Captain Andres Elizondo, Lt Jesse Almand

Site Plan Approved with conditions: X

Site Plan Requires Re-submittal:

Site Plan Rejected:

The Following Conditions/Revisions Are Necessary:

- ~~1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <https://www.slcfld.com>.~~ **Received 5/26/2026**
- ~~2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.~~ **Received 6/1/2026**
- ~~3. Please provide an electronic revised copy of the site plan (pdf format).~~
- ~~4. Please provide written acknowledgement of the conditions/revisions provided~~ **Received 6/1/2026**
- ~~5. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.~~

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6. ~~Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1 16.1.4). Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2)~~
7. ~~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. (SLCFD Resolution 740-23)~~
8. ~~The minimum acceptable cul-de-sac radius is 50 feet to the edge of pavement.~~
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. ~~Please provide a truck circulation detail. 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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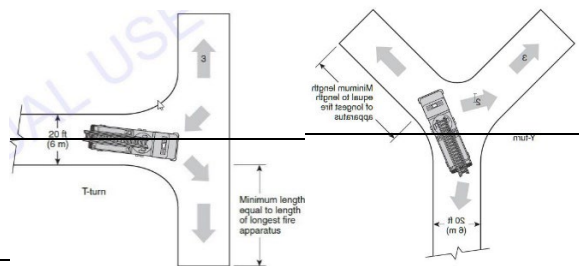
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15. ~~Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft. (SLCFD Resolution 740-23)~~
16. ~~Fire apparatus access roads connecting to roadways shall be provided with curb cuts extending at least 2 ft (0.61 m) beyond each edge 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. ~~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)~~
19. ~~Dead-end roadways serving commercial or residential occupancies must include a cul-de-sac when the roadway length exceeds one hundred fifty (150) feet. "Y" or "T" type turnaround arrangements are permitted. The minimum length must be equal to the length of the longest fire apparatus. (SLCFD Resolution 740-23)~~



20. ~~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.~~



- ~~21. 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.~~**
- ~~22. 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.~~**
- ~~23. 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.~~**
- ~~24. 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.~~**
- ~~25. 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).~~**
- ~~26. 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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ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal



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Fax: (772) 621-3604

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THE SUNRISE CITY

FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Technical Review Committee

THROUGH: Kevin Freeman, Planning Director

FROM: Kerry Driver, Planner

RE: **Site Plan – 22-07000018**
PZSITE2024-00009
Parcel ID: 2428-232-0001-000-0

TRC DATE: August 8, 2023

Resubmittal of Site Plan at Parcel ID: 2428-232-0001-000-0
Resubmittal date: January 2, 2025

The above referenced project is being resubmitted for your review and comments. The applicant is requesting a Development Review for a Site Plan at Parcel ID: 2428-232-0001-000-0.

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

Thank you,
Kerry



THE SUNRISE CITY

FORT PIERCE

ENGINEERING
DEPARTMENT
Florida

TO Kerry Driver, Planner

FROM Selena Griffett, P.E. 

THRU Tracy Telle, Engineering Manager 

RE Iglesia Bible Church Site Plan – S. 25th Street
TRC Application No. PZSITE 2024-00009

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 January 2, 2025:

- | | |
|---|---|
| ☐ Development Permit Compliance Review | ☐ Construction Drawings |
| ☒ Site Plan | ☐ Test Reports & Related Documents |
| ☐ Conditional Use | ☐ Record Drawings |
| ☐ Permits | ☐ Other _____ |

Based on our reviews and appropriate site final inspection, we

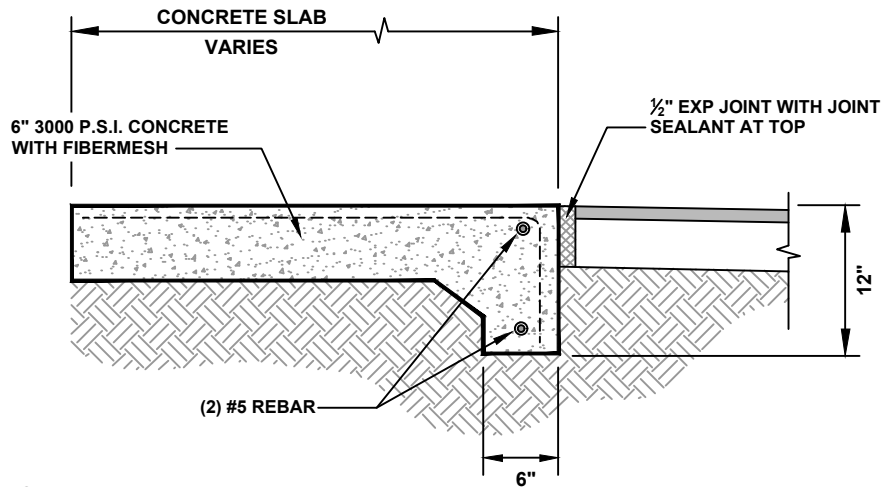
- | | | |
|--|--|------------------------------|
| ☐ Recommend | ☒ Do Not Recommend | |
| ☒ Approval | ☐ Variance Approval | ☐ C/O |

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.

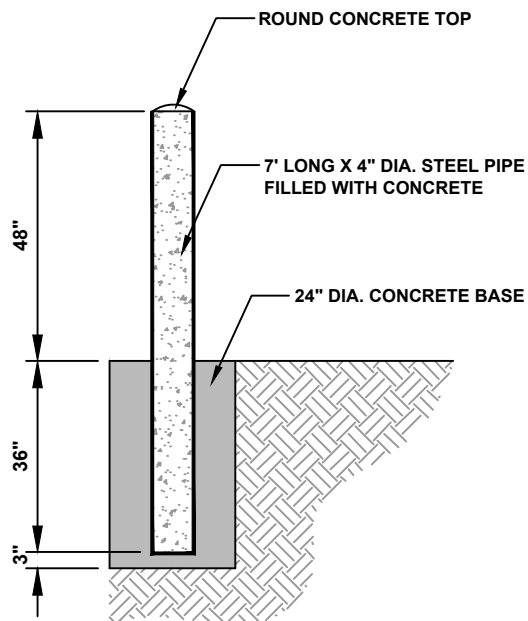
- ☒ See Attached for Comments

SITE PLAN COMMENTS:

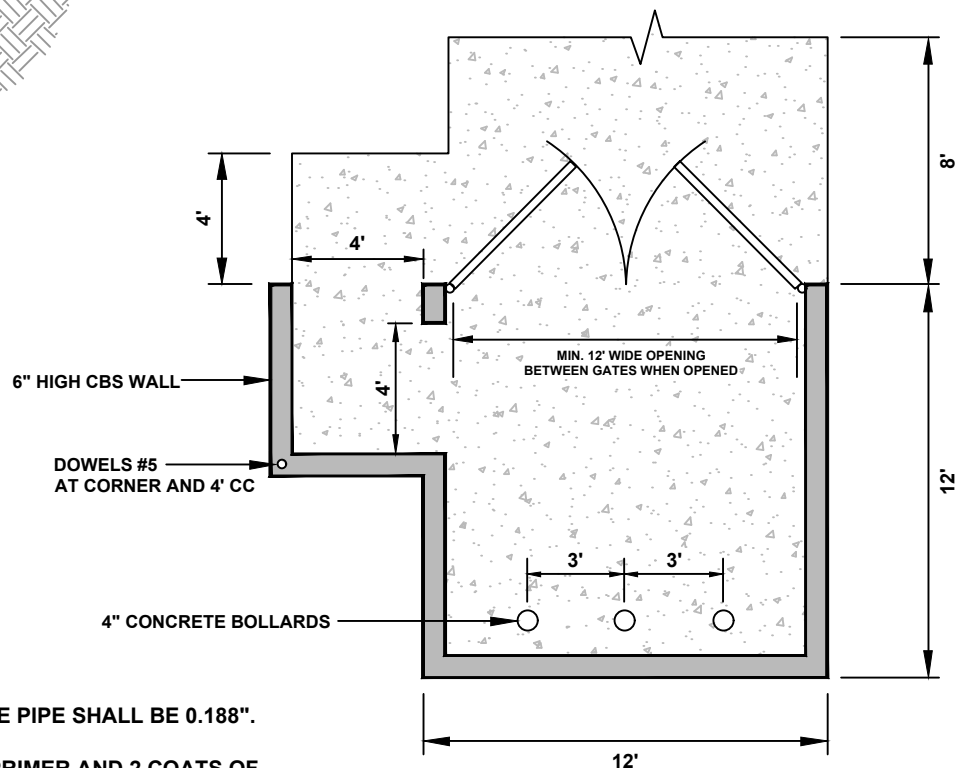
1. The survey submitted was certified in 2013. Provide a recent certified boundary and topographic survey in accordance with the requirements specified in the City of Fort Pierce Code of Ordinance Section 119-2(a)(7).
2. Update the Dumpster Detail to reflect the required separate pedestrian access, detail attached.
3. Provide a copy of the Environmental Report which shall identify any existing wetlands and protected Fauna and Flora.
4. Update the site plan to include the right-of-way width for S. 25th Street.
5. Relocate the proposed dry detention to the rear of the property as per the requirements specified in the City of Fort Pierce Code of Ordinance Section 119-9(c).
6. Update the site plan to indicate the required 10' landscape buffer along the northern property line.
7. Indicate a minimum sidewalk width of 5' for the proposed sidewalks.
8. The site plan shall reflect the location of all ADA ramps.
9. 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.
10. Advisory Comments:
 - a) Traffic Impact Analysis shall be coordinated and approved with St. Lucie County as S. 25th Street is a county roadway.
 - b) Should wetlands be located on site, coordination/permitting through South Florida Water Management District (SFWMD) will be required at time of DPCR application.
 - c) The project abuts South 25th Street, a St. Lucie County owned and maintained facility. Coordination with St. Lucie County for drainage connections and any work within the road right-of-Way will be required.
 - d) Drainage was reviewed conceptually. A detailed review in accordance with the City of Fort Pierce Code of Ordinance Section 119 will be conducted at the time of DPCR application.



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



BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Iglesia Bible Church

REVIEW DATE: 1/6/2025

PLANNER: KERRY DRIVER

REVIEWED BY: Captain Andres Elizondo, Lt Jesse Almand

Site Plan Approved with conditions: _____

Site Plan Requires Re-submittal: ___X___

Site Plan Rejected: _____

The Following Conditions/Revisions Are Necessary:

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

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- 16.1.4). Surface.** Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2)
- 7. 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. (SLCFD Resolution 740-23)**
 - 8. The minimum acceptable cul-de-sac radius is 50 feet to the edge of pavement.**
 - 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. Please provide a truck circulation detail. 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)**

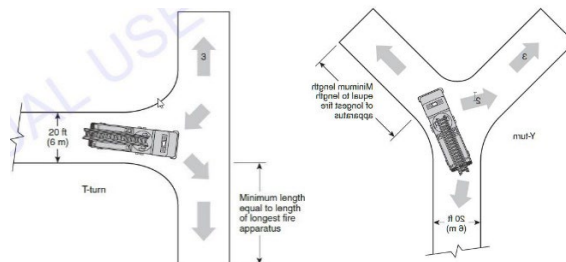
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15. Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft. (SLCFD Resolution 740-23)
16. Fire apparatus access roads connecting to roadways shall be provided with curb cuts extending at least 2 ft (0.61 m) beyond each edge of the 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. 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)
19. Dead-end roadways serving commercial or residential occupancies must include a cul-de-sac when the roadway length exceeds one hundred-fifty (150) feet. "Y" or "T" type turnaround arrangements are permitted. The minimum length must be equal to the length of the longest fire apparatus. (SLCFD Resolution 740-23)



20. Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.

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- 21. 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.**
- 22. 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.**
- 23. 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.**
- 24. 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.**
- 25. 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).**
- 26. 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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ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
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PUBLIC WORKS DEPARTMENT DEVELOPMENT REVIEW COMMITTEE

October 8, 2024

PROJECT: Iglesia Bible Church
REF: 3240 S. 25th Street
TO: Kerry Driver
FROM: Diana Alzate

Condition:

1. Modification of the driveway shall be reviewed under St Lucie County Site Development Permit prior to implementation of site activities. The SD Permit will provide for right-of-way improvements.

Mark Landsman, P.E.
10250 SW Village Parkway
Port St. Lucie, FL 34987

Subject: Site Plan (Development & Design Review) and Conditional Use - Parcel ID: 2428-232-0001-000-0 – Technical Review Committee Comments for August 17, 2023 TRC Meeting

City of Fort Pierce Planning Department

1. 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.
2. Stop signs, stop bars, and directional arrow striping will need to be placed in proper intersection locations throughout the property. Please Identify on Site Plan.
3. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.
4. Per City Code Section 123-37, General Landscaping requirements (7) Interior vehicular use areas. – The following are standards relating to landscaping of interior vehicular use areas:
 - a. Lots with vehicular use areas that are 4,000 or more square feet in size shall have at least one square foot of interior landscaping for each 15 square feet of vehicular use area, except that areas in an I-1 or I-2 zone shall only be required to have at least one square foot of interior landscaping for each 30 square feet of vehicular use area. Each separate landscaped area shall be curbed and contain a minimum of 100 square feet of area and shall be at least ten feet wide and ten feet deep exclusive of curbing in all locations. Progressive urban parking area designs may be used to provide adequate space for multiple tree plantings and allow for proper tree root development so shade trees can grow and develop large canopies to reduce parking lot heat islands.

A minimum of one (1) landscape island for every ten (10) spaces.

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 7th Edition.
3. Must meet the following Accessibility requirements: Accessible Route, handicapped parking spaces and means of egress.
4. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
5. Building Permit required.
6. Signed and sealed construction drawings required.
7. Will need to meet the Fire Code.

Fort Pierce Police Department

No 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: Concept approved as noted:

Water and wastewater are available to serve the subject parcel. For any additional questions please contact Shane Ostrander sostrander@fpua.com or 772-466-1600 ext 3468.

FPUA Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. Approved. Please provide electric riser diagram and panel schedule.

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

Sal Scimeca

Engineering Technician III

Electric & Gas Engineering

Fort Pierce Utilities Authority

sscimeca@fpua.com

772.466.1600 ext. 6957

FPUA Gas: This is approved. The applicant may want to consider natural gas on this project for backup power generation and for a lower energy cost for heating water. Gas main is located on the east side of S 25th St.

FPUAnet Fiber: FPUAnet approves

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 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).
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 740-23. At Least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access. Including, but not limited to trees, canopies, etc.
8. The Fire District reserves the right for future comments at the site plan & building construction phase.
9. 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 77,000 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.
12. Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft.
13. 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.
14. Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.
15. An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet".
16. 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).
17. Fire department connections shall be located on the street side of buildings and shall be located and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects, including buildings, fences, landscaping, or other fire department connections. The locations of connections shall be based upon the access requirements of the fire department.

18. The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels.
19. Minimum Size of Water Mains
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.
20. Hydrants shall be located no more than 12ft. from the curb of roadways or from the edge of payment. Clearances of three feet (3 ft.) shall be maintained around the circumference of hydrants. A clear space of not less than five feet (5ft.) shall be provided in front of each hydrant connection having a diameter greater than 2 ½ inches. The center of hose outlet shall be not less than 18 inches above final grade. (SLCFD Fire Prevention Code Resolution 740-23).
21. 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.

Florida Department of Transportation

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 : TRC 22-07000018
Iglesia Bible Church
Site Plan and CU**

DATE : August 8, 2023

This is to advise you that we have completed the review of the following documents as received by this office on August 3, 2023:

- | | |
|---|---|
| ☐ Development Permit Compliance Review | ☐ Construction Drawings |
| ☒ Site Plan | ☐ Test Reports & Related Documents |
| ☒ Conditional Use | ☐ Record Drawings |
| ☐ Permits | ☐ Other _____ |

Based on our reviews and appropriate site final inspection, we

- | | |
|--|--|
| ☐ Recommend | ☒ Do Not Recommend |
| ☒ Approval | ☐ Variance 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 Comments

SURVEY COMMENTS:

1. Provided survey does not show existing contours (how does this parcel and adjacent parcels drain?).
2. Provided survey does not show existing concrete driveway.
3. Landscape Plan indicates an existing swale within the 25' building setback area, this swale is not indicated on the survey or the site plan.
4. Wetlands indicated in submittal are not shown on the survey.
5. Site Plan indicates 25th Street Right-of-Way to be 120' wide, survey shows "centerline of 80' Right-of-Way" along the centerline of the northbound lanes.
6. The submitted survey was not signed and sealed. Provide a signed and sealed Boundary and Topography Survey in accordance with the City of Fort Pierce Code of Ordinance Section 119-2(a)(7).

SITE PLAN COMMENTS:

1. Update the Dumpster Detail to reflect the required separate pedestrian access.
2. Existing swale along 25th Street is not shown. Is this swale within a drainage easement?
3. Sidewalk is indicated around the perimeter of the building on the rendering, but none is indicated on the site plan.
4. Relocate the proposed dry detention to the rear of the property as per the requirements specified in the City of Fort Pierce Code of Ordinance Section 119-9(c).
5. Provide the required 10' landscape buffer along the northern property line.
6. Show Stop sign and stop bar at driveway entrance to 25th Street.
7. Clarify if there are steps at the sidewalk connection adjacent to the handicap parking.
8. A Proposed CBS Buffer wall is shown on the site plan (Landscape plan shows 5' high opaque fencing), will this wall impact drainage from the properties to the north?
9. Wetlands indicated in the submittal are not shown on the site plan.

OTHER/ADVISORY

1. The Landscape Plan does not indicate existing trees to remain.
2. This site references wetlands, coordination with South Florida Water Management District (SFWMD) is required for DPCR application.
3. An environmental report is needed.
4. The project abuts South 25th Street, a St. Lucie County owned and maintained facility. Coordination with St. Lucie County for drainage connections and any work within the road Right-of-Way will be required.
5. Drainage was reviewed conceptually. A detailed review in accordance with the City of Fort Pierce Code of Ordinance Section 119 will be conducted at the time of DPCR application.



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

Florida

Technical Review Committee meeting

Aug 17, 2023

Case #: 22-070000018.

Planner: City of Ft. Pierce Planning Department

Site Plan, Development and Design Review

Iglesia Bible Church, 3240 South 25th St., Fort Pierce, FL

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.