



To : Project File

FROM : Tanner Retherford, P.E., Project Engineer

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

RE : John Carrol High School – Major Site Plan Amendment – 407 S. 33rd Street – PZSITE2025-00043

DATE : March 31, 2026

This is to advise you that we have completed the review of the following documents as received by this office on March 31, 2026:

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

Based on our reviews and appropriate site final inspection, we

- Recommend Do Not Recommend

 Approval Major Site Plan Amendment 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



To : Project File

FROM : Tanner Retherford, P.E., Project Engineer

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

RE : John Carrol High School – Major Site Plan Amendment – 407 S. 33rd Street – PZSITE2025-00043

DATE : February 18, 2026

This is to advise you that we have completed the review of the following documents as received by this office on February 18, 2026:

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

Based on our reviews and appropriate site final inspection, we

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

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

- See Attached for Comments

ENGINEERING COMMENTS:

1. Please label all proposed buildings on the Site Plan.
2. Please dimension all detention/retention areas on the Site Plan.
3. Please revise plan to include existing and proposed utilities for the project. This should be shown on the Site Plan.
4. Delaware Avenue is a SLC maintained roadway, so your driveway apron does not have to be within City of Fort Pierce requirements. The Site Plan shows the apron to be concrete, and the preliminary Construction Plans show the driveways asphalt. Please revise to represent what you want constructed accurately



THE SUNRISE CITY

FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Technical Review Committee

THROUGH: Kevin Freeman, Planning Director

FROM: KERRY DRIVER, Senior Planner

RE: **Major Site Plan: Amendment Commercial**
Project #: PZSITE2025-00043
John Carroll High School – 407 S. 33rd St.

BOARD DATE: December 18, 2025 (TRC)
Resubmittal Date: February 13, 2026

Resubmittal of a Major Site Plan: Commercial
Resubmittal DATE: February 13, 2026

The above-mentioned project is being resubmitted for your review and comments. The applicant is requesting a Major Site Plan: Amendment development for John Carroll High School located at 407 33rd Street.

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

Thank you.



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: PZSITE2025-00043

John Carroll HS - 401 S 33 St - 1st Resubmittal

W/WW Engineering: Approved as noted,

This location currently has FPUA services, if additional capacity is required to facilitate improvements, please contact the Water and Wastewater Engineering Department, at 403 Seaway Drive, Fort Pierce Florida 34949. For more information please contact John Biggs at 772 466 1600 ext. 3474.

Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. **Available.**
Please send me all electric info as soon as possible.

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.





SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: PZSITE2025-00043 John Carroll High School

REVIEW DATE: 12/8/2025

PLANNER: KERRY DRIVER

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 2/3/2026~~
- ~~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. Written acknowledgement of the conditions/comments provided, as well as any required revisions are due at the time of application submittal. Received 2/3/2026~~
- ~~4. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form. Received 2/9/2026~~

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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. ~~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~~

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~~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.~~
- ~~14. 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)~~
- ~~15. Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. (SLCFD Resolution 740-23)~~
- ~~16. Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft. (SLCFD Resolution 740-23)~~
- ~~17. 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)~~
- ~~18. 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)~~
- ~~19. 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.~~
- ~~20. 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.~~
- ~~21. 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,~~

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~~landscaping, or other fire department connections. The locations of connections shall be based upon the access requirements of the fire department.~~

- ~~22. 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.~~
- ~~23. 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).~~
- ~~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 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).~~
- ~~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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Grant M. Chambers <Grant.M.Chambers@stlucieco.gov>

😊 Reply ↶ Reply all ↷ Forward 🗄️ ⋮

To: Mike McCarty <mike@mccartylandplanning.com>; Dawn Mccartylandplanning <dawn@mccartylandplanning.com>

Thu 3/12/2026 1:11 PM

Cc: Kerry Driver; Kevin Freeman

📌 You replied on Thu 3/12/2026 1:16 PM

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.

Our only comments were related to the traffic and a condition requiring a Site Development Permit from the County. Given the response stating that the school is not being expanded and the capacity will remain the same, we are marking the comment as satisfied. A condition requiring a Site Development Permit should still be included.

Thank you,

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

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

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Dawn Gilmore
McCarty & Associates Land Planning
309 SE Osceola St., Suite 104
Stuart, FL 34994

Project#: PZSITE2025-00043 – Major Site Plan: Amendment – John Carroll High School @
407 S 33rd Street - Parcel ID: 2408-313-0001-000-6

Technical Review Committee comments for December 18, 2025, TRC Meeting

City of Fort Pierce Planning Department

The site plan requires resubmittal for the following reasons:

1. The site plan should identify additional parking to be added, including ADA parking stalls
2. Dumpster location and enclosure details for the proposed building are missing
3. Provide Development Review Application

Advisory Comments:

1. Prior to the issuance of a certificate of occupancy, the city approved Landscape Maintenance Agreement must be notarized and submitted
2. Sign permit shall be filed separate of development permit
3. A land clearing permit must be filed prior to the submission of the development permit
4. Tree removal permit with mitigation is required prior to development permit



To : Project File

FROM : Tanner Retherford, P.E., Project Engineer

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

RE : John Carrol High School – Major Site Plan Amendment – 407 S. 33rd Street – PZSITE2025-00043

DATE : December 2nd, 2025

This is to advise you that we have completed the review of the following documents as received by this office on December 1st, 2025:

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

Based on our reviews and appropriate site final inspection, we

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

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

- See Attached for Comments

ENGINEERING COMMENTS:

1. Resubmittal to include a completed Development Review Application per Section 125-313(3)(a).
2. Please revise the site plan to include all information required by section 125-313(3)(c).
3. Please revise plan to include bearings and distances of the property boundaries shown on the plan.
4. Please revise plan to include existing and proposed utilities for the project. Include all mains to be used in the ROW, and all underground or overhead electric lines. Also, please show continuation of the sanitary service leaving the proposed building and where the final connection point will be.
5. Please include a legend for all symbols used on the plan.
6. Please include all necessary City of Fort Pierce details on the plan. (Dumpster Enclosure, Handicap and Standard Parking, Concrete Bumper Detail, Concrete Driveway Detail)
7. A major site plan amendment requires a storm drainage plan to be included with the submittal package. See all requirements for the storm drainage plan in Section 125-313(3)(c)(14). Please include a storm drainage plan with the resubmittal package.
8. Please revise stie plan to include bumper rails where necessary according to Section 125-315(c)(7).
9. Please revise site plan to show all driveway aprons to be concrete per City standard detail.
10. Please revise site plan to show ADA warnings at all necessary locations.
11. Please revise site plan to show curb ramps at all ADA accessible parking spaces and pathways. Include City of Fort Pierce standard detail.
12. Please revise plans to call out all proposed curb types proposed. Include City of Fort Pierce standard detail.
13. Doesn't appear to be sufficient ADA parking spaces available in accordance with Section 125-315.

ADVISORY COMMENTS:

1. The project shall have an approved South Florida Water Management District (SFWMD) ERP prior to land development permit approval.
2. Tree mitigation plans and costs shall be reviewed and approved by the city arborist. All mitigation costs, if any, shall be paid prior to land development permit approval.



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

Florida

Technical Review Committee meeting

December 18, 2025

Case #: PZSITE2025-00043

Planner: City of Ft. Pierce Planning Department.

Major site plan amendment

407 South 33rd St., Ft. Pierce. (John Carroll High School)

Comments:

No comments at this time.

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: PZSITE2025-00043

John Carroll HS - 401 S 33 St (Major Site Plan Amendment)

W/WW Engineering: Approved as noted,

This location currently has FPUA services, if additional capacity is required to facilitate improvements, please contact the Water and Wastewater Engineering Department, at 1701 S 37th Street Fort Pierce Florida. For more information please contact John Biggs at 772 466 1600 ext. 3474.

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

Please forward me all electric information like a riser diagram and panel schedule.

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: Approved. Natural gas is on site and should be utilized for a more efficient way to heat water. Additionally natural gas should be utilized to provide back up power generation. If you have any questions feel free to reach out.

Billy Dupre - Business Development Representative - Gas Operations

(Con't pg 2)



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Fort Pierce Utilities Authority

1701 S 37th Street

Fort Pierce FL 34947

C: 772-216-3498

O: 772-466-1600 X4705

F: 772-468-2413

FPUAnet Fiber: Approved.



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.





SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: PZSITE2025-00043 John Carroll High School

REVIEW DATE: 12/8/2025

PLANNER: KERRY DRIVER

REVIEWED BY: Captain Jesse Almand

Site Plan Approved with conditions: _____

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>.**
- 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. Written acknowledgement of the conditions/comments provided, as well as any required revisions are due at the time of application submittal.**
- 4. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**



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. **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**

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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.
14. 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)
15. Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. (SLCFD Resolution 740-23)
16. Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft. (SLCFD Resolution 740-23)
17. 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)
18. 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)
19. 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.
20. 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.
21. 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,

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landscaping, or other fire department connections. The locations of connections shall be based upon the access requirements of the fire department.

22. 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.
23. 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).
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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www.slcfd.com

September 16, 2025

PROJECT: John Carrol High School SP Amendment
REF: PZSITE2025-00043
TO: Kerry C. Driver
FROM: Grant Chambers

The following comments are offered by SLC PW - Engineering:

1. A Traffic analysis is required for review by the County's third party reviewer at the cost of the applicant. Please provide the traffic analysis email to Kori.Benton@stlucieco.gov with written acknowledgement of the cost and authorization to proceed.
2. A Site Development permit for access and drainage outfall from the County prior to initiation of site improvements is required. Please submit a site development permit application through the County's online permitting portal.
3. For discussion regarding these comments and response, please contact me at 772-462-2741, chambersg@stlucieco.org.

Cc: Alicia Rosenthal