



Bethany Grubbs, Planner II
City of Port St. Lucie
Planning and Zoning Department
121 SW Port St Lucie Blvd #B
Port St. Lucie, FL 34984

Re: Western Grove WG-7 Plat (P22-204)
Project Type: Preliminary Plat

Dear Bethany,

We are in receipt of your Comment Letter regarding the referenced project from received from you on July 27th, 2022 and have provided our responses to your comments in the **bold font** below.

Planning and Zoning Comments:

1. *Add the City's project number (P22-204) on the bottom right-hand corner of all plans.*

The city's project number has been added to the plans.

2. *The subject properties are part of the Tradition MPUD and DRI, not Western Grove. Where applicable, correct the reference.*

The reference has been corrected.

3. *Is this a preliminary and final plat?*

This is a preliminary plat.

4. *This plat needs to include the remaining portion of Fern Lake and construction plans.*

This is a preliminary plat. Construction plans are not required until Final Plat submittal.

5. *The plat is under review by the Legal Department. The review comments will be forwarded once they are received.*

Acknowledged.

6. *Typo. On the cover page for the plat, on line #1&2 of the legal description. The closing quotation mark is missing after Western Grove.*

Acknowledged. The typo has been revised.

Utilities Comments:

General

1. *The PSLUSD Project number (5429) should be added to the plans. (USM Page 7, Line 1)*

The city's project number has been added to the plans.

2. *Furthermore, the utility reserves the right to request additional submittals to make certain that its concerns have been addressed prior to granting final project approval.*

Acknowledged.

3. PSLUSD reserves the right to charge additional fees for services such as subsequent plan review, re-stamped plans, reinspections, permit modifications, partial certifications, turnovers, administrative fees, etc. (USM Page 8, Line 22)

Acknowledged.

Plat

4. PSLUSD has no comments on this submittal at this time.

Acknowledged.

Fire District Comments:

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.slcfd.com>

Acknowledged. The requested application has been included with the resubmittal.

2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.

Acknowledged. The required fee has been provided to the Fire District.

3. Please send the Fire District electronic plans for the site and buildings.

4. This is a preliminary plat. Construction plans are not required until Final Plat submittal. Electronic plans for the plat have been provided.

5. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.

Acknowledged.

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 1.18.2.3.5.2.5).

Acknowledged.

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.

Acknowledged.

8. The minimum acceptable cul-de-sac radius is 50 feet to the edge of pavement.

Acknowledged.

9. *The Fire District reserves the right for future comments at the site plan & building construction phase.*

Acknowledged.

10. *Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77k lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.*

Acknowledged.

11. *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.*

Acknowledged. There are no fire hydrants proposed.

12. *Fire Hydrants (shall be) are provided for detached one- and two-family dwellings IAW both of the following: 1) The maximum distance to a fire hydrant from the closet point on the building shall not exceed 600 feet. 2) The maximum distance between fire hydrants shall not exceed 800 feet. NFPA 1:18.5.2.*

Acknowledged. There are no fire hydrants proposed.

13. *An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet".*

Acknowledged.

14. *Per NFPA 1114 Chapter 9, Section 1.3. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD).*

Acknowledged.

15. *Provide the fire district the Pre-Construction Site Checklist Affidavit. This affidavit shall include the pre-construction fire protection plan, pre-construction fire department access roads, and pre-construction on-site credible water supply for your development and or project (the affidavit can be found at <http://www.slcfd.com/182/Applications-Permits> under fire permits.*

This is a preliminary plat. Construction plans are not required until Final Plat submittal.

16. *Minimum Size of Water Mains*

The minimum size of water mains for supplying water for firefighting purposes shall be six (6) inches. b. The minimum size of water mains supplying hydrants on a dead end main shall be eight (8) inches. c. The maximum number of hydrants located on a dead end main shall be one (1). d. Grid or Tee systems shall be supplied by a minimum of an eight (8) inch looped main. Exceptions may be granted based on the capacity of the water distribution system but in no case shall the main size be less than six (6) inches. e. The minimum size water main(s) shall be determined by the needed fire flow as established by the Fire Marshal and based on the current Insurance Service Office (ISO) requirements.

Acknowledged.

Public Works Comments:

1. *Please provide the City of Port St. Lucie Project No. (P22-204) on the lower right-hand corner on all pages of the plans.*

The city's project number has been added to the plans.

2. *Refer to the comments from the City Surveyor regarding the plat.*

There were no City Surveyor comments provided.

3. *ERU Calculations will need to be provided for all parcels.*

This is a preliminary plat. ERU calculations are not required until Final Plat submittal.

4. *Provide information for the title certification.*

The requested information has been included on the plat.

5. *Fernlake Drive will need to be platted and construction plans will need to be provided.*

This is a preliminary plat. Construction plans are not required until Final Plat submittal.

City Surveyor Comments:

City Surveyor comments and markups are forthcoming if applicable.

Acknowledged.

Legal Comments:

No comments provided on Fusion.

We trust these responses and the revised plans satisfactorily address the comments contained in the staff report. Please feel free to contact me if you have any questions or need additional information.

Sincerely,

Kevin Velinsky