

**FIRE MARSHAL'S
OFFICE**



**St. Lucie County
Fire District**

2400 Rhode Island Ave.
Fort Pierce, FL 34950
772.462.8306
772.462.8466 FAX

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April 11, 2003

APR 14 2003

PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

Cheryl Friend, Asst. Planning Director
City of Port St. Lucie
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984

Dear Ms. Friend,

In order to improve the efficiency of our service and reduce the number of questions during the Development Review process, the St. Lucie County Fire District now requires an impact statement to be included in the submittals for all Planned Unit Developments and Developments of Regional Impact. The Fire District Impact Statement must provide, at a minimum, the following information:

1. Type of community/development (overall theme/concept/philosophy)
2. Size of community/development (phase projections with approx. dates and at build out)
3. Primary and secondary ingress/egress routes
4. Road distance between the proposed development and the nearest Fire Station expected to serve it.
5. Available water supply for fire protection – capability of meeting the minimum flow requirements.
6. Special Hazards, needs, or structures requiring the use of specialized equipment or teams.
7. Square footage and type of commercial development within/associated with the project.
8. Building characteristics (height, stories, general construction type, etc.)
9. Any other community/development features relevant to Fire and Life Safety.

With this information, the District will be able to evaluate the overall aspects of the proposed development more quickly and provide more detailed information to the applicant regarding the requirements of the St. Lucie County Fire District Fire Prevention Code (Resolution 406-03) before and during the Site Plan Review Committee Meetings.

Sincerely,

A handwritten signature in cursive script that reads "Buddy Emerson".

Capt. Buddy Emerson
St. Lucie County Fire District

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Fire District Impact Statement

Developments of Regional Impact and Planned Unit Developments are required to submit a Fire District Impact Statement to include, at a minimum, the following information:

1. Type of community/development (overall theme/concept/philosophy).
2. Size of community/development (phase projections with approx. dates and at build out).
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Planning Department
City of Port St. Lucie, FL

**St. Lucie County Fire District
Site Plan Review Checklist**

- 1. Site Plan Review Fee: \$50.00 per hour
(1 hr. minimum – review fee attached to Building Plan fees) _____

- 2. Site Plan Information Requirements:
 - a. Location and size of water distribution system. _____
 - b. Location of existing and proposed fire hydrants within 1000 feet of project. _____
 - c. Proposed type of construction as indicated in the Standard Building Code. _____
 - d. Height and gross square footage of proposed and existing building(s) located on or within 100 feet of property site; distance from property lines; exterior wall dimensions and the distance between buildings located on the same lot. _____

- 3. Minimum Access Requirements:
 - a. Roadway pavement width (two-way traffic): 20 feet for one and two story buildings; 24 feet for buildings three or more stories in height. _____
 - b. Roadway pavement width (one-way traffic): 12 feet for one story buildings; 20 feet for two story buildings; and 24 feet for buildings three or more stories in height. _____
 - c. Parking lot roadway clearance (two-way traffic): 26 feet between rows of parking stalls. _____
 - d. Parking lot roadway clearance (one-way traffic): 24 feet between rows of parking stalls. _____
 - e. Dead-end roadways serving commercial or residential occupancies must include a cul-de-sac when the roadway length exceeds 150 feet. "Y" or "T" type turnaround arrangements are permitted. _____

f. Minimum cul-de-sac radius: 50 feet measured to the inside of the curbing face or edge of the roadway pavement.

g. Minimum roadway clearance to exterior building walls: 10 feet.

4. Fire Lanes:

a. Fire lanes shall be required for all buildings that are set back more than 150 feet from a public road, or exceed 30 feet in height and are set back more than 50 feet from a public road. (Exception: shopping centers or strip centers protected with an approved, supervised automatic sprinkler system are required to provide a Fire Lane extending the entire length of the center parallel to the rear of the building.)

b. The closest edge of the Fire Lane shall be 10 feet from the exterior building wall.

c. Fire lanes shall be appropriately marked.

d. Minimum vertical clearance: 13 feet 6 inches.

e. Required fire lanes shall be constructed of pavement material such as concrete cement, bituminous concrete, or brick pavers.

f. Minimum fire lane pavement width: 20 feet.

g. Dead-end fire lanes must include a cul-de-sac when the length of the fire lane exceeds 150 feet. "Y" or "T" turnaround arrangements are permitted.

Comments: