



TRADITION

*Tradition Design Review Committee
Architectural Review*

10807 SW Tradition Square Port St. Lucie, FL 34987

Phone (772) 345-5101

Date: 12.6.24

To: Retail DG

Attention: Tod Mowrey

100 S. 2nd Street

Ft. Pierce, FL 34950

Regarding: Fire Station #20 – Cell Tower

This notice serves as the Design Review Committee's response to your request as referenced above. Please note any comments made by the Committee as listed below.

If you have any questions regarding this matter, please do not hesitate to contact the Committee at (772) 345-5101.

Status: Approved

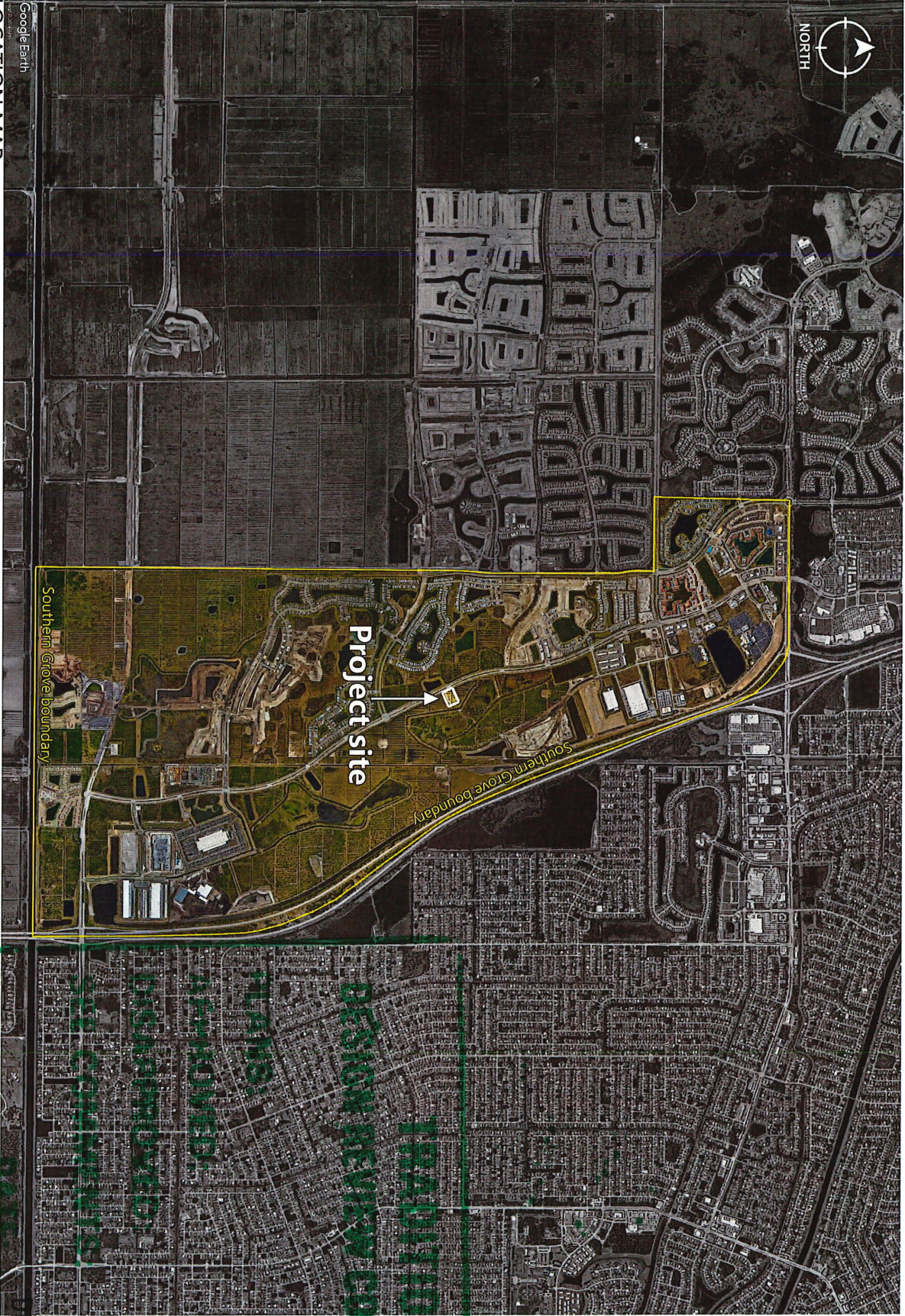
The Committee has reviewed this application and has approved it as submitted.

Thank you.

Tradition Design Review Committee

LOCATION MAP

Google Earth



DRC MEMBER

DATE:

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EC

6/19/2024

SHEET 01 of 01

DESIGN REVIEW COMMITTEE

FIRE STATION #20 - CELL TOWER

MINOR SITE PLAN AMENDMENT
SPECIAL EXCEPTION USE

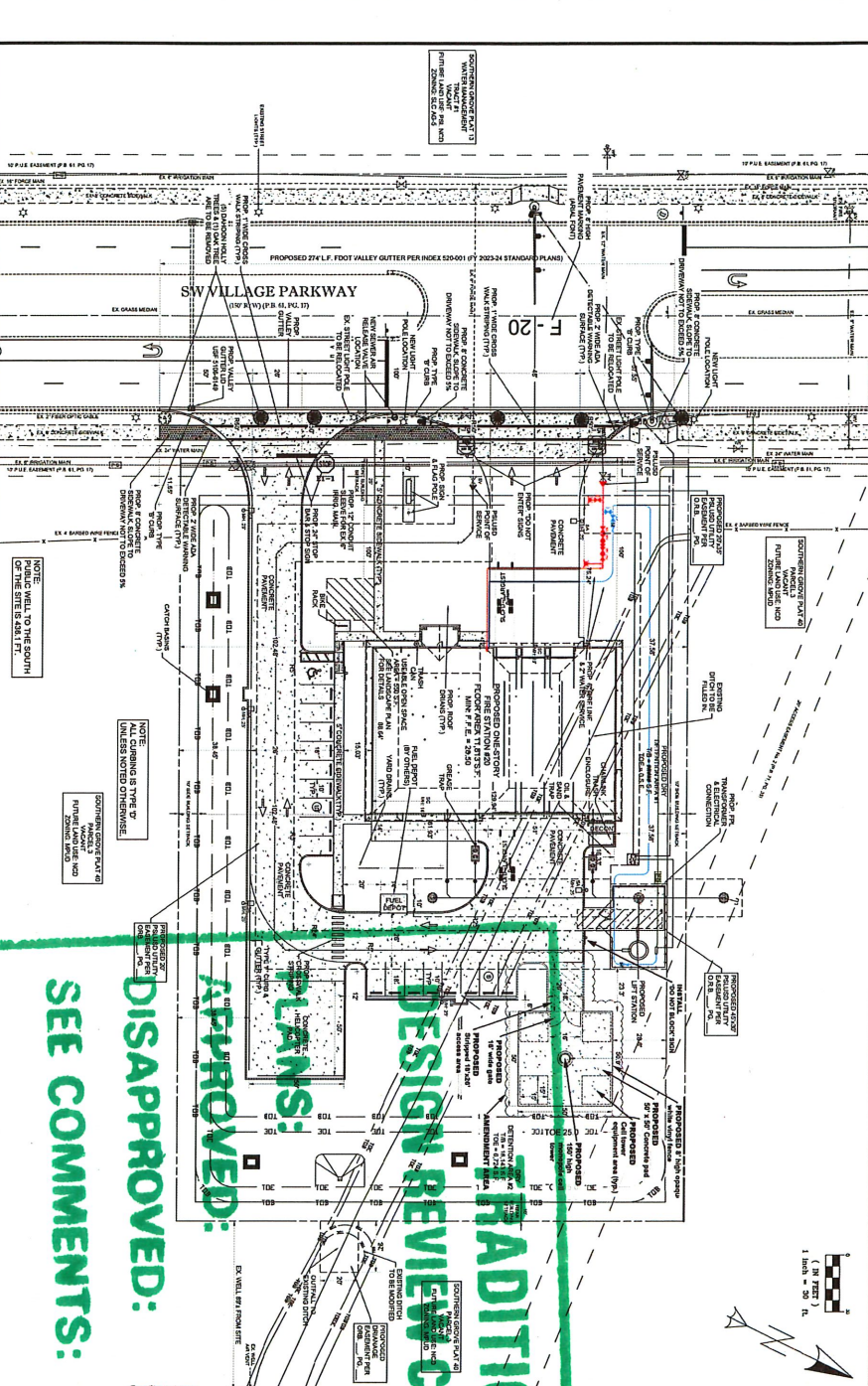
TRADITION

TM
Designed by
VP
Drawn by



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GENERAL NOTES:
 1. THE PLAN SHALL BE USED TO OBTAIN PERMITS FROM ALL APPLICABLE AGENCIES. THE PLAN SHALL BE USED TO OBTAIN PERMITS FROM ALL APPLICABLE AGENCIES. THE PLAN SHALL BE USED TO OBTAIN PERMITS FROM ALL APPLICABLE AGENCIES.
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TRADITIONAL DESIGN REVIEW COMMENTS

APPROVED: []

DISAPPROVED: []

SEE COMMENTS: []

DATE: DEC 06 2022

PROJECT NO: PLSU-24-119

PROJECT NAME: ST. LUCIE COUNTY FIRE STATION #20

LOCATION MAP: SCALE 1" = 400'

LEGEND:

SYMBOL	DESCRIPTION
[Symbol]	EXISTING CONCRETE
[Symbol]	PROPOSED CONCRETE
[Symbol]	EXISTING ASPHALT
[Symbol]	PROPOSED ASPHALT
[Symbol]	EXISTING GRAVEL
[Symbol]	PROPOSED GRAVEL
[Symbol]	EXISTING CURB
[Symbol]	PROPOSED CURB
[Symbol]	EXISTING DRIVE
[Symbol]	PROPOSED DRIVE
[Symbol]	EXISTING SIDEWALK
[Symbol]	PROPOSED SIDEWALK
[Symbol]	EXISTING UTILITY
[Symbol]	PROPOSED UTILITY
[Symbol]	EXISTING FENCE
[Symbol]	PROPOSED FENCE
[Symbol]	EXISTING SIGN
[Symbol]	PROPOSED SIGN
[Symbol]	EXISTING LIGHT
[Symbol]	PROPOSED LIGHT
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[Symbol]	PROPOSED WALL
[Symbol]	EXISTING FLOOR
[Symbol]	PROPOSED FLOOR
[Symbol]	EXISTING ROOF
[Symbol]	PROPOSED ROOF
[Symbol]	EXISTING CEILING
[Symbol]	PROPOSED CEILING
[Symbol]	EXISTING DOOR
[Symbol]	PROPOSED DOOR
[Symbol]	EXISTING WINDOW
[Symbol]	PROPOSED WINDOW
[Symbol]	EXISTING STAIR
[Symbol]	PROPOSED STAIR
[Symbol]	EXISTING ELEVATOR
[Symbol]	PROPOSED ELEVATOR
[Symbol]	EXISTING ESCAPE ROUTE
[Symbol]	PROPOSED ESCAPE ROUTE
[Symbol]	EXISTING FIRE EXTINGUISHER
[Symbol]	PROPOSED FIRE EXTINGUISHER
[Symbol]	EXISTING FIRE ALARM
[Symbol]	PROPOSED FIRE ALARM
[Symbol]	EXISTING SMOKE DETECTOR
[Symbol]	PROPOSED SMOKE DETECTOR
[Symbol]	EXISTING SPRINKLER
[Symbol]	PROPOSED SPRINKLER
[Symbol]	EXISTING EXHAUST FAN
[Symbol]	PROPOSED EXHAUST FAN
[Symbol]	EXISTING MECHANICAL EQUIPMENT
[Symbol]	PROPOSED MECHANICAL EQUIPMENT
[Symbol]	EXISTING ELECTRICAL EQUIPMENT
[Symbol]	PROPOSED ELECTRICAL EQUIPMENT
[Symbol]	EXISTING TELEPHONE EQUIPMENT
[Symbol]	PROPOSED TELEPHONE EQUIPMENT
[Symbol]	EXISTING CABLE EQUIPMENT
[Symbol]	PROPOSED CABLE EQUIPMENT
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[Symbol]	PROPOSED SIGNAGE
[Symbol]	EXISTING LIGHTING
[Symbol]	PROPOSED LIGHTING
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[Symbol]	PROPOSED LANDSCAPE
[Symbol]	EXISTING FURNITURE
[Symbol]	PROPOSED FURNITURE
[Symbol]	EXISTING ARTWORK
[Symbol]	PROPOSED ARTWORK
[Symbol]	EXISTING OTHER
[Symbol]	PROPOSED OTHER

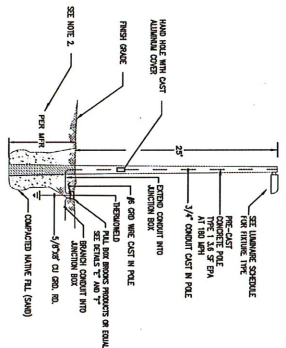
NOTE: Any adjacent existing trees and landscape should be protected so they are not damaged during construction.



PROPOSED 8' TALL WHITE CONCRETE VINYL FENCE TO BE LOCATED ON THE OUTSIDE OF THE FENCE. ALL TOWER EQUIPMENT WILL BE SCREENED BY THE FENCE (OTHER THAN THE TOWER ITSELF)

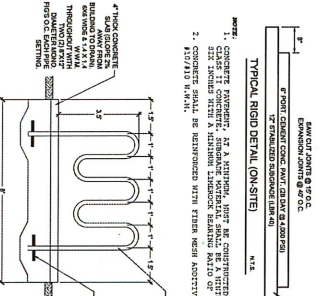
DIRECT BURIAL CONCRETE POLE DETAIL

NOTE:
 1. USE EXIST' SPACES FOR SIGN CONDITIONS IN JUNCTION BOX.
 2. COVER ON TOP SHALL SPRAY AND LOAD AND BRUSH OFFI OIL/PAINT FOR THE LIFE OF THE SIGN.

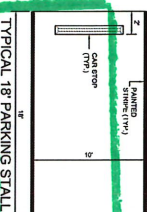


TYPICAL BIKE RACK DETAIL

NOTE: EACH BIKE RACK SHOULD ACCOMMODATE A MINIMUM OF FIVE BIKE. BIKE RACK TO BE CONCRETE 18" DEEP ON 12" BARS.



TYPICAL 18' PARKING STALL



TRADITION DESIGN REVIEW COMMITTEE

PLANS:

APPROVED:

DISAPPROVED:

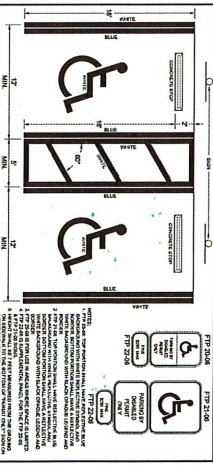
SEE COMMENTS:

DATE:

DEC 06 2024

DRC MEMBER:

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DESCRIPTION	FOUND	ENVIRONMENTAL SITE ASSESSMENT STATEMENT	MANAGEMENT PLAN	RELOCATION PLAN
WETLANDS	NO	NA	NO	NO
RARE SPECIES	NO	NA	NO	NO
THREATENED SPECIES	NO	NA	NO	NO
ENDANGERED SPECIES	NO	NA	NO	NO
LISTED SPECIES	NO	NA	NO	NO
ENVIRONMENTAL VERIFICATION	NO	NA	NO	NO

UNAPPROVED REQUIREMENTS
 1. ALL ENVIRONMENTAL ASSESSMENTS SHALL BE CONDUCTED BY A LICENSED ENVIRONMENTAL ASSESSOR (L.E.A.) WITHIN THE STATE OF FLORIDA.
 2. NO MITIGATION REQUIRED.

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ST. LUCIE COUNTY FIRE STATION #20
S.W.VILLAGE PARKWAY

SITE PLAN

Port St. Lucie, Florida

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

DATE: [Date]

100 S. 2nd Street
Fort Pierce, FL 34950

FSL PROJECT NO.
P24-119

SHEET 02 OF 02




PHOTO KEY MAP

TRADITION

DESIGN REVIEW COMMITTEE

APPROVED: _____
 DISAPPROVED: _____
 COMMENTS: _____
 DATE: DEC 11 2024
 MEMBER: *WJ*

SHEET 01 of 03	11/05/2024	<p>FIRE STATION #20 - CELL TOWER</p> <p>MINOR SITE PLAN AMENDMENT SPECIAL EXCEPTION USE</p> <p>TRADITION</p>	<p>TM Designed by</p> <p>VP Drawn by</p>	 <p>100 S. 2nd Street Fort Pierce, FL 34950</p>
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TRADITION

DESIGN REVIEW COMMITTEE

PLANS:

APPROVED:

DISAPPROVED:

SEE COMMENTS:

DATE: DEC 06 2024

DRC MEMBER: *W. J. [Signature]*



PHOTO 1 SIMULATION - SHOWING THE PROPOSED TOWER (WHITE COLOR AND WHITE PANELS) and ALSO SHOWING THE BLANK 3D MODEL OF THE FIRE STATION BUILDING THAT IS CURRENTLY UNDER CONSTRUCTION

FIRE STATION #20 - CELL TOWER

MINOR SITE PLAN AMENDMENT
SPECIAL EXCEPTION USE

TRADITION

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11/05/2024

SHEET 02 of 03

TRADITION

DESIGN REVIEW COMMITTEE

PLANS:

APPROVED:

DISAPPROVED:

SEE COMMENTS:

DATE: DEC 06 2024

DRC MEMBER: *Max*



PHOTO 2 SIMULATION - SHOWING THE PROPOSED TOWER (WHITE COLOR AND WHITE PANELS) and ALSO SHOWING THE BLANK 3D MODEL OF THE FIRE STATION BUILDING THAT IS CURRENTLY UNDER CONSTRUCTION

FIRE STATION #20 - CELL TOWER

MINOR SITE PLAN AMENDMENT
SPECIAL EXCEPTION USE

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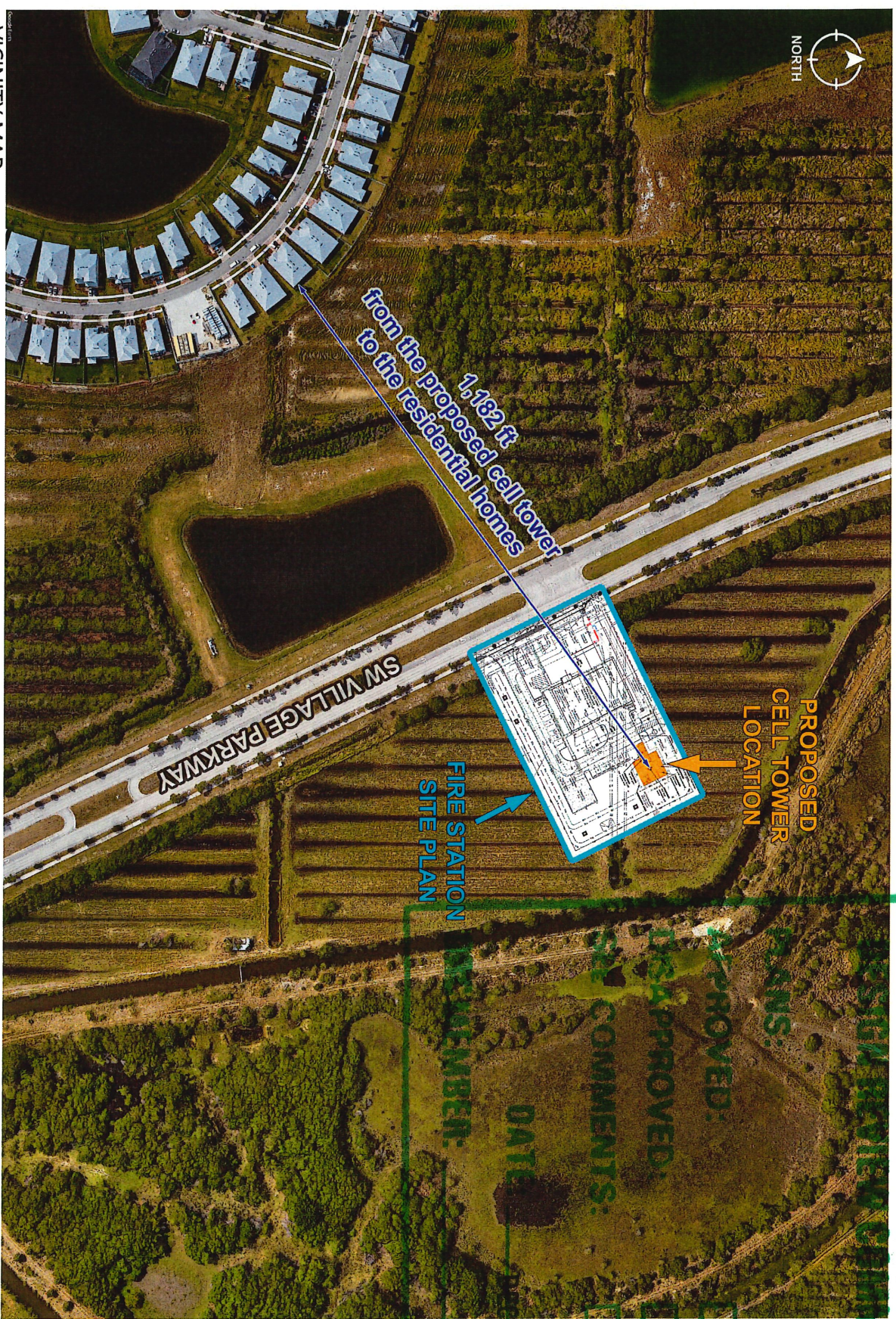
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Designed by

VP
Drawn by



11/05/2024

SHEET 03 of 03



VICINITY MAP



1,182 ft
from the proposed cell tower
to the residential homes

SW VILLAGE PARKWAY

PROPOSED
CELL TOWER
LOCATION

FIRE STATION
SITE PLAN

TRADITION

SHEET 01 of 01

11/05/2024

FIRE STATION #20 - CELL TOWER
MINOR SITE PLAN AMENDMENT
SPECIAL EXCEPTION USE
TRADITION

TM
Designed by
VP
Drawn by



APPROVED:
DATE: 06/09/24
COMMENTS: