



TRADITION

Tradition Design Review Committee Architectural Review

10807 SW Tradition Square Port St. Lucie, FL 34987

Phone (772) 345-5101

Date: 7.28.23

To: EDC

*Attention: Brad Currie
10250 SW Village Parkway, #201
Port St. Lucie, FL 34987*

Regarding: St. Lucie Fire Station No. 20 – Preliminary Site Plan, Elevations & Landscape

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 With Comments

The Committee has reviewed this application and has approved it with the following comments:

- Full TDRC deposit and review fees will be due (as noted in the DRC Application) upon submittal of signage, final landscape plans, final elevations and colors/materials board*
- Submittal is required to Southern Grove Community Development District for irrigation and drainage permit – please contact Culpepper & Terpening, Attention Kelly Cranford 2980 S. 25th Street, Fort Pierce, FL 34981 (772) 464-3537 x222, kcranford@ct-eng.com*
- Need to show how project outfall connects with existing Master Stormwater System*

Thank you.

Tradition Design Review Committee



10295 SW VILLAGE PARKWAY
PORT SAINT LUCIE, FL 34987
772-462-2455

ST. LUCIE COUNTY FIRE STATION #20

S.W. VILLAGE PARKWAY

SITE PLAN

PORT ST. LUCIE

FLORIDA

DATE: _____

23-217

10F 2



LOCATION MAP
SCALE 1" = 400'

LEGAL DESCRIPTION:
PARCEL AS SHOWN ON PLAT OF CONCRETE DRIVE #10, AS RECORDED IN PUBLIC RECORDS OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, CONTAINS HEREIN SUBJECT OR PART THEREOF, MORE OR LESS.

PROJECT NAME: ST. LUCIE COUNTY FIRE STATION #20

PROJECT ADDRESS: 41543600000

OWNER: ST. LUCIE COUNTY FIRE DISTRICT

ARCHITECT: MANAGER/ARCHITECT, INC. 1220 SW VILLAGE PARKWAY, SUITE 201, PORT SAINT LUCIE, FL 34987

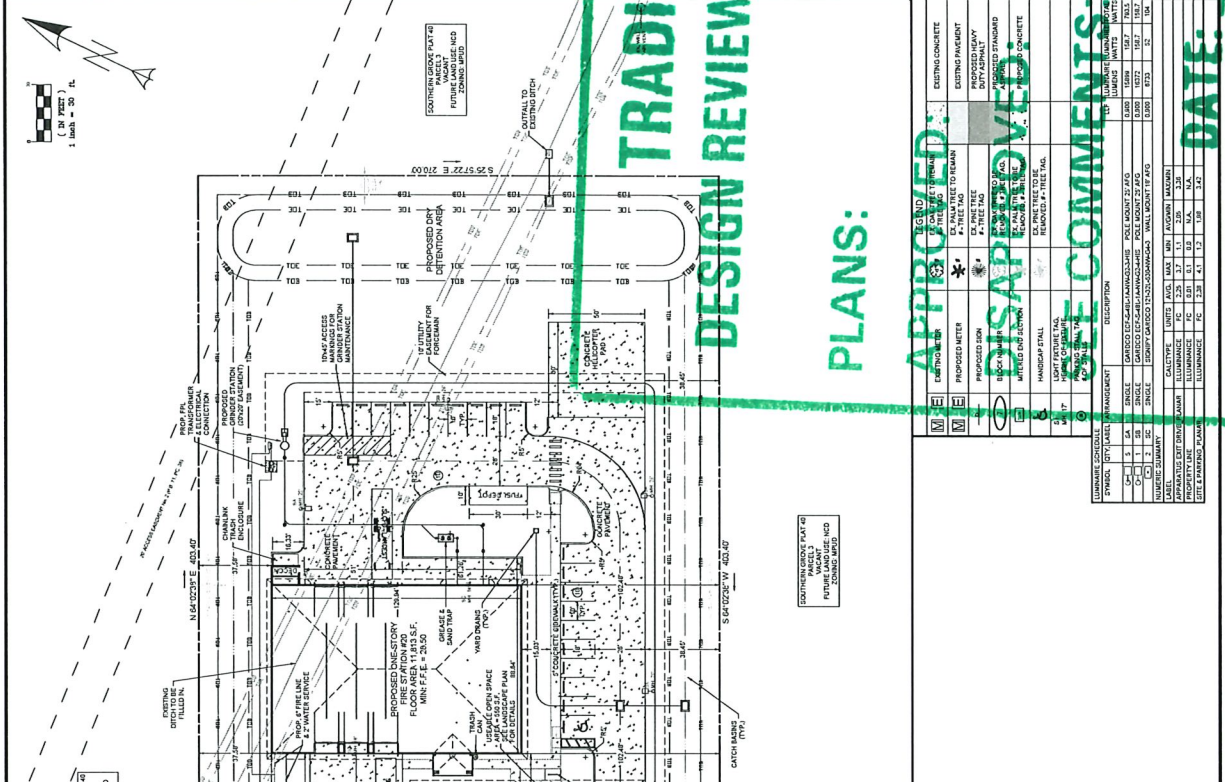
ENGINEERING: ENGINEERING DESIGN & CONSTRUCTION INC. 10295 SW VILLAGE PARKWAY, SUITE 201, PORT SAINT LUCIE, FL 34987

PLANNING: ENGINEERING DESIGN & CONSTRUCTION INC. 10295 SW VILLAGE PARKWAY, SUITE 201, PORT SAINT LUCIE, FL 34987

PERMITS: 45387 SF, 6332 SF + 37,279 SF

USEABLE OPEN SPACE AREA: 14,618.57 (3,349 AC) ± 0.11 AC

FLOOD ZONE: CONSIDERED TO BE IN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD HAZARD MAP AND AS DETERMINED BY THE FLOOD HAZARD MAP AND AS DETERMINED BY THE FLOOD HAZARD MAP.

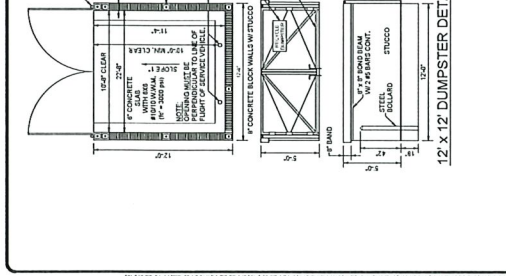
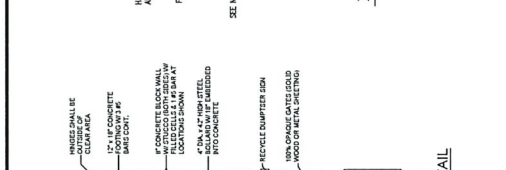
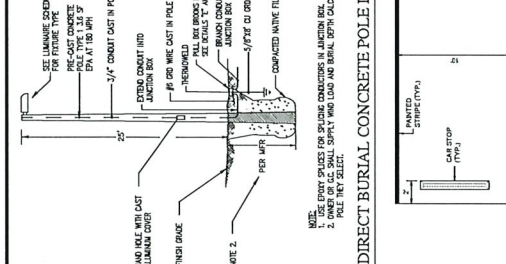
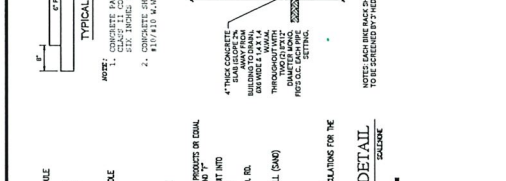
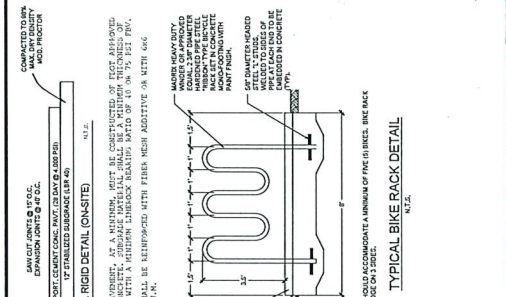


LUMINAIRE GENERAL		TRAFFIC SIGNAGE	
TYPE	DESCRIPTION	TYPE	DESCRIPTION
1	STREET LIGHTING	1	STOP SIGN
2	DRIVEWAY LIGHTING	2	YIELD SIGN
3	AREA LIGHTING	3	NO PARKING SIGN
4	WALL MOUNTED LIGHTING	4	NO LEFT TURN SIGN
5	POLE MOUNTED LIGHTING	5	NO RIGHT TURN SIGN
6	UNDERGROUND LIGHTING	6	NO U-TURN SIGN
7	RECESSED LIGHTING	7	NO THROUGH TRAFFIC SIGN
8	TRUCK MOUNTED LIGHTING	8	NO U-TURN ON RED SIGN
9	WALL MOUNTED LIGHTING	9	NO U-TURN ON RED SIGN
10	POLE MOUNTED LIGHTING	10	NO U-TURN ON RED SIGN
11	RECESSED LIGHTING	11	NO U-TURN ON RED SIGN
12	TRUCK MOUNTED LIGHTING	12	NO U-TURN ON RED SIGN
13	WALL MOUNTED LIGHTING	13	NO U-TURN ON RED SIGN
14	POLE MOUNTED LIGHTING	14	NO U-TURN ON RED SIGN
15	RECESSED LIGHTING	15	NO U-TURN ON RED SIGN
16	TRUCK MOUNTED LIGHTING	16	NO U-TURN ON RED SIGN
17	WALL MOUNTED LIGHTING	17	NO U-TURN ON RED SIGN
18	POLE MOUNTED LIGHTING	18	NO U-TURN ON RED SIGN
19	RECESSED LIGHTING	19	NO U-TURN ON RED SIGN
20	TRUCK MOUNTED LIGHTING	20	NO U-TURN ON RED SIGN

DATE: 2/8/2023

DRC MEMBER: *[Signature]*

DESCRIPTION	EXISTING (YES/NO)	PROPOSED (YES/NO)	REVISIONS BY (YES OR NO)
WETLANDS	NO	NA	NA
RARE SPECIES	NO	NA	NA
THREATENED SPECIES	NO	NA	NA
ENDANGERED SPECIES	NO	NA	NA
LISTED SPECIES	NO	NA	NA
MANAGEROIC VEGETATION	NA	NA	NA



TRADITION DESIGN REVIEW COMMITTEE

PLANS: APPROVED:

DISAPPROVED:

SEE COMMENTS:

DATE: JUL 28 2023

DRC MEMBER: [Signature]

PROJECT NO. 10250 SW VILLAGE PARKWAY - SAITS-19
 PSLUSD FILE NO. XXX
 23-217

NOTES: CONCRETE REINFORCEMENT SHALL BE CONSTRUCTED OF FIBER APPROVED REINFORCING STEEL WITH A MINIMUM TENSILE STRENGTH OF 60,000 PSI. CONCRETE SHALL BE REINFORCED WITH FIBERS WESH ADDITIVE OR WITH #66.

4" THICK CONCRETE SHALL BE CAST INTO FORMS WITH A FINISH TO MATCH ADJACENT CONCRETE. REINFORCEMENT SHALL BE CAST INTO CONCRETE WITH A MINIMUM OF 3" CLEARANCE FROM ALL SURFACES.

NOTES: EACH BIKE RACK SHOULD ACCOMMODATE A MINIMUM OF FIVE (5) BIKES. BIKE RACKS TO BE SECURED BY FIBRE IN A 3" BORE.

R838 Systems
 Local Beacon Control and Emergency Vehicle Warning Systems

Wireless beacon control for fire stations, emergency vehicle stations, and more.
 Vehicle warning systems improve safety by increasing driver compliance and yield rates to stationing emergency vehicles.

R838 Systems
 Local Beacon Control and Emergency Vehicle Warning Systems

SAFETY + CONTROL

Wireless beacon control for fire stations, emergency vehicle stations, and more.
 Vehicle warning systems improve safety by increasing driver compliance and yield rates to stationing emergency vehicles.

GENERAL NOTES

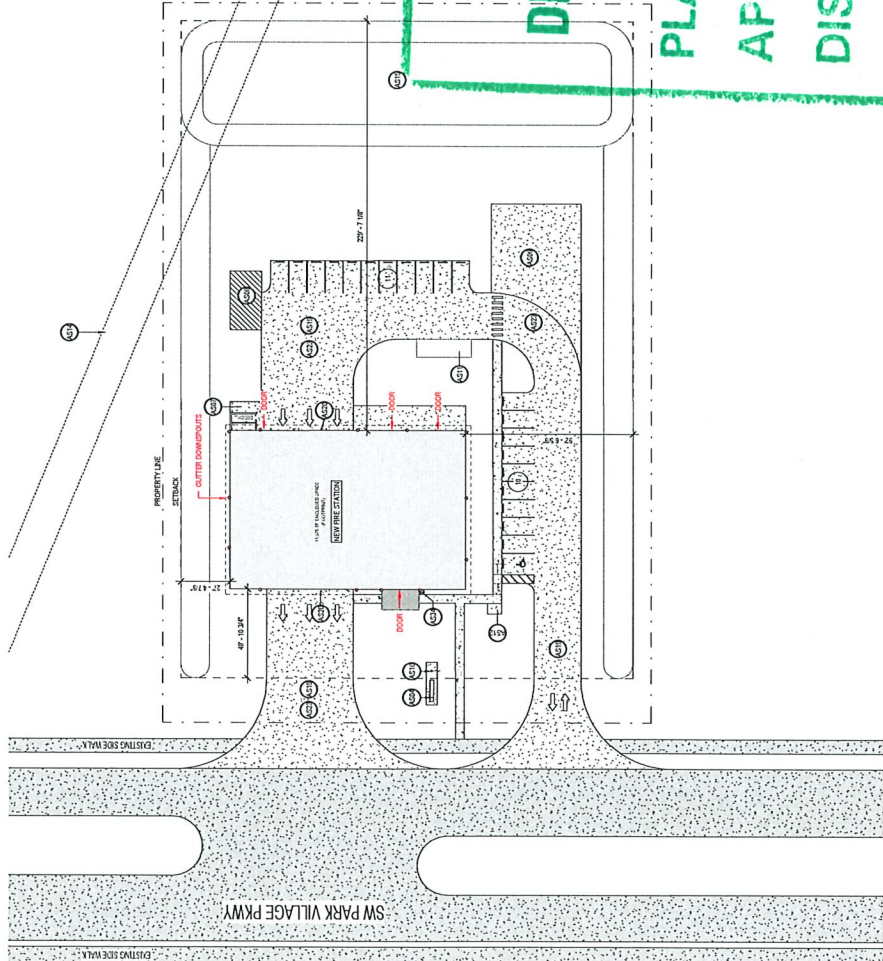
1. BOARD OF ZONING APPEALS TO THE EXTENT REQUIRED TO COMPLETE THE WORK.
2. REFER TO CIVIL AND MEP DRAWINGS AND ACCESS POINT.
3. REFER TO CIVIL AND LANDSCAPE ARCHITECTURE DRAWINGS.

ZONING LEGEND

- COMMERCIAL DISTRICT (C-2)
- INDUSTRIAL USE (I-1)
- RESIDENTIAL SINGLE-FAMILY (R-1)
- RESIDENTIAL MEDIUM-DENSITY (R-2)
- RESIDENTIAL HIGH-DENSITY (R-3)
- OFFICE (O-1)
- RETAIL (R-1)
- RESTAURANT (R-2)
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SITE PLAN LEGEND

- 3" X 6" AFF
- FRESH FLOOR LEVEL AT BLOWING ENTRY POINT
- AREA N/C
- NEW BUILDING
- GREENSPACE
- ACCESSIBLE ROUTE
- PROPERTY LINE
- SETBACK
- ROOF OVERHANG
- ELEMENT
- FENCE
- FIRE DEPARTMENT CONNECTION
- NAME OF PARKING SPACE



TRADITION DESIGN REVIEW COMMITTEE

PLANS: APPROVED: DISAPPROVED:

PARKING COUNT - FIRE STATION

NUMBER	TYPE	TOTAL REQ.	PROVIDED	N.C. PROVIDED	BI-CYCLE REQ.	BI-CYCLE PROVIDED
8	STANDARD	8	8	0	0	0
11	BI-CYCLE	11	11	0	0	0
TOTAL		19	19	0	0	0

SEE COMMENTS:

DATE: JUL 28 2023

DRC MEMBER: *[Signature]*

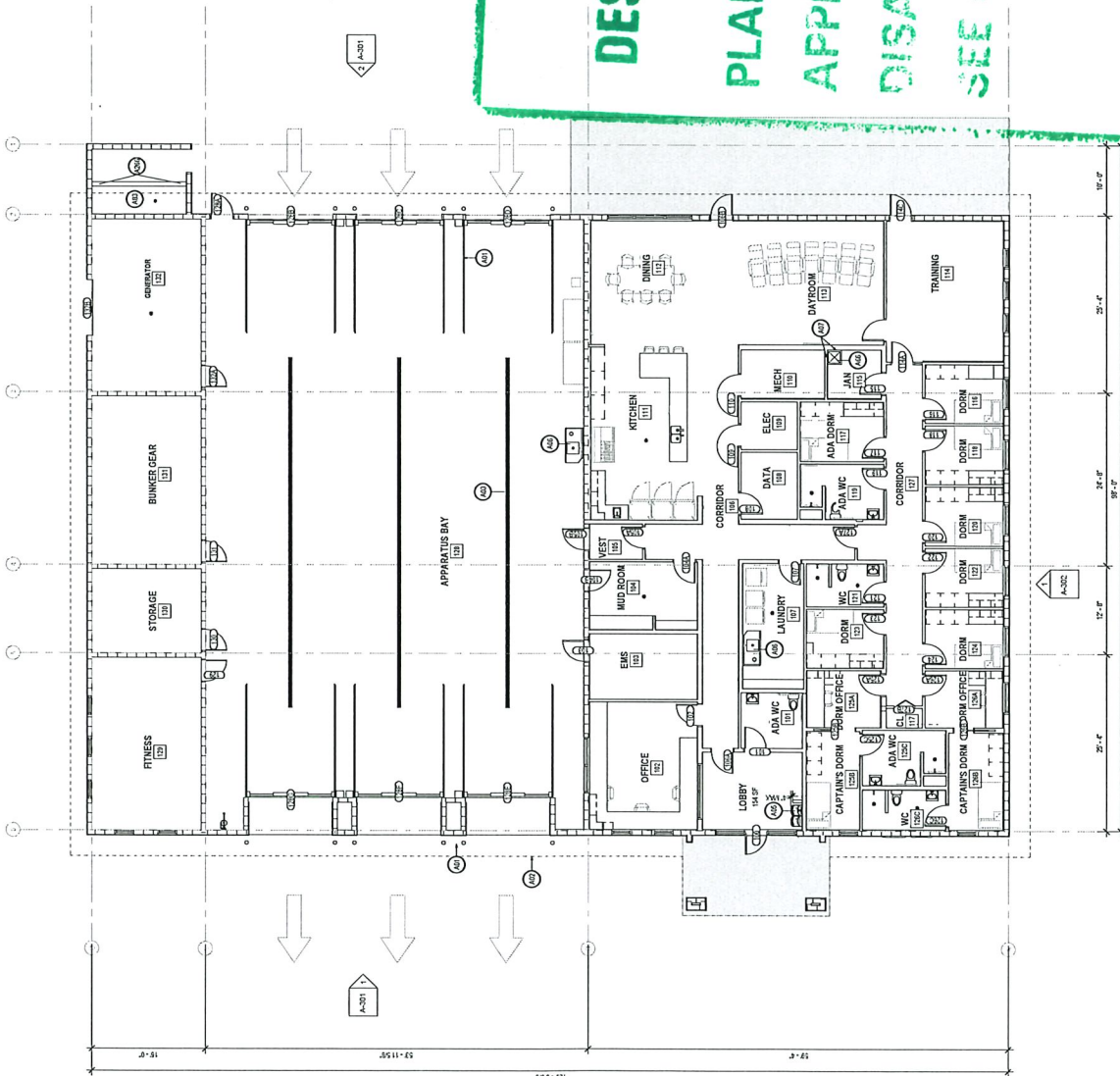
GENERAL NOTES

1. PROVIDE SUPPORT FOR WALL MOUNTED CABINETS AND PLUMBING FIXTURES, STEEL TRUSS BRACING AND OTHER ITEMS TO BE LOCATED AT 16 O.C. OR NOTICES THEREAFTER.
2. COMPLETE ALL MATERIALS IN TYPES I & II CONSTRUCTION TO COMPLY WITH THE 2018 FIRE RETARDANT - TREATED WOOD (PART 1) & 1.10.1.
3. SEE SHEETS A-101 TO A-105 FOR PARTITION TYPE DETAILS AND NOTES. A-101 FOR DOOR SCHEDULE, A-102 FOR STAIRS, ELEVATORS AND RAMP WALLS.
4. SEE A-101 TO 110 FOR PARTITION TYPE FUNCTION, WALL TYPE INFORMATION.
5. SEE SHEET A-101 & A-102 FOR ADDITIONAL WALL TAGS ON HIGH WALLS.
6. PROVIDE IMPACT RESISTANT OPERATIONS ON ALL WALLS UP TO 6'.
7. PROVIDE SUPPORT FOR ALL WALL MOUNT CABINETS, TV'S, BATHROOMS, CHAIRS, AND PLUMBING FIXTURES.
8. PROVIDE IMPACT RESISTANT OPERATIONS ON ALL WALLS UP TO 6' AT ALL LOCATIONS SHOWING THE FINISH SET TO BE USED FOR IMPACT.
9. PROVIDE IMPACT RESISTANT OVER UP TO 8' AFF AT ALL OVER PARTITIONS.



Wannemacher Jensen
Architects, Inc.
132 Morris Lane Drive, Unit 101
Riverside, CA 92504
Tel: (951) 514-2222
Fax: (951) 514-2223
www.wannemacher.com

Material	Remarks
1.01	CONCRETE (FLOOR) (TYPE I & II)
1.02	CONCRETE (FLOOR) (TYPE I & II)
1.03	CONCRETE (FLOOR) (TYPE I & II)
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TRADITION DESIGN REVIEW COMMITTEE

PLANS:

APPROVED:

DISAPPROVED:

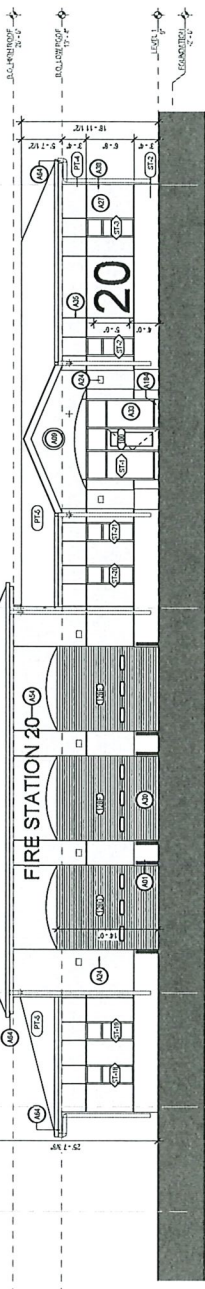
SEE COMMENTS:

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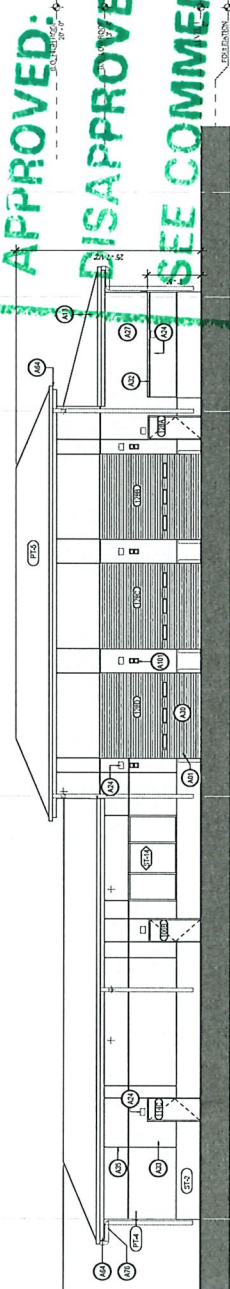
DATE: JUL 28 2023

DRC MEMBER: *[Signature]*

Item Number	Specific Finish - Awarding	Material / Note
AS1	CONCRETE FLOOR (SEE SCHEDULES)	SEE SPECIFICATIONS, ONE AND NOTES
AS2	CONCRETE FLOOR (SEE SCHEDULES)	SEE SPECIFICATIONS, ONE AND NOTES
AS3	CONCRETE FLOOR (SEE SCHEDULES)	SEE SPECIFICATIONS, ONE AND NOTES
AS4	CONCRETE FLOOR (SEE SCHEDULES)	SEE SPECIFICATIONS, ONE AND NOTES
AS5	CONCRETE FLOOR (SEE SCHEDULES)	SEE SPECIFICATIONS, ONE AND NOTES
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AS49	CONCRETE FLOOR (SEE SCHEDULES)	SEE SPECIFICATIONS, ONE AND NOTES
AS50	CONCRETE FLOOR (SEE SCHEDULES)	SEE SPECIFICATIONS, ONE AND NOTES



1 EAST ELEVATION
 10'-0" x 4'-0"



2 WEST ELEVATION
 10'-0" x 4'-0"

TRADITION DESIGN REVIEW COMMITTEE

PLANS:

APPROVED:

DISAPPROVED:

SEE COMMENTS:

APPROVED
 DISAPPROVED
 SEE COMMENTS

DATE: JUL 28 2023

DRC MEMBER: *[Signature]*

Finish Number	Specific Finish - Elevations	Material Ref.
A1	IF CONCRETE BUILT OVER WIRE MESH, REEFER SPECIFICALLY. ONE AND PRESS	
A2	CONCRETE BUILT OVER WIRE MESH, REEFER SPECIFICALLY. ONE AND PRESS	
A3	CONCRETE BUILT OVER WIRE MESH, REEFER SPECIFICALLY. ONE AND PRESS	
A4	CONCRETE BUILT OVER WIRE MESH, REEFER SPECIFICALLY. ONE AND PRESS	
A5	CONCRETE BUILT OVER WIRE MESH, REEFER SPECIFICALLY. ONE AND PRESS	
A6	CONCRETE BUILT OVER WIRE MESH, REEFER SPECIFICALLY. ONE AND PRESS	
A7	CONCRETE BUILT OVER WIRE MESH, REEFER SPECIFICALLY. ONE AND PRESS	
A8	CONCRETE BUILT OVER WIRE MESH, REEFER SPECIFICALLY. ONE AND PRESS	
A9	CONCRETE BUILT OVER WIRE MESH, REEFER SPECIFICALLY. ONE AND PRESS	
A10	CONCRETE BUILT OVER WIRE MESH, REEFER SPECIFICALLY. ONE AND PRESS	
A11	CONCRETE BUILT OVER WIRE MESH, REEFER SPECIFICALLY. ONE AND PRESS	
A12	CONCRETE BUILT OVER WIRE MESH, REEFER SPECIFICALLY. ONE AND PRESS	
A13	CONCRETE BUILT OVER WIRE MESH, REEFER SPECIFICALLY. ONE AND PRESS	
A14	CONCRETE BUILT OVER WIRE MESH, REEFER SPECIFICALLY. ONE AND PRESS	
A15	CONCRETE BUILT OVER WIRE MESH, REEFER SPECIFICALLY. ONE AND PRESS	
A16	CONCRETE BUILT OVER WIRE MESH, REEFER SPECIFICALLY. ONE AND PRESS	
A17	CONCRETE BUILT OVER WIRE MESH, REEFER SPECIFICALLY. ONE AND PRESS	
A18	CONCRETE BUILT OVER WIRE MESH, REEFER SPECIFICALLY. ONE AND PRESS	
A19	CONCRETE BUILT OVER WIRE MESH, REEFER SPECIFICALLY. ONE AND PRESS	
A20	CONCRETE BUILT OVER WIRE MESH, REEFER SPECIFICALLY. ONE AND PRESS	

- FINISH LEGEND**
- (P1) DESCRIPTION: EXTERIOR PAINT ON STUCCO FINISH TO MATCH EXISTING FACED TO MATCH
 - (S1) DESCRIPTION: LIMESTONE CLADDING
 - (P2) DESCRIPTION: COLOR FOR STAINING GUM ROOF COLOR: TRD



1 NORTH ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"

TRADITION DESIGN REVIEW COMMITTEE

PLANS:

APPROVED:

DISAPPROVED:

SEE COMMENTS:

DATE: JUL 28 2023

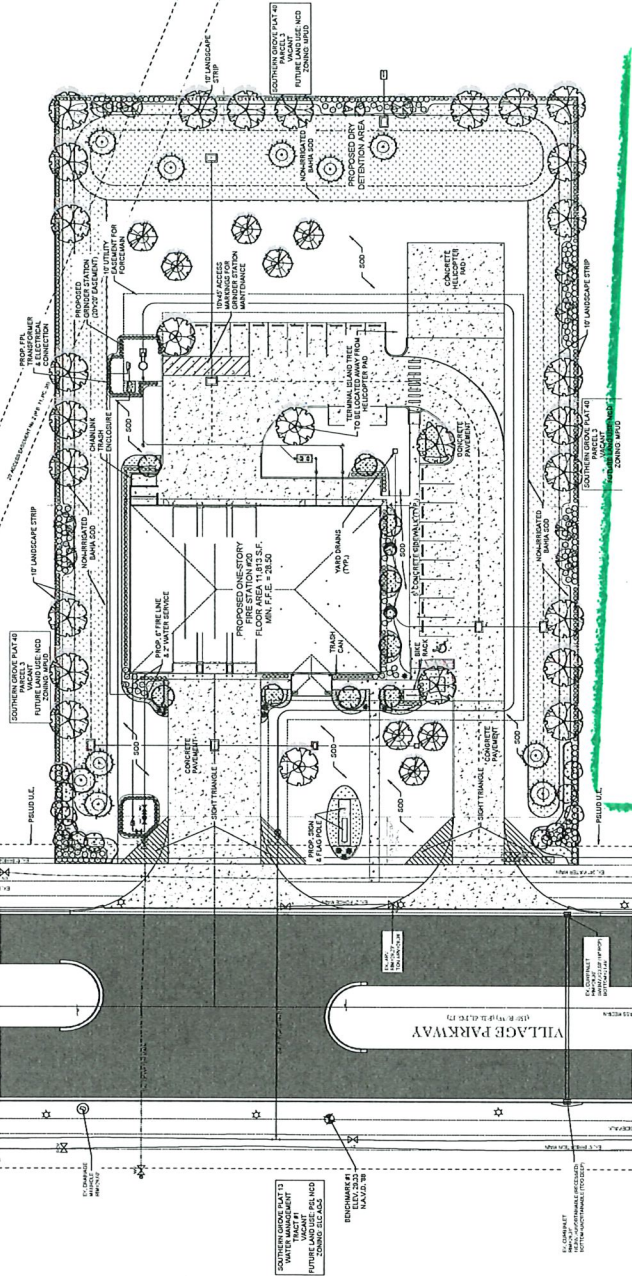
DRC MEMBER: *[Signature]*

General Landscape Notes

- At least 50% of all required trees shall be of a native species.
- All plant material to be Florida No. 1 or better.
- All landscape & sod areas to be irrigated by an automated system that provides 100% coverage with 100% overlap with a minimum 4" w.e. of water.
- All landscaping at intersection and corners complies with Section 5.2 of the City of Palm Beach Ordinance 2015-2016 to provide a clear sight triangle with a minimum 25' x 25' sight triangle. All hedges and shrubs with in the 25' sight triangle will be maintained at a height no higher than 2' above the crown elevation of the road. In addition, the foliage line any tree within the 25' sight triangle will be maintained at a height of no less than 5' above the road crown.

PSLUSD Notes for Landscape Plans

- All new landscaping within utility easements and within ten (10) feet of utility easements shall comply with PSLUSD technical specifications, policies, and codes.
- No landscaping other than sod grasses may be planted within a 5' radius maintenance area of any utility appearance such as water meters, backflow devices, fire hydrants, sanitary sewer cleanouts, and other utility structures. These shall not be planted within ten (10) feet of any poles.
- No landscaping shall be planted in such a manner as to adversely affect utility installation, operation and maintenance.
- No landscaping shall be planted in a manner that would adversely affect utility easements. Landscaping shall be in compliance with Chapter 154 of the City of Palm Beach Code of Ordinances, PSLUSD technical specifications and policies.
- All landscaping within City utility easements shall comply with PSLUSD technical specifications, policies, and codes.
- All landscaping shall meet the latest PSLUSD Landscape Policy and shall not be placed in a manner that would create conflicts with the utility easements.
- Trees shall not be planted within ten (10) feet of any PSLUSD underground infrastructure.
- No landscaping other than sod grasses shall be located within 5' of a PSLUSD appearance such as water meter assembly, backflow device, fire hydrant or sewer cleanout, etc.



PROJECT TEAM
LANDSCAPE ARCHITECT
LANDSCAPE ARCHITECT
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www.landscape.com

ST. LUCIE COUNTY FIRE STATION #20
S.W. VILLAGE PARKWAY
Landscape Plan
Florida
Port Saint Lucie

Revision	Date	Description	Drawn By	Checked By
1	7/12/23	PG Landscape Plan		



Drawn By: BW
Checked By: PG
Scale: 1" = 30'
SCALE 1" = 30'
0 15' 30' 60'
LS-1

Plant Schedule:

SYMBOL	QUANTITY	TREE	COMMON NAME	HEIGHT	CONTAINER	WIND PROTECTION	NOTES	PLANTING	WATERING	MAINTENANCE	CALLOUT
(Symbol)	2	Elaeagnus	Elaeagnus	14 FT	600		3 CT, CTD, SP	18 W	18 W	2" Caliper	2" Caliper
(Symbol)	10	Taxodium	Taxodium	16 FT	B&B		SP	18 W	18 W	4" Caliper	4" Caliper
(Symbol)	28	Quercus	Quercus	10 FT	1000		18 W	18 W	18 W	2" Caliper	2" Caliper
(Symbol)	9	Molloya	Molloya	16 FT			SP	18 W	18 W	4" Caliper	4" Caliper
(Symbol)	45	Chrysolepis	Chrysolepis	16 FT	30		SP	18 W	18 W	2" Caliper	2" Caliper
(Symbol)	129	Coccoloba	Coccoloba	16 FT	30		SP	18 W	18 W	2" Caliper	2" Caliper
(Symbol)	78	Mycobolus	Mycobolus	16 FT	30		SP	18 W	18 W	2" Caliper	2" Caliper
(Symbol)	97	Raphanopis	Raphanopis	16 FT	30		SP	18 W	18 W	2" Caliper	2" Caliper
(Symbol)	101	Centropogon	Centropogon	16 FT	30		SP	18 W	18 W	2" Caliper	2" Caliper
(Symbol)	265	Mulberry	Mulberry	10 FT	10		SP	18 W	18 W	2" Caliper	2" Caliper

TRADITION DESIGN REVIEW COMMITTEE PLANS:

ITEM	STATUS	DATE	COMMENTS
1	APPROVED	JUL 28 2023	APPROVED FOR CONSTRUCTION
2	DISAPPROVED		SEE COMMENTS

PSL PROJECT NO. PSL-2023-003
PSL FILE NO. XXX
DATE: JUL 28 2023
DRC MEMBER: [Signature]
Free of Fees and Penalties

Required Tree Credits:

Category	Native%	# of Species	Flowering%	Drought Tolerant%	Palm%
Site Perimeter	52				
Building Foundation Perimeter	13				
Parking Lot Terminal Islands	4				
Total:	69	35	25%=17	50%=35	50%=30 (Max)

Provided Tree Credits:

Category	Native	# of Species	Flowering	Drought Tolerant	Palm
Total:	69	45	18	45	23

Required Shrub Credits:

Category	Native%	Drought Tolerant%
Site Perimeter	64.3	25%=161
Building(s) Foundation Perimeter	160	25%=40
Total:	80.3	201

Provided Shrub Credits:

Category	Native%	Drought Tolerant%
Total:	816	662

Required Groundcover Credits:

Category	Native%	Flowering%	Drought Tolerant%
Building Foundation & Perimeters (320 X 5 X 25)	400 SF	25%=100 SF	10%=40 SF
Total:	400 SF	100 SF	40 SF

Provided Groundcover Credits:

Category	Native	Flowering	Drought Tolerant
Total:	1700	1500 SF	1500 SF