

CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

June 19, 2014

For: Pierce 131 LLC
c/o Jeffery T. Schnars, P.E.
949A Clint Moore Road
Boca Raton, FL 33487

Re: *Technical Review - Final Plat Approval*
Carriage Point Estates - Selvitz & Ralls Roads

Dear Mr. Schnars,

The following are advisory comments from the Planning Department's review of the application for Final Plat:

- 1) The Developer's Agreement, Engineer's Estimate, and Financial Security will need to be agreed upon and approved by the Attorney's office prior to the City Commission meeting for Final Plat Approval.

Please address this item as part of the July 7th City Commission meeting submittal. The deadline for submission for the July 7th meeting is by end of business, Wednesday, June 25, 2014. Please contact me should you have any questions regarding the project at (772) 467-3738 or by e-mail: sramseth@city-ftpierce.com.

Sincerely,

Sandy Ramseth, AICP
Senior Planner



CITY OF FORT PIERCE DEPARTMENT OF ENGINEERING

Roadway Design, Engineering Reviews, Stormwater Utility Management,
Project Management, Traffic Control and Maintenance

INTEROFFICE MEMORANDUM

TO: Sandy Ramseth, AICP, Senior Planner

FROM: John R. Andrews, P.E., City Engineer

DATE: June 18, 2014

PROJECT: Carriage Pointe (10 Mile Estates)
Request for Final Plat Approval

cc:

Attachment(s):

This is to advise you that we have completed the review of the following documents as received by this office on June 16, 2014:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Final Plat | <input type="checkbox"/> Permits & Approved Site Plan |
| <input type="checkbox"/> Test Reports & Related Documents | <input type="checkbox"/> Certificate of Completion |
| <input type="checkbox"/> Record Drawings | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies | |

Based on our reviews and appropriate site final inspection, we Recommend Do Not Recommend

- Plat approval w/ conditions Building Permit C/O

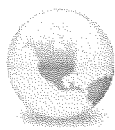
Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for 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.

- Please refer to the attached condition

This approval of the Final Plat is based on the following condition:

- 1) Prior to issuance of the first building permit, all stop signs and street signs shall be in place.

JRA/tst



RE: Carriage Point Final Plat <Watchdog: Virus checked>

Lugey Dawson

to:

'Sandra Ramseth'

06/18/2014 12:01 PM

Cc:

James Carnes

[Hide Details](#)

From: Lugey Dawson <ldawson@fpua.com>

To: 'Sandra Ramseth' <SRamseth@City-FtPierce.Com>,

Cc: James Carnes <jcarnes@fpua.com>

Good morning Sandra,

Please see below the comments from W/WW:

Upon review of the attached Carriage Pointe Final Platt, I find that they have addressed our comments by clearly identifying FPUA's utility easements. **Approved!**

Thank you.

Lugey Dawson

Engineering Coordinator

Fort Pierce Utilities Authority

Water/Wastewater Engineering

1701 S. 37th Street

Fort Pierce, FL 34947

Telephone: (772) 466-1600, Ext. 3428

Fax: (772) 468-2414

www.fpu.com

From: Sandra Ramseth [<mailto:SRamseth@City-FtPierce.Com>]

Sent: Wednesday, June 18, 2014 8:33 AM

To: Lugey Dawson

Subject: RE: Carriage Point Final Plat <Watchdog: Virus checked>

REVISED plat as promised.

Regards,

Sandy Ramseth, AICP

Senior Planner

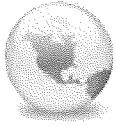
(772) 467-3738

Planning Department

City of Fort Pierce

PO Box 1480

Fort Pierce, FL 349544



Technical Reveiw Project # 11-41000001 Carriage Pointe- Final Plat <Watchdog: Virus checked>

Jason Mittler

to:

'SRamseth@City-FtPierce.com'

06/03/2014 11:25 AM

Cc:

Paul Laguerre, Javier Cisneros

Hide Details

From: Jason Mittler <jmittler@fpua.com>

To: "'SRamseth@City-FtPierce.com'" <SRamseth@City-FtPierce.com>,

Cc: Paul Laguerre <plaguerre@fpua.com>, Javier Cisneros <jcisneros@fpua.com>

Sandy,

FPUA Electric & Gas do not have any comments or objections concerning this project.

Please feel free to contact me if you have any questions.

Thanks

Jason Mittler

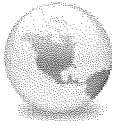
Utility Designer

Electric & Gas Engineering

772-466-1600x6306

Please note: Florida has a very broad public records law. Most written communications to or from Fort Pierce Utilities Authority employees regarding government business are public records, available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

(For additional information, go to http://www.fpua.com/important_information/privacy.php)



RE: Carriage Point - Revised Final Plat Comments <Watchdog: Virus checked>

Ron Harris

to:

Sandra Ramseth

06/18/2014 04:13 PM

Cc:

Michael Powley

Hide Details

From: Ron Harris <harrisr@stlucieco.org>

To: Sandra Ramseth <SRamseth@City-FtPierce.Com>,

Cc: Michael Powley <powleym@stlucieco.org>

Sandra:

Previous comments have been addressed.

Sincerely,

Ron Harris, PLS
County Surveyor

2300 Virginia Avenue
Ft. Pierce, Florida 34982
772 462-1721

From: Sandra Ramseth [<mailto:SRamseth@City-FtPierce.Com>]

Sent: Wednesday, June 18, 2014 4:08 PM

To: Ron Harris

Subject: Carriage Point - Revised Final Plat Comments <Watchdog: Virus checked>

Good Afternoon Ron,

Did you receive the REVISED final Plat for Carriage Point that I sent out on June 13? The revisions were based on comments you had provided on May 27th. Do you have any new comments or does the Plat pass muster with you as revised? Thank you.

Regards,

Sandy Ramseth, AICP

Senior Planner

(772) 467-3738

Planning Department

City of Fort Pierce

PO Box 1480

Fort Pierce, FL 349544



RE: TRC - Carriage Point Final Plat <Watchdog: Virus checked>

Peter Buchwald

to:

'Sandra Ramseth'

06/18/2014 05:05 PM

Hide Details

From: Peter Buchwald <BuchwaldP@stlucieco.org>

To: 'Sandra Ramseth' <SRamseth@City-FtPierce.Com>,

Dear Ms. Ramseth:

The St. Lucie Transportation Planning Organization (St. Lucie TPO) has reviewed the above-referenced Final Plat. Comments with regard to the potential impacts of the proposed subdivision on the transportation network of the St. Lucie TPO area are provided as follows.

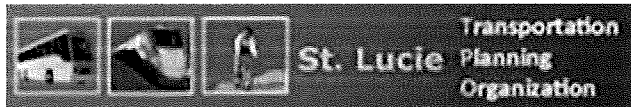
The connections of the proposed subdivision to the transportation network of the St. Lucie TPO area appear to be limited to a single connection. Therefore, the transportation improvements associated with the proposed subdivision are inconsistent with several of the Goals, Objectives, and Policies of the St. Lucie TPO 2035 Regional Long Range Transportation Plan.

However, based on the City's policy of accepting previous approvals and associated conditions of approvals by St. Lucie County of development applications upon annexation of the property into the City limits, the St. Lucie TPO does not have any additional comments pertaining to the above-referenced Final Plat.

Please contact me should you require any additional information or clarification pertaining to the St. Lucie TPO's review of the above-referenced Final Plat.

Sincerely,

Peter Buchwald, AICP
Executive Director



Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953

www.stlucietpo.org

Tel: (772) 462-1593

Fax: (772) 785-5839

Email: buchwaldp@stlucieco.org

From: Sandra Ramseth [<mailto:SRamseth@City-FtPierce.Com>]

Sent: Tuesday, June 17, 2014 2:23 PM

To: Kim West; marc meyers; Peggy Arraiz; Tracy Telle; Leticia Cruz; Paul Bertram; Julie Bye; Robbie Creswell; dfoxx@slcfd.org; Ron Harris; Jeffrey Johnson; mreals@fppwd.com; jcisneros@fpua.com; vschulte@fpua.com; Corine Williams; Edward DeFini; Peter Buchwald; djohnson@fppwd.com; gprescott@fppd.org; rcurry@fppd.org; cglennreed@fppd.org; marty.sanders@stlucieschools.org; victor.faconti@flhealth.gov; WWW_FPUA@fpua.com

Subject: TRC - Carriage Point Final Plat <Watchdog: Virus checked>

Good Afternoon All,

For those of you who had comments/concerns with the most recent submittal of the Carriage Pointe Final Plat,

<file:///C:/Users/sramseth/AppData/Local/Temp/notesAA14B2/~web0236.htm>

6/18/2014

Memo

To: Lt. Robert Curry

From: Officer Cheryl Glenn-Reed



Date: 6/16/2014

Re: Final Plat – Carriage Pointe Subdivision (Selvitz Road near Edwards Road)

A copy of this Final Plat was not distributed to the Fort Pierce Police Department. Per Sandra Ramseth, she did not see a need to issue the Fort Pierce Police Department this particular Plat.