



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

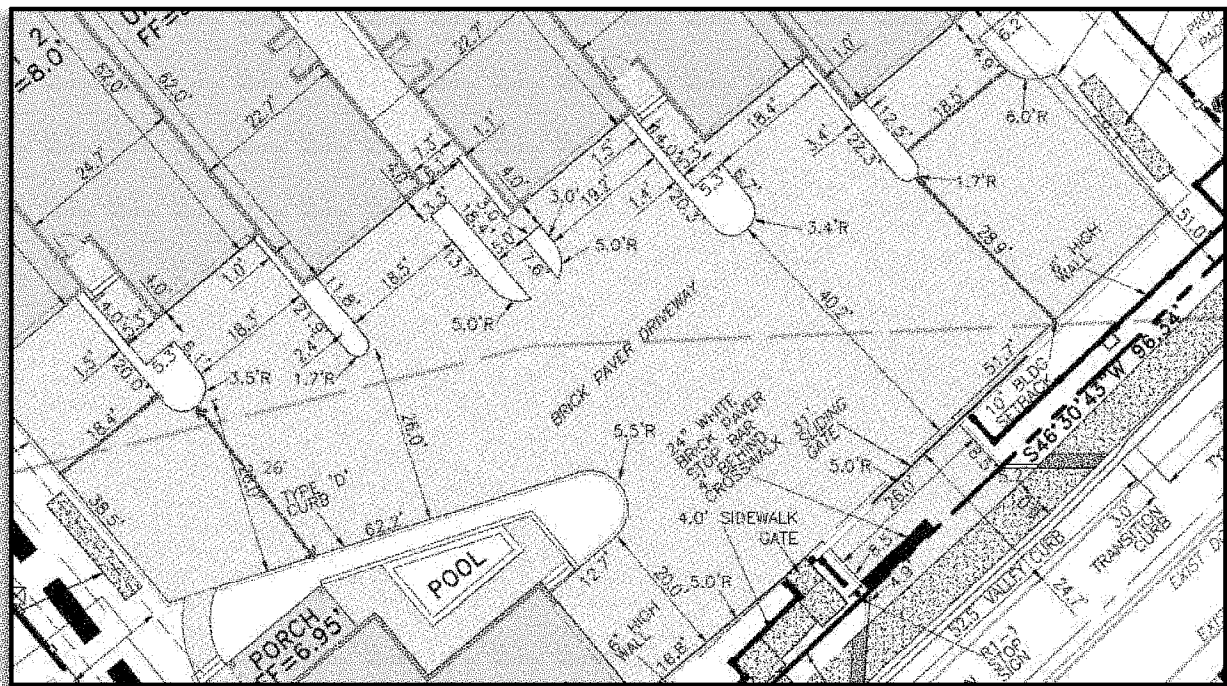
REBECCA GROHALL, AICP, PLANNING MANAGER  
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW  
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

**TO:** Jodah B. Bittle, P.E.  
**FROM:** Clarissa Davis, Planner  
**RE:** Inlet Palms Townhomes; Zoning Atlas Amendment, Preliminary Plat & Planned Development Review  
**DATE:** May 18, 2015

Mr. Bittle,

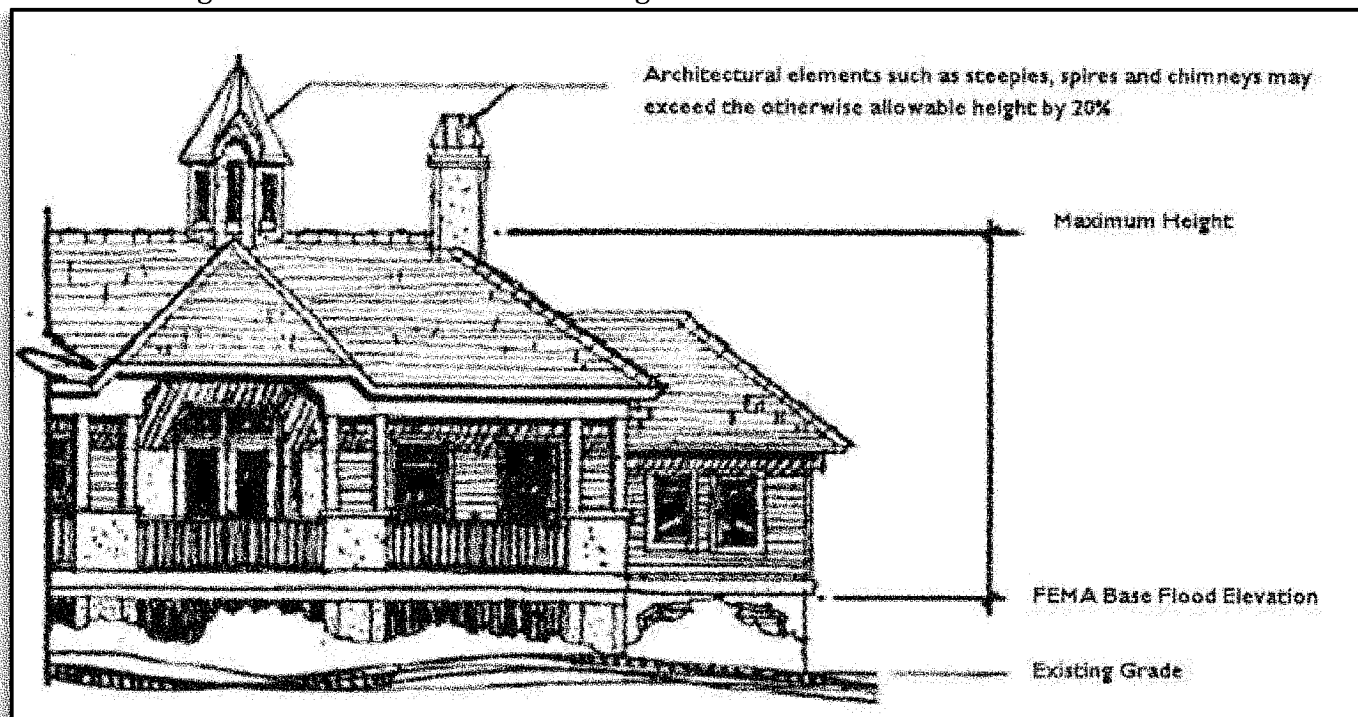
I have reviewed the proposed Inlet Palms project located at 1502 Seaway Drive and have produced the following comments:

1. Planned Development parameters (quantitative data) should also be in the form of a narrative. Please provide.
2. Open driveway area for Unit 1 has a width of 18.4' and a length of 26'. Open driveway area for Unit 6 has a width of approximately 18.5' and a length of 29'. Please coordinate with City Engineering to determine if designated area is adequate for residences backing out of garage.



3. Elevation does not clearly describe height and is also inconsistent. Please amend.
4. Height of the structure is determined from Base Flood Elevation to peak of roof. Elevations show Mean Roof Height at 50.67'. Only architectural elements such as chimneys, spires and steeples are able to exceed maximum height by 20%.

**Code Section 22-16(a)(3)(c)1 Calculation of Height:** Maximum structure height shall be calculated from the established FEMA Base Flood Elevation to the highest point of the roof excluding non-habitable architectural design elements of the structure.



5. Specify pedestrian pathway from Unit 7 to dock area.

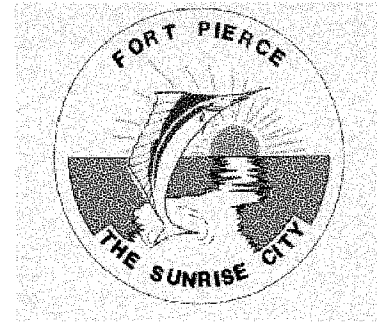
This review is merely preliminary. Official comments will be rendered at the time of building permit. If you have any questions about the review above please feel free to contact me.

Sincerely,

Clarissa Davis, Planner  
(772) 467-3742  
CDavis@City-FortPerice.com

## ***From the Desk of***

**Marc Meyers, C.B.O.**  
**Building Official**  
**City of Fort Pierce**  
**100 North U.S. 1**  
**Post Office Box 1480**  
**Fort Pierce, Florida 34954**  
**T: 772-467-3000**  
**F: 772-467-9836**  
**MarcMeyers@city-ftpierce.com**



TO: Clarissa Davis, Planner

DATE: May 21, 2015

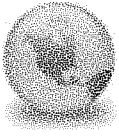
RE: Comments for TRC Meeting, May 21, 2015

---

---

As I will be unable to attend, please find my comments relating to the "New Business" planned agenda:

- A. PD – Inlet Palms, 1502 Seaway Drive
- Concern of VE-AE Zones/Piles in VE, No Pile AE Invisible Line
  - Fire Separations Between Buildings? Openings (windows/doors, etc.)
  - Building height? 42' mean height?
  - Page 7 indicates propane? Above or below grade?
  - A/C pads @ 6' will/are not compliant with NFIP Flood Ordinance
  - Townhome Construction/Florida Residential Code, not Building Code
  - Electrical services shall be individual, no banking
  - Cover page refers to Indian River, not Fort Pierce



Lawnwood Pavilion Expansion - Inlet Palms <Watchdog: Virus checked>

Martha Kerr

to:

'Clarissa Davis'

05/28/2015 08:59 AM

Hide Details

From: Martha Kerr <mkerr@fpu.com>

To: 'Clarissa Davis' <CDavis@City-FtPierce.Com>,

Good Morning Clarissa,

Below are the comments previously presented at the TRC meeting of 5/21/15 concerning Lawnwood Pavilion and Inlet Palms. On a go forward basis, I will email any comments on projects that list you as the planner directly to you.

**A. Site Plan** – Lawnwood Pavilion Expansion – 1860 N. Lawnwood - (Clarissa Davis)

- Water/Wastewater Engineering: Conceptually approved. We are working through utility layouts with the engineer and will handle during plan submittal to FPUA.
- Electric and Gas Engineering Department have reviewed the propose Technical Review application for 1850 N. Lawnwood Circle / Lawnwood Pavilion Expansion. Base on the submittal package the electric service will not be impacted. If there is a plan to increase load, we will require a riser schedule for the electric upgrade. We have no objection. Approved as noted, per TRC application submittal packages (15-07000002).
  - Gas: We have gas in area if digging please call 811.

**B. PD** – Inlet Palms – 1502 Seaway Drive – (Clarissa Davis)

- Water/Wastewater Engineering: Approved- A plan review application form and 3 sets of utility plans should be submitted to FPUA Water/Wastewater engineering for a more detailed review.
- Electric and Gas Engineering Department have reviewed the propose Technical Review application for 1502 Seaway Drive / Inlet Palms. FPUA (electric) have existing infrastructure along the north side of Seaway Drive. To provide service for the proposed “Inlet Palms” development we will need to install a pad mount transformer. A 10ft wide utility easement will be required for the underground distribution line and pad mounted transformer. Please provide electrical plans for further review. We have no objection. Approved as noted

Thank you

Regards,  
*Martha Kerr*

**FPUA**

Staff Assistant

W/WW Engineering Department

1701 S. 37<sup>th</sup> Street

Fort Pierce, FL 34947

Telephone: (772) 466-1600, Ext. 3473

Fax: (772) 468-2414

[mkerr@fpu.com](mailto:mkerr@fpu.com)

---

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.fpuia.com/important\\_information/privacy.php](http://www.fpuia.com/important_information/privacy.php))

Inlet Palms  
Site Plan/Preliminary Plat  
Planned Development  
May 13, 2015

St. Lucie County Public Works/Engineering Comments

1. It is noted that the legal description indicated on the survey contains a typo error FT should be FT.
2. What is the source of the curve data indicated on the survey for a portion of the southerly line of the subject parcel?
3. It is noted that the "Report of Survey" indicates that the expected use is classified as commercial/high risk with a required closure of 1' in 5000'. This is not correct the closure should be stated as 1' in 10,000'.
4. It is noted that numerous proposed improvements have been indicated within the existing 15' drainage easement.
5. Preliminary plat; It is noted that the leader located in proximity to the southeasterly corner does not point to the property corner. There may be additional comments when the final plat is submitted for review.
6. It is noted that grate and invert elevation have not been indicated for the proposed modified C inlets.
7. It is noted that there were no details indicated for the proposed "Stormtech Drainage System" within the submitted plan set.
8. Thank you for the opportunity to review this project. The road abutting the project is under the jurisdiction of the City of Ft. Pierce and or FDOT. St. Lucie County Engineering has no objections to the proposed planned development.

Ron Harris, PLS  
County Surveyor




# CITY OF FORT PIERCE

## DEPARTMENT OF ENGINEERING

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

### INTEROFFICE MEMORANDUM

**TO:** Clarissa Davis, Planner

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

**SUBJECT:** Inlet Palms Planned Development & Preliminary Plat  
1502 Seaway Drive  
TRC Project No. 15-43900001

**DATE:** May 22, 2015

**cc:**

**Attachment(s):**

This is to advise you that we have completed the review of the following documents as received May 13, 2015

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> PD and Preliminary Plat                               | <input type="checkbox"/> P/D Drawings & 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

- Approval  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.

- See attached for comments

ENGINEERING COMMENTS:

1. The Preliminary Plat as submitted does not contain the required information as stipulated in the City of Fort Pierce Code of Ordinances Section 18-10. Please note; city staff will conduct the review of the Preliminary Plat at no cost to the applicant while the Final Plat will be reviewed by a registered land surveyor. All associated review fees by the surveyor will be forwarded to the applicant for payment.
2. The Site Plan shall identify the location of the call box.
3. The sliding gate shall be situated further northwest in order to provide adequate stacking room for two vehicles. No part of these vehicles shall encroach into the limits of the paved roadway.
4. The construction of a 6' high fence, masonry block retaining wall, air conditioner units, and sidewalks are proposed within the limits of the existing 15' wide drainage easement. This construction will be permitted under the condition that if at any time the City deems it necessary to access this drainage easement for drainage maintenance or drainage replacement, said improvements will be demolished and replaced at the property owner's expense.
5. The benchmark datum is noted as NAVD; please provide a conversion factor to NGVD on the plan.
6. The Paving, Grading, and Drainage Plan is a conceptual plan at this point, but the plan shall indicate whether a positive discharge is proposed, if not, the project will be required to retain 100% of the runoff generated during a 100 year – 1 day storm event. The proposed drainage system is noted as a Stormtech drainage system; please provide the appropriate construction details and technical specifications. The engineer of record shall be cognizant that all drainage systems must adhere to the requirements specified in the City of Fort Pierce Code of Ordinances Section 17-28.

JRA/tst

June 1, 2015

Clarissa Davis, Planner  
City of Fort Pierce  
Planning Department  
P.O. Box 1480  
Fort Pierce, FL 34954-1480

Re: Inlet Palms Townhomes  
Zoning Atlas Amendment. Preliminary Plat & Planned Development Review

Dear Ms. Davis:

Enclosed please find 10 sets of revised plans and the following responses to comments provided for the above referenced project:

**City of Fort Pierce Planning Department (May 18, 2015)**

1. Attached please find a narrative of the quantitative data for the planned development parameters.
2. The driveway areas for units 1 and 6 have been discussed with City Engineering and have been revised accordingly.
3. The elevation has been revised to clearly describe the height on the cover sheet.
4. The elevation has been revised to clearly describe the height on the cover sheet.
5. As discussed, the sidewalk between units three and four is for all units and not exclusive to unit seven. Therefore, no pedestrian pathway is required from unit seven.

**St. Lucie County Public Works/Engineering Comments – County Surveyor (May 13, 2015)**

1. The typo in the legal description on the survey has been revised.
2. See revised survey for the Legal Description.
3. The closure is stated as 1' in 10,000' as requested.
4. The developer is aware of the issues of constructing items in the drainage easement and that it is the responsibility of the homeowners association if something is affected.
5. The southeast corner arrow has been changed.
6. The grates and elevations will be shown on the construction plans.
7. The stormtech system is not allowed by the City of Ft. Pierce and have been removed from the plans. Exfiltration trench is now being proposed.
8. Thank you for not objecting.

**City of Fort Pierce Engineering Department (May 22, 2015)**

1. The preliminary plat has been revised.
2. The call box is located on the site plan just south of the gate.
3. The sliding gate has been removed and the new arm gate is shown that provides better access.
4. This condition has been noted with the developer.
5. The conversion to NGVD from NAVD is noted on the cover sheet.

6. The positive discharge note is depicted on the Paving and grading sheet. We are proposing to outfall into Seaway Drive for the south half and the existing drainage pipe along the west property line for the north portion of the site.

**City of Fort Pierce Building Department (May 21, 2015)**

1. The buildings are not located within the VE Zone. No piles are required.
2. Please see revised architectural plans.
3. The building height has been changed on the cover sheet.
4. The plans state under the general notes that the propane tanks in the driveways will be underground.
5. The A/C pads have been raised to 7.0'.
6. Acknowledged.
7. Acknowledged.
8. The cover page has been changed.

**Fort Pierce Utility Authority – W/WW Engineering Department (May 28, 2015)**

1. Acknowledged, a plan review application form and 3 sets of utility plans will be submitted directly to FPUA Water/Wastewater engineering for a more detailed review.
2. Acknowledged, a 10 ft wide utility easement has been added for the underground distribution line and pad mounted transformer in the southeast corner of the project. Electrical plans will be submitted directly to FPUA Water/Wastewater engineering for further review.

Upon your review should you have any questions or require additional information, please feel free to contact me.

Sincerely,



Jordan B. Bittle, P.E.

cc: Foglia Contracting Corp.