



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: Indian River Villas: Right-of-way Abandonment
DATE: November 10th, 2015

Mr. Bittle,

I have reviewed the resubmittal of the proposed Indian River Villas ROW abandonment located at 401 and 411 S Indian River Drive and have produced the following comments:

1. Planning department has no comments at this time.

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

Indian River Villas
Right of Way Abandonment
APO Indian River Drive
November 11, 2015

St. Lucie County Public Works/Engineering Comments

1. No objections to the requested abandonment provide that the City of Ft. Pierce Engineering Department has no objections and or facilities within the area proposed to be abandoned.

Ron Harris, PLS
County Surveyor



TRC submissions - Meeting 11/19/15 <Watchdog: Virus checked>
 Martha Kerr
 to:
 'Clarissa Davis'
 11/16/2015 08:36 AM
 Hide Details
 From: Martha Kerr <mkerr@fpu.com>
 To: 'Clarissa Davis' <CDavis@City-FtPierce.Com>

Good Morning,

Below are FPUA comments regarding the submission for the upcoming TRC meeting on Nov. 19th.

- A. **Zoning Text Amendment (PD) & Preliminary Plat** – Village at Midway – 9850 Midway Road (Clarissa Davis)
 - W/WW Engineering: Approved
 - Electric and Gas Engineering: Electric is not available. Fiber is available please contact Don Landin (772)466-1600x3307. Gas is available please contact Ted Cook for details (772)466-1600x4705
- D. **Final Plat** – Inlet Palms – 1502 Seaway Drive - (Clarissa Davis)
 - W/WW Engineering: No Objection
 - Electric and Gas Engineering Department: We have no objection. Approved as noted
- G. **Conditional Use** – RG Towers – 2551 Jenkins Road – (Clarissa Davis)
 - W/WW Engineering: Approved
 - Electric and Gas Engineering: No Comment
- H. **Site Plan** – Indian River Villas (Resubmittal) – 401 S. Indian River Drive – (Clarissa Davis)
 - W/WW Engineering: No Objection
 - Electric and Gas Engineering: Again, FPUA electric has facilities within the Citrus Avenue right of way (East of S. Indian Drive). This may require a design modification or relocation of facilities (Switchgear and underground lines) at developers cost. Electrical plans (load calculation and riser schedule) was not provided. A utility easement will be required for all FPUA facilities within the site. We have no objection. Approved as noted
- I. **Indian River Commerce** – PD and Minor Plat – 401 S. Indian River Drive – (Clarissa Davis)
 - W/WW Engineering: No Objection
 - Electric and Gas Engineering: FPUA has electric facilities along S. Indian Drive and S. 2nd Street. FPUA gas facilities are located along S. 2nd Street. Electrical plans will be needed, along with a utility easement for all propose FPUA facilities within the site. We have no objection. Approved as noted
- J. **ROW Abandonment** – Indian River Villas – 401 S. Indian River Drive - (Clarissa Davis)

- W/WW Engineering: No Objection
- Electric and Gas Engineering: Utility easement may be required if the existing electric distribution lines is within the propose R/W abandonment area. We have no objection. Approved as noted

Regards,
Martha Kerr

FPUA

Staff Assistant

W/WW Engineering Department

1701 S. 37th Street

Fort Pierce, FL 34947

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

Fax: (772) 468-2414

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.fpu.com/important_information/privacy.php)



BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

**SITE PLAN: Indian River Villas ROW Abandonment – 401 S Indian River Drive.
TRC Project # 15-01000003**

REVIEW DATE: 11/13/2015

PLANNER: CLARISSA DAVIS

REVIEWED BY: Lieutenant Richard Williams

Site Plan Approved: X

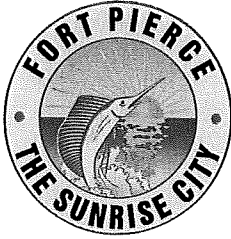
Site Plan Approved with conditions: _____

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

- ~~1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <http://www.slcfcd.com/documents/app2.pdf>.~~
- ~~2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.~~
- ~~3. Please provide an electronic copy of the Site Plan (.dwg or .pdf format)~~




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

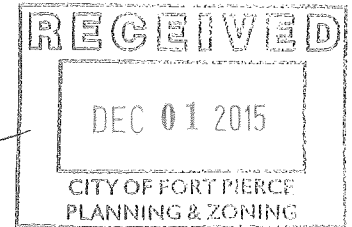
FROM: John R. Andrews, P.E., City Engineer 

DATE: December 1, 2015

PROJECT: Indian River Villas R/W Abandonment – 401 S. Indian River
TRC Project No. 15-0100003

cc:

Attachment(s): None



This is to advise you that we have completed the review of the following documents:

- | | |
|---|--|
| <input checked="" type="checkbox"/> R/W Abandonment | <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

1. A Quit Claim Deed was recorded in 1964, deeding a parcel of land to be used as right-of-way to the City of Fort Pierce. This parcel which lies east of the current Indian River Drive right-of-way, which is maintained by St. Lucie County, has been retained by the city and not used over the years. Based on this fact we are recommending the approval of the abandonment request of this parcel, pending the successful recording of any appropriate easements for any encroachment of roadway, sidewalk or utility improvements.

JRA/jra