



CITY OF FORT PIERCE TECHNICAL REVIEW COMMITTEE

Minutes

OF THE REGULAR MEETING OF THE CITY OF FORT PIERCE TECHNICAL REVIEW COMMITTEE HELD ON THURSDAY, NOVEMBER 17, 2016, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

A. Preliminary Plat – Precast – 3795 Selvitz Road

Mr. Benton: The applicant has resubmitted additional documents and components to their preliminary plat request. As noted previously the applicant is seeking to subdivide an apparent parcel that is 160 acres separating out the 75 acre site that they have an existing site plan for. The preliminary plat has been updated to reflect an access easement being proposed from Selvitz Road down to the facility that will be coupled with their improvements for a driveway and utilities.

FP Planning:

Staff is still encouraging them to separate this out as an access track with dedications accordingly within the plat versus an access easement. They have provided documentation existing access easement toward Selvitz Road that has 3 or 4 parties integrated into it so we are seeking those dedications to be applied to the preliminary plat because those property owners should provide consent. Additionally we are seeking for the applicant to include the proposed utility easement 12 feet in width that FPUA is requesting as part of the site plan within the plat so it is guided accordingly and those dedications being listed on the plat document as well.

FPUA Water/Wastewater: Rejected – Please set up utility meeting with Bo Hutchinson to discuss water and wastewater needs and possible looping at 466-1600 x3480

FP Building: If this project proceeds in a phased matter, we need to have an agreement with them to understand how they proceed and that can be done during the permitting phase.

FP Engineering:

1. A cursory review of this replat was conducted by engineering staff. The applicant shall be made aware that the final review will be conducted by a licensed land surveyor in accordance with Florida State Statutes. Any fees associated with this review will be forwarded to the applicant for direct payment to said surveyor.
2. The Preliminary Plat cannot be approved until either the access easement has been executed by all affected land owners and recorded or a dedication of the access easement along with the appropriate dedication and signature lines are added to the plat.
3. Please provide full sized, signed and sealed, boundary and topographic survey.

4. In accordance with the City Of Fort Pierce Code of Ordinances Section 18-10(a)(3), the following information shall be shown on the Preliminary Plat:
 - a) Natural and manmade features within the proposed subdivision, including drainage, channels, bodies of water, or other significant features.
 - b) Development features such as ... easements including their purpose and width, other dedications including their purpose.
5. Please address the following plat comments:
 - a) Under the Certificate of Dedication and Description please correct the following typographical errors: *"mean" to "men" and "heron to "hereon"*.
 - b) Under the Certificate of Dedication and Description replace *"and being more particularly described as follows// with the following sentence" a parcel of land lying in Section 32/ Township 35 South/ Range 40 Ease St. Lucie County, Florida/ and being more particularly described as follows:"* then eliminate the next paragraph that reiterates the already stated information.
 - c) Under the City Attorney certification revise the attorney from Robert V. Schwerer to James M. Messer.
 - d) Under the Title Certification please correct the following typographical errors: *"Statue" to "Statute"; "Avenie" to "Avenue"*. Also, add a space between Gray and Robinson.
 - e) Change the heading from "Certification of Final Approval by City Commission" to "City Commission Certificate". Also, delete the last sentence that states "This plat has been reviewed for under contract with the City of Fort Pierce, Florida."
 - f) Under the Planning and Development Services Approval remove reference to St. Lucie County Land Development Code and add City of Fort Pierce Development Code.
 - g) Under the Surveyor's Review Certificate replace *"Statues" with "Statutes"*
 - h) Under the Surveyor's Certificate replace *"Registeted" with "Registered"*

The following departments had no comments at the meeting: FP Police, FP Code, SLC Engineering, SLC Surveyor, FPUA Electric and SLC Fire District



TO : Kori Benton, Senior Planner

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

**RE : Precast Concrete Specialties Plant – Selvitz Road
Preliminary Plat**

DATE : December 2, 2016

This is to advise you that we have completed the review of the following documents as received by this office on November 30, 2016:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Preliminary Plat | <input type="checkbox"/> P/D Drawings |
| <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 of Preliminary Plat 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 engineering comments

ENGINEERING COMMENTS:

1. ***Advisory Comment:*** A cursory review of this replat was conducted by engineering staff. The applicant shall be made aware that the final review will be conducted by a licensed land surveyor in accordance with Florida State Statutes. Any fees associated with this review will be forwarded to the applicant for direct payment to said surveyor.
2. The Preliminary Plat cannot be approved until either the access easement has been executed by all affected land owners and recorded or a dedication of the access easement along with the appropriate dedication and signature lines are added to the plat.

JRA/tst

D. **Subdivision** – Precast – 3795 Selvitz Road (Kori Benton)

- W/WW Engineering: **Rejected** – Please set up utility meeting with Bo Hutchinson to discuss water and wastewater needs and possible looping at 466-1600 x3480

- Electric & Gas Engineering: Approved