



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: Conditional Use with New Construction
DATE: November 10th, 2015

Mr. Bittle,

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

1. Due to the nature of this particular project, it is believed that a photometric plan should be submitted with your proposed package prior to Building permit.

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

Indian River Villas
Site Plan
Condominium
Re-submittal
November 10, 2015

St. Lucie County Public Works/Engineering Comments

1. It is noted that the right of way configuration for Indian River Drive indicated on the site plan and survey is in conflict with the information shown on the Property Appraiser's Map. The applicant is advised to review Orb 92, page 524. Additional right of way for Indian River Drive was conveyed to the City of Ft. Pierce June of 1964. **Advisory comment has been addressed.**

New Comments

1. The graphic scale indicated on the re-submitted survey is not correct.
2. The applicant is advised that a St. Lucie County Right of way permit shall be required for construction activities within the County right of way for Indian River Drive. Please contact Selena Griffett, P.E. at 462-2153.
3. The applicant is advised that a St. Lucie County Road Improvement Agreement (RIA) together with the appropriate surety may be required for the proposed improvements within the County right of way. Please contact Ron Harris, County Surveyor at 462-1721 for additional details. Please note that a County right of way permit will not be issued until the agreement and surety have been provided.
4. The applicant is advised that a St. Lucie County Right of way permit shall be required for the proposed water and wastewater connections. It is noted that an RIA and surety will not be required provided that FPUA is submitting and signing the permit application. Please contact Selena Griffett, P.E. at 462-2153.
5. What is the status of the SFWMD permit and FDEP permit?
6. Is a typical section of the proposed seawall available?

Ron Harris, PLS
County Surveyor



BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Indian River Villas – 401 S Indian River Drive. TRP #15-07000005

REVIEW DATE: 10/06/2015, 10/07/2015, 11/17/2015

PLANNER: CLARISSA DAVIS

REVIEWED BY: Lieutenant Richard Williams

Site Plan Approved: _____

Site Plan Approved with conditions: X

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. The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels.**
- 4. Please provide an electronic copy of the Site Plan (.dwg or .pdf format)**



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.

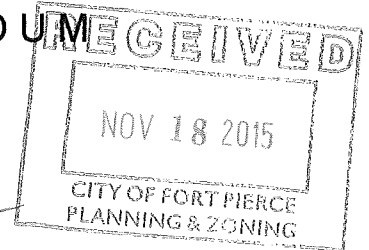
(For additional information, go to http://www.fpu.com/important_information/privacy.php)



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: November 17, 2015

PROJECT: Indian River Villas Site Plan – 401 S. Indian River Drive
TRC Project No. 15-07000005

cc:

Attachment(s): None

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

- | | |
|---|--|
| <input checked="" type="checkbox"/> Site Plan | <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 recommended revisions

During the last TRC Meeting it was brought to our attention that a Quit Claim Deed was recorded in 1964 which deeded property along Indian River Drive to the City of Fort Pierce. The applicant has submitted a separate application requesting abandonment of said right-of-way. The following review comments assume that the applicant will receive Indian River Drive R/W abandonment approval from the City Commission, Saint Lucie County, and affected utility companies. Should this abandonment not be approved, the applicant shall submit a revised site plan delineating the corrected Indian River Drive Right-of-Way.

1. The boundary and topographic survey indicates a scale of 1" = 100' which is incorrect; please revise accordingly.
2. The survey and engineering plans shall identify the SLC maintenance limits of Indian River Drive as recorded in Plat Book 19, Pages 10, 10A, and 10B.
3. The 18' deep parking stalls located on the north end of the Citrus Avenue Right-of-Way are required to be 19' in depth. If the developer would like to maintain the 18' stalls then the sidewalk will need to be revised from a 5' to a 6' width.
4. We are recommending that the re-routed 24" outfall pipe be retrofitted with a nutrient separating baffle box as this system currently discharges untreated into the Indian River Lagoon.

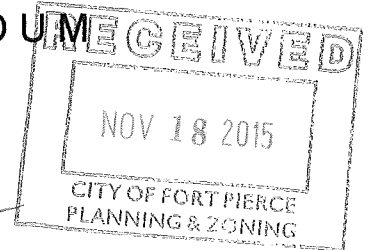
JRA/tst



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