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CITY OF FORT PIERCE TECHNICAL REVIEW COMMITTEE

Minutes

**OF THE REGULAR MEETING OF THE CITY OF FORT PIERCE TECHNICAL REVIEW COMMITTEE
HELD ON THURSDAY, MAY 18, 2017, IN THE FORT PIERCE COMMISSION CHAMBERS, 100
NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.**

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

Present: FP Police; SLC Engineering; FPUA Electric; FP Planning; FP Building; FP Engineering;
SLC Fire District

Absent: FP Code; SLC TPO; SLC Planning; SLC Surveyor; FPUA Water/Wastewater; FP Public
Works

Staff Present: Rebecca Grohall, Planning Director
Kori Benton, Senior Planner
Alicia Rosenthal, Executive Assistant

4. Approval of Minutes

a. [Minutes from the April 20, 2017 meeting](#)

Motion was made by FP Building, and seconded by FP Police to approve the minutes from the April 20, 2017 meeting.

AYE: SLC Engineering, FPUA Electric, FP Building, FP Engineering, SLC Fire District, FP Police
Passed

5. New Business:

a. [Preliminary Plat – Premier Subdivision – 6505 Metal Drive - \(Kori Benton\)](#)

[Mr. Benton: The subject request entails a subdivision of land at Metal Drive and Reynolds Drive. Presently the parent parcel contains a 60 foot wide section of property devoted to roadway. A roadway and sidewalks exist. There is also a hotel developed at the corner section of the property abutting Metal Drive and Reynolds Drive. The applicant is seeking to subdivide, creating two commercial parcels of land that are able to be developed in the future.](#)

[Planning and FP Engineering comments are attached. No other departments had comments.](#)

[Rich Laventure, Laventure & Associates: Can we make a payment in lieu of building a sidewalk? I suspect the developer will put a hotel there within the next 2 - 5 years and ultimately build a sidewalk. If we paid up front and built a sidewalk, will we get reimburse for? As it relates to Tract 4, is the city interested in taking over the roadway? If not, we are prepared to provide a solution to the long term maintenance of the roadway that will meet the cities requirements.](#)

[Chair Grohall: If you pay the payment in lieu of and there is a developer we may look at a way to defer it through a small bond, if that would be acceptable. The city is not interested in taking over the roadway.](#)

b. [Replat – Block 30 - Pinewood Subdivision - \(Kori Benton\)](#)

[Mr. Benton: This is a culmination of the Aldi's site plan and the development at the corner of US Highway 1, Ohio Avenue and 3rd Street. The applicant is looking to replat the subject properties. The applicant has acquired multiple parcels, unified them, and they would like to subdivide the properties into two master tracts: Lot 1 and Lot 2. Lot 1 is to hold Aldi's and Lot 2 is to hold a](#)

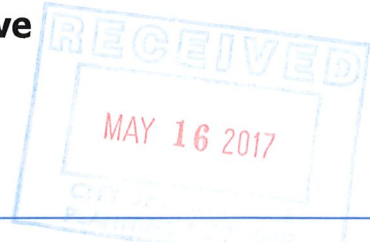


To : Kori Benton, Senior Planner

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

JRA

**RE : Premier Preliminary Plat – 6505 Metal Drive
 TRC No. 17-09000004**



DATE : May 17, 2017

This is to advise you that we have completed the review of the following documents as received by this office on May 4, 2017:

- | | |
|---|--|
| <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

- | | | |
|--|--|------------------------------|
| <input checked="" type="checkbox"/> Recommend conditional approval | <input type="checkbox"/> Do not recommend approval | |
| <input checked="" type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Building Permit | <input type="checkbox"/> 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

The following comments shall be addressed prior to City Commission approval of the Preliminary Plat:

1. The first page of the plat (sheet 1 of 2) shall be revised to address the following:
 - a. Provide information for the proposed maintenance authority of Tract 4. Depending on the entity and whether appropriate documentation is on file, a separate signature line may need to be added under the Dedication.
2. The second page of the plat (sheet 2 of 2) shall be revised to address the following:
 - a. Indicate Tract 4's north boundary line as a solid line.

JRA/tst