



June 19, 2018

Brian Nolan, AICP, ASLA
701 SE Ocean Blvd
Stuart, FL 34994

SUBJECT: Minor Replat – Carriage Pointe
TECHNICAL REVIEW PROJECT: # 18-05000002

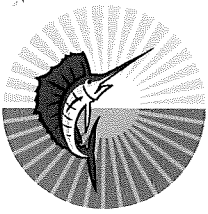
Comments:

1. Please make all changes requested by both the City of Fort Pierce Engineering Department and Northstar Geomatics.
2. Please have the final plat document with all changes prior to the City Commission meeting so that if approved it can be signed and recorded with St. Lucie County.

Please provide a written response to all TRC comments and provide submittal of all new materials by June 28, 2018 to advance to the Planning Board. The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: bcreagan@city-ftpierce.com.

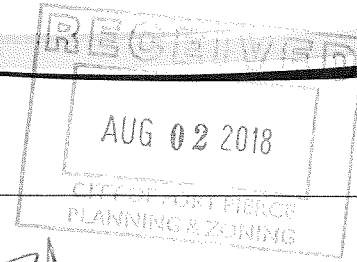
Sincerely,

Brandon Creagan, LEED Green Associate
Planner



THE SUNRISE CITY
FORT PIERCE
 ENGINEERING
 DEPARTMENT

Florida



To : Brandon Creagan, Planner

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

**RE : Carriage Pointe Minor Replat – Selvitz Road and Ralls Road
 TRC No. 18-0500002**

DATE : August 2, 2018

This is to advise you that we have completed the review of the following documents as received by this office on August 2, 2018:

- | | |
|---|--|
| <input type="checkbox"/> Minor Replat Submittal | <input checked="" type="checkbox"/> Email Correspondence |
| <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 w/conditions Do Not Recommend
- Approval of Site Plan Approval of Minor Replat 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 conditions of approval

ENGINEERING COMMENTS:

1. Prior to placement on the agenda for City Commission final plat approval, the applicant shall have in place the proper surety based on an reviewed and approved certified cost estimate.

JRA/TST/tst



NORTHSTAR GEOMATICS

SURVEYING/MAPPING • GIS • ASSET INVENTORY

July 31, 2018

Tracy Telle, Assistant City Engineer
City of Fort Pierce Engineering
100 North US 1
Ft. Pierce, FL 34954

RE: **Carriage Pointe Estates Replat -- Review #2**

NS Project 18-037

Dear Ms. Telle:

I have reviewed the above referenced plat for conformance with Florida Statutes Chapter 177, Part 1 and City of Fort Pierce Subdivision requirements as provided to me by the City. My review of this plat does not include verifying accuracy of legal descriptions, plat geometry, surveyor's opinion of plat boundary or mathematical calculations or acreages.

My previous plat comments have been satisfactorily addressed by the platting surveyor and the field PRM inspection was successfully completed.

Sincerely,

Gregory S. Fleming
For: NorthStar Geomatics Inc.
Florida Surveyor and Mapper No. 4350



SURVEYING/MAPPING
 GEOGRAPHIC INFORMATION SYSTEMS
 ASSET INVENTORY

P.O. Box 2371
 Stuart, FL 34995

Invoice

| | |
|-----------|-----------|
| Date | Invoice # |
| 6/18/2018 | 6192 |

| |
|--|
| Bill To: |
| City of Ft. Pierce Engineering Attn: Tracy Telle P O Box 1480 Ft. Pierce, FL 34954-1480 |

| | | |
|----------------------|--------------|----------------|
| NS Proj # / Location | P.O. Number: | Terms |
| 18-037 | | Due on Receipt |

| Description | Hours/Qty | Rate | Amount |
|---|-----------|----------|----------|
| CARRIAGE POINTE ESTATES REPLAT - plat review and PRM inspection | | 1,200.00 | 1,200.00 |

RECEIVED
JUN 19 2018
 CITY OF FORT PIERCE
 ENGINEERING DEPARTMENT

| | |
|-------------------------|------------|
| Total | \$1,200.00 |
| Payments/Credits | \$0.00 |
| Balance Due | \$1,200.00 |

| | |
|--------------|--------------|
| Phone # | Fax: |
| 772-781-6400 | 772-781-6462 |



**BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM**

Meeting Date: June 21, 2018
Property Address: Intersection of Rails & Selvitz Road
Property Name:
Project Name: Carriage Pointe – Minor Replat
Planner: Brandon Creagan

Please be advised that the project may trigger the requirements indicated below:

- 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
- 2. Pre-construction meeting with the City's Building Department is requested.
- 3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.
- 4. Means of egress is required.
- 5. Means of ingress is required.
- 6. Must meet the following Accessibility requirements:
 - Accessible route
 - Handicapped parking spaces
 - Means of egress
- 7. Change of Use required
 - to include a signed and sealed Life Safety Plan
 - to include a signed and sealed detailed comprehensive building plan.
- 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
- 9. Flood Development Permit required.
- 10. Building Permit required.
- 11. Signed and sealed construction drawings required.
- 12. Will need to meet the Fire Code.
- 13. Sprinkler system is required.
- 14. Smoke alarm system is required.
- 15. Other

Additional Comments/Requirements:

| |
|--|
| |
|--|

Building Official's or Representative's Signature _____ Date: 6/20/18

FPUA Comments

Minor Replat - Carriage Pointe - Corner of Ralls Road and Selvitz Road

W/WW Engineering: We are in need of more information on easement relocations and how that impacts our utilities presently on and off the site. Please direct any questions to James Carnes, P.E. Supervising Engineer of the Water/Wastewater Department for Fort Pierce Utilities Authority at (772)466-1600 x 3472

Electric & Gas Engineering: Approved



PUBLIC WORKS
ENGINEERING DIVISION
DEVELOPMENT REVIEW
COMMITTEE

June 13th, 2018

Project: Carriage Pointe Minor Replat
Subject: SURVEY REVIEW
To: Brandon Creagan
From: Rod Reed, PLS
SLC-Engineering Division

All comments are based on the Standards of Practice per 5J-17.050 thru 5J-17.052

SURVEY:

It is my understanding that the City of Ft. Pierce has a consultant that is responsible for the review of plats or replats. As such, I have no comments.

Rod Reed, County Surveyor

*St. Lucie County, Fl.
2300 Virginia Avenue
Ft. Pierce, Fl. 34982-5652
www.stlucieco.org
Ph. (772) 462-1721
E-mail reedr@stlucieco.org*



ST. LUCIE COUNTY
PLANNING & DEVELOPMENT SERVICES
TECHNICAL REVIEW LETTER

TO: Brandon Creagan, LEED Green Associate, Planner

THROUGH: Mayte Santamaria, Assistant Director

FROM: Kori Benton, Senior Planner

DATE: June 20, 2018

SUBJECT: Minor Replat – Carriage Pointe
Intersection of Ralls & Selvitz Road

Background

The St. Lucie County Planning & Development Services Department has completed a review of the June 7, 2018 distribution of Technical Review Project# 18-05000002.

The applicant is requesting approval for a Subdivision, presented as a *Minor Replat* to account for the relocation of drainage/utility easements and to account for the modification to the Single Family lot side yard setback.

The property is located at the Intersection of Ralls & Selvitz Road, and is zoned PD, Planned Development. The main Parcel ID for the property is listed as 2430-503-0139-000-4.

Background & Findings

On December 21, 2004, the Board of County Commissioners, through Resolution 04-228, granted Final Planned Unit Development, and rezoning, approval for the project known as 10 Mile Estates – PUD, a proposed *132 lot single-family home subdivision.*, located at the southeast corner of the intersection of Ralls Road and Selvitz Road.

The approval was conditioned upon the following, in addition to the general notes and detail of the approved Final Development Plan:

- No two adjoining homes shall have the same front architectural elevation.
- Prior to Final Plat approval for this project, the developers, their successors and assigns, shall have entered into an enforceable utility service agreement with Ft. Pierce Utilities Authority to ensure the provision of water and sewer services. This agreement shall be in a form consistent with St. Lucie County regulations regarding utility service extensions and service provisions.
- The irrigation system within this project shall be designed to accept reuse water from the Ft. Pierce Utilities Authority as the preferred method of irrigation.
- Prior to the issuance of any land clearing permits for the Ten Mile Estates development, the developers shall clearly delineate all areas to be preserved and/or protected. Delineation shall be either the placing of silt fencing, safety fencing or similar type of materials. Flagging shall

not be used except as a guide for the installation of the fencing materials. All land clearing activities shall be in accordance to the specific conditions/standards outlined in the Land Clearing Permit.

The provided staff memo suggests adjustment to the side yard setback, however the application and support packet does not detail or present specific adjusts to the approved Planned Development. Based upon the provided documents, staff does not have any comments at this time.

Please contact Kori Benton at 772-462-2518 if you have any questions or would like to discuss the presented comments.