



February 14, 2018

Brian Nolan (Representative)  
701 SE Ocean Blvd  
Stuart, FL 34994

**SUBJECT: Carriage Pointe: 2430-503-0139-000-4**  
**TECHNICAL REVIEW PROJECT: # 18-41100001**  
**MAJOR AMENDMENT TO PD**

**Comments:**

1. Provide an explanation for why the development is doing away with the clubhouse/pool area in favor of a dog park, picnic area, and play area.
2. Provide an updated landscape plan that shows the landscaping in the reconfigured recreation area. Landscaping must adhere to City Code 22-187, General Landscaping requirements.
3. Change the Zoning Classification shown on the Plans from AR-1 to PD, Planned Development. The Zoning classification was changed to PD under City of Fort Pierce Ordinance 14-002. Also change the Future Land-Use classification shown on the plans from RU to RL, Low Density Residential. This was changed under City of Fort Pierce Ordinance K-308.
4. Provide an update on the final route for the two proposed walking trails. Is there a possibility to connect these proposed walking trails to the St. Lucie County Greenways & Trails system?
5. Provide an exhibit on the landscape plan for what the typical landscaping will look like for a lot.
6. Restripe and Repave the temporary parking for the model home lot so that it conforms with City Code 22-60, Off-Street Parking and Loading

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](mailto: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**  
**RE : Carriage Pointe Subdivision**  
**Major Amendment to Planned Development**  
**TRC No. 18-41100001**

**DATE : February 14, 2018**

*JA*



This is to advise you that we have completed the review of the following documents as received by this office on February 9, 2018:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Planned Development Plan                              | <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 type="checkbox"/> Recommend          | <input checked="" type="checkbox"/> Do Not Recommend |
| <input checked="" type="checkbox"/> PD Plan | <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

**ENGINEERING COMMENTS:**

1. The submitted plan identifies the limits of the oxbow, but does not define the boundaries of the Conservation Area surrounding the oxbow, refer to ORB 2587, Page 655, Saint Lucie County Public Records. This easement was dedicated per the conditions of the South Florida Water Management District permit and encroachment into the Conservation Area is prohibited. With that being stated it appears that a portion of the proposed walking trail will encroach into this area.

JRA/tst





THE SUNRISE CITY

**FORT PIERCE**  
BUILDING DEPARTMENT  
*Florida*



**TECHNICAL REVIEW COMMITTEE (TRC) COMMENTS FORM**

**FROM :** Paul Thomas, CBO, CFM, Building Official *PT*

**RE :** Intersection of Rails Dr. & Selvitz – Carriage Pointe MA to Planned Development (BC)

**DATE :** February 15, 2018

The proposed may trigger the following Code requirements:

1. Be aware of proximity S.F.H.A. to North.
2. Take appropriate means to satisfy Code requirements
3. Building constructed to 2017, 6<sup>th</sup> Edition Code requirements

PT/km

**Project: CARRIAGE POINTE**

Subject: Review Comments  
To: Brandon Creagan  
From: Rod Reed, County Surveyor  
PW-Engineering Division  
Date February 5, 2018

I have no comments

**Rod Reed, County Surveyor**  
St. Lucie County, Fl.  
2300 Virginia Avenue  
Ft. Pierce, Fl. 34982-5652  
[www.stlucieco.org](http://www.stlucieco.org)  
Ph. (772) 462-1721  
[E-mail reedr@stlucieco.org](mailto:reedr@stlucieco.org)

# FPUA Comments

Major Amendment to Planned Development – Carriage Pointe – Intersection of Rails Drive & Selvitz Road - Brandon Creagan

- W/WW Engineering: Rejected, please provide information as follows:
  - With pool being removed, what water usage will be needed for new play area and dog facilities (potable water? Irrigation?)
  - Also please provide Plat showing the difference in 131 lots vs 132 to including the adjusted setback from 0' to 5' compared to the previous layout. With these adjustments it could affect the layout for the water and sewer services already installed to provide utilities to each lot as previous constructed. These service adjustment could be very critical to insure service lines are on the correct property it is intended to serve.
- Electric & Gas Engineering: Electric is available please contact Jason Mittler for details (772)466-1600x6306  
Gas is available please contact Ana Johnson for details (772)466-1600x4705