



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

Meeting Date: 9/20/18
Property Address: Delaware Ave. ROW
Property Name: Crownman, FL, LLC - Abandonment
Project Name:
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: 9/19/18



PUBLIC WORKS
ENGINEERING DIVISION
DEVELOPMENT REVIEW
COMMITTEE

September 14th, 2018

Project: Crownman FI LLC - Susnar Realty
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:

- 1) Please add to the notes. "The expected use of the survey and map is residential" and "All measurements are in accordance with the United States standard, in feet."
- 2) Please add to your notes "Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties."
- 3) You need to set monumentation at the NE and SE corners of the property. If the corner is located in the river, please set the corners on an offset.
- 4) Please add to your notes the last date of field work.
- 5) Please add to your notes. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 6) Per the Standards of Practice, All changes in direction, including curves, shall be shown on the survey map by angles, bearings or azimuths, and will be in the same form as the description or other recorded document referenced on the map. Please add bearings or angles to the survey.
- 7) Please indicate the acreage of the site.
- 8) The survey indicates you found a headwall on the site. Is there a pipe that goes to the west from the headwall? An easement will need to be provided if there is a pipe running west before abandonment is authorized.
- 9) If abandonment is authorized, half of the abandonment will go to the property to the north and the other half will go to the south property.

Please provide a written response to all comments

Rod Reed, County Surveyor

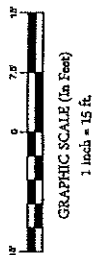
*St. Lucie County, Fl.
2300 Virginia Avenue
Ft. Pierce, Fl. 34982-5652
www.stlucieco.org
Ph. (772) 462-1721
E-mail reedr@stlucieco.org*

FPUA Comments

Abandonment – Crownman FL, LLC/ Susnar Realty – Delaware Ave ROW -

· W/WW Engineering: FPUA has existing 12 inch water main at the western end of this right of way. We have no objection to the abandonment of the Delaware Avenue ROW. However we would require a 15' utility easement at the western end of the Right of Way for our water main. Attached is a copy of the markup survey drawing, showing required utility easement location for FPUA Water main.

· Electric & Gas Engineering: FPUA have existing overhead electric distribution line along the west right of way line of S. Indian River Drive. We have no objection to the abandonment of the Delaware Avenue ROW. However, for future system development/improvement we would require a 10ft by 30ft utility easement at the NW section of the Delaware Avenue right of way. Attached is copy of the markup survey drawing, showing the propose utility easement location for future FPUA facilities.



LEGAL DESCRIPTION:

BEGINNING ON THE BANK OF THE INDIAN RIVER AT THE N.E. CORNER OF LOT 7 OF THE SUBDIVISION OF LOT 4, OF SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT OF SAID LOT 4 ON FILE IN PLAT BOOK 1, AT PAGE 88, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE RUN WESTERLY ALONG THE NORTH LINE OF PARCEL DESCRIBED IN O.R.B. 3943, PAGE 2586, A DISTANCE OF 137.3 FEET; THENCE NORTHWESTERLY ALONG THE EASTERLY R/W LINE OF SOUTH INDIAN RIVER DRIVE TO A POINT 25 FEET DUE NORTH OF EAST AND WEST LINE, A DISTANCE OF 26.12 FEET; THENCE EASTERLY ALONG THE SOUTH LINE OF PARCEL DESCRIBED IN O.R.B. 3468, PAGE 0034, A DISTANCE OF 138.0 FEET TO A POINT ON THE BANK OF THE INDIAN RIVER, THENCE SOUTHEASTERLY, ALONG SAID BANK, A DISTANCE OF 25.9 FEET TO THE POINT OF BEGINNING.

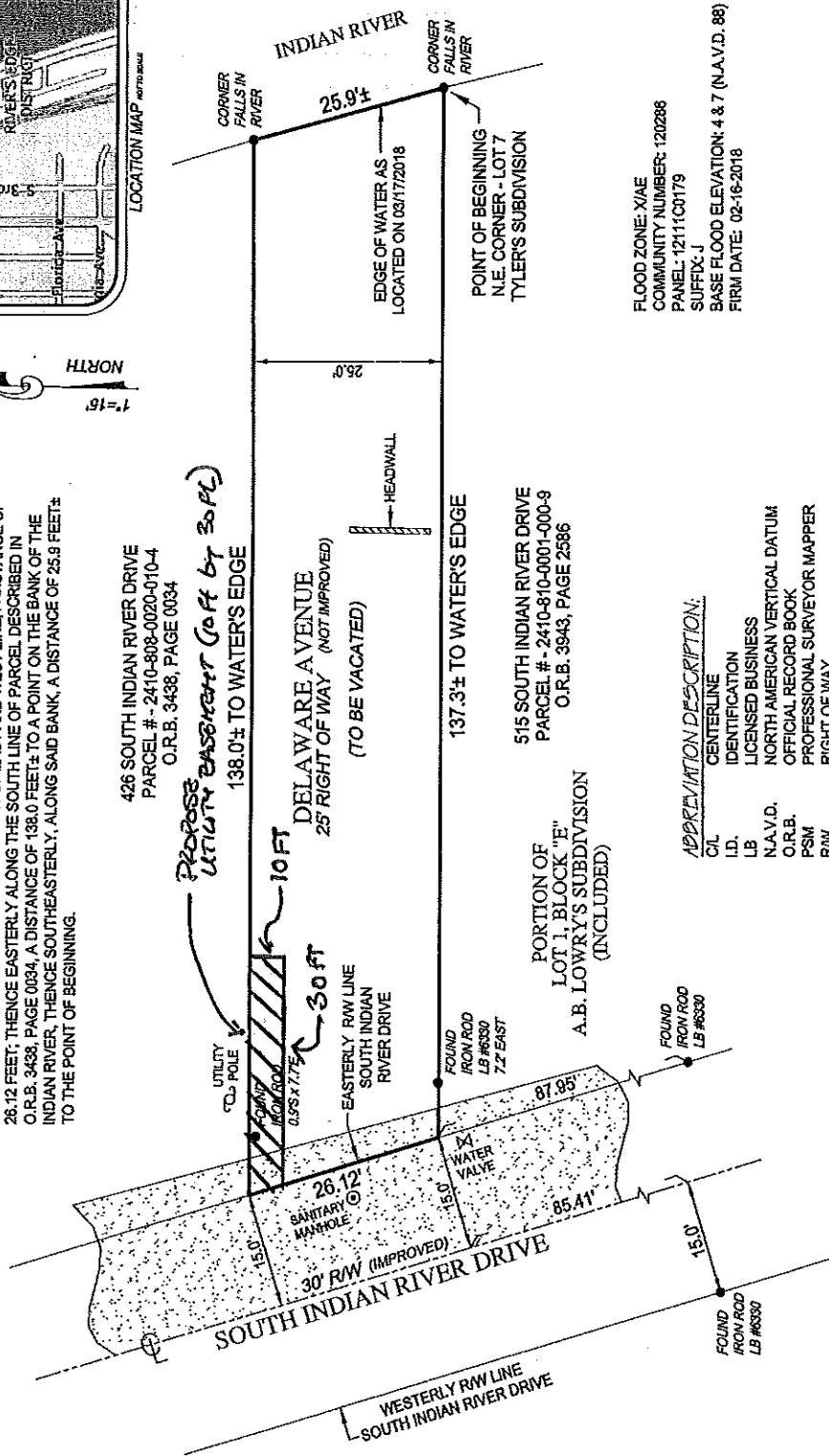
426 SOUTH INDIAN RIVER DRIVE
 PARCEL # - 2410-808-0020-010-4
 O.R.B. 3468, PAGE 0034

Propose Utility easement (10 ft by 30 ft)

DELAWARE AVENUE
 25' RIGHT OF WAY (NOT IMPROVED)
 (TO BE VACATED)

137.3'± TO WATER'S EDGE
 515 SOUTH INDIAN RIVER DRIVE
 PARCEL # - 2410-810-0001-000-9
 O.R.B. 3943, PAGE 2586

PORTION OF
 LOT 1, BLOCK "E"
 A.B. LOWRY'S SUBDIVISION
 (INCLUDED)

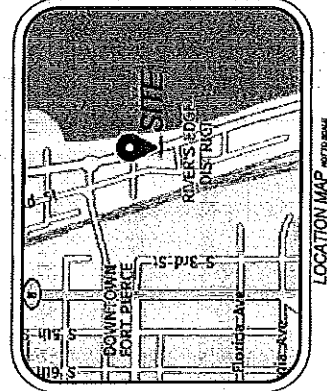


ABBREVIATION DESCRIPTION:

C/L	CENTERLINE
I.D.	IDENTIFICATION
LB	LICENSED BUSINESS
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
O.R.B.	OFFICIAL RECORD BOOK
PSM	PROFESSIONAL SURVEYOR/MAPPER
R/W	RIGHT OF WAY

NOTES:

1. LEGAL DESCRIPTION PROVIDED BY CLIENT
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORDED AND MEASURED UNLESS OTHERWISE NOTED



BOUNDARY SURVEY OF
 XXX SOUTH INDIAN RIVER DRIVE
 FT. PIERCE, FL 34920
 PREPARED FOR
 KRIS FINSTEN

Project: C-15787 R/W
 Date: 02-08-2018
 Sheet: 1 of 15

COMPASS SURVEYING
 6250 N. MILITARY TRAIL, SUITE 102
 WEST PALM BEACH, FL 33407
 www.compassurveying.net
 PHONE: 561.640.4800 FAX: 561.640.0576
 LB 7463

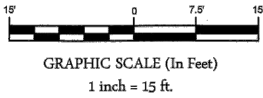
FLOOD ZONE: X/AE
 COMMUNITY NUMBER: 120286
 PANEL: 12111C0179
 SUFFIX: J
 BASE FLOOD ELEVATION: 4 & 7 (N.A.V.D. 88)
 FIRM DATE: 02-16-2018

Kenneth J. Osborne

Kenneth J. Osborne PSM #6415

THIS SURVEY IS NOT VALID WITHOUT
 THE SIGNATURE AND THE ORIGINAL RAISED SEAL
 OF A FLORIDA LICENSED SURVEYOR AND MAPPER

9/7/18
 POC

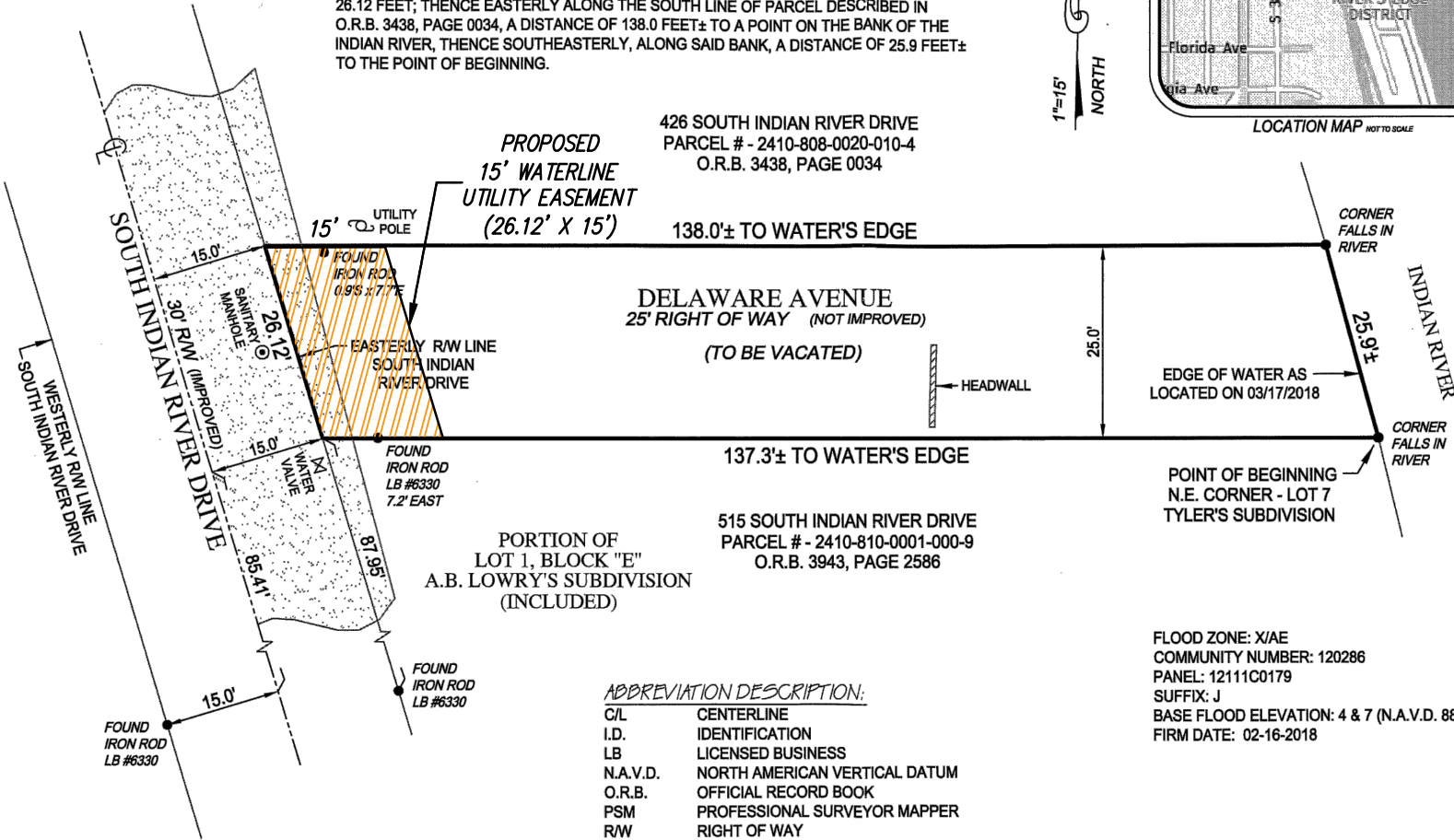


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LOCATION MAP NOT TO SCALE



426 SOUTH INDIAN RIVER DRIVE
PARCEL # - 2410-808-0020-010-4
O.R.B. 3438, PAGE 0034

**PROPOSED
15' WATERLINE
UTILITY EASEMENT
(26.12' X 15')**
138.0± TO WATER'S EDGE

DELAWARE AVENUE
25' RIGHT OF WAY (NOT IMPROVED)
(TO BE VACATED)

137.3± TO WATER'S EDGE

515 SOUTH INDIAN RIVER DRIVE
PARCEL # - 2410-810-0001-000-9
O.R.B. 3943, PAGE 2586

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LOT 1, BLOCK "E"
A.B. LOWRY'S SUBDIVISION
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PANEL: 12111C0179
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Kenneth J. Osborne PSM #6415

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OF A FLORIDA LICENSED SURVEYOR AND MAPPER

BOUNDARY SURVEY OF
XXX SOUTH INDIAN RIVER DRIVE
FT. PIERCE, FL 34950
PREPARED FOR
KRIS EINSTEIN

Project
C-15787 RW
Date
08-08-2018
Scale
1" = 15'

1 of 1

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