



Henry Loudon, Granada Street Properties LLC
500 S. Federal Highway, #1641
Hallandale, FL. 33008

Re: Abandonment – Granada Street Properties – Frances Avenue

Dear Mr. Loudon,

The following are comments from the Planning Department's review of the application for the Abandonment of Frances Avenue (**Please Provide a Written Response to all responsible Departments**):

- 1) Please submit payment to the City of Fort Pierce for the appraisal of the subject abandonment right-of-way.**
- 2) Please confirm with FPUA and other utility providers whether or not they have any facilities located within the section of the proposed abandonment.**

If deemed necessary, please provide a written response to each comment in order to expedite the review of any subsequent submittals. Please contact me should you have any questions regarding the project at (772) 467-3741 or by e-mail: vgilmore@city-ftpierce.com.

Sincerely,

Vennis Gilmore
Planning Analyst



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

Meeting Date: 5.16.19
Property Address: Francis Avenue
Property Name: Granada Street Properties
Project Name:
Planner: Vennis Gilmore

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: _____

5/13/17



THE SUNRISE CITY
FORT PIERCE
 ENGINEERING
 DEPARTMENT

Florida



TO : Vennis Gilmore, Planning Analyst

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

JRA

**RE : Francis Avenue R/W Abandonment – West of Hernando
 TRC No. 17-010002**

RECEIVED

DATE : May 10, 2019

MAY 14 2019

CITY OF FORT PIERCE
 PLANNING & ZONING

This is to advise you that we have completed the review of the following documents as received by this office on May 3, 2019:

- | | |
|---|--|
| <input checked="" type="checkbox"/> R/W Abandonment Application | <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 | <input type="checkbox"/> Do Not Recommend |
| <input checked="" type="checkbox"/> Approval of Abandonment | <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

JRA/TST/tst
TST

Q:\ENGINEERING\Site Development Projects\F\Francis Avenue RW Abandonment\RW Abandonment\Submittal No. 3 - 050319\RW Abandonment Approval - 051019.docx



PUBLIC WORKS
ENGINEERING DIVISION
DEVELOPMENT REVIEW
COMMITTEE

May 6, 2019

Project: Abandonment Granada St. Properties Frances Avenue
Subject: SURVEY REVIEW
To: Vennis Gilmore
From: Rod Reed, PLS
SLC-Engineering Division

All comments are based on the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, per Chapter 5J-17.050 thru 5J-17.052, Florida Administrative Code, pursuant to current Section 472.027, Florida Statutes

SURVEY:

- 1) Please make sure any and all easements have been addressed both over and adjacent to the Right of Way abandonment in question, including aerial easements.
- 2) Please be aware that according to Florida Plat Law under Ch. 177.051 (2) Any change in a recorded Plat, shall be labeled a "replat" except as provided in s. 177.141 (pertaining to errors and omissions on plats), that is if the original lot lines are changed there must be a replat. Additionally a Boundary Survey must precede the initial submittal of the Replat.
- 3) Please be aware that if the abandonment occurs one half of the road abandonment will go to the lot on one side of the road and the other half will go to the lot on the other side of the road.

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*



Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3473

Technical Review Committee meeting

May 16, 2019

TECHNICAL REVIEW PROJECT # 19-01000001 (Abandonment)

Abandonment – Granada Street Properties – Frances Avenue (Right-of-Way)

Comments

FPUA W/WW Engineering: Approved as Noted

Utility Easements may be required based on the utility needs of the property.

FPUA Electric & Gas Engineering: We have no objection to the abandonment request. Electric service is available to the site. Utility easement may be required for the new FPUA facilities. Please provide AutoCad drawings and electrical plans. For more information please contact the following FPUA staff:

Sal Scimeca

Engineering Technician II

1701 S. 37th Street, Fort Pierce, FL 34947

sscimeca@fpu.com

Office: (772)466-1600 Ext. 6957



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THE SUNRISE CITY
FORT PIERCE
POLICE DEPARTMENT
"In Honor We Serve"

Florida

Technical Review Committee meeting

May 16th, 2019

Case # 19-01000001

Abandonment

Granada Street Properties, Francis Avenue Right of Way.

Comments:

No comments.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



Granada Street Property Abandonment of Frances Avenue R/W School District
Comments SANDERS, MARVIN E. to: Vennis Gilmore 05/15/2019 04:05 PM
Cc: "HTLouden@gmail.com"
From: "SANDERS, MARVIN E." <marvin.sanders@stlucieschools.org>
To: "Vennis Gilmore" <vgilmore@city-ftpierce.com>
Cc: "HTLouden@gmail.com" <HTLouden@gmail.com>

The St. Lucie County School District has reviewed the above reference project. How many dwelling units may be constructed as a result of the abandonment of the right-of-way?

Please feel free to contact me if you have any questions.

Marty E. Sanders, P.E.
Growth Management, Land Acquisition & Inter-Governmental Relations
School Board of St. Lucie County
Temporary office
582 NW University Blvd., Ste 500
Port St. Lucie, FL 34986

cell 772.216.5755

