



TO: Nick C. Mimms, P.E., ICMA-CM, City Manager

FROM: Jennifer Hofmeister, AICP, LCAM, Planning Director

RE: **Application for Replat of the Magnolia Square Subdivision – Replat of Magnolia Square Townhouse Tract together with Buildings C, D, and E (Plat Book 51, Page 26). New boundaries for former Buildings C, D, and E. Creating lots 1-16. (20-09000001)**

DATE: August 3, 2020

STAFF REPORT

Property Owner: Lally Development, Inc.
3501 West Colonial Drive
Orlando, Florida 32808

Applicant: Tim Foster, Vice President
Caulfield & Wheeler, Inc.
7900 Glades Road
Boca Raton, Florida 33434

Location(s): Liberty Square Way, Franklin Square Lane, and 3334 Madison Square Lane
Fort Pierce, Florida 34982

Parcel ID: 2428-703-0109-000-2, 2428-703-0110-000-2, 2428-703-0111-000-9,
2428-703-0112-000-6, 2428-703-0113-000-3, 2428-703-0114-000-0,
24-28-703-0015-000-6, 2428-703-0115-000-7, 2428-703-0116-000-4,
2428-703-0117-000-1, 2428-703-0118-000-8, 2428-703-0119-000-5,
2428-703-0120-000-5, 2428-703-0121-000-2, 2428-703-0122-000-9,
2428-703-0123-000-6, 2428-703-0124-000-3, 2428-703-0125-000-0,
2428-703-0126-000-7

Future Land Use: Residential Low (RL)

Zoning: Planned Development (PD)

Surrounding FLU:	North	East	South	West
	St. Lucie County (SLC) (Residential Medium (RM))	Residential Medium (RM) and SLC RM	Institutional (Inst) and SLC RU	(RM)

Surrounding Zoning:	North	East	South	West
	SLC RM-9	Light Industrial (I-1) And R-3 and SLC RM-9	R-1 and SLC RS-4	R-2

Parcel Acreage: 2.48 Acres

Utilities: Fort Pierce Utilities Authority - water and wastewater utilities.
Florida Power and Light - electric service area.

Staff Analysis:

Request

The applicant is requesting the review and approval of a Replat of the Townhouse Tract of Buildings C, D, and E for the Magnolia Square subdivision with the following legal description:

A PORTION OF TOWNHOUSE TRACT, MAGNOLIA SQUARE, AS RECORDED IN PLAT BOOK 51, PAGES 26 THROUGH 30 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE TOWNHOUSE TRACT, TOGETHER WITH BUILDING "C", BUILDING "D", AND BUILDING "E", LESS, BUILDING "A", BUILDING "B", BUILDING "F", BUILDING "G", BUILDING "H" AND BUILDING "I" OF MAGNOLIA SQUARE, AS RECORDED IN PLAT BOOK 51, PAGES 26 THROUGH 30 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

The Magnolia subdivision was originally approved in May 2003 consisting of both single-family lots and multi-family townhomes. Amenities include over seven (7) acres of common open space devoted to sports and fitness activities. Access is provided at two (2) entrances from Sunrise Boulevard.

The subject petition will subdivide 10 townhouse lots located in the approved Building C into eight (8) lots, thereby losing two (2) units and making it consistent with the other townhouse buildings onsite. Staff has reviewed the application in accordance with Chapter 18 - Subdivisions and Chapter 22 - Zoning.

Technical Review Committee

All affected departments have reviewed the proposed Replat with regards to the requirements of the City Code. Findings from the review by corresponding departments and the associated responses by the applicant are provided.

Planning Board Review

The Planning Board shall consider whether the following standards have been met in its review of the application:

- (1) Adequate vehicular access and traffic circulation to each lot in the proposed subdivision.

The proposed Replat has no effect on the previously approved vehicular access and traffic circulation of the Magnolia Square subdivision.

- (2) The adopted Level of Service (LOS) standards in the comprehensive plan are not adversely impacted by the proposed plat. If such standards are negatively affected that appropriate mitigation plans as described in this chapter are also included in the proposed plat.

The City of Fort Pierce Engineering Department and Northstar Geomatics have both reviewed this plat and have determined that the adopted Level of Service (LOS) standards in the comprehensive plan are not adversely impacted by this proposed plat.

- (3) That other applicable comprehensive plan policies are addressed by the proposed plat.

The City of Fort Pierce Engineering Department and Northstar Geomatics have both reviewed this plat and have determined that all applicable comprehensive plan policies are addressed by the proposed plat.

Staff Recommendation

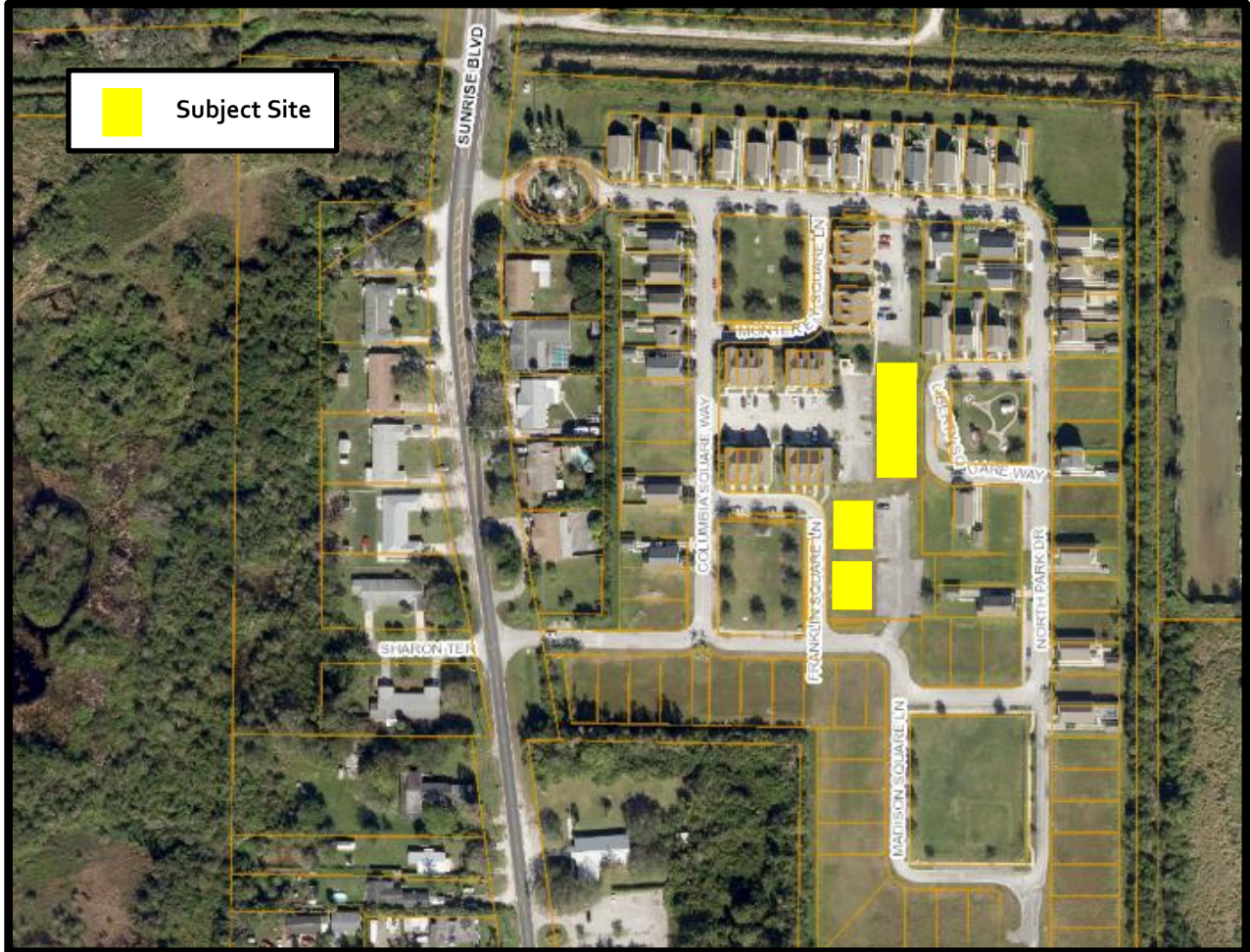
The Replat meets the above standards of the City's land development code and Comprehensive Plan. Therefore, Staff recommends the City Commission **APPROVE** the request with the following standard one (1) Condition of Approval:

1. The applicant will supply two (2) Mylars for appropriate signatures and then the plat is recorded with St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111.

Planning Board Recommendation

The Planning Board, at their July 14, 2020 meeting, voted 7-0 to recommend **APPROVAL** of the request.

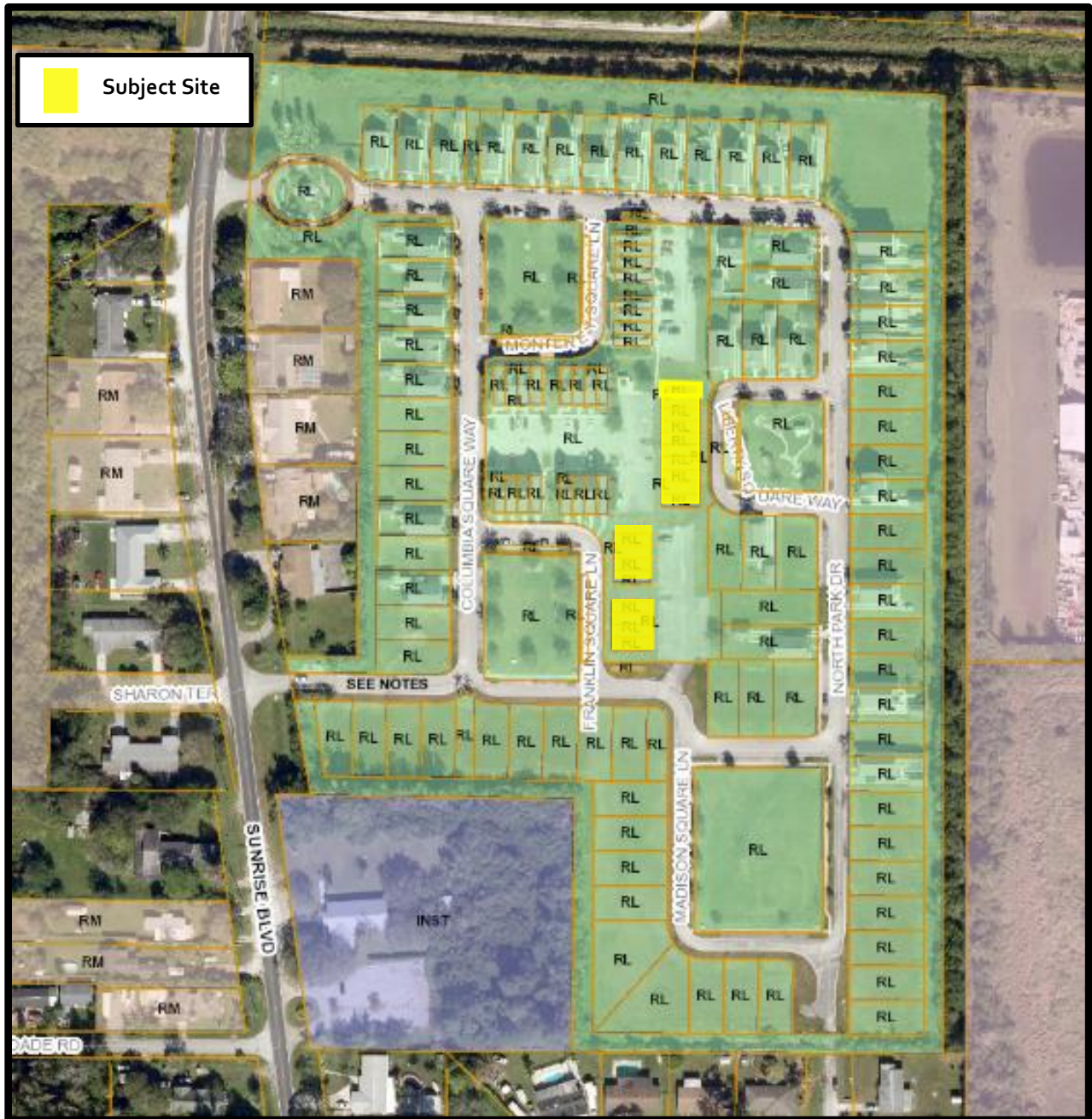
AERIAL MAP



Replat of Magnolia Square Subdivision
Townhouse Tract
Creating lots 1-16



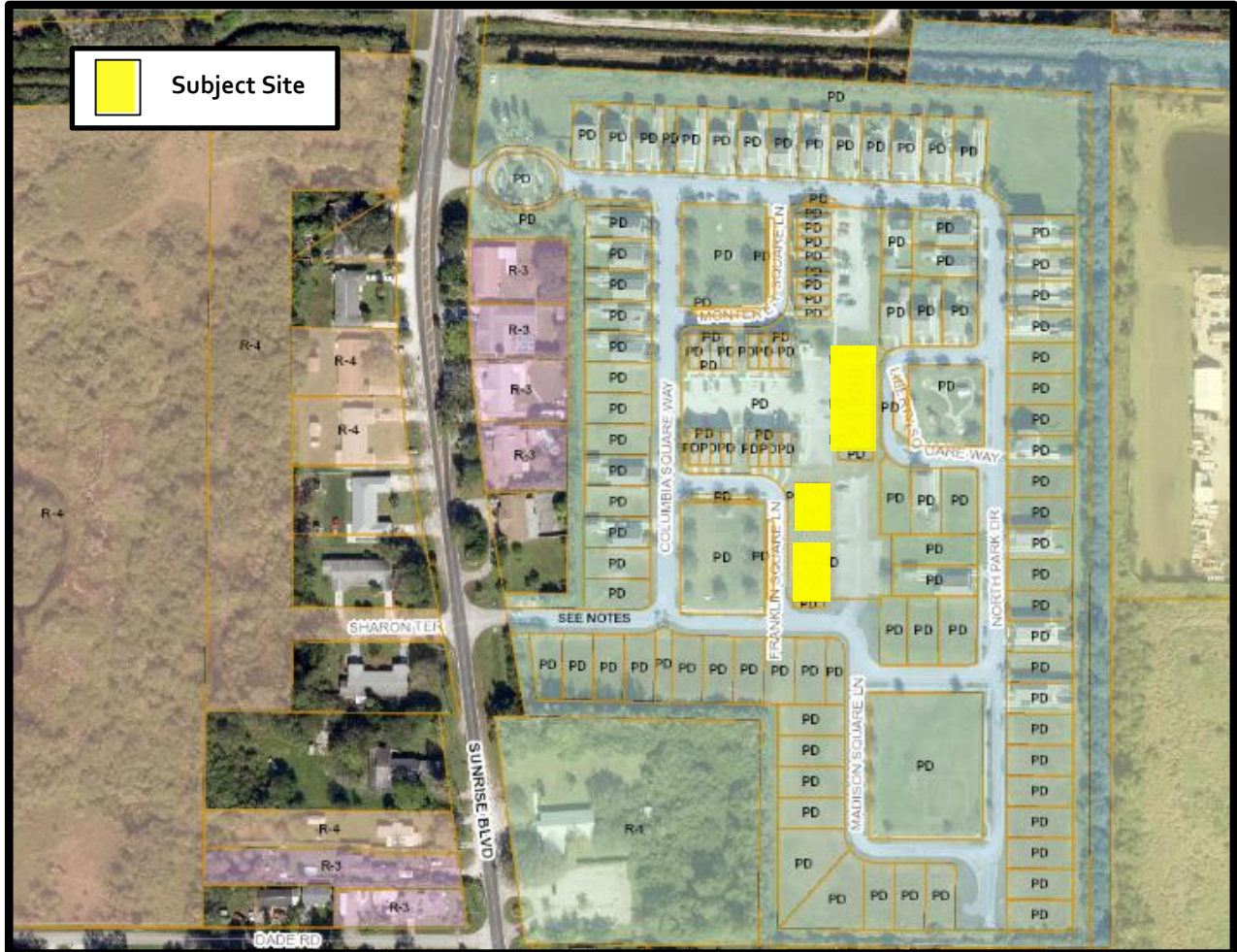
FUTURE LAND USE MAP



Replat of Magnolia Square Subdivision
Townhouse Tract
Creating lots 1-16



ZONING MAP



Replat of Magnolia Square Subdivision
Townhouse Tract
Creating lots 1-16





April 14, 2020

Tim Foster, Vice President
Caulfield & Wheeler, Inc.
7900 Glades Road
Boca Raton, FL 33434

Subject: Magnolia Square Minor Replat Technical Review Committee (TRC) Comments for April 16, 2020 conference call

Dear Mr. Foster,

Below please find a summary of the comments from the City of Fort Pierce TRC members. The original comments are attached to this document.

Fort Pierce Planning Department

1. Please provide more detail in the project description.
2. Please label Buildings C, D, and E.
3. Please label Unit 10 on one of the buildings that is missing a unit number.

Fort Pierce Engineering Department

1. Please make the following modifications to the submitted plat:
 - a. Sheet 1 of 2 – Planning and Zoning Approval – add the zoning district, add the Director of Planning’s name to the signature block, and remove St. Lucie County designations.
 - b. Sheet 1 of 2 – Survey Notes – revise reference from the “county” to the “city” under note number 1.
 - c. Sheet 1 of 2 – Survey Notes – remove “excluding water and sewer” under note number 2.
 - d. Sheet 2 of 2 – Add designation of lot number to Lot 10.
 - e. Sheet 2 of 2 – The original recorded plat provided 12’ utility easements, yet this plat identifies the easements as 5’, revise accordingly.
 - f. Sheet 2 of 2 – Identify the 10’ as a utility easement along the east side of lots 1 thru 10.
 - g. Sheet 2 of 2 Please revise “Tract A” to “Townhouse Tract” so as to coincide with the legal description shown of Sheet 1 of 2.
 - h. H. Sheet 2 of 2 – Revise the bearing f the southwest property line of Lot 45 to 50-24’16” in order to conform with the original bearing shown on the recorded plat.
2. Future comments may be forthcoming upon the completion of the review by the City’s reviewing surveyor, NorthStar Geometrics. As previously requested, please remit payment of the attached invoice directly to NorthStar in order to initiate review.

NorthStar

1. See attached redlined plat.

Fort Pierce Police Department

1. No comments at this time.

Fort Pierce Utility Authority

1. W/WW Engineering: Approved - The proposed replat shows no impact to the Fort Pierce Utilities Authorities existing water and wastewater utilities.
2. Electric & Gas Engineering: The development is not in the FPUA electric service area. Located in FPL service area.

St. Lucie County Public Works

1. SLC PW has no comments regarding the re-plat of a portion of the internal properties.

Jennifer Hofmeister

From: Tim Foster <tim@cwiasoc.com>
Sent: Sunday, July 5, 2020 2:48 PM
To: Jennifer Hofmeister
Cc: Nicholas Burden; Ronnie Furniss; Bill Roberts; Joanne Forbes; DeBock, Michael; Andy Lopez (AndyLopez@PinemountInv.com); Alicia Rosenthal
Subject: RE: Engineering comments CWI 8116
Attachments: 8116-PLAT-CWI.PDF; 8116-SUR.PDF

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

Good Afternoon Jennifer,

Please see CWI's responses below to engineering comments dated June 30th 2020, received via email on July 1st 2020. Please let us know if our response to comment C adequately addresses the City's comment. If not, we can be available for a call on Monday to discuss. Also please let us know if you need hard copies sent to your attention.

ENGINEERING COMMENTS: Please make the following modifications to the submitted plat:

Comment A Sheet 1 of 2 - Title Certification - Update to include the name of the corporation.

Please see the attached revised plat with the title certification has been updated to include the name of the corporation.

Comment B Sheet 1 of 2 - Certificate of Surveyor and Mapper - Please correct the typographical error in the spelling of "Statutes".

Please see the attached revised plat, the spelling has been corrected.

Comment C Sheet 2 of 2 - The original recorded plat provided 12' utility easements, yet this plat identifies the easements as 5'. According to the Surveyor's Affidavit recorded August 11, 2006, the 12' easements were revised to 5' easements. This plat change does not appear to have been routed through the City, FPUA, FPL, Comcast, or AT&T for approval. Since site construction was completed April 2006 there is a possibility that utilities may have been installed within the previously platted 12' utility easement. Provide documentation verifying no utilities are located within the previously platted 12' utility easement.

This projects current development team (Owner, Builder, Engineer, or Platting Surveyor) were not involved with this projects 2006 development/construction. I speculate that the reduction in easement width on the surveyors affidavit was done to prevent the single family homes physical encroaching into the previously 12' wide UE. The approved front building setback is only 10' which would allow a 2' physical building encroachment into the UE and would create potential conflicts. Note: the four buildings that we are proposing in the re-plat will complete the projects full buildout. In order to cover any existing utilities that may have been installed beyond the existing 5' UE adjacent to the proposed buildings, we propose additional Utility Easements from the back of the existing 5' UE to the lot lines. Please see the enclosed revised plat.

Sincerely,

Tim Foster, LEED® AP BD+C

Vice President
Project Engineer
Caulfield & Wheeler, Inc.
Consulting Engineers and Surveyors
Office: 561-392-1991 (Boca) 772-408-1920 (PSL)
Fax: 561-750-1452 (Boca) 772-408-1925 (PSL)
Mobile: 561- 756-2217

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From: Jennifer Hofmeister <jhofmeister@cityoffortpierce.com>
Sent: Wednesday, July 1, 2020 8:40 AM
To: Tim Foster <tim@cwiasoc.com>
Subject: Engineering comments

Good morning Tim,

Please address these comments. You are tentatively scheduled for July 14th Planning Board but need to satisfy Engineering's comments.

Thank you.

Jennifer Hofmeister, AICP, LCAM | Planning Director | City of Fort Pierce

Planning Department
Phone: 772.467.3730 Fax: 772.466-5808 100 North U.S. 1 Fort Pierce, FL 34950

[Website](#) | [Facebook](#) | [Survey](#)





THE SUNRISE CITY
FORT PIERCE
 ENGINEERING
 DEPARTMENT

Florida

To : Jennifer Hofmeister, AICP, Planning Director
FROM : John R. Andrews, P.E., City Engineer
**RE : Magnolia Square Minor Replat
 Madison Square/Magnolia Square/Liberty Square**
DATE : April 2, 2020

RECEIVED
 APR 02 2020
 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 March 24, 2020:

- Minor Replat Submittal
- Test Reports & Related Documents
- Record Drawings
- Clearances from all applicable Local, State and Federal Agencies
- P/D Drawings
- Certificate of Completion
- Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- Recommend
- 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 comments

ENGINEERING COMMENTS:

1. Please make the following modifications to the submitted plat:
 - a. Sheet 1 of 2 – Planning and Zoning Approval – add the zoning district, add the Director of Planning’s name to the signature block, and remove St. Lucie County designations.
 - b. Sheet 1 of 2 – Survey Notes – revise reference from the “county” to the “city” under note number 1.
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 - d. Sheet 2 of 2 – Add designation of lot number to Lot 10.
 - e. Sheet 2 of 2 – The original recorded plat provided 12’ utility easements, yet this plat identifies the easements as 5’; revise accordingly.
 - f. Sheet 2 of 2 – Identify the 10’ as a utility easement along the east side of lots 1 thru 10.
 - g. Sheet 2 of 2 – Please revise “Tract A” to “Townhouse Tract” so as to coincide with the legal description shown on Sheet 1 of 2.
 - h. Sheet 2 of 2 – Revise the bearing of the southwestern property line of Lot 45 to 50°24’16” in order to conform with the original bearing shown on the recorded plat.
2. Future comments may be forthcoming upon the completion of the review by the City’s reviewing surveyor, Northstar Geomatics. As previously requested, please remit payment of the attached invoice directly to Northstar in order to initiate review.

JRA/TST/tst

Tracy Telle

From: Tracy Telle
Sent: Tuesday, March 24, 2020 9:46 AM
To: Alicia Rosenthal
Cc: Jennifer Hofmeister
Subject: FW: FW: Pre-Application Review - Magnolia Square Replat
Attachments: 6493 invoice Magnolia Square Re-Plat_032419.pdf

Alicia,

Please forward the attached invoice to the applicant and let them know payment shall be made directly to Northstar. Northstar will not begin the review until payment is received.

Tracy S. Telle | Assistant City Engineer | City of Fort Pierce

Engineering Department

Phone: 772.467.3776 Fax: 772.460.6847 100 North U.S. 1, Fort Pierce, FL 34950

[Website](#) | [Facebook](#) | [Survey](#)



From: Greg Fleming <gregf@nsgeo.com>
Sent: Tuesday, March 24, 2020 9:38 AM
To: Tracy Telle <ttelle@cityoffortpierces.com>
Subject: Re: FW: Pre-Application Review - Magnolia Square Replat

SECURITY WARNING: This email originated outside of the City of Fort Pierce systems. Please use caution when clicking links or opening attachments. For questions or concerns please contact IT immediately. .

Hi Tracy,
Attached is our invoice for Magnolia Square Replat.
Thanks
Greg

On Tue, Mar 24, 2020 at 8:12 AM Tracy Telle <ttelle@cityoffortpierces.com> wrote:

Greg,

Please forward your review invoice.



SURVEYING/MAPPING
GEOGRAPHIC INFORMATION SYSTEMS
ASSET INVENTORY

P.O. Box 2371
Stuart, FL 34995

Invoice

Date	Invoice #
3/24/2020	6493

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

NS Project Number	P.O. Number:	Terms
20-023		Due on Receipt

Item	Description	Hours/Qty	Rate	Amount
Lump Sum	Professional Plat Review and PRM inspection -- Magnolia Townhomes		1,200.00	1,200.00

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

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

April 23, 2020

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

RE: **Magnolia Townhomes Plat -- Review #1**

NS Project 20-023

Dear Ms. Telle:

I have reviewed the above referenced plat for conformance with Florida Statutes Chapter 177, Part 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.

1. PRM's must be placed and verified by reviewing surveyor prior to City Commission approval. Platting surveyor or designee must be present at inspection. Please notify reviewing surveyor for PRM inspection scheduling at 772-781-6400 or gregf@nsgeo.com.
2. A written response to this review by platting surveyor is required with next submittal.
3. PRM symbols on plat map include some PCP symbols. Change all to PRM.
4. A signature line is needed for reviewing surveyor.
5. Not Included parcels in the plat must be labeled "Not a part of this Plat" per 177.091(24).
6. Label the UE on East side of lots 1-10 with recording info.
7. Lot 10 is missing the Lot number Text.
8. Text overwrite "Set PRM" at South side building F on plat boundary.
9. Provide a distance tie to the plat boundary for the following: NE bldg. A, NW and NE of bldg. H, NW of bldg. I, SE and SW of bldg. G, SW of Bldg G. The building lines are not parallel to plat boundary and require ties to boundary.
10. Clarify the purpose for the "tie lines" with offsets shown to the not included buildings. I see they came from the underlying plat, but are they needed? If so please identify and label these lines on the plat.
11. Chap 177 requires PRM's at all boundary corners. The "not included" buildings parcels would require PRM's at each corner. However if the existing physical building is on the corner, a PRM could not be set. If this is the case, suggest a surveyor's note to explain why no PRM's were set.

Prepared By:



Gregory S. Fleming
Florida Surveyor and Mapper No. 4350



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

Meeting Date: 4.16.20
Property Address: Minor Replat – 8116 Magnolia Square (Jennifer Hofmeister, Dir.)

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:

4/9/20



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

Florida

Technical Review Committee meeting

April 16th, 2020

Case # 20-09000001

Planner: Jennifer Hoffmeister.

Minor replat.

Magnolia Square Townhomes., 3300 blk Sunrise Blvd., Ft. Pierce

Comments:

No comments at this time

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



SLC PUBLIC WORKS DEPARTMENT
TECHNICAL REVIEW COMMITTEE
PRE-APPLICATION CONFERENCE

March 24 , 2020

Project: 8116 Magnolia Square Re-Plat
Reference: Pre-Application Conference
To: Alicia Rosenthal
From: David Hays

SLC PW has no comments regarding the re-plat of a portion of the internal properties.

Cc: Jennifer Hofmeister
Grant Chambers