



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

RECEIVED

OCT 14 2019

CITY OF FORT PIERCE
PLANNING & ZONING

Meeting Date: 10.17.19
Property Address: 1629 and 1635 Thumb Pt. Dr.
Property Name: Minor Plat - Culverhouse
Planner: Rebeca Guerra

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: 10-14-19



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

Technical Review Committee meeting

October 17, 2019

TECHNICAL REVIEW PROJECT # 18-9000002 (Minor Replat)

Minor Replat – Culverhouse – 1629 and 1635 Thumb Point Drive

Comments

FPUA W/WW Engineering: Approved, no comment

FPUA Electric & Gas Engineering: Approved, no comment



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www.fpu.com



TO: Rebeca Guerra, AICP, LEED, Assistant Director
Brandon Creagan, LEED Green Associate, Planner
Vennis Gilmore, Planning Analyst

FROM: Kori Benton, AICP, Senior Planner

DATE: October 17, 2019

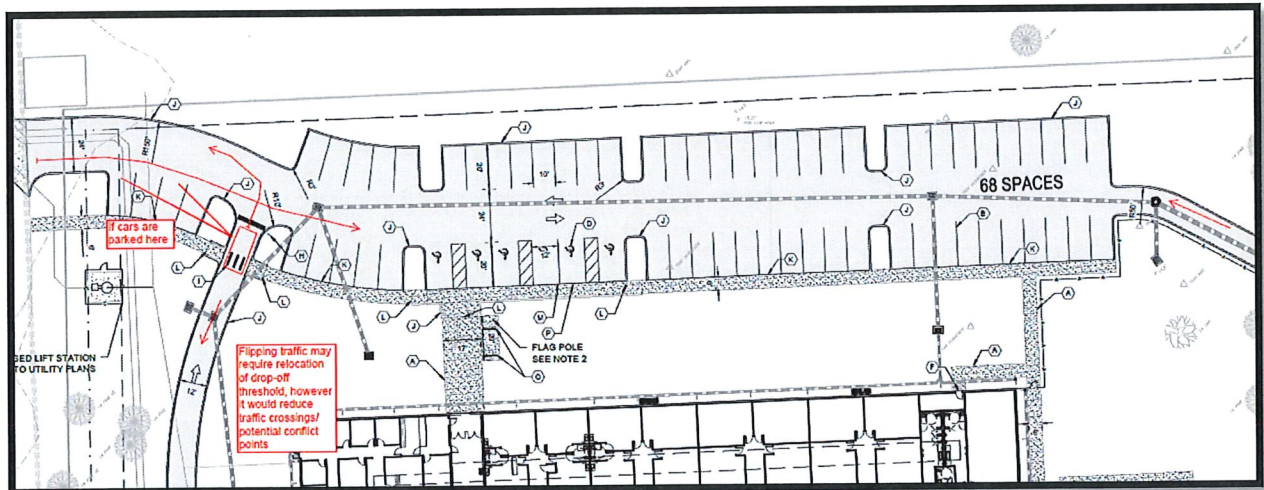
SUBJECT: Technical Review Committee (TRC) Comments
October 17, 2019 Agenda Items

The St. Lucie County Planning & Development Services Department has completed a review of the October 17, 2019 Technical Review Committee (TRC) Agenda, with the consolidated comments below:

5. a. Site Plan & Minor Replat – Ft. Pierce Charter School – 2900 South Jenkins Road

Review Comments

- The applicant may consider adjustment to the traffic routing pattern and/or angles of intersection for the interior drives to minimize clear vision or crossing pattern conflicts.



- The project site(s) have previous site plan approvals with St. Lucie County, with wetland and tree preservation/open space areas noted. Staff is encouraged to evaluate previous and proposed tree impacts as it relates to evaluating any required mitigation.
- Is any buffering required along the east property line (fence/landscaping to screen the project from adjacent residences)?
- Is any buffering required along the south property line, along the drop-off lanes, to minimize conflicts with the pending KOA development? Note: there's an existing drainage canal.

5f. Minor Replat – Culverhouse – 1629 and 1635 Thumb Point Drive

Review Comments

- Will the City of Fort Pierce require sidewalk installation or payment in-lieu for the requested replat/subdivision?
- No further comment

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



TO : Rebeca Guerra, Assistant Planning Director

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

**RE : Culverhouse Estates – 1629 and 1635 Thumb Point Drive
Minor Replat - TRC No. 19-09000001**

DATE : October 11, 2019

This is to advise you that we have completed the review of the following documents as received by this office on October 4, 2019:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Minor Replat 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 type="checkbox"/> Recommend | <input checked="" type="checkbox"/> Do Not Recommend | |
| <input checked="" type="checkbox"/> Minor Replat Approval | <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. On Sheet 1 of 2, the "Legal Description" describes Parcel 1 and Parcel 2, yet no reference is made of the plat to these parcels and there is not a point of beginning identified on the plat; please update the plat accordingly.
2. Provide a certified boundary survey in accordance with Florida State Statutes Chapter 177.041.
3. On Sheet 1 of 2, under the "Certificate of Ownership and Dedication" reference is made to dedication all streets, alleyways, thoroughfares, and drainage & utility easements to the public, yet the plat does not indicate any of these items; please remove the dedication information or indicate on the plat where these items are situated.
4. On sheet 1 of 2, remove the following items: "Certificate of Approval by the County Surveyor", "Certificate of Approval by the County Engineer", "Certificate of Approval by the County Attorney", and the "Certificate of Approval by the Board of County Commissioners".
5. Update the Planning and Development Services Approval to reference the applicable City of Fort Pierce zoning information and City of Fort Pierce Section. A signature line should be provided for the City of Fort Pierce Director of Planning, Jennifer Hofmeister.
6. Provide a "Certificate of Final Approval by the City Commission" which states the following:
"Pursuant to the provisions of the Fort Pierce City Commission this plat was given Final Approval by the City Commission at a meeting held on _____, 2019.

Linda Cox, City Clerk

7. Provide a "Surveyor's Review Certificate" which shall state the following:
It is hereby certified that the undersigned surveyor and mapper duly licensed in the State of Florida has reviewed the plat for conformity with the regulations of Chapter 177, Florida Statutes

This ____ day of _____ 2019

*Gregory S. Fleming
Professional Surveyor and Mapper
Florida Certificate No. 4350*

8. Provide a "City Attorney" signature line which shall state the following:
It is hereby certified that the foregoing plat is approved to form and sufficiency

This ____ day of _____ 2019

*Peter J. Sweeney, City Attorney
City of Fort Pierce*

9. On Sheet 1 of 2, remove the County Engineer and County Surveyor seals.
10. On Sheet 2 of 2, the plat reflects three (3) lots and identifies these lots as lot 1, lot 2, and lot 2; please update the plat accordingly.

11. Advisory Comment: Additional comments may be forthcoming upon the completion of Northstar Geomatics review.

JRA/TST/tst



SURVEYING/MAPPING
 GEOGRAPHIC INFORMATION SYSTEMS
 ASSET INVENTORY

Invoice

P.O. Box 2371
 Stuart, FL 34995

Date	Invoice #
10/8/2019	6438

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
19-056		Due on Receipt

Item	Description	Hours/Qty	Rate	Amount
Lump Sum	Culverhouse Plat Review and PRM Inspection PAYMENT MUST BE RECEIVED PRIOR TO COMMENCING PLAT REVIEW		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



PUBLIC WORKS
ENGINEERING DIVISION
DEVELOPMENT REVIEW
COMMITTEE

October 14, 2019

Project: Culverhouse Minor Replat
Subject: SURVEY REVIEW
To: Rebecca Guerra
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, Chapter 5J-17.050 thru 5J-17.052, Florida Administrative Code, pursuant to current Section 472.027, Florida Statutes,.

SURVEY:

- 1) I have no comments for this Project.

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



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

Florida

Technical Review Committee meeting

October 17th, 2019

Case # 18-9000002

Minor replat

Culverhouse residence, 1629 & 1635 Thumpoint Dr., FP

Comments:

No additional comments at this time

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.