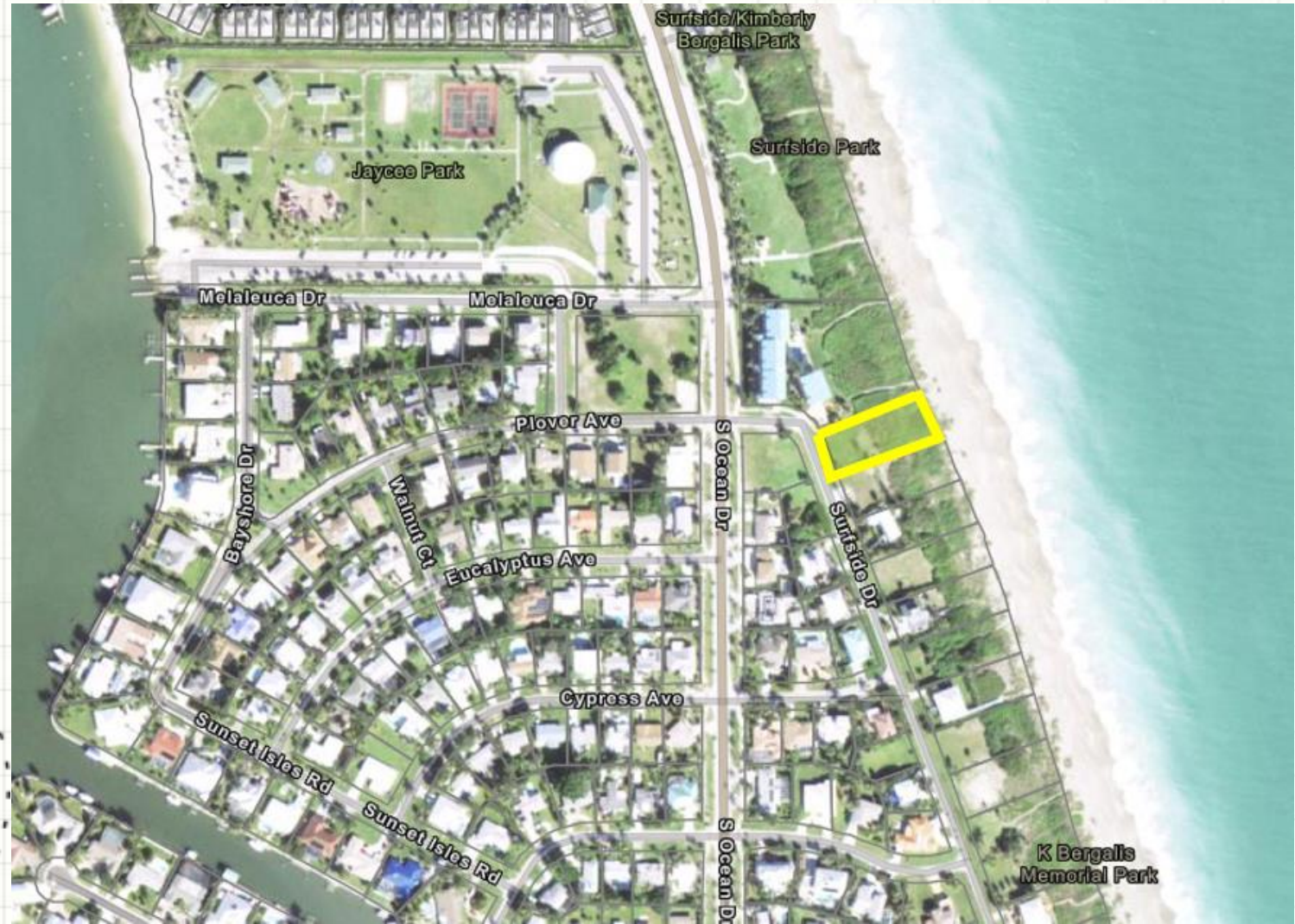


Final Plat



Surfside Multi-Family Final Plat

Final Plat

Applicant:

Regina Karner, PSM – Karner Surveying Inc.

Property Owner:

Surfside Land, LLC

Parcel IDs:

2412-501-0132-000-3



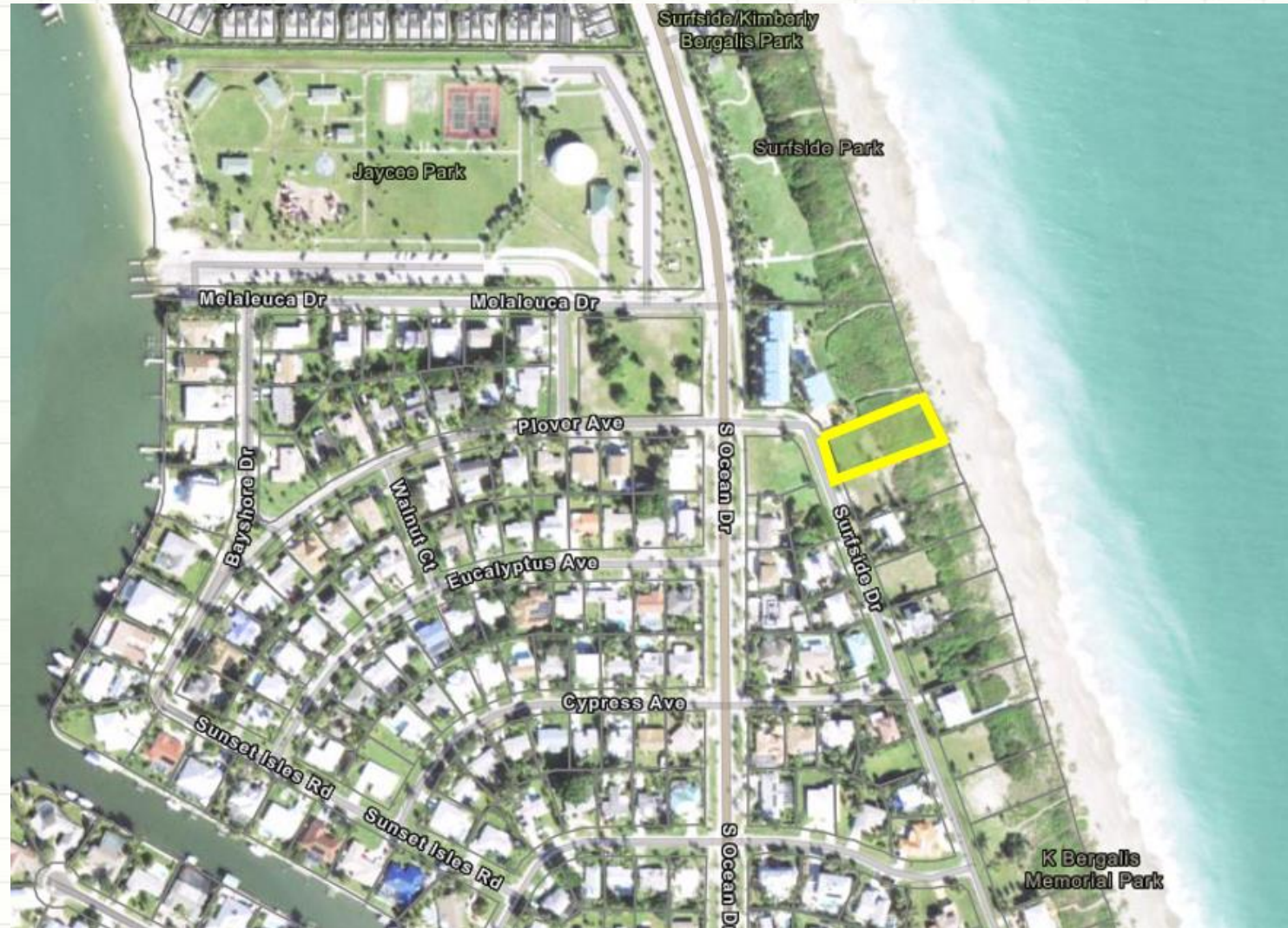
Final Plat

Summary:

Request for review of an application for a final plat to subdivide 1 parcel into 4 platted Multi-Family lots.



Aerial Map



- 0.54 +/- acres

Future Land Use Map



Future Land Use: Hutchinson Island Residential (HIR)

Zoning Map



Zoning: Hutchinson Island Medium Density (R-4A)

Staff's Recommendation

Staff recommends one (1) Condition:

- 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**

City Commission's Actions (Final Plat)

Possible actions of the City Commission:

- Recommend **APPROVAL** of the proposed Final Plat with the one condition (Staff's Recommendation).
- Recommend **APPROVAL** of the proposed Final Plat with alternative conditions
- Recommend **DISAPPROVAL** of the proposed Final Plat.

Final Plat



Surfside Multi-Family Final Plat



THE SUNRISE CITY

FORT PIERCE
PLANNING DEPARTMENT *Florida*

Regina Karner, PSM/Karner Surveying Inc.
2740 SW Martin Downs Blvd #333
Palm City, FL 34990

Subject: Final Plat – Surfside Drive Multifamily – Technical Review Committee Comments for December 15, 2022 TRC Meeting

City of Fort Pierce Planning Department

1. Are mailboxes being proposed for each residence?
2. 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

Fort Pierce Engineering Department

Comments may be forthcoming

Fort Pierce Building Department

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. Any construction will need to meet the requirements of the Florida Building Code 7th Edition.
3. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
4. Building Permit required.
5. Signed and sealed construction drawings required.

Fort Pierce Police Department

No comments at this time

St. Lucie County Planning Department

Comments may be forthcoming

St. Lucie County PW/Engineering

No comments at this time

City Clerk Office

Comments may be forthcoming

Code Enforcement

Comments may be forthcoming

Fort Pierce Utilities Authority

FPUA W/WW Engineering: FPUA's Water/Wastewater Engineering Department has reviewed the TRC application – 1602 Surfside Drive Replat and offers the following comment.

A Dedicated utility easement shall be provided for proposed FPUA water utilities if applicable.

FPUA Electric & Gas Engineering: Electric and Gas Engineering Department have reviewed the application – TRC Surfside Dr. Approved.

St. Lucie County Fire District

1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <https://www.slcfcd.com>
2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.
3. Please send the Fire District electronic plans for the site and buildings.
4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.
5. An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet".

6. Fire Hydrants (shall be) are provided for detached one- and two-family dwellings IAW both of the following: 1) The maximum distance to a fire hydrant from the closet point on the building shall not exceed 600 feet. 2) The maximum distance between fire hydrants shall not exceed 800 feet. NFPA 1:18.5.2.
7. Fire department connections shall be located on the street side of buildings and shall be located and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects, including buildings, fences, landscaping, or other fire department connections. The locations of connections shall be based upon the access requirements of the fire department.
8. The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels.
9. The Fire District reserves the right for future comments at the site plan & building construction phase.
10. FD access roads (shall be) are provided such that any portion of an unsprinklered facility or exterior wall is located not more than 150' from FD access roads as measured by an approved route around the exterior of the building or facility. (450' for NFPA 13, 13D, 12R sprinklered protected buildings).
11. Per NFPA 1114 Chapter 9, Section 1.3. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD).

Florida Department of Transportation

Comments may be forthcoming

St. Lucie County School Board

No comments at this time



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

FORT PIERCE
Florida

TO : Ryan Altizer, Planner

FROM : Tracy Telle, Assistant City Engineer *TS*

**RE : Surfside Quadraplex Final Plat – 1602 Surfside Drive
TRC No. 22-09000010**

DATE : February 23, 2023

This is to advise you that we have completed the review of the following documents as received by this office on February 10, 2023:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Final Plat Submittal | <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 type="checkbox"/> Approval of Development Plan | <input checked="" type="checkbox"/> Final Plat Approval | <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

1. Sheet 1 of 2 Comments:

- a. Under the Acknowledgement of Dedication remove the last line "*SION EXPIRES* _____" as it appears to be typographical error.
- b. Add the Reviewing Surveyor's Certificate as referenced in the City of Fort Pierce Code of Ordinances Section 121-10(c). The City's reviewing surveyor is Frank C. Veldhuis, Professional Surveyor and Mapper, Florida Certificate Number 6582, NorthStar Geomatics.
- c. The plat reflects the addition of the Preliminary Plat Certificate as previously requested. However, it appears that the Final Plat Certificate was removed. Please add the Final Plat Certificated as per the City of Fort Pierce Code of Ordinances Section 121-10(c)(2):

CERTIFICATE OF FINAL APPROVAL BY THE CITY COMMISSION:

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 the _____ day of _____ 2023.

Fort Pierce City Commission

*By: _____
Linda Cox, City Clerk*

2. Address the attached comments as provided by NorthStar Geomatics.
3. Prior to final plat approval, please provide recorded copies of the submitted "Declaration of Covenants, Conditions, Restrictions, and Easements" and the "Amended and Restated Articles of Incorporation" a copy of the recorded deed restrictions, a copy of the filed articles of incorporation, along with a copy of the certificate of incorporation for the association.
4. The "Certified Engineer's Cost Estimate" did not include an original seal and signature, please provide a certified cost estimate. Note: The estimated unit prices have been reviewed and are approved.
5. **Advisory Comment:** A final plat cannot be approved for recordation until all required site improvements have been fully constructed and approved or a bonding mechanism is put in place in accordance with the requirements specified in the City of Fort Pierce Code of Ordinances Section 121.

February 21, 2023

Ms. Tracy Telle
Assistant City Engineer
City of Fort Pierce
Via email

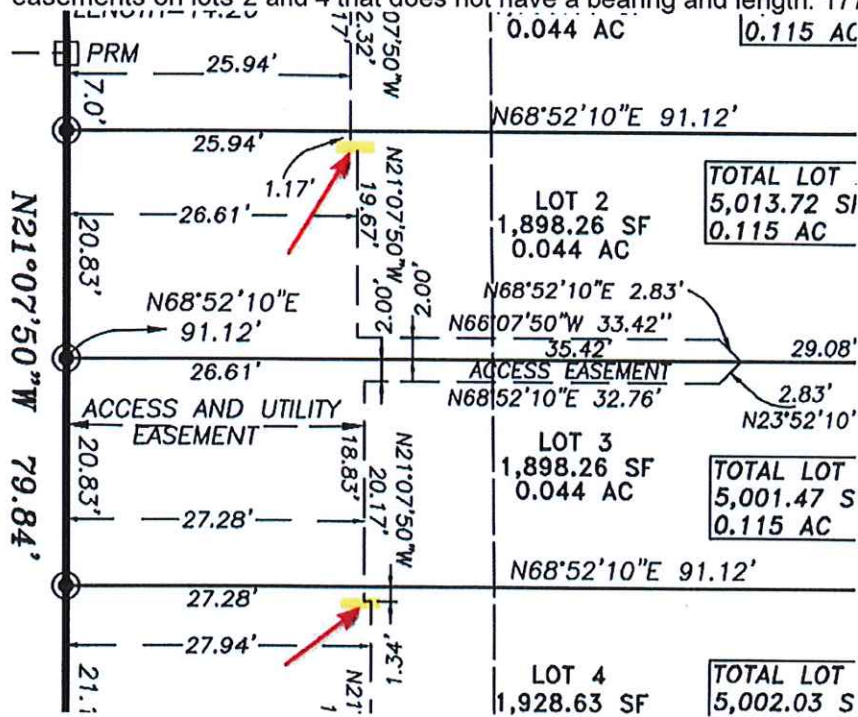
RE: Ocean Residences at Surfside Plat PRM Inspection - Review # 2

Dear Ms. Telle:

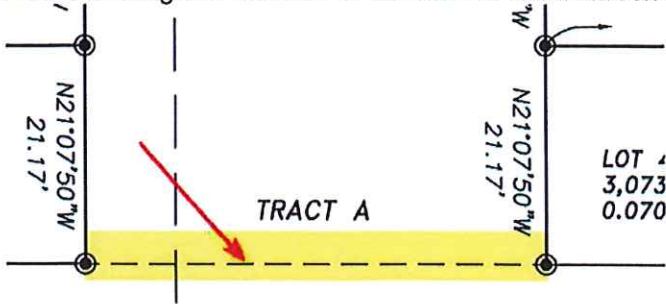
As you requested, I have reviewed the above referenced plat for conformance with Florida Statutes Chapter 177, Part 1. My review of this plat does not include verifying accuracy of legal descriptions, plat geometry, mathematical calculations or acreages shown on this plat.

My first review comments are as follows:

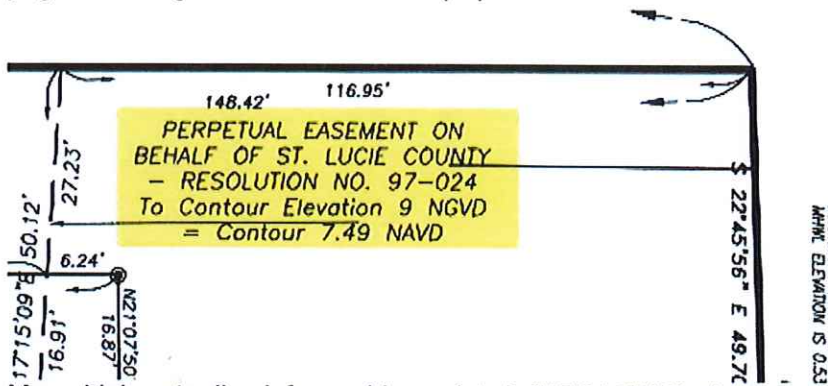
1. Add a section to cover page for reviewing surveyor signature. 177.081(1)
Frank Veldhuis
Professional Surveyor and Mapper
Certificate number 6582
2. All easements must be dimensioned. There is an east/west jog in the access and utility easements on lots 2 and 4 that does not have a bearing and length. 177.091(16)



3. Add a bearing and distance to the dashed line between lots 4 and 4A. 177.091(19)



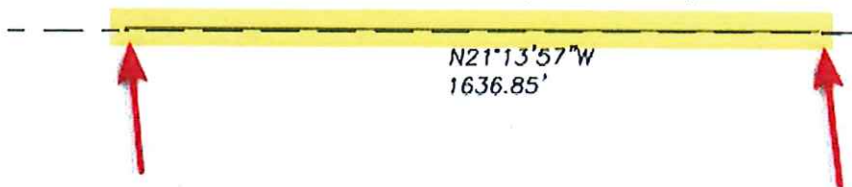
4. Legend needs to be updated to show SPKW. 177.091(29)
5. The title of the plat needs to reference the block from the parent plat. It looks to be block 11. 177.091(17)
6. The easement on the east side of the plat references resolution 97-024. Add book and page recording information. 177.091(16)



7. Mean high water line info provide on date is "15.31.2019", please revise.

THIS MEAN HIGH WATER LINE
BY THE FLORIDA DEPARTMENT OF
15.31.2019 WITH REFERENCE TO
MHWL ELEVATION IS 0.53 N

8. There is a shift and double line in the lower portion of the plat.



9. Spelling issues and wrong year on the cover page

NOTARY PUBLIC—STATE OF FLORIDA
COMMISSION NUMBER:-----
MY COMMISSION EXPIRES:-----
SION EXPIRES:-----

TITLE CERTIFICATE:

ALEXANDER D. GONANO., ATTORNEY AND COUNSELOR AT LAW
AS DULY LICENSED IN THE STATE OF FLORIDA, HEREBY CERTIFIES THAT AS OF
2022.

1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF

10. Please schedule an on-site PRM inspection with NorthStar Geomatics, Inc.

11. A written response to each item above is required prior to next review.

Reviewed By:



Frank Veldhuis
For NorthStar Geomatics, Inc.



THE SUNRISE CITY

FORT PIERCE
ENGINEERING
DEPARTMENT
Florida

TO : Ryan Altizer, Senior Planner

FROM : Tracy Telle, Assistant City Engineer

**RE : Surfside Quadraplex Final Plat – 1602 Surfside Drive
TRC No. 22-09000010**

DATE : April 6, 2023

This is to advise you that we have completed the review of the following documents as received by this office on April 6, 2023:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Final Plat Submittal | <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 type="checkbox"/> Approval of Development Plan | <input checked="" type="checkbox"/> Final Plat Approval | <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



April 5, 2023

Ms. Tracy Telle
Assistant City Engineer
City of Fort Pierce
Via email

RE: Ocean Residences at Surfside Plat - Approval

Dear Ms. Telle:

As you requested, I have reviewed the above referenced plat for conformance with Florida Statutes Chapter 177, Part 1. My review of this plat does not include verifying accuracy of legal descriptions, plat geometry, mathematical calculations or acreages shown on this plat.

All comments have been addressed satisfactorily. The plat is approved.

Reviewed By:

A handwritten signature in blue ink, appearing to read "Frank Veldhuis", is written over a horizontal line.

Frank Veldhuis, PSM
For NorthStar Geomatics, Inc.



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

FORT PIERCE
Florida

To : Ryan Altizer, Senior Planner

FROM : Tracy Telle, Assistant City Engineer *TST*

**RE : Surfside Quadraplex Final Plat – 1602 Surfside Drive
TRC No. 22-09000010**

DATE : April 5, 2023

This is to advise you that we have completed the review of the following documents as received by this office on March 28, 2023:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Final Plat Submittal | <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 type="checkbox"/> Approval of Development Plan | <input checked="" type="checkbox"/> Final Plat Approval | <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

1. Address the attached comments as provided by NorthStar Geomatics dated April 5, 2023.

April 5, 2023

Ms. Tracy Telle
Assistant City Engineer
City of Fort Pierce
Via email

RE: Ocean Residences at Surfside Plat - Review # 4

Dear Ms. Telle:

As you requested, I have reviewed the above referenced plat for conformance with Florida Statutes Chapter 177, Part 1. My review of this plat does not include verifying accuracy of legal descriptions, plat geometry, mathematical calculations or acreages shown on this plat.

My review comments are as follows:

1. Upon PRM inspection, it was noted that the legend is incorrect on the Plat map. The cap of the PRM's have the LS #, not the LB #. Update the legend with correct information and resubmit.



LEGEND & ABBREVIATIONS:

- SET 4"X4" CONCRETE MONUMENT (LB 7357)
- SET 5/8" IRON ROD & CAP (LB 7357)
- FCM - FOUND 4"X4" CONCRETE MONUMENT
- FIP - FOUND 1/2" IRON PIPE

2. The plat must be prepared in black ink, 177.091(1)(a)
3. PRM inspection was satisfactorily completed 4/5/23.
4. A written response to each item above is required prior to next review.

Reviewed By:



Frank Veldhuis, PSM
For NorthStar Geomatics, Inc.



April 12, 2023

Surfside Land, LLC
ramy.gall@gmail.com

Karner Surveying, Inc.
karner@karnersurveyinginc.com

Dear Applicant and Owner:

There will be a Quasi-Judicial Hearing before the City Commission of the City of Fort Pierce, Florida on Monday, May 1, 2023 at their meeting which begins at 5:05 p.m., in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, on an application for Final Plat, submitted by applicant Karner Surveying, Inc. , to subdivide 1 parcel into 4 platted lots at Surfside Drive, more specifically located at Parcel Control Number: 2412-501-0132-000-3.

It is important that you review the Quasi-Judicial procedures that can be found on the City's website using this link: <https://www.cityoffortpierce.com/DocumentCenter/View/6740/Quasi-Judicial-Procedures>.

Other than the project application on file with the Planning Department, any additional documentation that is to be used during the hearing, including power point presentations, must be submitted no later than April 26, 2023 in order to be included in the published agenda. Please submit documents to lcox@cityoffortpierce.com.

If you have any questions, please contact the Planning Department.

Very truly yours,

Linda W. Cox
City Clerk

cc: Kev Freeman, Planning Director