

Final Plat



Fort Pierce Commercial Final Plat

Final Plat

Applicant:

Todd Howder – MBV Engineering

Property Owner:

OkeeJen, LLC & S Rentals B, LLC

Parcel IDs:

2419-321-0001-000-5, 2419-322-0003-000-2 &
2419-322-0002-000-5



Final Plat

Summary:

Request for review of an application for a final plat to subdivide 3 parcels into 5 platted lots.

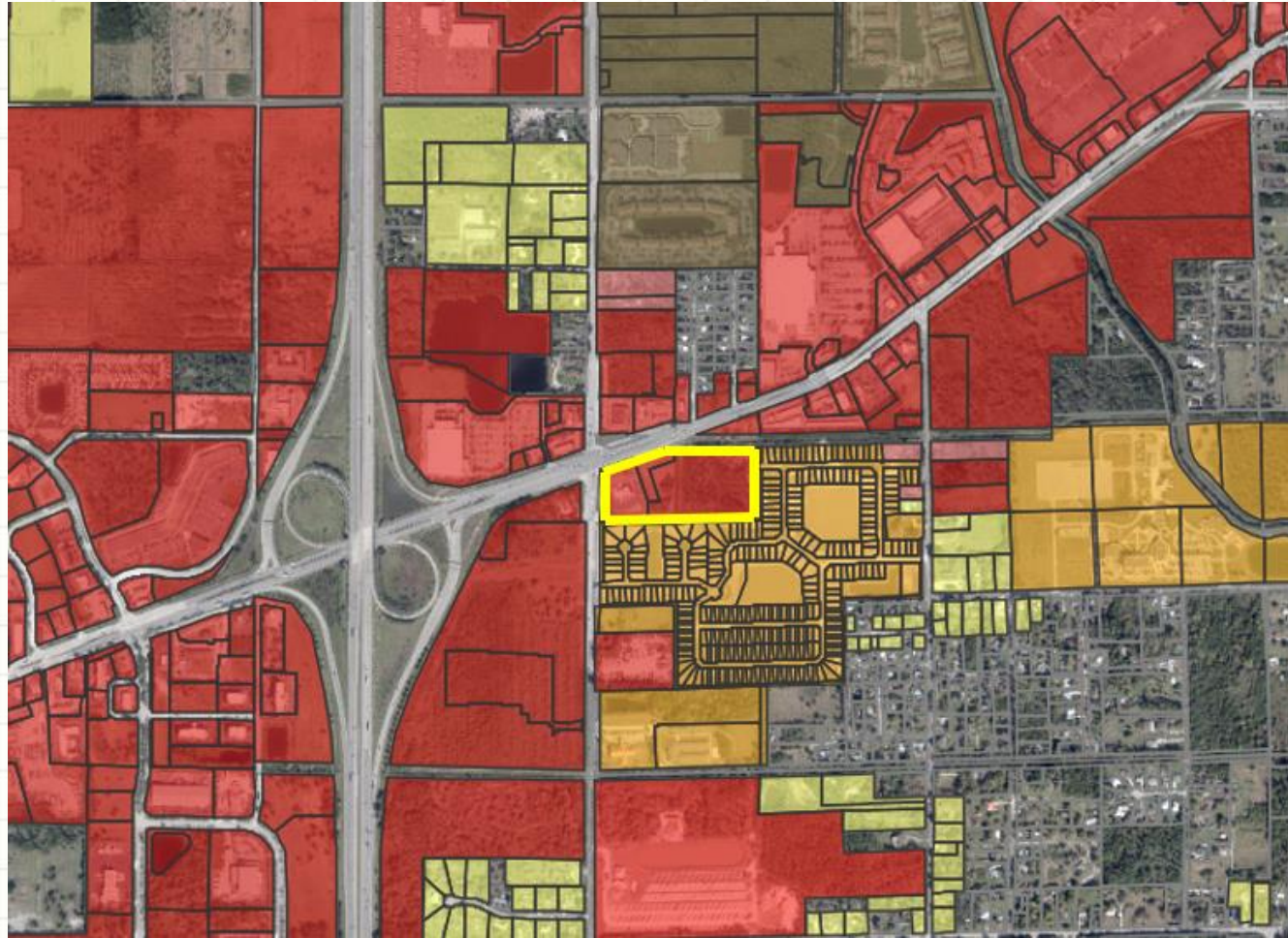


Aerial Map



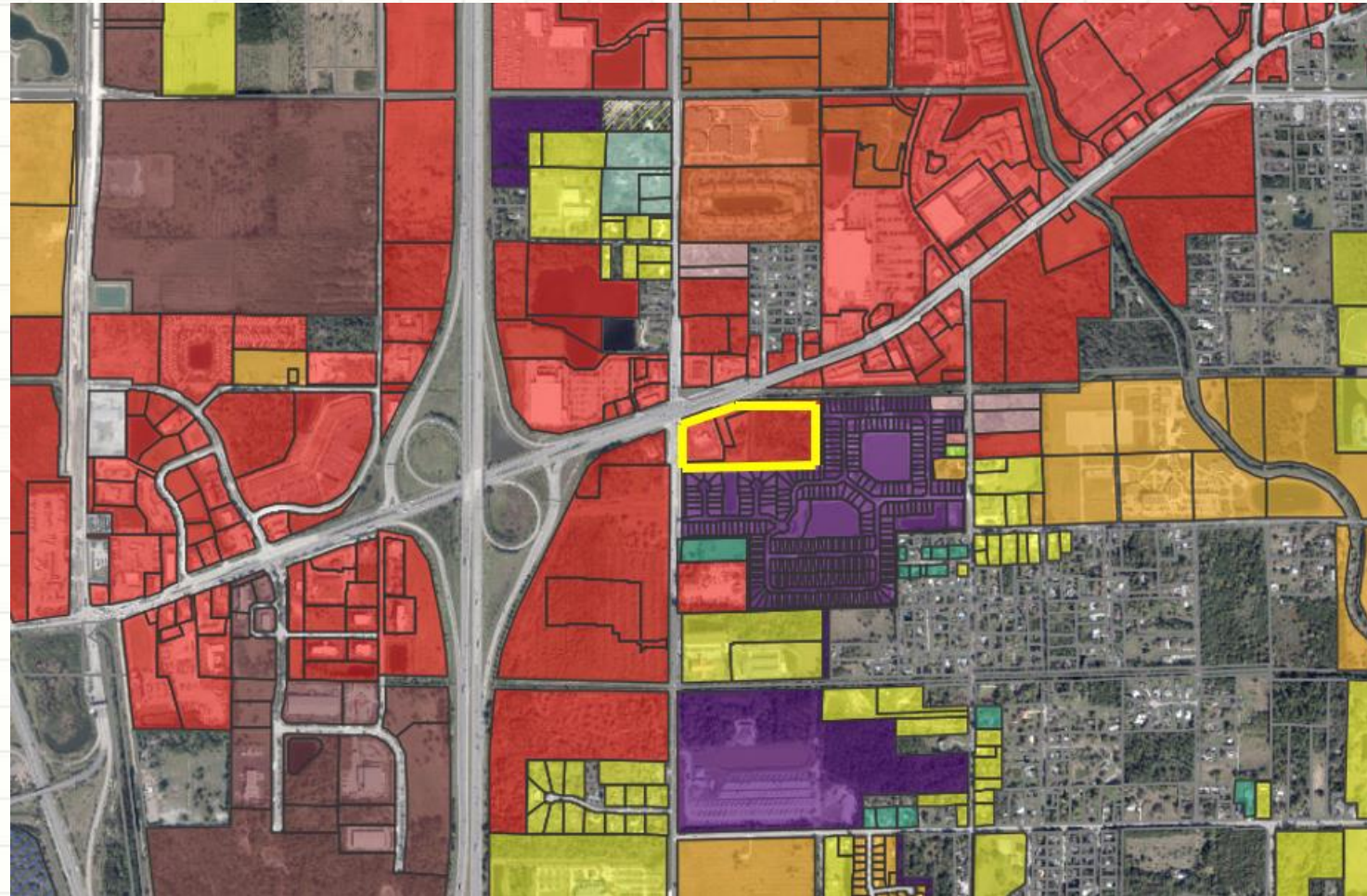
- 14.14 +/- acres

Future Land Use Map



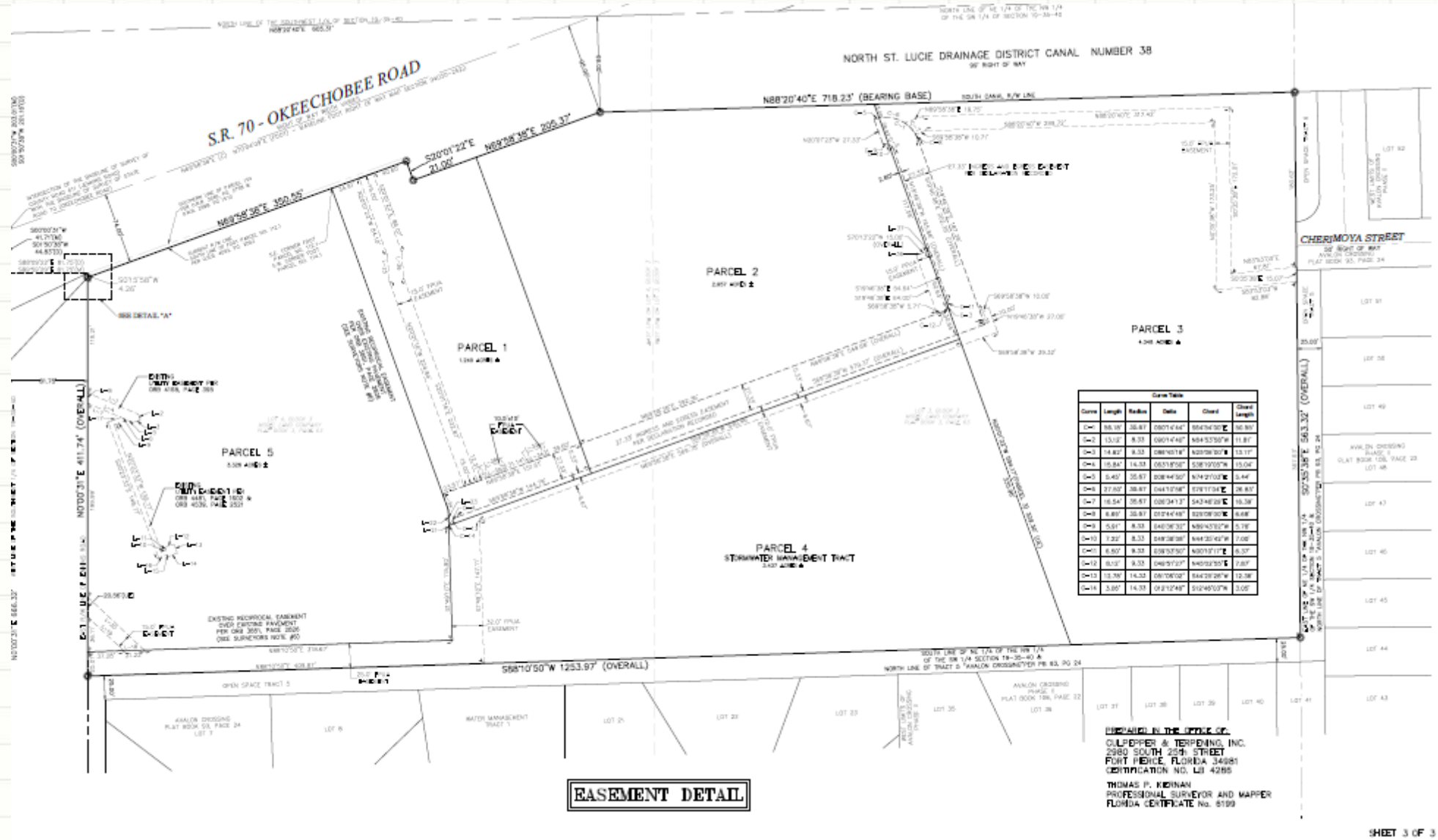
Future Land Use: General Commercial (GC)

Zoning Map



Zoning: General Commercial (C-3)

Plat



Final Plat

Final Plat for a Subdivision titled “Okeejen Commercial Plat”

- Staff recommends Approval of the request.
 - Final Plat meets the criteria as specified in Chapter 121 of the Code of Ordinances.
 - Consistent with Land Development Code & Comprehensive Plan

Staff Recommendation Condition

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**

Staff Recommendation

Final Plat

Staff recommends that the Planning Board forward a recommendation of APPROVAL, with the one (1) condition, to the City Commission.

Planning Board's Actions (Final Plat)

Possible actions of the Planning Board:

- Recommend **APPROVAL** of the proposed Final Plat with the one condition.
- Recommend **APPROVAL** of the proposed Final Plat with alternate conditions.
- Recommend **DISAPPROVAL** of the proposed Final Plat.

Final Plat



Fort Pierce Commercial Final Plat



Todd Howder, Vice President – MBV Engineering
1835 20th Street
Vero Beach, FL 32960

Subject: Final Plat - Parcel IDs: 2419-321-0001-000-5, 2419-322-0003-000-2 & 2419-322-0002-000-5 – Technical Review Committee Comments for June 15, 2023 TRC Meeting

City of Fort Pierce Planning Department

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

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.

Fort Pierce Police Department

No comments at this time

St. Lucie County Planning Department

Comments may be forthcoming

St. Lucie County PW/Engineering

Comments may be forthcoming

City Clerk Office

Comments may be forthcoming

Code Enforcement

Comments may be forthcoming

Fort Pierce Utilities Authority

FPUA W/WW Engineering: Plat is approved.

FPUA Electric & Gas Engineering: FPUA Electric & Gas Engineering has reviewed the application. Approved.

Please contact Sal Scimeca for electric customer requirements and project coordination.

Sal Scimeca
Engineering Technician II
Electric & Gas Engineering
Fort Pierce Utilities Authority
sscimeca@fpu.com
772.466.1600 ext. 6957

FPUAnet Fiber: FPUAnet approves

If client would like service from FPUAnet Communications fiber services are available in this area.

Please contact Eric Peters at (772) 468-1697 for Fiber internet requirements if service is desired.

St. Lucie County Fire District

No comments at this time

Florida Department of Transportation

Comments may be forthcoming

St. Lucie County School Board

Comments may be forthcoming

Project: Fort Pierce Commercial
Description: Cost Estimate for Plat Surety Bond
Prepared on: July 26, 2023

Revised:

DESCRIPTION OF WORK	QUANTITY	UNIT	UNIT COST	ESTIMATED COST
Demolition	1	LS	\$ 31,000.00	\$ 31,000.00
Drainage (includes any earthwork)	1	LS	\$ 670,112.00	\$ 670,112.00
Sanitary Sewer	1	LS	\$ 142,665.00	\$ 142,665.00
Water	1	LS	\$ 85,510.00	\$ 85,510.00
Paving Onsite	1	LS	\$ 311,583.25	\$ 311,583.25
Striping and Signage	1	LS	\$ 294,240.00	\$ 294,240.00
Landscaping	1	LS	\$ 288,741.70	\$ 288,741.70
SUBTOTAL				\$ 1,823,851.95
10% Bond Contingency				\$ 182,385.20
GRAND TOTAL				\$ 2,006,237.15

7/27/23

Mr. Aaron Stanton, P.E. FL PE# 72460

Date



To : Ryan Altizer, Planner

FROM : Tracy Telle, Assistant City Engineer

**RE : Fort Pierce Commercial (OkeeJen Commercial) Final Plat
5553, 5555, & 5557 Okeechobee Road
TRC No. 23-09000011**

DATE : August 24, 2023

This is to advise you that we have completed the review of the following documents as received by this office on August 22, 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 checked="" type="checkbox"/> Approval of Final Plat | <input type="checkbox"/> BP 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 advisory comment

Advisory Comment: Prior to the Mayor's signature on the plat mylars, all common site improvements (shared access way and Parcel 4 improvements) shall have been constructed and accepted or the appropriate bond in the amount of \$2,393,432.25 shall be provided in accordance with the requirements specified in the City of Fort Pierce Code of Ordinances Section 121.



August 24, 2023

Tracy Telle
Assistant City Engineer
City of Fort Pierce
Via email

RE: OkeeJen Plat Review and PRM Inspection - 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
For NorthStar Geomatics, Inc.



To : Ryan Altizer, Planner

FROM : Tracy Telle, Assistant City Engineer

**RE : Fort Pierce Commercial (OkeeJen Commercial) Final Plat
5553, 5555, & 5557 Okeechobee Road
TRC No. 23-09000011**

DATE : June 26, 2023 UPDATED

This is to advise you that we have completed the review of the following documents as received by this office on June 1, 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 checked="" type="checkbox"/> Approval of Final Plat | <input type="checkbox"/> BP 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 comments

Engineering Comments:

1. The plat indicates that the Stormwater Tract, Parcel 4, to all owners for the benefit of Parcels 1 thru 3. Please indicate who will be responsible for the maintenance of this parcel. Will there be a Property Owners' Association created? If so, please provide the appropriate recorded copies of the filed articles of incorporation, along with a copy of the certificate of incorporation for the specific Property Owners' Association.
2. Did the plat receive Preliminary Plat approval by the commission? If so, please provide the appropriate Preliminary Plat City Commission Certificate on plat sheet 1 of 3.
3. Additional comments on the Final Plat may be forthcoming from NorthStar Geomatics, City's contract surveyor, **SEE ATTACHED COMMENTS**
4. A final plat cannot be approved for recordation until all required common site improvements (shared access way and Parcel 4 improvements) have been fully constructed and approved or a bond has been posted in accordance with the requirements specified in the City of Fort Pierce Code of Ordinances Section 121.

June 27, 2023

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

RE: OkeeJen Plat Review and PRM Inspection - Review # 1

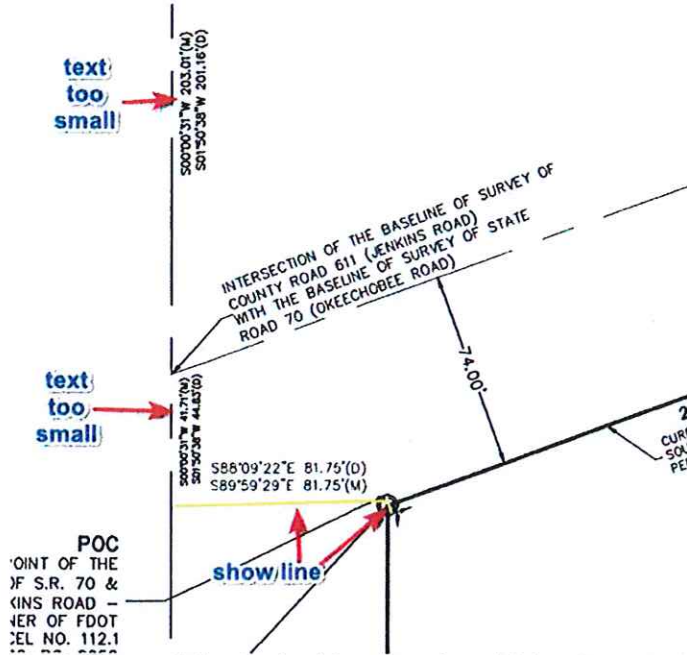
Dear Ms. Telle:

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.

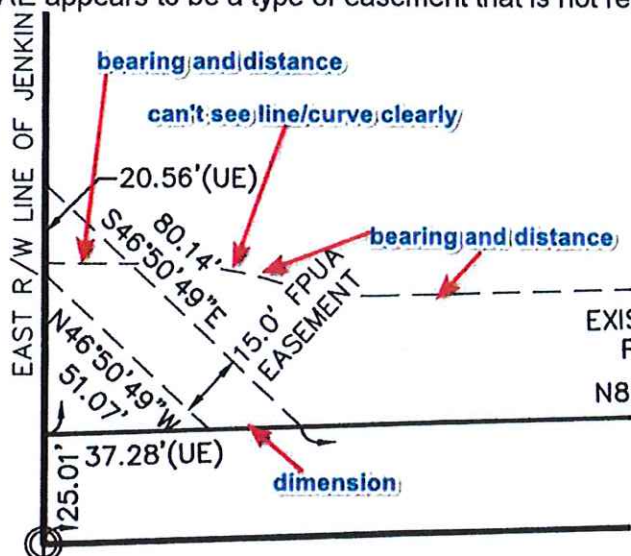
My review comments are as follows:

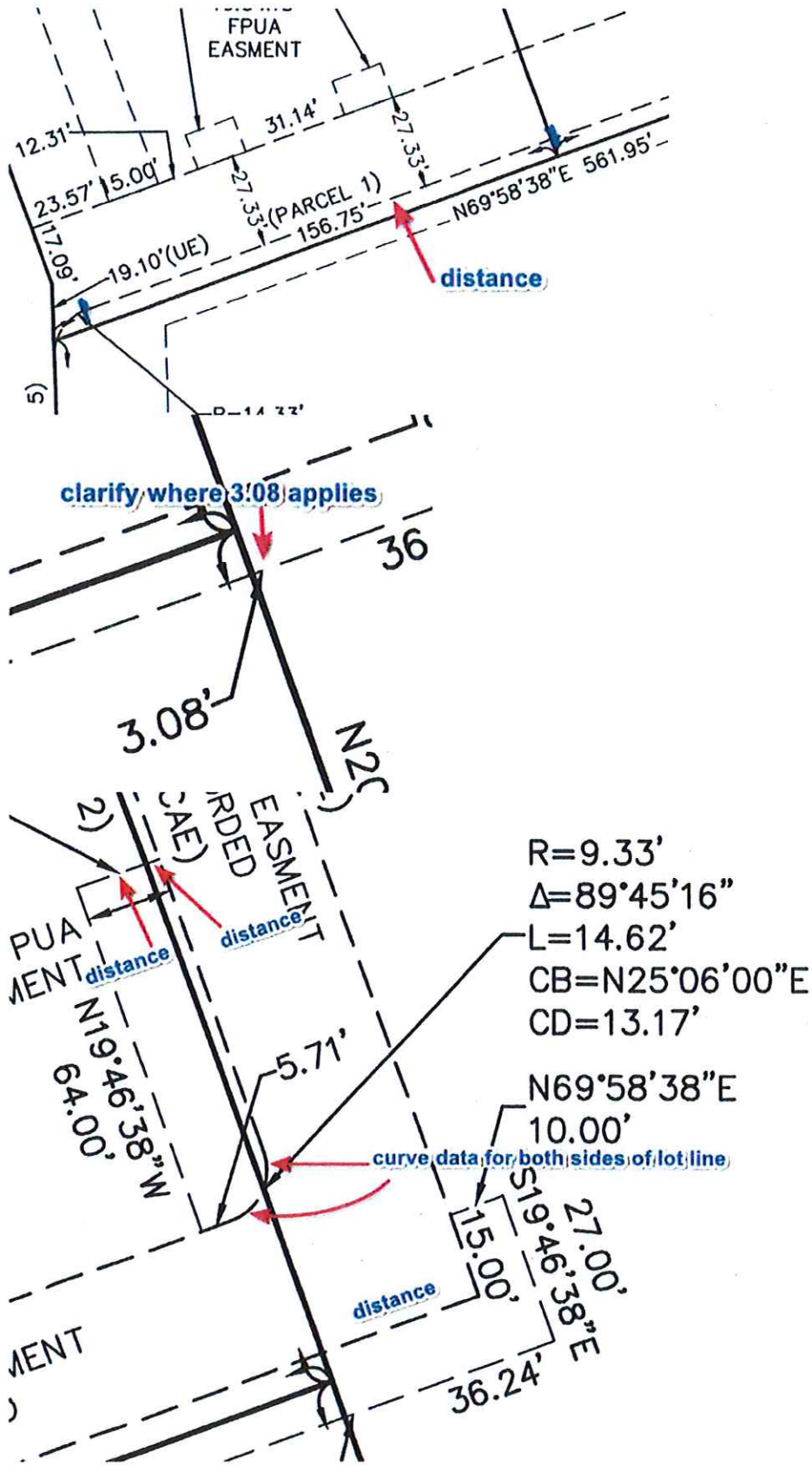
1. Update boundary survey to show title exceptions using title report. 177.041(1)
2. Sufficient size lettering and scale to show detail. Increase the text size located in the scale bar. 177.091(4)
3. Bearing reference to a well established and monumented line. The bearing base shown on the plat is not connected to a well established or monumented line. 177.091(6)
4. Boundary survey references Model Land Company Plat Book 3, Page 63. Change subtitle of plat to re-plat.
5. Boundary surveyor re-wrote legal description but did not reference Model Land Company Plat Book 3, Page 63 as shown on Boundary Survey. Show references to Model Land Company on plat.
6. Update plat caption to be so complete that from it, without reference to the plat the starting point of the boundary can be determined. Clarify location of Plat further than 1/4 section. 177.091(11)
7. The Plat name is incorrect in the Dedication.
8. Update Surveyor's Note #4 to match statement found in 177.091(27)
9. Plat does not show sectional breakdown referenced in legal description or monuments, section corner, quarter section corner used with bearings and distances. 177.091(14)
10. Location map street names too small.
11. Show bearings on Okeechobee Road baseline.

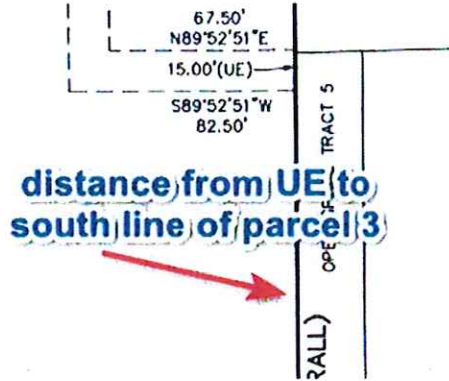
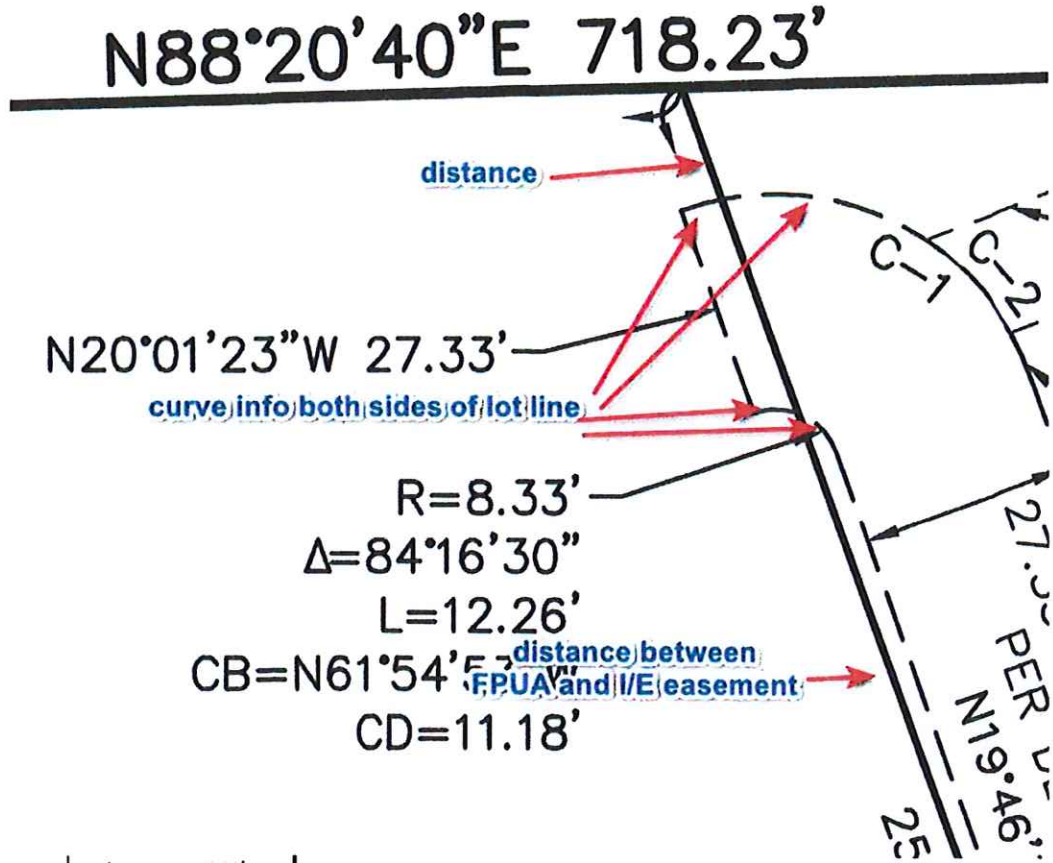
12. Point of commencement leader is not pointing to a platted corner. Show all calls between point of commencement and point of beginning on plat including referenced FDOT parcel 112.1 and other book and pages conveying right-of-way. Need to show how to establish point of commencement with previous right of way lines and parcel 112.1 177.091(14)

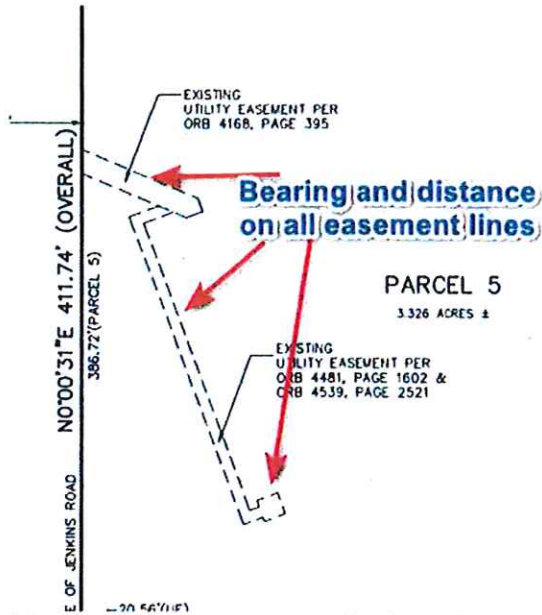


13. Center line of South Jenkins Road and West line of plat are parallel. Indicate where right-of-way width varies in relation to plat.
14. It is not clear which easements are existing and which are created as part of this plat. Include recording information for all existing easements. Add additional dimensions for easements in relation to parcel lines. CAE appears to be a type of easement that is not referenced in legend or dedication. 177.091(16)









15. Identify contiguous properties by subdivision, title, map book and page or if un-platted so state. Update Avalon Crossing future use tract 1 and 2, land has been re-platted. Add recording information for Cherimoy Street. Correct spelling of this street as we believe it is "Cherimoya" Street.
16. Utility easements must be referenced for cable television use 177.091(28)
17. Add North arrow to Location Map on page 1.
18. Update legend to include "UE" and "CAE".
19. Remove page 3 from plat as it is unnecessary.
20. Add "SOUTH" to Jenkins Road name on Page 2 of plat.
21. Schedule PRM inspection directly with NorthStar Geomatics, Inc. Please provide 5 business days in advance with at least 3 different times available to meet at project site.
22. A written response to each item above is required prior to next review.

Reviewed By:

Frank Veldhuis
For NorthStar Geomatics, Inc.



Todd Howder, Vice President – MBV Engineering
1835 20th Street
Vero Beach, FL 32960

Subject: Final Plat - Parcel IDs: 2419-321-0001-000-5, 2419-322-0003-000-2 & 2419-322-0002-000-5 – Technical Review Committee Comments for June 15, 2023 TRC Meeting

City of Fort Pierce Planning Department

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

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.

Fort Pierce Police Department

No comments at this time

St. Lucie County Planning Department

Comments may be forthcoming

St. Lucie County PW/Engineering

Comments may be forthcoming

City Clerk Office

Comments may be forthcoming

Code Enforcement

Comments may be forthcoming

Fort Pierce Utilities Authority

FPUA W/WW Engineering: Plat is approved.

FPUA Electric & Gas Engineering: FPUA Electric & Gas Engineering has reviewed the application. Approved.

Please contact Sal Scimeca for electric customer requirements and project coordination.

Sal Scimeca
Engineering Technician II
Electric & Gas Engineering
Fort Pierce Utilities Authority
sscimeca@fpu.com
772.466.1600 ext. 6957

FPUAnet Fiber: FPUAnet approves

If client would like service from FPUAnet Communications fiber services are available in this area.

Please contact Eric Peters at (772) 468-1697 for Fiber internet requirements if service is desired.

St. Lucie County Fire District

No comments at this time

Florida Department of Transportation

Comments may be forthcoming

St. Lucie County School Board

Comments may be forthcoming