

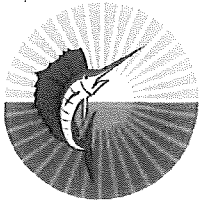
W/WW Engineering: Approved. Fort Pierce Utilities Authority does not in agree with the engineer's submittal request for change in demand.

If you have any questions, please contact James Carnes, P.E. with FPUA Engineering Department

At (772)466-1600 x 3472

Electric & Gas Engineering: Approved

---



THE SUNRISE CITY

# FORT PIERCE

ENGINEERING  
DEPARTMENT

*Florida*

**To : Kori Benton, Senior Planner**

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

**RE : Portofino Landings Preliminary Plat – Okeechobee & McNeil  
TRC No. 16-09000001**

**DATE : December 22, 2016**

This is to advise you that we have completed the review of the following documents as received by this office on December 8, 2016:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Preliminary Plat                                      | <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

- Recommend approval       Do not recommend approval

- Preliminary Plat       Building Permit       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

the discrepancy in total area with legal description size of 18.851 acres noted on sheet 1 of 4.

- c. Add any missing bearings and dimensions to the plat as there are some noted in the legal which are not identified on the plat.

JRA/tst

ENGINEERING COMMENTS:

1. Please provide a signed/sealed boundary survey as per the requirements specified in Chapter 177 of the Florida State Statutes.
2. The applicant shall be made aware that the Preliminary Plat is reviewed by staff and the Final Plat will be reviewed by a licensed surveyor and mapper as per the requirements of FSS Chapter 177. All fees associated with the review will be the responsibility of the applicant.
3. The submitted plat is comprised of five pages of which the first page is noted as Sheet 1 of 3 while the other four pages are identified as Sheet 1 of 4...4 of 4; please make necessary correction to the numbering.
4. The first page of the plat (sheet 1 of 3) shall be revised to address the following:
  - a. Remove reference to the City of Port St. Lucie at the bottom right hand corner of the page.
  - b. Add "Preliminary Plat" to the plat heading.
  - c. Under the *City Commission Certificate* change the City Clerk from Karen Phillips to Linda Cox and update the year to 2017.
  - d. Under the *Clerk of the Circuit Court* change the name from Edwin M. Fry to Joseph Smith.
  - e. Correct the typos noted in number 5 under the *Dedication* heading. There are four words that have an extra first letter.
  - f. The legal description states that the project contains 22.418 acres yet the project size is noted as 18.851 acre on line item 3 under the heading *Notes*.
  - g. The legal description differs from the legal description on the second sheet of the plat (1 of 4). It appears that page 1 legal includes Tract A, Tract B, Tract C, Tract D, Parcel A, and Parcel B. There are several bearings and distances noted within the legal that do not match the bearings noted on the plat; please make necessary corrections along with eliminating the legal descriptions of Parcels A and B as these are noted on the plat as "Not Included".
  - h. Provide separate legal descriptions for each tract.
  - i. According to the SLC Property Appraisers site Tracts C and D are owned by Portofino Landings CDD and therefore a separate signature line shall be added to the plat under the dedication.
5. The second page of the plat (sheet 1 of 4) shall be revised to address the following:
  - a. The legal description states that the project contains 18.851 acres yet the project size is noted as 22.418 acres on the first page's legal description; please make necessary corrections.
  - b. The legal description differs from the legal description on the first sheet of the plat (1 of 3). It appears that page 2 legal includes Tract A, Tract B, Tract C, and Tract D. However, there are several bearings and distances noted within the legal that do not match the bearings noted on the plat; please make necessary corrections.
6. The third page of the plat (sheet 2 of 4) shall be revised to address the following:
  - a. All tract lines shall be identified with the appropriate bearings and dimensions.
  - b. The plat states that Tracts A and B total 12.055 acres, Tract C is 1.105 acres, and Tract D is 4.791 acres which cumulates to an overall size of 17.951 acres. Explain