

November 28, 2018

Via: *Electronic and Hand Delivery*

Brandon Creagan
City of Fort Pierce
100 North US 1
Fort Pierce, FL 34950

**Re: Harbour Isle Shoppes – 825 Seaway Drive
Response to TRC Comments**

Dear Brandon:

On behalf of our client, please find the attached response to comments received at the November 15, 2018 TRC meeting for a project known as Harbour Isle Shoppes. Each comment is identified below followed by a response in ***bold italics***.

FPJA COMMENTS

1. Water / Wastewater Engineering: Approved with conditions: Individual meters will be required for each unit of the proposed building. Proposed gravity sewer will be required to be extended to the eastern property. Please submit two sets of utility construction plans, for the project, to our office for a detailed review and approval.
RESPONSE: Acknowledged. Please see revised plans.
2. Electric & Gas Engineering: No Comments.
RESPONSE: Acknowledged.

PLANNING COMMENTS

1. Correct the Future Land Use on the Site Plan to say HIMU, Hutchinson Island Mixed Use instead of GC, General Commercial.
RESPONSE: Please see the revised site plan.
2. Revise the bicycle stalls in the proposed parking section to 10 because you must provide 1 bicycle space per 10 motor vehicle spaces. According to the site plan, 92 parking spaces are provided so that would be 9.2 or 10 bicycle spaces that will need to be provided.
RESPONSE: Please see revised site plan.
3. Provide the written agreement from the property owners to the north and south for the driveways that will be extended off property as shown on the site plan. In addition, at time of building permit, provide a copy of the recorded easements for

those offsite driveway extension.

RESPONSE: Acknowledged. Please see enclosed written agreement for the proposed development to the northeast of the subject parcel. The written agreement for the parcel to the south is under review by their attorney and will be forthcoming.

4. A pedestrian access for the dumpster enclosure is required along with a designated path from a sidewalk to the pedestrian access. This access can be a door located on the side of the enclosure.

RESPONSE: Acknowledged. Please see revised site plan.

5. Provide a visual that shows a side by side comparison of the plaza that was formally approved with the original PD vs. this proposed plaza.

RESPONSE: Please see the attached exhibit which depicts a side by side comparison of original PD vs the proposed plaza.

6. Provide the legal description of the property in word format for the Ordinance.

RESPONSE: A word document of the legal description is attached for your use.

ENGINEERING COMMENTS

1. The site plan shall include the site's property boundaries complete with applicable distances and bearings.

RESPONSE: Please see revised site plan which includes the distances and bearings as requested.

2. A certified copy of the survey was not provided. According to Section 17-27(a)(7) of the City of Fort Pierce Code of Ordinances, "A survey prepared and sealed by a Florida Registered Land Surveyor to show property lines and existing physical features with pertinent elevations to include the site's 100-year flood elevation provided by the Federal Flood Insurance Rate Maps."

RESPONSE: Please see signed and sealed survey as requested.

3. It appears that the development is to occur on a portion of Tract D-1 as identified on the Second Replat of Harbour Isle at Hutchinson Island and recorded in PB 46, Page 9 and 10. According to information obtained from the SLC Property Appraiser's, Tract DX-1 was further divided into two parcels without a formal replat. Please submit a replat application and plat depicting the Tract D-1 lot split as required by the Florida State Statutes, Chapter 177.051(2). This replat shall include any proposed ingress / egress easements.

RESPONSE: A plat application is being submitted under separate cover to the City of Fort Pierce.

ST. LUCIE COUNTY FIRE COMMENTS

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 <http://www.slcfcd.com/permits.htm>.
RESPONSE: This is being submitted under separate cover directly to SLCFD.
2. Fire district review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.
RESPONSE: This is being submitted under separate cover directly to SLCFD.
3. Please provide an electronic copy of the Site Plan (pdf format).
RESPONSE: This is being submitted under separate cover directly to SLCFD.
4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.
RESPONSE: Acknowledged.

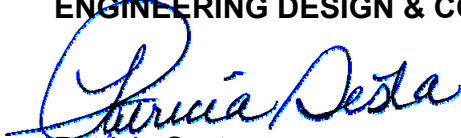
SLC SURVEY COMMENTS

1. Please provide a boundary and topographic survey of the site with flood zones depicted. In addition all wetlands (if any) will need to be identified and shown on the survey. All elevations will be referenced to NAVD 1988. The survey needs to be performed by a professional surveyor licensed to practice in the State of Florida.
RESPONSE: Please see the attached signed and sealed boundary and topographic survey as requested.

We feel the attached adequately addresses staff comments and respectfully request the approval of this project. If you have any questions regarding this application, the attached documents, or the project, please contact our office.

Respectfully,

ENGINEERING DESIGN & CONSTRUCTION, INC.



Patricia Sesta
Planner

cc: Craig Mason – MASON Development & Construction

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