



DEVELOPMENT REVIEW

Property address or Location 825 Seaway Drive
 Parcel ID #(s) 2402-501-0001-000-5
 Project description Construction of an 11,050 sf retail building with associated improvements.

Harbour Isle Dev Commercial, LLC
Property Owner(s)
825 Seaway Drive
 Street Address
Fort Pierce FL 34949
 City State Zip
561-623-8801
 Phone Number
cmason@masondc.com
 Email Address

David Baggett / Engineering Design & Const., Inc.
Applicant/Representative, Title, Company
10250 SW Village Pkwy, Suite 201
 Street Address
Port St. Lucie FL 34987
 City State Zip
772-462-2455
 Phone Number
davidbaggett@edc-inc.com
 Email Address

Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.

[Signature]
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- St. Lucie COUNTY
 The foregoing instrument was acknowledged before me this 30th day of October, 20 18, by
David Baggett, Auth. Agent who is personally known to me or has produced
na as identification.

[Signature]
 Signature of Notary

Patricia M. Seeta
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF983414
Expires 8/11/2020

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit # _____
 Intake Planner _____
 Planner Assigned _____
 Approved By _____ Date _____
 Comments _____

Intake Date Stamp



DEVELOPMENT REVIEW

General Information

- Incomplete application packets cannot be accepted.
- Site Plan approval is valid for one (1) year following City Commission approval. In order to maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date, and building permits must be maintained until site plan is completed, per plans, or approval shall lapse.

Choose Application Type:

Application Type			
<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Conditional Use with New Const.	<input type="checkbox"/> Major Amendment	
<input type="checkbox"/> Conceptual Development Plan		<input type="checkbox"/> Minor Amendment	

Site Information:

11,050 sf

None

Non-Residential: Proposed Sq. Ft.: _____

Residential: Proposed Units: _____

Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West
ROW	Residential	Vacant / Res.	Vacant

Application Outlook



Site Plan submittal requirements:

Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- Complete notarized application
- Warranty Deed
- SLC Property Record Card
- Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- General location map (see Section 22-58.d.2)
- Survey (see Section 22-58.d.3)
- Site Plan (see Section 22-58.d.4)
- Landscaping Plan (see Section 22-187)
- Storm Drainage Plan (see Section 22-58.d.6)
- Environmental Impact Report
- Beach/Dune System protection plan, if applicable (see Section 22-58.d.7)
- Lighting Plan (see Section 22-58.d.8)
- Design Review submittals (see Design Review application)
- Traffic Impact Report
- Concurrency Review submittals (see Concurrency Review application)

Harbour Isles Development Commercial, LLC
801 Seaway Drive
Fort Pierce, FL 34949

AGENT CONSENT FORM

Project Name: Harbour Isle Shoppes

Parcel ID: 2402-501-0001-000-5

BEFORE ME THIS DAY PERSONALLY APPEARED R. Mason Simpson,
WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to all County, State and Federal permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 22nd day of October, 2018, by R. Mason Simpson (Name of Person Acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification and who did (did not) take an oath.

Mary L McKenzie
Notary Signature

MARY L MCKENZIE
Printed Name of Notary



9/25/2021
My commission expires

M Simpson, Pres
Owner's Signature

M Simpson
Owner's Name

9315 Dole Cir.
Street Address

Windermere, FL 34786
City, State, Zip

Telephone / Email

**WRITTEN CONSENTS
OF
ALL OF THE MEMBERS
OF
HARBOUR ISLE DEVELOPMENT COMMERCIAL, LLC**

WE, Otto B. Divosta, the duly authorized President of TURTLE BEACH MANAGEMENT, INC., a Nevada corporation, sole General Partner of TURTLE BEACH HOLDINGS, LP, a Nevada limited partnership, the Managing Member of TBH, LLC, a Florida limited liability company ("Member #1"), and R. Mason Simpson, the duly authorized Managing Member and President of 1736 INVESTMENTS, LLC, a Florida limited liability company ("Member #2"), comprising all of the Members of HARBOUR ISLE DEVELOPMENT COMMERCIAL, LLC, a Florida limited liability company (the "Company"), hereby certify that, pursuant to Florida Statutes Section 605.04073(1)(c), attached hereto are the following unanimous written consents:

THAT, R. MASON SIMPSON, acting as President of the Company, is authorized to execute on behalf of the Company, without the joinder of any other person or entity or without any further authorization, the applications and documents authorized below necessary to obtain all development approvals from the City of Fort Pierce or any other applicable governmental agency or entity ("Applicable Governmental Agencies") for the purpose of construction and development of a retail building of approximately 11,050 square feet with associated improvements (collectively, the "Improvements"), which Improvements are intended to be constructed and developed on the following described real property (the "Property"):

That portion of Tract "D-1" of the SECOND REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND, according to the Plat thereof, recorded in Plat Book 46, Page 9, of the Public Records of Saint Lucie County, Florida, lying Westerly of the following described line:

COMMENCE at the Northwest corner of said Tract "D-1"; thence North 64°50'00 East, along the North line of said Tract "D-1" (the North line of said Tract "D-1" is assumed to bear North 64°50'00" East, and all other bearings are relative thereto), a distance of 244.91 feet to the beginning of a curve, concave to the South, having a radius of 666.78 feet and a central angle of 01°01'21"; thence Easterly, along the arc of said curve, a distance of 11.90 feet to the POINT OF BEGINNING of the hereinafter-described line; thence South 25°10'00" East, a distance of 274.36 to a point on the South line of said Tract "D-1" and the POINT OF TERMINUS.

THAT, R. MASON SIMPSON, acting as a President of the Company, is hereby further authorized, without the joinder of any other person or entity or without any further authorization, to execute the following applications and documents required by Applicable Governmental Agencies associated with the construction and development of the Improvements on the Property:

- (a) Applications, as applicable, for: Design Review; Development Review; Land Use Amendments; Site Plans; and Plats;**
- (b) Agent Consent Forms; Design Plans; Development Plans; Site Plans; and Plats; and**
- (c) Any other applications and/or documents required to facilitate obtaining approvals from Applicable Governmental Agencies for the construction and/or development of the Property.**

WE FURTHER CERTIFY that the above written consents are in conformity, and not in conflict, with the Articles of Organization of the Company ("**Articles**"), the Operating Agreement of the Company ("**Operating Agreement**") and Florida Statutes Section 605.04073(1)(c), and that the Articles and the Operating Agreement have not since been rescinded or modified.

THE UNDERSIGNED have hereunto subscribed their names to these Written Consents on this ____ day of October, 2018.

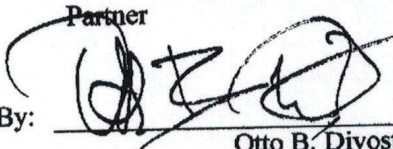
MEMBERS:

Member #1:

TBH, LLC, a Florida limited liability company

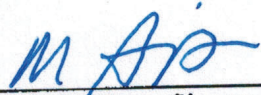
By: TURTLE BEACH HOLDINGS, LP, a Nevada limited partnership, its Managing Member

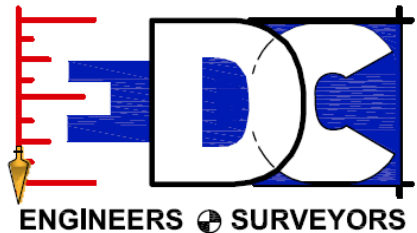
By: TURTLE BEACH MANAGEMENT, INC., a Nevada corporation, its sole General Partner

By: 
Otto B. Divosta
President

Member #2:

1736 INVESTMENTS, LLC, a Florida limited liability company

By: 
R. Mason Simpson
Managing Member and President



**PROJECT NARRATIVE & COVER LETTER
HARBOUR ISLE SHOPPES**

Development Review, Design Review & Concurrency

October 30, 2018

REQUEST

On behalf of the Petitioner, Engineering Design & Construction, Inc. is requesting development, design and concurrency approval for a project known as Harbour Isle Shoppes. The parcel is located at 825 Seaway Drive in Fort Pierce, Florida. The applicant is proposing the construction of an 11,050-square foot retail building with associated infrastructure. The parcel can be identified as Parcel ID # 2402-501-0001-000-5 and is approximately 1.54 acres total. A pre-application meeting to discuss this project was held with the development team and the City of Fort Pierce.

SITE CHARACTERISTICS & PROJECT HISTORY

The property is located at 825 Seaway Drive in Fort Pierce, Florida and consists of approximately 1.54 acres and is currently undeveloped. The petitioner requesting approval of an 11,050 square-foot retail building with associated infrastructure.

The subject property has a current Future Land Use designation of HIMU (Hutchinson Island Mixed Use) with an underlying zoning designation of PD (Planned Development). The service provider for Water and wastewater services to serve this facility is FPUA.

To the north of the subject property lies the right-of-way of Seaway Drive. Northeast of the right-of-way is a developed parcel of land owned by the United States Government (US Coast Guard). To the northwest of the right-of-way is a developed fire station. These parcels have a future land use designation of Conservation and Open Space (COS) and an underlying zoning category of General and Recreational Open Space (OS1).

To the west of the subject is an undeveloped commercial parcel. The future land use designation of this property is HIMU (Hutchinson Island Mixed Use) with an underlying zoning designation of PD (Planned Development).

South of the subject properties is the right-of-way of Harbour Isle Drive followed by a multi-family development known as Harbour Isles at Hutchinson Island East. These commercial parcels have a future land use designation of HIMU (Hutchinson Island Mixed Use) with an underlying zoning designation of PD (Planned Development).

East of the subject parcel is an undeveloped commercial. This parcel has a future land use designation of HIMU (Hutchinson Island Mixed Use) with an underlying zoning designation of PD (Planned Development).

SITE PLAN

DEVELOPMENT REVIEW

Section 22.58 of the City of Fort Pierce Code of Ordinances outlines the requirements for development review. The attached material includes the necessary items required for review and approval.

DESIGN REVIEW

Section 22.59 of the City of Fort Pierce Code of Ordinances outlines the requirements for design review. The attached material includes necessary items required for review and approval.

Based on the above justification and attached information, the Petitioner respectfully requests approval of this request.

S:\EDC-2018\18-303 - Harbour Isle Shoppes\ENGINEERING\Documents\Submittal Documents\Justification Statement\2018-10-30_Harbour_Isle_Shoppes_Justification_Design_Dev_Review_18-303.doc

W/C SLW #49

Prepared by and return to:

Jack B. Owen, Jr., P.A.
4500 PGA Boulevard, Suite 206
Palm Beach Gardens, FL 33418
561-622-4521
File Number: Harb Isle Comm

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 28th day of September, 2005 between Jack B. Owen, Jr., also known as Jack P. Owen, Jr., as Trustee, under Florida Statute 689.071 of the Causeway Island Land Trust dated June 29, 2001, whose post office address is 4500 PGA Boulevard, Suite 207, Palm Beach Gardens, FL 33418, grantor, and Harbour Isle Development Commercial, LLC, a Florida Limited Liability Company whose post office address is 801 Seaway Drive, Hutchinson Island, FL 34949, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Saint Lucie County, Florida, to-wit:

Tracts "A" "E", "G", "H", and "L" of HARBOUR ISLE AT HUTCHINSON ISLAND, according to the Plat thereof, recorded in Plat Book 43, Page 31, of the public records of St. Lucie County, Florida.

Tract "D-1", of the SECOND REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND, according to the Plat thereof, recorded April 1, 2005, in Plat Book 46, Page 9, of the public records of St. Lucie County, Florida.

Parcel Identification Numbers for each of the Tracts are set forth below:

Tract "A"	2402-500-0001-000/2
Tract "D-1"	2402-501-0001-000/5
Tract "E"	2402-500-0005-000/0
Tract "G"	2402-500-0007-000/4
Tract "H"	2402-500-0008-000/1
Tract "L"	2402-500-0012-000/2

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Lewanna S. Farrell
Witness Name: Lewanna S. Farrell

Regina L. Hinkson
Witness Name: REGINA L. HINKSON

Jack B. Owen, Jr.
Jack B. Owen, Jr., also known as Jack P. Owen, Jr.,
Trustee, under Florida Statute 689.071 of the
Causeway Island Land Trust dated June 29, 2001

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 24th day of September 2005 by Jack B. Owen, Jr., also known as Jack P. Owen, Jr., as Trustee of the Causeway Island Trust dated June 29, 2001, who [X] is personally known or [] has produced a driver's license as identification.

[Notary Seal]

Regina L. Hinkson
Notary Public

Printed Name: REGINA L. HINKSON

My Commission Expires: 2-18-06



Property Identification

Site Address: 825 SEAWAY DR
 Sec/Town/Range: 02/35S/40E
 Map ID: 24/02N
 Zoning: PUD

Parcel ID: 2402-501-0001-000-5
 Account #: 160408
 Use Type: 1000
 Jurisdiction: Fort Pierce

Ownership

Harbour Isle Dev Comm LLC
 825 Seaway DR
 Fort Pierce, FL 34949

Legal Description

SECOND REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND (PB 46-9) THAT PART OF TRACT D-1 MPDAF: BEG NW COR OF TRACT D-1, TH N 64 50 00 E ALG N LI OF TRACT 244.91 FT TO CURVE CONC S, R OF 666.78 FT, TH ELY ALG ARC 11.90 FT, TH S 25 10 00 E 274.36 FT TO S LI OF TRACT, THS 60 12 16 W ALG S LI 142.90 FT, TH S 04 20 50 W 14.73 FT TO CURVE CONC S, R OF 618.32 FT, TH WLY ALG ARC 132.45 FT, TH N 38 43 51 E 60.32 FT, TH N 51 16 10 W 111.83 FT, TH N 25 35 18 W 100.58 FT TO NW COR AND POB (1.535 AC - 66,877 SF) (OR 2377-203)



Current Values

Just/Market Value: \$912,200
 Assessed Value: \$562,432
 Exemptions: \$0
 Taxable Value: \$562,432
 Taxes for this parcel: SLC Tax Collector's Office
 Download TRIM for this parcel: Download PDF

Total Areas

Finished/Under Air (SF): 0
 Gross Area (SF): 0
 Land Size (acres): 1.54
 Land Size (SF): 66,877

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 28, 2005	2377 / 0203	XX03	SP	Owen Jr Jack B	\$900,000

Building Information (1 of 1)

Finished Area: 0 SF
 Gross Total Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: 2014	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%



Image
or
Sketch
unavailable
for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
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Special Features and Yard Items

Type	Qty	Units	Year Blt
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Current Year Values

Current Values Breakdown


Building:	\$0
Land:	\$912,200
Just/Market:	\$912,200
Ag Credit:	\$0
Save Our Homes or 10% Cap:	\$349,768
Assessed:	\$562,432
Exemption(s):	\$0
Taxable:	\$562,432

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
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Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
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This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2018	\$912,200	\$562,432	\$0	\$562,432
2017	\$1,830,600	\$1,026,080	\$0	\$1,026,080
2016	\$1,000,000	\$932,800	\$0	\$932,800

Permits

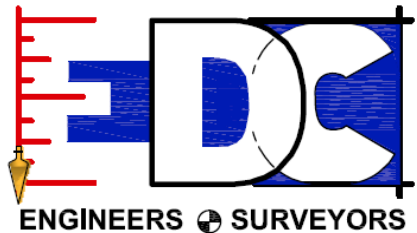
Number	Issue Date	Description	Amount	Fee
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Notice: This does not necessarily represent all the permits for this property.

Click the following link to check for additional permit data in Fort Pierce

This information is believed to be correct at this time but it is subject to change and is not warranted.

© Copyright 2018 Saint Lucie County Property Appraiser. All rights reserved.



PROJECT NARRATIVE & COVER LETTER
HARBOUR ISLE SHOPPES
Development Review, Design Review & Concurrency

October 30, 2018

REQUEST

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S:\EDC-2018\18-303 - Harbour Isle Shoppes\ENGINEERING\Documents\Submittal Documents\Justification Statement\2018-10-30_Harbour_Isle_Shoppes_Justification_Design_Dev_Review_18-303.doc



Harbour Isles

Fort Pierce, Florida

Location Map



DESCRIPTION SKETCH FOR: TRACT "D-1A"

LEGAL DESCRIPTION:

That portion of Tract D-1, of **SECOND REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND**, according to the Plat thereof, as recorded in Plat Book 46, Page(s) 9 and 10, of the Public Records of St. Lucie County, Florida, lying West of the following described line:

COMMENCE at the Northwest corner of said Tract D-1;
thence North 64°50'00" East, along the North line of said Tract D-1 (the North line of said Tract D-1 is assumed to bear North 64°50'00" East and all other bearings are relative thereto), a distance of 244.91 feet to the beginning of a curve concave to the South having a radius of 666.78 feet and a central angle of 1°01'21";
thence Easterly, along the arc of said curve, a distance of 11.90 feet to the **POINT OF BEGINNING** of the hereinafter described line;
thence South 25°10'00" East, a distance of 274.36 feet to a point on the South line of said Tract D-1 and the **POINT OF TERMINUS**.

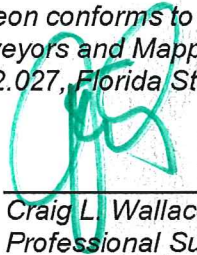
Containing in all 66,877 square feet or 1.535 acres, more or less.

NOTES:

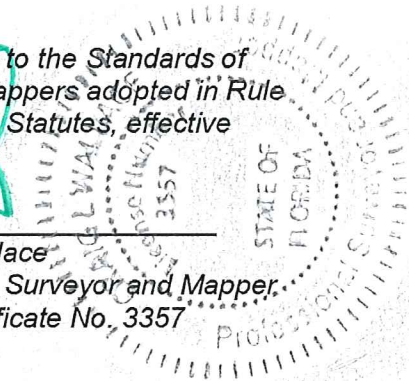
1. All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 127661-41, issued by Fidelity National Title Insurance Company, dated June 28, 2018. This office has made no search of the Public Records.
2. This sketch is not valid unless sealed with an embossed surveyor's seal and accompanied by Sheet No. 2 of 2.
3. This sketch cannot be transferred or assigned without the specific written permission of **Wallace Surveying Corporation**.
4. This is not a survey!

CERTIFICATION:

I HEREBY ATTEST that the description sketch shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

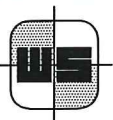


 Craig L. Wallace
 Professional Surveyor and Mapper
 Florida Certificate No. 3357



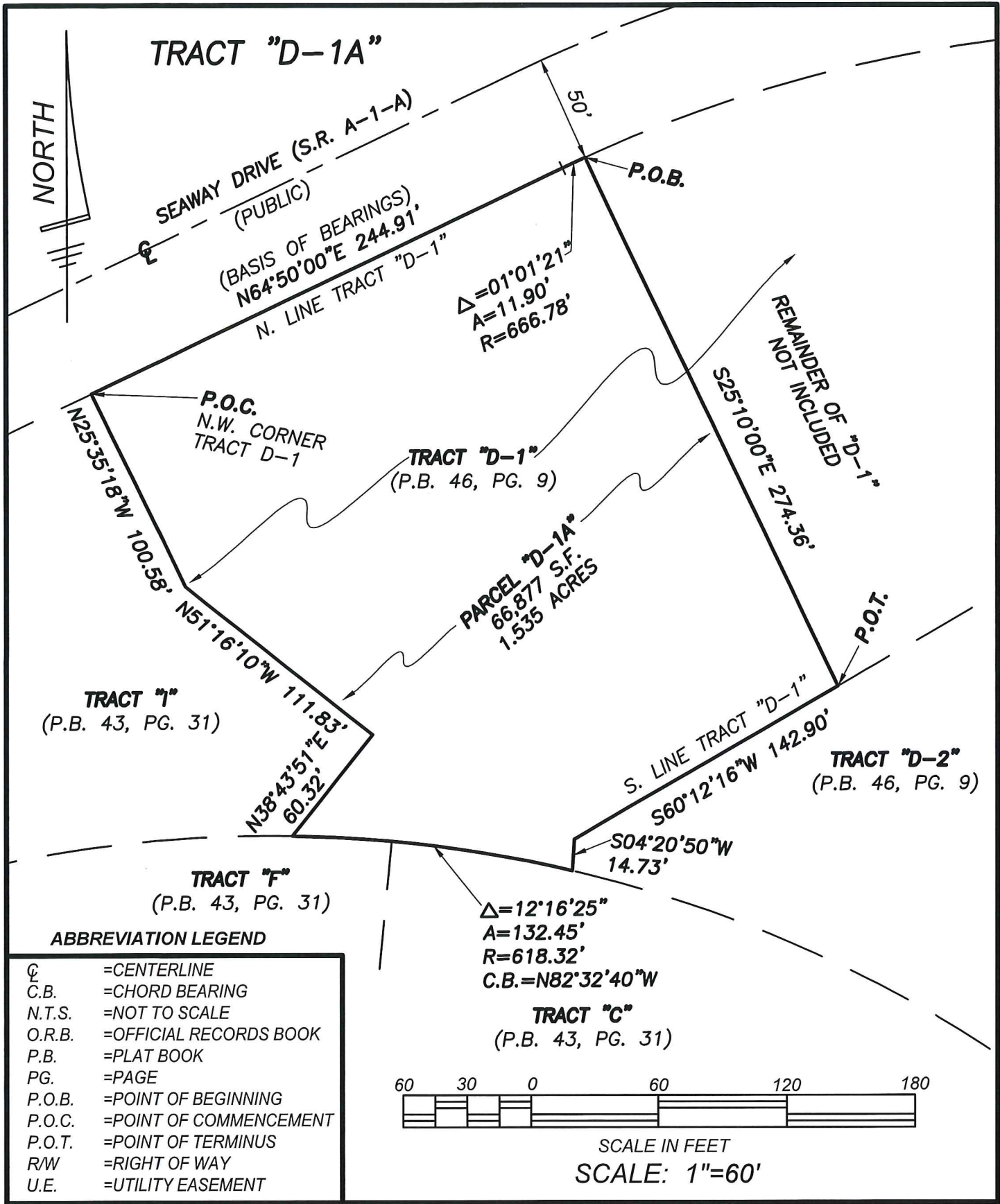
REVISIONS:

10/05/18 TRANSLATE TO STATE PLANE COORDINATES S.W./C.W. 18-1256.2



WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

DATE: 07/30/18	DWG. No.: 18-1256-3
OFFICE: S.W.	SHEET: 1 OF 2
C'K'D.: C.W.	JOB No.: 18-1256.3



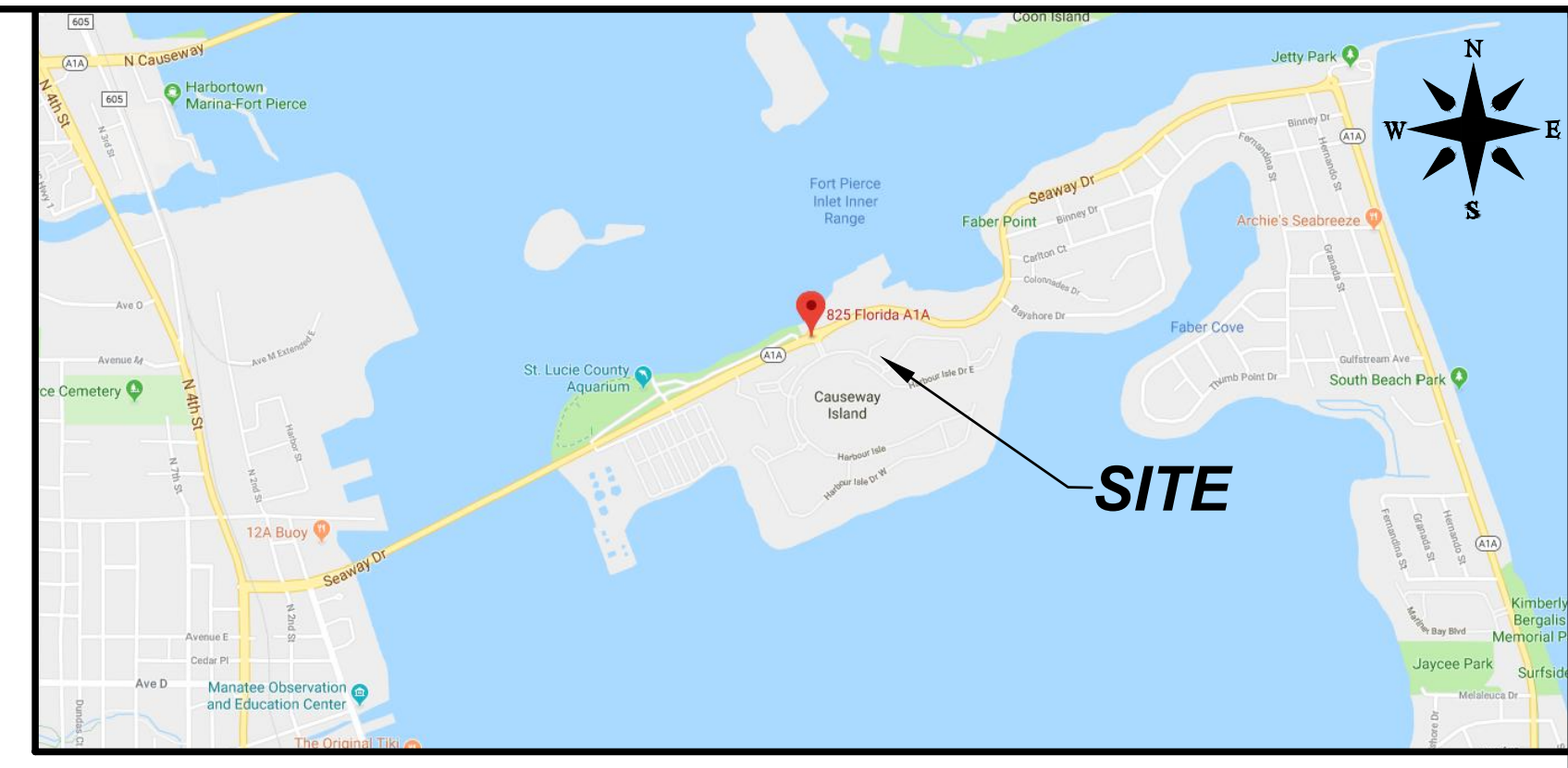
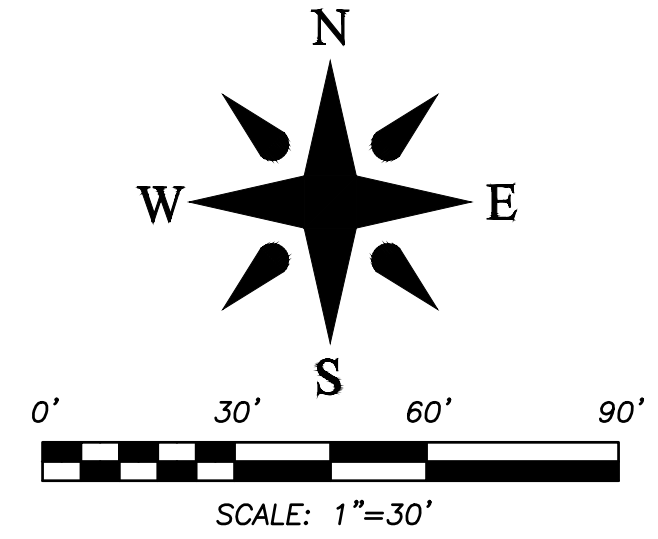
WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4569

5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

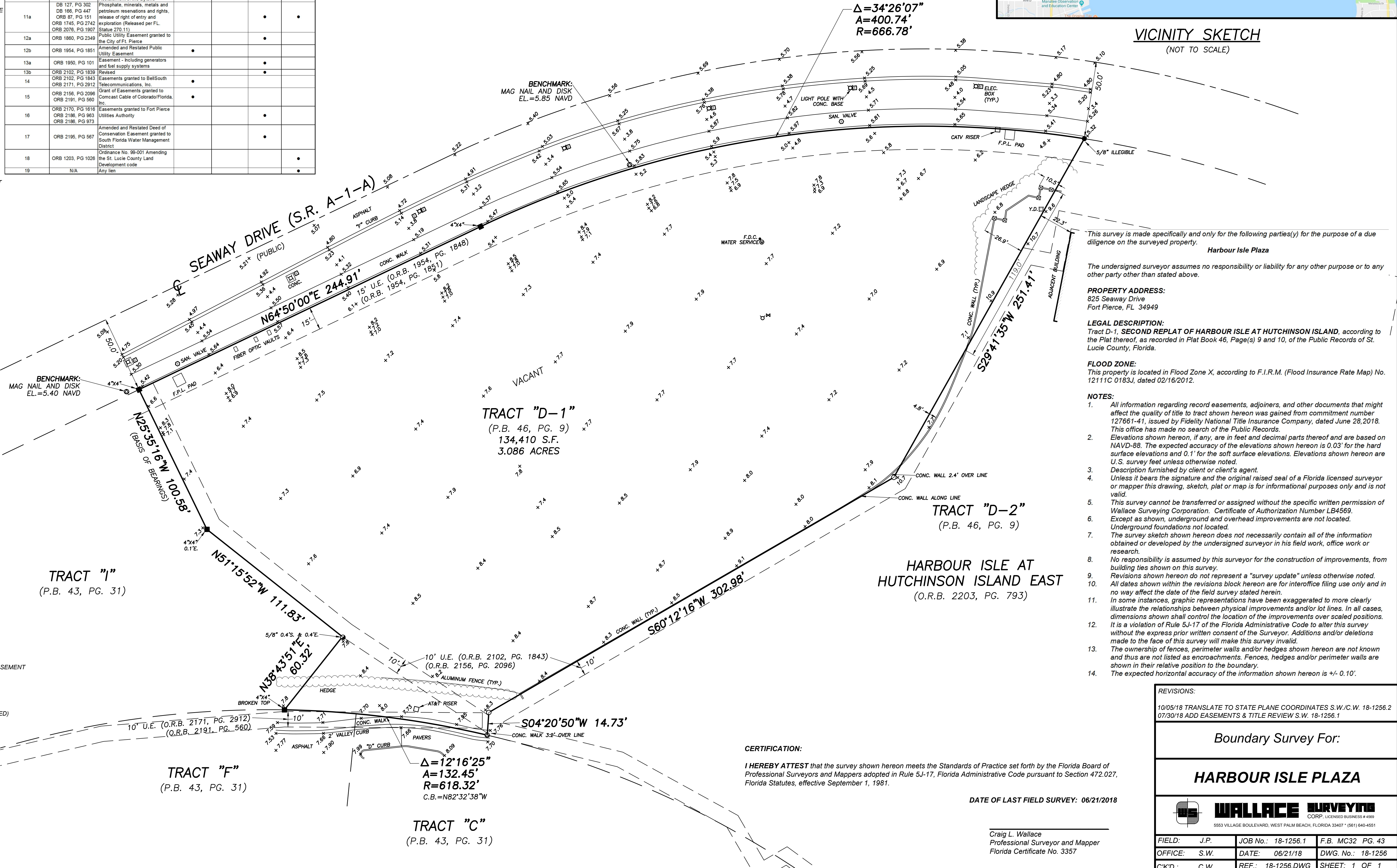
DATE: 07/30/18	DWG. No.: 18-1256-3
OFFICE: S.W.	SHEET: 2 OF 2
C'K'D.: C.W.	JOB No.: 18-1256.3

TITLE COMMITMENT REVIEW						
CLIENT:	TRIPLETAIL INVESTORS, LLC	COMMITMENT NO.:	127661-41	DATE:	JUNE 28, 2018	
REVIEWED BY:	CRAIG L. WALLACE	JOB NO.:	18-1256.1			
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTTABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1 TO 7	N/A	Standard Exceptions				*
8	PB 46, PGS 9-10	Plat of SECOND REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND	*			
9	PB 43, PGS 31, 31A AND 31B	Plat of HARBOUR ISLE AT HUTCHINSON ISLAND Declaration of Protective Covenants and Restrictions for Harbour Isle	*			
10a	ORB 1954, PG 1857	As amended		*		
10b	ORB 2103, PG 404 ORB 2203, PG 928 ORB 2389, PG 1	Certificate of Amendment and Restatement of the Bylaws		*		
10c	ORB 3038, PG 2940	Phosphate, minerals, metals and petroleum reservations and rights, release of right of entry and exploration (Released per F.L. Statute 270.11)		*		
11a	ORB 127, PG 302 ORB 166, PG 447 ORB 97, PG 151 ORB 1745, PG 2742 ORB 2076, PG 1907	Public Utility Easement granted to the City of Ft. Pierce		*		*
12a	ORB 1860, PG 2349	Amended and Restated Public Utility Easement - including generators and fuel supply systems	*			
12b	ORB 1954, PG 1851	Revised		*		
13a	ORB 1950, PG 101	Easements granted to BellSouth Telecommunications, Inc.	*			
13b	ORB 2102, PG 1843 ORB 2171, PG 2912	Grant of Easements granted to Comcast Cable of Colorado/Florida, Inc.	*			
14	ORB 2156, PG 2096 ORB 2191, PG 560	Easements granted to Fort Pierce Utilities Authority	*			
15	ORB 2170, PG 1616 ORB 2196, PG 567	Amended and Restated Deed of Conservation Easement granted to South Florida Water Management District	*			
16	ORB 2196, PG 567	Ordinance No. 99-001 Amending the St. Lucie County Land Development code	*			
17	ORB 1203, PG 1026	Atty lien	*			
18	N/A		*			
19	N/A		*			

Boundary Survey For: HARBOUR ISLE PLAZA



- LEGEND**
- A = ARC LENGTH
 - A.C. = AIR CONDITIONING
 - A.E. = ACCESS EASEMENT
 - A.K.A. = ALSO KNOWN AS
 - ASPH. = ASPHALT
 - B.F.P. = BACKFLOW PREVENTOR
 - BLDG. = BUILDING
 - B.M. = BENCHMARK
 - B.O.C. = BACK OF CURB
 - B.O.W. = BACK OF WALK
 - (C) = CALCULATED
 - CATV = CABLE ANTENNA TELEVISION
 - C.B. = CHORD BEARING
 - C.B.S. = CONCRETE BLOCK STRUCTURE
 - C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
 - CH. = CHORD
 - C.L.F. = CHAIN LINK FENCE
 - CLR. = CLEAR
 - C.M.P. = CORRUGATED METAL PIPE
 - CONC. = CONCRETE
 - (D) = DESCRIPTION DATUM
 - D.B. = DEED BOOK
 - D.C.D.A. = DOUBLE CHECK DETECTOR ASSEMBLY
 - D.E. = DRAINAGE EASEMENT
 - D.H. = DRILL HOLE
 - D.W. = DRIVEWAY
 - EL. = ELEVATION
 - ENC. = ENCROACHMENT
 - E.O.P. = EDGE OF PAVEMENT
 - E.O.W. = EDGE OF WATER
 - ESMT = EASEMENT
 - F.D.C. = FIRE DEPARTMENT CONNECTION
 - F.F. = FINISHED FLOOR
 - FND. = FOUND
 - F.O.C. = FACE OF CURB
 - I.D. = INSIDE DIAMETER
 - I.V. = INVERT
 - I.T.W.C.D. = INDIAN TRAIL WATER CONTROL DISTRICT
 - L.A.E. = LIMITED ACCESS EASEMENT
 - L.B. = LICENSE BOARD
 - L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
 - (M) = FIELD MEASUREMENT
 - M.H. = MANHOLE
 - M.H.W.L. = MEAN HIGH WATER LINE
 - MIN. = MINIMUM
 - M.L.W.L. = MEAN LOW WATER LINE
 - N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
 - N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
 - N.P.B.C.I.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
 - (N.T.S.) = NOT TO SCALE
 - O.A. = OVERALL
 - O.D. = OUTSIDE DIAMETER
 - O.H. = OVERHEAD UTILITY LINE
 - O.R.B. = OFFICIAL RECORD BOOK
 - O/S. = OFFSET
 - P. = PLANTER
 - (P) = PLANTER DATUM
 - P.B. = PLAT BOOK
 - P.B.C. = PALM BEACH COUNTY
 - P.C. = POINT OF CURVATURE
 - P.C.C. = POINT OF COMPOUND CURVATURE
 - P.C.P. = PERMANENT CONTROL POINT
 - PG. = PAGE
 - P.I. = POINT OF INTERSECTION
 - P/O. = PART OF
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - P.R.C. = POINT OF REVERSE CURVATURE
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - PROP. = PROPOSED
 - P.T. = POINT OF TANGENCY
 - P.V.M.T. = PAVEMENT
 - (R) = RADIAL
 - R. = RADIUS
 - RGE. = RANGE
 - R.P.B. = ROAD PLAT BOOK
 - R.P.Z. = REDUCED PRESSURE ZONE
 - R.W. = RIGHT OF WAY
 - (S) = SURVEY DATUM
 - S.B. = SETBACK
 - SEC. = SECTION
 - S/D. = SUBDIVISION
 - S.F. = SQUARE FEET
 - S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
 - S.I.R.W.C.D. = SOUTH INDIAN RIVER WATER CONTROL DISTRICT
 - S.R. = STATE ROAD
 - STA. = STATION
 - STY. = STORY
 - SW. = SIDEWALK
 - T.O.B. = TOP OF BANK
 - T.O.C. = TOP OF CURB
 - T.O.W. = TOP OF WALL
 - TWP. = TOWNSHIP
 - TYP. = TYPICAL
 - U/C. = UNDER CONSTRUCTION
 - U.E. = UTILITY EASEMENT
 - U.R. = UNRECORDED
 - W.C. = WITNESS CORNER
 - W.M.E. = WATER MANAGEMENT EASEMENT
 - W.M.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT
 - W.M.T. = WATER MANAGEMENT TRACT
 - YD. = YARD DRAIN
 - ⊖ = BASELINE
 - ⊕ = CENTERLINE
 - ⊕ = CENTRAL ANGLE/Delta
 - ⊕ = CONCRETE MONUMENT FOUND (AS NOTED)
 - ⊕ = CONCRETE MONUMENT SET (LB #4569)
 - ⊕ = ROD & CAP FOUND (AS NOTED)
 - ⊕ = 5/8" IRON ROD & CAP SET (LB #4569)
 - ⊕ = IRON PIPE FOUND (AS NOTED)
 - ⊕ = IRON ROD FOUND (AS NOTED)
 - ⊕ = NAIL FOUND (AS NOTED)
 - ⊕ = NAIL & DISK FOUND (AS NOTED)
 - ⊕ = MAG NAIL & DISK SET (LB #4569)
 - ⊕ = PROPERTY LINE
 - ⊕ = UTILITY POLE
 - ⊕ = FIRE HYDRANT
 - ⊕ = WATER METER
 - ⊕ = WATER VALVE
 - ⊕ = LIGHT POLE



This survey is made specifically and only for the following parties(y) for the purpose of a due diligence on the surveyed property.

Harbour Isle Plaza

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS:
825 Seaway Drive
Fort Pierce, FL 34949

LEGAL DESCRIPTION:
Tract D-1, SECOND REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND, according to the Plat thereof, as recorded in Plat Book 46, Page(s) 9 and 10, of the Public Records of St. Lucie County, Florida.

FLOOD ZONE:
This property is located in Flood Zone X, according to F.I.R.M. (Flood Insurance Rate Map) No. 12111C 0183J, dated 02/16/2012.

NOTES:

- All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 127661-41, issued by Fidelity National Title Insurance Company, dated June 28, 2018. This office has made no search of the Public Records.
- Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations and 0.1' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
- Description furnished by client or client's agent.
- Unless it bears the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
- This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.
- Except as shown, underground and overhead improvements are not located. Underground foundations not located.
- The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
- No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
- Revisions shown hereon do not represent a "survey update" unless otherwise noted.
- All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
- In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions. It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
- The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
- The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

CERTIFICATION:

I HEREBY ATTEST that the survey shown hereon meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 06/21/2018

Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

REVISIONS:

10/05/18 TRANSLATE TO STATE PLANE COORDINATES S.W./C.W. 18-1256.2
07/30/18 ADD EASEMENTS & TITLE REVIEW S.W. 18-1256.1

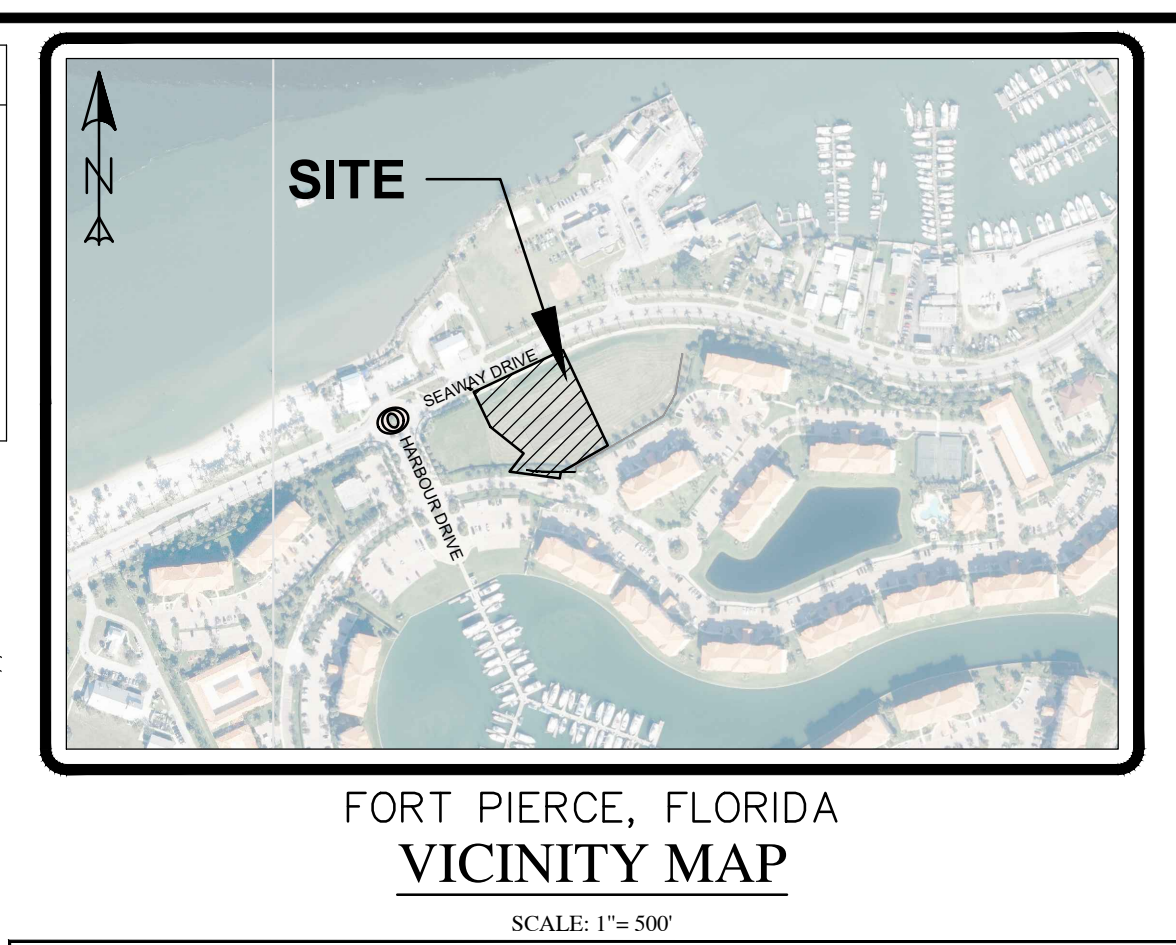
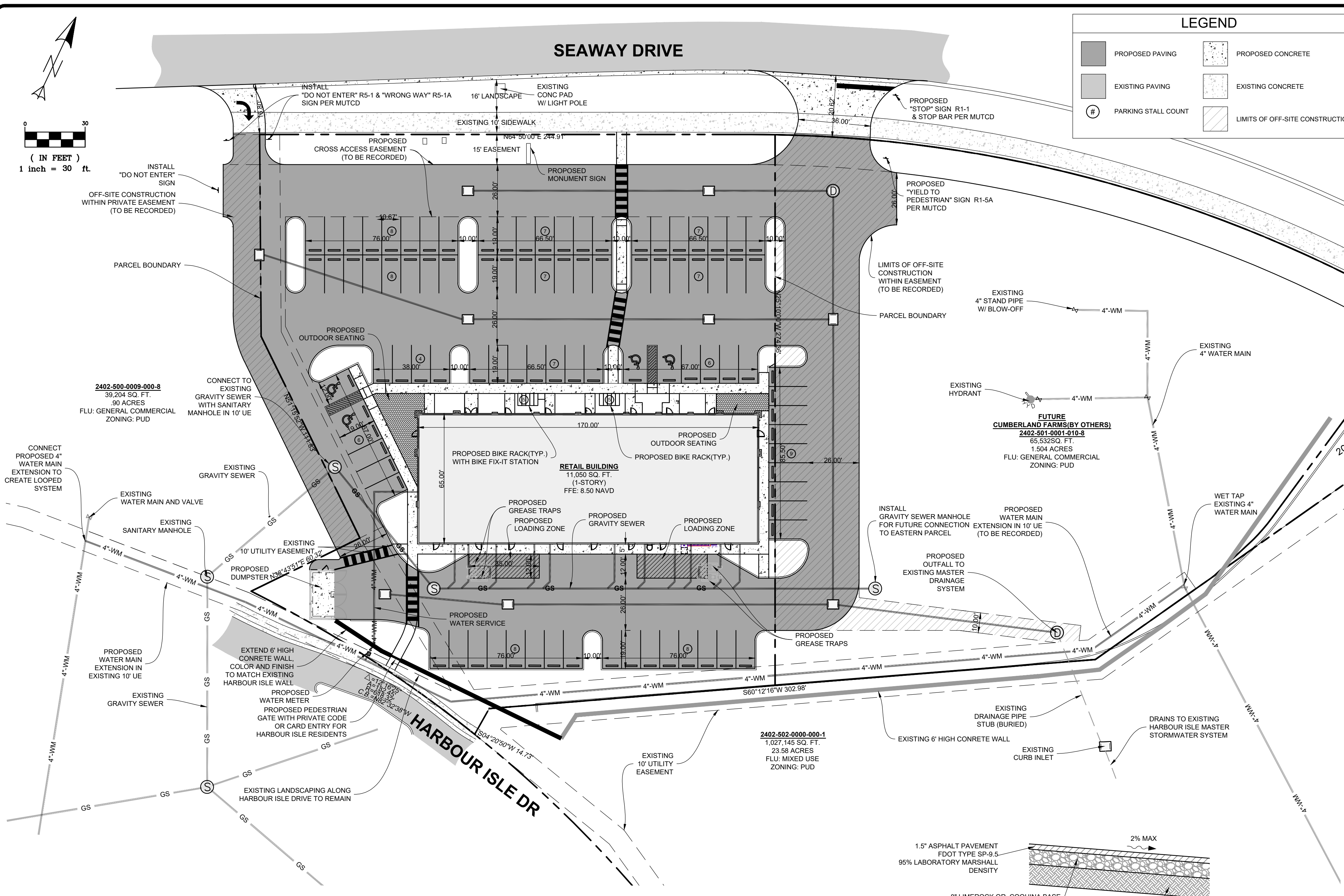
Boundary Survey For:

HARBOUR ISLE PLAZA

WALLACE SURVEYING
CORP. LICENSED BUSINESS #4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD:	J.P.	JOB No.:	18-1256.1	F.B. MC32 PG. 43
OFFICE:	S.W.	DATE:	06/21/18	DWG. No.: 18-1256
C'D.:	C.W.	REF.:	18-1256.DWG	SHEET: 1 OF 1

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.



LEGAL DESCRIPTION
 THAT PORTION OF TRACT D-1, OF SECOND REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 48, PAGE (S) 9 AND 10 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING WEST OF THE FOLLOWING DESCRIBED LINE:
 COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT D-1;
 THENCE NORTH 64°50'00" EAST ALONG THE NORTH LINE OF SAID TRACT D-1 (THE NORTH LINE OF SAID TRACT D-1 IS ASSUMED TO BEAR NORTH 64°50'00" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO), A DISTANCE OF 244.91 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 666.78 FEET AND A CENTRAL ANGLE OF 1°0'12";
 BEGINNING OF THE HEREINAFTER DESCRIBED LINE;
 THENCE SOUTH 25°10'00" EAST, A DISTANCE OF 274.36 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT D-1 AND THE POINT OF TERMINUS.
 CONTAINING IN ALL 66,877 SQUARE FEET OR 1.535 ACRES, MORE OR LESS.

TOTAL SITE AREA: 66,877 S.F., 1.54 AC.
PARCEL ID: 2402-501-0001-000-5
PROJECT NAME: HARBOUR ISLES SHoppES
OWNER/DEVELOPER: 825/835 SEAWAY DRIVE FORT PIERCE, FLORIDA 34949

SITE DATA	CURRENT	FUTURE LAND USE:	HUTCHINSON ISLAND MIXED USE (HIMU)
ZONING:	PLANNED DEVELOPMENT		
GROSS SITE AREA	66,877 S.F. (1.54 AC)		
GROSS PROPOSED DEVELOPMENT AREA	66,877 S.F. (± 1.54 AC) = 100.00%		
IMPERVIOUS AREA	54,466 S.F.	1.25 AC	81.17%
PROPOSED BUILDING	11,050 S.F.	0.25 AC	16.23%
PROPOSED PAVEMENT	38,996 S.F.	0.90 AC	58.44%
PROPOSED CONCRETE	3,620 S.F.	0.08 AC	5.20%
PROPOSED PAVERS	800 S.F.	0.02 AC	1.30%
OFF-SITE			
PROPOSED PAVEMENT	13,845 S.F.	0.31 AC	
GREEN SPACE	1,892 S.F.	0.04 AC	
PROPOSED BUILDING COVERAGE: 16.23%			

BUILDING DATA
 GROSS SQUARE FOOTAGE: 11,050 S.F.

PARKING CALCULATIONS
 REQUIRED PARKING
 REQUIRED PARKING SPACES (11,050 S.F. (1 SPACE / 200 S.F.)) = 55 SPACES
 PROVIDED HANDICAP SPACES (INCLUDED) = 3 SPACES
 REQUIRED BICYCLE PARKING (1 PER 10 PROVIDED SPACES) = 9.2 STALLS

PROPOSED PARKING
 PROVIDED PARKING SPACES = 92 SPACES
 PROVIDED HANDICAP SPACES (INCLUDED) = 4 SPACES
 PROVIDED BICYCLE STALLS = 10 STALLS
 NOTE: REQUIRED PARKING RATE PER HARBOUR ISLE PUD FOR RETAIL USE

PROJECT STATEMENT:
 THE PROJECT PROPOSED THE DEVELOPMENT OF THE 1.535 ACRE PARCEL WITH THE CONSTRUCTION OF A 11,050 SF COMMERCIAL BUILDING, A PARKING LOT, A STORMWATER MANAGEMENT SYSTEM, AND UNDERGROUND UTILITIES. ALL IMPROVEMENTS SHALL CONFORM TO THE FORT PIERCE CODE OF ORDINANCES AND HARBOUR ISLE PUD.

SURVEY:
 THIS SITE IS BASED UPON A SURVEY THAT WAS PROVIDED BY WALLACE SURVEYING CORP.

DATUM NOTE:
 THESE PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM (NAVD). A TYPICAL ACCEPTED CONVERSION TO NAVD FROM NAVD 83...
 NAVD = NAVD - 1.475'

WATER AND SEWER:
 WATER AND SEWER SERVICE TO THE BUILDING WILL BE PROVIDED BY EXISTING FORT PIERCE UTILITIES AUTHORITY (FPUA) MAINS LOCATED ADJACENT TO THE PROJECT SITE. PROPOSED POINTS OF CONNECTION AND POINTS OF SERVICE ARE SHOWN ON THIS PLAN. THIS PLAN IS FOR PRELIMINARY ENGINEERING PURPOSES ONLY. ALL FINAL UTILITY DESIGN AND SIZES TO BE INCLUDED ON CONSTRUCTION LEVEL PLANS.

DRAINAGE STATEMENT:
 THE PROJECT IS LOCATED WITHIN THE HARBOUR ISLE MASTER STORMWATER SYSTEM (SFWMD ERP PERMIT 56-01689-P). WATER QUALITY TREATMENT AND ATTENUATION ARE PROVIDED FOR IN AN EXISTING MASTER SYSTEM LAKE. PRIOR TO DISCHARGING INTO THE LAKE ON-SITE RUNOFF WILL BE COLLECTED IN A SERIES OF INLETS AND EXFILTRATION TRENCH THAT WILL PROVIDE THE REQUIRED 0.5" OF DRY PRETREATMENT FOR COMMERCIAL DEVELOPMENT. THIS PROPERTY IS LOCATED IN FLOOD ZONE X ACCORDING TO F.I.R.M. (FLOOD INSURANCE RATE MAP) NO. 12111C (0183J), DATED 02/18/2012.

SOLID WASTE:
 THIS PROJECT WILL UTILIZE A DOUBLE DUMPSTER AREA FOR SOLID WASTE AND RECYCLABLE ITEMS. THE PROPOSED ENCLOSURE SHALL MEET THE CITY OF FORT PIERCE STANDARDS. GARBAGE AND RECYCLING PICKUP SERVICE TO BE PROVIDED BY THE FORT PIERCE SOLID WASTE DIVISION.

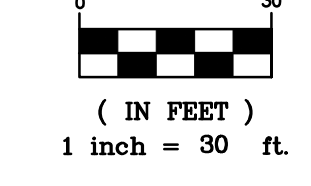
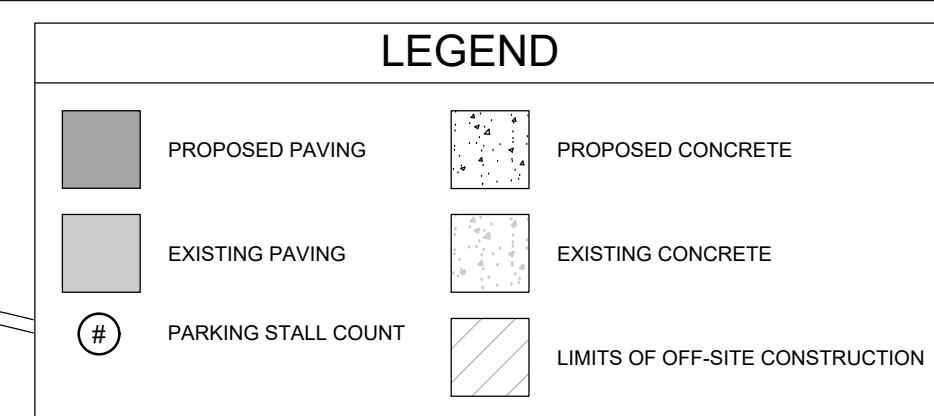
HAZARDOUS WASTE:
 ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON-SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS. HOWEVER, NO HAZARDOUS WASTE IS ANTICIPATED.

FIRE PROTECTION:
 ALL HYDRANTS WITHIN 1000' ARE SHOWN. IF REQUIRED BY THE FLORIDA BUILDING CODE A SPRINKLER SYSTEM FOR FIRE PROTECTION WILL BE INSTALLED AND AN FDC WILL BE LOCATED NO LESS THAN 40' FROM THE BUILDING. EMERGENCY ACCESS FOR FIRE DISTRICT VEHICLES WILL BE PROVIDED.

TRAFFIC STATEMENT:
 INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 10TH EDITION

RETAIL (820)

WEEKDAY DAILY TRIPS:	11,050 S.F.	= 417
(820) 37.75/1,000 S.F.		
A.M. PEAK HOUR TRIPS:	11,050 S.F.	= 33
(820) 3.00/1,000 S.F.		
P.M. PEAK HOUR TRIPS:	11,050 S.F.	= 47
(820) 4.21/1,000 S.F.		



1 inch = 30 ft.

INSTALL "DO NOT ENTER" SIGN
 OFF-SITE CONSTRUCTION WITHIN PRIVATE EASEMENT (TO BE RECORDED)

CONNECT TO EXISTING GRAVITY SEWER WITH SANITARY MANHOLE IN 10' UE

CONNECT TO EXISTING WATER MAIN EXTENSION TO CREATE LOOPED SYSTEM

EXISTING MAIN AND VALVE

EXISTING SANITARY MANHOLE

PROPOSED WATER METER

PROPOSED PEDESTRIAN GATE WITH PRIVATE CODE OR CARD ENTRY FOR HARBOUR ISLE RESIDENTS

EXISTING LANDSCAPING ALONG HARBOUR ISLE DRIVE TO REMAIN

PROPOSED BIKE RACK (TYP.) WITH BIKE FIX-IT STATION

PROPOSED BIKE RACK (TYP.)

PROPOSED BIKE RACK (TYP.)

PROPOSED BIKE RACK (TYP.)

PROPOSED BIKE RACK (TYP.)

PROPOSED BIKE RACK (TYP.)

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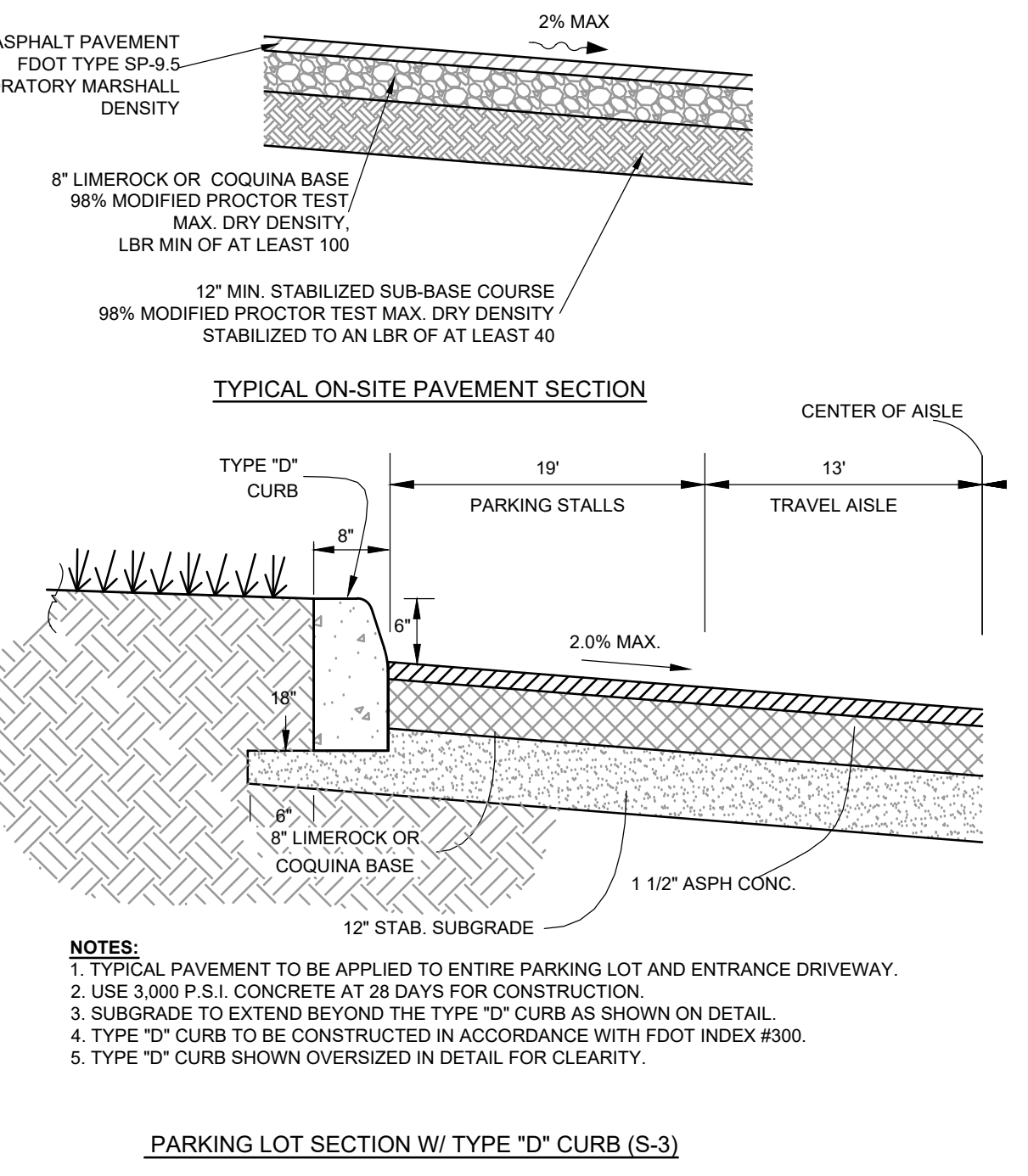
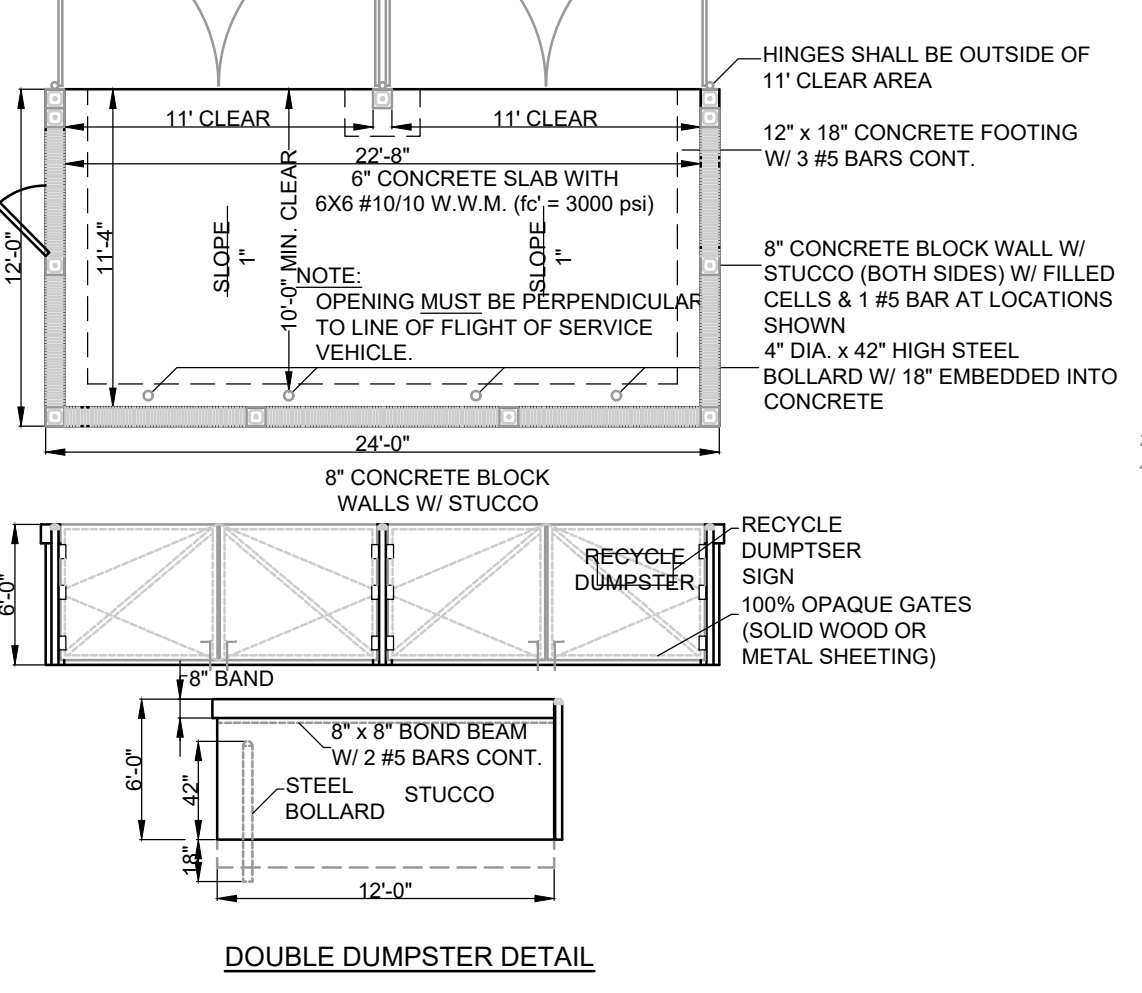
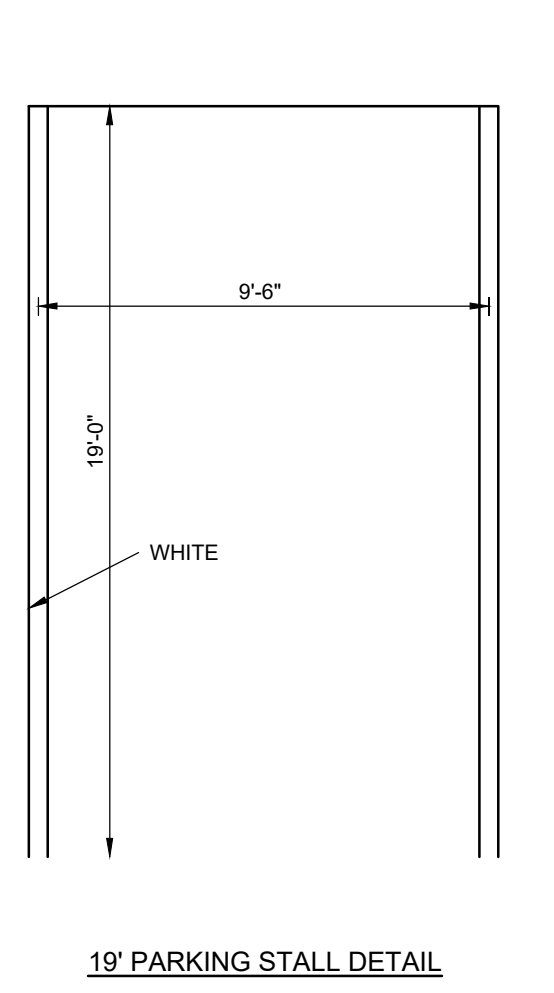
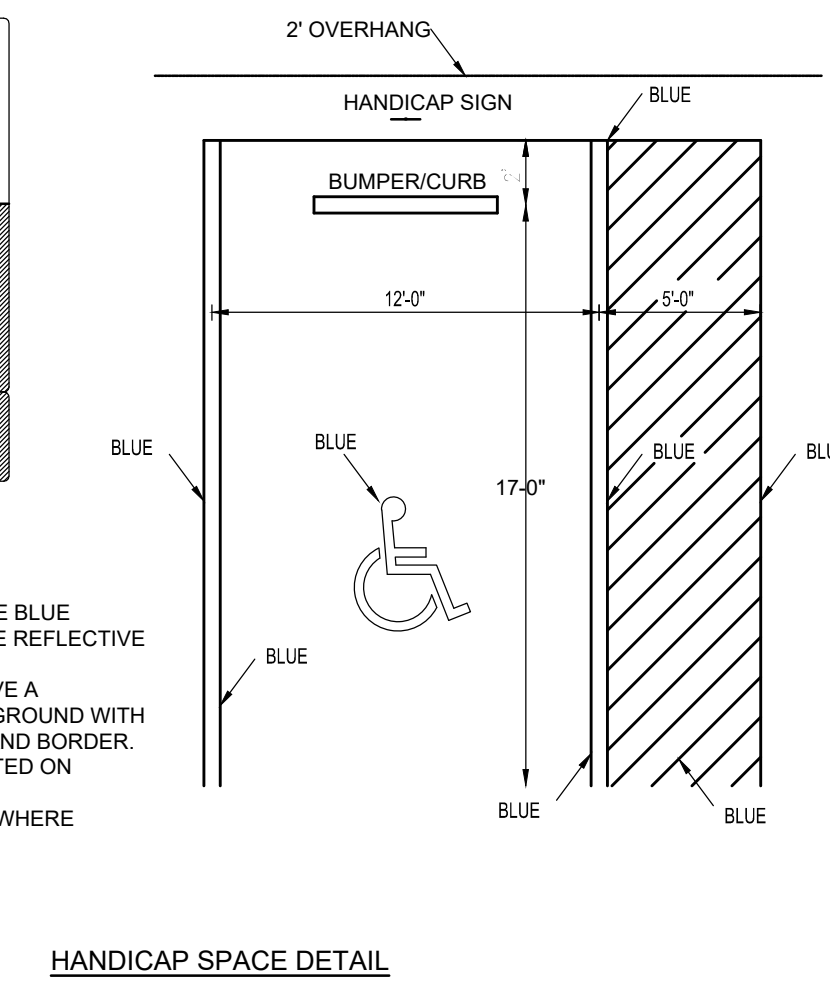
PROPOSED BIKE RACK (TYP.)

PROPOSED BIKE RACK (TYP.)

PROPOSED BIKE RACK (TYP.)

PROPOSED BIKE RACK (TYP.)

PROPOSED BIKE RACK (TYP.)



NOTES:
 1. TYPICAL PAVEMENT TO BE APPLIED TO ENTIRE PARKING LOT AND ENTRANCE DRIVEWAY.
 2. USE 3,000 P.S.I. CONCRETE AT 28 DAYS FOR CONSTRUCTION.
 3. SUBGRADE TO EXTEND BEYOND THE TYPE "D" CURB AS SHOWN ON DETAIL.
 4. TYPE "D" CURB TO BE CONSTRUCTED IN ACCORDANCE WITH FDOT INDEX #300.
 5. TYPE "D" CURB SHOWN OVERSIZED IN DETAIL FOR CLARITY.

EDC ENGINEERS & SURVEYORS ENVIRONMENTAL
 10250 VILLAGE PARKWAY SUITE 201
 PORT ST. LUCIE, FL 34987
 772-462-2455
 www.edc-inc.com

B.P.E. CERTIFICATE OF AUTHORIZATION 9939
 L.E. CERTIFICATE OF AUTHORIZATION 8096

DESIGNED BY	DRAWN BY	CHECKED BY	DATE
JUL	JUL	JUL	18/03/2018
FILE NAME	LAYOUT	SCALE	AS SHOWN
SHEET NO.	AS SHOWN	DATE	28/02/2018

DATE	REVISION COMMENTS
12/29/2018	ADDED EXISTING PROPOSED CONCRETE WALL, GATE & BIKE EXIT STATION
12/29/2018	FOR THE PIECE COMMENTS ADDRESSING (02/03/18)

HARBOUR ISLES SHoppES

SITE PLAN

FLORIDA

FORT PIERCE

DAVID C. BAGGETT, P.E. (DATE)
 #81375

EDC ENGINEERS & SURVEYORS ENVIRONMENTAL
 10250 VILLAGE PARKWAY - SUITE 201
 PORT SAINT LUCIE, FL 34987
 772-462-2455

18-303

1 OF 1

Rev	Revision
	10.20.2018
	10.22.2018

PLANT & MATERIAL SCHEDULE

KEY	QUAN.	NATIVE	DROUGHT TOLERANCE	BOTANICAL NAME	COMMON NAME	SIZE (HT. x SPR.)	CONTAINER
ADO	6	N	MOD.	ADONIDIA MERRILLI	CHRISTMAS PALM	10'-12" x 6'	B & B
CE	126	Y	MOD.	CONOCARPUS ERECTUS	GREEN BUTTWOOD	24" x 18"	#3
CI	47	Y	MOD.	CHRYSOBALANUS ICAGO	COCO PLUM	24" x 18"	#3
CLU	25	Y	MOD.	CLUSIA ROSEA	CLUSIA (ROSE APPLE)	24" x 18"	#3
CN	9	N	MOD.	COCOS NUCIFERA	COCONUT PALM	1/3-7', 9', 11' G.W.	B & B
IC	14	Y	MOD.	ILEX CASSINE	DAHOON HOLLY	10'-12" x 4'	B & B
QV	2	Y	VERY	QUERCUS VIRGINIANA	LIVE OAK	12'-14' x 5', 2-1/2" DBH	B & B
PM	28	N	MOD.	PODOCARPUS MACROPHYLLA	JAPANESE YEW	24" x 18"	#3
MAG	5	Y	MOD.	MAGNOLIA GRANDIFLORA	SO. MAGNOLIA 'LITTLE GEM'	12'-14' x 5', 2-1/2" DBH	B & B
SP	3	Y	VERY	SABAL PALMETTO	SABAL PALM	1/3-17', 20', 25' O.A.	B & B

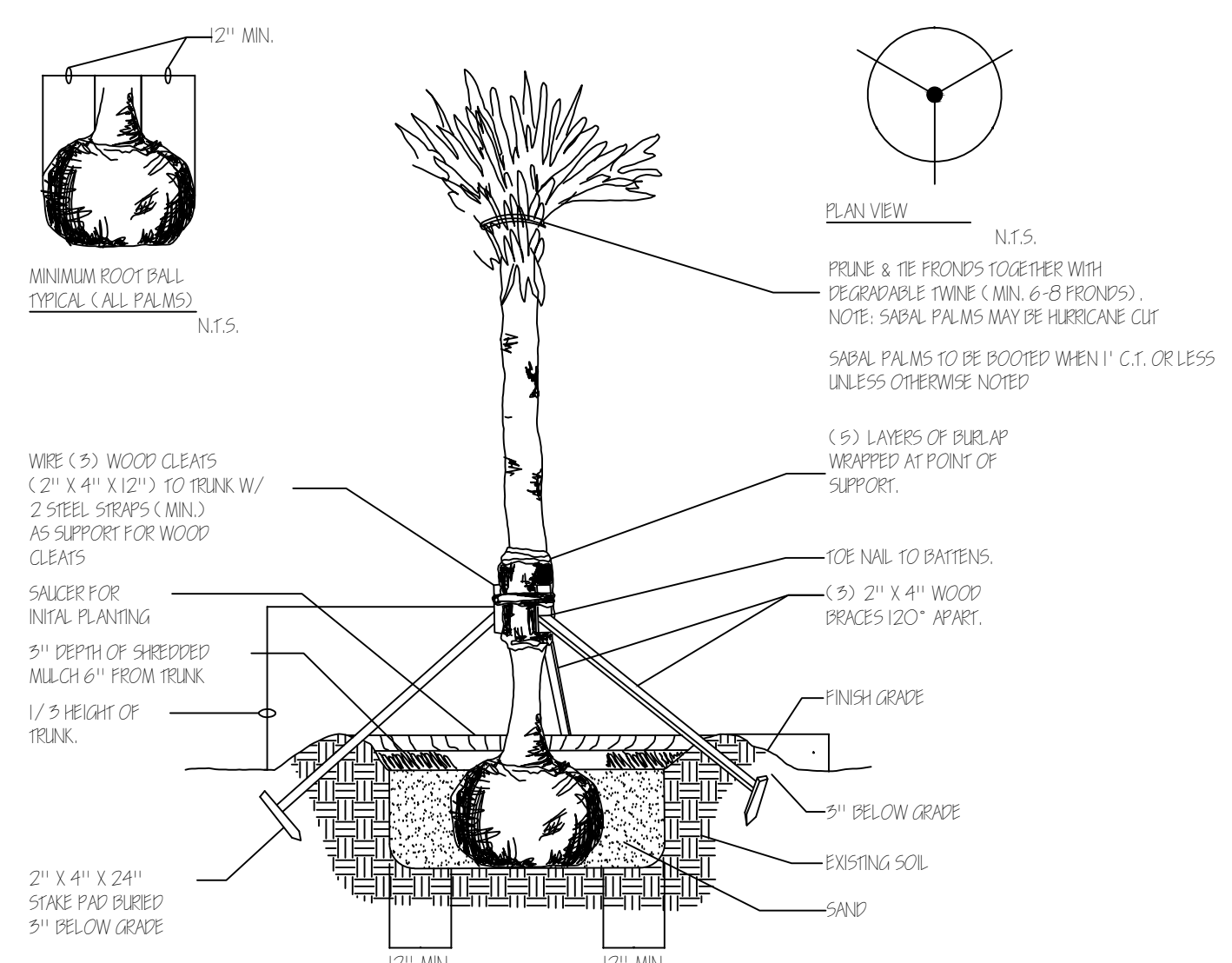
ZERISCAPE REQUIREMENTS	PTS
Plan submitted with low, medium, and high water usage indicated on the landscape plan	5
51% or more of the grass areas are made up of drought tolerant species from the list	10
51% or more of the required shrubs are made up of drought tolerant species from the list	10
51% or more of the required trees are made up of drought tolerant species from the list	10
Utilization of compacted mulch beds at least three inches deep in all planted areas except groundcover	5
Utilization of mulch other than cypress	5
TOTAL POINTS	50

THIS LANDSCAPE PLAN MEETS FOOT SIGHT DISTANCE AND CLEAR ZONE REQUIREMENTS
 ALL GROUND MOUNTED MECHANICAL EQUIPMENT TO BE SCREENED WITH SHRUBS
 DAHOON HOLLY (IC) ALLOWED BY PPL FOR USE UNDER POWER LINES

SITE DATA CURRENT: GENERAL COMMERCIAL
 FUTURE LAND USE: PLANNED DEVELOPMENT
 ZONING:
 TOTAL SITE AREA: 66,877 SF., 1.54 AC.

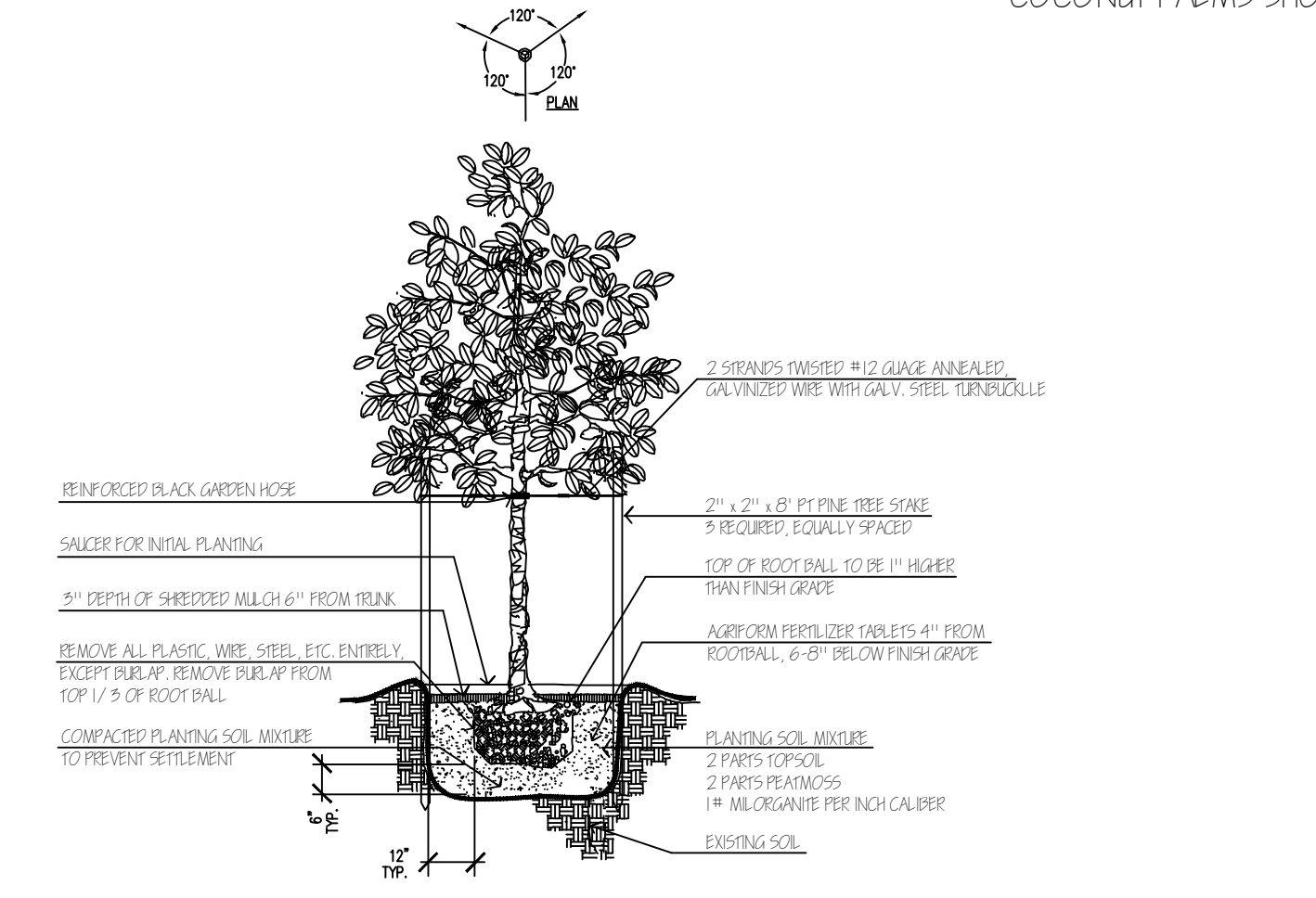
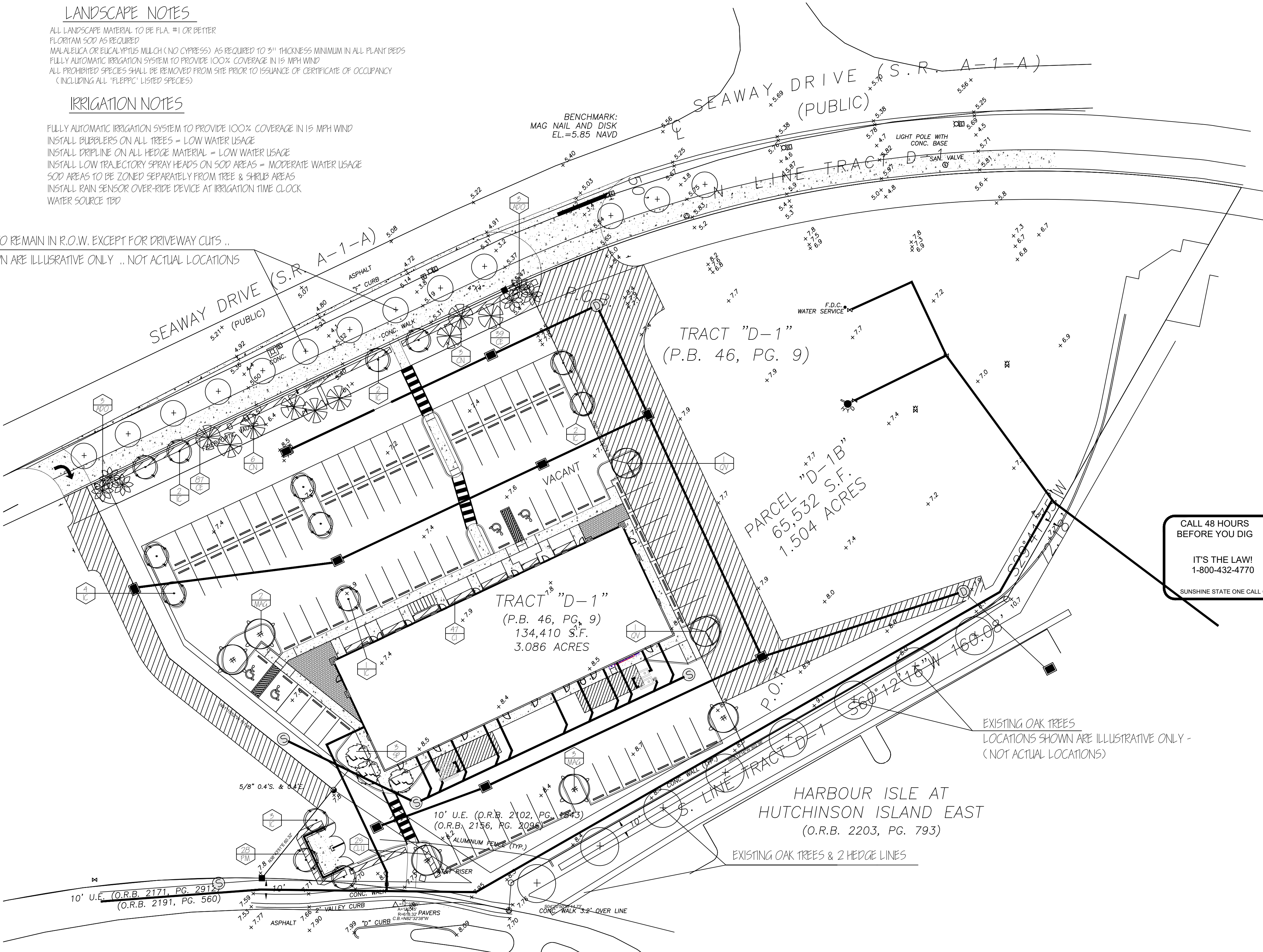
LANDSCAPE NOTES
 ALL LANDSCAPE MATERIAL TO BE FLA. #1 OR BETTER
 FLORITAM SOD AS REQUIRED
 MALAUECA OR EUCALYPTUS MULCH (NO CYPRESS) AS REQUIRED TO 5" THICKNESS MINIMUM IN ALL PLANT BEDS
 FULLY AUTOMATIC IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE IN 15 MPH WIND
 ALL PRECIBED SPECIES SHALL BE REMOVED FROM SITE PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY (INCLUDING ALL "PLEPPC" LISTED SPECIES)

IRRIGATION NOTES
 FULLY AUTOMATIC IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE IN 15 MPH WIND
 INSTALL BUBBLERS ON ALL TREES - LOW WATER USAGE
 INSTALL DRIPLINE ON ALL HEDGE MATERIAL - LOW WATER USAGE
 INSTALL LOW TRAJECTORY SPRAY HEADS ON SOD AREAS - MODERATE WATER USAGE
 SOD AREAS TO BE ZONED SEPARATELY FROM TREE & SHRUB AREAS
 INSTALL RAIN SENSOR OVER-RIDE DEVICE AT IRRIGATION TIME CLOCK
 WATER SOURCE 1P2D

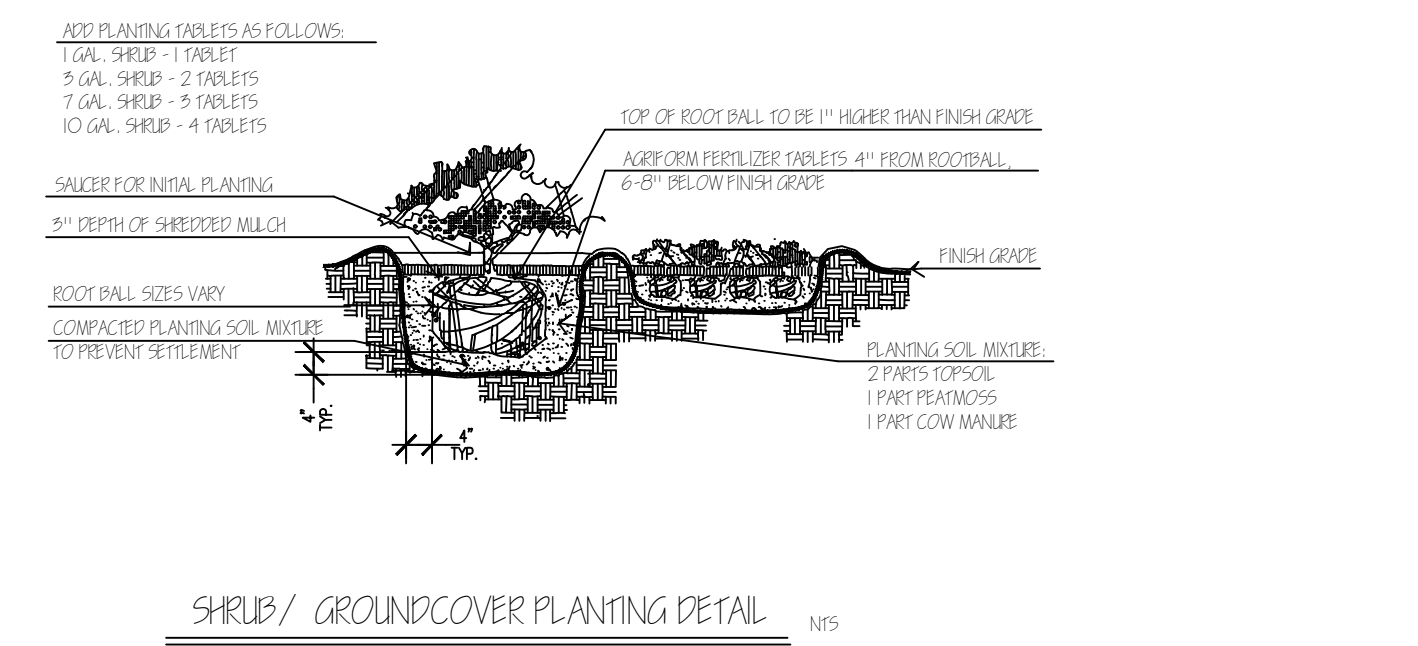
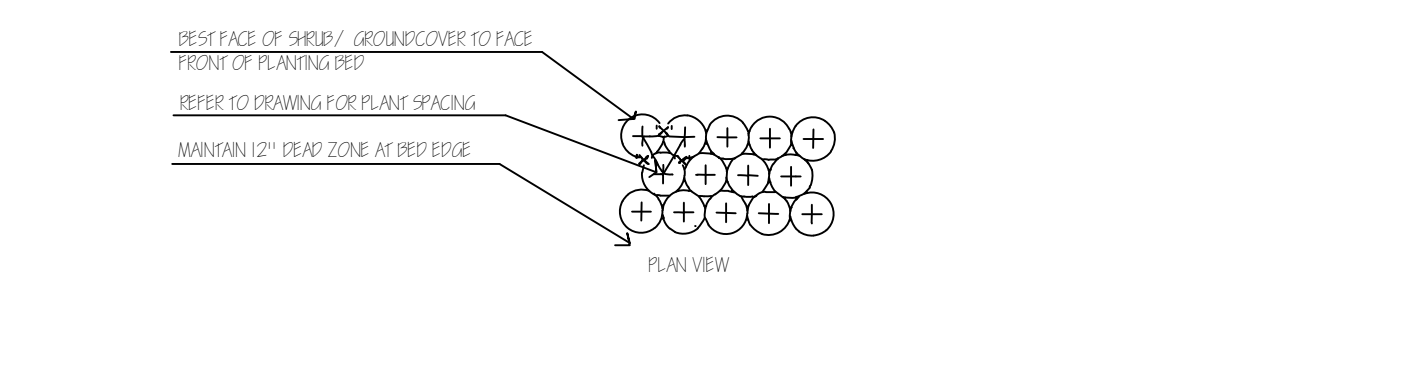


PALM PLANTING DETAIL (WITH STAKING AND GATING) N.T.S.

ROYAL PALMS TO REMAIN IN R.O.W. EXCEPT FOR DRIVEWAY CUTS...
 COCONUT PALMS SHOWN ARE ILLUSTRATIVE ONLY... NOT ACTUAL LOCATIONS

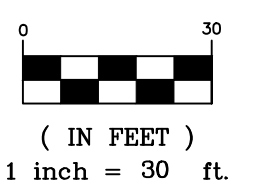
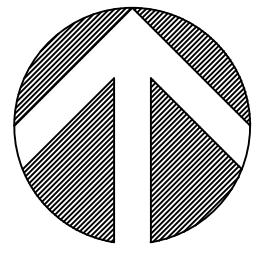


TREE PLANTING DETAIL N.T.S.



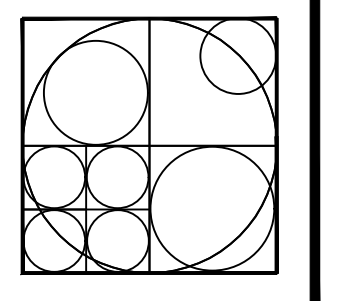
SHRUBS/ GROUND COVER PLANTING DETAIL N.T.S.

CALL 48 HOURS BEFORE YOU DIG
 IT'S THE LAW!
 1-800-432-4770
 SUNSHINE STATE ONE CALL OF FLORIDA, INC.



ELECTRONIC SEAL APPLIED BY AUTHOR 10.22.2018

William A. Flint, III
 Landscape Architect
 Stuart, FL
 772.220.0424
 FL Reg. #941
 wflint3@gmail.com



HARBOUR ISLES
 SEAWAY AVENUE
 FT. PIERCE, FL

DATE: 10.17.2018
 DRAWN: WAF
 CHECKED:
 SCALE: 1" = 50'
 PROJECT NO. 18-075

PROJECT NO. 18-075

WILLIAM A. FLINT, III
 STATE OF FLORIDA
 #941
 LANDSCAPE ARCHITECT
 SEAL
 SHEET L-1 OF 1

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	
	3	SA2	BACK-BACK	N.A.	0.950	VNTLEDM021003MNUIN510XXBZHO	
	4	SC	SINGLE	N.A.	0.950	VNTLEDM021004SNUIN510XXBZHO	
	2	SD	SINGLE	N.A.	0.950	VNTLEDM022004SNDIM510XXBLHOHS	
	6	WP	SINGLE	N.A.	0.950	VNTW-3500L-50K-DIM-2M-BZ	
	1	SE2	BACK-BACK	N.A.	0.950	VNTLEDM021005MNUIN510XXBZHO	

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
LIGHT SPILL ON SEAWAY DRIVE	Illuminance	Fc	0.16	0.3	0.0	N.A.	N.A.
PROPERTY LINE ON RESIDENTIAL	Illuminance	Fc	0.17	0.5	0.0	N.A.	N.A.
SIDEWALK 1	Illuminance	Fc	2.88	4.9	1.6	1.80	3.06
SIDEWALK 2	Illuminance	Fc	2.66	5.1	0.3	8.87	17.00
SIDEWALK 3	Illuminance	Fc	1.69	3.1	1.0	1.69	3.10
SIDEWALK 4	Illuminance	Fc	1.57	4.5	0.6	2.62	7.50
SITE PARKING	Illuminance	Fc	2.42	5.7	0.6	4.03	9.50

VIENTO MEDIUM

SITE & AREA LED LUMINAIRE

PROJECT INFORMATION

Project Name	Date
Catalog #	Type

APPLICATIONS

- Auto Dealership Sales Lots
- Parking Lots
- Educational/Business Campuses
- Parks & Recreation Areas
- Security Areas
- Mail & Retail Spaces

APPROVALS

- ETL listed. Complies with UL 1598 and CSA C22.2 No. 250.0-08
- Suitable for wet locations.
- 3G Vibration Rated for Bridge/Overpass Applications per ANSI C136.31-2010, Test Level 2.
- IP66 Optics and Housing.
- Select models DLC Qualified. For a complete list of DLC Qualified products, please visit: www.xtralight.com/dlc or www.designlights.org/qpl

PRODUCT PERFORMANCE

MODEL	LUMENS	EFFICACY
VNT- M 100, 144 & 200*	Over 23000	Up to 131

* For detailed information see page 2.

FEATURES

- Outstanding photometric performance results in sites with excellent uniformity, optimal pole spacing and lower power density.
- Optics are completely sealed against moisture and environmental contaminants (IP66).
- Low profile architectural design offers a contemporary appearance with excellent light output.
- Field serviceable luminaire utilizing Lumileds LED technology.
- Controls ready luminaire for independent operation or remote management.
- Operating temperature -40°C to +40°C (-40°F to +104°F).

CONSTRUCTION

- Housing: One-piece die-cast aluminum has integral heat sink fins to optimize thermal management through conductive and convective cooling.
- The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life.
- Housing and door are protected with a thermoset TGIC-polyester powder coat finish using a tightly controlled multi-stage process to a uniform 3 mil thickness (min). This finish provides superior protection from corrosion and maximum environmental durability.

MOUNTING

- Integral arm facilitates quick and easy installation.
- Stainless steel hardware fastens the integral arm securely to poles.

OPTICS

- Precision molded optics for superior uniformity, minimal light trespass and maximum pole spacing.
- Optical grade polymer is UV stabilized and impact resistant.
- IP66 rated LED light engines prevent dust and moisture from degrading performance.
- Distributions: Type II, Type III, Type IV and Type V. Types II, III, and IV available rotated right or left 90°, factory installed.
- Best in class Lumileds LEDs with 3000K, 4000K, 5000K and 5700K CCT (min 70 CR).
- Zero uplight (UO) is night sky friendly, reduces wasted light.
- Lumen Maintenance: >100,000hrs L70 @ 25°C (see page 2 for details).

ELECTRICAL

- Voltage: 120-277V 50/60Hz driver (standard); 347-480V 50/60Hz driver (optional).
- Class 2 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate.
- Surge Protection: 10kV/10kA standard.
- NEMA twist-lock receptacle available as an option.
- Photocontrol or shorting cap required for operation, but not included.
- Dimming: 0-10v dimmable driver available as an option.
- Passive Infrared (PIR) Photo/Motion Sensor available as an option.

WARRANTY

- 10 year limited warranty.

VIENTO LED WALL PACK

VNTW 3500 - 11000L

PROJECT INFORMATION

Project Name	Type
Catalog #	Date

APPLICATIONS

- Building Facades
- Entry Ways
- Sidewalks
- Security Lighting
- Accent Lighting
- General Exterior Lighting

APPROVALS

- ETL listed. Complies with UL1598 and CSA 22.2
- Suitable for Wet Locations.
- Select models DLC Qualified. For a complete list of DLC Qualified products, please visit: <http://www.xtralight.com/dlc> or www.designlights.org/qpl

PRODUCT PERFORMANCE (TYPE AS OPTICS SHOWN)

MODEL	CCT	WATTS	LUMENS	EFFICACY
3500L	4000K	27.8	3521	126.7
5500L	4000K	55.7	6017	108.0
8000L	4000K	79.6	8498	106.8
11000L	4000K	109.1	10678	97.9

FEATURES

- Uniform light distribution, ideal for building facades, entry ways, sidewalks and general security or accent lighting.
- LED provides a significant energy savings over HID.
- Operating temperature: -40°C to +40°C (-40°F to +104°F)
- Custom colors are available (consult factory).
- Designed for ease of installation.

CONSTRUCTION

- Housing: Two-piece die-cast aluminum has integral heat sink fins to optimize thermal management through conductive and convective cooling.
- Housing and back box are protected with a thermoset TGIC-polyester powder coat finish.
- The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life.
- Silicone gasket is included to prevent leakage and provide weather-tight protection.
- All fasteners are stainless steel.

ELECTRICAL

- Voltage: 120-277V 50/60Hz driver (standard); 347-480V 50/60Hz driver (optional).
- Class 2 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate.
- Dimming: 0-10v dimmable driver standard.
- Passive Infrared (PIR) Photo/Motion Sensor optional.
- Emergency battery backup option (EM) is available for some models. EM suited for cold weather, has external test button and LED indicator light to notify when the heater is on.
- Surge Protection: 10kV/10kA standard.

ORDER LOGIC

SAMPLE CATALOG NUMBER: VNTW-8000L-40K-DIM-2M-BZ

VNTW		DRIVER		FINISH		OPTICS		CONTROLS & OPTIONS	
MODEL	DIM	DIM	WH	WH	EM	EM	EM	EM	EM
3500L (25W)	48D	Dimmable 120-277V	White	25	1	Emergency Battery Back-Up	25	1	Emergency Battery Back-Up
5500L (52W)	48D	Dimmable 347-480V	Bronze	40K	2M	Programmable Occupancy Sensor, E14/40D	40K	2M	Programmable Occupancy Sensor, E14/40D
8000L (72W)				50K	3M	Programmable Occupancy Sensor, 20H/40D	50K	3M	Programmable Occupancy Sensor, 20H/40D
11000L (100W)				50K	4S	Photoctrl, 120-277V	50K	4S	Photoctrl, 120-277V

1. EM not available with 11000L. Maximum operating temperature with EM for 3500L (40°C/104°F), 5500L (35°C/95°F), 8000L (30°C/86°F)

E & C Engineers, Inc.
Certificate of Auth. # 26558

Electrical Engineering
Commercial, Industrial, Residential,
Lighting Design, Automatic Controls

Eduardo (Ed) Samour, P.E.
Registered Electrical Engineer
P.E. # 41186
2755 Vista Parkway Suite I-3
West Palm Beach, FL 33411
Tel (561) 712 1149
Fax (561) 712 1150

The Documents have been prepared by or under direct supervision of the undersigned Registered Electrical Engineer

Eduardo Samour, P.E.
Registered Electrical Engineer

HARBOUR ISLES SHOPPES

FORT PIERCE FLORIDA

PHOTOMETRIC PLANS

Date	10/22/18
Scale	AS NOTED
Designed by	E. SAMOUR, P.E.
Drawn By:	J. HUNT
Project #:	18-3260

Revisions

A PROJECT FOR:

E & C Engineers, Inc.

Cert. of Auth # 26558
117 Moorings Drive
Lantana, FL 33462
Tel (561) 712 1149
email: ed@ecengineers.com

Eduardo (Ed) Samour, P.E.
Registered Electrical Engineer
P.E. # 41186
Date: 10.30.2018

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY EDUARDO SAMOUR, PE USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY EDUARDO SAMOUR, PE USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Sheet

PHM-2

E&C JOB# 18-3260

THIS INSTRUMENT PREPARED BY:

MARK H. DAHLMEIER, ESQ.
JONES, FOSTER, JOHNSTON & STUBBS, P.A.
505 SOUTH FLAGLER DRIVE
SUITE 1100
WEST PALM BEACH, FL 33401

NON-EXCLUSIVE ACCESS EASEMENT AGREEMENT

THIS NON-EXCLUSIVE ACCESS EASEMENT AGREEMENT (this "Agreement") is made and entered into as of this 18 day of September, 2018, by and between HARBOUR ISLE DEVELOPMENT COMMERCIAL, LLC, a Florida limited liability company, whose address is 9315 Dole Circle, Windermere, FL 34786 ("HIDC"), and HARBOUR ISLE PLAZA, LLC, a Florida limited liability company, whose address is P.O. Box 3316, Tequesta, FL 33469 ("Plaza").

RECITALS:

A. HIDC is the record title owner of that certain real property located in St. Lucie County, Florida, and being more particularly described on Exhibit "A" attached hereto and made a part hereof (hereinafter referred to as Tract "D-1A").

B. Plaza has this day purchased and acquired from HIDC that certain real property adjacent to Tract "D-1A", and which is more particularly described on Exhibit "B" attached hereto and made a part hereof (hereinafter referred to as Tract "D-1B").

C. Plaza has agreed to grant to HIDC a perpetual, non-exclusive easement for pedestrian and vehicular ingress, egress and access (but not parking) over and across the Driveway Area (as hereinafter defined) located on Tract "D-1B" in accordance with the terms and conditions hereinafter set forth.

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby acknowledged, HIDC and Plaza, intending to be legally bound, do hereby mutually agree as follows:

1. The foregoing recitals are true and correct and are incorporated herein by reference as though set forth in detail.

2. Plaza hereby grants and establishes in favor of Tract "D-1A", for the benefit of the owner of Tract "D-1A" and its successors, assigns, mortgagees, contractors, agents, employees, tenants and invitees (collectively, the "Benefitted Parties"), a perpetual, non-exclusive easement, running with the title to Tract "D-1A" and Tract "D-1B", for pedestrian and vehicular ingress, egress and access (but not parking) over and across the portion of Tract "D-1B" being legally described on Exhibit "C" attached hereto and

made a part hereof (the "Driveway Area"), for the purpose of providing pedestrian and vehicular ingress, egress and access (but not parking) to the Benefitted Parties between Tract "D-1A" and Seaway Drive (State Road A-1-A), reserving unto Plaza the right to relocate such Driveway Area, provided such relocation shall: (a) not cause the Driveway Area to be materially diminished in width; (b) provide access to a curb cut approved by the Florida Department of Transportation between Tract "D-1B" and Seaway Drive (State Road A-1-A) (an "Approved Curb Cut"); and (c) not interfere with reasonable access between Tract "D-1A" and the Approved Curb Cut.

3. Plaza shall construct, maintain and repair, at its sole cost and expense, the Driveway Area in a commercially reasonable condition.

4. Plaza shall not erect any barriers, fences or other structures, or otherwise cause or permit anything to exist which would impair the ability of the Benefitted Parties to use the Driveway Area for the purposes described herein; provided, however, that Plaza shall be entitled to interrupt or disturb the passage of vehicular and pedestrian access, ingress, and egress over and across the Driveway Area: (a) for a period not to exceed one (1) day in each calendar year for the purpose of preventing the creation of prescriptive easement rights in and to such Driveway Area in favor of the public, provided further that such interruption or disturbance shall occur only upon no less than fifteen (15) days prior written notice to the owner of Tract "D-1A", and (b) for reasonable periods of time during which Plaza is performing, or causing to be performed, construction, repair or maintenance with respect to the Driveway Area.

5. In the event of any violation of any provision of this Agreement by either party, the non-defaulting party shall notify the party in default of the fact and nature of the default. The party in default shall have fifteen (15) days from receipt of said notice to cure said default. In the event the default is not cured within fifteen (15) days, the non-defaulting party shall be entitled to any and all remedies available at law or in equity, including temporary and/or permanent injunctive relief to enjoin such violation. No default of this Agreement by either party shall entitle the non-defaulting party to cancel, rescind or otherwise terminate this Agreement, but such limitation shall not affect in any manner any other rights or remedies which such non-defaulting party may have available at law or in equity by reason of any such default.

6. This Agreement shall be construed in accordance with the laws of the State of Florida.

7. If any provision of this Agreement is, to any extent, declared by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Agreement will not be affected thereby and each provision of this Agreement will be valid and enforceable to the fullest extent permitted by law.

8. This Agreement shall run with the title to Tract "D-1A" and Tract "D-1B" and shall be binding upon and shall inure to the benefit of and be enforceable by HIDC and Plaza and their respective successors, assigns, successors in title and mortgagees.

9. Nothing contained in this Agreement will be deemed to constitute a gift, grant or dedication of any portion of the Driveway Area to the general public or for any public purpose whatsoever.

10. This Agreement and any provisions herein contained may be terminated, extended, modified or amended only with the express written consent of the owner of Tract "D-1A" and the owner of Tract "D-1B" at the time of any such termination, extension, modification or amendment.

11. All notices, requests, demands and other communications hereunder shall be in writing and shall be deemed given if personally delivered, or mailed, certified mail, return receipt requested, or sent by overnight carrier to the parties at their respective address as set forth in the opening paragraph hereof. Either party may change their address for notice by notifying the other party in writing in accordance with this paragraph of such changed address. If either or both parties shall convey fee simple title to its respective parcel and the transferee of such parcel shall fail to provide the other party to this Agreement an updated address for notice, then the address for notice to such transferee shall be the address in the records of the St. Lucie County Property Appraiser for the owner of such parcel.

12. If either party shall institute litigation to enforce its rights under this Agreement, then the prevailing party in such litigation shall be entitled to recover from the other party the reasonable attorneys' fees and costs incurred by the prevailing party in connection with such litigation.

13. HIDC shall indemnify, defend and hold Plaza harmless from and against any and all loss, costs, expenses, suits, claims, liens, damages, injuries and liabilities (including reasonable attorneys' fees) arising from or relating to the use of the Driveway Area by HIDC and/or the Benefitted Parties, except to the extent arising from the gross negligence or intentional misconduct of Plaza.

14. Within ten (10) days of written request by one party to this Agreement to the other party, the requested party shall provide to the requesting party a written certificate which shall certify to the requesting party, its purchaser, its lender or such other parties as may be appropriate, that: (i) this Agreement is in full force and effect and has not been modified (or stating any modifications), (ii) neither party to this Agreement is in default of its obligations hereunder (or stating any exceptions thereto), and (iii) no monies are due from one party to the other party under this Agreement (or stating any exceptions thereto).

15. This Agreement may be executed and delivered in any number of counterparts, each of which, when so executed and delivered, shall be and constitute an original and one and the same document.

[Remainder of page intentionally left blank – Signature pages to follow]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first written above.

Signed, sealed and delivered in the presence of:

HARBOUR ISLE DEVELOPMENT COMMERCIAL, LLC, a Florida limited liability company

Judy Olson
Print Name: JUDY OLSON

By: MAS, Pres
R. Mason Simpson, President

Jim Smith
Print Name: Jim Smith

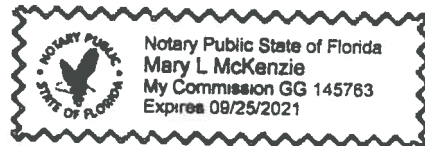
STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this 20th day of September, 2018, by R. Mason Simpson, as President of HARBOUR ISLE DEVELOPMENT COMMERCIAL, LLC, a Florida limited liability company, on behalf of the company. He is X personally known to me or has _____ produced a driver's license as identification.

(NOTARY SEAL)

Mary L McKenzie
Notary Public
Print Name: Mary Lynn McKenzie
My commission expires: 9/25/21



HARBOUR ISLE PLAZA, LLC, a Florida limited liability company

Paulina Mione
Print Name: Paulina Mione

By: [Signature]
Paul B Hanna, Manager

Greg Smith
Print Name: Greg Smith

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 25th day of September, 2018, by Paul B Hanna, as Manager of HARBOUR ISLE PLAZA, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced a driver's license as identification.

(NOTARY SEAL)

[Signature]
Notary Public
Print Name: Jennifer Ingento
My commission expires: 10/30/20

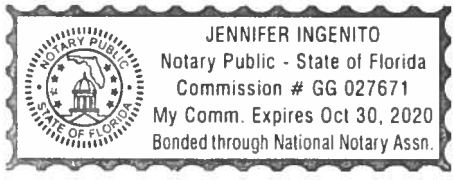


EXHIBIT "A"

[LEGAL DESCRIPTION OF TRACT "D-1A" TO BE ATTACHED]

**DESCRIPTION SKETCH FOR:
TRACT "D-1A"**

LEGAL DESCRIPTION:

That portion of Tract D-1, of **SECOND REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND**, according to the Plat thereof, as recorded in Plat Book 46, Page(s) 9 and 10, of the Public Records of St. Lucie County, Florida, lying West of the following described line:

COMMENCE at the Northwest corner of said Tract D-1;
thence North 64°50'00" East, along the North line of said Tract D-1 (the North line of said Tract D-1 is assumed to bear North 64°50'00" East and all other bearings are relative thereto), a distance of 244.91 feet to the beginning of a curve concave to the South having a radius of 666.78 feet and a central angle of 1°01'21";
thence Easterly, along the arc of said curve, a distance of 11.90 feet to the **POINT OF BEGINNING** of the hereinafter described line;
thence South 25°10'00" East, a distance of 274.36 feet to a point on the South line of said Tract D-1 and the **POINT OF TERMINUS**.

Containing in all 66,877 square feet or 1.535 acres, more or less.

NOTES:

1. All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 127661-41, issued by Fidelity National Title Insurance Company, dated June 28, 2018. This office has made no search of the Public Records.
2. This sketch is not valid unless sealed with an embossed surveyor's seal and accompanied by Sheet No. 2 of 2.
3. This sketch cannot be transferred or assigned without the specific written permission of **Wallace Surveying Corporation**.
4. This is not a survey!

CERTIFICATION:

I **HEREBY ATTEST** that the description sketch shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357



WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4569

5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

DATE: 07/30/18	DWG. No.: 18-1256-3
OFFICE: S.W.	SHEET: 1 OF 2
C'K'D.: C.W.	JOB No.: 18-1256.3

TRACT "D-1A"

NORTH

SEAWAY DRIVE (S.R. A-1-A)
(PUBLIC)
(BASIS OF BEARINGS)
N64°50'00"E 244.91'

N. LINE TRACT "D-1"
 $\Delta=01°01'21"$
A=11.90'
R=666.78'

P.O.C.
N.W. CORNER
TRACT D-1

TRACT "D-1"
(P.B. 46, PG. 9)

PARCEL "D-1A"
66,877 S.F.
1.535 ACRES

REMAINDER OF "D-1"
NOT INCLUDED

S25°10'00"E 274.36'

TRACT "F"
(P.B. 43, PG. 31)

N25°35'18"W 100.58'

N51°16'10"W 111.83'
N38°43'51"E 60.32'

S. LINE TRACT "D-1"

S60°12'16"W 142.90'

TRACT "D-2"
(P.B. 46, PG. 9)

S04°20'50"W 14.73'

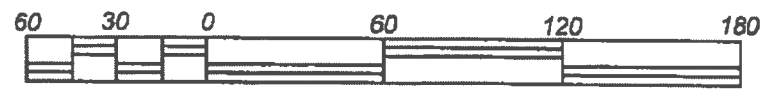
TRACT "F"
(P.B. 43, PG. 31)

$\Delta=12°16'25"$
A=132.45'
R=618.32'
C.B.=N82°32'40"W

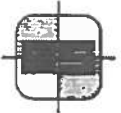
TRACT "C"
(P.B. 43, PG. 31)

ABBREVIATION LEGEND

Ⓢ	=CENTERLINE
C.B.	=CHORD BEARING
N.T.S.	=NOT TO SCALE
O.R.B.	=OFFICIAL RECORDS BOOK
P.B.	=PLAT BOOK
PG.	=PAGE
P.O.B.	=POINT OF BEGINNING
P.O.C.	=POINT OF COMMENCEMENT
P.O.T.	=POINT OF TERMINUS
R/W	=RIGHT OF WAY
U.E.	=UTILITY EASEMENT



SCALE IN FEET
SCALE: 1"=60'



WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4589

5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

DATE: 07/30/18	DWG. No.: 18-1256-3
OFFICE: S.W.	SHEET: 2 OF 2
C'K'D.: C.W.	JOB No.: 18-1256.3

EXHIBIT "B"

[LEGAL DESCRIPTION OF TRACT "D-1B" TO BE ATTACHED]

DESCRIPTION SKETCH FOR: TRACT "D-1B"

LEGAL DESCRIPTION:

That portion of Tract D-1, of **SECOND REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND**, according to the Plat thereof, as recorded in Plat Book 46, Page(s) 9 and 10, of the Public Records of St. Lucie County, Florida, lying East of the following described line:

COMMENCE at the Northwest corner of said Tract D-1;
thence North $64^{\circ}50'00''$ East, along the North line of said Tract D-1 (the North line of said Tract D-1 is assumed to bear North $64^{\circ}50'00''$ East and all other bearings are relative thereto), a distance of 244.91 feet to the beginning of a curve concave to the South having a radius of 666.78 feet and a central angle of $1^{\circ}01'21''$;
thence Easterly, along the arc of said curve, a distance of 11.90 feet to the **POINT OF BEGINNING** of the hereinafter described line;
thence South $25^{\circ}10'00''$ East, a distance of 274.36 feet to a point on the South line of said Tract D-1 and the **POINT OF TERMINUS**.

Containing in all 67,532 square feet or 1.550 acres, more or less.

NOTES:

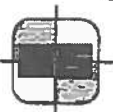
1. All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 127661-41, issued by Fidelity National Title Insurance Company, dated June 28, 2018. This office has made no search of the Public Records.
2. This sketch is not valid unless sealed with an embossed surveyor's seal and accompanied by Sheet No. 2 of 2.
3. This sketch cannot be transferred or assigned without the specific written permission of **Wallace Surveying Corporation**.
4. This is not a survey!

CERTIFICATION:

I HEREBY ATTEST that the description sketch shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

18-1256-6

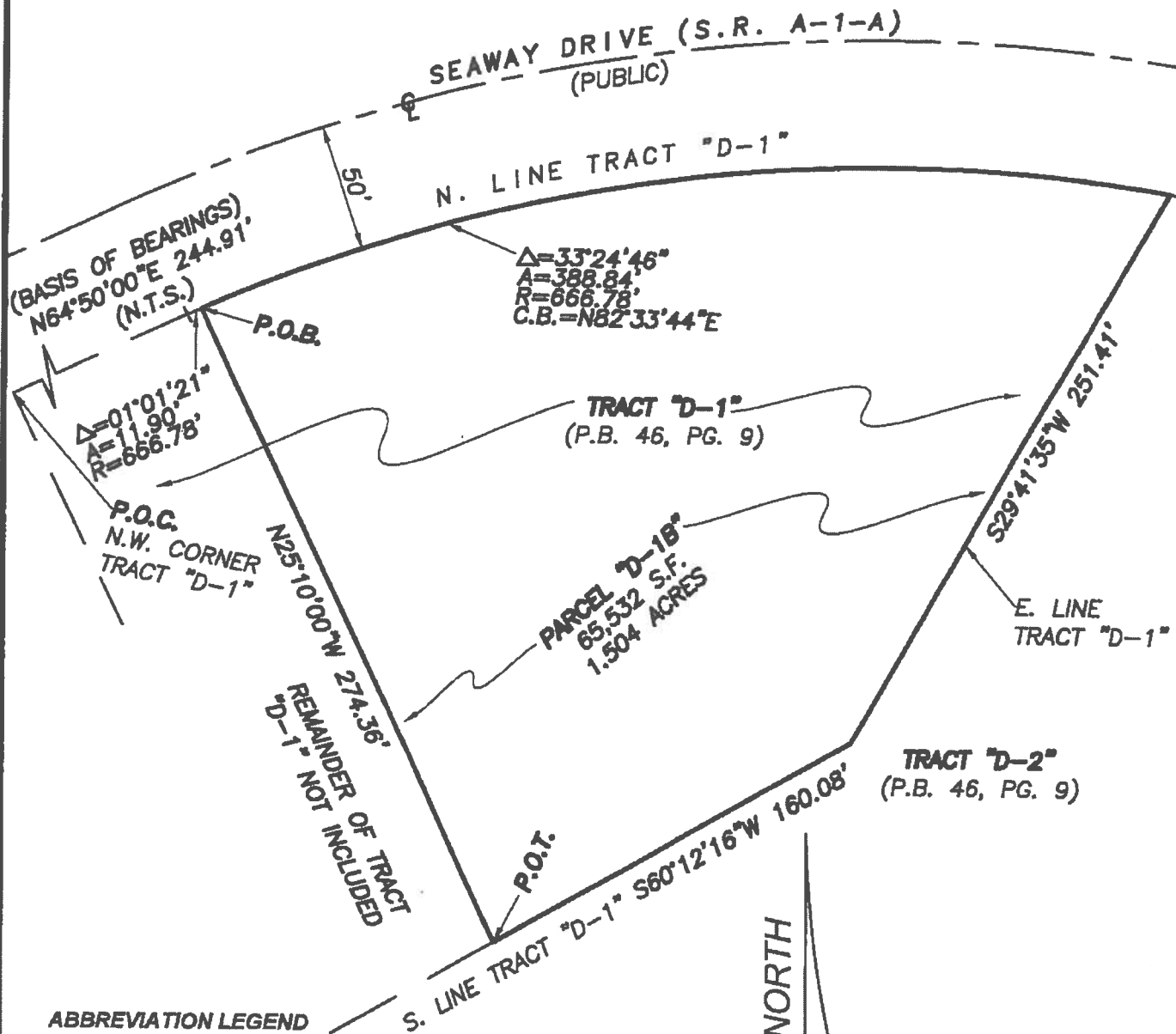


WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4688

5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

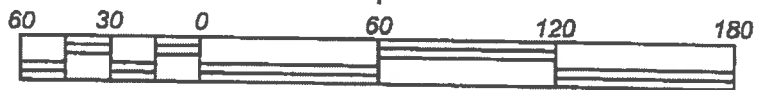
DATE: 09/11/18	DWG. No.: 18-1256-6
OFFICE: S.W.	SHEET: 1 OF 2
C'K'D.: C.W.	JOB No.: 18-1256.5

TRACT "D-1B"



ABBREVIATION LEGEND

☉	=CENTERLINE
C.B.	=CHORD BEARING
N.T.S.	=NOT TO SCALE
O.R.B.	=OFFICIAL RECORDS BOOK
P.B.	=PLAT BOOK
PG.	=PAGE
P.O.B.	=POINT OF BEGINNING
P.O.C.	=POINT OF COMMENCEMENT
P.O.T.	=POINT OF TERMINUS
R/W	=RIGHT OF WAY
U.E.	=UTILITY EASEMENT



SCALE IN FEET
SCALE: 1"=60'



WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551

DATE: 09/11/18	DWG. No.: 18-1256-6
OFFICE: S.W.	SHEET: 2 OF 2
C'K'D.: C.W.	JOB No.: 18-1256.5

EXHIBIT "C"

[LEGAL DESCRIPTION OF THE DRIVEWAY AREA TO BE ATTACHED]

p:\docs\11142\00115\doc1w0387.doc

DESCRIPTION SKETCH FOR: HARBOUR ISLE PLAZA

LEGAL DESCRIPTION:

A portion of Tract D-1, of **SECOND REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND**, according to the Plat thereof, as recorded in Plat Book 46, Page(s) 9 and 10, of the Public Records of St. Lucie County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of said Tract D-1;
thence North $64^{\circ}50'00''$ East, along the North line of said Tract D-1 (the North line of said Tract D-1 is assumed to bear North $64^{\circ}50'00''$ East and all other bearings are relative thereto), a distance of 244.91 feet to the beginning of a curve concave to the South having a radius of 666.78 feet and a central angle of $1^{\circ}01'21''$;
thence Easterly, along the arc of said curve, a distance of 11.90 feet to the **POINT OF BEGINNING** of the hereinafter described parcel;
thence continue Easterly along said curve and North line through a central angle of $4^{\circ}33'07''$ an arc distance of 53.10 feet to a point;
thence South $25^{\circ}10'00''$ East, departing said North line, a distance of 267.01 feet to a point on the South line of said Tract D-1;
thence South $60^{\circ}12'16''$ West, along said South line, a distance of 53.17 feet to a point;
thence North $25^{\circ}10'00''$ West, departing said South line, a distance of 274.36 feet to the **POINT OF BEGINNING**.

Containing in all 14,365 square feet or 0.330 acre, more or less.

NOTES:

1. All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 127661-41, issued by Fidelity National Title Insurance Company, dated June 28, 2018. This office has made no search of the Public Records.
2. This sketch is not valid unless sealed with an embossed surveyor's seal and accompanied by Sheet No. 2 of 2.
3. This sketch cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation.
4. This is not a survey!

CERTIFICATION:

I **HEREBY ATTEST** that the description sketch shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

18-1256-5

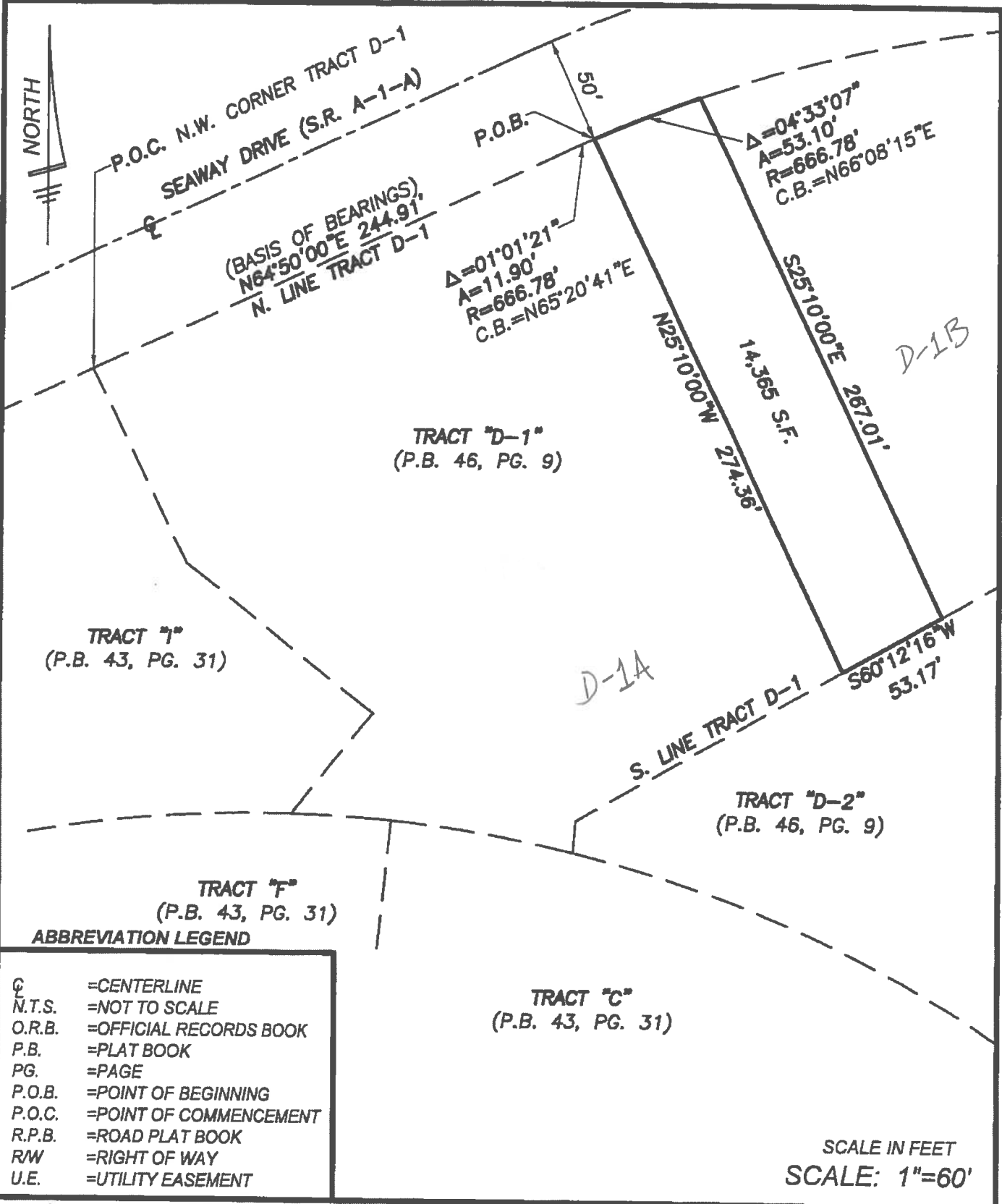


WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4569

5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

DATE: 08/30/18	DWG. No.: 18-1256-5
OFFICE: M.B.	SHEET: 1 OF 2
C'K'D.: C.W.	JOB No.: 18-1256.4

EX C



WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

DATE: 087/30/18	DWG. No.: 18-1256-5
OFFICE: M.B.	SHEET: 2 OF 2
C'K'D.: C.W.	JOB No.: 18-1256.4



CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	ROW / Fire Station / Coast Guard	ROW / COS / RM	ROW / OS1
South	Residential	HIMU	PD
East	Vacant	HIMU	PD
West	Vacant	HIMU	PD

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	HIMU	PD	15,000 sf	1.535	X
**Proposed	HIMU	PD	11,050 sf	1.535	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 1,875.00
**Proposed Zoning/FLU	Total gallons per day 1,381.25
**Change in Demand	Total gallons per day reduction of 493.75 gpd

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 1500.00
**Proposed Zoning/FLU	Total gallons per day 1,105.00
**Change in Demand	Total gallons per day reduction of 395 gpd

C. Parks and Recreation (Residential Classifications Only): (Du x 2.6 = persons + 44,227 = population /LOS)				
Proposed Commercial Dev. Not required.				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only): Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
Proposed Commercial Dev. Not required.		
	K-8	High
School Name		
City		
Distance		
Current Zoning/FLU	Enrollment	
Demand		
**Proposed Zoning/FLU	Enrollment	
Demand		
**Change in Demand		

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	15,000 sf maximum buildout x 0.05 = 750 cy
**Proposed Zoning/FLU	11,050 sf x 0.05 = 552.50 cy
*Change in Demand	reduction of 197.50 cy

F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

Impact	THE PROJECT IS LOCATED WITHIN THE HARBOUR ISLES MASTER STORMWATER SYSTEM (SFWMD ERP PERMIT 56-016889-P). WATER QUALITY TREATMENT AND ATTENUATION ARE PROVIDED FOR IN AN EXISTING MASTER SYSTEM LAKE. PRIOR TO DISCHARGING INTO THE LAKE ON-SITE RUNOFF WILL BE COLLECTED IN A SERIES OF INLETS AND EXFILTRATION TRENCH THAT WILL PROVIDE THE REQUIRED 0.5" OF DRY PRETREATMENT FOR COMMERCIAL DEVELOPMENT.
---------------	--

III. Transportation Analysis: Complete ITE Trip Generation Form (Attached)

G. Transportation Analysis: Complete ITE Trip Generation Data Form		
Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	566	AM Entry: 24, AM Exit: 21, PM Entry: 31, PM Exit: 32
**Proposed Zoning/FLU	434	AM Entry: 19, AM Exit: 16, PM Entry: 24, PM Exit: 24
*Change in Demand	Trips reduction 132 trips	Trips 5 / 5 / 7 / 8 (reductions)
Impact to Capacity	Reduction of 132 trips, AM Entry reduced 5. AM Exit reduced: 5, PM Entry reduced 7, PM Exit reduced 8.	

IV. Project Description

PHASING
Is this project (phase) part of a larger project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.
Total Project: Residential Units: Single Family: Multifamily:
Non-residential (square footage):
Mixed-use (describe use):
(If this is a single phase project, name it Phase I – Total)

RESIDENTIAL DATA					
Type	Phase	Number of Units	Acres	Expected beginning date	Expected completion date
Proposed Commercial Dev. Not required.					
Single-family, detached					
Single-family, attached					
Multi-family					
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	Phase	Square footage	Acres	Expecting beginning date	Expected completion date
Retail - Shopping Center	N/A	11,050		January 2019	December 2019

A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. Yes No

- B. 1. Does this application involve demolition or re-use of any structure(s)? Yes No
If yes, what is the size of the structure(s) to be demolished or re-used? _____
2. What is the current use of the structure to be demolished or re-used? _____
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? Yes No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

** Complete section if requesting a change in zoning, future land use, or expanding



Design Review

Property address or Location 825 Seaway Drive
 Parcel ID #(s) 2402-501-0001-000-5
 Project Description Construction of a 11,050 sf retail center associated improvements.

Harbour Isle Development Commercial LLC
 Property Owner(s)
825 Seaway Drive
 Street Address
Fort Pierce FL 34949
 City State Zip
561-623-8801
 Phone Number
cmason@masondc.com
 Email Address

David Baggett / Engineering Design & Const., Inc.
 Applicant/Representative, Title, Company
10250 SW Village Parkway
 Street Address
Port St. Lucie FL 34987
 City State Zip
77-462-2455
 Phone Number
davidbaggett@edc-inc.com
 Email Address

Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Application (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.

Property Owner(s) Signature(s)

STATE OF FLORIDA -- St. Lucie COUNTY
 The foregoing instrument was acknowledged before me this 30th day of October, 2018, by
David Baggett, Auth. Agent who is personally known to me or has produced
n/a as identification.

Signature of Notary



Patricia M. Sesta
 NOTARY PUBLIC
 STATE OF FLORIDA
 Comm# FF983414
 Expires 8/11/2020

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit _____
 Intake Planner _____
 Planner Assigned _____
 Approved _____ Date _____
 Comments _____

Intake Date Stamp

Design Review Application Checklist

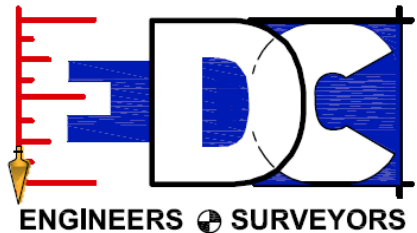
(City Code of Ordinances 22-59)

Submittal for Administrative Approval

- a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 22-194, location of bordering streets and, if applicable, wetlands and beaches.
- b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment and other site features that may influence design elements.
- c. A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis study results.
- d. Context photographs of neighboring uses and architectural styles.
- e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
- f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
- g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
- h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
- i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
- j. Exterior elevations showing architectural character, external architectural features and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
- k. Design review concurrent with conceptual development plan procedure according to subsection 22-58(e) is also available.

Submittal for Board Approval

- a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
- b. A final site plan meeting the requirements of section 22-58
- c. A final site lighting plan that meets the requirements of subsection 22-58(d)(8).
- d. A final landscape plan that meets the requirements of Article XII, Landscaping and Trees.
- e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
- f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.



**PROJECT NARRATIVE & COVER LETTER
HARBOUR ISLE SHOPPES**

Development Review, Design Review & Concurrency

October 30, 2018

REQUEST

On behalf of the Petitioner, Engineering Design & Construction, Inc. is requesting development, design and concurrency approval for a project known as Harbour Isle Shoppes. The parcel is located at 825 Seaway Drive in Fort Pierce, Florida. The applicant is proposing the construction of an 11,050-square foot retail building with associated infrastructure. The parcel can be identified as Parcel ID # 2402-501-0001-000-5 and is approximately 1.54 acres total. A pre-application meeting to discuss this project was held with the development team and the City of Fort Pierce.

SITE CHARACTERISTICS & PROJECT HISTORY

The property is located at 825 Seaway Drive in Fort Pierce, Florida and consists of approximately 1.54 acres and is currently undeveloped. The petitioner requesting approval of an 11,050 square-foot retail building with associated infrastructure.

The subject property has a current Future Land Use designation of HIMU (Hutchinson Island Mixed Use) with an underlying zoning designation of PD (Planned Development). The service provider for Water and wastewater services to serve this facility is FPUA.

To the north of the subject property lies the right-of-way of Seaway Drive. Northeast of the right-of-way is a developed parcel of land owned by the United States Government (US Coast Guard). To the northwest of the right-of-way is a developed fire station. These parcels have a future land use designation of Conservation and Open Space (COS) and an underlying zoning category of General and Recreational Open Space (OS1).

To the west of the subject is an undeveloped commercial parcel. The future land use designation of this property is HIMU (Hutchinson Island Mixed Use) with an underlying zoning designation of PD (Planned Development).

South of the subject properties is the right-of-way of Harbour Isle Drive followed by a multi-family development known as Harbour Isles at Hutchinson Island East. These commercial parcels have a future land use designation of HIMU (Hutchinson Island Mixed Use) with an underlying zoning designation of PD (Planned Development).

East of the subject parcel is an undeveloped commercial. This parcel has a future land use designation of HIMU (Hutchinson Island Mixed Use) with an underlying zoning designation of PD (Planned Development).

SITE PLAN

DEVELOPMENT REVIEW

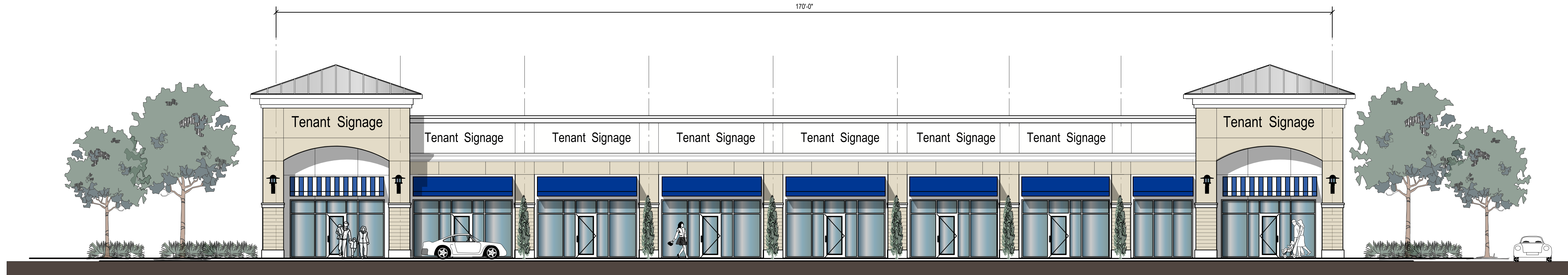
Section 22.58 of the City of Fort Pierce Code of Ordinances outlines the requirements for development review. The attached material includes the necessary items required for review and approval.

DESIGN REVIEW

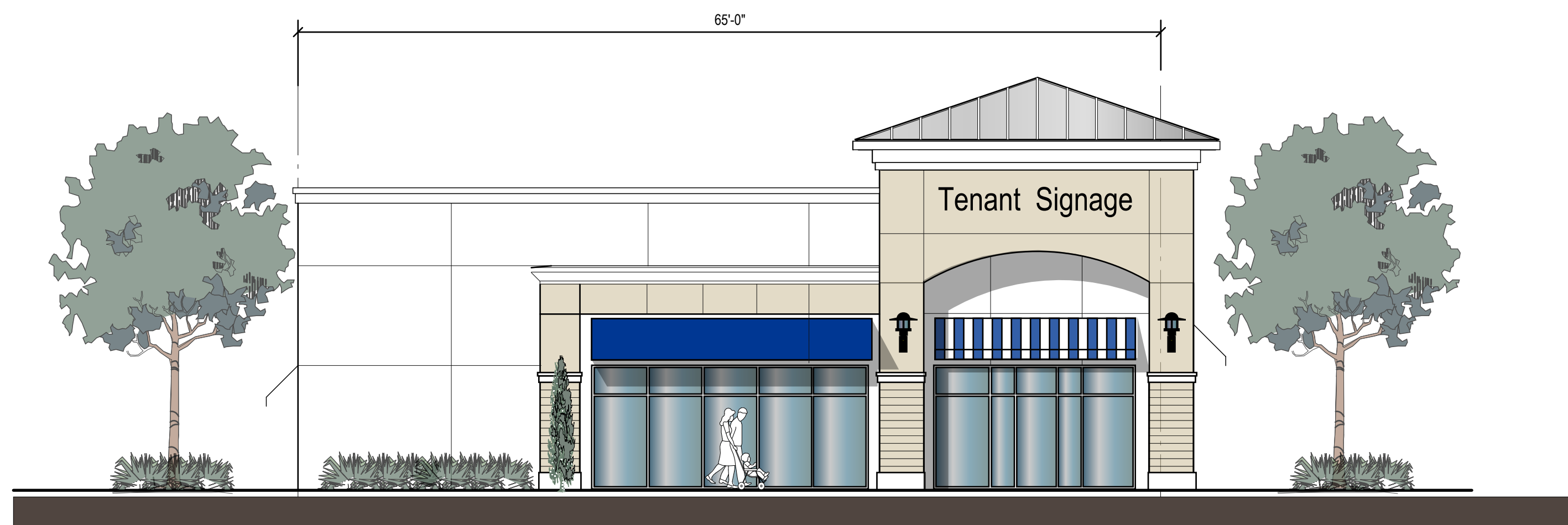
Section 22.59 of the City of Fort Pierce Code of Ordinances outlines the requirements for design review. The attached material includes necessary items required for review and approval.

Based on the above justification and attached information, the Petitioner respectfully requests approval of this request.

S:\EDC-2018\18-303 - Harbour Isle Shoppes\ENGINEERING\Documents\Submittal Documents\Justification Statement\2018-10-30_Harbour_Isle_Shoppes_Justification_Design_Dev_Review_18-303.doc



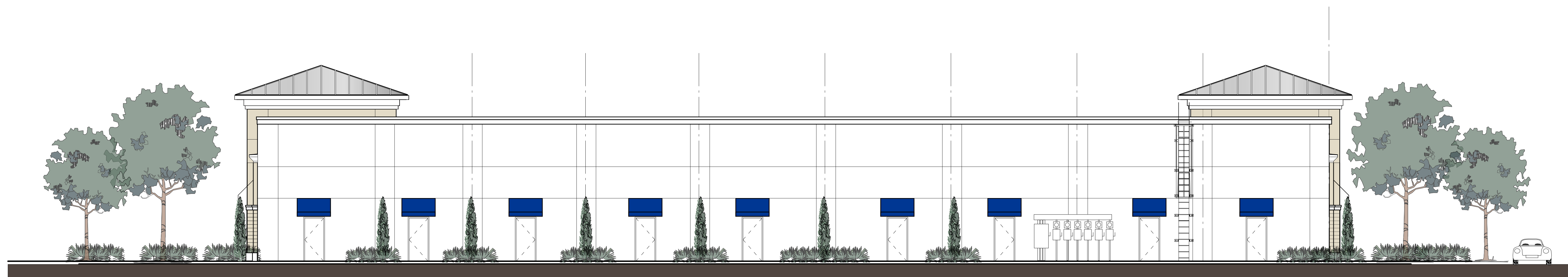
PROPOSED FRONT ELEVATION (NORTH)
1/8" = 1'-0"



PROPOSED SIDE ELEVATION (EAST)
1/8" = 1'-0"



PROPOSED SIDE ELEVATION (WEST)
1/8" = 1'-0"



PROPOSED REAR ELEVATION (SOUTH)
1/8" = 1'-0"

REVISIONS	DATE

Contract	
Permit	
Bid	
Date	7/14/18
Scale	AS NOTED
Drawn	HT
Job	2017-38
Sheet	A3.01C
Of	XIX Sheets

