



October 14, 2018

Engineering Design & Construction Inc. (David Baggett)  
10250 SW Village Parkway, Suite 201  
Port St. Lucie, FL 34987

**SUBJECT: Harbour Isle Shoppes – 825 Seaway Drive**  
**TECHNICAL REVIEW PROJECT: # 18-41100004**  
**MODIFICATION TO PD WITH DEVELOPMENT REVIEW & DESIGN REVIEW**

**Comments:**

1. Correct the Future Land Use on the Site Plan to say HIMU, Hutchinson Island Mixed Use instead of GC, General Commercial.
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.
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 extensions.
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.
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.
6. Provide the legal description of the property in word format for the Ordinance.

**Advisory Comment**

- Conduct a planned public meeting with area residents to allow them to learn more about the project and to ask questions.

Please provide a written response to all TRC comments and provide submittal (10 copies) of all new materials by November 29, 2018 to advance to the December Planning Board. The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: [bcreagan@city-ftpierce.com](mailto:bcreagan@city-ftpierce.com).

Sincerely,

Brandon Creagan, LEED Green Associate  
Planner



THE SUNRISE CITY  
**FORT PIERCE**  
ENGINEERING  
DEPARTMENT

*Florida*

NOV 15 2018

**To : Brandon Creagan, Planner**

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

*JRA*

**RE : Harbour Isle Shoppes – 825 Seaway Drive  
Planned Development Major Amendment  
TRC No. 18-41100004**

**DATE : November 14, 2018**

This is to advise you that we have completed the review of the following documents as received by this office on November 5, 2018:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> PD Major Amendment Application                        | <input type="checkbox"/> P/D Drawings  |
| <input type="checkbox"/> Test Reports & Related Documents                                 | <input type="checkbox"/> Certificate of Completion                               |
| <input type="checkbox"/> Record Drawings  | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies |  |

Based on our reviews and appropriate site final inspection, we

- |   |  |                              |
|---|--|------------------------------|
| <input type="checkbox"/> Recommend                            | <input checked="" type="checkbox"/> Do Not Recommend |                              |
| <input checked="" type="checkbox"/> PUD Modification Approval | <input type="checkbox"/> Building Permit             | <input type="checkbox"/> C/O |

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for engineering comments

ENGINEERING COMMENTS:

1. The site plan shall include the site's property boundaries complete with applicable distances and bearings.
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."
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, Pages 9 and 10. According to information obtained from the SLC Property Appraiser's, Tract D-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.

JRA/TST/tst



**BUILDING DEPARTMENT  
TECHNICAL REVIEW COMMITTEE (TRC)  
COMMENT FORM**

**Meeting Date:** November 15, 2018  
**Property Address:** 825 Seaway Dr. – Harbour Isle Shoppes – Dev. Review  
**Property Name:**  
**Project Name:**  
**Planner:** Brandon Creagan

*Please be advised that the project may trigger the requirements indicated below:*

- 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
- 2. Pre-construction meeting with the City's Building Department is requested.
- 3. Any construction will need to meet the requirements of the Florida Building Code 6<sup>th</sup> Edition.
- 4. Means of egress is required.
- 5. Means of ingress is required.
- 6. Must meet the following Accessibility requirements:
  - Accessible route
  - Handicapped parking spaces
  - Means of egress
- 7. Change of Use required
  - to include a signed and sealed Life Safety Plan
  - to include a signed and sealed detailed comprehensive building plan.
- 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
- 9. Flood Development Permit required.
- 10. Building Permit required.
- 11. Signed and sealed construction drawings required.
- 12. Will need to meet the Fire Code.
- 13. Sprinkler system is required.
- 14. Smoke alarm system is required.
- 15. Other

**Additional Comments/Requirements:**

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Building Official's or Representative's Signature

Date:

11-8-18



PUBLIC WORKS  
ENGINEERING DIVISION  
DEVELOPMENT REVIEW  
COMMITTEE

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**November 9th, 2018**

**Project:** Harbour Isles Shops  
**Subject:** SURVEY REVIEW  
**To:** Brandon Creagan  
**From:** Rod Reed, PLS  
SLC-Engineering Division

All comments are based on the Standards of Practice per 5J-17.050 thru 5J-17.052

**SURVEY:**

- 1) Please provide a boundary and topographic survey of the site with flood zones depicted. In addition all wetland areas (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.

Please provide a written response to all comments

***Rod Reed, County Surveyor***

*St. Lucie County, Fl.  
2300 Virginia Avenue  
Ft. Pierce, Fl. 34982-5652  
www.stlucieco.org  
Ph. (772) 462-1721  
E-mail reedr@stlucieco.org*

ST. LUCIE COUNTY FIRE DISTRICT  
FIRE PREVENTION BUREAU  
Office of the Fire Marshal



Telephone: (772) 621-3322  
Fax: (772) 621-3604

## BUREAU OF FIRE PREVENTION

### SITE PLAN REVIEW

**TO: Site Plan Applicant**

**SITE PLAN: Harbour Isle Shoppes – 825 Seaway Drive**

**REVIEW DATE: November 15, 2018**

**PLANNER: BRANDON CREAGAN**

**REVIEWED BY: Captain Paul Langel**

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Site Plan Approved: \_\_\_\_\_

Site Plan Approved with conditions: \_\_\_\_\_ **X** \_\_\_\_\_

Site Plan Approval withheld pending written acknowledgement of conditions: \_\_\_\_\_

Site Plan Rejected: \_\_\_\_\_

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#### The Following Revisions Are Necessary:

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>
2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.
3. Please provide an electronic copy of the Site Plan (pdf format)
4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.

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