



TO: Nicholas Mimms, P.E, City Manager

THROUGH: Rebeca Guerra, AICP, LEED-AP, CPD, Interim Planning Director

FROM: Brandon Creagan, LEED Green Associate Planner

SUBJECT: **Application for Minor Replat
Harbour Isle – 825 Seaway Drive**

BOARD DATE: June 3, 2019

STAFF REPORT

Owner(s)/Applicant(s): Harbour Isle Development Commercial, LLC
801 Seaway Drive
Fort Pierce, FL 34949

Representative: Mason Development & Construction
224 Chimney Corner Lane
Jupiter, FL 33458

Requested Action: Approval of a Minor Replat for a 3.1 acre parcel apart of the Harbour Isle Planned Development

Location: 825 Seaway Drive

Parcel IDs: 2402-501-0001-000-5 & 2402-501-0001-010-8

Current Zoning: PD, Planned Development

Current Future Land Use: HIMU, Hutchinson Island Mixed Use

Surrounding Zoning:

North	East	South	West
OS1	PD	PD	PD

Land Size: 3.1 acres

Staff Analysis:

Request:

The applicant is requesting a Minor Replat for a 3.1 acre parcel apart of the Harbour Isle Planned Development. The proposed effect to replat is being requested because the property owner split this parcel and the parcel adjacent to the east with the St. Lucie County Property Appraisers Office without going through the plat process with the City. Because this parcel was already split from the rest of the Harbour Isle Residential development and then split again, according to Chapter 177 of the Florida State Statutes and Chapter 18 of the City Code, a replat is required.

History:

On August 5, 2004, the City Commission granted approval for the Planned Development know as Harbour Isle at Hutchinson Island. This PD consisted of both residential and commercial components. The commercial aspects of the project were located along seaway drive. One of the commercial developments proposed was a 15,000 square foot retail building. This commercial development was never built and the property remained vacant.

On February 4, 2019 the City Commission approved ordinance 19-003, which was for the construction of a 11,050 square foot commercial building with associated infrastructure. Additionally on May 6, 2019 the City Commission approved a minor site plan amendment for the Harbour Cay Shoppes to reduce the building size to 10,530 square feet and to make an adjustment to the driveway. The replat is needed because the property has been split more than three times from the original parcel that existed in 2004 before the Harbour Isle Planned Development was approved. The first parcel which is located at 825 Seaway Drive will be developed with the Harbour Cay Shoppes. The second parcel will be used for a future commercial purpose.

Technical Review Committee:

All affected departments have reviewed the proposed Minor Replat, and have provided conditional approval based upon requirements of the City Code, and other applicable regulations. The applicant has worked with the City of Fort Pierce Engineering Department and Northstar Geomatics to ensure that the plat conforms with the rules and regulations regarding the platting of land in the State of Florida.

Staff Recommendation:

The minor replat meets the above standards of the City's land development code and Comprehensive Plan; therefore Staff recommends the City Commission **APPROVE** the request.