



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

Florida

To : Brandon Creagan, Planner

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

**RE : Harbour Isle Shoppes – 825 Seaway Drive
Minor Replat Application
TRC No. 18-09000001**

DATE : April 30, 2019

RECEIVED
MAY 01 2019
CITY OF FORT PIERCE
PLANNING & ZONING

This is to advise you that we have completed the review of the following documents as received by this office on April 24, 2019:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Minor Replat 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 checked="" type="checkbox"/> Recommend | <input type="checkbox"/> Do Not Recommend | |
| <input checked="" type="checkbox"/> Minor Replat 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 advisory and engineering comments

1. **Advisory Comment:** The applicant shall submit two (2) sets of signed mylars for final signatures.

JRA/TST/tst



NORTHSTAR GEOMATICS

SURVEYING/MAPPING • GIS • ASSET INVENTORY

April 30, 2019

Tracy Telle, Assistant City Engineer
City of Fort Pierce Engineering
100 North US 1
Ft. Pierce, FL 34954

**RE: THIRD REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND -
REVISED PLAT 4-11-19
Plat Review #4**

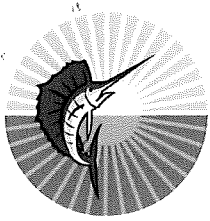
Dear Ms. Telle:

I have reviewed the above referenced plat for conformance with Florida Statutes Chapter 177, Part 1 and City of Fort Pierce Subdivision requirements as provided to me by the City. My review of this plat does not include verifying accuracy of legal descriptions, plat geometry, surveyor's opinion of plat boundary or mathematical calculations or acreages.

All my previous plat comments have been satisfactorily addressed by the platting surveyor. The field PRM inspection was successfully completed on March 6, 2019.

Sincerely,

Gregory S. Fleming
For: NorthStar Geomatics Inc.
Florida Surveyor and Mapper No. 4350



THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT

Florida

To : Brandon Creagan, Planner

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

**RE : Harbour Isle Shoppes – 825 Seaway Drive
Minor Replat Application
TRC No. 18-09000001**

DATE : April 19, 2019

This is to advise you that we have completed the review of the following documents as received by this office on April 12, 2019:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Minor Replat 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

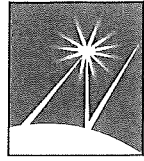
- | | | |
|---|--|------------------------------|
| <input type="checkbox"/> Recommend | <input checked="" type="checkbox"/> Do Not Recommend | |
| <input checked="" type="checkbox"/> Minor Replat Approval | <input type="checkbox"/> Building Permit | <input type="checkbox"/> C/O |

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 advisory and engineering comments

1. **Advisory Comment:** The applicant shall submit two (2) sets of signed mylars for final signatures.
2. Update the plat to incorporate Northstar Geomatics comment as noted on the attachment.

JRA/TST/tst



NORTHSTAR GEOMATICS

SURVEYING/MAPPING • GIS • ASSET INVENTORY

April 17, 2019

Tracy Telle, Assistant City Engineer
City of Fort Pierce Engineering
100 North US 1
Ft. Pierce, FL 34954

**RE: THIRD REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND -
REVISED PLAT 4-11-19
Plat Review #3**

Dear Ms. Telle:

I have reviewed the above referenced plat for conformance with Florida Statutes Chapter 177, Part 1 and City of Fort Pierce Subdivision requirements as provided to me by the City. My review of this plat does not include verifying accuracy of legal descriptions, plat geometry, surveyor's opinion of plat boundary or mathematical calculations or acreages.

1. The Southwesterly termination of the wall easement in Tract D-1A needs bearing and distance along closing line of easement and a distance to nearest PRM for Tract D-1A

All my previous plat comments (not including comment #1 above) have been satisfactorily addressed by the platting surveyor.
The field PRM inspection was successfully completed on March 6, 2019.

Sincerely,

Gregory S. Fleming
For: NorthStar Geomatics Inc.
Florida Surveyor and Mapper No. 4350

At the Applicants Request the Minor Replat was pulled from the April 2, 2019 City Commission Agenda because revisions needed to be made. The Engineering Department and Northstar Geomatics re-reviewed the plat for conformity with State platting requirements.



THE SUNRISE CITY

FORT PIERCE

ENGINEERING
DEPARTMENT

Florida



To : Brandon Creagan, Planner

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

RE : Harbour Isle Shoppes – 825 Seaway Drive
Minor Replat Application
TRC No. 18-09000001

RECEIVED

MAR 08 2019

DATE : March 8, 2019

CITY OF FORT PIERCE
PLANNING & ZONING

This is to advise you that we have completed the review of the following documents as received by this office on March 8, 2019:

- Minor Replat Application
- Test Reports & Related Documents
- Record Drawings
- Clearances from all applicable Local, State and Federal Agencies
- P/D Drawings
- Certificate of Completion
- Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- Recommend
- Do Not Recommend
- Minor Replat Approval
- Building Permit
- C/O

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

- See attached for advisory comments

1. **Advisory Comment:** The applicant shall submit two (2) sets of signed mylars for final signatures.

JRA/TST/tst





NORTHSTAR GEOMATICS

SURVEYING/MAPPING • GIS • ASSET INVENTORY

March 6, 2019

Tracy Telle, Assistant City Engineer
City of Fort Pierce Engineering
100 North US 1
Ft. Pierce, FL 34954

RE: THIRD REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND - Plat Review #2
NorthStar Project No. 18-067

Dear Ms. Telle:

I have reviewed the above referenced plat for conformance with Florida Statutes Chapter 177, Part 1 and City of Fort Pierce Subdivision requirements as provided to me by the City. My review of this plat does not include verifying accuracy of legal descriptions, plat geometry, surveyor's opinion of plat boundary or mathematical calculations or acreages.

All my previous plat comments have been satisfactorily addressed by the platting surveyor.

The field PRM inspection was successfully completed on March 6, 2019.

I have no further comments regarding this plat.

Sincerely,

Gregory S. Fleming
For: NorthStar Geomatics Inc.
Florida Surveyor and Mapper No. 4350



To : Brandon Creagan, Planner
FROM : John R. Andrews, P.E., City Engineer
RE : Harbour Isle Shoppes – 825 Seaway Drive
Minor Replat Application
TRC No. 18-09000001

RECEIVED

FEB 27 2019

CITY OF FORT PIERCE
 PLANNING & ZONING

DATE : February 27, 2019

This is to advise you that we have completed the review of the following documents as received by this office on February 20, 2019:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Minor Replat 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"/> Minor Replat 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. On Sheet 2 of 2, Tract D-1C is proposed to be platted yet this tract does not have road access nor does it meet necessary building lot dimensions. The applicant has stated that this tract is to be conveyed to Harbour Isle East Condominium Association, Inc. at a later date. Due to the lot size and lack of roadway access, this department recommends that the dedication of this tract, along with the appropriate dedication language, be made a part of this plat.
2. ADVISORY COMMENT: Northstar Geomatics previous review comments have been addressed and the PRM inspection is scheduled for the week of March 4, 2019.

JRA/TST/tst

TST



THE SUNRISE CITY
FORT PIERCE
 ENGINEERING
 DEPARTMENT

Florida



To : Brandon Creagan, Planner
FROM : John R. Andrews, P.E., City Engineer
RE : Harbour Isle Shoppes – 825 Seaway Drive
Minor Replat Application
TRC No. 18-09000001
DATE : February 6, 2019

RECEIVED

FEB 06 2019

CITY OF FORT PIERCE
 PLANNING & ZONING

This is to advise you that we have completed the review of the following documents as received by this office on January 24, 2019:

- Minor Replat Application
- Test Reports & Related Documents
- Record Drawings
- Clearances from all applicable Local, State and Federal Agencies
- P/D Drawings
- Certificate of Completion
- Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- Recommend
- Do Not Recommend
- Minor Replat Approval
- Building Permit
- C/O

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

See attached for engineering comments

ENGINEERING COMMENTS:

1. On Sheet 1 of 2, under the "Legal Description" and the "Certificate of Ownership", please correct the misspelled word *Huchingson* to read *Hutchinson*.
2. Provide a "Surveyor's Review Certificate" which shall state the following:
It is hereby certified that the undersigned surveyor and mapper duly licensed in the State of Florida has reviewed the plat for conformity with the regulations of Chapter 177, Florida Statutes

This ____ day of _____ 2019

*Gregory S. Fleming
Professional Surveyor and Mapper
Florida Certificate No. 4350*

3. Provide a "City Attorney" signature line which shall state the following:
I is hereby certified that the foregoing plat is approved to form and sufficiency

This ____ day of _____ 2019

*Peter J. Sweeney, City Attorney
City of Fort Pierce*

4. On Sheets 1 of 2 and 2 of 2 remove the note located at the bottom of the page which specifies that the plat has been reviewed for conformity....as this note is not needed.
5. On Sheet 2 of 2 proposes a Tract D-1C, yet this tract does not have road access nor does it appear to have the minimum required lot dimensions for the current land zoning; please provide information as to the purpose of this tract and if needed provide the appropriate dedication.
6. On Sheet 2 of 2 update the common boundary line shared by Tract D-1A and Tract F in order to ensure that the delta, arc length, and chord bearing match what is shown on the recorded Second Replat of Harbour Isle at Hutchinson Island or provide explanation as to why this information varies.
7. Address Northstar Geomatics review comments, dated February 6, 2019, and attached herewith.

JRA/TST/tst





NORTHSTAR GEOMATICS

SURVEYING/MAPPING • GIS • ASSET INVENTORY

February 6, 2019

Tracy Telle, Assistant City Engineer
City of Fort Pierce Engineering
100 North US 1
Ft. Pierce, FL 34954

RE: THIRD REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND - Plat Review #1
NorthStar Project No. 18-067

Dear Ms. Telle:

I have reviewed the above referenced plat for conformance with Florida Statutes Chapter 177, Part 1 and City of Fort Pierce Subdivision requirements as provided to me by the City. My review of this plat does not include verifying accuracy of legal descriptions, plat geometry, surveyor's opinion of plat boundary or mathematical calculations or acreages.

1. PRM's must be placed and verified by reviewing surveyor prior to approval by City Commission. Platting surveyor or designee must be present at inspection. Please notify reviewing surveyor to schedule PRM inspection.
2. Signed and sealed boundary survey of platted land is required prior to next review per FS Chap 177.
3. Provide signature line for reviewing surveyor, contact reviewer for language.
4. Surveyor's notes should appear on sheet 1.
5. Remove Date and Time from recording box, upper right corner sheet 1 and 2. Replace "File" with "Docket"
6. City Attorney approval signature line required.
7. Suggest increasing text height on sheet 1.
8. Planning and Development approval signature line required.
9. Subdivision title of platted adjacent lands are required per FS 177.
10. Suggest removing the reference on map sheet " Harbour Isle At Hutchinson Island East ORB 2203,PG 793, in lieu of Tract D-2, Second Replat.
11. There is a line running through Tract C, of second replat that doesn't lie within plat but comes from one of the Third re-plat corners. Suggest this be removed as it's not identified?
12. Add "certificate of ownership and dedication continued" above the second owner dedication language or re-arrange to be under first dedication.
13. A written response to each item in this review is required with plat re-submittal.

Sincerely,

Gregory S. Fleming
For: NorthStar Geomatics Inc.
Florida Surveyor and Mapper No. 4350



To : Brandon Creagan, Planner

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

**RE : Harbour Isle Shoppes – 825 Seaway Drive
Minor Replat Application
TRC No. 18-09000001**

DATE : December 20, 2018

This is to advise you that we have completed the review of the following documents as received by this office on December 13, 2018:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Minor Replat 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"/> Minor Replat 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 COMMENT:

1. The application package did not include a copy of the proposed replat; please forward a copy of the plat for review.

JRA/TST/tst



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

Meeting Date: 12.20.18
Property Address: 825 Seaway Dr.
Property Name: Subdivision – Harbour Isle
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 6th 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:

Building Official's or Representative's Signature

Date: 12/20/18

1701 South 37th Street (34947)
PO Box 3191, Fort Pierce, FL 34948



Phone: 772.466.1600
Fax: 772.468.2414

Water/Wastewater Engineering
"Committed to Quality"

Technical Review Committee meeting

December 20, 2018

TECHNICAL REVIEW PROJECT # 18-09000001

Subdivision – Harbour Isle – 825 Seaway Drive

Comments

FPUA W/WW Engineering: Approved

FPUA Electric & Gas Engineering: Approved. However, please show the easement locations on the sealed Description Sketches.



Our mission is to provide our customers with economical, reliable and friendly service
in a continuous effort to enhance the quality of life in our community.

www.fpu.com