



August 21, 2019

Jeffery Lucas, Atkins, NA (Applicant Representative)
7175 Murrell Road
Melbourne, FL 34940

SHIP Group, Robert Malatesta and Annette Rudd, Party Intervenors
c/o Max Forgey, AICP, Representative
4704 Vincennes Blvd.
Cape Coral, FL 33904

Mr. Keith J. Madsen, Party Intervenor
38 Harbour Isle East Unit 103
Fort Pierce, FL 34949

Dear Ladies and Gentlemen:

The City Commission conducted a Quasi-Judicial Hearing on Monday, August 19, 2019 to consider on first reading Ordinance 19-037 modifying the Harbour Isle Planned Development to revise the site plan to allow for a 5,625 square foot convenience store with fuel sales on property generally located at 835 Seaway Drive; Parcel ID: 22402-501-0001-010-8. After deliberations, the Ordinance and site plan were approved with the following conditions:

1. Before a Certificate of Occupancy is issued, a Landscape Bond shall be submitted for all proposed landscaping, pursuant to City Code 22-180.
2. A revised Landscape Plan shall be submitted which provides additional landscaping along the property line that is shared with the residential component of Harbour Isle to establish a 100% opaque screen consistent with City Code 22-187 at the time of Building Permit.
3. A revised Photometric Survey shall be submitted that complies with City Code 22-60(j)(1) at the time of Building Permit.
4. Prior to the issuance of a Site Work permit, the applicant shall provide the Engineering Department a recorded copy of the revised Access Easement Agreement authorizing parking within the limits of the existing 53.17' Access Easement.
5. Increase onsite stormwater storage to 1" with approval by the City Engineer.
6. Addition of pervious pavers on the site to include parking spaces as appropriate.
7. All other conditions as approved in Ordinance 19-037 (draft attached).

The City Commission will conduct a legislative public hearing for the second reading of Ordinance 19-037 on September 3, 2019 at 6:30 p.m. which will incorporate all of the conditions of approval. Anyone interested in speaking will be limited to three minutes at this public hearing.

Very truly yours,

Linda W. Cox
City Clerk

cc: Rebeca Guerra, Interim Planning Director
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