

# City of Melbourne



Engineering Department

900 E. Strawbridge Avenue • Melbourne, FL 32901 • (321) 608-7300 • Fax (321) 608-7319

October 8, 2018

Jeffrey Lucas, P.E.  
Atkins  
7175 Murrell Road  
Melbourne, FL 32940

The construction plans submitted September 11, 2018 for **Harbor Island Beach Club - City Project No. WOC 18-02** are substantially approved with the stipulations listed below. Substantially approved plans will expire one year from the date of this letter.

1. **All plat related comments must be approved by the City Attorney's Office prior to the scheduling of the preconstruction meeting. The following are outstanding issues:**
  - **Existing PUE easements:** Per §177.091(16), existing easements identified in the title opinion should be shown on the Plat. Developer may need to coordinate with the City or County if its intention is to somehow terminate the existing easement areas and create new easements per the Plat.
  - **Per the attached plat, it appears that the City's water infrastructure is located in Tracts A and D, and certain other identified public utility easement areas. Per Note 12, there is a PUE dedicated on Tracts A and D. I recommend Developer consider "for the installation, maintenance, and operation of public utilities" for the language in Note 12.**
  - **In the Tract Table, Tracts G and H should be noted for use for public utilities, as stated in Note 12.**
  - **Plat was difficult to read. The tract lines and the easement line work made determining where they overlapped nearly impossible.**

No further plan submittals are required for this project. However, the following items are still needed prior to plan approval:

- Fixture Counts for the common area buildings
- Estimated Dedicated Cost
- Meter Bond – unknown at this time
- Approved FDEP Permit
- Approval from Fire Marshal
- 1% Capacity Reservation Fee

Unknown at this time. Staff is working to determine fee based upon the existing meter credits.

All fees listed above may be submitted on one check made payable to the City of Melbourne.

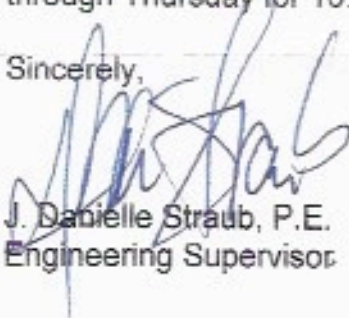
Project Name: Harbor Island Beach Club  
City Project No: WOC 18-02  
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The applicant or Engineer-of-Record must have a preconstruction conference prior to starting work on this project. All designated items listed above are required prior to release of approved plans. Plan approval will be subject to other stipulations discussed at the preconstruction conference.

You may call Tricia Peebles (321-608-7300) at least seven days prior to the desired date of the conference, in order to schedule the preconstruction conference.

It is important for the contractor(s) to attend this meeting. Please coordinate a date that is convenient to you and the contractor(s). The underground utility contractor must attend or the meeting will be cancelled. Meeting times are usually scheduled Monday through Thursday for 10:00 a.m. or 2:00 p.m.

Sincerely,



J. Danielle Straub, P.E.  
Engineering Supervisor

c: City Engineer, J. Lamb, P.E.  
Assistant City Engineer, K. Cunningham, P.E.  
Applicant of Record, Dan Winkler  
Owner of Record, Dan Winkler  
Plan Reviewers