

CRAIG L. WALLACE, P.S.M.  
JAMES G. PEDEN JR., P.S.M.  
ROBERT J. CAJAL, P.S.M.



March 5, 2019

John R. Andrews, P.E.  
City Engineer  
City of Fort Pierce Engineering Dept.  
100 North U.S. 1  
Fort Pierce, Florida 34950

**Re: Engineering Comments dated February 27, 2019  
Harbour Isle Shoppes – 825 Seaway Drive - Minor Replat Application No. 18-09000001  
Wallace Surveying Corporation File No. 18-1256**

Dear Mr. Andrews:

Please accept this letter and the enclosed materials as our response to your Engineering Comments dated February 27, 2019 regarding the Final Plat. Enclosed are four (4) revised plat prints as well as a CD containing pdf copies of all resubmittal items. For your convenience, each comment in the Engineering Comments Letter has been reiterated below with our response following in ***bold italics*** typeface.

**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 the tract, along with the appropriate dedication language, be made a part of this plat.

***Dedication and Acceptance of Dedication block along with notary acknowledgment has been added to the first sheet of the 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.

***A P.R.M. inspection is scheduled for March 6, 2019.***

Sincerely,

Wallace Surveying Corporation

A handwritten signature in blue ink, appearing to read 'Robert J. Cajal'.

Robert J. Cajal, P.S.M.

RC/rc

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CRAIG L. WALLACE, P.S.M.  
JAMES G. PEDEN JR., P.S.M.  
ROBERT J. CAJAL, P.S.M.



February 15, 2019

John R. Andrews, P.E.  
City Engineer  
City of Fort Pierce Engineering Dept.  
100 North U.S. 1  
Fort Pierce, Florida 34950

**Re: Engineering Comments dated February 6, 2019  
Harbour Isle Shoppes – 825 Seaway Drive  
Minor Replat Application  
No. 18-09000001  
Wallace Surveying Corporation File No. 18-1256**

Dear Mr. Andrews:

Please accept this letter and the enclosed materials as our response to your Engineering Comments dated February 6, 2019 regarding the Final Plat. Enclosed are four (4) revised plat prints as requested by Mr. Brandon Creagan, Planner, as well as one signed and sealed boundary survey as requested by Mr. Gregory Fleming, P.S.M. Also enclosed is a CD containing pdf copies of all resubmittal items. For your convenience, each comment in the Engineering Comments Letter has been reiterated below with our response following in ***bold italics*** typeface.

**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.

***"Huchingson" have been changed to "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

***A "Reviewing Surveyor's Certificate" has been added to sheet 1 of the plat.***

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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

***A "City Attorney Certificate" has been added to sheet 1 of the plat.***

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.

***Specified note at the bottom of sheets 1 and 2 has been removed.***

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.

***Tract D-1C is currently owned by Harbour Isle Plaza LLC and is to be conveyed sometime after the plat has been recorded to the adjacent owner, Harbour Isle At Hutchinson Island East Condominium Association, Inc., to encompass the area of their constructed C.B.S. wall and provide adequate space for maintenance of same.***

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.

***There appears to be a closure area of 0.02 feet along the outside perimeter of the Second Replat along the arc of the southwesterly limits of Tracts "D-1" & "D-2" and a slight discrepancy between the southwesterly arcs themselves as labeled on the Second Replat. The error is so negligible that we cannot survey that accurately in the field, but it shows up on paper and in Palm Beach County, where we do most of our surveying, the closure error cannot exceed 0.01'. However, a separate traverse closure around the boundary of Tract "D-1" by itself reveals a closure less than 0.01', so the curve datum has been revised to match the parent plat.***

7. Address Northstar Geomatics review comments, dated February 6, 2019, and attached herewith.

***Northstar Geomatics review comments have been addressed and my response letter is attached.***

Sincerely,

Wallace Surveying Corporation

A handwritten signature in blue ink, appearing to be the initials 'RJ' or similar, written in a cursive style.

Robert J. Cajal, P.S.M.

RC/rc

enclosures:

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CRAIG L. WALLACE, P.S.M.  
JAMES G. PEDEN JR., P.S.M.  
ROBERT J. CAJAL, P.S.M.

February 15, 2019



Gregory S. Fleming, P.S.M.  
NorthStar Geomatics, Inc.  
P.O. Box 2371  
Stuart, Florida 34995

**Re: THIRD REPLAT OF HARBOUR ISLE AT HUTCHINSON ISLAND  
Plat Review #1  
NorthStar Project No. 18-067  
Wallace Surveying Corporation File No. 18-1256**

Dear Mr. Fleming:

Please accept this letter and the enclosed materials as our response to your Comments Letter addressed to Tracy Telle, Assistant City Engineer, dated February 6, 2019 regarding the Final Plat. Attached is one signed and sealed boundary survey as requested as well as a CD containing pdf copies of all resubmittal items. For your convenience, each comment in your Comments Letter has been reiterated below with our response following in ***bold italics*** typeface.

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.

***Will contact reviewing surveyor as soon as PRM'S have been installed.***

2. Signed and sealed boundary survey of platted land is required prior to next review per FS Chap 177.

***Signed and sealed boundary survey is attached.***

3. Provide signature line for reviewing surveyor, contact reviewer for language.

***A "Reviewing Surveyor's Certificate" has been added to sheet 1 of the plat.***

4. Surveyor's notes should appear on sheet 1.

***Surveyor's notes have been moved from sheet 2 to sheet 1.***

5. Remove Date and Time from recording box, upper right corner sheet 1 and 2. Replace "File" with "Docket"

***Date and Time removed. "Docket" has replaced "File".***

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6. City Attorney approval signature line required.

***“City Attorney Certificate” has been added to sheet 1.***

7. Suggest increasing text height on sheet 1.

***Current text size is one-tenth of an inch which is current minimum required by Palm Beach County. With the additional signature blocks required, I humbly request that we be allowed to leave current text as is due to increased size constraints.***

8. Planning and Development approval signature line required.

***A “Reviewing Surveyor’s Certificate” has been added to sheet 1 of the plat.***

9. Subdivision title of platted adjacent lands are required per FS 177.

***Subdivision titles of adjacent platted lands has been added to sheet 2.***

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.

***Reference to Harbour Isle at Hutchinson Island East as been replaced with “Tract “D-2”, Second Replat of Harbour Isle at Hutchinson Island”.***

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?

***Line on sheet 2 has been removed.***

12. Add "certificate of ownership and dedication continued" above the second owner dedication language or re-arrange to be under first dedication.

***“Certificate of Ownership and Dedication Continued” has been added above the witness block for the second owner on sheet 1.***

13. A written response to each item in this review is required with plat re-submittal.

***Acknowledged and complied with.***

Sincerely,

Wallace Surveying Corporation

A handwritten signature in blue ink, appearing to be 'R. Cajal', with a stylized, cursive-like flourish.

Robert J. Cajal, P.S.M.

RC/rc

enclosures:

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