

APPLICATION FOR SITE PLAN REVIEW

ONLY COMPLETE SUBMISSIONS WILL BE PROCESSED

CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPARTMENT
(772) 871-5213
P&Z File No. _____
Fees (Nonrefundable) \$ _____ Arch.: \$ _____
Receipt #(s): _____

PRIMARY CONTACT EMAIL ADDRESS: jcapra@gocaptec.com OR kkrumbholz@gocaptec.com

PROJECT NAME: Town Place

LEGAL DESCRIPTION: See attached Legal Description.

LOCATION OF PROJECT SITE: southeast corner of US Highway 1 and Savanna Club Boulevard

PROPERTY TAX I.D. NUMBER: 3426-341-0001-000-2

STATEMENT DESCRIBING IN DETAIL _____

THE CHARACTER AND INTENDED USE OF THE DEVELOPMENT: horizontal mixed-use project with contemporary new apartment units and commercial uses including retail, dining and entertainment

GROSS SQ. FT. OF STRUCTURE (S): _____
NUMBER OF DWELLING UNITS & DENSITY FOR MULTI-FAMILY PROJECTS: 264 total units in 292,188 SF with a Clubhouse @4,447 SF and the freestanding garage at 2,880 SF; Retail is 21,000 SF

UTILITIES & SUPPLIER: City of Port St. Lucie

GROSS ACREAGE & SQ. FT. OF SITE: 18.51 AC / 806,418 SF**ESTIMATED NO. EMPLOYEES: 6 to 8 people for the property management team
FUTURE LAND USE DESIGNATION: CG ZONING DISTRICT: PUD

OWNER(S) OF PROPERTY: PSL Town Place Partners, LLC
Name, Address, Telephone & Fax No.: 2552 Peters Road, Suite B, Fort Pierce, Florida 34945
(772) 446-7344 Email: rrich@richpropertiesfl.com

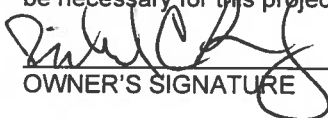
APPLICANT OR AGENT OF OWNER: Richard Lundy, PSL Town Place Partners, LLC
Name, Address, Telephone & Fax No.: 2552 Peters Road, Suite B, Fort Pierce, Florida 34945
(772) 446-7344 Email: rlundyrichpropertiesfl.com

PROJECT ARCHITECT/ENGINEER: CAPTEC Engineering, Inc., Joseph W. Capra, P.E. PE No. 37638
(Firm, Engineer Of Record, Florida Registration No., Contact Person, Address, Phone & Fax No.) Contacts: Joe Capra jcapra@gocaptec.com; Karen Krumbholz kkrumbholz@gocaptec.com; Harold Tourjee htourjee@gocaptec.com
301 NW Flagler Avenue, Stuart, Florida 34994 (772) 692-4344

- I hereby authorize the above listed agent to represent me. I grant the planning department permission to access the property for inspection.
- I fully understand that prior to the issuance of a building permit and the commencement of any development, all plans and detail plans must be reviewed and approved by the City pursuant to Sections 158.237 through 158.245, inclusive, of the zoning ordinance.

***When a corporation submits an application, it must be signed by an officer of the corporation. Corporation signatures must be accompanied with an approved resolution authorizing the individual to sign such applications.**

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.


OWNER'S SIGNATURE

Richard Lundy
HAND PRINT NAME

Owner's Agent
TITLE

9/20/22
DATE



SITE PLAN SUFFICIENCY CHECKLIST

Revised September, 2013

Project Name: Town Place

Project Number: P _____ New Submittal _____ or Resubmittal _____ (Check One)

Applicant should submit the site plan package to Planning & Zoning Department with all items listed below to initiate the review process. Other drawings or information may be required, if deemed necessary, upon review of the submittal for the Site Plan Review Committee Meeting.

The Applicant should complete the Project Information, Applicant Checklist and Applicant Certification. Use the following to complete the checklist: ✓ = *Provided* X = *Incomplete or Missing* NA = *Not Applicable*

| Applicant Checklist | Description of Item Provided | Sufficient | | |
|---------------------|--|------------|------|---------|
| | | P&Z | Eng. | Utility |
| | Application submitted through Fusion with 1 hard copy delivered. | | | |
| ✓ | Sufficiency Checklist: One original completed and signed by applicant. | | | |
| ✓ | 2 CD's with all application materials | | | |
| ✓ | Cover Letter: Sixteen copies of a typed letter explaining the purpose and history of the application. | | | |
| N/A | Written Response to Comments: Sixteen copies. For resubmittals only. | | | |
| ✓ | Completed Application: Sixteen copies. Use black ink or type to fill out completely and legibly. | | | |
| ✓ | Owner's Authorization: Sixteen copies of authorization on Owner's letterhead. | | | |
| ✓ | Application Fees: Refer to each department's fee schedule | | | |
| ✓ | Proof of Ownership: Three copies of the recorded deed(s) for each parcel | | | |
| | Site Plans: | | | |
| ✓ | Sixteen sets of 24" x 36" blacklines that are folded to 9" x 12", collated, stapled and numbered. | | | |
| ✓ | Complete, legible and sufficient detail. (Review may determine that submittal does not comply) | | | |
| N/A | Resubmittals - completed revision blocks with a reference number or "cloud". | | | |
| ✓ | Overall plan view on one sheet | | | |
| N/A | Master index or key map on each plan sheet showing how plan sheets relate. (If applicable) | | | |
| ✓ | Projects ≥ two acres - aerial map with type & location of vegetation per the FLUCCS System. | | | |
| ✓ | Traffic statement | | | |
| ✓ | Drainage statement | | | |
| N/A | Show project phasing, if applicable. Residential in Phase I and Retail in Phase II | | | |
| ✓ | Show existing and proposed utility mains and services. | | | |
| ✓ | Show the location of proposed lift station or grinder. | | | |
| ✓ | Outdoor Lighting Detail: Show location and height of light poles and fixtures. Show fixture detail. | | | |
| | Boundary and Topographic Survey: | | | |
| | Sixteen sets of 24" x 36" blacklines that are folded to 9" x 12", collated, stapled and numbered. | | | |
| | Complete, legible and sufficient detail | | | |
| | Contours or spot elevations (½ foot minimum). | | | |
| | Vertical datum is NAVD | | | |
| | Current Florida Registered Surveyor's signature and seal. | | | |
| ✓ | Tree Survey: See Sections 153.13 thru 153.19. | | | |
| ✓ | Conceptual Floor Plans Sixteen sets of 24" x 36" blacklines that are folded to 9" x 12", collated, stapled and numbered. | | | |
| ✓ | Conceptual Building Elevations: Sixteen sets of 24" x 36" blacklines that are folded to 9" x 12", collated, stapled and numbered. Indicate height and color of building(s). | | | |
| N/A | Citywide Design Standards Selection List and Fee: Two copies of the information requested in the Citywide Design Standards Manual unless development is temporary, single-family residential, industrial or located in St. Lucie West or Tradition. | | | |
| | Public Art Requirement Checklist To be submitted at a later date. | | | |



SITE PLAN SUFFICIENCY CHECKLIST
Revised September, 2013

Project Name: Town Place

Project Number: P New Submittal or Resubmittal (Check One)

Applicant Certification

I, Richard Lundy (Print or type name), do hereby certify that the information checked above has been provided to the City of Port St Lucie for the subject project. I understand that the checklist is used to determine if the submittal is complete so that the project can be added to the Site Plan Review Agenda. I further understand that review of the submittal contents will not be made at this time and that a sufficient submittal does not exempt a project from being tabled or denied at the Site Plan Review Committee.

[Handwritten Signature]
(Signature of Applicant)

9/20/22
(Date)

Planning and Zoning Department Representative

I, (Print name), as a representative of the Planning and Zoning Department, find that this submittal is Sufficient / Non-Sufficient based upon my review on (date).
Additional Comments:

(Signature of Planning and Zoning Department Representative)

(Date)

Engineering Department Representative

I, (Clearly print or type name), as a representative of the Engineering Department, find that this submittal is Sufficient / Non-Sufficient based upon my review on (date).
Additional Comments:

(Signature of Engineering Department Representative)

(Date)

Utilities System Department

I, (Clearly print or type name), as a representative of the Utilities System Department, find that this submittal is Sufficient / Non-Sufficient based upon my review on (date).
Additional Comments:

(Signature of Utility System Department Representative)

(Date)



CONSTRUCTION PLANS SUFFICIENCY CHECKLIST

Revised September, 2013

Project Name: Town Place

Project Number: P New Submittal or Resubmittal (Check One)

Applicant Certification

I, Richard Lundy (Print or type name), do hereby certify that the information checked above has been provided to the City of Port St Lucie for the subject project. I understand that the checklist is used to determine if the submittal is complete so that the project can be added to the Site Plan Review Agenda. I further understand that review of the submittal contents will not be made at this time and that a sufficient submittal does not exempt a project from being tabled or denied at the Site Plan Review Committee.

[Handwritten Signature] (Signature of Applicant)

9/20/22 (Date)

Planning and Zoning Department Representative

I, (Print name), as a representative of the Planning and Zoning Department, find that this submittal is Sufficient / Non-Sufficient based upon my review on (date). Additional Comments:

(Signature of Planning and Zoning Department Representative)

(Date)

Engineering Department Representative

I, (Clearly print or type name), as a representative of the Engineering Department, find that this submittal is Sufficient / Non-Sufficient based upon my review on (date). Additional Comments:

(Signature of Engineering Department Representative)

(Date)

Utilities System Department

I, (Clearly print or type name), as a representative of the Utilities System Department, find that this submittal is Sufficient / Non-Sufficient based upon my review on (date). Additional Comments:

(Signature of Utility System Department Representative)

(Date)



CONSTRUCTION PLANS SUFFICIENCY CHECKLIST

Revised September, 2013

Project Name: Town Place

Project Number: P _____ New Submittal or Resubmittal _____ (Check One)

Applicant should submit the construction plan package to Planning & Zoning Department with all items listed below to initiate the review process. The construction plan package may be submitted along with or after the site plan package. Other drawings or information may be required, if deemed necessary, upon review of the submittal for the Site Plan Review Committee Meeting. Also, the construction/detail plans must be approved by the Site Plan Review Committee prior to receiving a Building Permit.

The Applicant should complete the Project Information, Applicant Checklist and Applicant Certification.

Use the following to complete the checklist: ✓ = Provided X = Incomplete or Missing NA = Not Applicable

| Applicant Checklist | Description of Item Provided | Sufficient | | |
|---------------------|---|------------|------|---------|
| | | P&Z | Eng. | Utility |
| | Sufficiency Checklist: One original completed and signed by applicant. | | | |
| | 2 CD's with all application materials | | | |
| | Cover Letter: Sixteen copies of a typed letter explaining the purpose and history of the application. | | | |
| | Written Response to Comments: Sixteen copies. For resubmittals only. | | | |
| | Construction/Detail Plans: Digital Submittal via Fusion; 1 hard copy submittal. | | | |
| ✓ | Sixteen sets of 24" x 36" blacklines that are folded to 9" x 12", collated, stapled and numbered. | | | |
| | Complete, legible and with sufficient details. (Review may determine that submittal does not comply) | | | |
| | Resubmittals - completed revision blocks with a reference number or "cloud". | | | |
| | Provide an overall plan view for projects that require more than one sheet to illustrate the plan view. | | | |
| | For projects that require more than one sheet to show the plan view, provide a master index or key map on each plan sheet showing how plan sheets relate. | | | |
| ✓ | Clearing Plan: For projects with one or more acres provide an aerial overlay of the area to be cleared. Plans should be signed and sealed by a Florida Registered Engineer. See Sections 153.20 thru 153.28. | | | |
| ✓ | Erosion Sediment Control/Stormwater Pollution Prevention Plan: Signed and sealed by a Florida Registered Engineer. | | | |
| ✓ | Paving and Drainage Plan: Signed and sealed by a Florida Registered Engineer. | | | |
| ✓ | Signed and sealed traffic study, if required. | | | |
| ✓ | Signed and sealed drainage calculations. | | | |
| ✓ | Off-site roadway improvements, if required. | | | |
| ✓ | Off-site drainage improvements, if required. | | | |
| ✓ | Water and Sewer Plan: Signed and sealed by a Florida Registered Engineer. | | | |
| ✓ | All utility lines shown on the profile sheets | | | |
| ✓ | Locations of outdoor light poles shown on utility sheets. | | | |
| ✓ | Landscape Plan: Signed and sealed by a Florida Registered Landscape Architect. | | | |
| | Provide utility separation language. | | | |
| | Show existing and proposed utilities. | | | |
| | Provide note and show that landscaping meets FDOT clear zone and sight distance criteria. | | | |
| N/A | Tree Survey: See Sections 153.13 thru 153.19 | | | |
| | Irrigation Plan | | | |



PUBLIC ART REQUIREMENT CHECKLIST

May 1, 2013

To be submitted at a later date.

Project Name: Town Place
Project Number: P - **New Submittal:** **Resubmittal:** (check one)

Applicant is required to submit the public art requirement package to the Planning & Zoning Department with the site plan package. The package will be distributed to the Public Art Advisory Board (PAAB) and scheduled for their next meeting. PAAB meetings are the 2nd (second) Tuesday of every month and the applicant is strongly encouraged to attend. If any items are incomplete or missing, it may delay review of the application by the PAAB. Other drawings or information may be required, if deemed necessary, upon review by the PAAB. The Public Art Requirement approval must be obtained prior to the site plan being scheduled for City Council.

Description of Item to be provided: (Twelve copies of all items collated into sets)

| | |
|--|--|
| | Completed Public Art Requirement Checklist: One original, completed and signed by applicant. |
| | Copy of Site Plan Application and Proposed Site Plan |
| | Cover Letter: Describe to the PAAB your proposal to meet the Public Art Requirements. Please be as descriptive as possible. |
| | Written Response to Comments: For resubmittals only. |
| | Calculation of Public Art Requirement Value: Applicant must provide cost estimate for proposed improvements which include building, site improvements such as paving, drainage and parking (civil), landscape, and site lighting. Complete Public Art Requirement Value Calculation section of this application and attach supportive cost estimates from licensed professionals within each discipline. |
| | Proposed Public Art Requirement Method: Identify which method you are choosing to meet the requirement by placing the number in the box to the left. 1. Artwork On Site 2. Art Donated to the City of Port St. Lucie 3. Payment of Fee in Lieu of Artwork On Site |
| | Public Art Requirement Proposal: Submit the appropriate supportive information to clearly communicate the proposal and to assist the PAAB in evaluation of the proposed Public Art. <u>ART ON SITE:</u> Complete "Artwork Proposal and Specifications" Section of Application. <u>ENHANCED ARCHITECTURE:</u> Provide proposed elevations clearly showing enhanced elements above minimum architectural requirements. <u>ENHANCED LANDSCAPE:</u> Provide proposed plan and elevation views clearly showing 'enhanced elements' above minimum landscape requirements. Applicant must clearly demonstrate a unique and identifiable element or space which is definable apart from the minimum landscape or site design requirements. |

CALCULATION OF PUBLIC ART REQUIREMENT VALUE:

| | |
|---|-----------|
| Building Costs (Vertical construction estimate) | \$ |
| Civil Costs (Paving, Drainage, Parking) | \$ |
| Landscape Costs | \$ |
| Site Lighting Costs | \$ |
| TOTAL ESTIMATED COSTS: | \$ |
| Public Art Requirement Value: (Total to be Calculated by the Planning & Zoning Department) | \$ |

(Maximum Public Art Requirement Value is \$50,000.00.)

ARTWORK PROPOSAL AND SPECIFICATIONS:

1. Artwork & Artist Information:

Artwork Title: _____
 Artwork Site: _____
 Artwork Material: _____
 Artwork Dimensions: _____
 Artist Name: _____
 Address: _____
 City, State Zip: _____
 Telephone: _____
 Website: _____

2. Artwork Description:

3. Siting:

4. Materials with Specifications:

5. Fabrication and Installation Procedures:

6. Yearly Maintenance and Conservation Plan:

7. Examples of artist's work or related pieces:

I acknowledge (as applicant/owners representative) that The Public Art Requirement approval must be obtained prior to the site plan being scheduled for City Council. I have provided all required checklist items and the estimates used to calculate the Public Art Requirement Value are accurate to the best of my knowledge.


 Applicant's Signature

RICHARD LUNDY
~~Jerome L. Rich~~
 Printed Applicant Name:

9/20/27
 Date: