

**SUBDIVISION PLAT APPLICATION**

**ONLY COMPLETE SUBMISSIONS WILL BE PROCESSED**

**CITY OF PORT ST. LUCIE**  
PLANNING & ZONING DEPARTMENT  
(772)871-5212 FAX: (772)871-5124

P&Z File No. \_\_\_\_\_  
Fee (Nonrefundable)\$ \_\_\_\_\_  
Receipt # \_\_\_\_\_

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**PRIMARY CONTACT EMAIL ADDRESS:** mike.fogarty@glhomes.com

**PROJECT NAME:** Community Boulevard at Riverland - Parcel B

**LEGAL DESCRIPTION:** See Attached Legal Description

**LOCATION OF PROJECT SITE:** South of Winding Ridge Blvd and East of Riverland Parcel A

**PROPERTY TAX I.D. NUMBER:** \_\_\_\_\_

**CIRCLE ONE:**                    **PRELIMINARY**                    **FINAL**                    **PRELIMINARY & FINAL**

**PROPOSED USE:** Roadway

**GROSS SQ. FT. OF STRUCTURE(S):** N/A

**NUMBER OF DWELLING UNITS & DENSITY FOR MULTI-FAMILY PROJECTS:** 0 dwelling units and 0 dwelling units per acre

**UTILITIES & SUPPLIER:** Water and Sewer - PSLUSD

**GROSS ACREAGE & SQ. FT. OF SITE:** 11.059 +/- AC

**FUTURE LAND USE DESIGNATION:** NCD-Residential                    **ZONING DISTRICT:** MPUD

**OWNER(S) OF PROPERTY:** City of Port St. Lucie  
**NAME, ADDRESS, TELEPHONE & FAX NO.** 121 S.W. Port St. Lucie Blvd, Port St. Lucie, FL 34984  
Phone: 772-871-5225; Fax: 772-873-6339

**APPLICANT OR AGENT OF OWNER:** Riverland Development Company  
**NAME, ADDRESS, TELEPHONE & FAX NO.** 1600 Sawgrass Corporate Pkwy, suite 400 Sunrise, FL 33323  
Mike Fogarty, P.E.; 561-441-8029; mike.fogarty@glhomes.com

**PROJECT ARCHITECT/ENGINEER:** Velcon Engineering and Surveying, LLC  
**(FIRM, ENGINEER OF RECORD** Darren Guettler, P.E., License Number: 74637

**FLORIDA REGISTRATION NO., CONTACT PERSON, ADDRESS, PHONE & FAX No.)** 590 NW Peacock Blvd, Port St Lucie, FL 34986  
Ph: 772-879-0477 email: darreng@velconfl.com

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- 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 SUBDIVISION REGULATIONS CHAPTER 156.

**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

  
HAND PRINT NAME

                    3-17-2021  
TITLE                    DATE

## LEGAL DESCRIPTION

BEING A PORTION OF PARCEL 25, SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALSO LYING IN SECTIONS 21 AND 22, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF COMMUNITY BOULEVARD AT RIVERLAND PARCEL A - PHASE 2, AS RECORDED IN PLAT BOOK 85, PAGE 35, SAID PUBLIC RECORDS; THENCE SOUTH 89°54'26" EAST, ALONG THE SOUTH LINE OF SAID COMMUNITY BOULEVARD AT RIVERLAND PARCEL A - PHASE 2, A DISTANCE OF 150.00 FEET; THENCE, ALONG THE WEST LINE OF PULTE AT TRADITION PHASE 1, AS RECORDED IN PLAT BOOK 79, PAGE 25, SAID PUBLIC RECORDS, FOR THE FOLLOWING THREE (3) COURSES, SOUTH 00°05'34" WEST, A DISTANCE OF 1243.59 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2215.00 FEET, A CENTRAL ANGLE OF 10°44'31"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 415.27 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2065.00 FEET, A CENTRAL ANGLE OF 10°44'31"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 387.15 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°05'34" WEST, ALONG THE WEST LINE CONSERVATION TRACT NO. 14, SOUTHERN GROVE PLAT NO. 3, AS RECORDED IN PLAT BOOK 61, PAGE 17, SAID PUBLIC RECORDS, A DISTANCE OF 250.85 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2065.00 FEET, A CENTRAL ANGLE OF 10°44'31"; THENCE, ALONG SAID WEST LINE OF PULTE AT TRADITION PHASE 1, THE WEST LINE OF RELOCATED UTILITY SITE 6, SOUTHERN GROVE PLAT NO. 13, AS RECORDED IN PLAT BOOK 74, PAGE 10, SAID PUBLIC RECORDS, THE WEST LINE OF E/W #3 R/W AS DESCRIBED IN OFFICIAL RECORDS BOOK 2889, PAGE 2993, SAID PUBLIC RECORDS, AND THE WEST LINE OF PARCEL 4, DEL WEBB AT TRADITION, PLAT BOOK 75, PAGE 4, SAID PUBLIC RECORDS, FOR THE FOLLOWING THREE (3) COURSES, SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 387.15 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2215.00 FEET, A CENTRAL ANGLE OF 10°44'31"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 415.27 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°05'34" WEST, A DISTANCE OF 112.30 FEET; THENCE NORTH 89°54'26" WEST, A DISTANCE OF 150.00 FEET; THENCE NORTH 00°05'34" EAST, ALONG THE EAST LINE OF E/W #3 RIGHT-OF-WAY, AS DESCRIBED OFFICIAL RECORDS BOOK 3902, PAGE 465, SAID PUBLIC RECORDS, A DISTANCE OF 112.30 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2065.00 FEET, A CENTRAL ANGLE OF 10°44'31"; THENCE ALONG THE WEST LINE OF THAT ROAD RIGHT-OF-WAY, AS DESCRIBED OFFICIAL RECORDS BOOK 3902, PAGE 503, FOR THE FOLLOWING FIVE (5) COURSES, NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 387.15 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2215.00 FEET, A CENTRAL ANGLE OF 10°44'31"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 415.27 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°05'34" EAST, A DISTANCE OF 250.85 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2215.00 FEET, A CENTRAL ANGLE OF 10°44'31"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 415.27 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2065.00 FEET, A CENTRAL ANGLE OF 10°44'31"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 387.15 FEET TO A POINT OF TANGENCY; THENCE, ALONG SAID WEST LINE OF COMMUNITY BOULEVARD RIGHT-OF-WAY, 75.00 FEET IN WIDTH, AS DESCRIBED OFFICIAL RECORDS BOOK 2899, PAGE 2933 AND PARTIALLY RELEASED IN OFFICIAL RECORDS BOOK 3902, PAGE 376, ALL OF SAID PUBLIC RECORDS, NORTH 00°05'34" EAST, A DISTANCE OF 1243.59 FEET TO THE POINT OF BEGINNING

CONTAINING 11.059 ACRES, MORE OR LESS.