

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: dsorrow@cotleur-hearing.com

PROJECT NAME: Rivella Model Center: Lot 266-269

LEGAL DESCRIPTION: Please see attached Legal Description

LOCATION OF PROJECT SITE: SE Via Tirso, City of Port St. Lucie

PROPERTY TAX I.D. NUMBER: Please see attached Warranty Deed

STATEMENT DESCRIBING IN DETAIL Please see attached Cover Letter

THE CHARACTER AND INTENDED USE OF THE DEVELOPMENT: Two (2) model Homes on lots. 268, 269. and Two (2) Parking lots on lots 266-267

GROSS SQ. FT. OF STRUCTURE (S): N/A
NUMBER OF DWELLING UNITS & DENSITY FOR MULTI-FAMILY PROJECTS: _____

UTILITIES & SUPPLIER: Water and Sewer: City of PSL. Power: FPL, Phone and CATV:Hometown Cable

GROSS ACREAGE & SQ. FT. OF SITE: 22651.1 SF/ 0.52 AC **ESTIMATED NO. EMPLOYEES: N/A

FUTURE LAND USE DESIGNATION: RL ZONING DISTRICT: PUD

OWNER(S) OF PROPERTY: KH Rivella LLC
Name, Address, Telephone & Fax No.: 105 NE 1st St, Delray Baech, FL 33444
772-349-8065


APPLICANT OR AGENT OF OWNER: Cotleur and Hearing : Daniel T. Sorrow
Name, Address, Telephone & Fax No.: 1934 Commerce Lane #1, Jupiter, FL 33458
561-747-6336

PROJECT ARCHITECT/ENGINEER: Tim Foster
(Firm, Engineer Of Record, Florida Registration No., Contact Person, Address, Phone & Fax No.) Caulfield and Wheeler, Inc
410 SE Port St Lucie Blvd, Port st. Lucie FL 34984
772-408-1920

- 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.

 Daniel T. Sorrow PM/Agent 04.20.2021
OWNER'S SIGNATURE HAND PRINT NAME TITLE DATE
03/02/20



SITE PLAN SUFFICIENCY CHECKLIST

Revised September, 2013

Project Name: Rivella Model Center

Project Number: P 21-000 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
✓	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)			
	Resubmittals - completed revision blocks with a reference number or "cloud".			
	Overall plan view on one sheet			
	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			
	Show project phasing, if applicable.			
	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.			
N/A	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).			
✓	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			



SITE PLAN SUFFICIENCY CHECKLIST

Revised September, 2013

Project Name: Rivella Model Center: Lot 266-269

Project Number: P 21-000 New Submittal [checked] or Resubmittal (Check One)

Applicant Certification

I, Daniel T. Sorrow (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]

04.20.2021

(Signature of Applicant)

(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: Rivella Model Center: Lot 266-269

Project Number: P 21-000 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:			
	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			
N/A	Irrigation Plan			



CONSTRUCTION PLANS SUFFICIENCY CHECKLIST
Revised September, 2013

Project Name: Rivela Model Homes

Project Number: P 21-000 New Submittal [checked] or Resubmittal (Check One)

Applicant Certification

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(Signature of Applicant)

04.20.2021

(Date)

Planning and Zoning Department Representative

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(Signature of Planning and Zoning Department Representative)

(Date)

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(Signature of Engineering Department Representative)

(Date)

Utilities System Department

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(Signature of Utility System Department Representative)

(Date)