

SUBDIVISION PLAT APPLICATION

ONLY COMPLETE SUBMISSIONS WILL BE PROCESSED

CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPARTMENT
(772)871-5213

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

.....
PRIMARY CONTACT EMAIL ADDRESS: RLUNDY@RICHPROPERTIESFL.COM

PROJECT NAME: TORINO LAKES - PHASE 4

LEGAL DESCRIPTION: SEE ATTACHED

LOCATION OF PROJECT SITE: NW EAST TORINO PKWY., PSL, FL 34986 AT TORINO LAKES CIR.

PROPERTY TAX I.D. NUMBER: 3420-735-0004-010-7

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

PROPOSED USE: ROI - RESIDENTIAL, OFFICE, INSTITUTIONAL

GROSS SQ. FT. OF STRUCTURE(S): 37,391 SF IN SIX (6) BUILDINGS ONE (1) 4-UNIT AND FIVE (5) 6-UNIT TWO STORY MULTIFAMILY RESIDENTIAL BUILDINGS

NUMBER OF DWELLING UNITS & DENSITY FOR MULTI-FAMILY PROJECTS: _____

UTILITIES & SUPPLIER: PSL UTILITIES

GROSS ACREAGE & SQ. FT. OF SITE: 3 ACRES / 130,680 SF

FUTURE LAND USE DESIGNATION: ROI **ZONING DISTRICT:** I- INSTITUTIONAL (PUD PENDING)

OWNER(S) OF PROPERTY: RICH TORINO II LLC
NAME, ADDRESS, TELEPHONE & FAX NO. 2552 PETERS RD., SUITE B, FORT PIERCE, FL. 34945
772-446-7344

APPLICANT OR AGENT OF OWNER: RICHARD LUNDY, RICH PROPERTIES LLC
NAME, ADDRESS, TELEPHONE & FAX NO. 2552 PETERS RD., SUITE B, FORT PIERCE, FL 34945 772-446-7344

PROJECT ARCHITECT/ENGINEER: ATLANTIC CIVIL ENGINEERING, INC. RICHARD LADYKO, P.E.
(FIRM, ENGINEER OF RECORD) RICHARD C. LAVENTURE

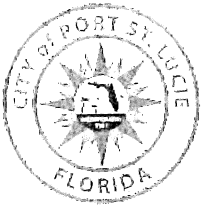
FLORIDA REGISTRATION NO., CONTACT PERSON, ADDRESS, PHONE & FAX No.) 2552 PETERS RD., SUTIE D, FORT PIERCE, FL 34945
772-398-1520 / 772-398-6426

.....
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.

 RICHARD C. LUNDY OWNER'S AGENT 8/3/21
OWNER'S SIGNATURE **HAND PRINT NAME** **TITLE** **DATE**



SUBDIVISION PLAT SUFFICIENCY CHECKLIST

Revised September, 2013

Project Name: TORINO LAKES - PHASE 4

Project Number: P 21-021 New Submittal _____ or Resubmittal _____ (Check One)

Applicant should submit the subdivision plat package to Planning & Zoning Department with all items listed below to initiate the review process. All items listed in Section 156.057 of the City's Subdivision Regulations need to be addressed in the submittal. Construction plans are required for all preliminary or preliminary/final plats that include required infrastructure improvements. 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.			
N/A	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 Fee: Refer to each department's fee schedule.			
✓	Proof of Ownership:			
	Three copies of the recorded deed(s) for each parcel with the exact same name for each parcel or...			
	...Unity of Title			
	Subdivision Plats:			
✓	One 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)			
✓	Master index or key map on each plat sheet showing how plat sheets relate.			
✓	Projects ≥ two acres - aerial map with type & location of vegetation per the FLUCCS System.			
	Boundary and Topographic Survey:			
✓	One 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)			
✓	Contours or spot elevations (½ foot minimum).			
✓	Vertical datum is NAVD			
✓	Current Florida Registered Surveyor's signature and seal.			
N/A	Three CD's: CAD file of plat.			
	Construction/Detail Plans:			
✓	One Sixteen sets of 24" x 36" blacklines that are folded to 9" x 12", collated, stapled and numbered.			
✓	Complete, legible and with sufficient details			
N/A	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.			



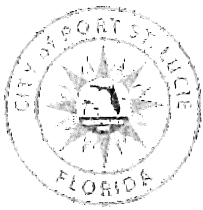
SUBDIVISION PLAT SUFFICIENCY CHECKLIST Revised September, 2013

Project Name: TORINO LAKES - PHASE 4

Project Number: P 21-021 New Submittal _____ or Resubmittal _____ (Check One)

Construction Plans are required for all preliminary and preliminary/final plats that include required infrastructure improvements.

Applicant Checklist	Description of Item Provided	Sufficient		
		P&Z	Eng.	Utility
✓	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.			
N/A	Listed Species Survey: See Chapter 157 of the City Code.			
✓	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 (two copies), 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 street lights shown on utility sheets.			
✓	Landscape Plan (include street trees, residential lots and common areas): 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.			
✓	Street Lighting Plan: See Section 156.117 of the City Code. <i>(See site plan sheet 3 of 13)</i>			



SUBDIVISION PLAT SUFFICIENCY CHECKLIST
Revised September, 2013

TORINO LAKES - PHASE 4

Project Name: _____

Project Number: P 21-021 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.

(Signature of Applicant)

8/3/21
(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)

Torino Lakes – Phase 4

PARCEL ID# 3420-735-0004-010-7

LEGAL DESCRIPTION:

A PORTION OF TRACT "D" AS SHOWN ON THE PLAT OF PORT ST. LUCIE SECTION FORTY SEVEN, AS RECORDED IN PLAT BOOK 16, AT PAGE 40, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT "D", SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF EAST TORINO PARKWAY, AS SHOWN ON THE SAID PLAT OF PORT ST. LUCIE SECTION FORTY-SEVEN; THENCE NORTH $87^{\circ}54'54''$ WEST, ALONG THE NORTH LINE OF SAID TRACT "D", FOR 225.00 FEET; THENCE SOUTH $34^{\circ}52'49''$ WEST, ALONG THE NORTHWESTERLY LINE OF SAID TRACT "D" FOR 370.06 FEET; THENCE SOUTH $39^{\circ}12'30''$ EAST FOR 92.55 FEET; THENCE DUE EAST FOR 401.20 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID EAST TORINO PARKWAY, SAID POINT ALSO BEING A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIAL BEARING OF NORTH $80^{\circ}40'26''$ EAST, A RADIUS OF 1850.00 FEET AND A CENTRAL ANGLE OF $11^{\circ}24'40''$; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, AND ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID EAST TORINO PARKWAY, FOR 368.44 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINS 3.00 ACRES, MORE OR LESS.