

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 # _____

.....
PRIMARY CONTACT EMAIL ADDRESS: _____

PROJECT NAME: _____

LEGAL DESCRIPTION: _____

LOCATION OF PROJECT SITE: _____

PROPERTY TAX I.D. NUMBER: _____

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

PROPOSED USE: _____

GROSS SQ. FT. OF STRUCTURE(S): _____

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

UTILITIES & SUPPLIER: _____

GROSS ACREAGE & SQ. FT. OF SITE: _____

FUTURE LAND USE DESIGNATION: _____ ZONING DISTRICT: _____

OWNER(S) OF PROPERTY:
NAME, ADDRESS, TELEPHONE & FAX NO. _____

APPLICANT OR AGENT OF OWNER:
NAME, ADDRESS, TELEPHONE & FAX NO. _____

PROJECT ARCHITECT/ENGINEER:
(FIRM, ENGINEER OF RECORD) _____

FLORIDA REGISTRATION NO., CONTACT
PERSON, ADDRESS, PHONE & FAX No.) _____

.....
- 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.

Michael P. Fogarty
OWNER'S SIGNATURE

Michael Fogarty
HAND PRINT NAME

Director of Land Dev. 5/02/21
TITLE DATE



SUBDIVISION PLAT SUFFICIENCY CHECKLIST

Revised December, 2013

Project Name: **Riverland Parcel B - Plat Three**

Project Number: P _____ New Submittal **X** 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.			
NA	2 CD’s with all application materials Submitted Electronically			
✓	Cover Letter: Sixteen copies of a typed letter explaining the purpose and history of the application.			
NA	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			
	Proof of paid taxes			
	Is this property located in an S.A.D.? (If yes, list.)			
	Subdivision Plats:			
✓	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:			
✓	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.			
	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			
	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
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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
NA	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.			
	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.			
NA	Irrigation Plans			
NA	Street Lighting Plan: See Section 156.117 of the City Code.			



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

Applicant Certification

I, Michael P. Fogarty (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.

Michael P. Fogarty
(Signature of Applicant)

5/02/21

(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)

**PARTNERSHIP RESOLUTION
OF
RIVERLAND ASSOCIATES II, LLLP**

The undersigned, being the sole general partner of RIVERLAND ASSOCIATES II, LLLP, a Florida limited liability limited partnership (the "Partnership"), hereby adopts the following resolutions:

WHEREAS, RIVERLAND ASSOCIATES II, LLLP, a Florida limited liability limited partnership (the "Partnership") is developing that certain residential community located in St. Lucie County, Florida commonly known as "Riverland" (the "Community"); and

WHEREAS, the Partnership intends to execute various easements, documents, instruments and permit applications, including, without limitation, drainage and flowage easements for and in connection with the development of the Community (collectively, the "Land Development Documents"), and thereafter, deliver such Land Development Documents to the applicable governmental and quasi-governmental bodies, authorities and agencies (individually a "Governmental Authority" and collectively the "Governmental Authorities"); and

WHEREAS, the Partnership desires to appoint Richard Elsner and Michael Fogarty, each acting alone and without the other, for the sole and limited purpose to execute and deliver to the Governmental Authorities, for and on behalf of the Partnership, all of the Land Development Documents necessary for the development of the Community.

NOW, THEREFORE, BE IT RESOLVED that Richard Elsner and Michael Fogarty, each acting alone and without the other, are hereby authorized and designated as Authorized Signatories of the Corporation for the sole and limited purpose of executing and delivering to the Governmental Authorities, for and on behalf of the Partnership, any and all of the Land Development Documents necessary for the development of the Community; and

BE IT FURTHER RESOLVED, that Richard Elsner and Michael Fogarty are each hereby further authorized and directed to do all such things and acts necessary or desirable in order to carry out the purpose and intent of these resolutions, and the same hereby are, in all respects, ratified, approved and confirmed; and

BE IT FURTHER RESOLVED, that any and all actions previously taken by Richard Elsner or Michael Fogarty in connection with the execution and delivery of Land Development Documents, for and on behalf of the Partnership, consistent with the authority granted herein are, in all respects, ratified, approved and confirmed.

EFFECTIVE as of the 26th day of August, 2020.

Riverland II Corporation, a Florida corporation, the sole general partner of Riverland Associates II, LLLP, a Florida limited liability limited partnership

By: 
Richard M. Norwalk, Vice President