



December 9, 2021

Clyde Cuffy
Inspections Manager
Public Works Department
City of Port St. Lucie
121 SW Port St. Lucie Blvd
Port St. Lucie, FL 34984

**RE: Veranda Preserve West – Phase 3 (Project No. P21-212)
Final Plat with Construction Plans**

Dear Mr. Cuffy

Please accept the following responses to your comments dated September 22, 2021 concerning the above referenced project.

Comment 1 Please provide the City of Port St. Lucie Project No. **(P21-212)** on the lower right-hand corner on all pages of the plans.

Response 1 Project number has been added to the plans.

Comment 2 Refer to the comments from the City Surveyor regarding the plat.

Response 2 Please see attached for responses.

Comment 3 Please be advised, a performance bond for 120% of the construction cost of the subdivision infrastructure will be required prior to recording of the plat as per City Code 156.059 and 156.149. Add street trees and lighting cost to the engineer's cost estimate.

Response 3 Please see attached, the engineers cost estimate has been revised to include the street trees and street lighting.

Comment 4 The applicant is advised that the following items are required regarding environmental concerns on the proposed project development site:

- a. A site survey for gopher tortoises, as set forth in City Code Section 157.06(B), shall be required for all upland properties.
- b. An Environmental Site Assessment (City Code Section 157.04) is required for any development application involving land containing or adjacent to wetlands, containing listed plant or

animal species, or for parcels greater than or equal to two acres in size. This report is required as part of the development approval.

- c. If the Environmental Site Assessment reveals the presence or probability of listed species, the applicant shall meet the requirements set forth in City Code Section 157.07(D) which includes written evidence of coordination with all applicable agencies (e.g., US Fish and Wildlife Service and Florida Fish and Wildlife Conservation Commission) concerning the listed species and a management plan to ensure protection of the species.
- d. Please add an Environmental Site Assessment Statement on the Site Plan. The statement shall indicate whether an Environmental Assessment was required. If an assessment was required, the following table shall be completed and added to the construction and/or clearing plans.
- e. The construction plans shall include notes referencing the Environmental Site Assessment, Management Plan, Relocation Plan, Permits, and any other documents that regulate the protection of endangered, threatened or listed species.

Response 4 **Please see attached environmental assessment.**

Plat Comments

Comment 5 Add the following statement to the plat dedications: The City of Port St. Lucie shall have the right, but not the obligation, to construct and maintain any portion of the drainage system within these tracts and easements which is associated with drainage from City right-of-way.

Response 5 **Please see page 1 of the revised plat, the above statement has been added to the plat dedications.**

Comment 6 The “eyebrow” roadway shown on sheet 7 of the plat is listed as Rosemary Lane on the construction plan. Please revise accordingly.

Response 6 **Please see the revised sheet 7 of the plat.**

Comment 7 The previous phases should be greyed out on the construction plan sheets.

Response 7 **Please see attached, the previous phases have been greyed out on the construction sheets.**

Comment 8 The applicant is advised that the following items need to be submitted, reviewed and approved prior to issuance of a Public Works Department Construction Permit for Clearing, Mass Grading, or Site Work:

- a. A *Compliance Form for Commercial Development* request needs to be uploaded to Project Fusion with a PDF of all attached items for approval. Once approved, the Planning & Zoning Department will notify Utilities for review and approval and once approved by Utilities they will notify Public Works for review and approval. The form can be found on the City website under the Planning & Zoning Department.
- b. *Stormwater ERU Calculation* form, completed with signature of the Engineer and Owner. *
- c. An itemized cost estimate for the total *site work*, signed and sealed by the Engineer of Record, or a copy of the contractor's bid with a letter from the Engineer of Record certifying that the bid is acceptable for the project.
- d. *Public Works Construction Permit Application* completed by the Contractor. *
- e. Documentation of construction plan approval from the Community Development District (if applicable).
- f. A copy of the approved SFWMD Permit/Permit Modification for this project (if applicable)
- g. A copy of the approved FDEP 10/2 Self-Certification (if applicable)
- h. For projects that disturb 1 acre or more, submit a copy of the NOI submitted to the FDEP.
- i. For projects disturbing one acre or more provide one copy of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP can be submitted as part of the construction plan set, or separate from the construction plans in a text format. The SWPPP must

include all the information required on the FDEP guidance template found at:
<http://www.dep.state.fl.us/water/stormwater/npdes/swppp.htm>.

- j. Three (3) sets ****(folded)**** 24" x 36" signed and sealed Civil/Site plans.
- k. Payment of the Public Works Permit fee; the fee is based on the cost estimate. *Please include the project number (P21-212) on the check description/memo line.*

Submit all above items (except "j") in PDF format via one of the following methods:

- Upload to Project Fusion <https://fusion.cityofpsl.com/>
- email attached items to engpw@cityofpsl.com (do not send link for PW to download your documents)
- Upload to the Project FTP site <http://submit.cityofpsl.com/> (choose Public Works for the Department)

Response 8

Acknowledged

Comment 9

Perimeter sediment and erosion control measures and turbidity control, if applicable, must be in place prior to requesting the Pre-Construction Meeting, or before clearing or construction occurs.

Response 9

Acknowledged

Comment 10

Once all items above are complete, you may request the Pre-Construction Meeting. Please email the Pre-Construction Meeting Request form to engpw@cityofpsl.com.*

The meeting shall include representatives from:

- a. The responsible authority (as per the NOI) if possible.
- b. The General Contractor
- c. The Engineer of Record (EOR)
- d. The City of PSL Public Works Commercial Inspections Division
- e. The City of PSL NPDES Division - (projects disturbing 1 acre or more)
- f. The City of PSL Planning & Zoning Dept (if available)
- g. South Florida Water Management District (SFWMD)
- h. Community Development District (if applicable and available)
- i. Florida Fish and Wildlife Conservation Commission (FWC) (if available)

The City Inspector will release the approved Public Works Construction Permit package at the end of the Pre-Construction Meeting.

Response 10 Acknowledged

Comment 11 The final inspection from the Public Works Department is required to receive a Certificate of Occupancy from the City. A final Public Works inspection report will not be issued to the Building Department until the following items are submitted to the Public Works Department.

- a. Letter of Certification from the Engineer (signed and sealed) – **PDF and Hard Copy**
- b. Copy of letter from SFWMD accepting the Engineer's Construction Completion Certification – **PDF**
- c. Inspection test results (signed/sealed) – **PDF**
- d. As-Built or Record Drawing (signed and sealed) – **PDF**
- e. As-Built or Record Drawing – **AutoCAD**

Note: City of Port St. Lucie Project No. (P21-212) should be shown on the lower right-hand corner on all pages of the As-Built/Record Drawing

Submit all above items electronically via one of the following methods:

- Upload to Project Fusion <https://fusion.cityofpsl.com/>
- email attached items to engpw@cityofpsl.com (do not send link for PW to download your documents)
- Upload to the FTP site <http://submit.cityofpsl.com/> (choose Public Works for the Department)

Response 11 Acknowledged.

Should you have any additional questions please do not hesitate to contact me at 772-794-4117.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC



Kinan Husainy, P.E.
Project Manager