



December 16, 2022

Daniel Robinson - Planner
City of Port St Lucie Planning & Zoning Department
121 SW Port St Lucie Blvd
Port St Lucie, FL 34984

RE: Riverland Parcel D – Plat 2
West of Riverland Blvd and South of Riverland Parcel C
Preliminary and Final Plat Application

Dear Mr. Robinson,

The Plat review application for the project was approved with conditions at the SPRC Meeting held on September 28, 2022. Following the subsequent resubmittal 10-21-22, comments have been provided via Fusion 11-22-22. The following responses correspond to those comments provided:

Planning and Zoning Department

1. See Markups
Response: This comment is understood.
2. Update project number
Response: Project number has been updated to P22-276 on all sheets of the plans and plat.
3. Provide proper authorization and ownership as the deed does not indicate Riverland Associates IV, LLLP as the owner.
Response: This comment is understood, the property is in the process of being re-deeded. Once this process has been completed and the deed indicates Riverland Associates IV, LLLP as the owner, the documentation will be provided to the planning department.
4. Provide missing information on the plat.
Response: Missing information has been added to the updated plat per staff request. Please refer to the updated plat.

Public Works Department

1. Please provide the City of Port St. Lucie Project No. (P22-276) on the lower right-hand corner on all pages of the plans.
Response: The plans and have been updated to provide the City of Port Saint Lucie project number (P22-276) on all sheets.
2. Refer to the comments from the City Surveyor regarding the plat.
Response: Comments from the City Surveyor have been received and the corresponding responses are provided below.



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. **See markups for cost estimate, revise and resubmit.**

Response: This comment is understood, an updated cost estimate has been provided with this response, upon approval by the PW department and USD the performance bond can be pursued.

Plat Comments

4. Provide plat book and page number.

Response: The plat book and page number for plat 1 cannot be provided at this time as plat 1 has not been recorded yet. Once plat 1 has been recorded and the plat book and page number become available, they will be added to the legal description for this plat.

5. Satisfied.

Construction Plan Comments

6. – 12. Satisfied.

13. 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. Stormwater ERI Calculation form, completed with signature of the Engineer and Owner.*~~
- b. 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.
- c. Public Works *Construction Permit Application* completed by the Contractor.
- ~~d. Documentation of construction plan approval from the Community Development District (if applicable).~~
- e. A copy of the approved SFWMD Permit/ Permit Modification for this project (if applicable)
- f. A copy of the approved FDEP 10/2 Self-Certification (if applicable)
- g. For projects that disturb 1 acre or more, submit a copy of the NOI submitted to the FDEP.
- ~~h. For projects disturbing one acre or more provide one copy of a Storm Water Pollution Prevention Plan (SWPPP). 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>.~~
- i. Two (2) sets ****(folded)**** 24" X 36" signed and sealed Civil/ Site plans and one (1) set as PDF with valid electronic sign and seal.
- j. Payment of the Public Works Permit fee; the fee is based on the cost estimate. *Please include the project number (P22-276) on the check description/ memo line.*
- k. A *Compliance Form for Commercial Development* request needs to be uploaded to Project Fusion with 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. Project Fusion can be found on the City's website under the Planning & Zoning Department.

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

- Upload to Project Fusion (excluding Public Work permitting items) <https://fusion.cityofpsl.com/>
- Email attached items to (do not send a link for Public Works to download) engpw@cityofpsl.com
- Upload to the City's FTP site <http://submit.cityofpsl.com/> (choose Public Works for the Department)

14. 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: As this site lies within part of the mass grading that was previously approved by the public works department (P22-122) this comment has previously been addressed.

15. 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.

16. 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 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. (P22-276) should be shown on the lower right-hand corner on all pages of the As-Built/ Record Drawing.

City Surveyor Comments



GENERAL COMMENTS:

Closure reports must be provided with all boundary surveys, sketches and plats. Closure reports are not required for individual lots in a subdivision, but required for the overall boundary and any newly created easements or tracts created on a plat. This requirement is to ensure proper closure and precision has been achieved by the PSM on all submissions. **CLOSURE REPORTS ARE INCLUDED WITH THIS RESUBMITTAL.**

Bearings and courses must begin at the POB and follow in a clockwise direction. For uncomplicated review and comparison with the legal description, bearings and courses should be numbered sequentially. If the sections are divided with match lines, the numbered bearings and courses should be added to the segments of the sections.

Please feel free to contact me directly should there be any question concerning any comment provided below. Some of these comments are new to the City of PSL review process, and the reviewer's preference. Comments made by the reviewer as "preferences" are open for discussion with the applicant in approving a complete plan.

CONDITIONS/SKETCH OF BOUNDARY SURVEY:

- Under Legend, the solid dark circle denotes a "FOUND 5/8" Iron Rod and Cap "PRM LB 7741," and the non-filled circle denotes a "SET 5/8" Iron Rod and Cap "PRM LB 7741". It is not clear which corners were set or found; the PSM should confirm on the Sketch of Boundary Survey which corners were set or found. **RESPONSE: THE LEGENDS HAVE BEEN REVISED TO BE CONSISTENT.**
- Identify and label all the PTs and PCs around the boundary perimeter. **RESPONSE: THE PLAT AND SURVEY BOUNDARIES HAVE BEEN LABELED.**
- In the SE corner and intersection of Riverland Boulevard and Marshall Parkway, the 2 corners are denoted according to the legend as being "FOUND" which is inconsistent with the Plat (sheet 6 of 10) that the 2 corners are denoted according to the legend as being "SET." **RESPONSE: THE POINTS ARE "SET", THE LEGEND HAS BEEN CLARIFIED.**
- The Basis of the Bearing should be shown on the Sketch of Boundary Survey. Surveyor's Report: Note 7; identifies the Basis of Bearing as being the west line of Riverland Boulevard. **RESPONSE: THE BEARING HAS BEEN LABELED "BASIS OF BEARINGS".**
- Surveyor's Report: Note 8; the surveyor who prepared the description should be identified by name. **RESPONSE: REVISED PER COMMENT.**
- Surveyor's Report: Note 10, the reference refers to "that Boundary Survey prepared by Culpepper & Terpening, Inc. dated 11-01-13, rev. 03-12-15. Was the survey for this particular parcel or was it for a larger tract? Did Culpepper & Terpening, Inc. set any corners along the boundary perimeter of Plot 2? **RESPONSE: THE SURVEY BY CULPEPPER WAS THE OVERALL BOUNDARY OF THE RIVERLAND PROJECT.**



CONDITIONS/PLAT:

Sheet 1 of 10

- In the Surveyor's Notes or Certificate of Surveyor and Mapper. What are the dates of the survey performed for this parcel? ***RESPONSE: SURVEYOR'S NOTE NO. 7 HAS BEEN ADDED TO THE PLAT.***
- The City of PSL Project Number should be revised to P22-276. (This is a typical comment on all sheets). ***RESPONSE: REVISED PER COMMENT.***

Sheet 2 of 10

- The square under legend denotes "*FOUND PERMANENT REFERENCE MONUMENT 5/8" IRON CAP with cap stamped L.B.#7741.*" The PSM should confirm on the Plat which corners were set or found. (This is a typical comment on all sheets showing the perimeter boundary). ***RESPONSE: THE LEGEND HAS BEEN REVISED.***
- The distance of the South Line Lot 211 is 133.93' vs the Plan Dist. of North Line of Lots 208, 209 and 210 of 133.94'. Minor difference, but the preparer should check the plan sheets to eliminate any inconsistencies. ***RESPONSE: THIS COMMENT HAS BEEN ADDRESSED WITH THE REVIEWING SURVEYOR. (TYPICAL)***

Sheet 3 of 10

- The distance of the North Line Lot 225 is 134.73' vs the Plan Dist. of South Line of Lots 222,223 and 224 of 134.72'. Minor difference, but the preparer should check the plan sheets to eliminate any inconsistencies. ***RESPONSE: UNDERSTOOD PLEASE REFER TO THE UPDATED PLANS AND PLAT.***

Sheet 4 of 10

- No comments to be addressed.

Sheet 5 of 10

- No comments to be addressed.

Sheet 6 of 10

- At the SE corner and intersection of Riverland Boulevard and Marshall Parkway, the 2 corners are denoted according to the legend as being "*FOUND*" which is inconsistent with the Plat (sheet 6 of 10) that the 2 corners are denoted according to the Legend as being Sketch of Boundary Survey. ***RESPONSE: CORNERS HAVE***



BEEN SET.

- The distance of the South Line Lot 286 is 127.38' vs the Plan Dist. of North Line of Lots 283, 284 and 285 of 127.37'. Minor difference but the prepared should check the plan sheets to eliminate all inconsistencies. **RESPONSE: UNDERSTOOD PLEASE REFER TO THE UPDATED PLANS AND PLAT.**

Sheet 7 of 10

- No comments to be addressed.

Sheet 8 of 10

- No comments to be addressed.

Sheet 9 of 10

- The distance of the North Line Lot 276 is 128.45' vs the Plan Dist. of South Line of Lots 247 and 248 of 128.46'. Minor difference but the prepared should check the plan sheets to eliminate all inconsistencies. **RESPONSE: UNDERSTOOD PLEASE REFER TO THE UPDATED PLANS AND PLAT.**

Sheet 10 of 10

No comments to be addressed.

Utility Department

General

1. Satisfied.
2. CAD files shall accompany every PDF electronic file submittal. (USM Page 9, Line 9).
Response: This comment is understood. CAD file will be included with this response.
3. **Provide any missing information.** The Draft Utility Service Agreement will be sent via email with all required documents to be reviewed. Please review language and fees, return any mark-ups, and provide missing information. (USM Page 12, Line 40) Provide Utility Project Information form along with historicals to determine ERCs values from other similar establishments. (PSL Code Reference 61.11 (8)(f))
Response: This comment is understood. UPI package was submitted via email to the USD 10-11-22.
4. Address all mark-ups made to the plans submitted, see uploaded plans.
Response: This comment is understood.
5. Furthermore, the utility reserves the right to request additional submittals to make certain that its concerns have been addressed prior to granting final project approval.
Response: This comment is understood.



6. PSLUSD reserves the right to charge additional fees for services such as subsequent plan review, restamped plans, reinspection, permit modifications, partial certifications, turnovers, administrative fees, etc. (USM Page 8, Line 22)

Response: This comment is understood.

Plat

7. Satisfied.

Landscape Plans

8. Revise sheet P2-8 per comments on the Construction Plans.

Response: This comment is understood. Please refer to the updated landscape plan.

Construction Plans

- Construction plans are not considered approved for construction until we receive an executed Utility Service Agreement and all associated fees are paid then the construction plans will be stamped and considered as approved for construction by PSLUSD.

Response: This comment is understood.

- PSLUSD will notify the applicant when the construction and landscape plans are in compliance with the Utility Standards, however, the plans will not be approved until the Utility Service Agreement has been executed, all fees are paid, and a Construction Permit/ Approval to Connect is issued by PSLUSD. (USM Page 12, Line 4)

Response: This comment is understood.

9. – 11. Satisfied.
12. **2nd Request:** Design plans with Record Drawings in mind. Leave room for completed construction data. (USM Page 9, Line 41) Record Drawings shall be prepared by a Professional Engineer licensed in the State of Florida according to the State requirements. Information from a Florida licensed surveyor is also required as noted below and incorporated into the Record Drawings (USM Page 123, Line 7) EOR shall allow room on the plan sheet for Record Drawing/ record information. Areas of congestion or detail may require blow-up details. (USM Page 124, Line 4)

Valve Table								
Plan ID	Size (in.)	Type	Fluid	Manufacturer	Model	Date Set	# Turns	PSLUSD #



Response: This comment is understood. From conversations with PSLUSD staff this comment is a recommendation. The requested table will be shown on the corresponding Record Drawings for the project.

13. – 15. Satisfied.

16. **2nd Request: Provide a written approval from the Fire Department.** A written approval must be provided from the Fire Department and submitted to PSLUSD for the proposed fire hydrant layout. (USM Page 20, Line 21)

Response: This comment is understood. SLCFD Approval Letter has been included with this response.

17. Satisfied.

18. **2nd request: submit a report including the design and calculations for sizing of the water main.** Water mains shall be designed in accordance with Chapter 62-555 of the Florida Administrative Code (FAC), St. Lucie County Fire Department standards and provisions of USM. The EOR shall submit a report **including the design and calculations for sizing** of the water main on the basis:

- At least maximum day domestic requirements plus fire flow at residual pressures of not less than 35 psi at all points in the system (USM Page 18, Line 22), per PSLUSD Master Plan (USM Page 18, Line 18), development Master Plan. (USM Page 18, Line 20)
- Velocity shall be less than 6 feet per second (fps) at peak hour. (USM Page 18, Line 29)
- Shall be at least 6" in residential areas. A 4" water main may be proposed for non-hydrant lines serving cul-de-sacs where additional development will not occur. In non-residential areas, distribution mains shall be a minimum of 8". (USM Page 18, Line 31)

Response: This comment is understood.

19. – 20. Satisfied.

21. **2nd request: See mark-up on sheet 01.** The PSLUSD Standard Detail requirements shall be utilized, but do not have to be included in the construction plans, the detail sheets shall not be reduced in scale or edited. If the standard details are not included in the construction plans, the contractor and EOR shall ensure that a copy of the USM, including Standard Details, is available at the project at all times. (USM Page 11, Line 37)

Response: This comment is understood.

22. **2nd request: Remove the proposed 2 well site meter and make it just a capped service line ending at a meter box.** The location of all facilities and appurtenances shall be clearly labeled (pipe, valves, fire hydrants, fire sprinkler lines, water meters, fittings, sampling points, manholes, service lines, power lines, fiber, pull boxes, splice boxes, etc.) with associated elevations, sizes, types, composition, and slopes. (USM Page 10, Line 33) ~~Provide services for Lots 108, 109, 213, and 214 that are not included in any other plans.~~

Response: This comment is understood. The requested information is shown on plat 1 plans 5268A submitted to Fusion 8/17/22.

23. Satisfied.



24. **2nd request: See sheet 09.** All manholes, fire hydrants, sample points, and valves shall be numerically identified. (USM Page 10, Line 36) **Label each valve separately for the correct locations at the tees.**
Response: This comment is understood. Please refer to the updated construction plans.
25. – 26. Satisfied.
27. **2nd request: Show all proposed sanitary sewer and manholes on the overall Master Utility plan.** A sample point location map with table shall be submitted on the overall Master Utility Plan 99USM Page 21, Line 38) If you have a phasing plan, it does not supersede constructing infrastructure for the site unless another plan is provided for partial certifications to the Utilities department for approval. *See mark-ups on plan sheets and specifically sheet 11.*
Response: This comment is understood.
28. – 29. Satisfied.
30. **2nd request: Match profiles to plans views and plan views to the profiles. See sheets 10, 13 and 14.**
Response: This comment is understood. Please refer to the updated construction plans.
31. Call out size, length and type of material used to construct all mains and casings. (USD Page 10, Line 27) **This can be done as total numbers on the overall utility map to reduce clutter on the individual sheets. This avoids adding each length of pipe on the plan sheets.**
Response: This comment is understood. Please refer to the overall utility plan on sheet 11 of the updated construction plans.

Lift Station Calculations

32. **2nd request:** Every project that includes a sewer connection must supply pump station calculations for the station, new or existing, that will be utilized for that project. (USM Page 9, Line 20)
Response: This comment is understood. This information will be provided to the USD via separate cover.
33. **2nd request:** The EOR shall plot the specific system design on the manufacturer's original curve, plotting from zero flow at the designed static head, to and through the selected pump performance curve.
Response: This comment is understood. This information will be provided to the USD via separate cover.

The updated Construction Plan, Plat and Landscape Plans are attached in response to the comments. Should you have any questions, please do not hesitate to contact me at 772-879-0477.

Sincerely,



A handwritten signature in blue ink, appearing to read 'D. Guettler', with a horizontal line extending to the right.

Darren C. Guettler, P.E.

Attachments:

1. Construction Plan (PDF&CAD)
2. Landscape Plan
3. Plat
4. Cost Estimate
5. Landscape Plan
6. SLCFD Approval

Cc: File 22-1019 (w/ att)

- M. Perry – PSLPW (w/ att)
- M. Holler – PSLUSD (w/att)
- M. Fogarty – GLHomes (w/ att)