

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: Dsorrow@coteleur-hearing.com

PROJECT NAME: Verano South Pod D Plat 7 Preliminary Plat

LEGAL DESCRIPTION: Please see attached Legal Description.

LOCATION OF PROJECT SITE: Range Line Road

PROPERTY TAX I.D. NUMBER: 3328-322-0001-000-2

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

PROPOSED USE: Residential

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

NUMBER OF DWELLING UNITS & DENSITY
FOR MULTI-FAMILY PROJECTS: 257 Lots

UTILITIES & SUPPLIER: W&S: City of PSL; Power: FPL; Phone & CATC: Hometown Cable

GROSS ACREAGE & SQ. FT. OF SITE: 84.507-acres / 3,381,137-sq.ft.

FUTURE LAND USE DESIGNATION: RGC ZONING DISTRICT: PUD

OWNER(S) OF PROPERTY: Verano Development LLC
NAME, ADDRESS, TELEPHONE & FAX NO. 105 NE 1st St., Delray Beach, FL 33444
772-349-8065

APPLICANT OR AGENT OF OWNER: Daniel T. Sorrow
NAME, ADDRESS, TELEPHONE & FAX NO. 1934 Commerce Lane, Suite 1, Jupiter, FL 33458
561-406-1012 - Dsorrow@coteleur-hearing.com


PROJECT ARCHITECT/ENGINEER: Thomas Engineering Group - 125 W Indiantown Rd STE 206
(FIRM, ENGINEER OF RECORD) Jupiter, FL 33458 - Contact: Brandon Ulmer, P.E.

FLORIDA REGISTRATION NO., CONTACT Thomas Engineering - 561-203-7503
PERSON, ADDRESS, PHONE & FAX No.) Plat - GeoPoint Surveying - 561-444-2720

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.


OWNER'S SIGNATURE Daniel T. Sorrow PM/Agent 9/4/2024
HAND PRINT NAME TITLE DATE



SUBDIVISION PLAT COMPLETENESS CHECKLIST

New Submittal
Revised June, 2022

Project Name: Verano South South Pod D Plat 7 - Preliminary Plat

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	0 Description of Item Provided
X	Completeness Checklist: Completed and signed by applicant.
X	Cover Letter: Letter explaining the purpose and history of the application.
X	Owner's Authorization: Authorization on Owner's letterhead.
X	Application Fee: Paid online or check submitted to Planning and Zoning Office.
X	Proof of Ownership: Copy of the recorded deed(s) for each parcel.
X	Subdivision Plats:
	Complete, legible, and sufficient detail.
	Master index or key map on each plat sheet showing how plat sheets relate.
	Show utility easements and dedications.
	Projects ≥ two acres - aerial map with type & location of vegetation per the FLUCCS System.
X	Boundary and Topographic Survey:
	Complete, legible, and sufficient detail.
	Contours or spot elevations (½ foot minimum).
	Vertical datum is NAVD
	Current Florida Registered Surveyor's signature and seal.
X	Construction/Detail Plans: Construction Plans are required for all preliminary and preliminary/final plats that include required infrastructure improvements.
	Complete, legible and with sufficient details (Vertical datum is NAVD 88).
	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 prepared by a Florida Registered Engineer.
	Listed Species Survey: See Chapter 157 of the City Code.
	Erosion Sediment Control/Stormwater Pollution Prevention Plan: Prepared by a Florida Registered Engineer.
	Paving and Drainage Plan: Prepared by a Florida Registered Engineer.
	Off-site roadway improvements, if required.
	Off-site drainage improvements, if required.
	Traffic Study (if required): Prepared by a Florida Registered Engineer.
	Drainage Calculations: Prepared by a Florida Registered Engineer.
	Water and Sewer Plan: Prepared by a Florida Registered Engineer.
	Locations of street lights shown on utility sheets.
	Show existing and proposed utilities, easements, wells and fire hydrants for all buildings.
	Include calculations for meters, pipes and pump station.
	Include utility extensions along frontages of property if required by Master plan or by direction of the Utility Department.
	Water looping system for connectivity to existing watermain.
	Landscape Plan (include street trees, residential lots and common areas): Prepared by a Florida Registered Landscape Architect.
	Provide utility separation language.
	Show existing and proposed utilities.
	Street Lighting Plan: See Section 156.117 of the City Code.