



CITY OF FORT PIERCE COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING


APPLICATION FOR SUBDIVISION REVIEW

(Preliminary Plat)

Subdivision Name: Selvitz Crossing

1. Legal description for which a subdivision approval is being requested : See attached Survey
2. Property Tax ID of parent parcel: 243221100060003; 243221100050006; 243234300010004
Total Acreage: 122.8 ac.
3. Property address: East side of Selvitz Road, directly north of Devine Road
4. Project description: 12 single family lots, 2 water managemet tracts and 1 access tract
5. Number of proposed parcels: 12 SF Lots and 3 Tracts 6. Typical lot size: Varies
7. Zoning District: R-1 8. Future Land Use: RL
9. Historic District Y/N: N If yes, which District: _____
10. Name of Owner(s): Midway St. Lucie, LLC.
Signature of Owner(s): [Signature]
Mailing Address: 675 W Indiantown Rd #201
(City) Jupiter (State) FL (Zip) 33458
Phone # 561.427.6565
11. Name of Applicant: Midway St. Lucie, LLC.
Signature of Applicant: [Signature]
Mailing Address: 675 W Indiantown Rd #201
(City) Jupiter (State) FL (Zip) 33458
Phone # 561.427.6565
12. Name of Representative: Lucido & Associates, P.A. (Brian Nolan)
Signature of Representative: _____
Mailing Address: (Street) 701 E. Ocean Blvd.
(City) Stuart (State) FL (Zip) 34994
Phone # 772.220.2100 Fax # 772.2230220
E-mail: bnolan@lucidodesign.com

13. **Property Owners Acknowledgements:** - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the subdivision – preliminary plat as described herein.

Midway St. Lucie, LLC 561-427-6565
 Property Owner's Name (Please Print) Phone
675 W. Indian Towne Rd #103 Jupiter FL 33458
 Address State Zip
 4/16/13
 Property Owner's Signature Date

*Manager of
 Alexander Capital LLC
 Manager of Owner*

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 16 day of April, 2013, by Richard Sabella who is personally known to me or has produced _____ as identification.

Brenda Kay Caliendo
Signature of Notary



To be completed by the City

Date Received _____ By _____
 Fee: _____ Receipt# _____

APPLICATION REQUIREMENTS:

- a. **Application fee**
- b. **Application submission shall include the following:**
 - TRC (Initial Submission): One (1) original and (13) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
 - Planning Board: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below
 - City Commission: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below

SUBDIVISION APPLICATION INFORMATION

Section 18-10. Plat Specifications

(a). Preliminary Plat Specifications

- (1) The preliminary plat shall represent the entire area which the sub divider contemplates developing, including possible unit divisions not scheduled for immediate development.
- (2) Thirteen (13) copies of the preliminary plat shall be submitted along with the application for preliminary plat approval. Folded and collated
- (3) The preliminary plat shall be prepared by a land survey or registered in the State of Florida and shall contain the following information:
 - a. Proposed name of subdivision
 - b. Name and address of owner on record
 - c. Name, address and telephone number of sub divider
 - d. Scale, north arrow, and date plat were drawn
 - e. Boundary lines of the tract indicated by a heavy line giving approximate dimensions.
 - f. Approximate number of lots and typical lot size
 - g. Divisions or state development, if any, proposed by the sub divider
 - h. Natural and manmade features within the proposed subdivision, including drainage, channels, bodies of water, or other significant features.
 - i. Contour lines, having a one-foot interval
 - j. Development features such as rights-of-ways and pavement widths, easements including their purpose and width, and other dedications, including their purpose.
 - k. Names of adjacent platted subdivisions
 - l. Names of adjacent unplatted property owners
 - m. Location and size of nearest water, sewer, and storm drainage lines that will serve the subdivision.
 - n. Certificate of Preliminary Plat preparation.
 - o. Vicinity sketch showing the relation of the proposed subdivision to adjoining property and the city.
 - p. Name and address of the engineer and/or surveyor who prepared the plat and design improvements be listed on the preliminary plat.
 - q. Certification from the developer's engineer whether federal, state, or local agencies have jurisdiction over the proposed project.
- (4) After the preliminary plat has been approved by city commission, and before submission of the final plat, the following detailed plans prepared by an engineer registered in the state, shall be submitted to the director of development for review and distribution to affected departments and/or agencies:
 - a. Two (2) sets of construction plans of the proposed streets, including storm sewer and sanitary sewer and will show the following:
 1. All lateral widths.
 2. Centerline profile grade relative to elevations of adjacent properties at the right-of-way line.
 3. Elevations at points of grade (tangent).
 4. Curve data for horizontal and vertical curves.
 5. Pipe size, grade, and location of manholes, and inlets.
 6. Stationing at intervals of one hundred (100) feet minimum and all of new construction.
 - b. Two (2) sets of construction plans of the proposed water system that will serve the subdivision showing the size and location of mains and services.