

## **CITY PLANNING BOARD**

### **BOARD AGENDA**

Planning Board Regular Meeting - Tuesday, March 11, 2014 - 6:00 p.m.

City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **CERTIFICATION OF ALTERNATE MEMBER VOTING STATUS**
5. **APPROVAL OF MINUTES**
  - a. February 11, 2014 Meeting
6. **NEW BUSINESS**
  - a. Preliminary Plat - East of Selvitz Road, directly north of Devine Road - Selvitz Crossing Subdivision - A request for approval of a preliminary plat for future Selvitz Crossing Subdivision. The owner and applicant is Midway St. Lucie, LLC, represented by Brian Nolan of Lucido & Associates.
7. **ELECTION OF CHAIR AND VICE-CHAIR**
8. **BOARD COMMENTS**
9. **ADJOURNMENT**

Any person seeking to appeal the decision of the Planning Board of the City of Fort Pierce, Florida, as to the foregoing, is advised that a record of the proceedings is required in any such appeal, and any such person may need to ensure that a verbatim record of proceedings is made including the testimony and evidence upon which the appeal is to be based.

Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact Clarissa Davis at (772) 467-3729, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

**Planning Board**

**5. a.**

**Meeting Date:** 03/11/2014

**Re:** Minutes

**Submitted For:** Rebecca Grohall, Planning & Zoning Manager, Planning & Zoning

---

**Information**

**SUBJECT:**

February 11, 2014 Meeting

---

**Attachments**

02.11.2014

---

**Form Review**

Form Started By: Linda Cox

Started On: 03/06/2014 10:50 AM

Final Approval Date: 03/06/2014



# CITY OF FORT PIERCE PLANNING BOARD

---

## Planning Board Minutes

**OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, FEBRUARY 11<sup>th</sup>, 2014, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.**

Chairman Weaver called the meeting to order.

-----

The Pledge of Allegiance was recited.

-----

### **Item #2 Roll Call**

**Upon Roll Call, those present were:** Mr. O'Connell, Ms. Castro, Ms. Slep, Mr. Poitier, Ms. Cummings, Mr. George, Ms. Baker, Mr. Burdge, Mr. Paul, Ms. Ganzi and Chairman Weaver.

**Those not present:**

**Staff Present:** Clarissa Davis, Planner; Rebecca Grohall, Planning Manager; James Walker, Assistant City Attorney; Alicia Rosenthal, Administrative Assistant

-----

### **Item #3 Consideration of Absences**

Those not present – None.

-----

### **Item #4 Certification of Alternate Member Voting Status**

Mr. Paul is welcome to discuss and vote for the items.

-----

### **Item #5 Approval of the January 14<sup>th</sup> 2014 Minutes.**

**Ms. Castro made a motion and was seconded Ms. Baker-** To approve.

**A voice vote is taken.**

**Motion passes unanimously.**

-----

**Item # 6 Zoning Atlas Amendment (Rezoning) 4100 Glades Cut-Off Rd. – Diamond R Fertilizer:** A request for approval to change the zoning designation from I1, Light Industrial to I3, Heavy Industrial.

Ms. Davis gave an overview of the application. Discussion and questions followed. Tracy Kay, applicant and Vice-President of Diamond R. Fertilizer commented.

**Ms. Baker made a motion and was seconded by Mr. George** – to approve the zoning atlas amendment, changing the zoning classification from I1, Light Industrial to I3, Heavy Industrial.

**Those in favor:** Ms. Castro, Mr. O’Connell, Ms. Slep, Mr. Poitier, Ms. Cummings, Mr. George, Ms. Baker, Mr. Burdge, Mr. Paul and Chairman Weaver.

**Those opposed:** None.

**Motion is approved unanimously.**

-----

**Item #7 Comments from the Board**

**Item #10 Adjournment.**

**Ms. Castro made a motion** – to adjourn.

## Planning Board

6. a.

Meeting Date: 03/11/2014

---

### Information

#### REQUESTED ACTION

Preliminary Plat - East of Selvitz Road, directly north of Devine Road - Selvitz Crossing Subdivision - A request for approval of a preliminary plat for future Selvitz Crossing Subdivision. The owner and applicant is Midway St. Lucie, LLC, represented by Brian Nolan of Lucido & Associates.

#### LOCATION

Selvitz, Devine and Christensen Road.

#### RESPONSIBLE STAFF

Clarissa Davis

#### RECOMMENDATION

Approval with the following conditions:

1. All SLC Engineering/Public Works comments are satisfied prior to moving forward to City Commission for preliminary plat approval;
2. Updated application prior to City Commission review of preliminary plat;
3. Updated traffic statement to be submitted along with Final Plat submission;
4. Acquire certificate of approval from all governing bodies having jurisdiction in regards to mining and excavating prior to City Commission review;
5. City Engineering along with NorthStar Geomatics comments are satisfied prior to final plat submittal.

---

### Attachments

[Staff Report](#)

[Selvitz Crossing Location Map](#)

[Capacity Analysis](#)

[Boundary Survey](#)

[Preliminary Plat](#)

[Application](#)

---

### Form Review

Form Started By: Clarissa Davis

Started On: 03/04/2014 10:50 AM

Final Approval Date: 03/06/2014



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER  
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW  
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

**TO:** Members of the City of Fort Pierce Planning Board  
**THROUGH:** Rebecca Grohall, AICP, Planning Manager  
**FROM:** Clarissa Davis, Planner  
**SUBJECT:** Selvitz Crossing Subdivision: Preliminary Plat  
**DATE:** March 4, 2014

### STAFF REPORT

**Owner/Applicant:** Midway St. Lucie, LLC  
675 W Indiantown Rd.  
Jupiter, FL 33458

**Representative:** Lucido & Associates, P.A.  
Brian Nolan, Agent  
701 E. Ocean Blvd.  
Stuart, FL 34994

**Requested Action:** Approval with conditions.

**Location:** East of Selvitz Road, directly north of Devine Road

**Parcel Ids:** 2432-211-0006-000-3; 2432-211-0005-000-6;  
2432-343-0001-000-4

**Current Future Land Use:** RL, Low Residential

**Current Zoning:** R-1, Low Density Residential

**Surrounding Zoning:**

North	East	South	West
I1	AR-1, RE-2, PUD (County)	AR-1 (County) R-1 (City)	I (County)

**Surrounding FLU:**

North	East	South	West
HI	RS (County)	RS (County)	P/F (County)

**Parcel(s) Size:** 122.8 acres

### **Staff Analysis:**

The applicant is requesting the approval of a preliminary plat for the proposed Selvitz Crossing Subdivision. The area is made up of a total of 122 acres and is located east of Selvitz Road, directly north of Devine Road. The proposal is for 12 single-family homes.

The project involves mining and excavation for a proposed lake. Per Section 9-350(6) "Excavating, grading, and moving earth in conjunction with the platting of a subdivision permitted in accordance with all governing regulations." This code section shall be strictly enforced and such approval from all governing bodies with jurisdiction will be collected prior to City Commission review.

### **TRC Recommendation:**

#### St. Lucie County Public Works/Engineering Division:

1. Devine Road is only a 46' right of way easement. Additional right of way will be required for Devine Road. Due to the location of the existing top of bank of the NSLWCD Canal 102 the required right of way donation shall be 60'. **UPDATE** - The applicant has indicated a 5' limited access easement over and across Lot 10 of the proposed plat of Selvitz Crossing.
2. The applicant is advised that the property lies within the SLC Urban Service Boundary. Sidewalks shall be required along the Selvitz Road and may be required on Christensen Road and Devine Road. Please contact Ron Harris, County Surveyor at 462-1721 to discuss a possible fee-in-lieu option. **UPDATE** - The developer's response regarding the construction of a concrete sidewalk along Selvitz Road is acceptable. The developer shall pay a fee-in-lieu of construction of concrete sidewalks on Christensen Road and Devine Road within 90 days after receiving final plat approval. We do not support the construction of sidewalks on Christensen Road as each lot is developed.
3. The applicant is advised that the SLC Land Development Code requires that all roads public or private utilized to access the development shall be paved prior to final plat approval. The applicant may petition the BOCC for a paving waiver if there is inadequate right of way. If paving requirements are waived the BOCC may attach conditions deemed necessary to minimize impacts on the road and surrounding area. **UPDATE** - It is noted that the applicant has submitted a paving waiver request together with a Fair Share Analysis (FSA). County staff has rejected the FSA and awaits a resubmittal.
4. If the applicant chooses to pursue the paving waiver option they are advised that they will be required to submit a Fair Share Analysis Report to determine their cost associated with the paving of the access roads. The analysis shall be based on the following three methodologies; (a) Trips; (b) Frontage; (c) Driveways. Please contact Ron Harris, County Surveyor for an example of an approved format. **UPDATE** - It is noted that the applicant has submitted a paving waiver request together with a Fair Share Analysis (FSA). County staff has rejected the FSA and awaits a resubmittal.
5. The applicant is advised that Christensen Road and Devine Road shall not be used to haul material excavated from the proposed storm water facility. All dump truck traffic shall utilize Selvitz Road. **UPDATE** - The applicant's response is acceptable.

6. Prior to the commencement of hauling activities the developer shall construct turn lanes on Selvitz Road at the project site. Construction plans shall be submitted to the County Engineer for review and approval. **UPDATE** - The applicant's representative met with County staff with regards to the turn lane requirements. It was agreed that a right turn lane shall be constructed prior to commencement of the hauling activities. The left turn lane shall be constructed prior to the recording of the final plat.

City Engineering:

Do not recommend approval of preliminary plat.

1. Plat review comments generated by the City's reviewing surveyor NorthStar Geomatics, at final plat.
2. The addition of an 80' wide right-of-way has been added to this plat resubmittal. This right-of-way extends a distance of 1,423.53 feet from Selvitz Road to NSLRWCD Canal No. 101 R/W.

NorthStar Geomatics comments included the following: "Dedications and other language normally provided on page 1 of the preliminary plat will be reviewed when Final Plat is submitted. Florida Statutes Chapter 177 compliance review and field PRM inspection will be performed at that time."

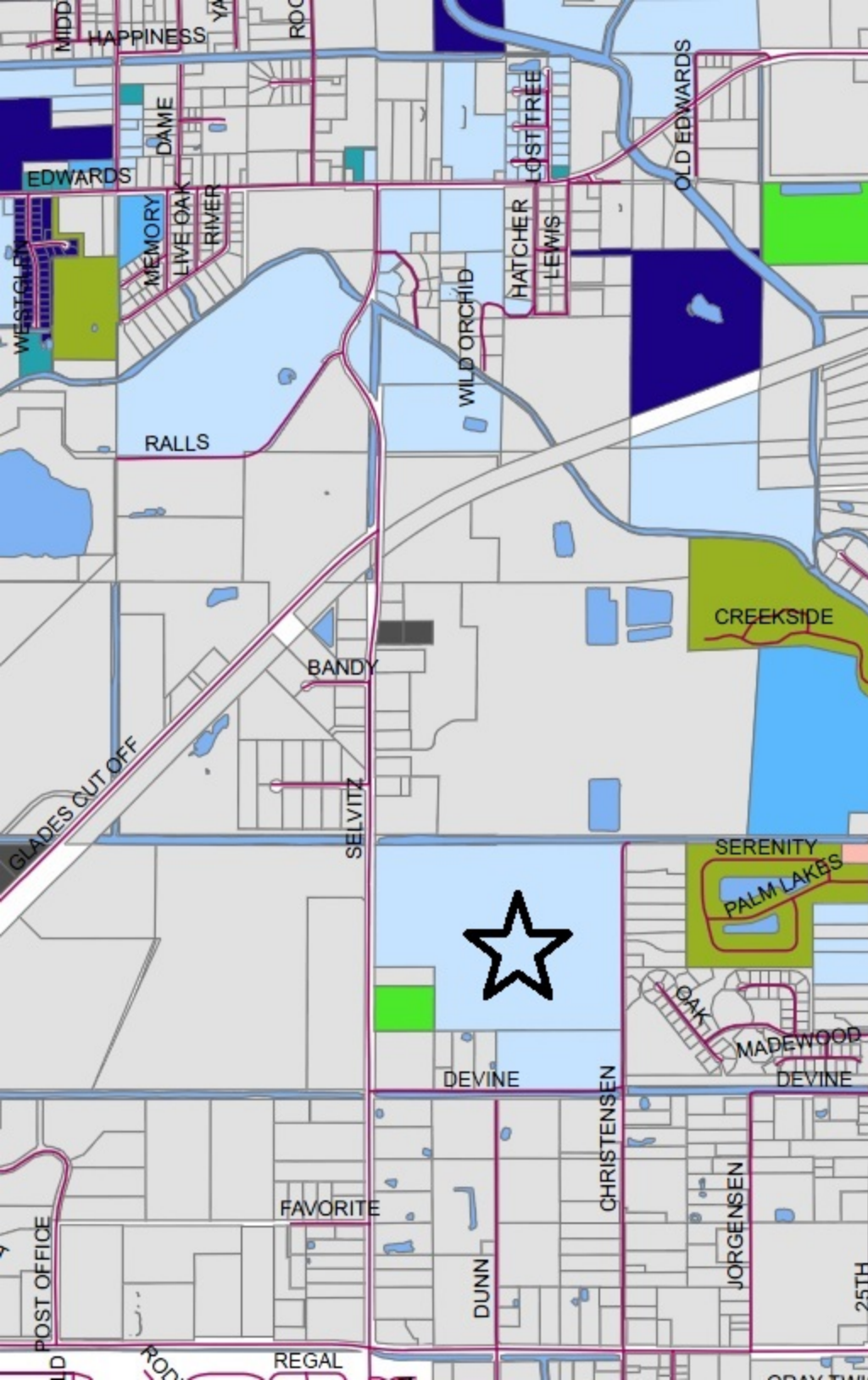
City Planning:

1. Consistency between preliminary plat, traffic statement and application.

**Staff Comments:**

In review of the preliminary plat application, staff recommends that the Planning Board forward a recommendation of approval with the following conditions:

1. All SLC Engineering/Public Works comments are satisfied prior to moving forward to City Commission for preliminary plat approval;
2. Updated application prior to City Commission review of preliminary plat;
3. Updated traffic statement to be submitted along with Final Plat submission;
4. Acquire certificate of approval from all governing bodies having jurisdiction in regards to mining and excavating prior to City Commission review;
5. City Engineering along with NorthStar Geomatics comments are satisfied prior to final plat submittal.



# Legend

CITY\_MAP\_OCTOBER\_2012

## ZONING

	I		R1
	AG1		R2
	AG2.5		R3
	AR-1		R4
	C1		R4A
	C2		R5
	C3		HIRD
	C4		ES
	C5		I1
	C6		I2
	CP1		I3
	E1		PUD
	E2		PUR
	E3		OS1
			OS2



# CITY OF FORT PIERCE

## PLANNING DEPARTMENT

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

### CAPACITY ANALYSIS

#### I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant	HI	I1
South	Single Family	RS (County)	AR-1 (County) R1 (City)
East	Single Family	RS (County)	AR-1, RE-2, PUD (County)
West	Vacant	P/F (County)	I (County)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RL	R-1	4 du's/ac. (491 du's)	122.8	X
**Proposed					N/A

#### II. Public Facilities Information:

##### A. Potable Water:

Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day <b>All lots will be served by individual wells</b>
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

<b>B. Wastewater:</b>	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day <b>All lots will be served by septic systems</b>
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

<b>C. Parks and Recreation (Residential Classifications Only):</b> (Du x 2.6 = persons + 44,227 = population /LOS)				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people		41.6	
Urban District	5 acres per 1,000 people		41.6	
Community	2.5 acres per 1,000 people		41.6	
Neighborhood	1.36 acres per 1,000 people		41.6	

<b>D. Public Schools (Residential Classifications Only):</b> Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	<b>K-8</b>	<b>High</b>
<b>School Name</b>	<b>Rivers Edge Elm</b>	<b>Fort Pierce Central</b>
<b>City</b>	<b>Port Saint Lucie</b>	<b>Fort Pierce</b>
<b>Distance</b>	<b>2 mi.</b>	<b>3 mi.</b>
<b>Current Zoning/FLU Enrollment Demand (Based on 16 lots)</b>	<b>139 students</b>	<b>60 students</b>
<b>**Proposed Zoning/FLU Enrollment Demand</b>	<b>4 students</b>	<b>2 students</b>
<b>**Change in Demand</b>	<b>-135 students</b>	<b>-58 students</b>

<b>E. Solid Waste: Residential</b> (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
<b>Demand Analysis</b>	Maximum
<b>Current Zoning/FLU</b>	<b>16 du's = 4 yards</b>
<b>**Proposed Zoning/FLU</b>	
<b>*Change in Demand</b>	

**F. Stormwater:**  
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

<b>Impact</b>	<b>No negative impacts are anticipated with the subdivision</b>
---------------	---

**III. Transportation Analysis: Complete ITE Trip Generation Form (Attached)**

<b>G. Transportation Analysis: Complete ITE Trip Generation Data Form</b>		
Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	AM/PM Peak Hour Trips
<b>Demand Analysis</b>	Maximum	Maximum
<b>Current Zoning/FLU</b>	193	21/20
<b>**Proposed Zoning/FLU</b>		
<b>*Change in Demand</b>	193 Trips	21/20 Trips
<b>Impact to Capacity</b>		

**IV. Project Description**

<b>PHASING</b>
Is this project (phase) part of a larger project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.
Total Project: Residential Units: _____ Single Family: _____ Multifamily: _____
Non-residential (square footage): _____
Mixed-use (describe use): _____
(If this is a single phase project, name it Phase I – Total)

<b>RESIDENTIAL DATA</b>					
Type	Phase	Number of Units	Acres	Expected beginning date	Expected completion date
Single-family, detached	1	16	122.8	2013	2014
Single-family, attached					
Multi-family					
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	Phase	Square footage	Acres	Expecting beginning date	Expected completion date
N/A					

A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated.  Yes  No

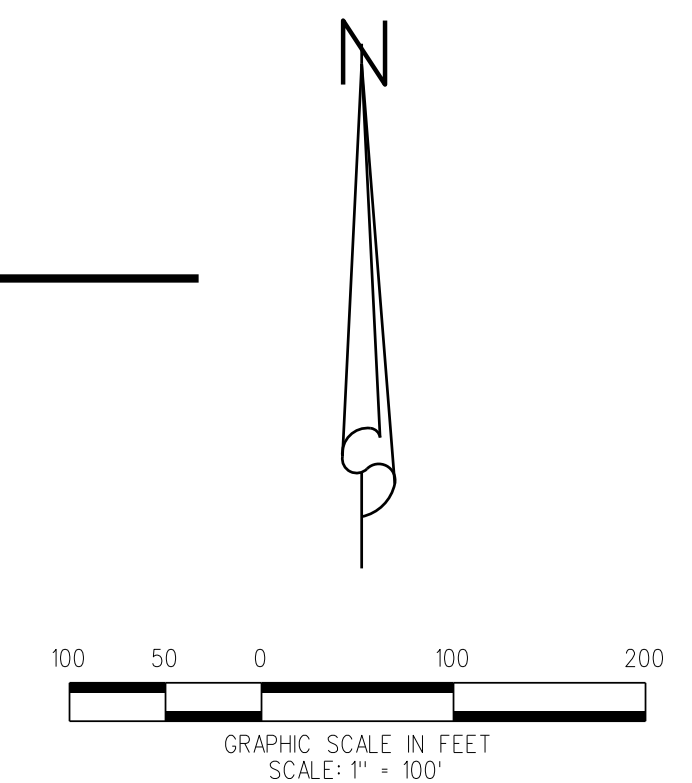
- B. 1. Does this application involve demolition or re-use of any structure(s)?  Yes  No  
 If yes, what is the size of the structure(s) to be demolished or re-used? \_\_\_\_\_
2. What is the current use of the structure to be demolished or re-used? \_\_\_\_\_
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site?  Yes  No  
 If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

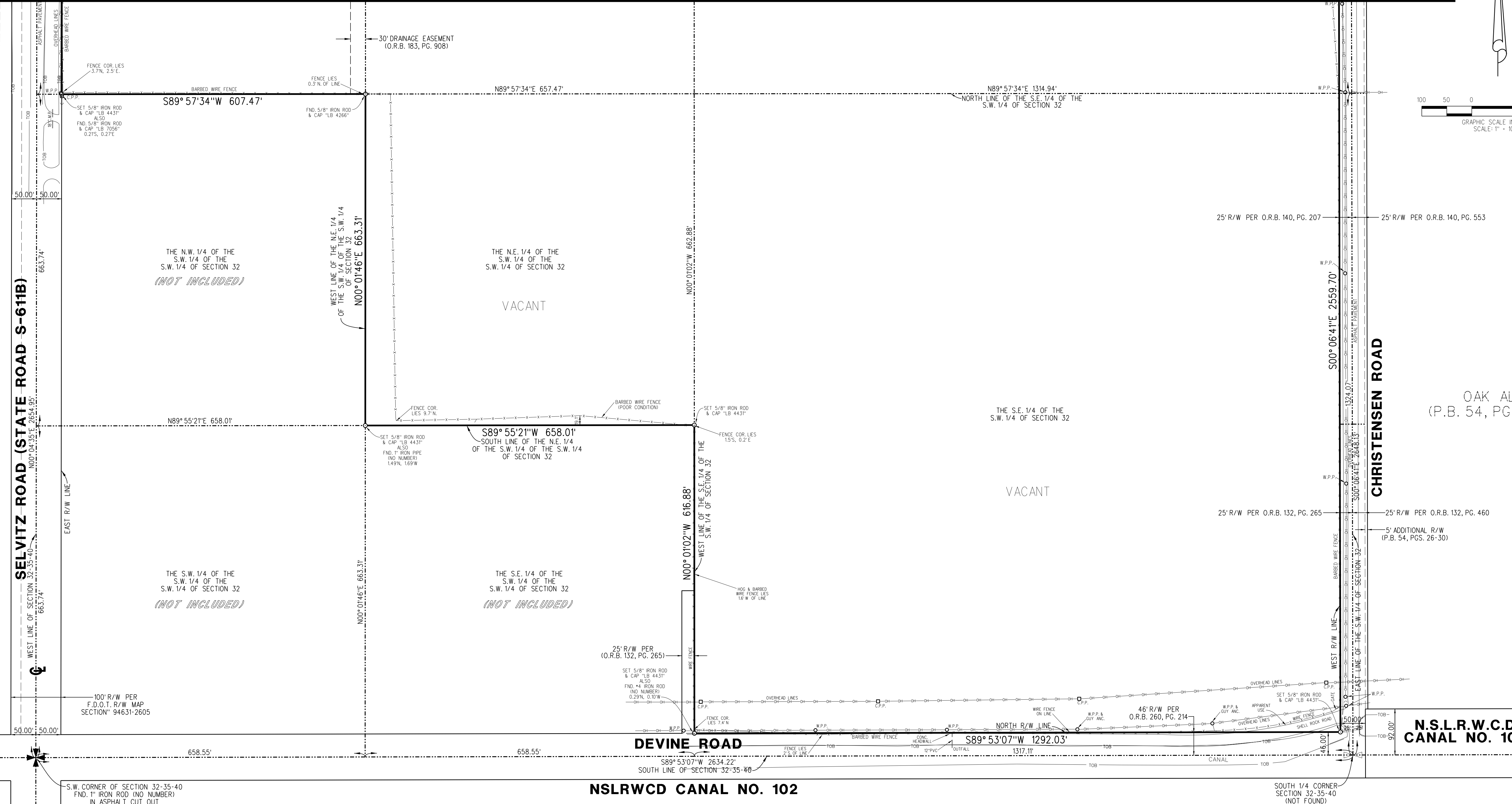
\*\* Complete section if requesting a change in zoning, future land use, or expanding



MATCH LINE - SEE SHEET 1



NOT PLATTED



- ABBREVIATIONS:
- CSJ = CALCULATED
  - C.B.S. = CONCRETE BLOCK STRUCTURE
  - C.M.B. = COMMISSIONER'S MOUNTED BOOK
  - CMH = CONCRETE MANHOLE
  - CMC = CONCRETE
  - D.B. = DEED BOOK
  - F.A. = FORD HYDRAULIC
  - FND. = FOUND
  - F.P.U. = FLUORIDE POWER & LIGHT
  - L.P. = LIGHT POLE
  - INV. = INVERT
  - IR. = IRON ROD
  - LB = LOCKING BUSINESS
  - LP = LIGHT POLE
  - LS = LOCKING SURVEY
  - MS = MEASURED
  - MH = MANHOLE
  - M.W. = MEAN HIGH WATER
  - NON. = NON-BENT
  - N.S.L.R.W.C.D. = NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
  - O.P. = OFFICIAL RECORD BOOK
  - P.B. = PLAT BOOK
  - P.R.M. = PERMANENT REFERENCE MONUMENT
  - R.O.W. = RIGHT-OF-WAY
  - R.P. = REINFORCED CONCRETE PIPE
  - R.P.B. = ROAD PLAT BOOK
  - SD = SURVEY
  - SLP = STOP LIGHT POLE
  - SMH = SANITARY MANHOLE
  - ST.M. = SOUTHERN BELL TELEPHONE MANHOLE
  - STMH = STORM MANHOLE
  - T.B. = TELEPHONE BOX
  - T.L.P. = TRAFFIC LIGHT POLE
  - UE = UTILITY EASEMENT
  - W.P. = WOOD POLE
  - W.U.P. = WOOD UTILITY POLE
  - W.V. = WATER VALVE

DATE:	REVISIONS:	BY:	
-------	------------	-----	--

**LIDBERG LAND SURVEYING, INC.**  
675 West Indiantown Road, Suite 200,  
Jupiter, Florida 33458 TEL. 561-746-8454

**BOUNDARY SURVEY**  
**SELVITZ ROAD PARCEL**  
PREPARED FOR:  
**MIDWAY ST. LUCIE, LLC**

CAD: K:\NST \ 323540 \ 13-040 \ 13-040-101 \ 13-040-101.DGN			
REF.			
FLD.	J.P.	PG.	JOB 13-040-101
OFF.	CASASUS	638 75-80	DATE APRIL 16, 2013
CKD.	D.C.L.	SHEET 2 OF 2	DWG. D13-040

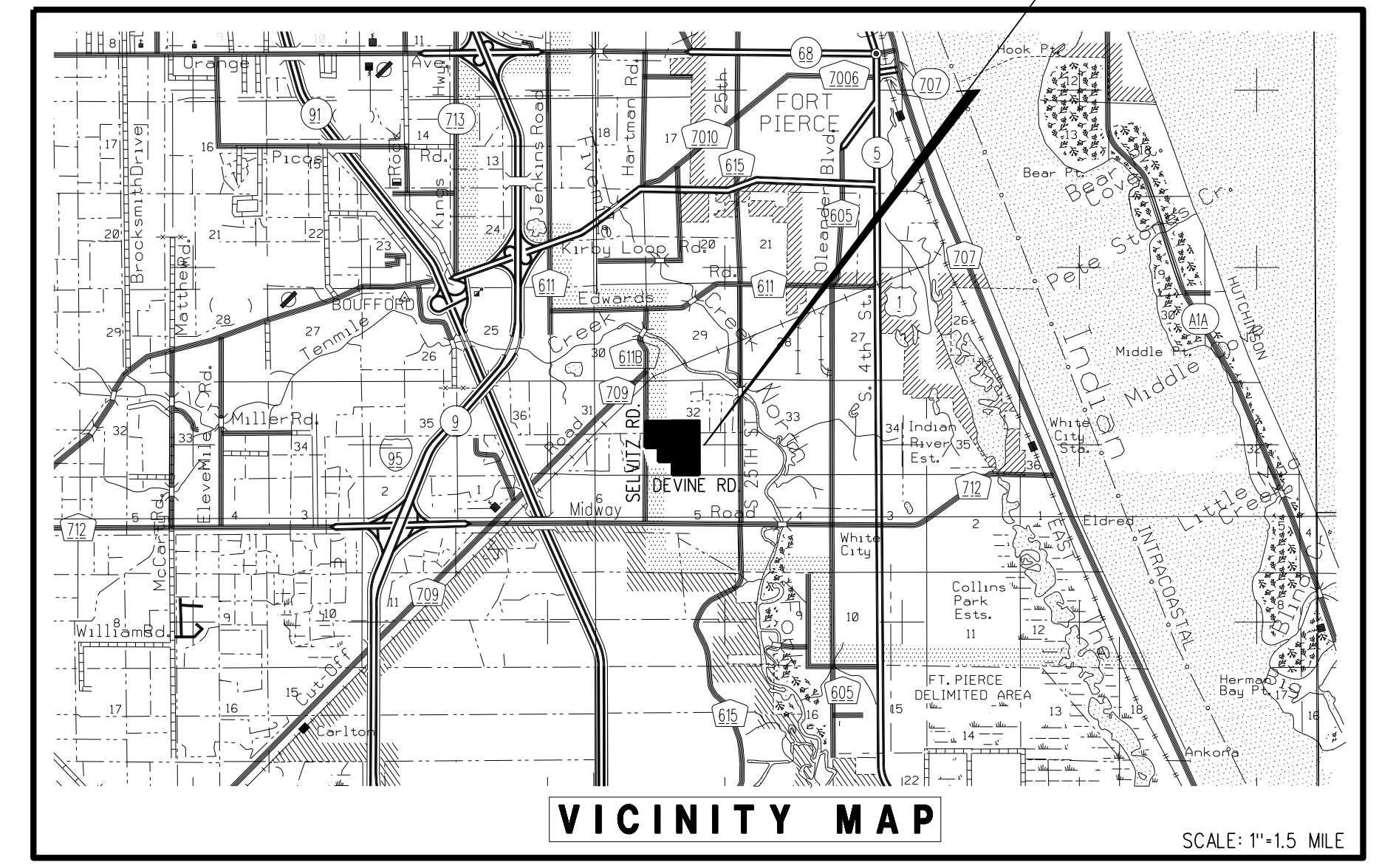
# SELVITZ CROSSING

BEING A PORTION OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST,  
 LYING IN THE CITY OF FT. PIERCE, ST. LUCIE COUNTY, FLORIDA

FEBRUARY 2014 SHEET 1 OF 3

**PRELIMINARY PLAT**

**SUBJECT PROPERTY**



**SUBDIVIDER:**  
 MIDWAY ST. LUCIE, LLC  
 675 W. INDIANTOWN RD.  
 SUITE NO. 201  
 JUPITER, FL 33458  
 (561) 354-6186

PVP MIDWAY ST. LUCIE, LLC,  
 A DELAWARE LIMITED LIABILITY COMPANY  
 C/O PRISM VENTURE PARTNERS, LLC  
 675 W. INDIANTOWN RD.  
 JUPITER, FL 33458  
 (561) 354-6186

**ENGINEER:**  
 RUDD JONES, P.E.  
 7450 S. FEDERAL HIGHWAY  
 PORT ST. LUCIE, FL 34952  
 (772) 336-2933

**CERTIFICATION:**  
 THIS IS TO CERTIFY THAT THE PRELIMINARY PLAT SHOWN HEREON  
 MEETS THE CITY OF FT. PIERCE'S SUBDIVISION REGULATIONS AS  
 OUTLINED IN SUBDIVISION CODE SECTION 18-10.

DATE: FEBRUARY 13, 2014 BY: DAVID C. LIDBERG, P.S.W.  
 LICENSE NO. 3613  
 STATE OF FLORIDA

**LIDBERG LAND SURVEYING, INC.**  
 675 West Indiantown Road, Suite 200,  
 Jupiter, Florida 33458 TEL. 561-746-8454  
 LB4431

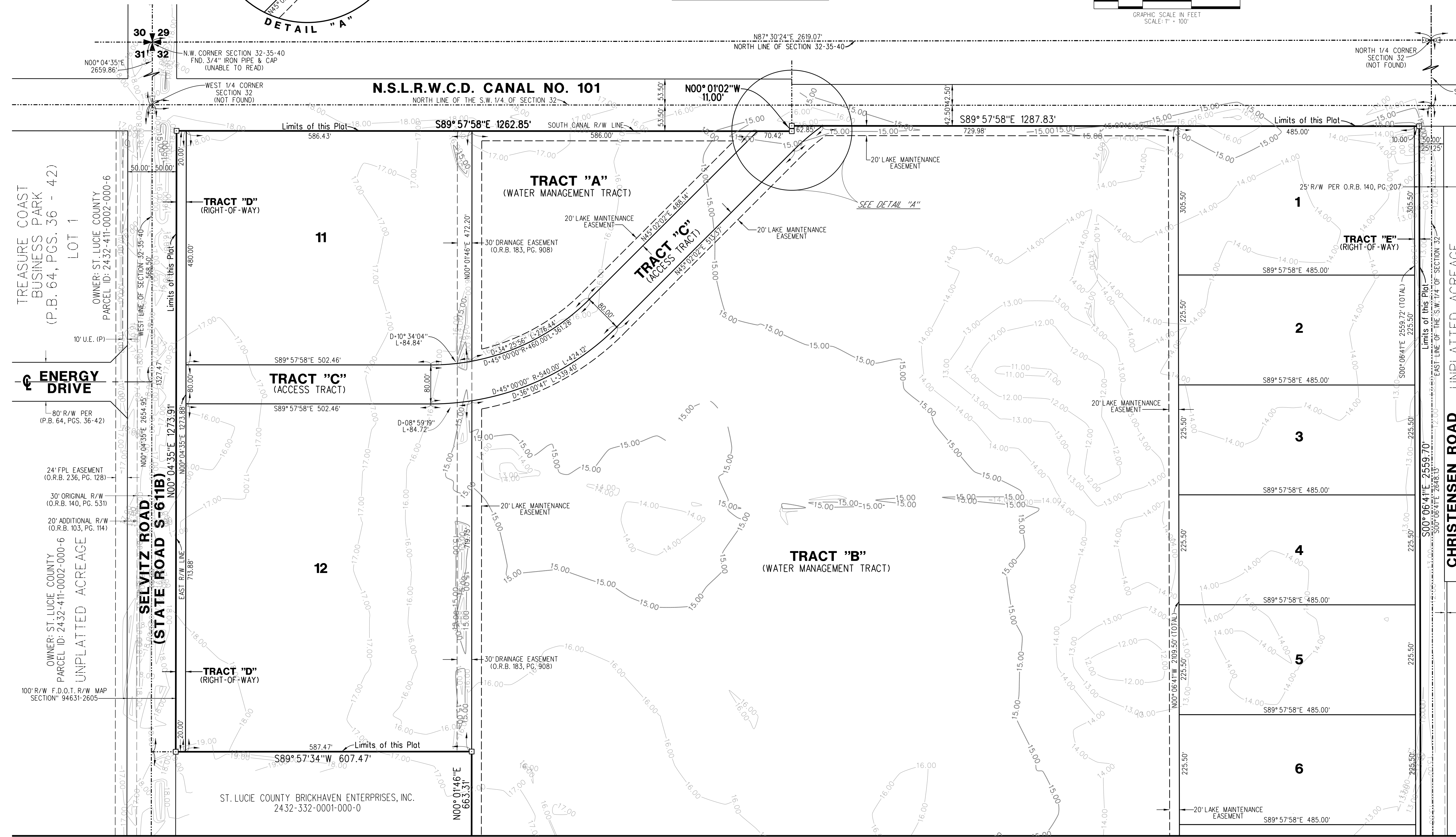
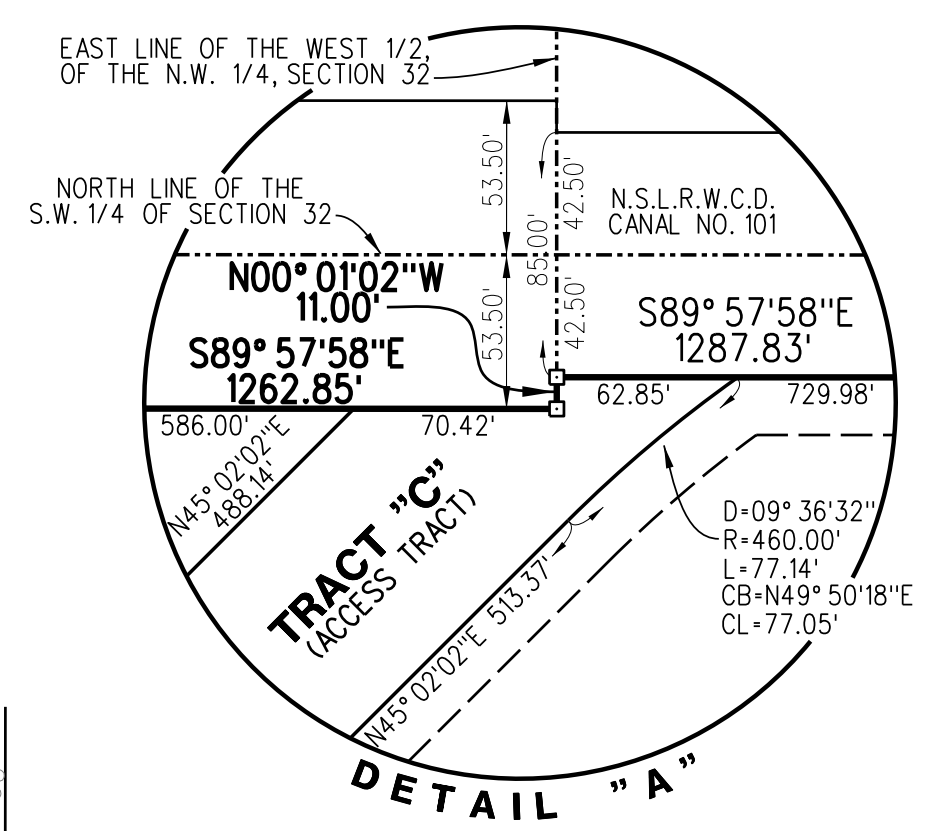
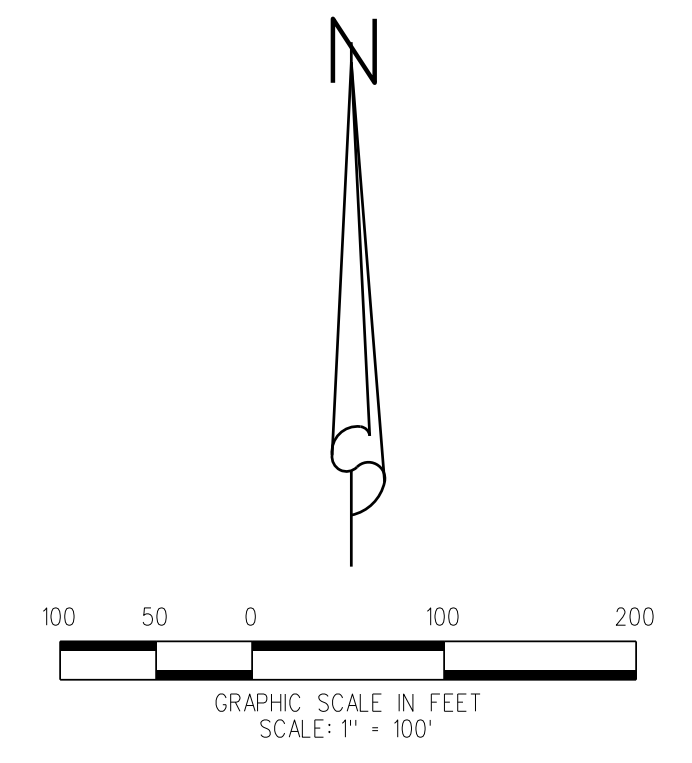
REF.	K:\JUST \ 323540 \ 13-040 \ 13-040-306 \ 13-040-306.DGN		
F.L.D.	J.P.	FB.	PG.
OFF.	CASASUS	638	75-80
CKD.	D.C.L.	SHEET	1 OF 3
		DATE	FEBRUARY 2014
		DWG.	D13-040P

# SELVITZ CROSSING

BEING A PORTION OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST,  
LYING IN THE CITY OF FT. PIERCE, ST. LUCIE COUNTY, FLORIDA

FEBRUARY 2014 SHEET 2 OF 3

**PRELIMINARY PLAT**



OWNER: PATRICIA B. LAWSON  
PARCEL ID: 2432-422-0001-000-6

OWNER: RUDOLPH KLAESSEN  
PARCEL ID: 2432-422-0002-000-3

OWNER: JOHANN KLAESSEN JR.  
PARCEL ID: 2432-423-0001-000-9

OWNER: GABRIELE KLAESSEN  
PARCEL ID: 2432-423-0001-040-1

OWNER: JACK C. & LAURIE L. MODINE  
PARCEL ID: 2432-423-0001-010-2

OWNER: JERARDO & CELLEN AUILAR  
PARCEL ID: 2432-801-0074-000-1

OWNER: OAK ALLEY POA, INC.  
PARCEL ID: 2432-801-0017-000-4

OWNER: EUGENE C. & JANE E. ROWLEY  
PARCEL ID: 2432-801-0075-000-8

5' ADDITIONAL R/W (P.B. 54, PGS. 26-30)

OAK ALLEY (P.B. 54, PGS. 26-30)  
OWNER: OAK ALLEY POA, INC.  
PARCEL ID: 2432-801-0004-000-0

UNPLATTED ACRES  
CHRISTENSEN ROAD

TREASURE COAST BUSINESS PARK (P.B. 64, PGS. 36 - 42)  
LOT 1  
OWNER: ST. LUCIE COUNTY  
PARCEL ID: 2432-411-0002-000-6

ENERGY DRIVE

OWNER: ST. LUCIE COUNTY  
PARCEL ID: 2432-411-0002-000-6  
UNPLATTED ACRES

SELVITZ ROAD (STATE ROAD S-611B)

ST. LUCIE COUNTY BRICKHAVEN ENTERPRISES, INC.  
2432-332-0001-000-0

MATCH LINE - SEE SHEET 3

**LEGEND:**  
□ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB4431" UNLESS OTHERWISE NOTED

**LIDBERG LAND SURVEYING, INC.**  
675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454  
LB4431

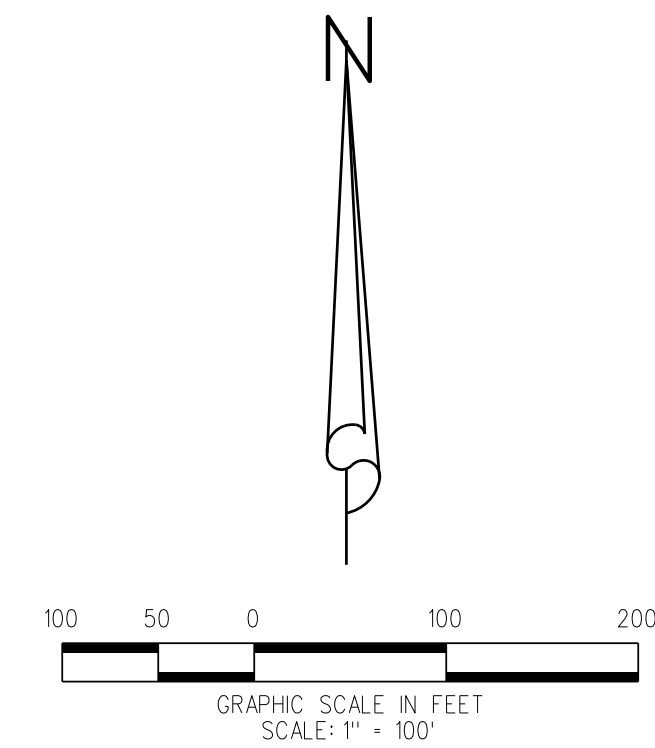
CD:	K:\JUST \ 323540 \ 13-040 \ 13-040-306 \ 13-040-306.DGN		
REF.			
FLD.	J.P.	FB.	PG.
OFF.	CASASUS	638	75-80
CKD.	D.C.L.	SHEET	2 OF 3
JOB	13-040-306		DATE
DATE	FEBRUARY 2014		DWG.
	D13-040P		

# SELVITZ CROSSING

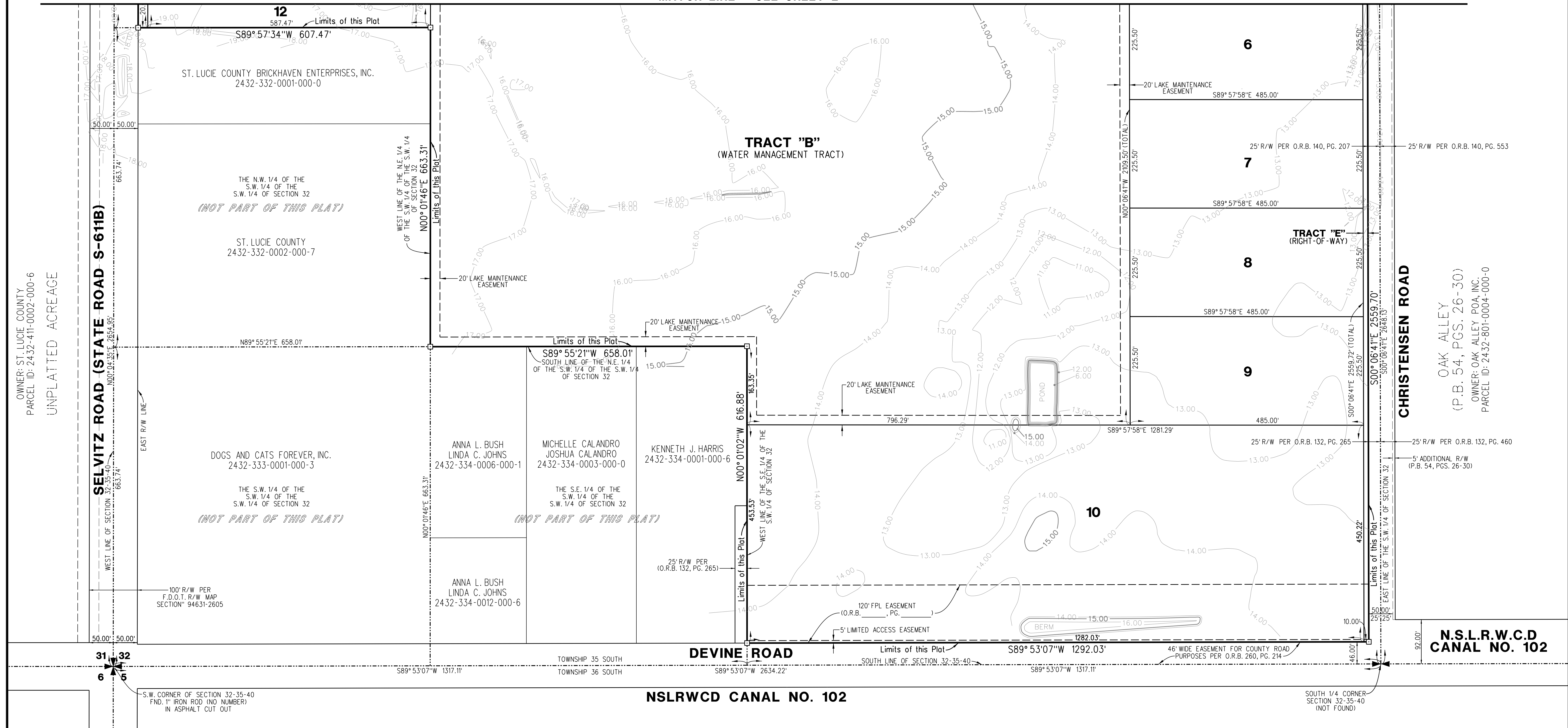
BEING A PORTION OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST,  
LYING IN THE CITY OF FT. PIERCE, ST. LUCIE COUNTY, FLORIDA

FEBRUARY 2014 SHEET 3 OF 3

**PRELIMINARY PLAT**



MATCH LINE - SEE SHEET 2



**LEGEND:**  
 DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB4431" UNLESS OTHERWISE NOTED

**LIDBERG LAND SURVEYING, INC.**  
 675 West Indiantown Road, Suite 200,  
 Jupiter, Florida 33458 TEL. 561-746-8454  
 LB4431

CAD:	K:\JUST \ 323540 \ 13-040 \ 13-040-306 \ 13-040-306.DGN		
REF.			
FLD.	J.P.	PG.	JOB 13-040-306
OFF.	CASASUS	638	DATE FEBRUARY 2014
CKD.	D.C.L.	SHEET 3 OF 3	DWG. D13-040P



**CITY OF FORT PIERCE  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION**

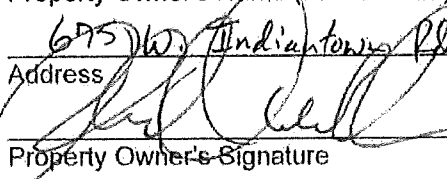
COMPREHENSIVE PLANNING ◊ DEVELOPMENT REVIEW  
HISTORIC PRESERVATION ◊ URBAN DESIGN ◊ URBAN FORESTRY ◊ ZONING

**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: \_\_\_\_\_  
16 Lot single family subdivision, Water management Tract, City park
5. Number of proposed parcels: 18
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 Trl #103 Jupiter FL 33458  
 Address State Zip  
 Manager of 4/16/13  
 Property Owner's Signature Date  
Affirmed Copy 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.