PRIMA VISTA COMMONS SITE PLAN SUBMITTAL

ST. LUCIE COUNTY
Planning & Development Services Department
Planning Division
2300 Virginia Avenue, Ft. Pierce, FL 34982
Office: 772-462-2822 – Fax: 772-462-1581
http://www.stlucieco.org/planning/planning.htm

DEVELOPMENT APPLICATION

Prior to submittal, all applications require a pre-application conference. Please contact the Planning Division to schedule an appointment.

Submittal Type [check each that applies]

Site Plan
☐ Major Site Plan
☐ Minor Site Plan
☐ Major Adjustment to Major Site Plan
☐ Major Adjustment to Minor Site Plan
☐ Major Adjustment to PUD/PNRD/PMUD
☐ Minor Adjustment to Major Site Plan
☐ Minor Adjustment to Minor Site Plan
☐ Minor Adjustment to PUD/PNRD/PMUD

Rezoning 4
☐ Rezoning (straight rezoning)
☐ Rezoning (includes PUD/PNRD/PMUD)
☐ Rezoning with Plan Amendment

Comprehensive Plan Amendment 1
☐ Future Land Use Map Change
☐ Comprehensive Plan Text Amendment

Other
☐ Administrative Relief
☐ Class A Mobile Home 5
☐ Developer Agreement (Submit per LDC 11.08.03)
☐ Power Generation Plants
☐ Extension to Development Order
☐ Historical Designation/Change 6
☐ Land Development Code Text Amendment 7
☐ Plat
☐ Post Development Order Change
☐ Re-Submittal # 8
☐ Shoreline Variance
☐ Stewardships – Sending/Receiving
☐ Telecom Tower (Submit per LDC 7.10.23)
☐ Transfer of Development Rights
☐ Waiver to LDC/Comp. Plan Requirements 8
☐ Appeal of Decision by Administrative Official 10

Planned Development
☐ Planned Town or Village (PTV)
☐ Planned Country Subdivision (PCS)
☐ Planned Retail Workplace (PRW)
☐ Prelim. Planned Unit Develop. (PUD)
☐ Prelim. Planned Mixed Use Develop. (PMUD)
☐ Prelim. Planned Non-Res. Develop. (PNRD)
☐ Final Planned Unit Develop. (PUD)
☐ Final Planned Mixed Use Develop. (PMUD)
☐ Final Planned Non-Res. Develop. (PNRD)

Conditional Use 1
☐ Conditional Use
☐ Major Adjustment to a Conditional Use
☐ Minor Adjustment to a Conditional Use

Variance 2
☐ Administrative Variance
☐ Variance
☐ Variance to Coastal Setback Line

Application Supplement Packages

1. Conditional Use
2. Variance
4. Comp. Plan Amendments
5. Class A Mobile Home
6. Historical Designation/Change
7. LDC Text Amendment
8. Re-Submittal
9. Waiver to LDC/Comp. Plan Requirements
10. Appeal of Decision by Administrative Official

Refer to Fee Schedule for applicable fees.
All required materials must be included at the time of submittal along with the appropriate non-refundable fee(s).

Received By
Planning Division
JUN 05 2014
St. Lucie County

Page 1 of 6
Revised June 21, 2010
FEE CALCULATION WORKSHEET
SITE DEVELOPMENT PLANS – Planning Division

Application Type: MAJOR ADJUSTMENT TO MAJOR SITE PLAN
Supplemental Application Package No.: ________
(Please provide separate fee calculation worksheet for each application type)

☐ BASE REVIEW FEE: $850 (A)
☐ CONCURRENCY FEE: $400 (B)
☐ ERD REVIEW FEE: $100 (C)
☐ UTILITIES $50
☐ PER ACREAGE CHARGE: $N/A (D)
☐ RESUBMITTAL FEE: (if applicable) $N/A (E)
☐ OTHER ______________________________ $N/A

SUBTOTAL OF BASIC FEES: $1,400

☐ PRE-APPLICATION MEETING FEE: (F) $(250____) deduction

Receipt No. of Payment: ____________
Date of Pre App: ____________

BALANCE OF FEES DUE: $1,150

SEPARATE CHECK FOR TRAFFIC IMPACT STUDY – Ordinance No. 06-047; amending Chapter 5.11.01 of the St. Lucie County Land Development Code
☐ $950.00 – Methodology Meeting (H) (If Applicable)

- Additional fees will be due if a 3rd party traffic study review is needed. These services will be invoiced to applicant upon receipt of quote of services from 3rd party.
- Please note: For all projects requiring public notice, you will be invoiced by St. Lucie County Planning Division. Refer to “Public Procedures”.
- Other fees may be applicable by other external reviewing agencies; ie. Fire District and proof of payment will be required prior to project approval. Pre-Application Meeting Request.

RAYMOND R. BRADICK
Applicant Name (Printed) __________________________ Signature of applicant ____________

(For office use only)

INTAKE REVIEWER - SIGNATURE ____________ DATE ____________

VERIFIED BY - SIGNATURE ____________ DATE ____________

File Number: ____________ Receipt Number: ____________

Page 2 of 6
Revised June 1, 2014
Submittal Requirements
The following checklist is provided as a reminder.
Please see applicable code sections for more detailed submittal requirements.
All Submittals MUST be in complete folded and collated sets.

All applications must include the following:
☑️ Application, completed in black ink, with property owner signature(s) and notary seal (1 original and 11 copies)
☐ Aerial Photograph – property outlined (available from Property Appraiser’s office)
☐ Property Deed
☑️ Legal description, in MS Word format, of subject property *
☐ Property Tax Map – property outlined (electronic copy not required)
☑️ Survey
☑️ 2 CDs of all documents submitted - with files named according to the Required Naming List. (attached)
☐ Concurrency Deferral Affidavit; or
☐ Description and analysis of the impact of the development on public facilities in accordance with the methodologies acceptable to the County (LDC Section 5.08.02). This will require a Transportation Assessment or a full Traffic Impact Report, if applicable.

Site Plan and Planned Development Applications must also include:
☑️ Site Plan 24"x36" at a scale of 1"=50’ (12 copies- folded, not rolled)
☑️ Boundary Survey – Signed and Sealed (12 originals)
☑️ Topographic Survey – Signed and Sealed (12 originals)
☐ Landscape Plan – Signed and Sealed (12 originals)
☐ Traffic Impact Report (TIR) (4 copies) if:
  ☑️ 50+ residential units
  ☑️ Development on N. or S. Hutchinson Island
  ☑️ Non-residential (see LDC Section 11.02.09(4))
☐ Environmental Impact Report (4 copies) if: (See LDC Section 11.02.09(5))
  ☑️ The property is ten acres or greater
  ☑️ The property, regardless of size, contains a wetland;
  ☑️ The property is identified on the “Native Habitat Inventory for SLC”;
  ☑️ The proposed development is located in whole, or part, within the One Hundred Year Flood Plain;
  ☑️ Development on N. or S. Hutchinson Island

Development Order Extension Applications only require the following:
☐ Letter of justification – submitted at least 2 weeks prior to expiration. (LDC 11.02.06)
☐ Updated Traffic Analysis if applicable (4 copies)
☐ Approved Resolution or GM Order

*Please note: Only a surveyor, attorney, or title agent is authorized to provide a legal description. The legal description provided on the property appraiser’s website is not valid for our purposes. The legal description you provide us will be used in all future documentation. If it is incorrect, it will invalidate the results of any hearing(s).
Project Information

Project Name: PRIMA VISTA COMMONS - MAJOR ADJUSTMENT TO MAJOR SITE PLAN
Site address: LENNARD ROAD

Parcel ID Number(s):
3414-501-0608-150-6

Legal Description: (Attach additional sheets if necessary - also must be provided in MS Word format on CD)
SEE ATTACHED.

Property location - Section/Township/Range: 23/36 S/40E
Property size - acres: 13.74 Square footage:
Future Land Use Designation: RU
Zoning District: RM-5

Description of project: (Attach additional sheets if necessary)
120 UNIT SENIOR HOUSING LIVING COMMUNITY

Type of construction (check all applicable boxes):

☐ Commercial Total Square Footage: Existing __________ Proposed: __________
☐ Industrial Total Square Footage: Existing __________ Proposed: __________
☐ Residential No. of residential units: Existing __________ Proposed: __________
☐ No. of subdivided lots: Existing __________ Proposed: __________
☐ Other Please specify: _______________________________________________________________________

Number and size of out parcels (if applicable): __________________________________________________________________________
LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTH HALF OF LOT 8 AND PART OF LOTS 9, 10, AND 11, BLOCK 2, ST. LUCIE GARDENS, LOCATED IN SECTION 23, TOWNSHIP 36 SOUTH, RANGE 40 EAST, AS RECORD IN PLAT BOOK 1, PAGE 35, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8 INCH IRON ROD AND CAP STAMPED "LB 1221" MARKING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA THENCE NORTH 00 DEGREES 15 MINUTES 06 SECONDS WEST ALONG THE WEST LINE OF SAID QUARTER, A DISTANCE OF 1658.15 FEET; THENCE DEPARTING SAID WEST LINE RUN NORTH 89 DEGREES 57 MINUTES 02 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE AFORESAID LOT 8, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00 DEGREES 15 MINUTES 06 SECONDS EAST PARALLEL WITH THE AFORESAID WEST LINE A DISTANCE OF 622.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 01 DEGREE 16 MINUTES 03 SECONDS, A CHORD BEARING OF SOUTH 00 DEGREES 53 MINUTES 07 SECONDS EAST, AND A CHORD LENGTH OF 22.12 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 00 DEGREES 15 MINUTES 06 SECONDS EAST RUN SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 22.12 FEET; THENCE NORTH 88 DEGREES 28 MINUTES 51 SECONDS EAST ALONG A RADIAL LINE EXTENDING PERPENDICULAR FROM SAID CURVE A DISTANCE OF 56.48 FEET; THENCE SOUTH 35 DEGREES 11 MINUTES 46 SECONDS EAST A DISTANCE OF 272.46 FEET; THENCE SOUTH 52 DEGREES 21 MINUTES 26 SECONDS EAST A DISTANCE OF 35.43 FEET; THENCE SOUTH 25 DEGREES 57 MINUTES 51 SECONDS EAST A DISTANCE OF 44.03 FEET; THENCE SOUTH 61 DEGREES 57 MINUTES 44 SECONDS EAST A DISTANCE OF 184.38 FEET; THENCE SOUTH 33 DEGREES 15 MINUTES 41 SECONDS EAST A DISTANCE OF 35.45 FEET; THENCE SOUTH 01 DEGREE 55 MINUTES 46 SECONDS EAST A DISTANCE OF 116.06 FEET; THENCE SOUTH 23 DEGREES 30 MINUTES 08 SECONDS EAST A DISTANCE OF 108.92 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 272.68 FEET, A CENTRAL ANGLE OF 37 DEGREES 54 MINUTES 01 SECOND, A CHORD BEARING OF SOUTH 44 DEGREES 21 MINUTES 05 SECONDS EAST, AND A CHORD LENGTH OF 177.10 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 25 DEGREES 24 MINUTES 04 SECONDS EAST RUN SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 180.37 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 858.86 FEET, A CENTRAL ANGLE OF 07 DEGREES 07 MINUTES 42 SECONDS, A CHORD BEARING OF SOUTH 66 DEGREES 51 MINUTES 56 SECONDS EAST, AND A CHORD LENGTH OF 106.78 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 63 DEGREES 18 MINUTES 05 SECONDS EAST RUN SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 106.85 FEET; THENCE SOUTH 30 DEGREES 19 MINUTES 34 SECONDS EAST A DISTANCE OF 58.95 FEET; THENCE SOUTH 16 DEGREES 39 MINUTES 35 SECONDS WEST A DISTANCE OF 101.74 FEET; TO A POINT OF NON-TANGENCY OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 08 DEGREES 56 MINUTES 09 SECONDS, A CHORD BEARING OF SOUTH 77 DEGREES 48 MINUTES 29 SECONDS EAST, AND A CHORD LENGTH OF 155.80 FEET; THENCE FROM A TANGENT BEARING OF SOUTH 73 DEGREES 20 MINUTES 25 SECONDS EAST RUN SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 155.96 FEET TO THE EAST LINE OF THE AFORESAID LOT 11; THENCE NORTH 00 DEGREES 12 MINUTES 42 SECONDS WEST ALONG SAID EAST LOT LINE A DISTANCE OF 1278.27 FEET TO THE NORTHEAST CORNER OF SAID LOT 11; THENCE SOUTH 89 DEGREES 57 MINUTES 52 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 11 A DISTANCE OF 330.72 FEET TO THE CORNER COMMON TO SAID LOTS 8, 9 AND 11; THENCE NORTH 00 DEGREES 13 MINUTES 30 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 8 A DISTANCE OF 331.79 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF SAID LOT 8; THENCE DEPARTING THE AFORESAID EAST LOT LINE RUN SOUTH 89 DEGREES 57 MINUTES 2 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID LOT 8 A DISTANCE OF 531.59 FEET TO THE POINT OF BEGINNING. CONTAINING 19.84 ACRES, MORE OR LESS.
SPECIAL NOTICE
(PLEASE READ BEFORE SIGNING ACKNOWLEDGMENTS BELOW)
Submission of this application does not constitute the granting of approval. All appropriate requirements must be met prior to this project being presented for approval to the appropriate authority. St. Lucie County reserves the right to request additional information to ensure a complete review of this project.

ACKNOWLEDGMENTS

<table>
<thead>
<tr>
<th>Applicant Information (Property Developer):</th>
<th>Agent Information:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Business Name: DYBRA PSL DEV., LLC</td>
<td>Business Name: DYBRA PSL DEV., LLC</td>
</tr>
<tr>
<td>Name: RAYMOND R. BRADICK</td>
<td>Name: RAYMOND R. BRADICK</td>
</tr>
<tr>
<td>Address: 529 VERSAILLES DR. #210</td>
<td>Address: 529 VERSAILLES DR. #210</td>
</tr>
<tr>
<td>Maitland, FL 32751</td>
<td>Maitland, FL 32751</td>
</tr>
<tr>
<td>(Please use an address that can accept overnight packages)</td>
<td>(Please use an address that can accept overnight packages)</td>
</tr>
<tr>
<td>Phone: 321-354-9607</td>
<td>Phone: 321-354-9607</td>
</tr>
<tr>
<td>Fax: 407-649-8664</td>
<td>Fax: 407-649-8664</td>
</tr>
<tr>
<td>Email: <a href="mailto:RBFX@AOL.COM">RBFX@AOL.COM</a></td>
<td>Email: <a href="mailto:RBFX@AOL.COM">RBFX@AOL.COM</a></td>
</tr>
</tbody>
</table>

Please note: both applicant and agent will receive all official correspondence on this project.

Property Owner Information
This application and any application supplement will not be considered complete without the notarized signature of all property owners of record, which shall serve as an acknowledgment of the submittal of this application for approval. The property owner's signature below shall also serve as authorization for the above applicant or agent to act on behalf of said property owner.

Raymond R. Bradick
Property Owner Signature
Mailing Address: 529 VERSAILLES DR. #210
Maitland, FL 32751

Raymond R. Bradick
Property Owner Name (Printed)
Phone: 321-354-9607
If more than one owner, please submit additional pages

STATE OF Florida, COUNTY OF Orange
The foregoing instrument was acknowledged before me this 2ND day of June 20, 14 by Raymond R Bradick who is personally known to me or who has produced

Deborah F. Ragan
Signature of Notary

Type or Print Name of Notary

EE 47461 Commission Number (Seal)

Page 5 of 6
Revised June 1, 2014