

INDIAN RIVER COUNTY
PLANNED DEVELOPMENT APPLICATION

Please indicate the type of application being submitted:

Conceptual PD Special Exception:

Concurrent Conceptual PD Special Exception & Preliminary PD:

Preliminary Planned Development:

Final Planned Development:



X

Note: For a PD rezoning also include the appropriate rezoning application.

PROJECT NAME: Lost Tree Preserve PD, Phase 1

Plan Number: PD- 10 - 08 - 01

Project #: Lost Tree Preserve, 99040238 - 80798

PROPERTY OWNER: (PLEASE PRINT)

Lost Tree Preserve, LLC

NAME

3399 PGA Blvd. Suite 240

ADDRESS

Palm Beach Gardens, FL 33410

CITY, STATE, ZIP

561-526-9711

PHONE NUMBER

cbayer7@comcast.net

EMAIL ADDRESS

Charles M. Bayer, Jr.

CONTACT PERSON

APPLICANT (PLEASE PRINT)

Stephen R. Melchiori

NAME

4455 A-1-A, Suite 234

ADDRESS

Vero Beach, FL

CITY, STATE, ZIP

772-473-0393

PHONE NUMBER

SRM5127@gmail.com

EMAIL ADDRESS

Stephen R. Melchiori

CONTACT PERSON

PROJECT ENGINEER: (PLEASE PRINT)

Masteller and Moler, Inc.

NAME

1655 27th Street, Suite #2

ADDRESS

Vero Beach, FL 32960

CITY, STATE, ZIP

772-567-5300

PHONE NUMBER

SEMOLER@bellsouth.net

EMAIL ADDRESS

Steven E. Moler, P.E.

CONTACT PERSON

AGENT (PLEASE PRINT)

Stephen R. Melchiori

NAME

4455 A-1-A, Suite 234

ADDRESS

Vero Beach, FL 32963

CITY, STATE, ZIP

772-473-0393

PHONE NUMBER

SRM5127@gmail.com

EMAIL ADDRESS

Stephen R. Melchiori

CONTACT PERSON


SIGNATURE OF OWNER OR AGENT

TAX PARCEL ID #(s) OF SUBJECT PROPERTY: 31-39-10-00000-3000-00016.0

PROPERTY CLASSIFICATION(S):

Land Use Designation	Zoning District	Acreage
G/I and L-I	PD	54 +/-

TOTAL PROJECT ACREAGE: 217 +/-

EXISTING SITE USE(S): Vacant

PROPOSED SITE USE(S) AND INTENSITY (e.g. # of units, square feet by use):

Residential 389 S/F 64 M/F

Phase 1 only includes lots 1 - 82

Tract H open space + Rec, Tract F upland Preserve, Tract A upland preserve
Tract B upland preserve, Tract C Stormwater, Tract D upland preserve Tract E

**** PLEASE COMPLETE THE SUBMITTAL CHECKLIST ****

Stormwater

The following items must be attached to the application:

Tract I open space + Recreation

Tract G Stormwater

X If the applicant is other than the owner(s), a sworn statement of authorization from the owner;

On File Two deeds and a verified statement naming every individual having legal or equitable ownership in the property; if owned by a corporation, provide the names and address of each stockholder owning more than 10% of the value of outstanding corporation shares;

On File Two copies of the owner's recorded warranty deed;

X A check, money order or cash made payable to "Indian River County":

Planned Development Request - Conceptual PD Special Exception

less than 20 acres	\$ 2075.00	
20-40 acres	2475.00	
over 40 acres	2575.00	+ 100.00 for each additional 25 acres over 40 acres

Preliminary PD Plan

less than 20 acres	\$ 1150.00	
20-40 acres	1250.00	
over 40 acres	1300.00	+ 50.00 for each additional 25 acres over 40 acres

Final PD Plans	\$ 1400.00
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For concurrent applications: combine the appropriate fees and subtract \$400.00.

X Ten sets of complete Conceptual, Preliminary or Final PD (final plat plans must be signed and sealed by surveyor). Plans as per Chapter 915, pursuant to the type of approval being requested.

N/A Any requirements of the zoning or subdivision ordinance which the applicant is requesting to be waived (such as minimum lot width and size, street frontage requirements, setbacks, etc.), shall be clearly indicated by section and paragraph numbers, together with the rationale for the waiver request(s), on an attached sheet.

N/A 2 Aerials for conceptual or preliminary PDs

N/A Itemized response to pre-application for conceptual or concurrent applications

X 2 sealed surveys

N/A 3 sets of floor plans and elevation for commercial or multi-family buildings

On File Written Statement and Photograph of Posted Sign

For Final Plat's only

_____ Letter from developer providing timeline for achieving the 75% completion threshold for the overall subdivision improvement

ONE OF THE FOLLOWING SETS OF REQUIRED IMPROVEMENT DOCUMENTS:

CONSTRUCTION COMPLETE - BUILT OUT:

_____ Certificate of Completion from Public Works or copy of letter to Public Works and Utilities requiring inspection of improvements.

IF IMPROVEMENTS ARE DEDICATED TO THE PUBLIC:

_____ Original Engineer's Certified Cost Estimate for Improvements (signed and sealed)

Failure to provide information on which option is being selected may result in a delay in processing the application.

—OR—

CONSTRUCTION INCOMPLETE - BOND OUT:

X _____ Original Engineer's Certified Cost Estimate for Improvements (signed and sealed; note items to be completed or percent completed at 75% threshold for overall subdivision).

_____ * PRELIMINARY COST ESTIMATE ATTACHED, CERTIFIED ESTIMATE TO PROVIDED AT 75% THRESHOLD
Statement that improvements are nearing completion and a certificate of completion will be obtain prior to final plat approval

Copies of Documents to be recorded with the final plat:

- | | | | |
|----|--|----------|-------|
| a. | Covenants, Deed Restrictions, Bylaws, etc. or Statement There Are None | <u>X</u> | _____ |
| b. | Property Owner's Association Articles of Incorporation or statement indicating why recording of POA is NOT required. | <u>X</u> | _____ |