

**DEVELOPMENT TEAM**  
**PROPERTY OWNER:** SANDPIPER GROUP, INC.  
 411 NE 8TH AVENUE  
 DELRAY BEACH, FL 33483  
**AGENT:** THOMAS LUCIDO & ASSOCIATES, P.A.  
 100 AVENUE A, SUITE 2A  
 FORT PIERCE, FL 34950  
**ENGINEER:** LBFH, INC.  
 2222 COLONIAL ROAD, SUITE 201  
 FORT PIERCE, FL 34950  
**LANDSCAPE ARCHITECT:** THOMAS LUCIDO & ASSOCIATES, P.A.  
 100 AVENUE A, SUITE 2A  
 FORT PIERCE, FL 34950  
**SURVEYOR:** TED PHILLIPS, P.S.M.  
 3550 S.W. CORPORATE PARKWAY  
 PALM CITY, FL 34950

RS-4

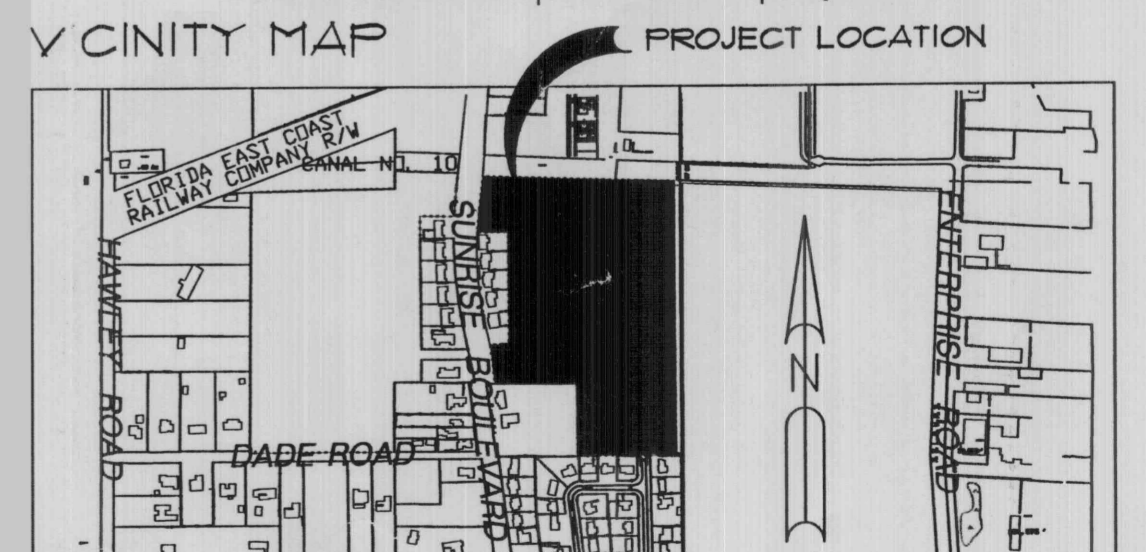
**UTILITY PROVIDER:** F.P.W.A.  
**SITE DATA:**  
 TOTAL SITE AREA: 20.82 ACRES  
 DWELLING UNITS: 123  
 DENSITY: 5.9 DU/AC  
 EXISTING ZONING: RM-9  
 PROPOSED ZONING: FUD  
 BUILDING AREA: 33,600 SF.  
 PARKING REQUIRED: 63 SPACES  
 PARKING PROVIDED: 80 SPACES  
 IMPERVIOUS AREA: 9.96 ACRES (48%)  
 PERVIOUS AREA: 10.86 ACRES (52%)  
**FUD OPEN SPACE REQUIREMENTS:**  
 40% OF SITE AREA REQUIRED  
 TOTAL SITE AREA: 20.82 ACRES  
 REQUIRED OPEN SPACE: 8.32 ACRES  
 PROPOSED COMMON OPEN SPACE: 1.66 ACRES  
 PROPOSED TOTAL OPEN SPACE: 9.98 ACRES  
 FRONT SETBACK: 10'  
 REAR SETBACK: 15'  
 SIDE YARD SETBACK: 10'  
 MAXIMUM HEIGHT: 45'  
 BUILDING COVERAGE: 40%

**General Notes:**  
 o All landscaping shall comply to Section 22-1175, Landscape Code, of the Code of Ordinances of the City of Fort Pierce, including plant material grades, standards, installation and maintenance.  
 o All plants shall conform to established nursery grades and standards to be Florida No 1 or better, and shall be free of diseases and insects at the time of installation.  
 o Trees used to meet the landscape requirements shall be a minimum of twelve (12) feet in height and have a caliper of at least two and one-half (2.5) inches at a point four and one-half (4.5) feet above ground level and a spread of at least five (5) feet. (Except for palms, which shall have a minimum clear trunk of 10'). All required trees shall have a minimum of at least five (5) feet of clear trunk wood.  
 o Required shrubs shall be a minimum of twenty-four (24) inches in height when planted. Hedges, where required, shall be planted and maintained so as to form a thirty-six (36) inch or higher continuous, unbroken, solid, visual screen.  
 o Groundcovers used to meet the landscape req. shall be planted in such a manner as to present a finished appearance and reasonably complete coverage within twelve (12) months after planting.  
 o Irrigation will conform to local and state regulations regarding water conservation. All landscape areas will receive 100% irrigation coverage.  
 o All signs shall comply with the provisions in Chapter 15 of the Code of Ordinances of the City of Fort Pierce.  
 o Building separation to be no less than twelve (12) feet per St. Lucie County Fire District.

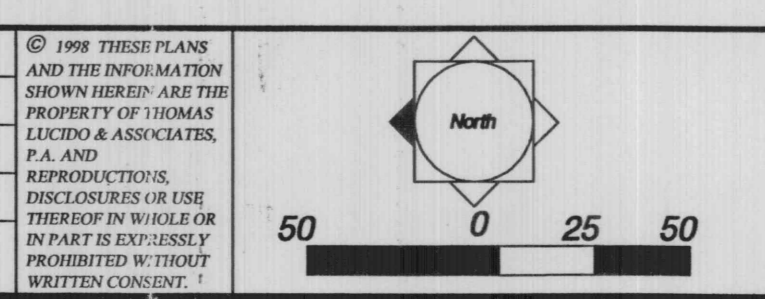
**LANDSCAPE REQUIREMENTS:**  
 LANDSCAPE AREA REQUIRED  
 o VEHICULAR USE AREA ADJACENT TO R/W  
 444' x 10' = 4,440 SQ. FT.  
 o VEHICULAR USE AREA ADJACENT TO PROPERTY LINES  
 372' x 10' = 3,720 SQ. FT.  
 o INTERIOR VEHICULAR USE AREAS  
 188,566 SQ. FT. / 15 SQ. FT. = 12,571 SQ. FT.  
 TOTAL LANDSCAPE AREA REQUIRED: 20,131 SQ. FT.  
 LANDSCAPE AREA PROVIDED: 20,118 SQ. FT.  
**TREES REQUIRED**  
 o VEHICULAR USE AREA ADJACENT TO R/W  
 4,440 SQ. FT. / 300 = 15 TREES  
 o VEHICULAR USE AREA ADJACENT TO PROPERTY LINES  
 3,720 SQ. FT. / 200 = 19 TREES  
 o INTERIOR VEHICULAR USE AREAS  
 12,571 SQ. FT. / 100 = 126 TREES  
 TOTAL TREES REQUIRED: (15+19+126) = 160 TREES  
 INNOVATIVE RESIDENTIAL DENSITY BONUS  
 ADDITIONAL 10% LANDSCAPE (160+16) = 176 TREES  
 TREES PROVIDED: 191 TREES

LEGEND SPECIE MIX		
	MIX 1	MIX 2
	LIVE OAK	SOUTHERN MAGNOLIA
	EAST PALATKA HOLLY	DAHOON HOLLY
	WAX MYRTLE	LIGUSTRUM TREE
	SILVER BUTTONWOOD	RED CEDAR
	CABBAGE PALM	WASHINGTON PALM
	ROYAL PALM	PAURTOTIS PALM
	INDIAN HAWTHORN	YAUPON HOLLY
	PITTOSPORUM	FLORIDA ANISE
	GREEN BUTTONWOOD	SWEET VIBURNUM
	EXISTING TREE CANOPY	

The legend illustrates possible plant palette combinations which will be used upon preparation of final drawings for landscape and irrigation installation. This is provided to inform the city staff of an intended plant selection with plan graphic key as shown on the site plan. Variations to the plant palette may be made upon further design refinement with final details provided to the staff for information and filing purposes at the time of construction plan approval. The overall intent of this document is to illustrate conformance to the City of Fort Pierce Landscape Code and to convey the landscape concept to be used in the development of the project.



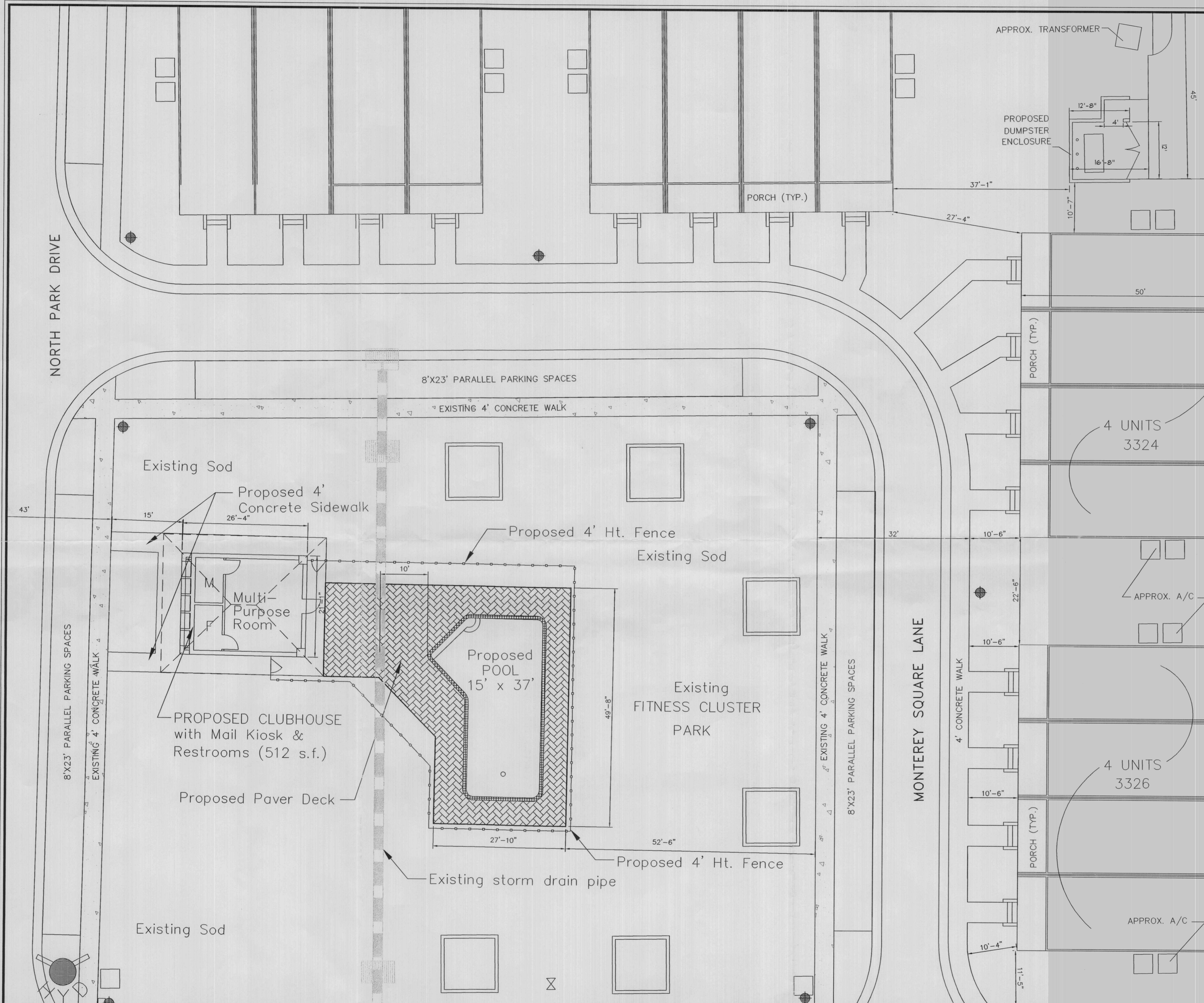
Scale: 1"=50'-0"	1	01.29.03	Rev. per City of Ft. Pierce Comments
Drawn by: JK	2	04.11.03	Rev. per Owner Comments
Checked by: GB	3	06.11.03	Rev. per Engineer plan
CADD No: B575-LP			
Date: 01.16.03	No.	Date	Description of Revision



**Development Team:**  
 Thomas Lucido & Associates, P.A.  
 Land Planning/Landscape Architecture  
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 100 Avenue A, Suite 2A, Ft. Pierce, FL 34950 561-467-1301, Fax 561-467-1303

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**Magnolia Square**  
 City of Fort Pierce  
**Preliminary and Final Development Plan**



**DEVELOPMENT TEAM**

**PROPERTY OWNER:** GURNEE ENTERPRISES, INC.  
411 NE 8TH AVENUE  
DELRAY BEACH, FL 33483

**AGENT:** LUCIDO & ASSOCIATES  
100 AVENUE A, SUITE 2A  
FORT PIERCE, FL 34950

**ENGINEER:** LBFH, INC.  
2222 COLONIAL ROAD, SUITE 201  
FORT PIERCE, FL 34950

**LANDSCAPE ARCHITECT:** LUCIDO & ASSOCIATES  
100 AVENUE A, SUITE 2A  
FORT PIERCE, FL 34950

**SURVEYOR:** TED PHILLIPS, P.S.M.  
3550 S.W. CORPORATE PARKWAY  
PALM CITY, FL 34990

**UTILITY PROVIDER:** F.P.U.A.

**SITE DATA:**

TOTAL SITE AREA: 20.82 ACRES

DWELLING UNITS: 123

DENSITY: 5.9 DU/AC

EXISTING ZONING: PUD

BUILDING AREA: 33,600 S.F.

PARKING REQUIRED: 63 SPACES

PARKING PROVIDED: 80 SPACES

IMPERVIOUS AREA: 9.96 ACRES (48%)

PERVIOUS AREA: 10.86 ACRES (52%)

**PUD OPEN SPACE REQUIREMENTS:**

40% OF SITE AREA REQUIRED

TOTAL SITE AREA: 20.82 ACRES

REQUIRED OPEN SPACE: 8.32 ACRES

PROPOSED COMMON OPEN SPACE: 7.66 ACRES

PROPOSED TOTAL OPEN SPACE: 9.75 ACRES

FRONT SETBACK: 10'

REAR SETBACK: 15'

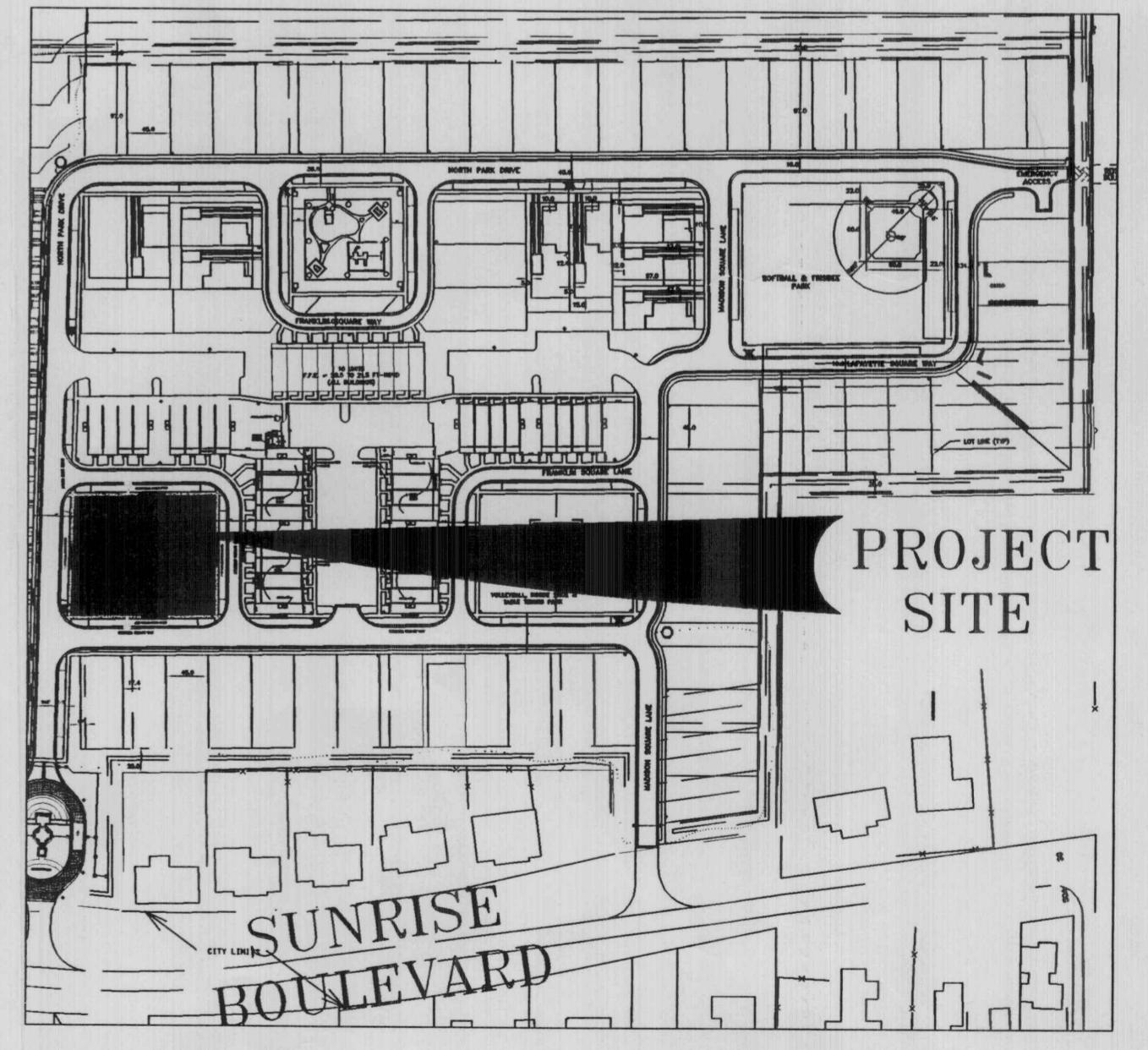
SIDE YARD SETBACK: 10'

MAXIMUM HEIGHT: 45'

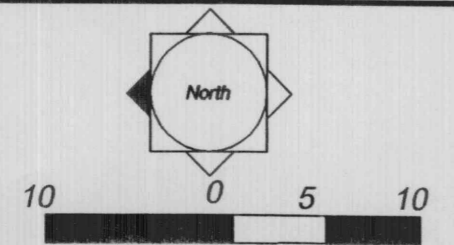
BUILDING COVERAGE: 40%

**Minor Amendment:**

1. This site plan was previously approved on April 22, 2003.
2. The purpose of this amendment is the addition of the Clubhouse amenity with restrooms, mail kiosk and pool.



Scale:	1"=10'-0"	1	12.13.06	Revise Minor Amendment per Owner
Drawn by:	SNS/JK			
Checked by:	GB			
CADD No.:	B575-AS-Pool			
Date:	11.21.06	No.	Date	Description of Revision



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**Magnolia Square**  
City of Fort Pierce  
**Minor Amendment to Approved Site Plan**