

# Savannah Ridge

Major Site Plan  
Design Review  
Conditional Use w/ New Const.

City of Fort Pierce, FL

**yes!**  
↑  
communities



**Owner/Applicant**

Yes Sandhill Exp, LLC  
5050 S. Syracuse Street, Ste 200  
Denver CO, 80237

**Agent/Land Planner/Landscape Architect**

Lucido & Associates  
701 Southeast Ocean Boulevard  
Stuart, Florida 34994

**Civil Engineer**

AVA Engineers, Inc.  
4201 Baymeadows Rd., Ste 3  
Jacksonville, FL 32217

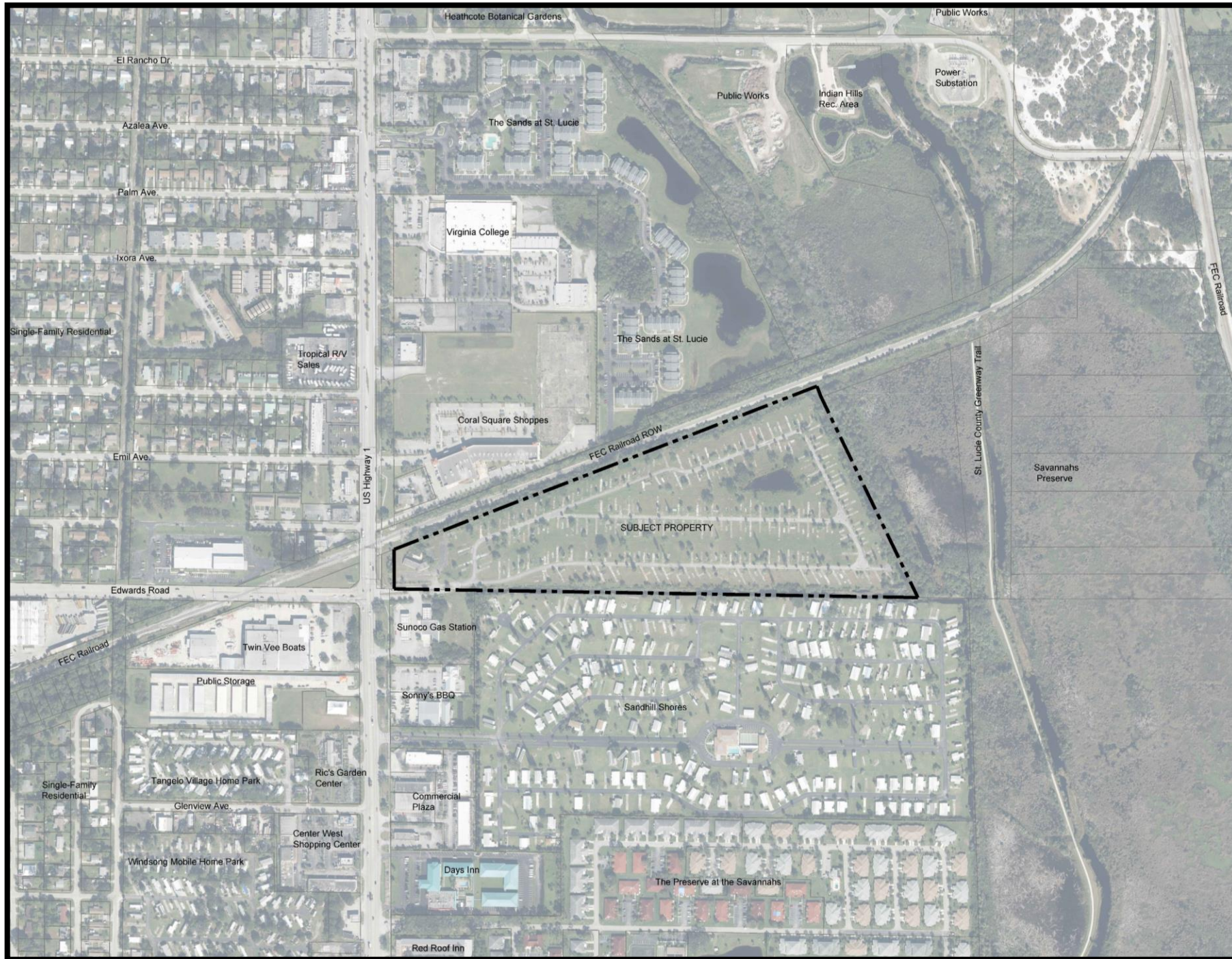
**Architect**

Brent A. Wood Architecture  
20 SE Ocean Blvd.  
Stuart, FL 34994

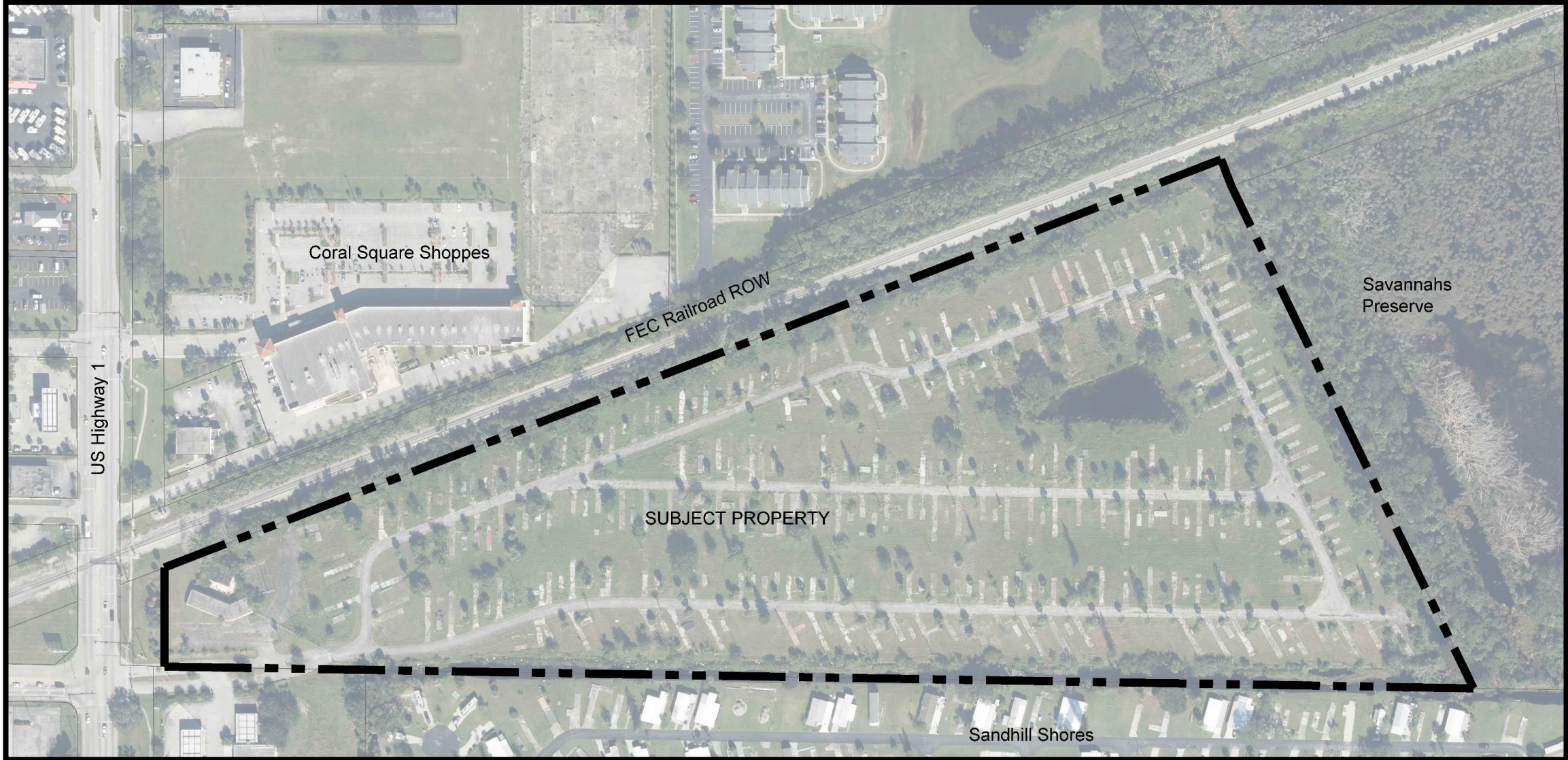
**Surveyor**

Karner Surveying, Inc.  
2740 SW Martin Downs Blvd. Ste. 333  
Palm City, FL 34990

CONTEXT AERIAL



S I T E  
A E R I A L



**Site Data**

**Total Site Area:** \_\_\_\_\_ **31.145 ac.**

**Existing Use:** \_\_\_\_\_ **Vacant**

**Existing Future Land Use:** \_\_\_\_\_ **RM**

**Existing Zoning:** \_\_\_\_\_ **R-4**

**Product Type:** \_\_\_\_\_ **Manufactured Homes**

**Total Units:** \_\_\_\_\_ **202 Du's**

**Gross Density:** \_\_\_\_\_ **6.5 DU's/ac.**

**Impervious Area:** \_\_\_\_\_ **13.30 ac. (42.7%)**

**Pervious Area:** \_\_\_\_\_ **17.845 ac. (57.3%)**

**202 Manufactured Home Sites (min. 4,000 sf. / 100' deep x 40' wide – varies)  
Net decrease of approximately 7 home sites from original development**

**Rehab existing site utilities as needed  
Water, Wastewater, Stormwater, Electric, Fiber, etc.**

**Mill and resurface existing internal driveways  
20' min. pavement width**

**Installation of new building pads  
Crushed rock base and anchoring system**

**Installation of 4' concrete sidewalks  
Conc. sidewalks along 1 side of internal driveways**

**Installation of street lighting  
Replace existing with new and add lighting**

**Renovation of existing amenity area  
3,600 SF. Clubhouse, parking, pool/patio, active play, outdoor kitchen**

**Installation of landscape and buffering  
Amenity and entry areas, buffering, street trees**

**Removal of invasive exotics**

**Board of Adjustment granted the following variances:**

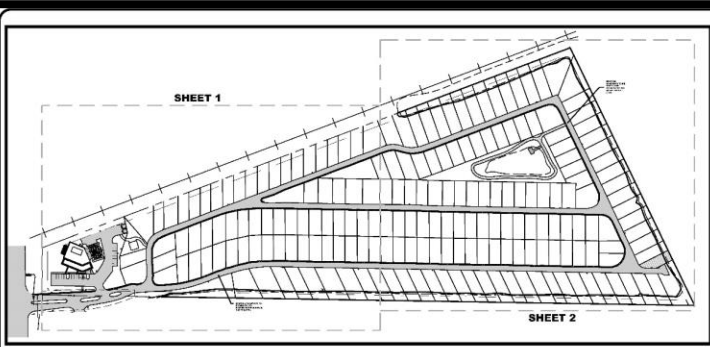
**Sec. 125-246(2)(b) – Allow min. pavement width of 20' vs. 30'**

**Sec. 125-246(3)(c) – Removed requirement for central laundry facilities**

**Sec. 125.246(11)(a) – Removed requirement for central storage facility**

**Sec. 125-319(4) – Removed requirement for storage on each lot**

# SITE PLAN



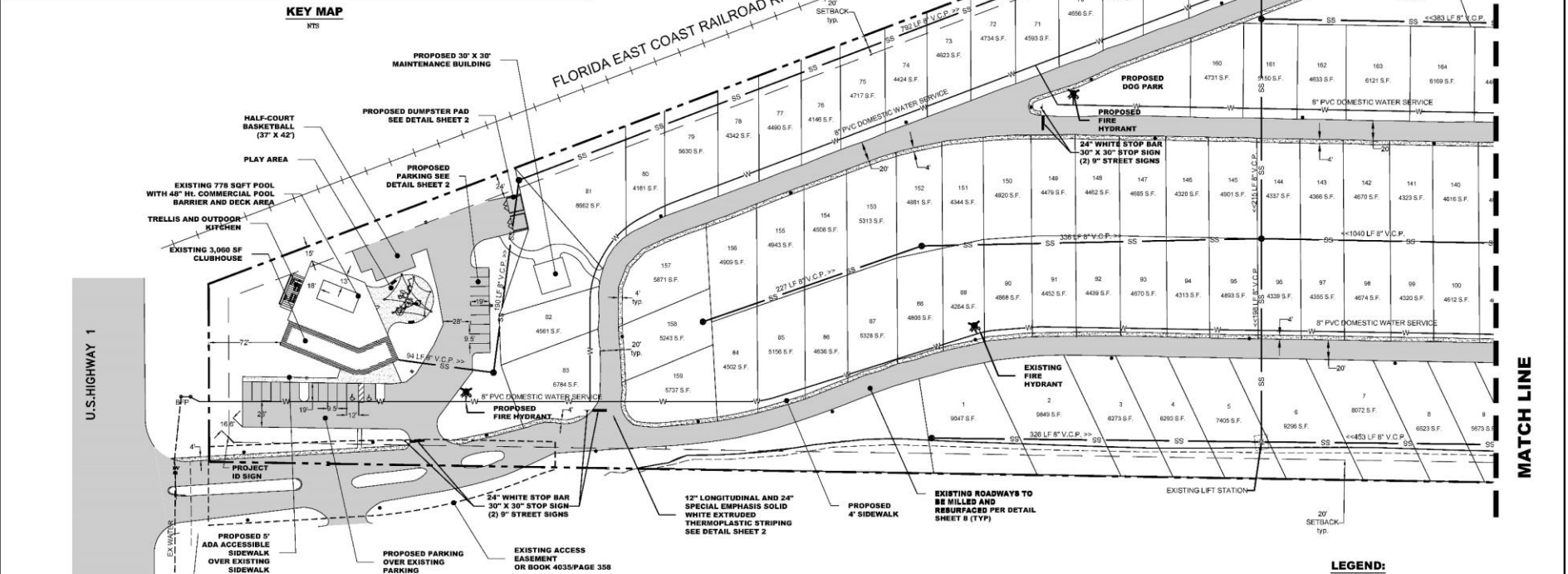
**KEY MAP**  
N79

**GENERAL NOTES:**

1. PARKING SPACE STRIPING SHALL CONFORM TO SECTION 22-60C(3)(6) OF THE FORT PIERCE CITY CODE.
2. A FENCE SHALL BE PLACED AROUND ALL BACK FLOW PREVENTION DEVICES IN ACCORDANCE WITH SECTION 22-70(D) OF THE FORT PIERCE CITY CODE.
3. ALL INTERIOR SIDEWALKS TO BE 5' WIDE MINIMUM.
4. PARKING SPACE BUMPER PAISLS SHALL COMPLY WITH SECTION 22-60C(7) OF THE FORT PIERCE CITY CODE.
5. CHAPTERS 17 AND 22, AS WELL AS ARTICLE XI, OF THE CITY OF FORT PIERCE CODES SHALL BE ADHERED TO.
6. ALL SIGNAGE TO COMPLY WITH CHAPTER 15 OF THE CITY OF FORT PIERCE CODES OF ORDINANCES.
7. ALL REGULATORY SIGNAGE AND STRIPING IS PRELIMINARY. A FINAL SIGNAGE AND STRIPING PLAN WILL BE PROVIDED AT TIME OF BUILDING PERMIT SUBMITTAL. SIGNAGE AND STRIPING SHOWN HEREON IS PRELIMINARY.
8. FINAL PROJECT ID SIGN DETAILS WILL BE PROVIDED AT TIME OF BUILDING PERMIT SUBMITTAL. SIGNAGE SHOWN HEREON IS PRELIMINARY.

**PROJECT DESCRIPTION:**

MANUFACTURED HOME COMMUNITY CONSISTING OF 202 MANUFACTURED HOME SITES, WITH EACH SITE BEING A MINIMUM OF 4,000 SF. IN AREA WITH A DRIVEWAY ACCOMMODATING A MINIMUM OF 2 VEHICLES. EXISTING AMENITIES CENTER INCLUDING A POOL, CLUBHOUSE AND PARKING SHALL REMAIN IN PLACE. EXISTING STORMWATER MANAGEMENT AREAS, UTILITIES AND ROADS WILL BE MODIFIED AND UTILIZED TO SUPPORT THE PROPOSED SITE PLAN. ROADS WILL BE MILED AND RE-SURFACED TO ENSURE A MINIMUM 20' WIDTH, EMERGENCY SERVICES TO BE PROVIDED BY CITY OF FORT PIERCE POLICE DEPARTMENT AND ST. LUCIE COUNTY FIRE DISTRICT.



**BUILDING AND LOT DATA**

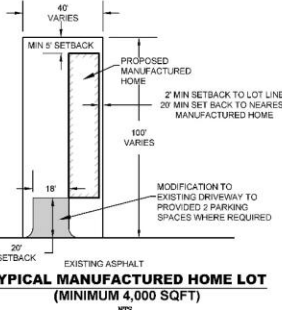
MAXIMUM HEIGHT	35
MINIMUM LOT SIZE	4,000 SQFT
BUILDING SETBACKS	
FRONT	20'
SIDE	2'
REAR	5'

**PARKING DATA TABLE**

VEHICLE PARKING REQUIRED	VEHICLE PARKING PROVIDED
CLUBHOUSE	CLUBHOUSE
ACCESSIBLE SPACES REQUIRED	1
STANDARD SPACES	15
SINGLE FAMILY	2 SPACES PER UNIT @ 202 UNITS
404	
CLUBHOUSE	CLUBHOUSE
ACCESSIBLE SPACES	3
STANDARD SPACES	19
SINGLE FAMILY	404

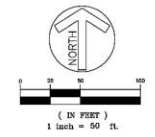
**SITE DATA**

TOTAL AREA	31,145 AC
EXISTING USE	VACANT
EXISTING ZONE	R-4
EXISTING FUTURE LAND USE	RM (MEDIUM DENSITY RESIDENTIAL)
PROPOSED ZONE	R-4
PROPOSED FUTURE LAND USE	RM (MEDIUM DENSITY RESIDENTIAL)
PRODUCT TYPE	MANUFACTURED HOMES
TOTAL UNITS	202
GROSS DENSITY	6.5 DU/AC
IMPERVIOUS AREA	579,656.74 SQFT <b>13.30 AC</b>
BUILDING PAIDS	217,800 SQFT 5 AC
AC PADS (245 eqft/blk)	99,698 SQFT 1.80 AC
CLUBHOUSE	3062.75 SQFT 0.07 AC
PAVEMENT (Including Curb & Refuse)	165,691 SQFT 3.82 AC
SIDEWALK	11,304.08 SQFT 0.26 AC
POOL PATIO	4,975.91 SQFT 0.11 AC
EXISTING CANAL	107,157 SQFT 2.48 AC
PERVIOUS AREA	791,305,403.71 SQFT <b>17,946 AC</b>
LANDSCAPE ISLANDS	383.31 SQFT 0.008 AC
RETENTION AREA	25,700.40 SQFT 0.59 AC
OPEN SPACE	751,278,220 SQFT 17,247 AC



- LEGEND:**
- PROPOSED INTERNAL ACCESS
  - PROPOSED SIDEWALK
  - PROPERTY LINE
  - BUFFER/SETBACK LINE

MANUFACTURED HOME LOT COUNT = 202



SEE SHEET 2

MATCH LINE

Rev	Revised	By
A		
B		
C		
D		

**AVA ENGINEERS, INC.**  
Commercial | Residential | Marine  
Florida Certificate No. 00008661  
420 BAYVIEW BLVD STE 1 | JACKSONVILLE, FLORIDA 32217  
PH: 904.733.2222 | FX: 904.733.2225  
http://www.ava.com

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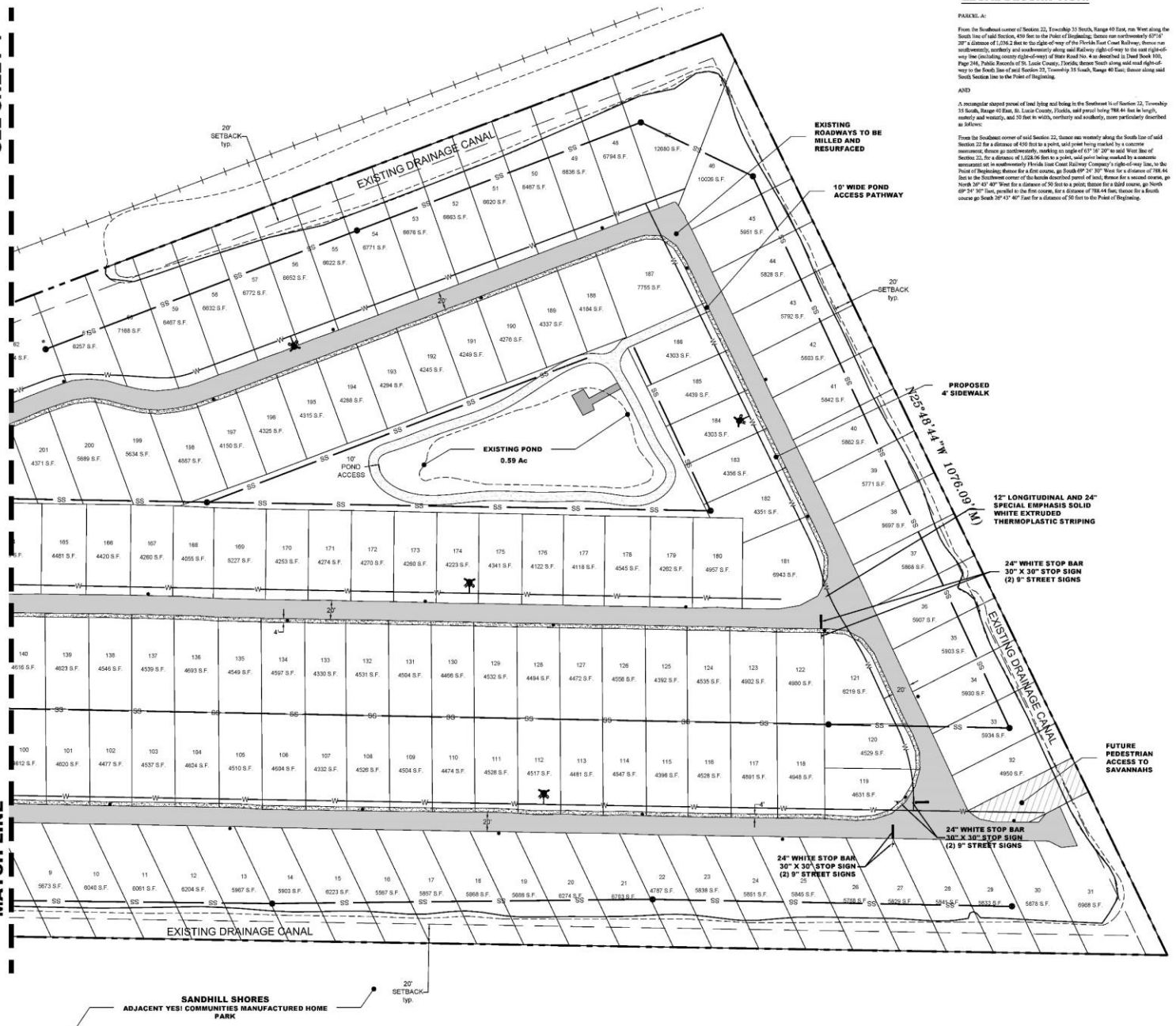
**SAVANNAH RIDGE**  
FLORIDA  
**SITE PLAN**  
Saint Lucie

Date:	06-22-20
Designer:	PR
Job #:	19-036
Drawn:	TR
Scale:	
Sheet:	<b>1</b>
	of 2

# SITE PLAN

SEE SHEET 1

MATCH LINE

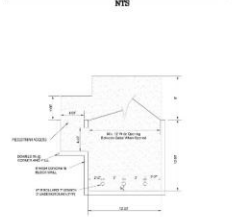


SANDHILL SHORES  
ADJACENT YES! COMMUNITIES MANUFACTURED HOME PARK

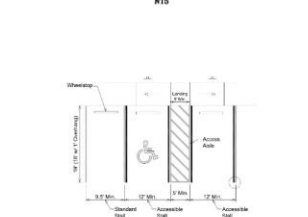
### LEGAL DESCRIPTION:

PARCEL A:  
From the Northeast corner of Section 22, Township 33 South, Range 40 East, m. West along the South line of said Section, 450 feet to the Point of Beginning; thence run northwesterly 69°12' 20" a distance of 1,284.26 feet to the 2nd 1/4 corner of the Florida Trust Canal Railway; thence run northwesterly, westerly and southwesterly along said Railway right-of-way to the east right-of-way line (including course right-of-way of these Road No. 4) as described in Deed Book 855, Page 246, Public Records of St. Lucie County, Florida; thence South along said road right-of-way to the South line of said Section 22, Township 33 South, Range 40 East; thence along said South Section line to the Point of Beginning.  
AND  
A rectangular shaped parcel of land being and being in the Southeast 1/4 of Section 22, Township 33 South, Range 40 East, St. Lucie County, Florida, and being 788.44 feet in length, westerly and westerly, and 50 feet in width, westerly and westerly, more particularly described as follows:  
From the Southeast corner of said Section 22, thence run westerly along the South line of said Section 22 for a distance of 450 feet to a point, said point being marked by a concrete monument, thence go northwesterly, marking an angle of 67° 16' 20" to said West line of Section 22, for a distance of 1,628.96 feet to a point, said point being marked by a concrete monument set in westerly Florida Trust Canal Railway Company's right-of-way line, to the Point of Beginning thence for a distance of 1,628.96 feet to a point, thence for a distance of 788.44 feet to the Southeast corner of the herein described parcel of land, thence for a second course, go North 28° 47' 40" West for a distance of 50 feet to a point, thence for a third course, go North 69° 34' 30" East for a distance of 50 feet to the Point of Beginning, thence for a fourth course go South 47° 40" East for a distance of 50 feet to the Point of Beginning.

TYPICAL LIGHT POLE DETAIL



TYPICAL REFUSE ENCLOSURE DETAIL



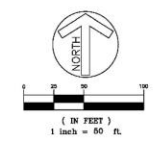
TYPICAL PARKING STALL DETAIL



TYPICAL PROJECT ID SIGN DETAIL



- LEGEND:**
- PROPOSED INTERNAL ACCESS
  - PROPOSED SIDEWALK
  - PROPERTY LINE
  - BUFFER/SETBACK LINE



No.	Revisions	By

**AVA ENGINEERS, INC.**  
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4320 BAYSHORES DR. SUITE 111 JACKSONVILLE, FLORIDA 32217  
PH: (904) 732-2222 | F: (904) 732-2225  
www.avaengineers.com

THE STATE OF FLORIDA, COUNTY OF ST. LUCIE, FLORIDA: I, AVA ENGINEERS, INC., A PROFESSIONAL ENGINEERING FIRM, DO HEREBY CERTIFY THAT THE ENGINEER HAS PREPARED THE SITE PLAN FOR THE PROPOSED PROJECT AND THAT THE ENGINEER IS A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA. THE ENGINEER'S LICENSE NO. IS 00018861. THE ENGINEER'S EXPIRES ON 12/31/2025. THE ENGINEER'S BOARD OF ENGINEERING REGISTRATION IS 12/31/2025. THE ENGINEER'S BOARD OF ENGINEERING REGISTRATION IS 12/31/2025.



**SAVANNAH RIDGE**  
SITE PLAN  
Saint Lucie  
Florida

Date:	06-22-20
Designer:	PR
Job #:	19-036
Drawn:	TR
Scale:	
Sheet:	<b>2</b>
	of 2

AS SHOWN, SITE PLAN IS PRELIMINARY NATURE. FINAL SITE DESIGN LAYOUT SUBJECT TO CHANGE THROUGHOUT FINAL SURVEYING, ENGINEERING DESIGN AND PERMITTING INCLUDING LOCAL AGENCIES REVIEW. RETAINAGES SHOWN ARE PROVIDED BASED UPON BEST AVAILABLE DATA SUBJECT TO CHANGE.



SOUTH ELEVATION



FROST & WOOD  
ARCHITECTURE  
SAVANNAH, GA 31404

VIGNETTE VIEW OF NORTH BUILDING FACADE  
DATE: 6.26.2020  
SAVANNAH RIDGE CLUBHOUSE - FORT PIERCE, FL

1  
A-02  
N.T.S.

SOUTH ELEVATION



W  
ARCHITECTURE  
1000 N. W. 10th St., Suite 100  
Fort Lauderdale, FL 33304

**VIGNETTE VIEW OF SOUTH BUILDING FACADE**

DATE: 8.26.2020

SAVANNAH RIDGE CLUBHOUSE - FORT PIERCE, FL

N.T.S.

1

A-01

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**January 29, 2020 – Pre-App Meeting**

**June 26, 2020 – Initial Submittal**

**July 16, 2020 – TRC Meeting**

**August 13, 2020 – FDOT Pre-App Meeting**

**August 27, 2020 – Board of Adjustment Hearing**

**September 14, 2020 – Resubmittal**

**October 12, 2020 – Planning Board**

**November 16, 2020 – City Commission**