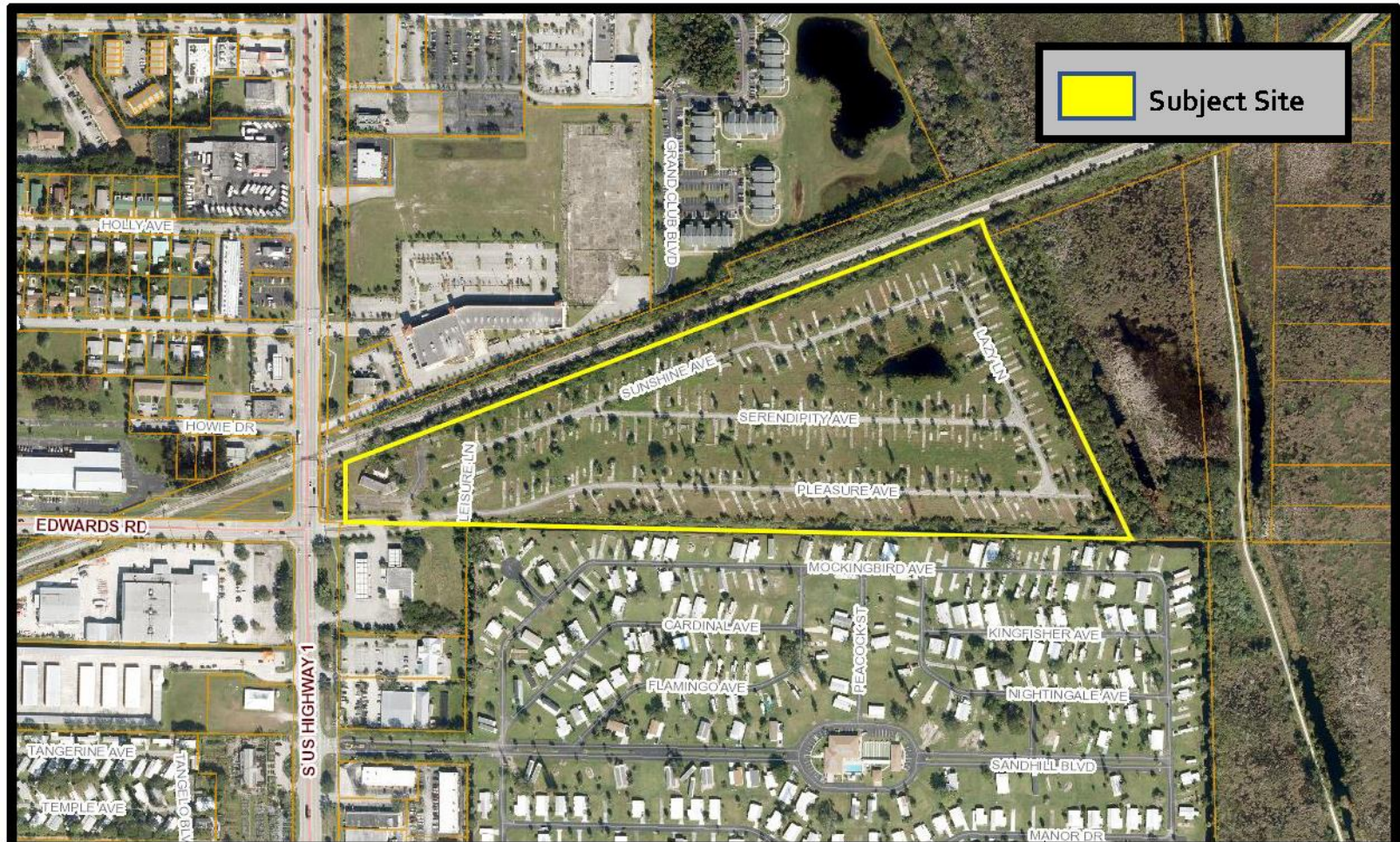


SAVANNAH RIDGE DEVELOPMENT REVIEW, CONDITIONAL USE, & DESIGN REVIEW



3030 S. US Highway 1

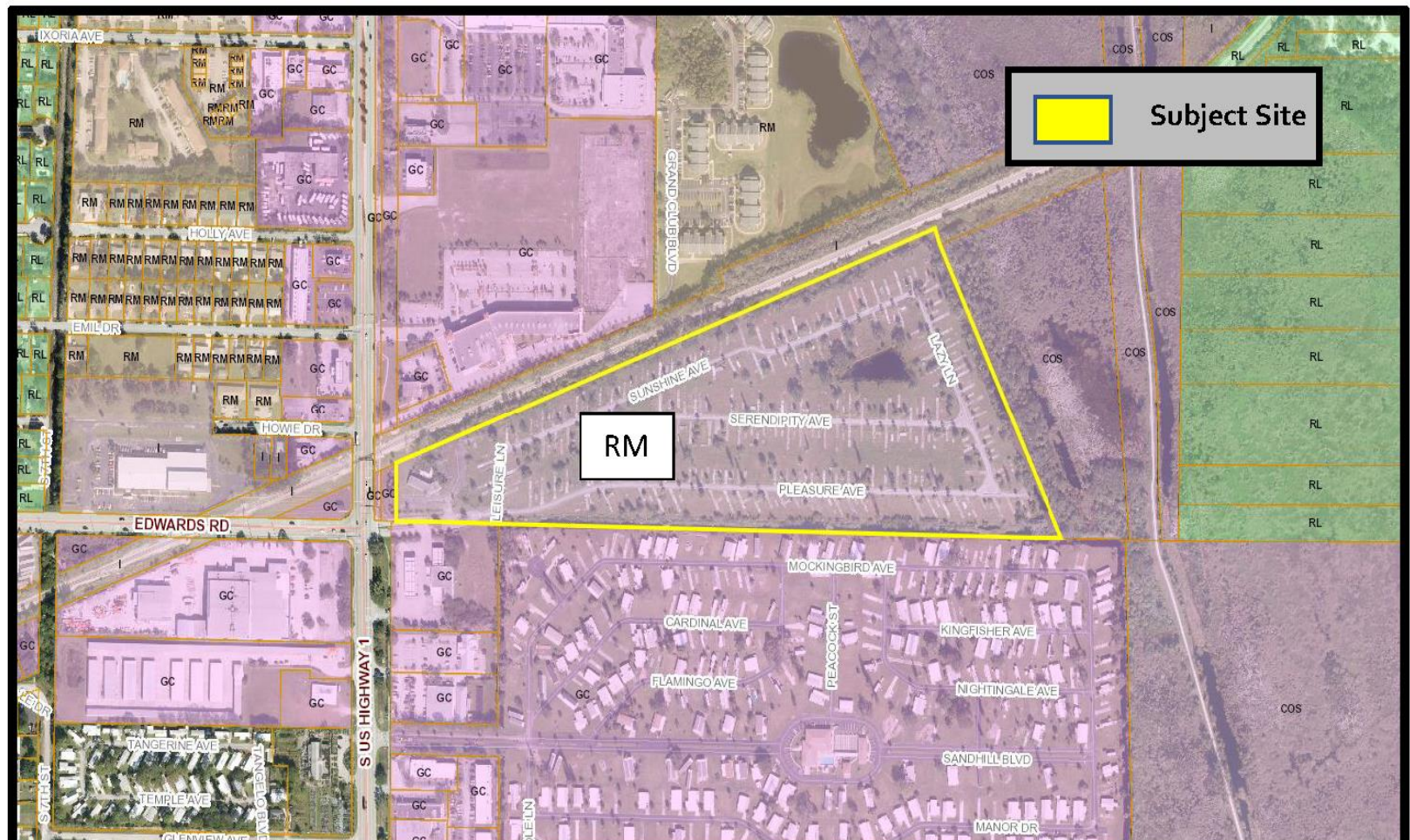
Site Map



Conditional Use / Development Review / Design Review
3030 S. US Highway 1
Aerial Map



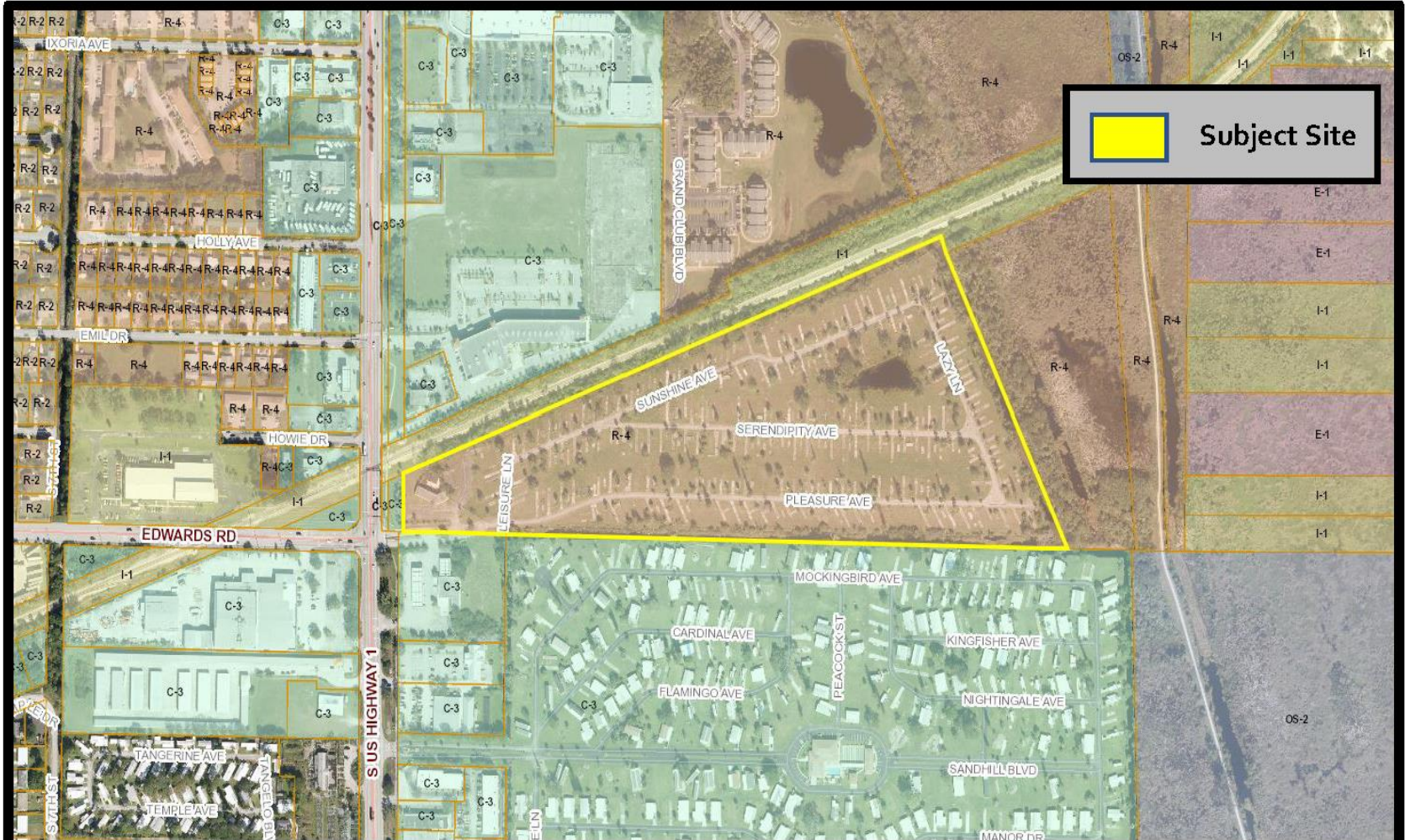
Future Land Use Map



Conditional Use / Development Review / Design Review
3030 S. US Highway 1
FLU Map



Zoning Map



Conditional Use / Development Review / Design Review
3030 S. US Highway 1
Zoning Map

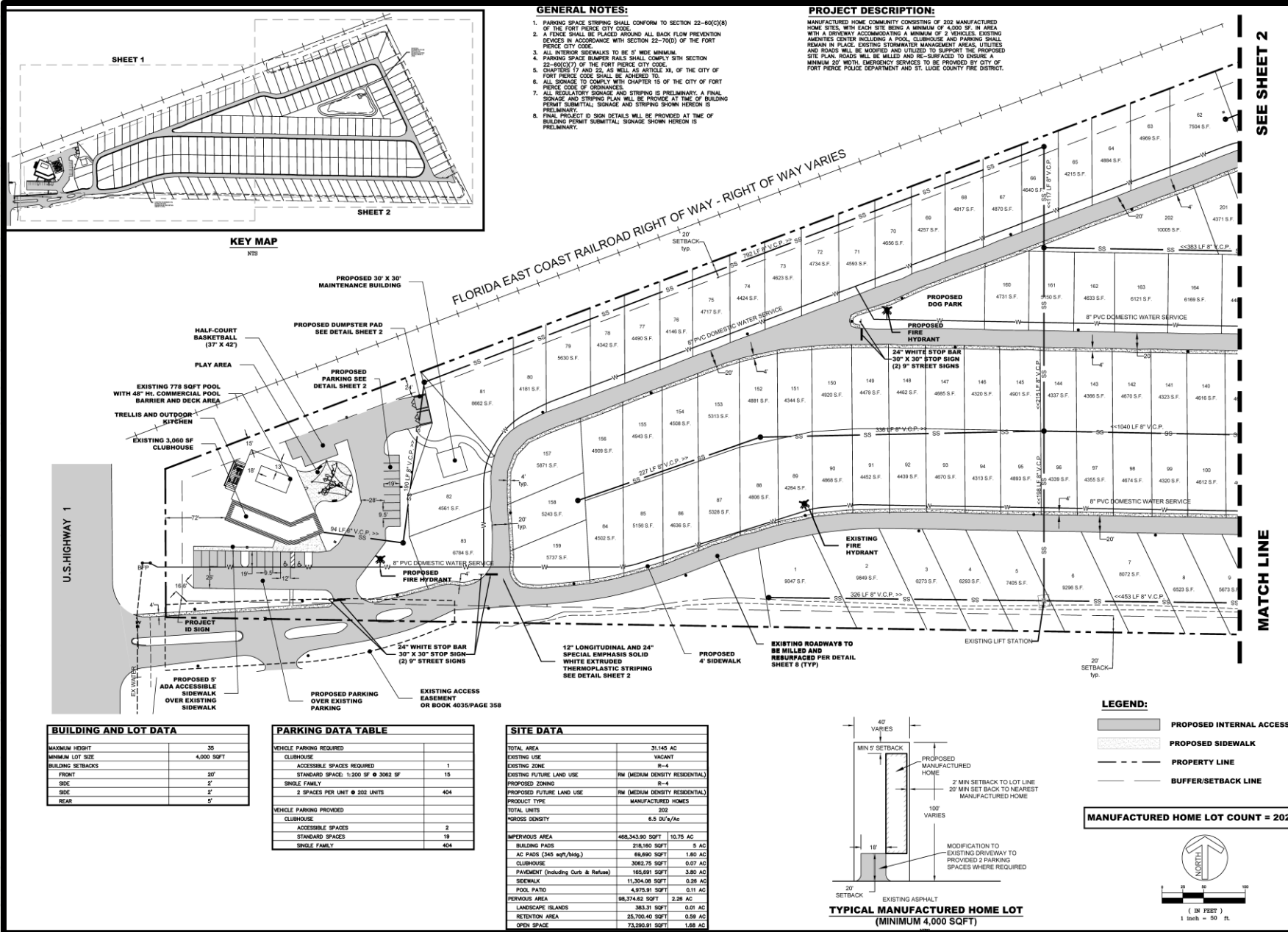


Request

Development Review, Conditional Use, and Design Review for the construction and operation of a Manufactured Home development with 202 Sites

- Staff recommends **Approval** of the request
 - Consistent with the City Code & the Comprehensive Plan.
 - Does not adversely affect the public health, safety, convenience and general welfare.
 - The subject site was previously a Manufactured/Mobile Home Community known as Pleasure Cove.
 - The Planning Board Voted 7-0 to Approve

Site Plan



BUILDING AND LOT DATA

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

PARKING DATA TABLE

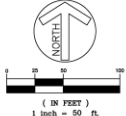
VEHICLE PARKING REQUIRED	
CLUBHOUSE	
ACCESSIBLE SPACES REQUIRED	1
STANDARD SPACE: 1:200 SF @ 3062 SF	15
SINGLE FAMILY	
2 SPACES PER UNIT @ 202 UNITS	404
VEHICLE PARKING PROVIDED	
CLUBHOUSE	
ACCESSIBLE SPACES	2
STANDARD SPACES	19
SINGLE FAMILY	404

SITE DATA

TOTAL AREA	31.145 AC
EXISTING USE	VACANT
EXISTING ZONE	R-4
EXISTING FUTURE LAND USE	RM (MEDIUM DENSITY RESIDENTIAL)
PROPOSED ZONING	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	
BUILDING PAD	218,160 SQFT 5 AC
AC PADS (345 sqft/Pad)	66,890 SQFT 1.60 AC
CLUBHOUSE	3,962.75 SQFT 0.07 AC
PAVEMENT (Including Curb & Refuse)	165,891 SQFT 3.80 AC
SIDEWALK	11,304.08 SQFT 0.26 AC
POOL PATIO	4,975.91 SQFT 0.11 AC
REVENUE AREA	98,374.82 SQFT 2.28 AC
LANDSCAPE ISLANDS	383.31 SQFT 0.01 AC
RETENTION AREA	25,700.40 SQFT 0.59 AC
OPEN SPACE	73,380.91 SQFT 1.68 AC

SEE SHEET 2

MATCH LINE



Design Review



VIGNETTE VIEW OF SOUTH BUILDING FACADE
DATE: 8.26.2020
SAVANNAH RIDGE CLUBHOUSE - FORT PIERCE, FL

1
N.T.S. A-01

Public Notification

16 letters were sent to property owners within 500 feet of the subject property.

Planning Board

The Planning Board, at their October 13, 2020 meeting, voted 7 to 0 to recommend Approval of the request as presented.

Staff Recommendation

Staff recommends **APPROVAL** of the request with the following condition.

1. A Landscape Bond will need to be provided at the time of Certificate of Occupancy for the clubhouse pursuant to City Code 123-6.

CC Recommendations

Possible actions of the City Commission:

- **APPROVE** the proposed Conditional Use with New Construction, and Design Review with no changes
 - Staff recommends approval of the request with one (1) condition.
 - The Planning Board Voted 7-0 to Approve
- **APPROVE** the proposed Conditional Use with New Construction, and Design Review with changes.
- **DISAPPROVE** the proposed Conditional Use with New Construction, and Design Review

Savannah Ridge Development Review, Conditional Use, & Design Review



3030 S. US Highway 1