



**TO:** Nicholas Mimms, P.E., ICMA-CM, City Manager

**THROUGH:** Jennifer Hofmeister, AICP, LCAM, Planning Director

**FROM:** Brandon C. Creagan, MCRP, LEED Green Associate, Planner

**RE:** **Applications for Development Review, Conditional Use, and Design Review**  
**Savannah Ridge – 3030 South US Highway 1**

**BOARD DATE:** November 16, 2020

**STAFF REPORT**

**Property Owner** Yes Sandhill Exp, LLC  
 5050 South Syracuse Street, Suite 1200  
 Denver, Colorado 80237

**Representative:** Brian Nolan, AICP, ASLA, Lucido & Associates  
 701 SE Ocean Blvd  
 Stuart, Florida 34994

**Requested Action:** Approval of a Manufactured Home Park with 202 home sites

**Site Location:** 3030 South US Highway 1

**Parcel IDs:** 2422-344-0001-000-6

**Existing Use:** Vacant

**Parcel Size:** 32.26 acres

**Current Future Land Use:** Medium Density Residential (RM)

**Current Zoning:** Medium Density Residential (R-4)

	North	East	South	West
<b>Surrounding FLU:</b>	I/GC	COS	GC	GC
<b>Surrounding Zoning:</b>	I-1/C-3	R-4	C-3	C-3

## **Staff Analysis**

### ***Request***

In accordance with Sections 125-237 & 125-313, 125-314 of the City Code, the applicant is requesting approval for Development Review (Major Site Plan), Conditional Use, and Design Review for a Manufactured Home Park with 202 home sites. The subject site was previously a Manufactured/Mobile Home Community known as Pleasure Cove and due to severe hurricane damage in the mid-2000's the site closed. The owners at that time chose not to rebuilt. The Pleasure Cove development supported 209 home sites. The request today shows a reduction of seven (7) home sites.

### ***Site Plan***

The proposed project will consist of 202 home sites consisting of a mix of rental and owner-occupied units. The residents will have the option of locating their own home within the community or they can rent a home provided by the applicant, Yes Communities. The applicant will also provide lease to own options for residents who are not ready to own. The existing clubhouse will undergo an extensive renovation, which will bring a pool, patio, outdoor kitchen, active play area, and a half-court basketball court as onsite amenities for the residences. Additionally, coordination between St. Lucie County and the applicant has been initiated to provide residents with direct pedestrian access to the nature trails within the Savannah Preserve. As such, an access easement has been provided on the site plan on the eastern side of the property. There will be a four (4)-foot sidewalk that will be located on one side of the street to provide pedestrians a safe way to traverse the community without having to walk in the street. Lastly, there will be a pond with a walking trail around it along with the potential for a kayak launch.

Each home site will allow for two (2) parking spaces and the clubhouse will provide for 21 parking spaces, which meets the minimum code requirement of City Code 125-315 (d). The landscape plan will consist of the following:

- 64 trees which will feature the Silver Buttonwood, East Palatka Holly, Japanese Privet Multi-Trunk, Wild Date Palm, Southern Live Oak, and Sabal Palm
- 559 shrubs
- Natural vegetation that abuts the northern and eastern property lines
- Existing trees that will remain in place

### ***Design Review***

The City's Design Review guidelines provide approaches to design situations that will contribute to the existing and developing character of the City. The intent of the City's design review process is not to stifle innovative architecture, but rather to assure respect for and reduce incompatible and adverse impacts on the visual experience throughout the City. This may be accomplished through respectful interpretation of vernacular building typologies and styles in proposed development. Proposed designs should take cues from traditional proportioning systems and be synonymous with a chosen style.

It is staff's professional opinion the proposed design for the clubhouse blends with the surrounding build environment. The proposed building elevation is articulated with varying roof heights and accents. The clubhouse is of modern design and features the colors of grey, black, and white, according to the provided colored elevations. The clubhouse will be a renovation and upgrade to the vacant building that sits on the site now and its design will enhance to look of the US Highway 1 corridor.

#### ***Technical Review Committee***

All affected City and County Departments have reviewed the proposed Development Review and Design Review applications and have provided conditional approval based on compliance with requirements of the City Code and the Comprehensive Plan. The comments generated from the technical review and any responses by the applicant have been provided.

#### ***Public Notification***

16 letters were sent out to property owners within 500 feet of the subject property. Any comments that are received will be reported to the Commission at the meeting on November 16, 2020.


#### ***Planning Board***

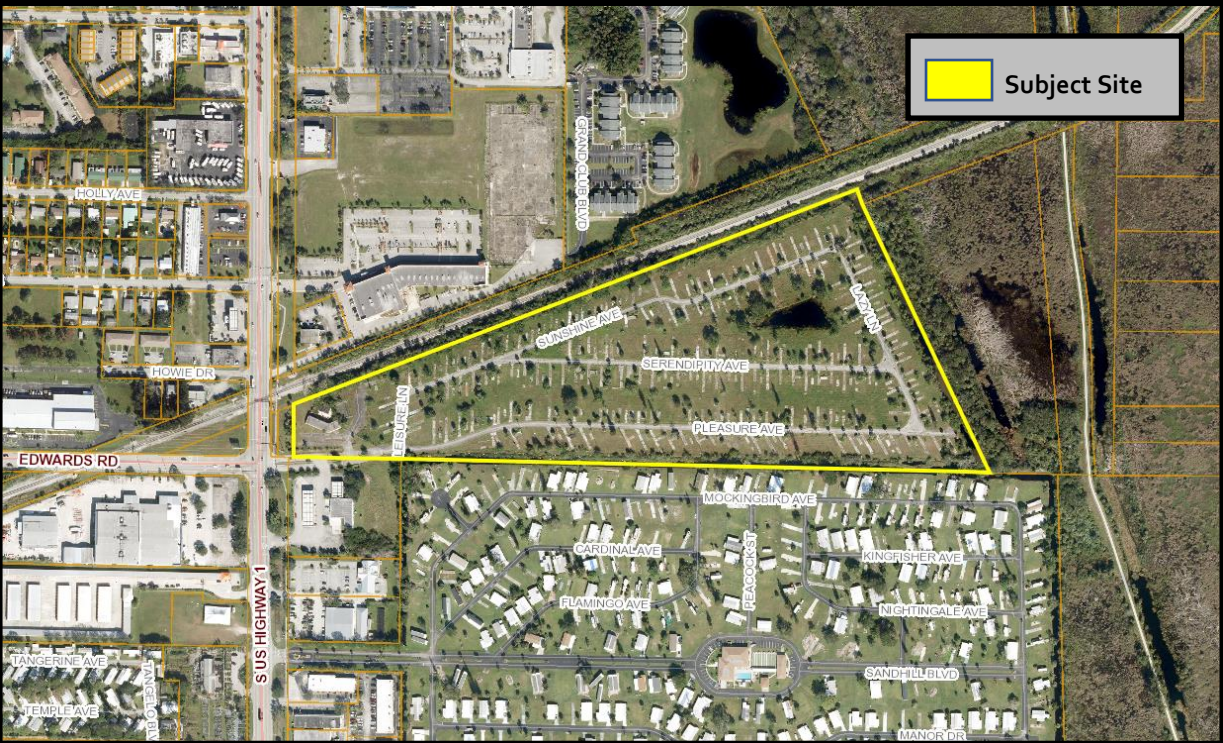
The Planning Board, at their October 13, 2020 meeting, voted 7 to 0 to recommend Approval of the request as presented.

#### ***Staff Recommendation***

The requested applications for Development Review, Conditional Use, and Design Review meets the criteria specified in Sections 125-237, 125-313 and 125-314 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience and general welfare; Therefore, staff recommends **APPROVAL** with the following condition:

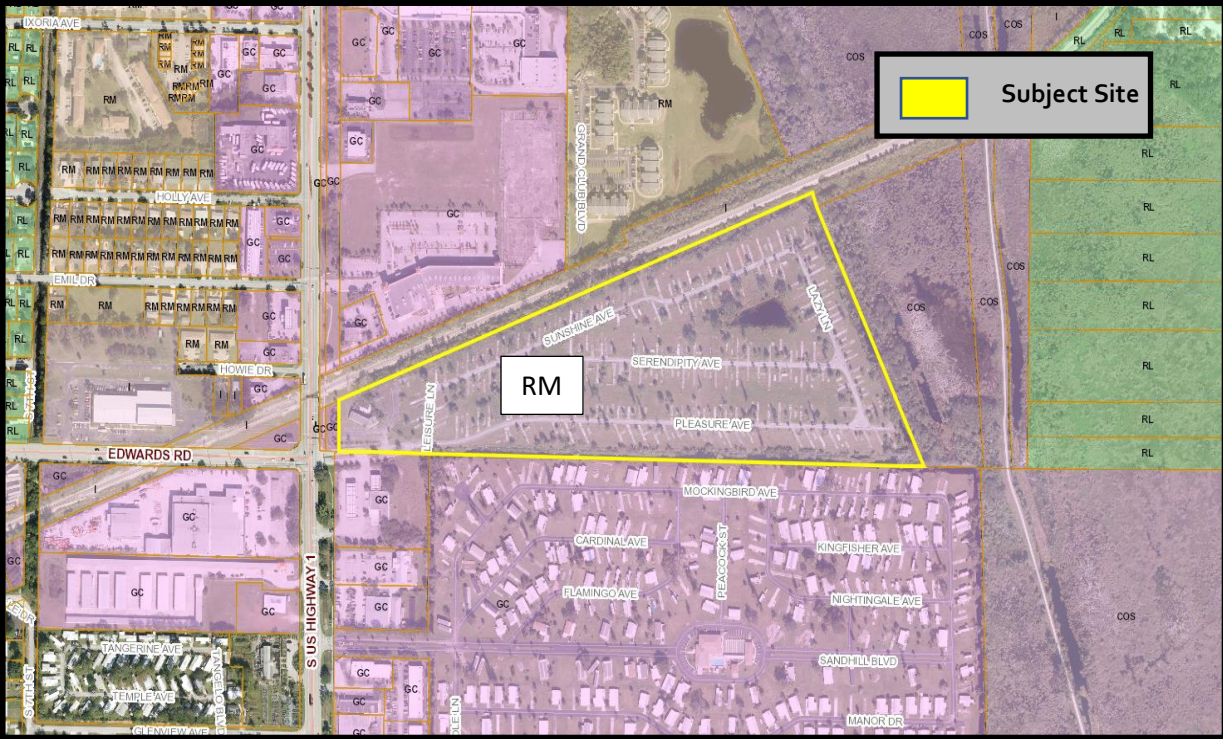
1. A Landscape Bond will need to be provided at the time of Certificate of Occupancy for the clubhouse pursuant to City Code 123-6.

 Subject Site



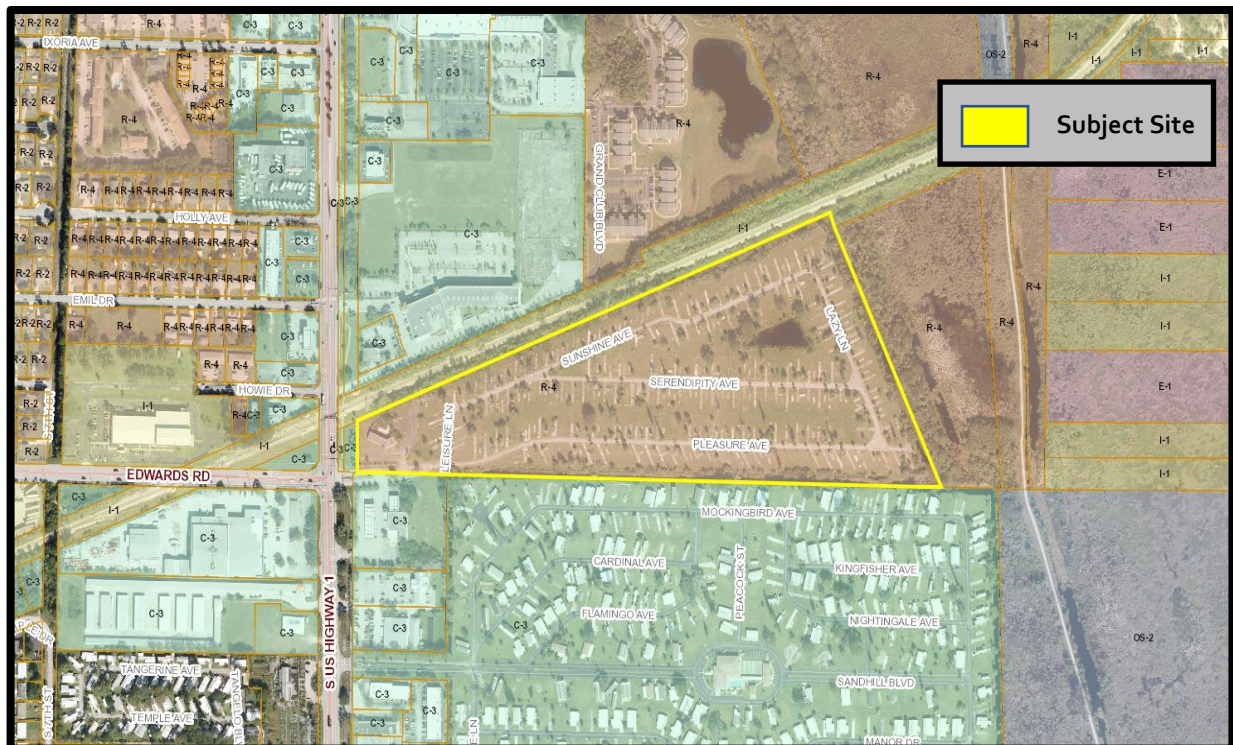
Conditional Use / Development Review / Design Review  
3030 S. US Highway 1  
Aerial Map





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





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





July 15, 2020

Brian Nolan, AICP, ASLA, Lucido & Associates  
701 SE Ocean Blvd  
Stuart, FL 34994

**SUBJECT: Savannah Ridge – 3030 South US Highway 1**  
**TECHNICAL REVIEW PROJECT: # 20-07000008**

**Fort Pierce Planning:**

1. A Landscape Bond pursuant to City Code 22-180 shall be submitted at the time of final Certificate of Occupancy.
2. Provide a Landscape Plan for the interior of the development. It is noted that landscape plans were provided for the club house area, but the applicant was working on interior plans. This would be needed to be reviewed before the item can be scheduled for Planning Board. Interior tree placement can be coordinated between the applicant, planning staff, and the city arborist.
3. Provide a Tree Survey/Tree Mitigation Plan before Planning Board. As there are existing trees onsite, any native trees could be preserved for an interior landscape plan.
4. As part of the Variance Application there are 5 sets of criteria questions that need to be answered. Provide a set of answers for each Variance being requested.
5. Will there be any safety features around the pond? For instance, will there be any lighting proposed for when it gets dark? Could some benches be placed around the pond?
6. The parking requirements as proposed are compliant with City Code 22-60.

Please provide a written response to all TRC comments and provide an electronic submittal of materials. The presented review is specific to the proposed facility. Please contact me should you have any questions regarding the project at (772) 467-3742 or by e-mail: [bcreagan@city-ftpierce.com](mailto:bcreagan@city-ftpierce.com).

Sincerely,

Brandon Creagan, LEED Green Associate  
Planner



THE SUNRISE CITY

# FORT PIERCE

ENGINEERING  
DEPARTMENT

Florida

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**TO :** Brandon Creagan, Planner

**FROM :** John R. Andrews, P.E., City Engineer

**RE :** Savannah Ridge Site Plan & Variance – 3030 S. U.S. Hwy. 1  
TRC No. 20-07000008

**DATE :** July 14, 2020

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This is to advise you that we have completed the review of the following documents as received by this office on July 7, 2020:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Site Plan   | <input type="checkbox"/> P/D Drawings  |
| <input type="checkbox"/> Test Reports & Related Documents                                 | <input type="checkbox"/> Certificate of Completion                               |
| <input type="checkbox"/> Record Drawings  | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies |  |

Based on our reviews and appropriate site final inspection, we

- |   |   |                              |
|---|---|------------------------------|
| <input checked="" type="checkbox"/> Recommend             | <input type="checkbox"/> Do Not Recommend |                              |
| <input checked="" type="checkbox"/> Approval of Site Plan | <input type="checkbox"/> Building Permit  | <input type="checkbox"/> C/O |

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for engineering advisory comments

ADVISORY COMMENT:

1. The boundary and topographic survey was not signed and sealed, please provide a signed and sealed survey in accordance with the City of Fort Pierce Code of Ordinances Section 17-27(a)(7) at time of Site Work Application.

JRA/TST/tst

TST

## City Arborist Comments

Paul Bertram

Please find my landscape comments for the above subject project. Please keep in mind I was unable to access the project because the entry gate was secured.

1. All exotic vegetation needs to be removed from the site.
2. Tree caliber are small recommend increasing tree sizes.
3. I did see tree's and Palms on the interior of the project. Are those trees staying or being transplanted?
4. I am also missing the landscape plan for the interior section of the project.



BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

RECEIVED

JUL 14 2020

CITY OF FORT PIERCE
PLANNING & ZONING

Meeting Date: 7.16.20
Property Address: 3030 S US Hwy. 1 - Savannah Ridge - Site Plan and Variance

Please be advised that the project may trigger the requirements indicated below:

- 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.
2. Pre-construction meeting with the City's Building Department is requested.
3. Any construction will need to meet the requirements of the Florida Building Code 6th Edition.
4. Means of egress is required.
5. Means of ingress is required.
6. Must meet the following Accessibility requirements:
- Accessible route
- Handicapped parking spaces
- Means of egress
7. Change of Use required
- to include a signed and sealed Life Safety Plan
- to include a signed and sealed detailed comprehensive building plan.
8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
9. Flood Development Permit required.
10. Building Permit required.
11. Signed and sealed construction drawings required.
12. Will need to meet the Fire Code.
13. Sprinkler system is required.
14. Smoke alarm system is required.
15. Other

Additional Comments/Requirements:

Empty rectangular box for additional comments or requirements.

Building Official's or Representative's Signature [Signature] Date: 7/13/20



THE SUNRISE CITY  
**FORT PIERCE**  
POLICE DEPARTMENT  
"In Honor We Serve"

*Florida*

## Technical Review Committee meeting

July 16th, 2020

Case # 20-07000008

Planner: Brandon Creagan

Minor Site Plan and Variance

Savannah Ridge, 3030 South US-1, Ft. Pierce.

### Comments:

No Comments at this time

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



Fort Pierce Utilities Authority  
Water/Wastewater Engineering  
1701 South 37<sup>th</sup> Street  
Fort Pierce, FL 34947  
772.466.1600 x3473

## Technical Review Committee Meeting

July 16, 2020

TECHNICAL REVIEW PROJECT # 20- 07000008

Site Plan & Variance – Savannah Ridge – 3030 South US Highway 1

### Comments

FPUA W/WW Engineering: The concept for the TRC application- Savannah Ridge - 3030 S. US Highway - Approved.

Water and Sewer are both available to the proposed site. Final approval will be based on a full plan submittal to FPUA for comments. Please submit 3 complete sets of Utility construction plans along with a completed plan review application to Water and Wastewater Engineering at 1701 S 37th Street Fort Pierce, Florida 34947.

For more information, please call 772-466-1660 ext. 3428 or follow the link below on the FPUA website specifically detailing the submittal and approval process:

<https://www.fpua.com/Business/StartStopNewServices/DevelopmentServicesResponsibilitiesWW.aspx>

FPUA Electric & Gas Engineering: Approved.

Electric service is available to the site (from S. US 1) for the propose Mobile Home Community development. Please provide electric load information for the propose structures /new services and AutoCAD drawing. Customer will be responsible for all transformer pads, conduits and secondary conductors. For more information and project coordination, please contact Sal Scimeca.

Sal Scimeca

Engineering Technician II

Electric and Gas Engineering

1701 S. 37th Street, Fort Pierce, FL 34947

sscimeca@fpua.com

Office: (772)466-1600 Ext. 6957



Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.

[www.fpua.com](http://www.fpua.com)





Gas service is available to the site (from S. US 1) for the propose Mobile Home Community development. Please provide a copy of the gas riser diagram with the anticipated load (if developer is interested in natural gas service to the propose complex). For more information and incentive available, please contact Billy Dupre.

Billy Dupre

Business Development Representative

Gas Operations

1701 S. 37th Street, Fort Pierce, FL 34947

Bdupre@fpu.com

Office: (772)-466-1600 Ext.4705

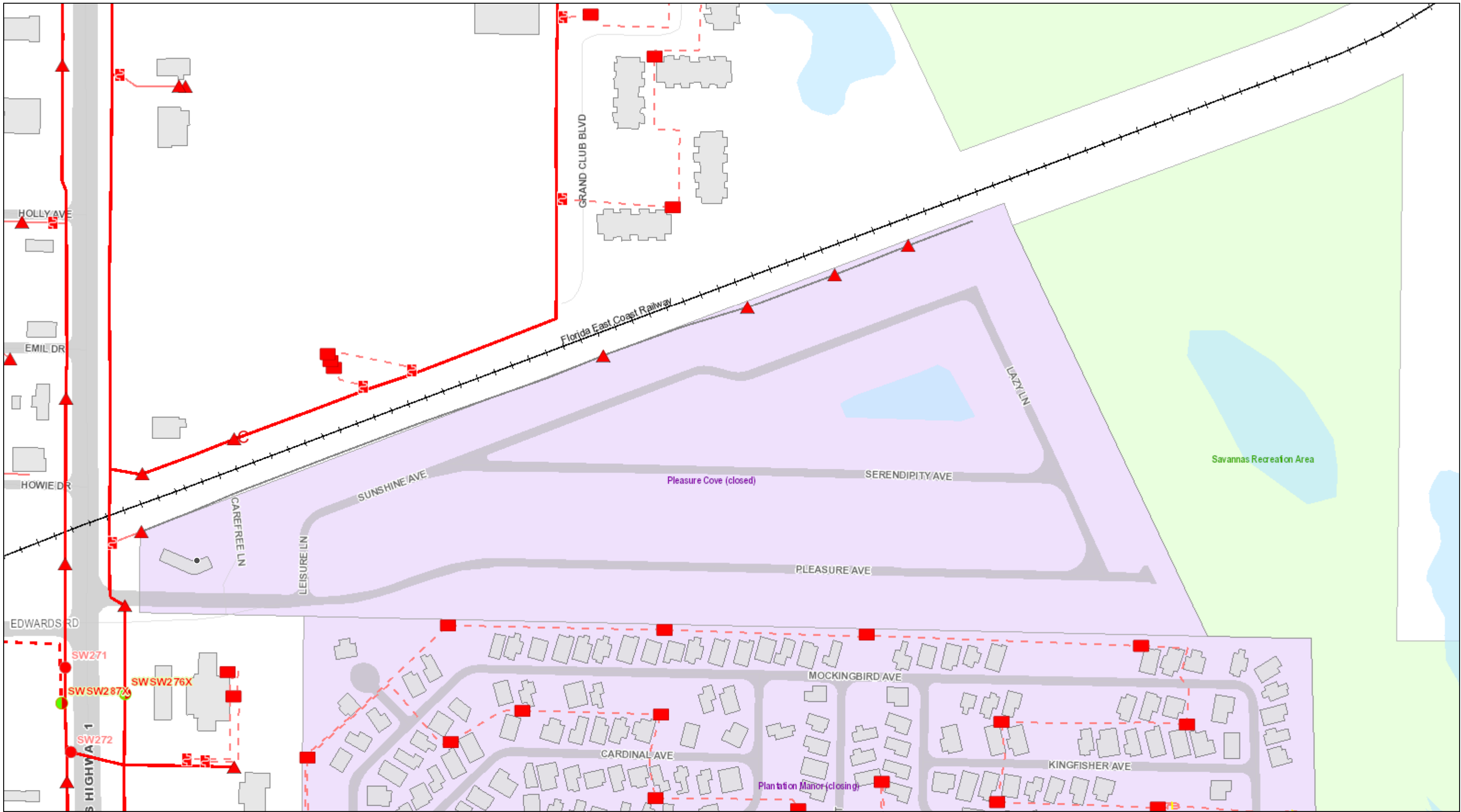
Utility easement will be required for all propose FPUA electric and gas facilities within the site.

If the developer should have any questions, please have them contact individuals listed above. Attached are copies of the FPUA GIS Maps (Electric and Gas).



Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.





Legend	
	Electric Primary Wire
	Transmission Wire
	Gas Main
	Fiber Optic Cable
	Potable Water Main
	Raw Water Main
	Wastewater Force Main
	WW Gravity Main
	Pole
	Fuse
	Overhead
	Pad Mount
	Fire Hydrant
	Well
	Lift Station
	Valves
	Gas
	Water
	Raw Water
	Waste Water

**Disclaimer:**  
 The data contained herein is offered "as is", with no claim or warranty as to its accuracy or completeness. The data is for reference only and should not be considered to be of survey precision. Due to formatting restrictions, the information provided in the map may not be represented in the legend.

**811**  
 Know what's below.  
 Call before you dig.

Date: 7/6/2020

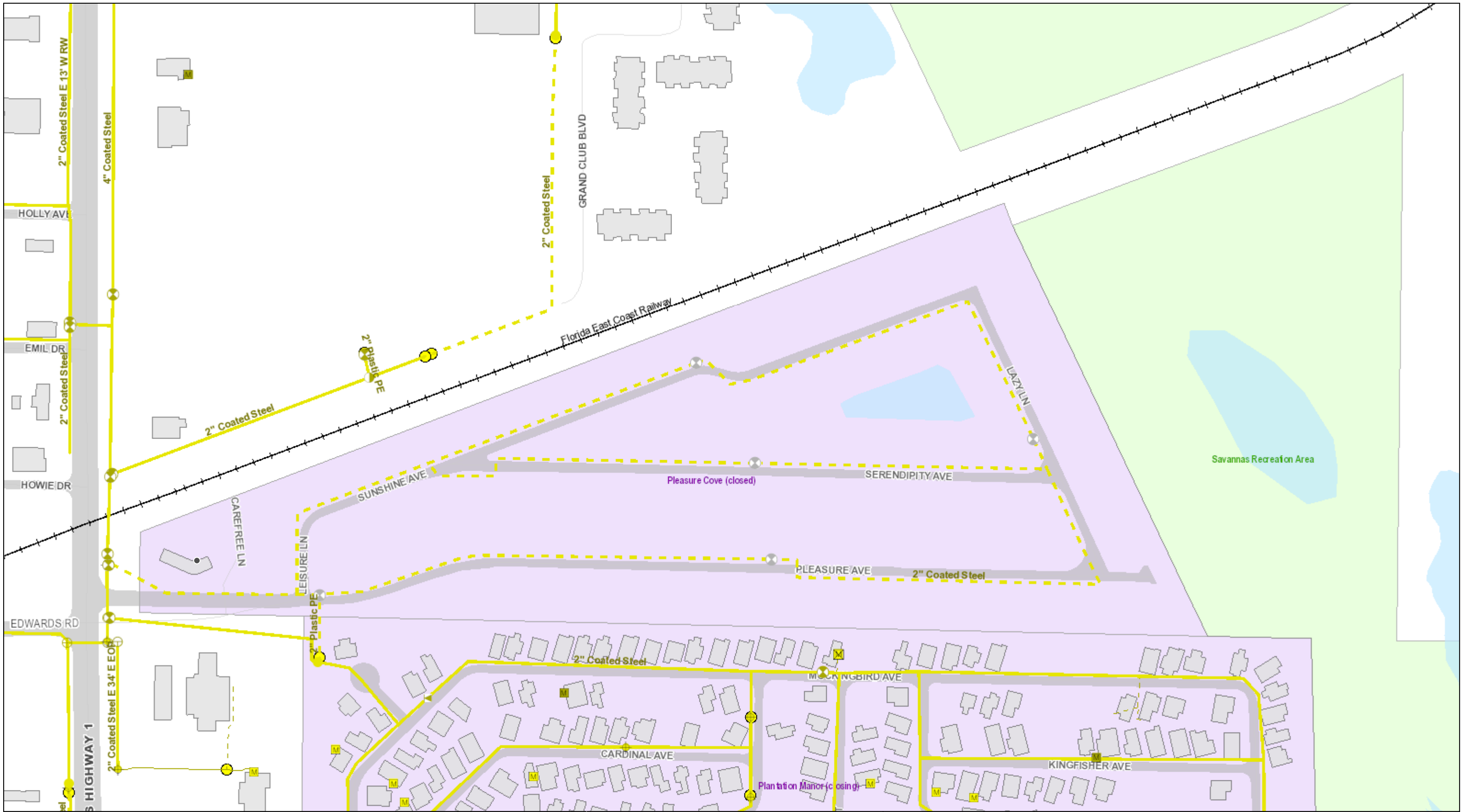
Created By:  
 FPUA



### FPUA Web Map

N  
 1 inch = 228 feet

(772) 466-1600  
 FAX (772) 461-1938



Legend	
	Electric Primary Wire
	Transmission Wire
	Gas Main
	Fiber Optic Cable
	Potable Water Main
	Raw Water Main
	Wastewater Force Main
	WW Gravity Main
	Pole
	Fuse
	Overhead
	Pad Mount
	Valves
	Gas
	Water
	Raw Water
	Waste Water
	Fire Hydrant
	Well
	Lift Station

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Date: 7/6/2020

Created By:  
 FPUA



### FPUA Web Map

1 inch = 228 feet

(772) 466-1600  
 FAX (772) 461-1938



SLC PUBLIC WORKS DEPARTMENT  
TECHNICAL REVIEW COMMITTEE

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July 15, 2020

**Project:** Savannah Ridge  
**Reference:** TRC#20-07000008  
**To:** Brandon Creagan  
**From:** David Hays

The following comments are offered based on the application dated July 2, 2020. Based on the information provided, it is understood the site will redevelop with equivalent traffic as would be considered historically utilized. If the City determines the site is not vested due to change or discontinued use, a TIA should be provided to the County for review.

ST. LUCIE COUNTY FIRE DISTRICT  
FIRE PREVENTION BUREAU  
Office of the Fire Marshal



Telephone: (772) 621-3322  
Fax: (772) 621-3604

## BUREAU OF FIRE PREVENTION

### SITE PLAN REVIEW

**TO: Site Plan Applicant**

**SITE PLAN: Savannah Ridge Mobile Home Park**

**REVIEW DATE: 7/7/2020**

**PLANNER: BRANDON CREAGAN**

**REVIEWED BY: Lt. Wayne Boyer**

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Site Plan Approved: \_\_\_\_\_

Site Plan Approved with conditions:   X  

Site Plan Approval withheld pending written acknowledgement of conditions: \_\_\_\_\_

Site Plan Rejected: \_\_\_\_\_

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#### The Following Revisions Are Necessary:

1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <http://www.slcfcd.com/permits.htm>
2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.
3. PDF electronic version for the Fire District.
4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.
5. An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or

*"Our Family Serving Yours"*

5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392

Telephone: (772) 621-3400 Fax: (772) 621-3500

[www.slcfcd.com](http://www.slcfcd.com)



**portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See “Needed NFPA Fire Flow Calculator Spreadsheet”.**

- 6. Fire Hydrants (shall be) are provided for detached one- and two-family dwellings IAW both of the following: 1) The maximum distance to a fire hydrant from the closet point on the building shall not exceed 600 feet. 2) The maximum distance between fire hydrants shall not exceed 800 feet. NFPA 1:18.5.2.**
- 7. Per NFPA 1114 Chapter 9, Section 1.3. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD).**

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5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392

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[www.slcfd.com](http://www.slcfd.com)