



August 3, 2020

Mr. Brandon Creagan, MCRP, LEED Green Associate  
Planner  
Planning Department  
City of Fort Pierce  
100 N. US Hwy 1  
Fort Pierce, FL 34950

**Re:** Savannah Ridge (fka Pleasure Cove) – Comment Response Letter  
**Our Reference Number:** 19-1015

Dear Mr. Creagan,

We are in receipt of the comments generated by the Technical Review Committee (“TRC”), per its review of the initial submittal of the subject Applications. Please find all comments received, along with our responses in *bold italics* under each comment.

**FORT PIERCE - PLANNING DEPARTMENT**

1. A Landscape Bond pursuant to City Code 22-180 shall be submitted at the time of final certificate of occupancy.

***Response: Acknowledged.***

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.

***Response: The requested landscape plan has been provided for.***

3. Provide a Tree Survey/Tree Mitigation Plan before Planning Board. As there existing trees on-site, any native trees could be preserved for an interior Landscape Plan.

***Response: A site visit was conducted to witness existing native trees within the project boundaries, and such locations have been noted on the revised plans. At this time, it is believed that all native trees existing on-site can remain in place. Being an existing site, field conditions may dictate during the course of construction that some trees may need to be removed; in such instances, the City’s Arborist will be notified and tree mitigation shall be provided in accordance with the City’s Tree Protection and Mitigation standards.***

4. As part o the Variance Application there are five sets of criteria questions that need to be answered. Provide a set of answers for each Variance being requested.

***Response: The requested documentation has been provided and the requested variances have since been approved by the Board of Adjustment.***

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?

***Response: At this time, no lighting is proposed in the pond area. A pathway is currently proposed around the pond, along with an observation platform extending into the pond.***

6. The parking requirements as proposed are compliant with City Code 22-60.

***Response: Acknowledged.***

#### **CITY OF FORT PIERCE - ENGINEERING DEPARTMENT**

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

***Response: Acknowledged; the Planning Department is in receipt of a Signed and Sealed Survey.***

#### **CITY OF FORT PIERCE - CITY ARBORIST**

1. All exotic vegetation needs to be removed from the site.

***Response: Acknowledged; all invasive exotic vegetation will be removed from within the project boundaries commensurate with site development.***

2. Tree caliber are small recommend increasing tree sizes.

***Response: Tree sizes as proposed meet the minimum technical requirements of the City of Fort Pierce Code of Ordinances.***

3. I did see tree's and Palms on the interior of the project. Are those trees staying or being transplanted?

***Response: A site visit was conducted to witness existing native trees within the project boundaries, and such locations have been noted on the revised plans. At this time, it is believed that all native trees existing on-site can remain in place. Being an existing site, field conditions may dictate during the course of construction that some trees may need to be removed; in such instances, the City's Arborist will be notified and tree mitigation shall be accommodated for in accordance with the City's Tree Protection and Mitigation standards.***

4. I am also missing the landscape plan for the interior of the project.

***Response: The requested landscape plan has been provided for.***

#### **CITY OF FORT PIERCE – BUILDING DEPARTMENT**

1. Building Official or his representative has no comment at the time of this meeting, but reserves the submission of comments upon completion of the official plan review.

***Response: Acknowledged.***

#### **CITY OF FORT PIERCE – POLICE DEPARTMENT**

1. No comments at this time.

***Response: Acknowledged.***

#### **FORT PIERCE UTILITIES AUTHORITY – WATER/WASTEWATER ENGINEERING**

1. 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.fpu.com/Business/StartStopNewServices/DevelopmentServicesResponsibilitiesWW.aspx>

***Response: Acknowledged.***

### **FORT PIERCE UTILITIES AUTHORITY – ELECTRIC AND GAS ENGINEERING**

1. 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.

***Response: Acknowledged.***

2. 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.

***Response: Acknowledged.***

3. Utility easement will be requested for all proposed FPUA electric and gas facilities.

***Response: Acknowledged.***

### **ST. LUCIE COUNTY PUBLIC WORKS**

1. 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.

***Response: Acknowledged.***

### **ST. LUCIE COUNTY FIRE DISTRICT**

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>

***Response: Acknowledged; the referenced Application has been submitted under separate cover directly to the Fire District.***

2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.

***Response: Acknowledged; the subject Application Fee has been submitted under separate cover directly to the Fire District.***

3. PDF electronic version for the Fire District.

***Response: Acknowledged; a CD-ROM disk containing the Site Plan and Preliminary Civil Engineering Plan has been submitted under separate cover directly to the Fire District.***

4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.

***Response: Acknowledged.***

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 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".

***Response: Acknowledged.***

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.


***Response: Acknowledged.***

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).

***Response: Acknowledged.***

We appreciate your review of the submitted plans and documents, and look forward to working with you to obtain staff's approval of the requested actions. Please do not hesitate to contact me directly should you have any questions or concerns regarding the responses provided.

Respectfully,



Brian Nolan, AICP, ASLA  
Senior Land Planner/Landscape Architect