



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: # 20-0700008

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.

Sincerely,

Brandon Creagan, LEED Green Associate
Planner



THE SUNRISE CITY

FORT PIERCE

ENGINEERING
DEPARTMENT

Florida



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

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:

Building Official's or Representative's 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 37th 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





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

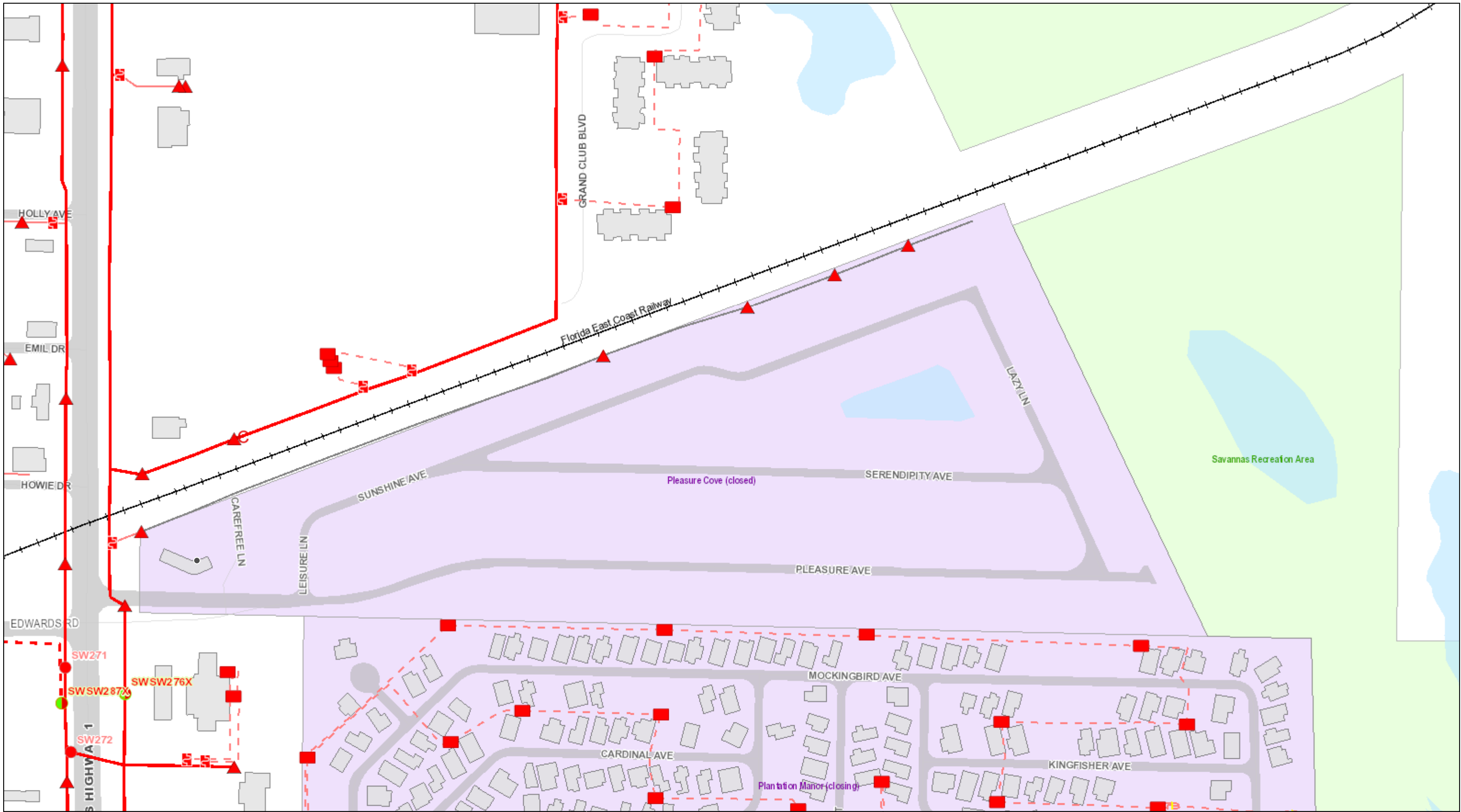
Utility easement will be required for all propose FPUA electric and gas facilities within the site.

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
	Gas Valve
	Water Valve
	Raw Water Valve
	Waste Water Valve
	Fire Hydrant
	Well
	Lift Station

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

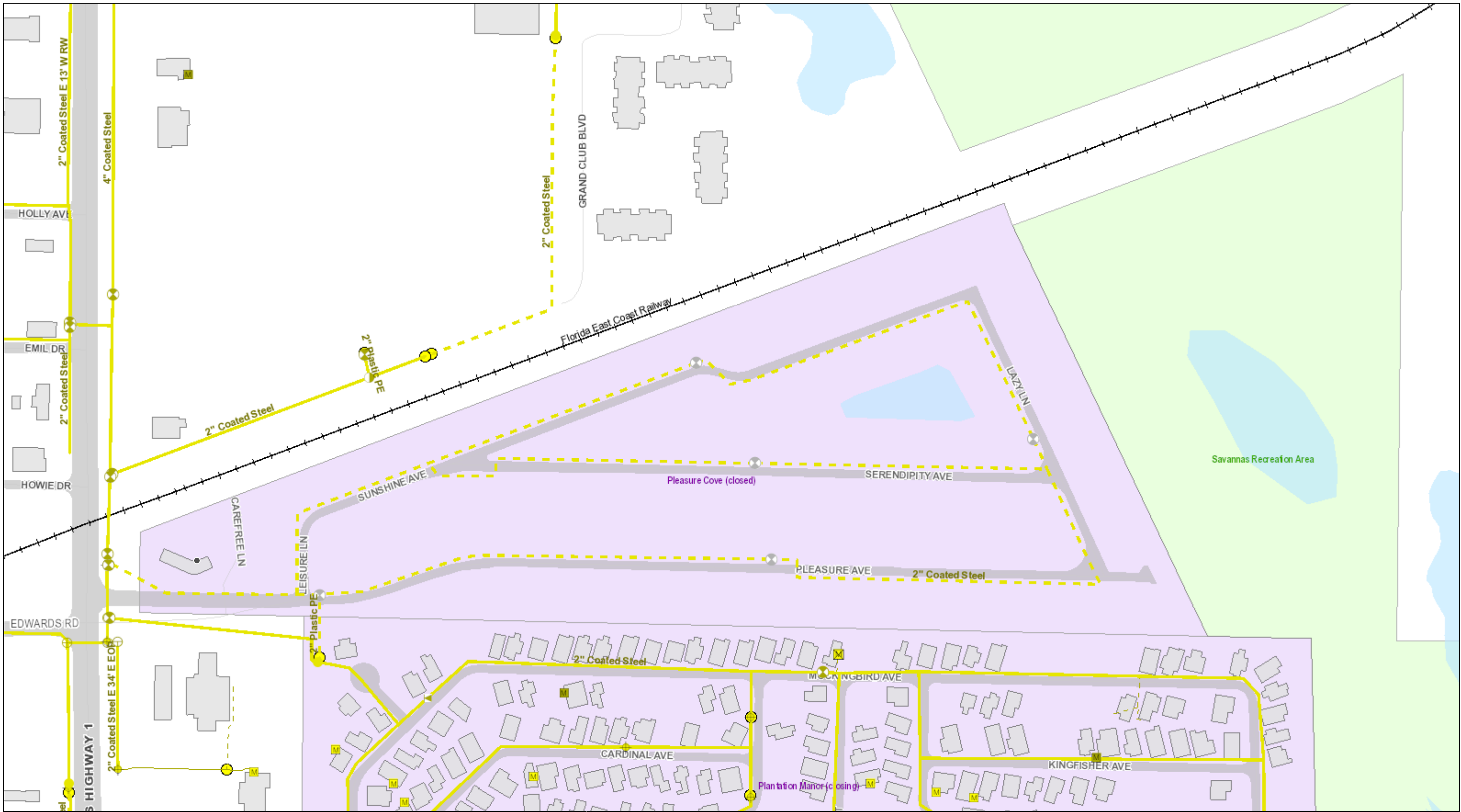
Created By: FPUA

FPUA
 COMMUNITY PROUD

FPUA Web Map

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
	Water
	Raw Water
	Waste Water
	Fire Hydrant
	Well
	Lift Station

Disclaimer:
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Date: 7/6/2020

Created By:
 FPUA



FPUA Web Map

1 inch = 228 feet

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SLC PUBLIC WORKS DEPARTMENT
TECHNICAL REVIEW COMMITTEE

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.



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

Site Plan Approved: _____

Site Plan Approved with conditions: X

Site Plan Approval withheld pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

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



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).**