CITY PLANNING BOARD

BOARD AGENDA

Planning Board Regular Meeting - Tuesday, October 13, 2020 - 2:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **CONSIDERATION OF ABSENCES**

5. **APPROVAL OF MINUTES**

   a. Minutes from the September 8, 2020 meeting

6. **NEW BUSINESS**

   a. Annexation - 706 Midway Road

   b. Conditional Use - Single Family Home - Parcel ID: 2412-501-0123-000-7

   c. Site Plan and Conditional Use - Savannah Ridge - 3030 South US Highway 1

7. **COMMENTS FROM THE PUBLIC**

   Any person who wishes to comment on any subject may be heard at this time. Please limit your comments to three (3) minutes or less, as directed by the Chair, as this section of the Agenda is limited to thirty minutes. The Planning Board will not be able to take any official actions under Comments from the Public. Speakers will address the Board and the Public with respect. Inappropriate language will not be tolerated.

8. **DIRECTOR'S REPORT**

9. **BOARD COMMENTS**

10. **ADJOURNMENT**

Any person seeking to appeal any decision by the Planning Board with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.
Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact (772) 467-3729, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

Planning Board - 2:00 PM **5. a.**

Meeting Date: 10/13/2020

Information

REQUESTED ACTION

Minutes from the September 8, 2020 meeting

LOCATION

N/A

RESPONSIBLE STAFF

N/A

RECOMMENDATION

N/A

Attachments

Planning Board Minutes 9/8/20

Form Review

Form Started By: Alicia Rosenthal Started On: 09/10/2020 11:47 AM

Final Approval Date: 09/10/2020

D R A F T

CITY OF FORT PIERCE

PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON TUESDAY, SEPTEMBER 8, 2020, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Chairman Creyaufmiller welcomed new Planning Board member, Marsha Baker.

Present: **Marcia Baker**; **Bob Burdge**; **Gloria Johnson-Scott**; **Michael Broderick**; **Solomon Lee**; **Patricia Diaz**; **Frank Creyaufmiller**, **Chairman**

Staff Present: **Jennifer Hofmeister**, **Planning Director**
Tanya Earley, **Assistant City Attorney**
Vennis Gilmore, **Planner**
Brandon Creagan, **Planner**
Alicia Rosenthal, **Executive Assistant**

4. CONSIDERATION OF ABSENCES

All Planning Board members were in attendance.

5. APPROVAL OF MINUTES

a. Minutes from the August 11, 2020 meeting

Motion was made by Michael Broderick, and seconded by Bob Burdge to approve the minutes from the August 11, 2020 meeting.

AYE: **Bob Burdge**, **Gloria Johnson-Scott**, **Michael Broderick**, **Solomon Lee**, **Patricia Diaz**, **Marcia Baker**, **Chairman Frank Creyaufmiller**

Passed

6. NEW BUSINESS

a. Conditional Use - Barsotti Dwelling Rental - 1040 Windward Drive, Unit 3402

Mr. Gilmore gave an overview of the application.

Mr. Broderick asked if the updated recommendations to the dwelling rental conditions, that will heard at the September 14, 2020 Conference Agenda, should be included.

Ms. Hofmeister stated it may be premature and best to hold off until the City Commission approves the modifications to the conditions.

Ms. Baker suggested adding a condition that business liability insurance is required.

Board discussion ensued on the benefits of adding liability insurance as a condition to dwelling rentals.

Ms. Hofmeister suggested adding the condition to the updated recommendations being presented at the Conference Agenda.

Ms. Johnson Scott noted that adding an additional fee may limit some people from renting out their property which in turn could hurt the city.

No one spoke for or against the application.

Motion was made by Bob Burdge, **and seconded by Marcia Baker to recommend approval with the following six (6) conditions:**

1. **The property manager for the dwelling rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.**
2. **Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.**
3. **The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.**
4. **There shall be a limitation of no more than no two (2) vehicles per unit.**
5. **The City of Fort Pierce Business Tax License number shall be included on all advertising.**
6. **Third-party liability insurance is required.**

AYE: **Michael Broderick**, **Solomon Lee**, **Patricia Diaz**, **Marcia Baker**, **Bob Burdge**, **Chairman Frank Creyaufmiller**

NAY: **Gloria Johnson-Scott**

Passed

b. Conditional Use - Ballantyne Dwelling Rental - 715 S. Ocean Drive, Unit B

Ms. Hofmeister gave an overview of the application and answered questions from the Board on guest parking spaces and the number of Conditional Use approvals for the building. Ms. Hofmeister stated since the application triggers the state requirement for a change of use and fire sprinklers, she does not foresee any more rentals at the building due to being cost prohibitive.

No one spoke for or against the application.

Motion was made by Bob Burdge, and seconded by Michael Broderick to recommend approval with the following six (6) conditions:

1. **The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.**
2. **Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.**
3. **The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.**
4. **There shall be a limitation of no more than no two (2) vehicles per unit.**
5. **The City of Fort Pierce Business Tax License number shall be included on all advertising.**
6. **Third-party liability insurance is required.**

AYE: **Michael Broderick**, **Solomon Lee**, **Patricia Diaz**, **Marcia Baker**, **Bob Burdge**, **Gloria Johnson-Scott**, **Chairman Frank Creyaufmiller**

Passed

c. **Conditional Use - Danaluk Dwelling Rental - 715 S. Ocean Drive, Unit L**

Ms. Hofmeister gave an overview of the application and answered questions from the Board. Ms Hofmeister explained the 2-story duplex is a separate building located on the parcel and the building does not trigger the states 25% requirements because it is only two units.

No one spoke for or against the application.

Motion was made by Bob Burdge, and seconded by Patricia Diaz to approve with the following six (6) conditions:

1. **The property manager for the vacation rental shall be available at all times to resolve complaints or violations of city code. Said manager shall reside in St. Lucie County and shall be registered with the City of Fort Pierce.**
2. **Guide booklets (available from Code Enforcement) shall be provided to renters regarding local rules and public service resources, to minimize conflicts.**
3. **The applicant shall file for and obtain St. Lucie County and City of Fort Pierce Business Tax Licenses within thirty (30) days of issuance of a license from the Florida Department of Business & Professional Regulation.**
4. **There shall be a limitation of no more than no two (2) vehicles per unit.**
5. **The City of Fort Pierce Business Tax License number shall be included on all advertising.**
6. **Third-party liability insurance is required.**

AYE: **Solomon Lee**, **Patricia Diaz**, **Marcia Baker**, **Bob Burdge**, **Gloria Johnson-Scott**, **Michael Broderick**, **Chairman Frank Creyaufmiller**

Passed

d. **Annexation - Jetson - 504 Tumblin Kling Road**

Mr. Creagan gave an overview of the application and answered questions from the Board on the residential area. Mr. Creagan explained that the property is zoned commercial in St. Lucie County and the city is not allowed to down zone the property.

Mr. Burdge noted that a barrier would be required between the commercial development and residential property.

Ms. Hofmeister stated the Planning department will put the elements in the review process for Jetson's expansion and the site plan will come before the Planning Board.

Motion was made by Bob Burdge, **and seconded by Michael Broderick to recommend approval of the proposed annexation Future Land Use designation of GC and the Zoning designation of C-3.**

AYE: **Patricia Diaz**, **Marcia Baker**, **Bob Burdge**, **Gloria Johnson-Scott**, **Michael Broderick**, **Solomon Lee**, **Chairman Frank Creyaufmiller**

Passed

7. **ELECTION OF CHAIR AND VICE-CHAIR**

Mr. Broderick nominated the current Chair, Mr. Creyaufmiler, for Chairman.

Mr. Burdge nominated Mr. Broderick as Chair but Mr. Broderick stated he would be more effective in the Vice-Chair position and Mr. Creyaufmiller would be better suited as Chairman.

Motion was made by Michael Broderick, **and seconded by Patricia Diaz to elect Mr. Creyaufmiller as Chairman.**

AYE: **Marcia Baker**, **Bob Burdge**, **Gloria Johnson-Scott**, **Michael Broderick**, **Solomon Lee**, **Patricia Diaz**, **Chairman Frank Creyaufmiller**

Passed

Motion was made by Patricia Diaz, **and seconded by Marcia Baker to elect Mr. Broderick as Vice-Chair.**

AYE: **Bob Burdge**, **Gloria Johnson-Scott**, **Michael Broderick**, **Solomon Lee**, **Patricia Diaz**, **Marcia Baker**, **Chairman Frank Creyaufmiller**

Passed

8. **COMMENTS FROM THE PUBLIC**

Any person who wishes to comment on any subject may be heard at this time. Please limit your comments to three (3) minutes or less, as directed by the Chair, as this section of the Agenda is limited to thirty minutes. The Planning Board will not be able to take any official actions under Comments from the Public. Speakers will address the Board and the Public with respect. Inappropriate language will not be tolerated.

There were no comments from the public.

9. **DIRECTOR'S REPORT**

Ms. Hofmeister reminded the Board that Mr. Broderick will be presenting the proposed dwelling rental conditions to the City Commission at the Conference Agenda on Monday, September 14, 2020 at 9:00 AM.

10. BOARD COMMENTS

Ms. Baker suggested the dwelling rental insurance condition be limited to third-party liability insurance, so the owner is spending the least amount of money on insurance to protect the general public and adjoining neighbors.

Chairman Creyaufmiller reminded the Board of the upcoming CeeCee Ross Lyles 9/11 Virtual Memorial Ceremony.

Motion was made by Michael Broderick, and seconded by Bob Burdge to add the condition that third-party liability insurance be required on all dwelling rentals.

AYE: **Gloria Johnson-Scott**, **Michael Broderick**, **Solomon Lee**, **Patricia Diaz**, **Marcia Baker**, **Bob Burdge**, **Chairman Frank Creyaufmiller**

Passed

11. ADJOURNMENT

Planning Board - 2:00 PM **6. a.**
Meeting Date: 10/13/2020

Information

REQUESTED ACTION
Annexation - 706 Midway Road

LOCATION
706 Midway Road

RESPONSIBLE STAFF
Brandon C. Creagan, MCRP, LEED Green Associate, Planner

RECOMMENDATION
Approval

Attachments

staff report
Application & Supporting Documents
Aerial Map
Future Land Use Map
Zoning Map
TRC Comments

Form Review

Form Started By: Brandon Creagan Started On: 10/06/2020 05:20 PM
Final Approval Date: 10/07/2020

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO: Members of the City of Fort Pierce Planning Board

THROUGH: Jennifer Hofmeister, AICP, LCAM, Planning Director

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

RE: **Application for Annexation**
706 Midway Road

BOARD DATE: October 13, 2020

STAFF REPORT

Property Owner/Applicant: 169 Delray LLC
3201 Lakeview Drive
Delray Beach, FL 33445

Requested Action: Approval of a Voluntary Application for Annexation for a parcel of land

Site Location: 706 Midway Road Fort Pierce, Florida

Parcel ID: 3403-502-0041-000-6

Parcel Size: 9.49 acres

Current Future Land Use: Residential High, 15 du/ac (St. Lucie County) (RH)

Current Zoning: Commercial Neighborhood (St. Lucie County) (CN)

Proposed Future Land Use: High Density Residential (RH)

Proposed Zoning: High Density Residential (R-5)

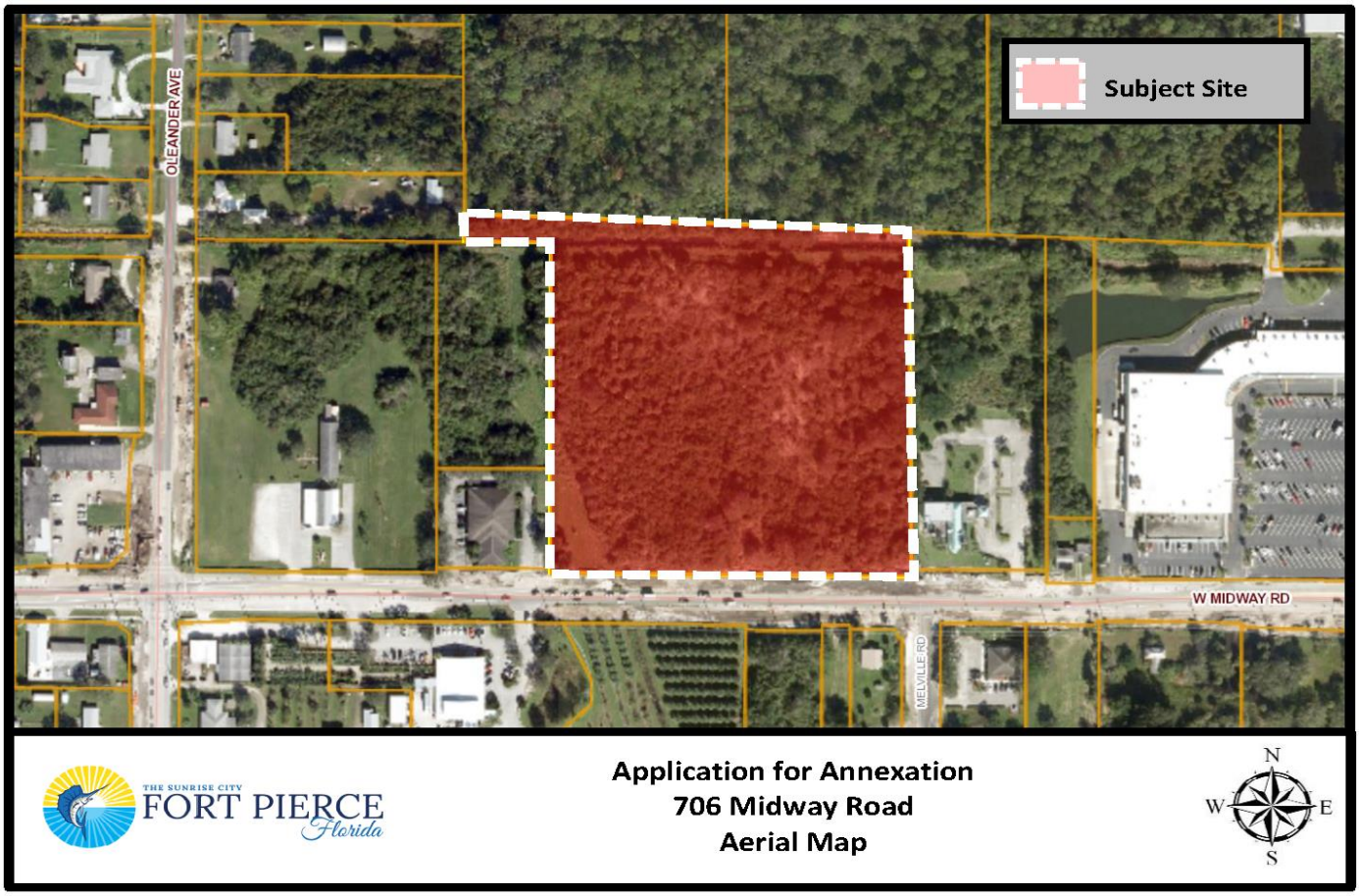
	North	East	South	West
Surrounding FLU:	RM (FP)	RH (FP)	COM & RU (SLC)	RH & P/F(SLC) RL (FP)
Surrounding Zoning:	R-4 (FP)	C-2 (FP)	CN & AG-1 (SLC)	RM-11 & RS-3 (SLC) R-2 (FP)

Utilities: FPUA

Staff Analysis:

Request

The applicant is requesting a voluntary annexation of property at 706 Midway Road in Fort Pierce, Florida. The parcel ID is 3403-502-0041-000-6.



The subject property has a St. Lucie County Future Land Use designation of Residential High, 15 du/ac (RH) and a zoning designation of Commercial Neighborhood (CN). To ensure consistency with Policy 1.11.5 of the City's Comprehensive Plan, the proposed Future Land Use designation would be High Density Residential (RH) with a zoning classification of High Density Residential (R-5).

Staff has confirmed that the property is located within unincorporated St. Lucie County and is contiguous to the Fort Pierce City municipal boundary and within the FPUA service area. The subject proposed voluntary annexation is also consistent with Chapter 171.044, F.S., whereas the property is contiguous to a municipality and reasonably compact; and the annexation will not result in the creation of an enclave.

The current taxable value of the property is $775,100. Should the Application for Annexation be approved it could create a new source of ad-valorem tax revenue annually to the City of Fort Pierce if developed, depending on the millage rate per year, which currently is 6.9000. Currently the property is vacant, and the applicants wish to fully develop the property for a mixed-use development in the future.

Comprehensive Plan

Staff has reviewed the Comprehensive Plan and finds the proposed annexation is consistent with the following Objectives and Policies:

Objective 1.11 of the Comprehensive Plan: "Annex properties within the Fort Pierce Utilities Authority Boundary in an orderly manner that promotes efficiency of public service provision and economic vitality of the City."

The property is within the FPUA service boundary. Policy, 1.11.1 of the City Comprehensive Plan: "The City shall evaluate proposed annexations within the urban service boundary based upon the following criteria:

1. The ability of the City to provide public services at a level equal to or better than that available from the current service providers;
2. The ability of the City to provide public services at the City's adopted levels of service;
3. Whether the annexation would eliminate an unincorporated island or could be expanded to eliminate an unincorporated island; and
4. Whether the annexation would eliminate an irregularity or irregularities in the City's boundaries, thereby improving service delivery".

The subject property is located in an area that consists of properties that are within both the St. Lucie County and the City of Fort Pierce jurisdictions. This property abuts property to the north, east, and west that is within the City Limits. The annexation of this property would assist in the City's effort to eliminate jurisdictional irregularities along the City's boundary and provide more efficient public services. The applicant is requesting that the City of Fort Pierce Future Land Use and Zoning designations remain consistent with the current County designation and the City's Comprehensive Plan. Thereby, the requested Future Land Use and Zoning Designations of RH and R-5, respectively, would be consistent with Policy 1.11.5. Pursuant to the Future Land Use Element of the Comprehensive Plan, annexations are reviewed for fiscal impacts, the effect upon adopted level of service standards for public facilities, and the elimination of the municipal boundary irregularities to improve service delivery.

Public Notification

In accordance with Policy Section 4.1.1 of the Joint Planning Agreement between the City of Fort Pierce and St. Lucie County, the City Planning Department will provide notice of these annexations by mail to the St. Lucie County Administrator's Office on or before October 18, 2020, no fewer than thirty (30) days prior to the first reading of this annexation by the City Commission.

Technical Review Committee

All affected Departments have reviewed the submittals and provided comments regarding the proposed voluntary annexation application based on compliance with the requirements of the City Code and Comprehensive Plan and have no objections.

Staff Recommendation

As proposed, the annexations meet the above standards of the City's Comprehensive Plan, specifically Policy Section 1.11 regarding annexations. Planning Staff recommends that the Planning Board recommend approval of the proposed annexation Future Land Use designation of RH and the Zoning designation of R-5.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

Application submission shall include the following:

- **TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- Warranty Deed
- Current Survey (completed within the last 12 months)

1. Address: _____

2. Legal description of real property for which annexation is being requested:

_____

_____

Property Tax ID: _____

3. Size of described property: _____

4. Project description: _____

_____

5. Current St. Lucie County Future Land Use Designation: _____

6. Current St. Lucie County Zoning: _____

7. Is this a Historic property? _____

8. Appraised value: _____

9. Name of Owner(s): _____

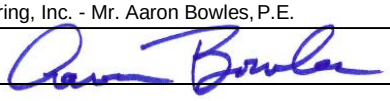
Signature of Owner(s): _____

Mailing Address: _____

City _____ State _____ Zip _____

Phone _____ Fax _____

10. Name of Representative: MBV Engineering, Inc. - Mr. Aaron Bowles, P.E.

Signature of representative: 

Mailing Address: 1835 20th Street

City) Vero Beach State FL Zip 32960

Phone 772-569-0035 Fax 772-778-3617

E-mail: aaronb@mbveng.com

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

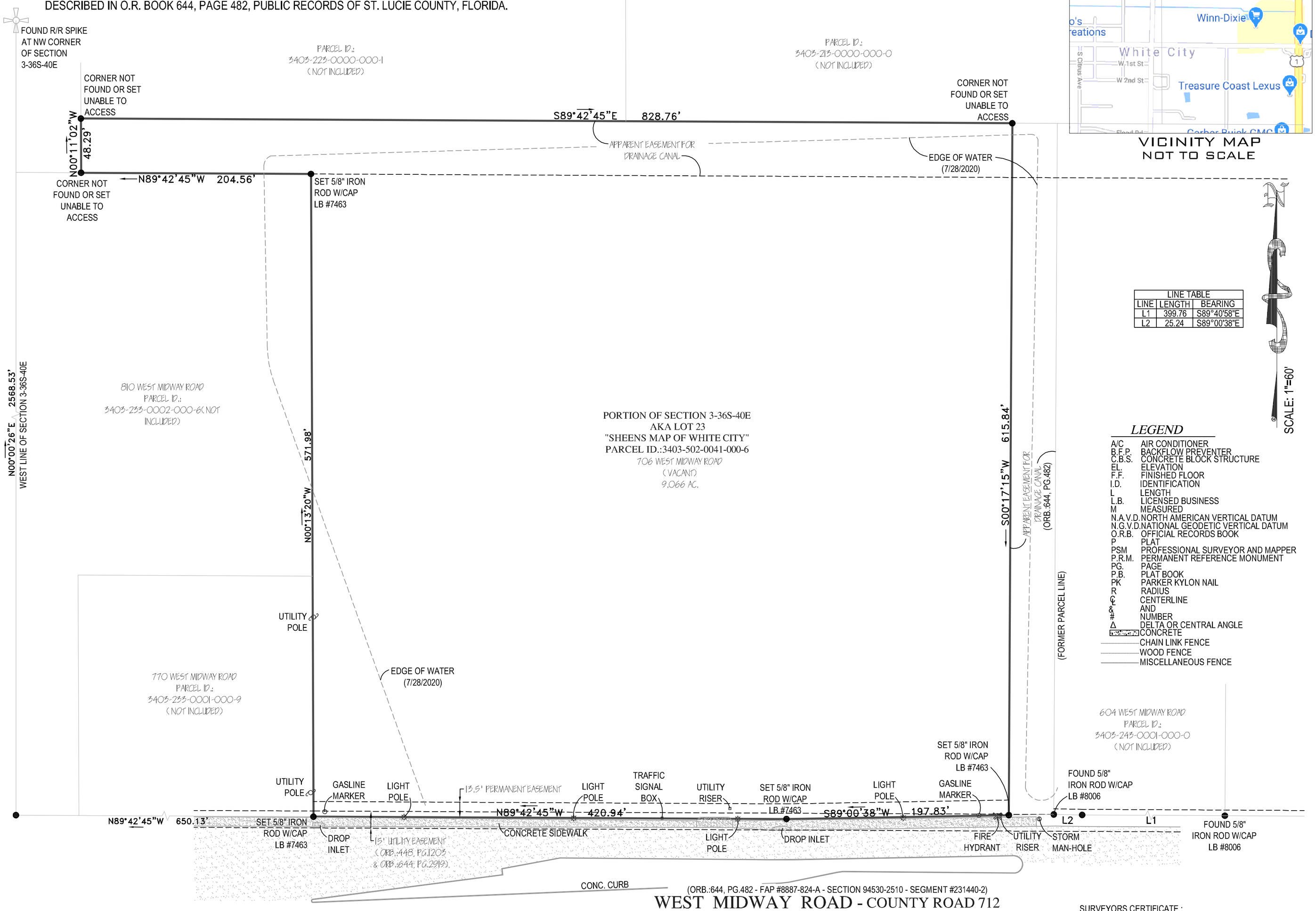
File Number:_____ Check No:_____ Receipt No: _____

TRC Review:_____ Planning Board Review:_____ City Commission: _____

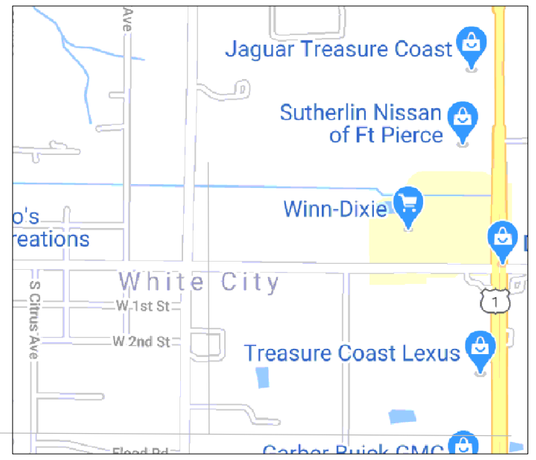
Ordinance No:_____ Date Approved: _____

LEGAL DESCRIPTION

LOT 23, SHEENS MAP OF WHITE CITY, SECCTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 23, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; LESS RIGHTS OF WAY FOR PUBLIC ROADS AND EASEMENTS FOR DRAINAGE CANALS AND SUBJECT TO EASEMENT OF AMERICAN TELEPHONE AND TELEGRAPH COMPANY RECORDED IN DEED BOOK 137, PAGE 108, PUBLIC RECORDS OF ST. PUCIE COUNTY, FLORIDA; LESS AND EXCEPTING THEREFROM THAT LAND LYING SOUTH OF THE SOUTH RIGHT OF WAY LINE OF MIDWAY ROAD AS ESTABLISHED IN RIGHT OF WAY MAINTENANCE MAP RECORDED IN PLAT BOOK 20, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALSO LESS AND EXCEPT THAT PARCEL DESCRIBED IN O.R. BOOK 644, PAGE 482, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.



LINE TABLE		
LINE	LENGTH	BEARING
L1	399.76	S89°40'58"E
L2	25.24	S89°00'38"E



VICINITY MAP
NOT TO SCALE

SCALE: 1"=60'

LEGEND

A/C	AIR CONDITIONER
B.F.P.	BACKFLOW PREVENTER
C.B.S.	CONCRETE BLOCK STRUCTURE
EL.	ELEVATION
F.F.	FINISHED FLOOR
I.D.	IDENTIFICATION
L	LENGTH
L.B.	LICENSED BUSINESS
M	MEASURED
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
O.R.B.	OFFICIAL RECORDS BOOK
P	PLAT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
P.R.M.	PERMANENT REFERENCE MONUMENT
PG.	PAGE
P.B.	PLAT BOOK
PK	PARKER KYLON NAIL
R	RADIUS
℄	CENTERLINE
&	AND
#	NUMBER
Δ	DELTA OR CENTRAL ANGLE
	CONCRETE
	CHAIN LINK FENCE
	WOOD FENCE
	MISCELLANEOUS FENCE

NOTES:

1. LEGAL DESCRIPTION PROVIDE BY CLIENT
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
5. SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.
6. THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTHERN BOUNDARY LINE, HAVING A BEARING OF N89°42'45"W.

Flood Zone: X (NAVD88)
Community Number: 120285
Panel: 12111C0277
Suffix: K
Base Flood Elevation:
FIRM Date: 2/19/2020
FIRM Effect./Rev Date: 2/19/2020

KENNETH OSBORNE CERTIFICATE NO. 6415 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

DATE OF FIELD WORK:07/28/2020
DATE OF MAP:07/29/2020

SURVEYORS CERTIFICATE :
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)

KENNETH J. OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

BOUNDARY SURVEY OF
706 W MIDWAY ROAD
FORT PIERCE, FL 34982

PREPARED FOR:
169 DELRAY LLC

Project	Sheet
C-19490	1 OF 1
Date: 07/29/2020	
Scale: 1"=60'	

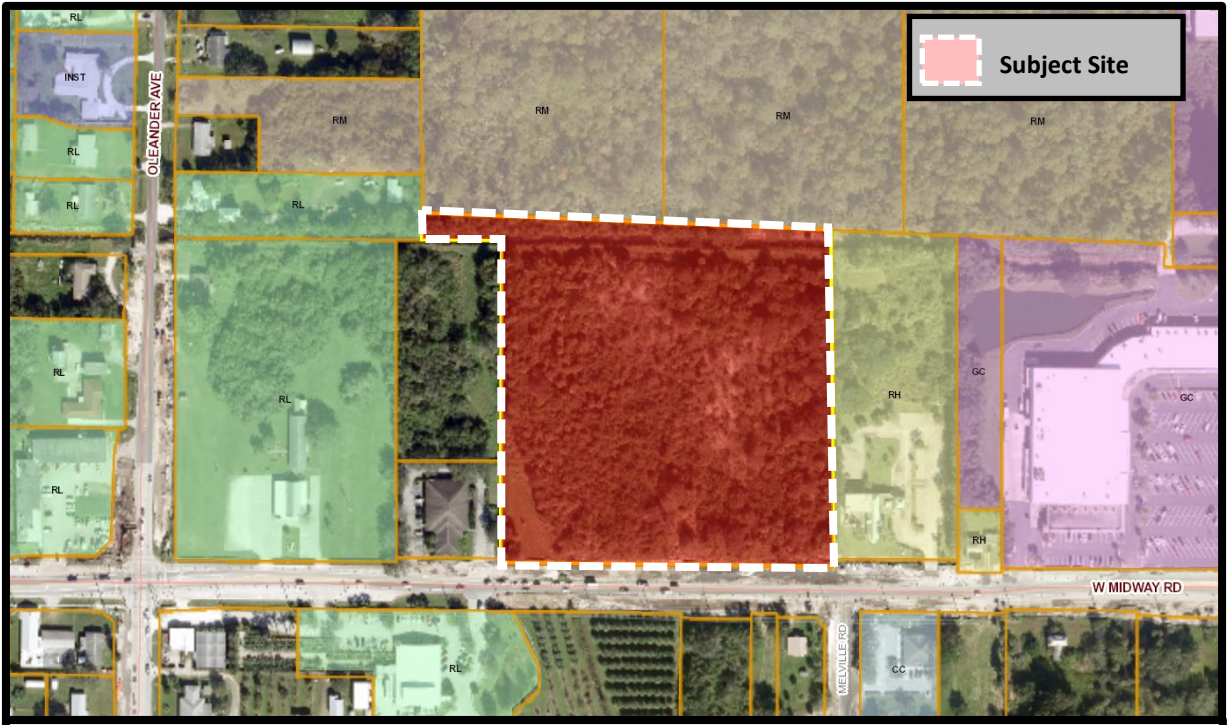
6250 N. MILITARY TRAIL
SUITE 102
WEST PALM BEACH, FL 33407
PHONE: 561.640.4800
FAX: 561.640.0576
LB #7463
COMPASS SURVEYING
WWW.COMPASSSURVEYING.NET



THE SUNRISE CITY
FORT PIERCE
Florida

Application for Annexation
706 Midway Road
Aerial Map

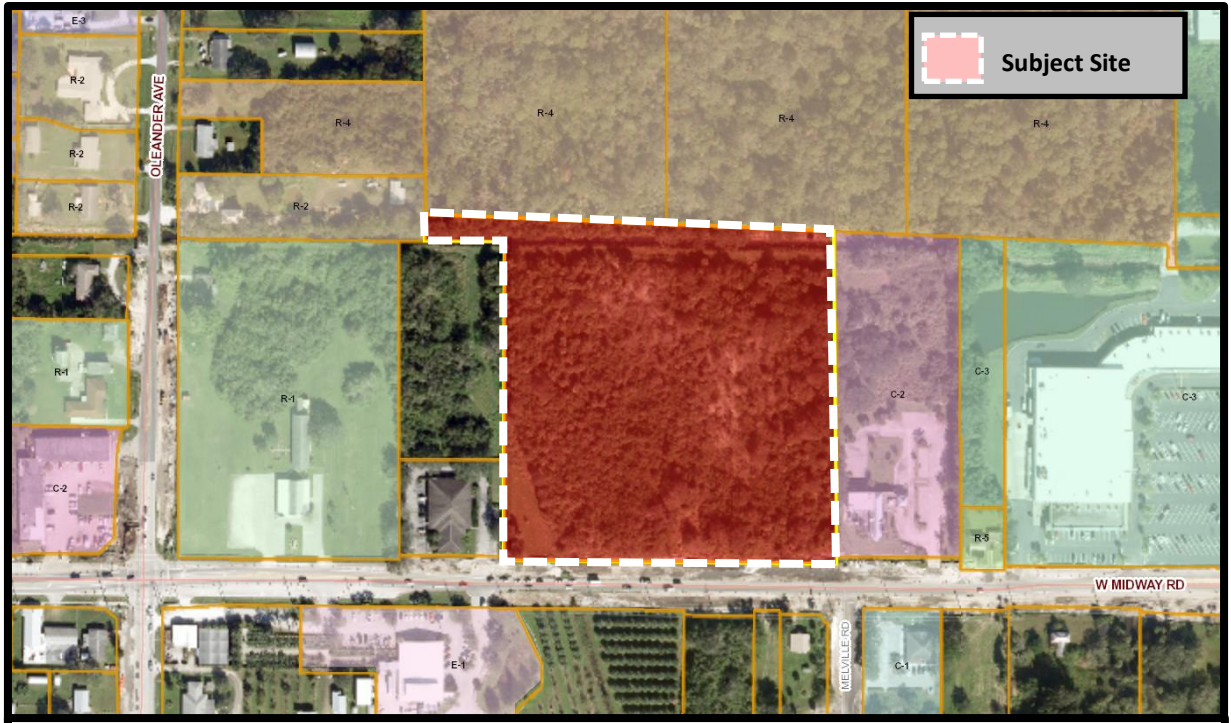
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THE SUNRISE CITY
FORT PIERCE
Florida

Application for Annexation
706 Midway Road
Future Land Use Map

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THE SUNRISE CITY
FORT PIERCE
Florida

Application for Annexation
706 Midway Road
Zoning Map

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THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT
Florida

TO : Brandon Creagan, Planner

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

RECEIVED
CITY OF FORT PIERCE
PLANNING & ZONING

RE : Annexation – 706 Midway Road
TRC No. 20-02000004

DATE : September 11, 2020

This is to advise you that we have completed the review of the following documents as received by this office on September 3, 2020:

- ☒ Annexation Application
- ☐ Test Reports & Related Documents
- ☐ Record Drawings
- ☐ Clearances from all applicable Local, State and Federal Agencies
- ☐ P/D Drawings
- ☐ Certificate of Completion
- ☐ Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- ☒ Recommend
- ☐ Do Not Recommend

- ☒ Approval of Annexation
- ☐ Building Permit
- ☐ 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 comments

JRA/jra

Q:\ENGINEERING\Site Development Projects\A\Annexations\706 Midway\Submittal No. 1 - 090320\Annexation Approval - 091120.docx

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 9.17.20
Property Address: Annexation – 706 Midway Road

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: 9/9/2020

Technical Review Committee meeting

September 17th, 2020

Case # 20-02000004

Planner: Brandon Creagan

Annexation

706 Midway Rd., 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

September 17, 2020

TECHNICAL REVIEW PROJECT # 20-02000004

Annexation – 706 Midway Road

Comments

FPUA W/WW Engineering: No comment

FPUA Electric & Gas Engineering: No comment

Planning Board - 2:00 PM **6. b.**

Meeting Date: 10/13/2020

Information

REQUESTED ACTION

Conditional Use - Single Family Home - Parcel ID: 2412-501-0123-000-7

LOCATION

Parcel ID: 2412-501-0123-000-7

RESPONSIBLE STAFF

Brandon C. Creagan, MCRP, LEED Green Associate, Planner

RECOMMENDATION

Approval with one (1) Condition

1. Obtain the approval of the Florida Department of Environmental Protection for construction activities seaward of the Coastal Construction Control Line before construction activities can commence.

Attachments

staff report

Application & Supporting Documents

Aerial Map

Future Land Use Map

Zoning Map

TRC Comments

Form Review

Form Started By: Brandon Creagan Started On: 10/06/2020 05:21 PM

Final Approval Date: 10/07/2020

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Members of the City of Fort Pierce Planning Board
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Brandon C. Creagan, MCRP, LEED Green Associate, Planner
RE:	**Application for Conditional Use and Design Review – Single Family Home CCCL** **Parcel ID: 2412-501-0123-000-7**
BOARD DATE:	October 13, 2020

STAFF REPORT

Owner & Applicant:	John & Suzanne Hofer 4590 SE Glenridge Trail Stuart, FL 34997
Representative:	William P. Stoddard, Ph.D., P.E. 1717 Indian River Blvd., Suite 201 Vero Beach, FL 32960
Requested Action:	Approval of a Conditional Use with New Construction and Design Review for a single-family home seaward of the Coastal Construction Control Line (CCCL). Approval for a second Conditional Use for a height increase to 32.82 feet from FEMA Based Flood Elevation.
Site Location:	TBD Surfside Drive
Parcel ID:	2412-501-0123-000-7
Future Land Use:	Low Density Residential (RL)
Current Zoning:	Single Family Low Density Residential (R-1)
Parcel Size:	.54 Acres
Utilities:	FPUA

	North	East	South	West
Surrounding Future Land Use:	RL	Atlantic Ocean	RL	RL
Surrounding Zoning:	R-1	Atlantic Ocean	R-1	R-2

Staff Analysis:

Request

In accordance with Sections 125-237, 125-314, and 125-321 of the City Code, the applicant is requesting approval for a Conditional Use with New Construction and Design Review for a single-family home seaward of the Coastal Construction Control Line (CCCL). In conjunction with this application, a request for Conditional Use to allow for an increase in the height of the subject structure to 32.82 feet from FEMA Based Flood Elevation in accordance with City Code 125-157 (1)(c)(2). The subject property has a Future Land Use designation of Low Density Residential (RL) with a compatible zoning district designation of Single-Family Low Density Residential (R-1). The properties to the north, south, and west also have a Future Land Use and Zoning designations of RL and zoned R-1, respectively. The Atlantic Ocean is to the east.

The subject site is seaward of the Coastal Construction Control Line (CCCL); therefore, the proposed construction requires authorization of a Conditional Use to advance for permitting. The Florida Department of Environmental Protection (FDEP) regulates the seaward most limits for construction and will review the final proposal according to established coastal construction guidelines. The seaward most limits depend on the existing line of construction in the immediate area, the landward toe of the frontal dune, and the landward limits of the projected 30-year erosion.

The home will have a total square footage of 3,221 square feet between the first floor and second floor. The proposed height of the structure is 32.82 feet above the FEMA Based Flood Elevation and 37.22 feet from existing grade. In the South Beach Overlay District, the height of a structure is not determined by measurement from existing grade, but rather from the FEMA Base Flood Elevation. Structures in the R-1 zoning district can be built up to 28 feet from the FEMA Based Flood Elevation without any special approvals. Furthermore, structures can be built between 28.01 feet to 35 feet with a Conditional Use approval. As the proposed structure will be 32.82 feet from the FEMA Based Flood Elevation, a Conditional Use approval is required. The proposed single-family home also complies with the setback provisions as stipulated in City Code 125-191 (b)(2).

The architectural style of the home reflects an island design that blends with and complements the surrounding scenery. The proposed height of the structure will be under 35 feet., to comply with City Code section 125-157 (1)(c)(2), that regulates height for single family homes zoned R-1 within the South Beach Overlay District. There are no architectural embellishments that project beyond the maximum allowable height of 35 feet.

The outside lighting for the proposed structure will consist of thirteen (13) 5W LED Amber lights that will be located on the beachside of the property. The proposed beachside lighting shall be in full compliance with City Code 16-82 (Lighting on the Beach). City Code section 16-82 provides for the protection of sea turtles and sea turtle hatchlings regarding lights effect on the ability of sea turtles to reach the sea. Any light that can be seen from the beach has the potential of disorienting sea turtles and preventing them from reaching the sea. The Code specifies that lighting shall be mounted as low as possible and lights shall be shielded. These two specifications help to prevent visible light from the beach.

The landscape plan provides for the following:

- Seven (7) Coconut Palm, two (2) Adonidia Palms, and six (6) Sabal Palms will be planted throughout the property of the proposed structure.
- Various shrubs and other vegetation that will be planted on the site.
- This landscape plan complies with City Code 123-36 that specifies; a minimum of four (4) trees must exist or be planted on each developed lot where either a single-family residence or two-family residence is the principal structure.

Per City Code Section 125-237; the purpose of the conditional use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout the particular zoning district, but which, if controlled as to the number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare. The use as presented is a single-family home that is suitable for the area and zoning district that it is being proposed to be built in.

The authorization of a Conditional Use with New Construction to construct a single-family home provides for the opportunity for consistency with zoning district and land use designation as the use nor the height adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare of the surrounding residential neighborhood.

Technical Review Committee

All affected City Departments have reviewed the proposed application for Conditional Use and Design Review and have provided conditional approval based on compliance with requirements of the City Code. The comments generated from the technical review, and any responses by the applicant have been provided.

Staff Recommendations

The proposed single-family home meets the requirements of the City Code and is in compliance with the City's Comprehensive plan. Therefore, staff recommends that the Planning Board **approve** the Conditional Use and Design Review as presented with the following condition.

1. Obtain the approval of the Florida Department of Environmental Protection for construction activities seaward of the Coastal Construction Control Line before construction activities can commence.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location Surfside-Unit 1-Block 11-Lot 3

Parcel ID #(s) 2412-501-0123-000-7

Project description Single Family Residence seaward of the Coastal Construction Control Line

John & Suzanne Hofer	William P. Stoddard, Ph.D., P.E., Managing Member Schulke, Bittle & Stoddard, LLC
Property Owner(s)	**Applicant/Representative, Title, Company**
4590 SE Glenridge Trail	1717 Indian River Blvd., Suite 201
Street Address	Street Address
Stuart FL 34997	Vero Beach FL 32960
City State Zip	City State Zip
	(772) 770-9622
Phone Number	Phone Number
johnh1752@gmail.com	wstoddard@sbsengineers.com
Email Address	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.*

John L Hofer

Property Owner(s) Signature(s)

STATE OF FLORIDA -- Martin COUNTY

The foregoing instrument was acknowledged before me this 27 day of August, 20 20, by John L. Hofer who is personally known to me or has produced Florida Drivers License as identification.

Signature of Notary

STACY LITTLE
Notary Public - State of Florida
Commission # GG 939508 (Seal)
My Comm. Expires Jan 2, 2024
Bonded through National Notary Assn.

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date_____ Fees_____ Control #_____ B. Permit #_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Intake Date Stamp

❑ DEVELOPMENT REVIEW

General Information

- ❑ Incomplete application packets cannot be accepted.
- ❑ Site Plan approval is valid for one (1) year following City Commission approval. In order to maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date, and building permits must be maintained until site plan is completed, per plans, or approval shall lapse.

Choose Application Type:

Application Type		
❑ Site Plan	✓ Conditional Use with New Const.	❑ Major Amendment
❑ Conceptual Development Plan		❑ Minor Amendment

Site Information:

Non-Residential: Proposed Sq. Ft.: _____ Residential: Proposed Units: 1

Surrounding Uses: *(i.e. single family home, retail, industrial, etc.)*

North	South	East	West
Vacant	Single Family	Atlantic Ocean	Single Family

Application Outlook



Site Plan submittal requirements:

Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- ✓ Complete notarized application
- ✓ Warranty Deed
- ✓ SLC Property Record Card
- ✓ Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- ✓ General location map (see Section 22-58.d.2) On plans
- ✓ Survey (see Section 22-58.d.3)
- ✓ Site Plan (see Section 22-58.d.4)
- ✓ Landscaping Plan (see Section 22-187)
- ❑ Storm Drainage Plan (see Section 22-58.d.6) N/A
- ❑ Environmental Impact Report N/A
- ❑ Beach/Dune System protection plan, if applicable (see Section 22-58.d.7) N/A
- ✓ Lighting Plan (see Section 22-58.d.8)
- ✓ Design Review submittals (see Design Review application)
- ❑ Traffic Impact Report N/A
- ❑ Concurrency Review submittals (see Concurrency Review application) N/A

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Conditional Use – No New Construction

Property address or Location: Surfside-Unit 1-Block 11-Lot 3

Parcel ID #(s): 2412-501-0123-000-7

Project description: Single Family Residence over the allowed height limit in R-1 zoning-- proposed height = 32.82 ft

John & Suzanne Hofer	William P. Stoddard, Ph.D., P.E., Managing Member
Property Owner(s)	Schulke, Bittle & Stoddard, LLC
4590 SE Glenridge Trail	**Applicant/Representative, Title, Company**
Street Address	1717 Indian River Blvd., Suite 201
Stuart FL 34997	Street Address
City State Zip	Vero Beach FL 32960
	City State Zip
	(772) 770-9622
Phone Number	Phone Number
johnh1752@gmail.com	wstoddard@sbsengineers.com
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Property Owner(s) Signature(s)

STATE OF FLORIDA -- Martin COUNTY

The foregoing instrument was acknowledged before me this 28 day of August, 20 20, by John H. Hofer who is personally known to me or has produced Florida Drivers License as identification.

Signature of Notary

STACY LITTLE
Notary Public - State of Florida
Commission # GG [illegible]
My Comm. Expires [illegible] 2024
Bonded through National Notary Assn.
(seal)

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Fees_____ Control #_____ B. Permit #_____

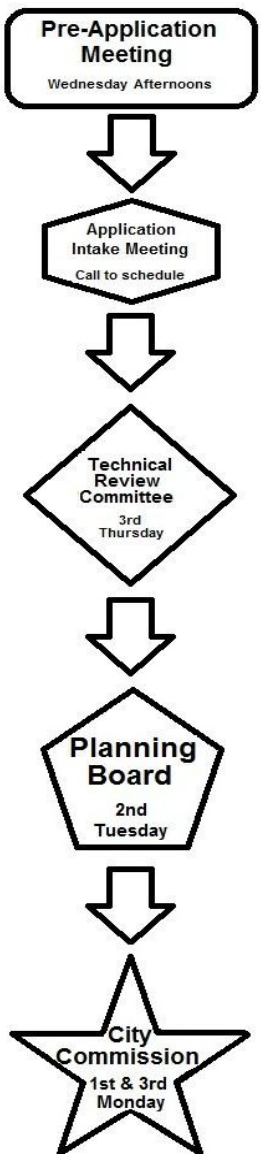
Intake Date Stamp

❑ CONDITIONAL USE: NO NEW CONSTRUCTION

Submit one original, seven (7) hard copies and one (1) CD of the following for initial submittal, subsequent submittals will be required:

- ❑ *If no site improvements are required:*
  - ❑ As-built survey
  - ❑ Floor plan of existing building(s)
- ❑ *If parking and drainage improvements are required:*
  - ❑As-built survey;
  - ❑Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage;
  - ❑Lighting plan
- ❑ Complete, notarized application

Application Outlook



Application Type:

- ❑ Conditional Use: No new construction with no site improvements
- ❑ Conditional Use: No new construction with parking and drainage improvements

Site Information:

Building Size _____ Parking Spaces:_____

Surrounding Uses: *(i.e. single family home, retail, industrial, etc.)*

North	South	East	West

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 22-75, shall be reviewed as a unit in accordance with the requirements of section 22-58 except that:

(1) The city commission shall hold a public hearing in accordance with the provisions of section 22-143 prior to acting on the application for conditional use.

(2) In the event the city planning board disapproved the application for conditional use or in case of a protest against said application signed by twenty (20) per cent of the owners within five hundred (500) feet of the area included in said application, such application shall not be approved except by a four-fifths vote by the city commission.

(3) In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Design Review

Property address or Location Surfside-Unit 1-Block 11-Lot 3
Parcel ID #(s) 2412-501-0123-000-7
Project Description Single Family Residence

John & Suzanne Hofer
Property Owner(s)
4590 SE Glenridge Trail
Street Address
Stuart FL 34997
City State Zip
Phone Number
johnh1752@gmail.com
Email Address

William P. Stoddard, Ph.D., P.E., Managing Member
Schulke, Bittle & Stoddard, LLC
Applicant/Representative, Title, Company
1717 Indian River Boulevard, Suite 201
Street Address
Vero Beach FL 32960
City State Zip
772-770-9622
Phone Number
wstoddard@sbsengineers.com
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Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Application (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

John L. Hofer
Property Owner(s) Signature(s)

STATE OF FLORIDA Martin COUNTY
The foregoing instrument was acknowledged before me this 27 day of August, 2020, by John L. Hofer who is personally known to me or has produced Florida Drivers License as identification.

Signature of Notary

STACY LITTLE
Notary Public - State of Florida
Commission # GG 939508
My Comm. Expires Jan 2, 2024
Bonded through National Notary Assn.

(seal)

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

Pre-Application Meeting Date_____ Fees _____ Control #_____ B. Permit _____
Intake Planner_____
Planner Assigned_____
Approved_____ Date_____
Comments_____

Intake Date Stamp

Design Review Application Checklist
(City Code of Ordinances 22-59)

Submittal for Administrative Approval

a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 22-194, location of bordering streets and, if applicable, wetlands and beaches.
b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment and other site features that may influence design elements.
c. A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the site analysis study results.
d. Context photographs of neighboring uses and architectural styles.
e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
f. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.
g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
j. Exterior elevations showing architectural character, external architectural features and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
k. Design review concurrent with conceptual development plan procedure according to subsection 22-58(e) is also available.

Submittal for Board Approval

a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
b. A final site plan meeting the requirements of section 22-58
c. A final site lighting plan that meets the requirements of subsection 22-58(d)(8).
d. A final landscape plan that meets the requirements of Article XII, Landscaping and Trees.
e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.

DocuSign Envelope ID: 8BA5A1B2-C43B-4B91-A13A-1D0B7866F2CC

JOSEPH W. SCHULKE, P.E.
JODAH B. BITTLE, P.E.
WILLIAM P. STODDARD, Ph.D., P.E.

SCHULKE, BITTLE & STODDARD, L.L.C.

CIVIL & STRUCTURAL ENGINEERING · LAND PLANNING · ENVIRONMENTAL PERMITTING

August 28, 2020

Brandon Creagan
City of Fort Pierce
Planning Department
100 N. US 1
Fort Pierce, FL 34954

Re: Conditional Use with New Construction
Surfside-Unit 1-Block 11-Lot 3
Parcel ID 2412-501-0123-000-7
Statement of Ownership / Narrative

Dear Mr. Creagan:

The proposed construction includes a new single-family residence to be constructed at Surfside-Unit 1-Block 11-Lot 3. The total enclosed habitable area is 3,221 SF. The proposed construction is located seaward of the Coastal Construction Control Line (CCCL) and therefore requires conditional use approval from the City of Fort Pierce. An application will be made to FDEP for all construction activities seaward of the CCCL. The design will comply with Chapter 3109 of the 2017 Florida Building Code, Building as well as all other pertinent sections of the 2017 Florida Building Code, Building and Residential.

The proposed structure will be over the allowed height limit in the R-1 zoning district of 28 feet. We are requesting an extension up to 35 feet in height with the Conditional Use approval.

Please let me know if you have any questions.

Sincerely,
Date: 8/28/2020

DocuSigned by:
William Stoddard
0F7A57CA9D3345A...

William P. Stoddard, Ph.D., P.E.
FL. Reg. No. 57605
CA No. 00008668

DocuSigned by:



1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772/ 770-9622 FAX 772 / 770-9496 EMAIIL info@sbsengineers.com

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address:	Surfside DR
Parcel ID:	2412-501-0123-000-7
Account #:	24048
Map ID:	25/07N
Use Type:	0000
Zoning:	SF Low Den
City/County:	Fort Pierce

Ownership

John L Hofer
Suzanne Hofer

4590 SE Glenridge TRL
Stuart, FL 34997

Legal Description

SURFSIDE-UNIT ONE- BLK 11 LOT 3 (0.54 AC) (OR 1883-1632)



Current Values

Just/Market Value:	$392,200
Assessed Value:	$392,200
Exemptions:	$0
Taxable Value:	$392,200

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.54
Land Size (SF):	23,500

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Sale History

Date:	Jan 7, 2004
Book/Page:	1883 / 1632
Sale Code:	XX00
Deed:	WD
Grantor:	Rega Gene
Price:	$700,000
Date:	Jan 4, 1999
Book/Page:	1196 / 0486
Sale Code:	XX00
Deed:	WD
Grantor:	ST LUCIE BEACH INVESTMENTS
Price:	$150,000
Date:	Apr 1, 1972
Book/Page:	0238 / 0514
Sale Code:	XX00
Deed:	CV

Grantor:	
Price:	$24,300

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: N/A	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

Bedrooms: 0	Electric:	Primary Int Wall:
Full Baths: 0	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel:	Primary Floors:
A/C %: 0%	Heated %: N/A%	Sprinkled %: 0%



Image or Sketch unavailable for display

Special Features and Yard Items

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$392,200
Just/Market:	$392,200
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$392,200
Exemption(s):	$0
Taxable:	$392,200

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2001	0041	0.7	Fort Pierce Stormwater Charge	$48.30

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

Historical Values

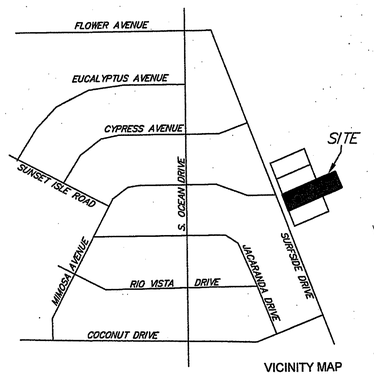
Permits

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
© Copyright 2020 Saint Lucie County Property Appraiser. All rights reserved.

LEGAL DESCRIPTION:

LOT 3, BLOCK 11, SURFSIDE, UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.



VICINITY MAP

REPORT OF SURVEY:

- TYPE OF SURVEY: BOUNDARY & TOPOGRAPHIC
- THIS SURVEY PERFORMED BY:

  MERIDIAN LAND SURVEYORS LB#6905 1717 INDIAN RIVER BLVD. SUITE 201 VERO BEACH, FLORIDA 32960
- PROFESSIONAL SURVEYOR & MAPPER IN RESPONSIBLE CHARGE:

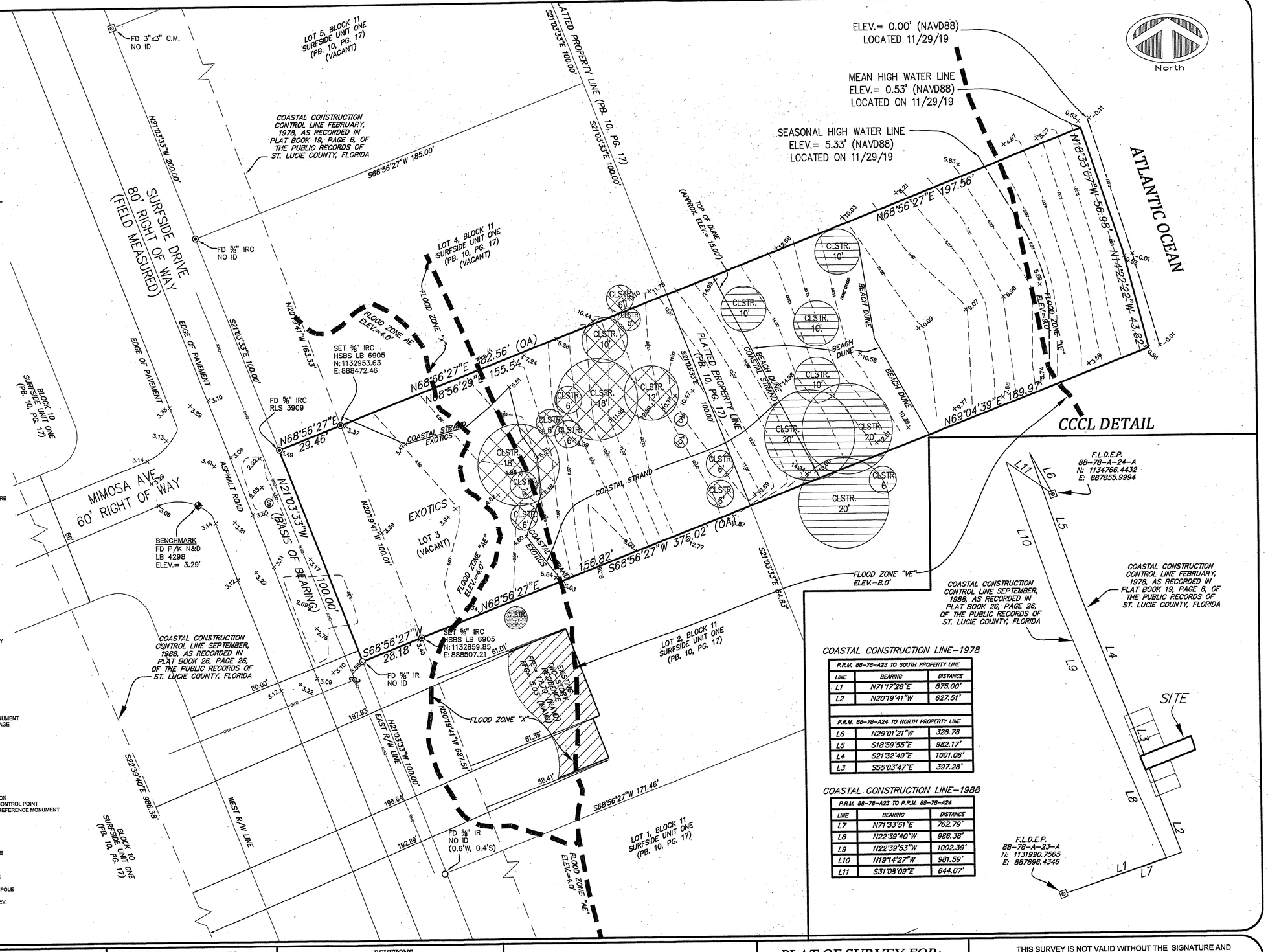
  MATTHEW CROWLEY P.S.M. #7214
- THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN 5J-17, FLORIDA ADMINISTRATIVE CODE.
- ELEVATIONS AND DIMENSIONS SHOWN HEREON ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
- THE LAST DATE OF FIELD WORK WAS: 11/29/19
- BUILDING SETBACK LINES, IF SHOWN ARE BASED ON THE BEST AVAILABLE INFORMATION, BUT ARE NOT CERTIFIED TO. THE SETBACKS MUST BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION.
- THE THE BEARING BASE FOR THIS SURVEY IS N21°03'33"W ALONG THE EAST RIGHT-OF-WAY OF SURFSIDE DRIVE.
- THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR LOCATION OF ANY UNDERGROUND IMPROVEMENTS: UTILITIES, FOUNDATIONS, OR ENCROACHMENTS, EXCEPT AS SHOWN.
- NO INSTRUMENTS OF RECORD REGARDING EASEMENTS, RIGHT-OF-WAYS, OR OWNERSHIP WERE SUPPLIED TO THIS SURVEYOR, EXCEPT AS SHOWN.
- UNLESS A COMPARISON IS SHOWN, PLAT VALUES AND MEASURED VALUES ARE THE SAME.
- LEGAL DESCRIPTION IS AS PROVIDED BY THE CLIENT.
- UNLESS OTHERWISE INDICATED, FOUND MONUMENTATION IS UNIDENTIFIED.
- THE PARCEL OF LAND SHOWN HEREON APPEARS TO BE IN FLOOD ZONE "VE", ELEV.= 10.0', AND ZONE "AE", ELEV.= 7.0', PER FLOOD INSURANCE RATE MAP #12127C0377 H, DATED DECEMBER 4, 2012.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. PRIMARY BENCHMARK IS ST. LUCIE COUNTY BENCHMARK "KIM", ELEV.= 1.94' (NAVD88).
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- SUBJECT PROPERTY CONTAINS APPROXIMATELY 0.87 ACRES (38,012.15 SF).

Legend & Abbreviations:
(symbols not scaleable for size)

PLS – PROFESSIONAL LAND SURVEYOR
PSM – PROFESSIONAL SURVEYOR & MAPPER
LB – LAND SURVEYING BUSINESS
℄ – CENTERLINE
R – RADIUS
L – LENGTH
Δ – DELTA ANGLE
E/P – EDGE OF PAVEMENT
B/C – BACK OF CURB
B.M. – BENCHMARK
POC – POINT OF COMMENCEMENT
POB – POINT OF BEGINNING
⊙ – (PCP) PERMANENT CONTROL POINT
PCP – PERMANENT CONTROL POINT
▣ – (PRM) PERMANENT REFERENCE MONUMENT
PRM – PERMANENT REFERENCE MONUMENT
○ – (IP) IRON PIPE
IP – IRON PIPE
● – (IRC) IRON ROD & CAP
IRC – IRON ROD & CAP
⊡ – (CM) CONCRETE MONUMENT
CM – CONCRETE MONUMENT
FD – FOUND
(M) – MEASURED
(P) – PLAT
(C) – CALCULATED
(OA) – OVERALL
R/W – RIGHT OF WAY

– BEACH DAISY
– SEA OATS
– SEAGRAPE

- CABLE TV BOX
- CENTERLINE
- (CM) CONCRETE MONUMENT
- CONCEPTUAL DRAINAGE
- CURB INLET
- DELTA ANGLE
- DRAINAGE MANHOLE
- ELECTRIC BOX
- GATE VALVE
- GUY WIRE
- HYDRANT
- IRON PIPE
- IRON ROD & CAP
- IRRIGATION VALVE
- LIGHT POST
- MITERED END SECTION
- (PCP) PERMANENT CONTROL POINT
- (PRM) PERMANENT REFERENCE MONUMENT
- PROPOSED GRADE
- SANITARY MANHOLE
- SANITARY SERVICE
- SEPTIC TANK
- STREET SIGN
- SURFACE INLET
- TELEPHONE SERVICE
- TYPICAL ELEVATION
- WATER METER
- WELL
- WOOD UTILITY POLE
- STREET LIGHT
- CONCRETE POWER POLE
- CONTOURS AND ELEV.



COASTAL CONSTRUCTION LINE–1978

P.R.M. 88-78-A23 TO SOUTH PROPERTY LINE		
LINE	BEARING	DISTANCE
L1	N71°17'28"E	875.00'
L2	N20°19'41"W	627.51'
P.R.M. 88-78-A24 TO NORTH PROPERTY LINE		
L6	N29°01'21"W	328.78'
L5	S18°59'55"E	982.17'
L4	S21°32'49"E	1001.06'
L3	S55°03'47"E	397.28'

COASTAL CONSTRUCTION LINE–1988

P.R.M. 88-78-A23 TO P.R.M. 88-78-A24		
LINE	BEARING	DISTANCE
L7	N71°33'51"E	762.79'
L8	N22°39'40"W	986.38'
L9	N22°39'53"W	1002.39'
L10	N19°14'27"W	981.59'
L11	S31°08'09"E	644.07'

MERIDIAN
LAND SURVEYORS
1717 INDIAN RIVER BLVD, SUITE 201
VERO BEACH, FL. 32960 LB#6905
PHONE: 772-794-1213, FAX: 772-794-1096
EMAIL: INFO@MLS-LB6905.COM

TYPE: BOUNDARY & TOPOGRAPHIC	
PROJECT# 19-058	
DATE: 12/06/19 F.B. 328 PG.28	
DRAWN BY: NJL	
CHECKED BY: M.C.	
SCALE: 1:20	

REVISIONS

NO.	DATE	DESCRIPTION	BY
4.			
3.			
2.			
1.	06/02/20	NEW FEMA LINES	BDR

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

PLAT OF SURVEY FOR:

JOHN L. HOFER

SURFSIDE DRIVE, FT. PIERCE, FL, 34949

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NAMED BELOW.

6/2/20

MATTHEW CROWLEY P.S.M. #7214

Z:\Working Files\2019 JOBS\19-058 SURFSIDE DRIVE\19-058_HOFER.dwg, 6/2/2020 10:19:16 AM, HP5536DT (HP DesignJet T520 24in)

DocuSign Envelope ID: 6E697C10-3979-4CF3-9631-9C7058A62AF6

PROJECT DATA

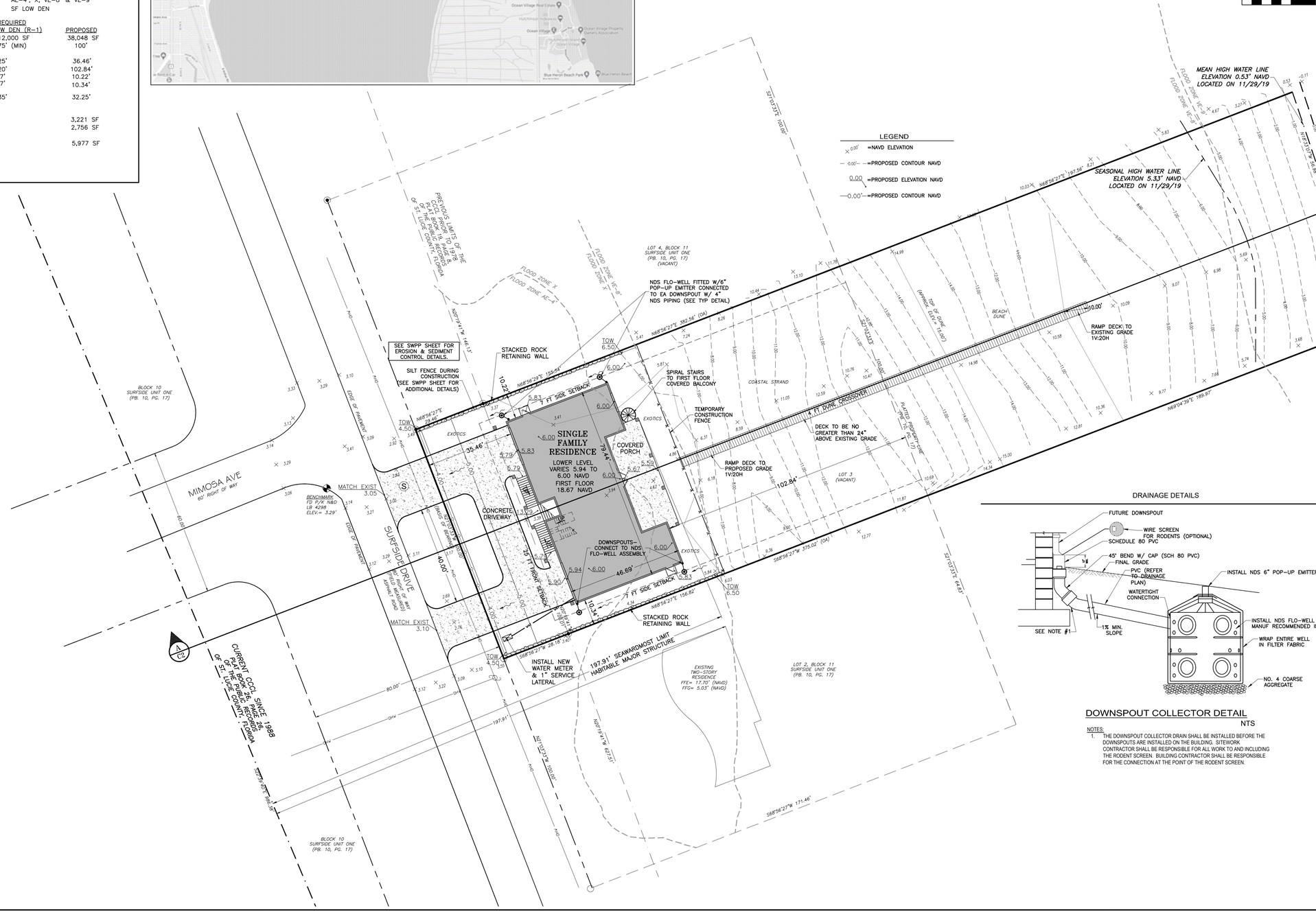
OWNER/APPLICANT	JOHN & SUZANNE HOFER 4590 SE GLENRIDGE TRL STUART, FL 34997
ENGINEER/AGENT	SCHULKE, BITTLE & STODDARD, L.L.C. 1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FL 32960 (772) 770-9622
SURVEYOR	MERIDIAN LAND SURVEYORS 1717 INDIAN RIVER BLVD, SUITE 201 VERO BEACH, FL 32960 (772) 794-1213
SITE ADDRESS	SURFSIDE-UNIT 1-BLOCK 11-LOT 3 ST. LUCIE COUNTY, FLORIDA
PARCEL ID#	2412-501-0123-000-7
F.I.R.M. PANEL	12111C0183 K FEBRUARY 19, 2020
FLOOD ZONES	AE-4', X, VE-8' & VE-9'
ZONING	SF LOW DEN

	REQUIRED SF LOW DEN (R-1)	PROPOSED
LOT SIZE	12,000 SF	38,048 SF
LOT WIDTH	75' (MIN)	100'
YARD SETBACKS:		
FRONT (WEST)	25'	36.46'
REAR (EAST)	20'	102.84'
SIDE (NORTH)	7'	10.22'
SIDE (SOUTH)	7'	10.34'
BLDG. HEIGHT	35'	32.25'
AREAS:		
BUILDING FOOTPRINT		3,221 SF
DRIVEWAY/HARDSCAPE		2,756 SF
TOTAL IMPERVIOUS AREA		5,977 SF

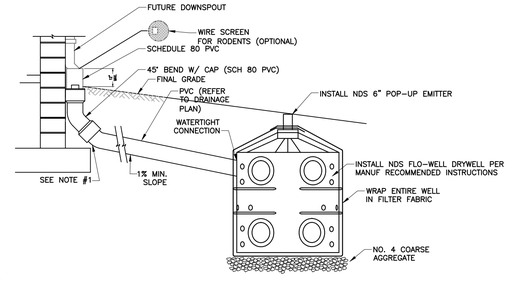
CONSTRUCTION SCHEDULE:
COMMENCE: FEBRUARY 2021
COMPLETE: MARCH 2022

SITE MAP





DRAINAGE DETAILS



DOWNSPOUT COLLECTOR DETAIL

NTS

NOTES:
1. THE DOWNSPOUT COLLECTOR DRAIN SHALL BE INSTALLED BEFORE THE DOWNSPOUTS ARE INSTALLED ON THE BUILDING. SITEWORK CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO AND INCLUDING THE RODENT SCREEN. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONNECTION AT THE POINT OF THE RODENT SCREEN.

DocuSigned by:

DocuSigned by:
William Stoddard
0F7A57CA9D3345A...

MARK	REVISION	DATE

DRAWING 1920ZSITE
DESIGNED W.P.S.
DRAWN K.M.B.
CHECKED W.P.S.
SCALE 1"=20'
DATE 8/4/2020

THE DRAWINGS ARE THE PROPERTY OF SCHULKE, BITTLE & STODDARD, L.L.C. WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. COPY OR REPRODUCTION OF THESE PLANS WITHOUT WRITTEN CONSENT WITH THE ENGINEER IS PROHIBITED. USE SHALL BE PROSECUTED TO THE FULL EXTENT OF COPYRIGHT LAWS.

SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING · LAND PLANNING · ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00008668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

SITE PLAN

PROPOSED OCEANFRONT RESIDENCE FOR:
JOHN & SUZANNE HOFER
SURFSIDE DRIVE
FORT PIERCE, FL

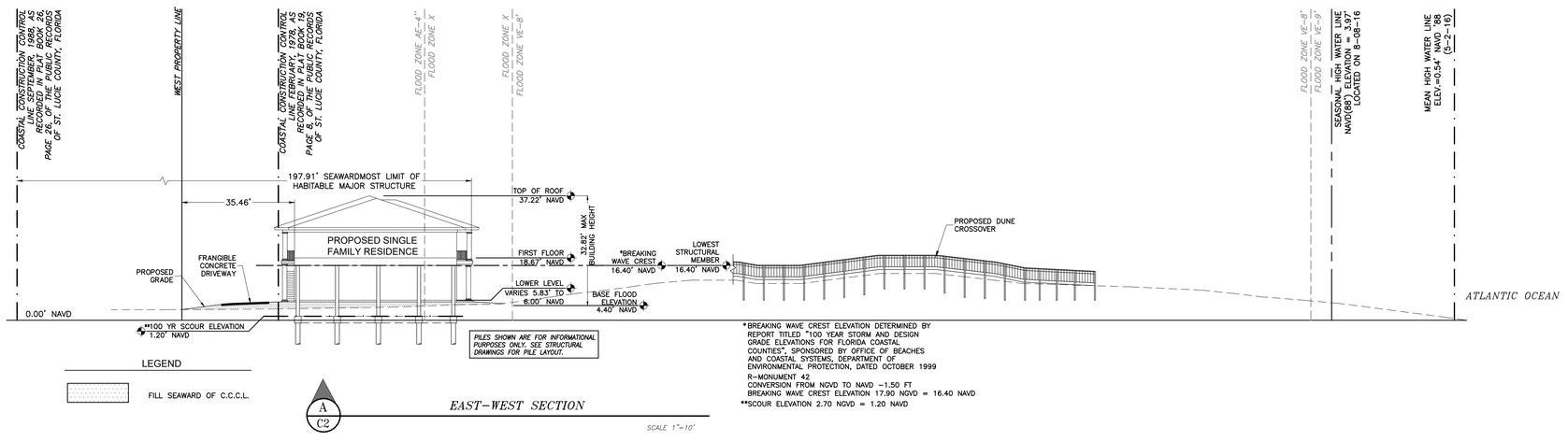
ENGINEER CERTIFICATION
- ☐ JOSEPH W. SCHULKE FL. REG. NO. 47048
- ☐ JOSIAH B. BITTLE FL. REG. NO. 57396
- ☒ WILLIAM P. STODDARD FL. REG. NO. 57605

DATE: 8/27/2020

SHEET C1

PROJECT NO. 19-202

DocuSign Envelope ID: 11CB7C23-38A5-402E-8160-A7F24CC7EC5E



*BREAKING WAVE CREST ELEVATION DETERMINED BY REPORT TITLED "100 YEAR STORM AND DESIGN GRADE ELEVATIONS FOR FLORIDA COASTAL COUNTIES", SPONSORED BY OFFICE OF BEACHES AND COASTAL SYSTEMS, DEPARTMENT OF ENVIRONMENTAL PROTECTION, DATED OCTOBER 1999
R-MONUMENT 42
CONVERSION FROM NGVD TO NAVD -1.50 FT
BREAKING WAVE CREST ELEVATION 17.90 NGVD = 16.40 NAVD
**SCOUR ELEVATION 2.70 NGVD = 1.20 NAVD

SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING · LAND PLANNING · ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00008668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772/770-9622 FAX 772/770-9496 EMAIL info@sbsengineers.com

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DRAWING	19202SECT
DESIGNED	W.P.S.
DRAWN	K.M.B.
CHECKED	W.P.S.
SCALE	1"=20'
DATE	8/4/2020

MARK	REVISION	DATE

CROSS SECTION

PROPOSED OCEANFRONT RESIDENCE FOR:
JOHN & SUZANNE HOFER
SURFSIDE DRIVE
FORT PIERCE, FL

DocuSigned by:



DocuSigned by:
William Stoddard
0F7A57CA9D3345A...

ENGINEER CERTIFICATION
☐ JOSEPH M. SCHULKE FL. REG. NO. 47048
☐ JODAH B. BITTLE FL. REG. NO. 57396
☒ WILLIAM P. STODDARD FL. REG. NO. 57605

DATE: 8/27/2020

SHEET
C2

PROJECT NO.
19-202

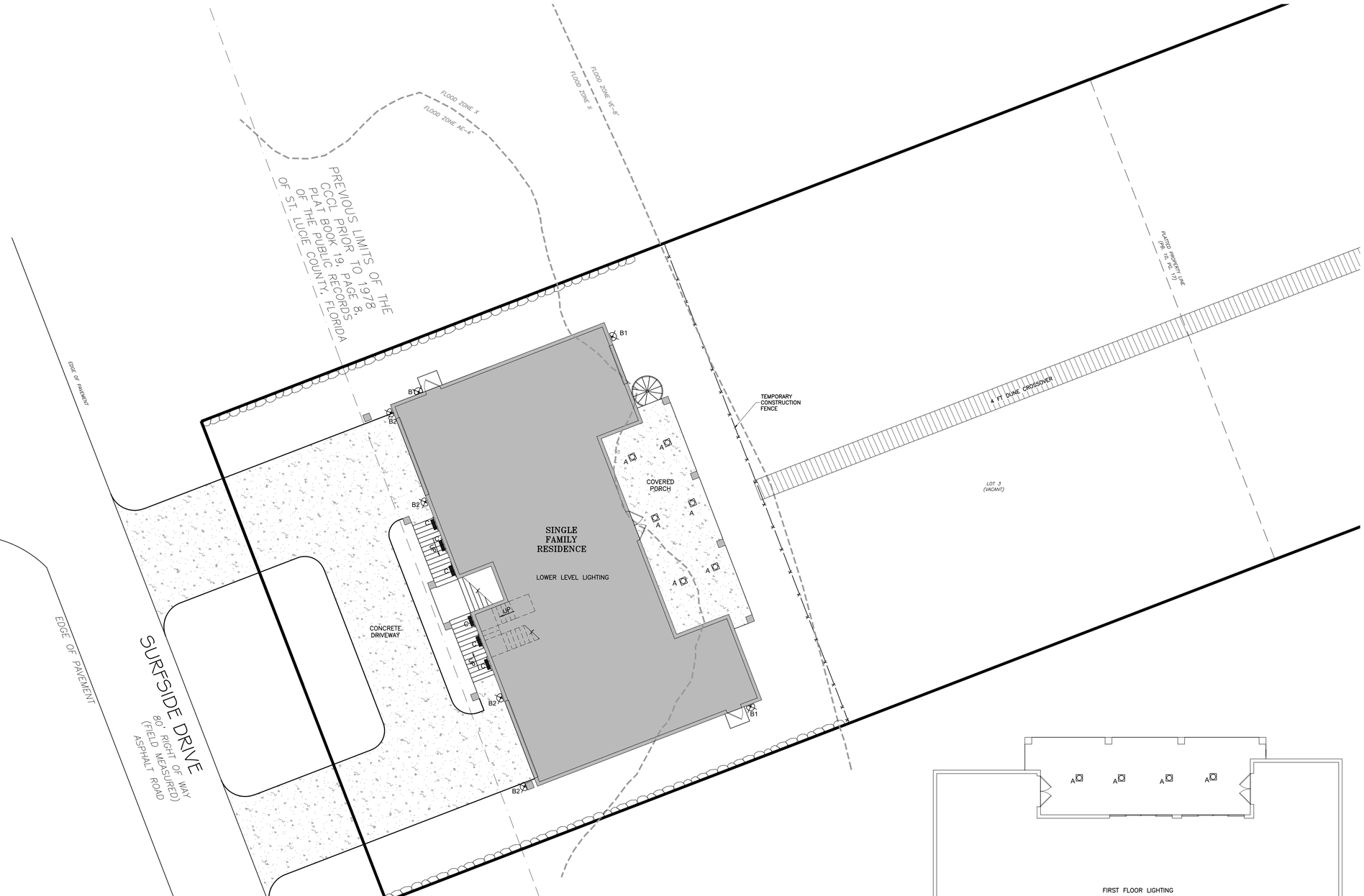
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North

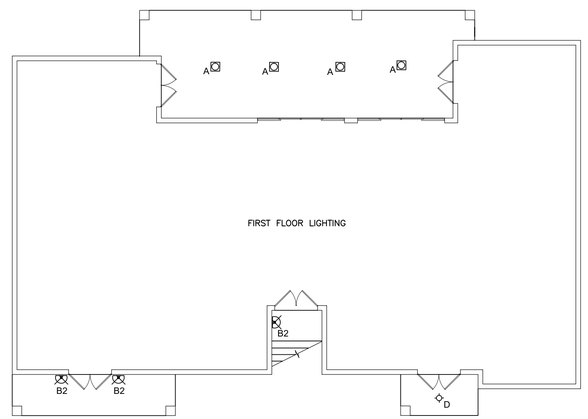
GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.



LIGHTING KEY							
FIXTURE LABEL	FIXTURE TYPE	MANUFACTURER & CATALOG NO.	FIXTURE QUANTITY	LAMP TYPE & WATTAGE	MOUNTING TYPE & HEIGHT	LOCATION OF FIXTURE	STRUCTURE LEVEL
A	RECESSED CEILING LIGHT	BEACHSIDE LIGHTING L-016-F-CL-5W-A-NFL	10	5W AMBER LED	CEILING MOUNT MAX 12'-6" ABOVE FLOOR	BEACHSIDE	(6) LOWER LEVEL (4) FIRST FLOOR
B1	WALL SCONCE DOWN LIGHT	INTERGLOBAL FD134-I76-BK-LA	3	5W AMBER LED	WALL MOUNT MAX 8'-0" ABOVE FLOOR	(1) BEACHSIDE (2) SHORE-PERPENDICULAR	LOWER LEVEL
B2	WALL SCONCE DOWN LIGHT	INTERGLOBAL FD134-I75-BK-LWE	7	5W WHITE LED	WALL MOUNT MAX 8'-0" ABOVE FLOOR	LANDWARD	(4) LOWER LEVEL (3) FIRST FLOOR
C	STEP LIGHT	INTRIGUE LIGHTING SGH-NC-LED-SG-R-1LED-HDL-OLG-WHL-120-BLK	6	3W WHITE LED	WALL/STEP MOUNT 6" AFF MAX	LANDWARD	FRONT ENTRY STAIRS
D	FLUSH MOUNT CEILING LIGHT	JUSTICE DESIGN GROUP CER-6110W-BLK	1	13W WHITE LED	CEILING MOUNT MAX 12'6" ABOVE FLOOR	LANDWARD	FIRST FLOOR



DocuSigned by:
William Stoddard
0F7A57CA9D3345A...

DocuSigned by:

ENGINEER CERTIFICATION
☐ JOSEPH W. SCHULKE FL. REG. NO. 47048
☐ JODAH B. BITTLE FL. REG. NO. 57396
☒ WILLIAM P. STODDARD FL. REG. NO. 57605

DATE: 8/27/2020

SHEET C3

PROJECT NO. 19-202

PROPOSED OCEANFRONT RESIDENCE FOR:
JOHN & SUZANNE HOPER
SURFSIDE DRIVE
FORT PIERCE, FL

LIGHTING PLAN

SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING · LAND PLANNING · ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00008668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com

MARK	REVISION	DATE

DRAWING 1920ZLIGHT
DESIGNED W.P.S.
DRAWN K.M.B.
CHECKED W.P.S.
SCALE 1"=20'
DATE 8/4/2020

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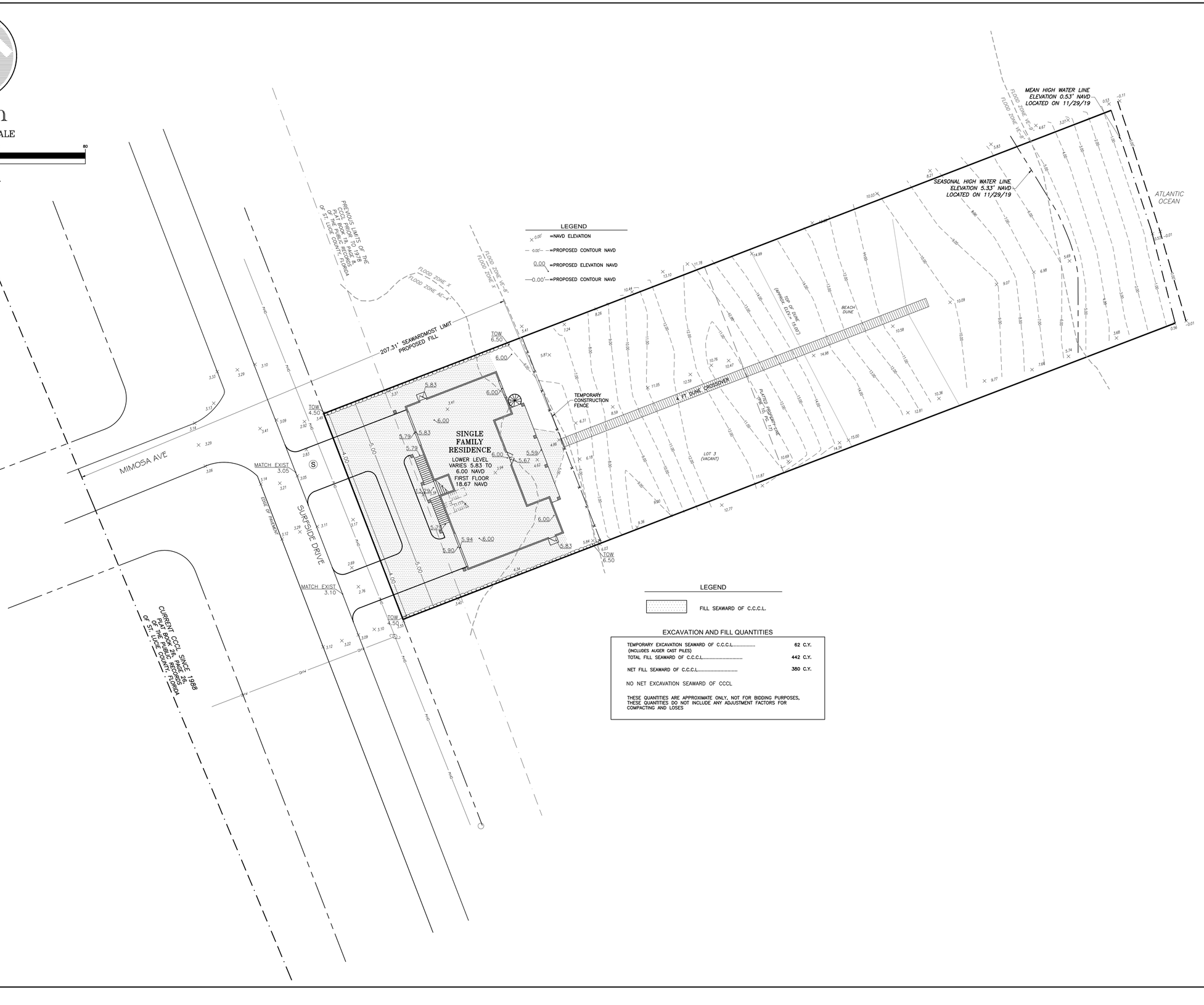
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North

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



LEGEND

FILL SEAWARD OF C.C.C.L.

EXCAVATION AND FILL QUANTITIES

TEMPORARY EXCAVATION SEAWARD OF C.C.C.L..... (INCLUDES AUGER CAST PILES)	62 C.Y.
TOTAL FILL SEAWARD OF C.C.C.L.....	442 C.Y.
NET FILL SEAWARD OF C.C.C.L.....	380 C.Y.

NO NET EXCAVATION SEAWARD OF CCCL

THESE QUANTITIES ARE APPROXIMATE ONLY, NOT FOR BIDDING PURPOSES, THESE QUANTITIES DO NOT INCLUDE ANY ADJUSTMENT FACTORS FOR COMPACTING AND LOSES

DocuSigned by:
[signature]
0F7A57CA9D3345A...

DocuSigned by:
William Stoddard
0F7A57CA9D3345A...

SCHULKE, BITTLE & STODDARD, L.L.C.
CIVIL & STRUCTURAL ENGINEERING · LAND PLANNING · ENVIRONMENTAL PERMITTING
CERTIFICATION OF AUTHORIZATION NO.: 00008668
1717 INDIAN RIVER BLVD., SUITE 201 VERO BEACH, FLORIDA 32960
TEL 772/770-9622 FAX 772/770-9496 EMAIL info@sbsengineers.com

REVISION	MARK	DATE

DRAWING 19202OUTFILL
DESIGNED W.P.S.
DRAWN K.M.B.
CHECKED W.P.S.
SCALE 1"=20'
DATE 8/4/2020

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TEMPORARY EXCAVATION & FILL PLAN

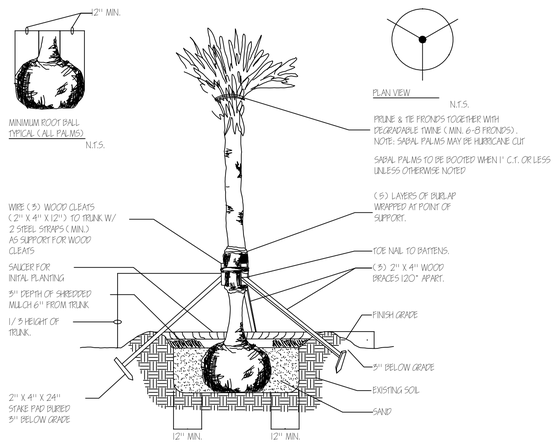
PROPOSED OCEANFRONT RESIDENCE FOR:
JOHN & SUZANNE HOFER
SURFSIDE DRIVE
FORT PIERCE, FL

ENGINEER CERTIFICATION
☐ JOSEPH W. SCHULKE FL. REG. NO. 47048
☐ JODAH B. BITTLE FL. REG. NO. 57306
☒ WILLIAM P. STODDARD FL. REG. NO. 57605

DATE: 8/27/2020

SHEET
C4

PROJECT NO.
19-202



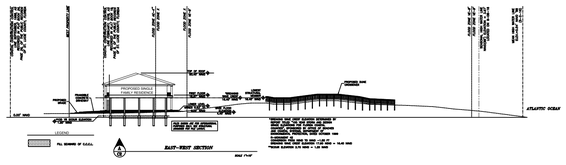
PALM PLANTING DETAIL

(WITH STAKING AND GUYING) N.T.S.

TREE PLANTING DETAIL N.T.S.

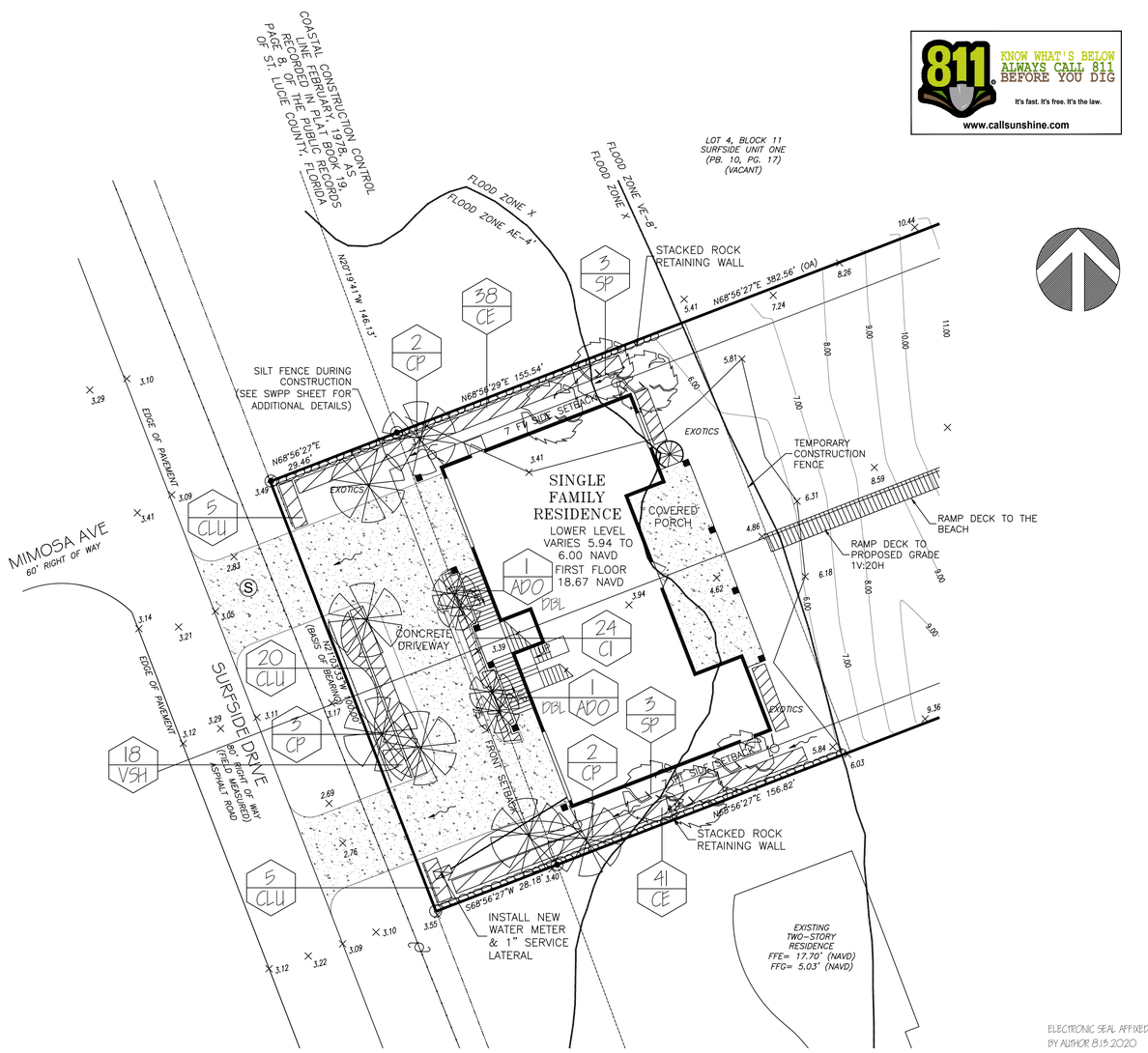
SHRUB / GROUNDCOVER PLANTING DETAIL N.T.S.

ALL NEW LANDSCAPING WITHIN UTILITY EASEMENTS AND WITHIN TEN (10) FEET OF UNDERGROUND UTILITY INFRASTRUCTURE SHALL COMPLY WITH CHAPTER 153 OF THE CITY'S CODE OF ORDINANCES AND PSLUSD UTILITY STANDARDS, DETAILS, AND POLICIES.
NO LANDSCAPING SHALL BE PLANTED IN SUCH A MANNER AS TO ADVERSELY AFFECT UTILITY INSTALLATION, OPERATION AND MAINTENANCE.
NO LANDSCAPING OTHER THAN SOD GRASSES MAY BE PLANTED WITHIN A FIVE (5) FOOT RADIUS MAINTENANCE AREA OF ANY UTILITY APPURTENANCES SUCH AS WATER METERS, BACKFLOW DEVICES, FIRE HYDRANTS, SANITARY SEWER CLEANOUTS, AND MANHOLES, AIR RELEASE VALVES, ETC.
TREES SHALL NOT BE PLANTED WITHIN TEN (10) FEET OF ANY UNDERGROUND UTILITY INFRASTRUCTURE.



PLANT & MATERIAL SCHEDULE

KEY	NATIVE	DROUGHT TOL.	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE (HT. x SPR.)	CONTAINER
CE	Y	VERY	79	CONOCARPUS ERECTUS	GREEN BUTTONWOOD	24" x 18"	#3
CLU	Y	VERY	30	CLUSIA ROSEA	PITCH APPLE	24" x 18"	#3
CI	Y	MOD.	24	CHRYSOBALANUS ICACO	COCOPLUM	24" x 18"	#3
-	-	-	-	-	-	-	-
CP	N	MOD.	7	COCOS NUCIFERA	COCONUT PALM	15 - 17' O.A.	B & B
-	-	-	-	-	-	-	-
ADO	N	MOD.	2	ADONIDIA VEITCHII	ADONIDIA PALM	8-10' O.A.	B & B
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
SP	Y	VERY	6	SABAL PALMETTO	SABAL PALM (10' CT. MIN.)	16-20' O.A.	B & B
VSH	N	MOD.	18	SCEFFFLERA ARBOR. 'VARIG'	VARIEG. DWARF SCHEFFLERA	18" x 18"	#3



811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

Date	Revision

William A. Flint, III
Landscape Architect
Stuart, FL
772.220.0424
FL Reg. #941
williamf3@gmail.com

SINGLE FAMILY RESIDENCE
1900 SURFSIDE DRIVE
FT. PIERCE, FL

LANDSCAPE PLAN

DATE: 8.15.2020
DRAWN: WAF
CHECKED:
SCALE: UNKNOWN
PROJECT NO. 20-059

WILLIAM A. FLINT STATE OF FLORIDA #941 REGISTERED LANDSCAPE ARCHITECT

ELECTRONIC SEAL AFFIXED BY AUTHOR 8.15.2020

SEAL

OFF 1.5
HAT 10

SHEET L-1 OF 1

C:\Users\Bill\Clients\Stoddard\Dwgs\LP 1900 Surfside Dr.dwg, 8/27/2020 4:42:49 PM, DWG To PDF.pc3


B



THE SUNRISE CITY
FORT PIERCE
Florida

Conditional Use & Design Review

2412-501-0123-000-7

Aerial Map

N
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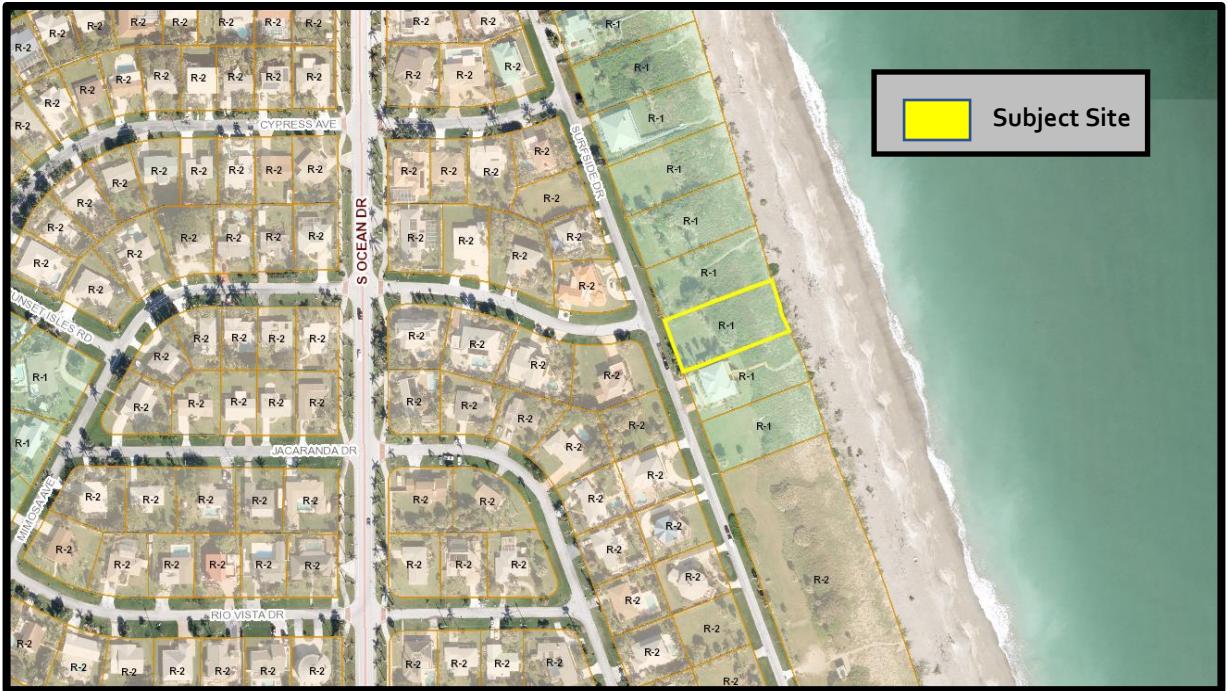
THE SUNRISE CITY
FORT PIERCE
Florida

Conditional Use & Design Review

2412-501-0123-000-7

Future Land Use Map

N
W E
S



THE SUNRISE CITY
FORT PIERCE
Florida

Conditional Use & Design Review

2412-501-0123-000-7

Zoning Map

N
W E
S

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

August 25, 2020

William Stoddard, Ph.D., P.E.
1717 Indian River Blvd, Suite 201
Vero Beach, FL 32960

Subject: **Conditional Use & Design Review - 2412-501-0123-000-7**
Technical Review Project # 20-04000015

Fort Pierce Planning:

1. Obtain the approval of the Florida Department of Environmental Protection for construction activities seaward of the Coastal Construction Control Line before construction activities can commence.

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@cityoffortpierce.com.

Sincerely,

Brandon Creagan, LEED Green Associate

Planner

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Brandon Creagan, Planner

From : John R. Andrews, P.E., City Engineer

Re : Hofer Residence – Surfside Drive
Conditional Use - TRC No. 20-04000015

Date : September 16, 2020

This is to advise you that we have completed the review of the following documents as received by this office on September 9, 2020:

- [x] Conditional Use Application
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] P/D Drawings
- [ ] Certificate of Completion
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] Conditional Use
- [ ] Building Permit
- [ ] 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 comments

JRA/TST/tt

Q:\ENGINEERING\Site Development Projects\H\Hofer Residence\CU\Submittal No. 1 - 090320\CU Approval - 091620.docx

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 9.17.20
Property Address: Conditional Use – Single Family Home – Parcel ID: 2412-501-0123-000

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: 9/9/2020

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

Technical Review Committee Meeting

September 17, 2020

TECHNICAL REVIEW PROJECT # 20-04000015

Conditional Use – Single Family Home – Parcel ID: 2412-501-0123-000-7

Comments

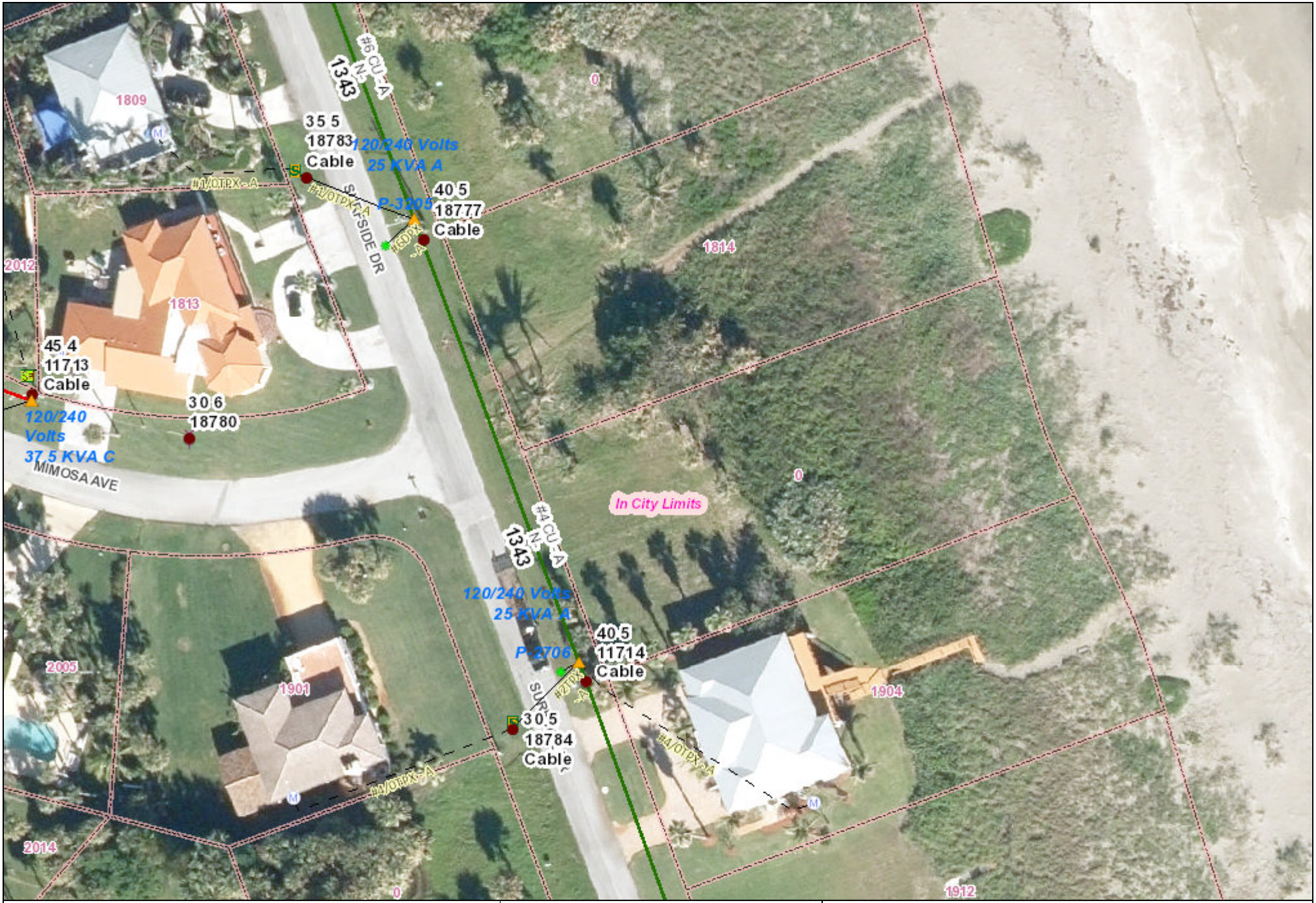
FPUA W/WW Engineering: Approved as Noted:

1. Water and Wastewater Service is available to the subject property. Applicant is required to visit 206 South 6th Street (FPUA's Customer Service Building) to set up a utility account and address the required fees. Fess will include (but not limited to): installation of a residential water service from the existing water main to the subject site, and installation of the sanitary sewer service from the existing gravity sewer main to the subject property.
2. The water meter and wastewater cleanout must be on private property and must be freely accessible from the public right-of-way for maintenance and billing purposes. The Applicant's plumber is responsible for contacting Robert Eschmann @ (772) 466-1600 ext. 5520 to schedule a sewer tap inspection. The plumber must be present for the inspection with the connection fully exposed for inspection purposes. Ferncos are not allowed to be used for connection of applicant's private lateral to FPUA's point of service. Ensure that FPUA Detail S-4A is strictly adhered to when restoring the excavation after the inspection is complete.

FPUA Electric & Gas Engineering: Approved - Electric service is available from the SW corner (FPI 11714) of the parcel. Please provide electric load information for the new services and AutoCAD drawing. Customer will be responsible for all 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

Please find attached a copy of the FPUA GIS map (Electric).



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

Transformers

- Overhead
- Pad Mount

Valves

- Gas
- Water
- Raw Water
- Waste Water
- Fire Hydrant
- Well
- PS 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: 8/13/2020

FPUA COMMUNITY PROUD

N

1 inch = 59 feet

FPUA Utility Map

Created By:
Name

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

Technical Review Committee meeting

September 17th, 2020

Case # 20-04000015

Planner: Brandon Creagan

Conditional Use.

Surfside - Unit 1, Block 11, Lot 3 Ft. Pierce. (Parcel ID : 2412-501-0123-000-7)

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

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: Conditional Use – Single Family Home – Parcel ID: 2412-501-0123-000-7

REVIEW DATE: September 4, 2020

PLANNER: BRANDON CREAGAN

REVIEWED BY: Captain Paul Langel

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 athttp://www.slcfd.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. **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".**

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

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

4. **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.**

5. **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).**

Planning Board - 2:00 PM **6. c.**

Meeting Date: 10/13/2020

Information

REQUESTED ACTION

Site Plan and Conditional Use - Savannah Ridge - 3030 South US Highway 1

LOCATION

3030 South US Highway 1

RESPONSIBLE STAFF

Brandon Creagan, LEED Green Associate, Planner

RECOMMENDATION

Approve with one (1) 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.

Attachments

staff report
Application & Supporting Documents
Aerial Map
Future Land Use Map
Zoning Map
TRC Comments
Applicant Responce to TRC Comments

Form Review

Form Started By: Brandon Creagan Started On: 10/06/2020 05:39 PM

Final Approval Date: 10/07/2020

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Members of the City of Fort Pierce Planning Board
THROUGH:	Jennifer Hofmeister, AICP, LCAM, Planning Director
FROM:	Brandon Creagan, LEED Green Associate, Planner
RE:	**Application for Development Review and Design Review** **Savannah Ridge – 3030 South US Highway 1**
BOARD DATE:	October 13, 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
Surrounding FLU:	I/GC	COS	GC	GC
Surrounding Zoning:	I-1/C-3	R-4	C-3	C-3

Utilities:	FPUA

Staff Analysis

Request

In accordance with Sections 125-313 & 125-314 of the City Code, the applicant is requesting approval for Development Review (Major Site Plan) 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 (70 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 tails 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.

Staff Recommendation

The requested applications for Development Review and Design Review meets the criteria specified in Sections 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.

lucido&associates

June 20, 2020

Ms. Jennifer Hofmeister, AICP
Director
Planning Department
City of Fort Pierce
100 N. US Hwy 1
Fort Pierce, FL 34950

Re: Savannah Ridge (fka Pleasure Cove) Manufactured Home Community –Project Narrative
Our Reference Number: 19-1015

Dear Ms. Hofmeister,

On behalf of Yes Sandhill Exp LLC, Lucido & Associates is pleased to present to you the proposed redevelopment of the Pleasure Cove manufactured home community, to now be known as Savannah Ridge. The subject parcel is approximately 31.145 acres in area and is assigned the RM (Medium Density Residential) Future Land Use classification and the R4 (Medium Density Residential) zoning designation. As it was known, Pleasure Cove supported 209 home sites, but due to damage sustained in the hurricanes of the mid-2000's, the site has not been in use for many years. With the exception of the clubhouse building, manufactured home pads, internal street network and on-site stormwater retention area, the site is currently vacant.

As currently proposed, Savannah Ridge will be redeveloped to support 202 manufactured home sites, a decrease of 7 home sites from what previously existed. All home sites will be leased to individual tenants and held in common ownership by a controlling entity; at this time, individual home sites will not be conveyed fee simple and platting is not proposed. Lessees will have the option of renting a Yes! Communities-provided home or locating their own home within the community; it is the developer's intent to have as many homes held in private ownership as possible, with options for lease-to-own available to qualified residents. The existing clubhouse and associated parking area will be renovated and the recreation amenities (pool and patio, shuffleboard, etc.) will be refurbished and/or reconstructed as necessary. Coordination efforts have begun with St. Lucie County to provide residents of the community with direct pedestrian access to the County's existing nature trail within the Savannas Preserve directly to the east of the subject parcel. Also, 4' wide sidewalks are proposed to be constructed adjacent to the internal driveways to provide a safe route for pedestrian circulation within the community, including a pedestrian trail and viewing platform in the stormwater retention area; a dog park is also proposed within the community. The internal driveways will be repaved and utilized to provide adequate access to each home site, along with lighting and landscape improvements in accordance with City of Fort Pierce Code of Ordinances.

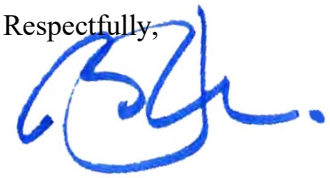
The R4 zoning designation allows for manufactured (mobile) home communities as a Conditional Use; as such, a Conditional Use permit will be sought concurrent with the requests for Development Plan and

Design Review. Additionally, The City's current regulations regarding "Mobile Home Parks", specifically Sections 22-64 and 22-85, of the City of Fort Pierce Code of Ordinances, present several obstacles in the redevelopment of the subject considering today's manufactured home typology. As such, a Code Exemptions Request Memo, attached, has been prepared outlining code exemption requests that will be presented to the Board of Adjustment for consideration.

Central water and sewer services were previously provided by FPUA and such infrastructure will be reconditioned as necessary and utilized to support the proposed redevelopment. Stormwater was accommodated for via one on-site stormwater retention pond, which will also be reconditioned as required and utilized to support the redevelopment – see attached correspondence from South Florida Water Management District. Emergency services will be provided by the Fort Pierce Police Department and the St. Lucie County Fire District.

It has been our pleasure to provide you with the above information for your review. Please do not hesitate to contact me directly should you have any questions or concerns, or should you require additional information.

Respectfully,



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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location 3030 S. US 1

Parcel ID #(s) 2422-355-0001-000-6

Project description Savannah Ridge - Mobile Home Community

Yes Sandhill Exp, LLC. (Rep.) Craig Schellbach, PE; YES Communities	(Rep.) Brian Nolan, AICP, ASLA; Lucido & Assoc
Property Owner(s)	**Applicant/Representative, Title, Company**
5050 S. Syracuse Street, Ste 1200	701 SE Ocean Blvd.
Street Address	Street Address
Denver CO 80237	Stuart FL 34994
City State Zip	City State Zip
817-308-3287	772.220.2100
Phone Number	Phone Number
CSchellbach@yescommunities.com	bnolan@lucidodesign.com
Email Address	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein. The undersigned consents to inspection and photographing of the subject property by the Planning staff for purposes of consideration of this Application and/or presentation to the Planning Board and City Commission.*

Craig P. Schellbach

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 22 day of June, 2020 by Craig P. Schellbach who is personally known to me or has produced _____ as identification.

Signature of Notary

(seal)

BABU HAWLADER
Commission # GG 141558
Expires September 6, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date_____ Fees_____ Control #_____ B. Permit #_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Intake Date Stamp

❑ DEVELOPMENT REVIEW

General Information

- ❑ Incomplete application packets cannot be accepted.
- ❑ Site Plan approval is valid for one (1) year following City Commission approval. In order to maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date, and building permits must be maintained until site plan is completed, per plans, or approval shall lapse.

Choose Application Type:

Application Type		
■ Site Plan	❑ Conditional Use with New Const.	❑ Major Amendment
❑ Conceptual Development Plan		❑ Minor Amendment

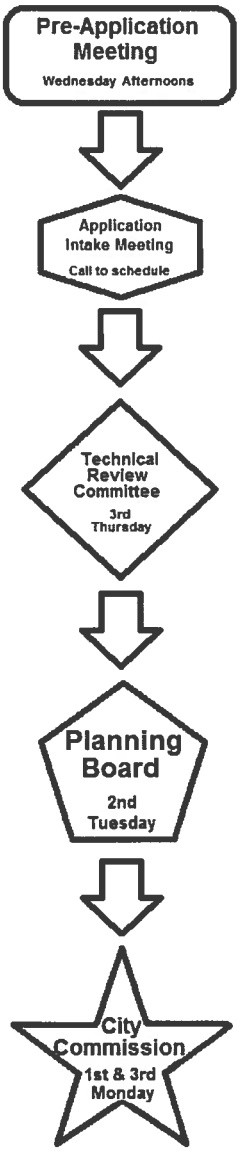
Site Information:

Non-Residential: Proposed Sq. Ft.: _____ Residential: Proposed Units: 202

Surrounding Uses: *(i.e. single family home, retail, industrial, etc.)*

North	South	East	West
Retail	Single-family	Preserve	Commercial

Application Outlook



Site Plan submittal requirements:

Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- ❑ Complete notarized application
- ❑ Warranty Deed
- ❑ SLC Property Record Card
- ❑ Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- ❑ General location map (see Section 22-58.d.2)
- ❑ Survey (see Section 22-58.d.3)
- ❑ Site Plan (see Section 22-58.d.4)
- ❑ Landscaping Plan (see Section 22-187)
- ❑ Storm Drainage Plan (see Section 22-58.d.6)
- ❑ Environmental Impact Report
- ❑ Beach/Dune System protection plan, if applicable (see Section 22-58.d.7)
- ❑ Lighting Plan (see Section 22-58.d.8)
- ❑ Design Review submittals (see Design Review application)
- ❑ Traffic Impact Report
- ❑ Concurrency Review submittals (see Concurrency Review application)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
****Proposed**					N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

C. Parks and Recreation (Residential Classifications Only):
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	~~1.36 acres per 1,000 people~~			

1.75 ac. / 1,000 people (2020 LOS per Policy 7.1.1)

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name		
City		
Distance		
Current Zoning/FLU Enrollment Demand		
****Proposed Zoning/FLU Enrollment Demand**		
****Change in Demand**		

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	
****Proposed Zoning/FLU**	
***Change in Demand**	

F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

Impact	

III. Transportation Analysis: *Complete ITE Trip Generation Form (Attached)*

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU		
****Proposed Zoning/FLU**		
***Change in Demand**	Trips	Trips
Impact to Capacity		

IV. Project Description

PHASING
Is this project (phase) part of a larger project? [ ] Yes [ ] No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.
Total Project: Residential Units: Single Family: Multifamily:
Non-residential (square footage):
Mixed-use (describe use):
(If this is a single phase project, name it Phase I – Total)

RESIDENTIAL DATA

Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached					
Single-family, attached					
Multi-family					
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**

A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. [ ] Yes [ ] No

B. 1. Does this application involve demolition or re-use of any structure(s)? [ ] Yes [ ] No
If yes, what is the size of the structure(s) to be demolished or re-used? _____
2. What is the current use of the structure to be demolished or re-used? _____
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? [ ] Yes [ ] No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

** Complete section if requesting a change in zoning, future land use, or expanding

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Design Review

Property address or Location 3030 S. US 1
Parcel ID #(s) 2422-355-0001-000-6
Project Description Mobile Home Community

Yes Sandhill Exp, LLC.; (Rep.) Craig Schellbach, PE; YES Communities	(Rep.) Brian Nolan, AICP, ASLA; Lucido & Assoc
Property Owner(s)	Applicant/Representative, Title, Company
5050 S. Syracuse Street, Ste 1200	701 SE Ocean Blvd.
Street Address	Street Address
Denver CO 80237	Stuart FL 34994
City State Zip	City State Zip
817-308-3287	772.220.2100
Phone Number	Phone Number
CSchellbach@yescommunities.com	bnolan@lucidodesign.com
Email Address	Email Address

Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Application (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

Craig P. Schellbach
Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY
The foregoing instrument was acknowledged before me this 22 day of June, 2020, by Craig P. Schellbach who is personally known to me or has produced _____ as identification.

_____
Signature of Notary

BABU HAWLADER
Commission # GG 141558
Expires September 6, 2021
Bonded Thru Troy Fain Insurance 800-385-7019
[seal]

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit _____
Intake Planner _____
Planner Assigned _____
Approved _____ Date _____
Comments _____

Intake Date Stamp

yes! communities

Design Review Submittal

Prepared For:

Savannah Ridge

(fka Pleasure Cove)

3030 S. US Hwy. 1, Fort Pierce, FL 34982

Prepared by:

lucido & associates

Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
tel: 772.220.2100 fax: 772.223.0220 web: www.lucidodesign.com

June 20, 2020

Table of Contents

I. Introduction

II. General Information

III. General Existing Site Conditions

IV. Site Analysis

V. Site Characteristic Photos

VI. Site Context Photos

Attachments:

Site Aerial
Context Aerial
Existing Future Land Use and Zoning
Photo Key

I. INTRODUCTION

On behalf of Yes Sandhill Exp LLC, Lucido & Associates is pleased to present to you the proposed redevelopment of the Pleasure Cove manufactured home community, to now be known as Savannah Ridge. The subject parcel is approximately 31.145 acres in area and is assigned the RM (Medium Density Residential) Future Land Use classification and the R4 (Medium Density Residential) zoning designation. As it was known, the Pleasure Cove supported 209 manufactured home units and due to damage sustained in the hurricanes of the mid-2000's, the site has not been in use for many years. With the exception of the clubhouse building, manufactured home pads, internal street network and on-site stormwater retention area, the site is currently vacant.

As currently proposed, Savannah Ridge will be redeveloped to support 202 manufactured home sites and will comprise a mix of leased units and owner-occupied units; manufactured home sites will not be conveyed fee simple and platting is not proposed. The existing clubhouse and associated parking area will be renovated, and the recreation amenities will be refurbished and/or reconstructed as necessary. The internal driveways will be repaved and utilized to provide adequate access to each manufactured home site. Additionally, 4' wide sidewalks, lighting and landscape improvements will be implemented in accordance with City of Fort Pierce Code of Ordinances.

Central water and sewer services were previously provided by FPUA and such infrastructure will be reconditioned as necessary and utilized to support the proposed redevelopment. Stormwater was accommodated for via one on-site stormwater retention pond, which will also be reconditioned as needed and utilized to support the redevelopment – see attached correspondence from South Florida Water Management District. Emergency services will be provided by the Fort Pierce Police Department and the St. Lucie County Fire District.

II. GENERAL INFORMATION

Prepared by: Brian Nolan, AICP, ASLA
Lucido & Associates Project No.: 19-1016
Property Owner: Yes Sandhill Exp, LLC.
Parcel ID No's.: 2422-355-0001-000-6
Property Address: 3030 S. US Hwy. 1, Fort Pierce, FL
Jurisdiction: City of Fort Pierce (municipal)
Site Area: 31.145 ac. (Surveyed Acreage)
Future Land Use Classification: RM (Medium Density Residential)
Zoning Classifications: R4 (Residential)

III. GENERAL EXISTING SITE CONDITIONS

Physical Characteristics

Subject Size:	31.145 ac. (Surveyed Acreage)
Location	3030 S. US Hwy. 1, Fort Pierce, FL 34982
Existing Use:	Vacant Manufactured Home Community

Adjacent Uses:	North: RR ROW; GC, General Commercial East: COS, Conservation & Open Space South: GC, General Residential Manufactured Home West: GC, General Commercial
Existing Improvements:	Subject is currently a vacant manufactured home community with a stormwater pond and a clubhouse building, with community pool and shuffleboard courts, and surface parking.
Property Dimensions:	Triangularly shaped, generally measuring approximately 2,500 feet east to west, and 750 feet north to south (approximate measurements).
Flood Zone:	Subject parcels appear to lie within Flood Zone X, per FEMA FIRM Panel 1211C0187K, dated February 2, 2020.
Public Utility Service	The subject is currently provided with water and wastewater services by Fort Pierce Utilities Authority; a capacity availability request should be made in writing to Fort Pierce Utilities Authority if increased demands are anticipated.
Drainage	Drainage within the subject is accommodated for via a series of storm drainage conveyances directing stormwater to an existing on-site stormwater pond and to the adjacent drainage ditches that border the north, south and east property boundaries. The Pleasure Cove manufactured home community (to be known as Savannah Ridge) was constructed prior to current FDEP and SFWMD rules governing stormwater treatment. Based on observations by the Engineer of Record immediately following a rainfall event, the site was witnessed to be draining adequately in its current state.

Existing Future Land Use

General Description – RM (Medium Density Residential)

The City of Ft. Pierce Comprehensive Plan describes the COS Future Land Use category as follows:

The Medium Density Residential (RM) designation is intended for parcels that are best suited for multifamily residential uses ranging in density from 6.5 to 12 dwelling units per acre. This category allows small-lot single family units and multifamily dwellings including duplexes, condominiums and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed. This category combines the previously allowed Medium Density Residential (Rme) and Moderate Density Residential (Rmo) categories.

Existing Zoning

General Description – R4 (Residential):

City Code describes the R4 Zoning district, as follows:

Sec. 22-27: *Purpose. The medium density residential district is designed to accommodate a variety of housing types, including conventional single-family dwellings, duplexes and, where desirable, townhome dwellings, mobile homes or multifamily housing with three (3) or more dwelling units. Maximum gross densities should generally not exceed ten (10) units per acre for conventional developments and twelve (12) units per acre for innovative residential developments. This intensity of residential use is envisioned for locations which have public water and sewer service and which have adequate access to arterial or collector streets. Certain nonresidential uses are permitted under the parameters and safeguards set forth in this section.*

Permitted, Conditional and Prohibited Uses:

Sec. 22-22(g) – Use Table, outlines Permitted uses, Conditional uses, and Prohibited uses within each zoning district. Generally speaking, the R4 zoning district allows detached single-family housing, duplex and townhouse units, and multi-family dwellings as Permitted uses, while allowing mobile home and/or manufactured homes/parks as Conditional uses. For a complete list of Permitting uses, Conditional uses, and Prohibited uses, please refer to Sec. 22-22(g) - Use Table.

Conditional Uses:

Sec. 22-74 through Sec. 22-81 govern Conditional Uses within the City of Fort Pierce, including the Purpose and Intent of the Conditional Use designation, review and processing of Conditional Use applications, time limits and compliance, among other things.

Accessory Uses:

Sec. 22-27(c)(2) of the City Code requires that, *[a]ccessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter, except that buildings not on double-frontage lots may be in the rear yard if they are at least five (5) feet from the rear lot line.*

Lot Size and Dimensional Regulations:

(b)Basic use standards. Uses in an R-4 zone, except innovative residential developments, must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

(1)Lot size.

a. The minimum lot area for a single-family dwelling shall be five thousand (5,000) square feet.

b. The minimum lot area for a duplex, triplex or a quadraplex shall be four thousand (4,000) square feet per unit.
c. The minimum lot area for a townhome dwelling shall be one thousand five hundred (1,500) square feet.
d. Multifamily housing developments will utilize a lot with a gross density that shall not exceed ten (10) units per acre.
e. The minimum lot width for duplexes, triplexes, quadraplexes, and multifamily housing development shall be seventy-five (75) feet.
f. The minimum lot width for townhome developments shall be two hundred (200) feet. Townhome developments shall be subdivided into a minimum lot width of sixteen (16) feet and maximum lot width of twenty-four (24) feet.
g. The minimum lot width for other uses will be sixty (60) feet.
h. The minimum lot depth for duplexes, triplexes, quadraplexes, townhomes and multifamily housing development shall be ninety (90) feet.
i. The minimum lot depth for other uses will be seventy (70) feet.

(2)Yards.

a. The minimum depth of the front yard for townhome developments will be ten (10) feet. The minimum depth of the front yard for other uses shall be twenty-five (25) feet.
b. The minimum depth of the side yards for triplexes, quadraplexes and multifamily developments shall be ten (10) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet.
c. The minimum depth of the side yards on the periphery of the townhome developments shall be ten (10) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet. The minimum depth of the side yard between individual townhome units or lots shall be zero (0) feet.
d. The minimum depth of the side yards for other uses shall be six (6) feet, except on corner lots the minimum side yard depth on a street side will be fifteen (15) feet.
e. The minimum depth of the rear yard shall be twenty (20) feet for triplexes, quadraplexes and multifamily developments.
f. The minimum depth of the rear yard for townhome lots that abut an alley shall be zero (0) feet. The minimum depth of the rear yard for townhome lots with all other conditions shall be fifteen (15) feet.
g. The minimum depth of the rear yard for other uses shall be fifteen (15) feet for a distance equal to thirty (30) per cent of the length of a line which is parallel to the rear lot line, is fifteen (15) feet from the rear lot line and extends to the closest property lines. The minimum depth of the remainder of the rear yard will be five (5) feet, except on double-frontage and waterfront lots it shall be fifteen (15) feet.
h. The minimum distance between residential buildings shall be twenty (20) feet except that screen porches located on the ground floor may project into the minimum distance, and except that screen porches in owner occupied condominium projects that maintain a minimum building separation of twenty-eight (28) feet or more may be enclosed with glass. The maximum combined projection between two (2) or more buildings shall be eight (8) feet.

(3)Lot coverage.

a. Buildings in multifamily housing developments shall not cover more than fifty (50) per cent of the lot area.

b. Buildings for principal residence in townhome developments and townhome dwelling lots shall not cover more than fifty (50) per cent of the lot area. Accessory buildings may cover an additional fifteen (15) per cent of the building site.

c. Buildings in other developments shall not cover more than forty (40) per cent of the lot area.

(4)Building heights.

No building shall exceed forty-five (45) feet above grade.

(5)Additional requirements dwelling, townhome.

a. Ownership: One hundred (100) per cent of the total lot area shall be the minimum area conveyed to the lot owner, including the front yard, back yard and side yard. A homeowners maintenance shall be formed among the unit owners to assure compliance with exterior area maintenance regulations as may be adopted by the association.

b. Common area: Any portion of the original lot not divided among and incorporated into the resulting individual townhome dwelling unit lots shall be held by either of the following or a combination of the following: Each lot owner shall have an undivided interest in the common area, which shall be appurtenant to that lot. The individual interest in the common areas shall not be conveyed separately from the ownership of the said lot; or, a property owners association (POA).

c. Parking: Two (2) parking spaces per dwelling units shall be provided for townhome developments and shall be side-by-side parking and not in-line tandem parking. No off-street parking spaces shall be located between the front of the principal residence and the front property line.

d. Access: When townhome lots abut an alley, the site plan shall include provisions to utilize the alley as a service corridor for the townhome units. When townhome lots do not abut an alley, the site plan shall include a twenty-foot-wide, unobstructed service corridor along the rear of the properties which shall be dedicated to service use. Garages, surface parking and garbage pickup shall be accessed and accommodated by the service corridor.

e. Yards: Front yards of townhome units shall include a porch, stoop or covered entry. Rear yards shall be enclosed by a building wall or garden wall.

IV. SITE ANALYSIS

Subject is currently vacant with remnants of the previous development being visible, including the clubhouse and pool facilities, internal street network, stormwater area, manufactured home driveways and pads, and other improvements that supported the previous development. Such existing facilities will be renovated and/or replaced as needed to support the proposed redevelopment. The subject is accessed via a two-way driveway with direct access to US Hwy 1. As evident in many of the photos in the following

sections, there exist numerous mature palm trees and scattered vegetation throughout the subject, along with many invasive exotics that will be removed as part of the site work process.

The subject is triangular in shape and is oriented in east-west direction with very little topographic change. There exists within the subject one stormwater pond, which accepts the site's stormwater runoff with legal positive outfall provided for via perimeter drainage ditches that abut the subject, along the north, south, and east property boundaries.

The subject is bordered to the south by the Sandhill Shores Manufactured home community, which is owned by the parent company of the Applicant of the subject development; to the east by the Savannahs Preserve Area; to the north by FEC Rail Road corridor, and; to the west by US Hwy. 1. Contextual uses surrounding the subject are primarily commercial uses to the north, south and west, including Twin Vee boat manufacturer, Red Roof Inn, Days Inn, Ric's Garden Center, Sonny's BBQ, Sunoco gas station, Coral Square Shopping Center, and several strip centers and gas stations and various other commercial uses. Further to the south, and east of US Hwy 1, lies The Preserve at the Savannahs condominium development, along with Windsong Manufactured Home Village and Pine View Manufactured Home Park, which both lie west of US Hwy. 1.

Architectural styles within the built context vary greatly and are typical of strip commercial development along the US 1 corridor. It is envisioned that the renovated clubhouse will resemble a similar architecture style as that of the clubhouse at the neighboring Sandhill Shores manufactured home community.

V. SITE CHARACTERISTIC PHOTOS



1. Project Enty – Looking West



2. Project Entry – Looking East



3. Typical Street – Looking East



4. Typical Internal Street – Looking West



5. Existing Stormwater Pond



6. Typical Internal Street – Looking West



7. Typical Internal Street- Looking East



8. Existing Clubhouse



9. Existing Amenity (Shuffleboard Courts)

VI. Context Photos



10. Commercial Strip Center



11. Twin Vee Boats



12. Mobil Gas Station



13. Cosmetology School



14. Marathon Gas Station



15. Save-a-Lot Food Store



16. Sandhill Shores Entrance



17. Sandhill Shores Typical Internal Street- Looking East



18. Sandhill Shores Clubhouse



BRENT A WOOD
ARCHITECTURE
Tel. 772.220.1217 772.419.5061
20 S.E. Ocean Blvd., Stuart, FL, 34994

VIGNETTE VIEW OF SOUTH BUILDING FACADE

DATE: 6.25.2020

N.T.S.

SAVANNAH RIDGE CLUBHOUSE - FORT PIERCE, FL

1
A-01



BRENT A WOOD
ARCHITECTURE
Tel. 772.220.1217 772.419.5061
20 S.E. Ocean Blvd., Stuart, FL. 34994

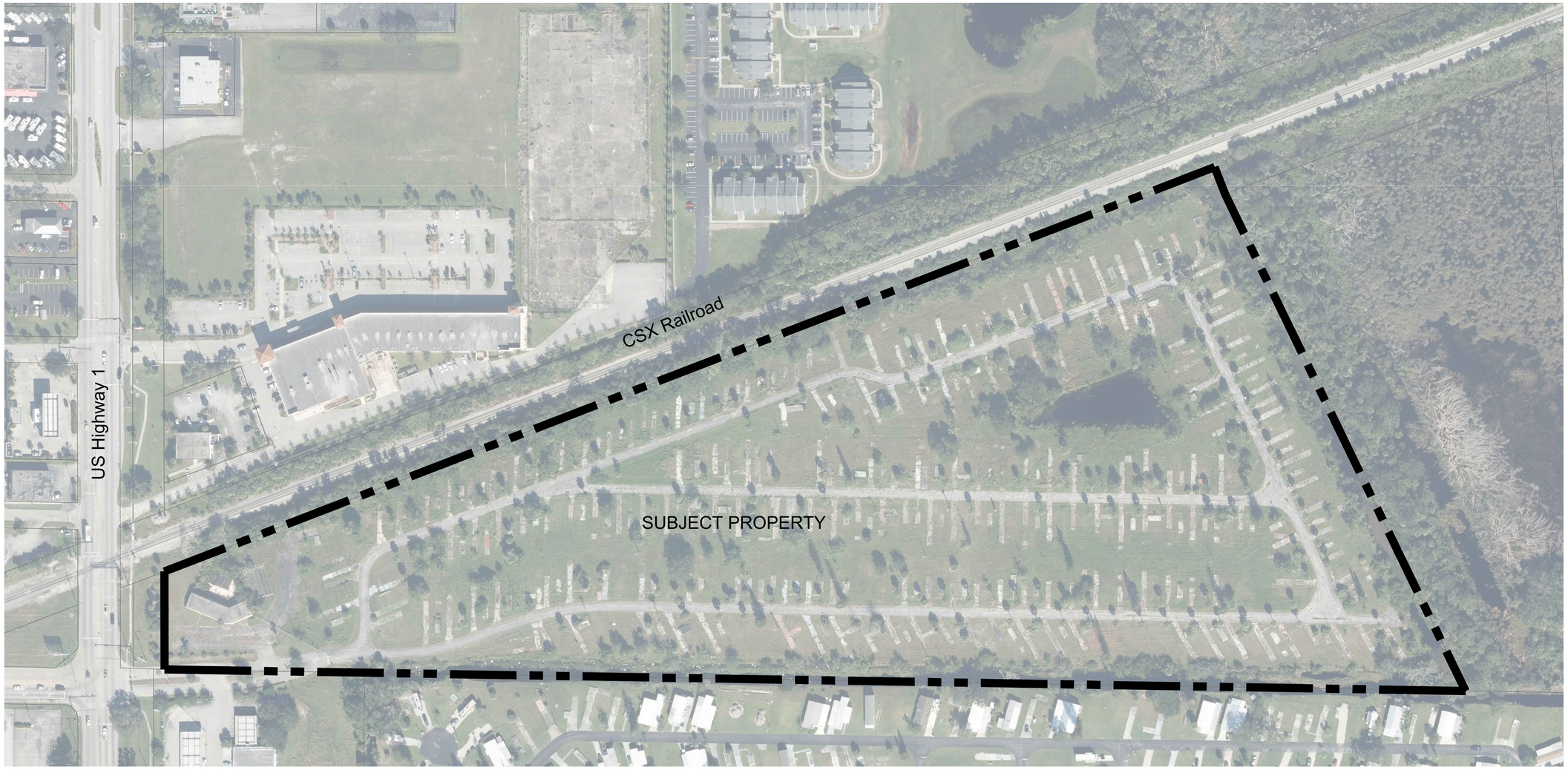
VIGNETTE VIEW OF NORTH BUILDING FACADE

DATE: 6.25.2020

N.T.S.

SAVANNAH RIDGE CLUBHOUSE - FORT PIERCE, FL

1
A-02



lucido & associates

701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

Project Team:

Client & Property Owner:	Yes Sandhill Exp LLC 1900 16th Street, Ste 950 Denver CO, 80202
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	AVA Engineers, Inc. 4201 Baymeadows Road, Ste 3 Jacksonville FL, 32217
Surveyor:	Karner Surveying, Inc. 2740 SW Martin Downs Blvd. #333 Palm City FL, 34990

Pleasure Cove

Fort Pierce, FL

Site Aerial

Date	By	Description
3.30.20	R.M.	Client Review

NORTH

SCALE: 1" = 100'

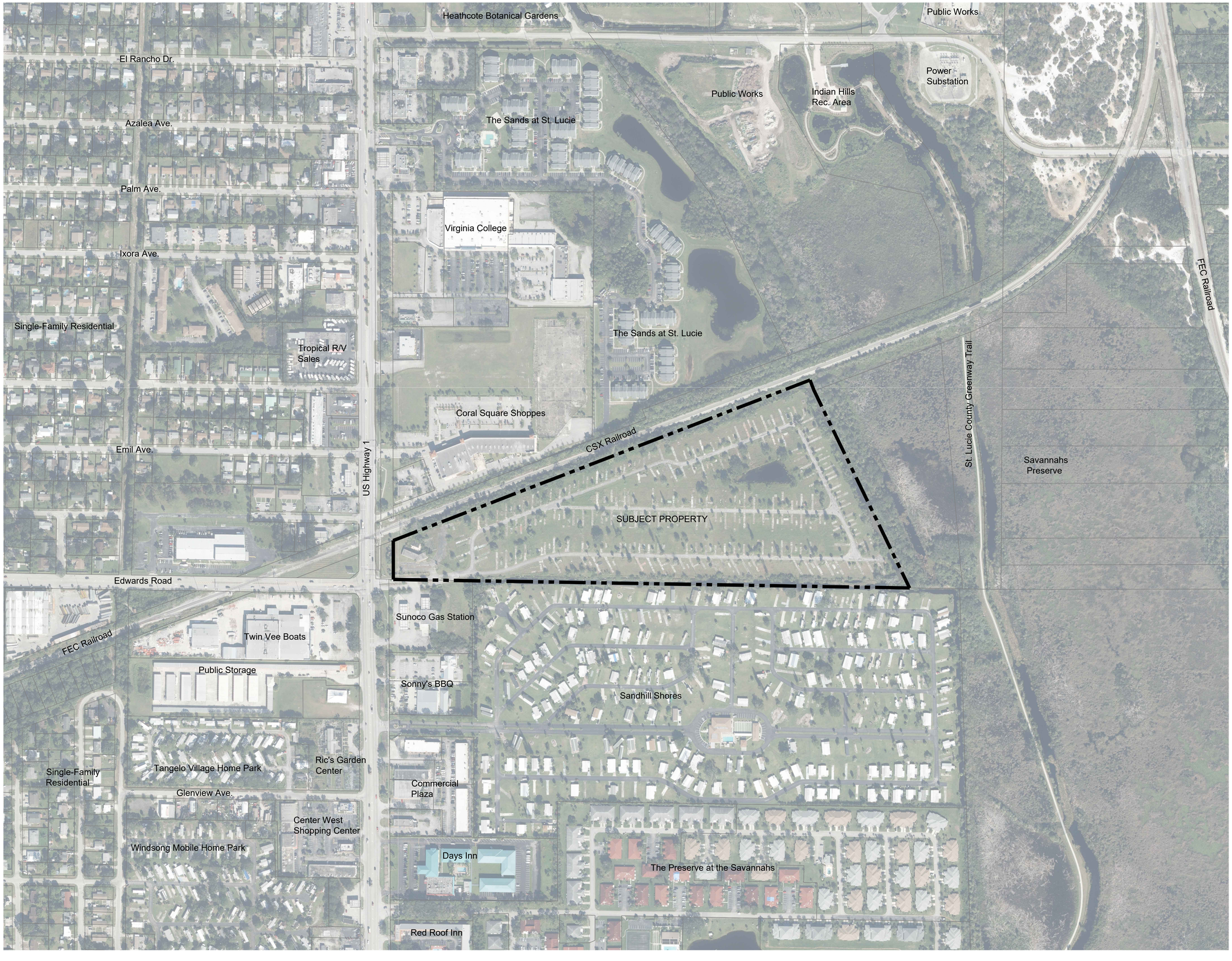
0 50' 100' 200'

REG. # 1018
Thomas P. Lucido

Designer	RM	Sheet
Manager	BN	1 of 1
Project Number	19-1015	
Municipal Number	---	
Computer File	19-1015-Pleasure Cove_DesignReview.dwg	

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Drawing Name: J:\Projects Active\19-1015 Pleasure Cove.YES Communities\Site Plan\ Mar 30, 2020 - 10:44am 19-1015-Pleasure Cove_DesignReview.dwg



lucido & associates

701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

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Surveyor:	Karner Surveying, Inc. 2740 SW Martin Downs Blvd. #333 Palm City FL, 34990

Pleasure Cove

Fort Pierce, FL

Context Aerial Exhibit

Date	By	Description
3.30.20	R.M.	Client Review

NORTH

SCALE: 1" = 100'

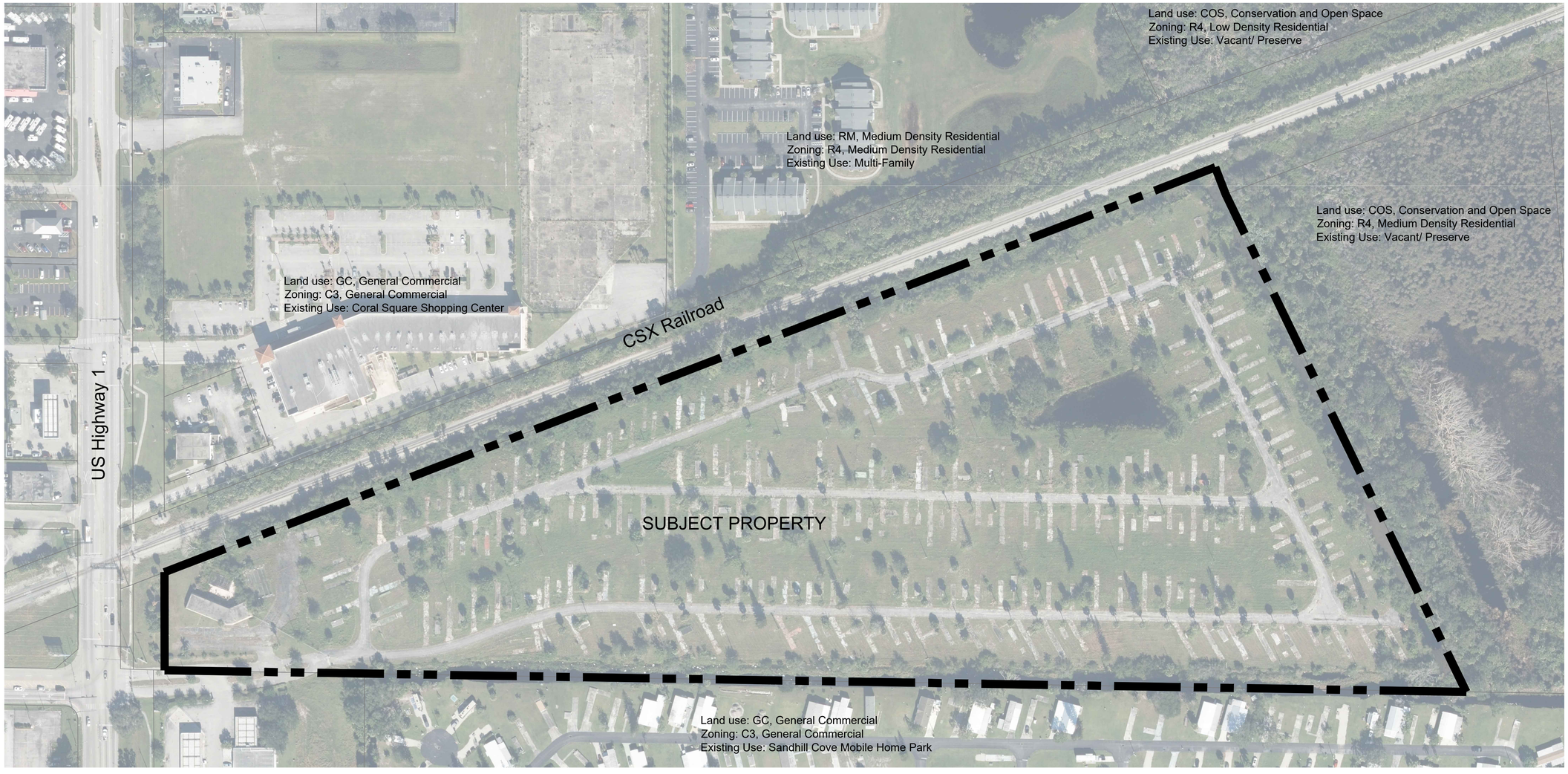
0 50' 100' 200'

REG. # 1018
Thomas P. Lucido

Designer	RM	Sheet
Manager	BN	1 of 1
Project Number	19-1015	
Municipal Number	---	
Computer File	19-1015-Pleasure Cove_DesignReview.dwg	

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lucido & associates

701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

Project Team:

Client & Property Owner:	Yes Sandhill Exp LLC 1900 16th Street, Ste 950 Denver CO, 80202
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	AVA Engineers, Inc. 4201 Baymeadows Road, Ste 3 Jacksonville FL, 32217
Surveyor:	Karner Surveying, Inc. 2740 SW Martin Downs Blvd. #333 Palm City FL, 34990

Pleasure Cove

Fort Pierce, FL

Future Land use & Zoning

Date	By	Description
3.30.20	R.M.	Client Review

NORTH

SCALE: 1" = 100'

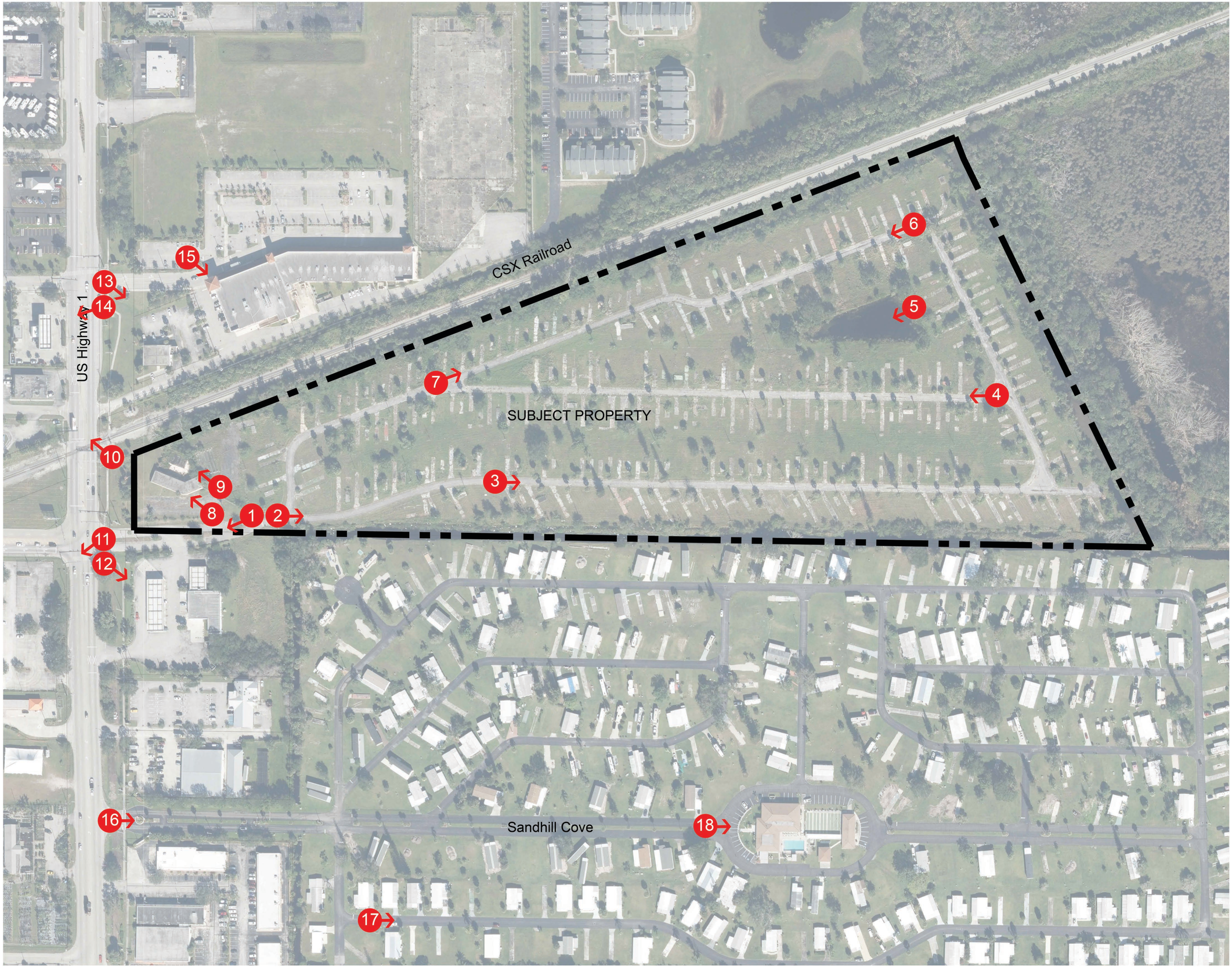
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REG. # 1018
Thomas P. Lucido

Designer	RM	Sheet
Manager	BN	1 of 1
Project Number	19-1015	
Municipal Number	---	
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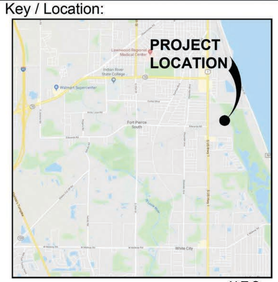
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lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

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Surveyor:	Karner Surveying, Inc. 2740 SW Martin Downs Blvd. #333 Palm City FL, 34990
Traffic Engineer:	
Environmental Consultant:	

Pleasure Cove

Fort Pierce, FL

Photo Key

Date	By	Description
03.19.20	R.M.	Initial Submittal

NORTH

SCALE: 1" = 100'

0 50' 100' 200'

REG. # 1018
Thomas P. Lucido

Designer	RM	Sheet
Manager	BN	1 of 1
Project Number	19-1015	
Municipal Number	---	
Computer File	19-1015-Pleasure Cove_DesignReview.dwg	

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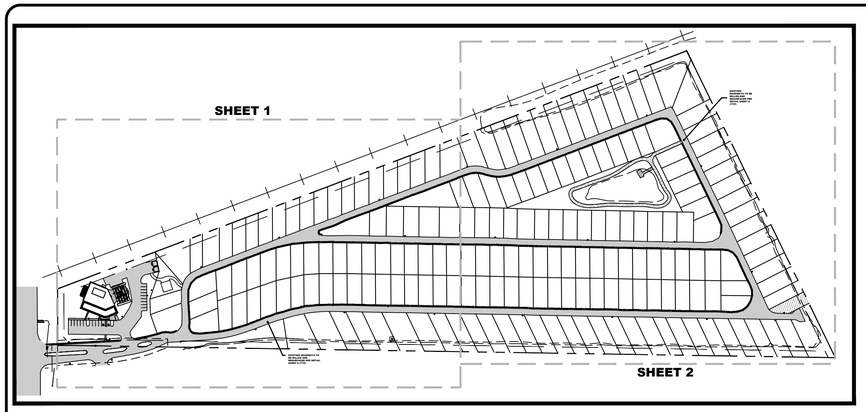
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GENERAL NOTES:

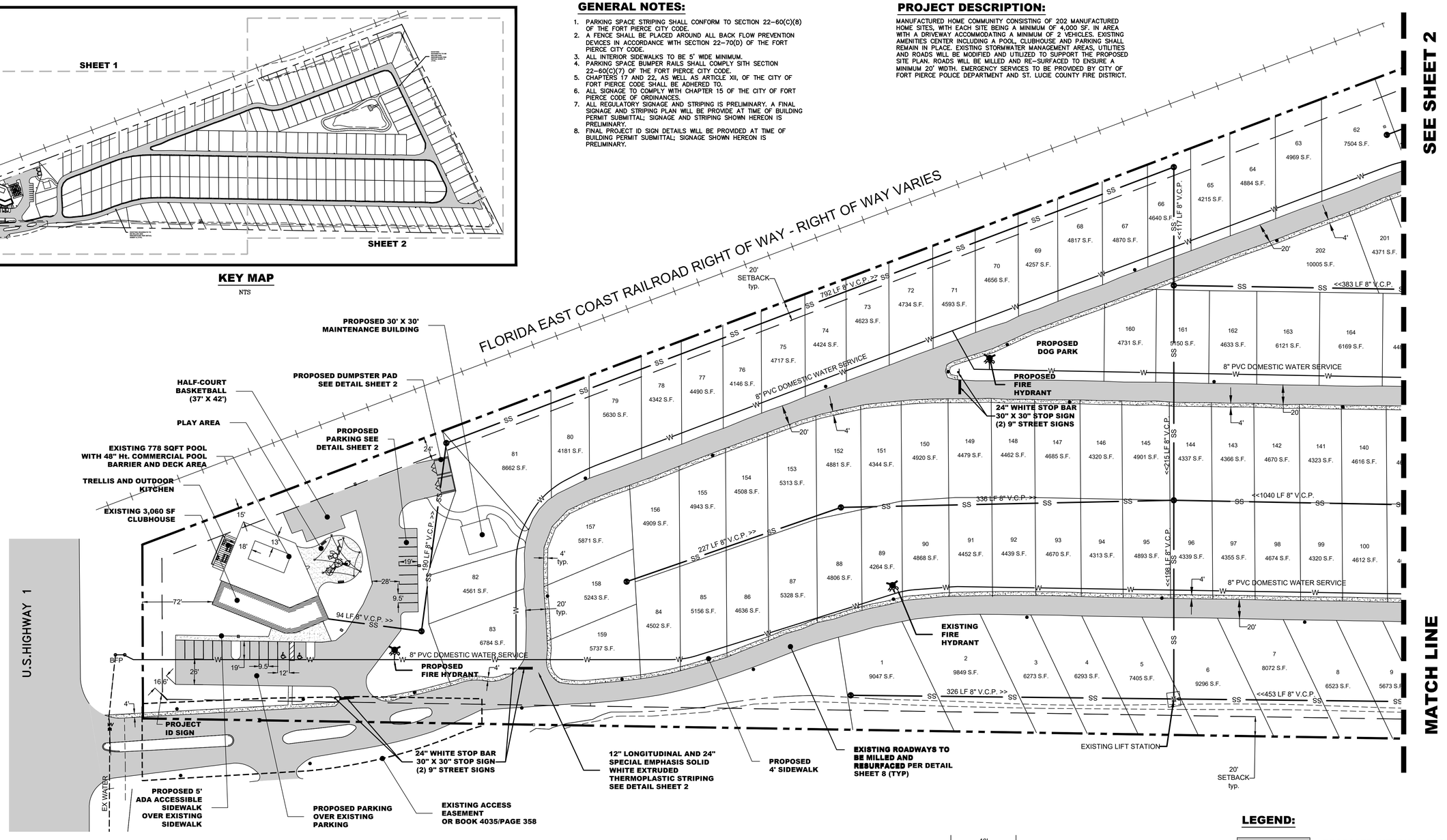
1. PARKING SPACE STRIPING SHALL CONFORM TO SECTION 22-60(C)(8) OF THE FORT PIERCE CITY CODE.
2. A FENCE SHALL BE PLACED AROUND ALL BACK FLOW PREVENTION DEVICES IN ACCORDANCE WITH SECTION 22-70(D) OF THE FORT PIERCE CITY CODE.
3. ALL INTERIOR SIDEWALKS TO BE 5' WIDE MINIMUM.
4. PARKING SPACE BUMPER RAILS SHALL COMPLY SITH SECTION 22-60(C)(7) OF THE FORT PIERCE CITY CODE.
5. CHAPTERS 17 AND 22, AS WELL AS ARTICLE XII, OF THE CITY OF FORT PIERCE CODE SHALL BE ADHERED TO.
6. ALL SIGNAGE TO COMPLY WITH CHAPTER 15 OF THE CITY OF FORT PIERCE CODE OF ORDINANCES.
7. ALL REGULATORY SIGNAGE AND STRIPING IS PRELIMINARY. A FINAL SIGNAGE AND STRIPING PLAN WILL BE PROVIDE 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 MILLED 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.



KEY MAP
NTS



BUILDING AND LOT DATA

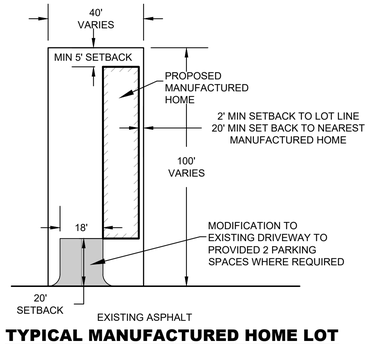
MAXIMUM HEIGHT	35
MINIMUM LOT SIZE	4,000 SQFT
BUILDING SETBACKS	
FRONT	20'
SIDE	2'
SIDE	2'
REAR	5'

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's/Ac	
IMPERVIOUS AREA	468,343.90 SQFT	10.75 AC
BUILDING PADS	218,160 SQFT	5 AC
AC PADS (345 sqft/bldg.)	69,690 SQFT	1.60 AC
CLUBHOUSE	3062.75 SQFT	0.07 AC
PAVEMENT (including Curb & Refuse)	165,691 SQFT	3.80 AC
SIDEWALK	11,304.08 SQFT	0.26 AC
POOL PATIO	4,975.91 SQFT	0.11 AC
PERVIOUS AREA	98,374.62 SQFT	2.26 AC
LANDSCAPE ISLANDS	383.31 SQFT	0.01 AC
RETENTION AREA	25,700.40 SQFT	0.59 AC
OPEN SPACE	73,290.91 SQFT	1.68 AC

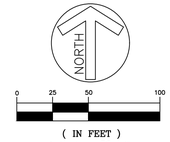


TYPICAL MANUFACTURED HOME LOT
(MINIMUM 4,000 SQFT)
NTS

LEGEND:

- PROPOSED INTERNAL ACCESS
- PROPOSED SIDEWALK
- PROPERTY LINE
- BUFFER/SETBACK LINE

MANUFACTURED HOME LOT COUNT = 202



No.	Revisions	By
1		
2		
3		
4		

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 00008161
4278 BAYMEADOWS RD. SUITE 3 | JACKSONVILLE, FLORIDA 32217
Ph. (904) 731-2223 | Fx. (904) 731-2226
Henry A. Vorpe Jr. No. 49049

UNLESS THIS DRAWING BEARS THE EMBOSSED SEAL AND ORIGINAL SIGNATURE OF THE ENGINEER, IT IS AN UNAUTHORIZED AGENT FOR AVA ENGINEERS, INC., IT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.
THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS HAS BEEN PREPARED IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF THE FLORIDA HOMES, CERTAIN DESIGN CRITERIA, RULES OR LAWS THAT ARE MANDATED BY OTHERS (A CITY, COUNTY, WATER MANAGEMENT DISTRICT, ETC.) MAY SUPERSEDE DETERMINE THE FINAL DESIGN FOR SUCH. AVA ENGINEERS, INC. (AVA) HEREBY DOES NOT ACCEPT RESPONSIBILITY FOR POSSIBLE FUTURE MODIFICATIONS REQUIRED BY OTHERS FOR PERMITTING FOR RETENTION AND TREATMENT OF STORMWATER.

HENRY A. VORPE JR. LICENSE No 49049 STATE OF FLORIDA PROFESSIONAL ENGINEER

SAVANNAH RIDGE

Florida

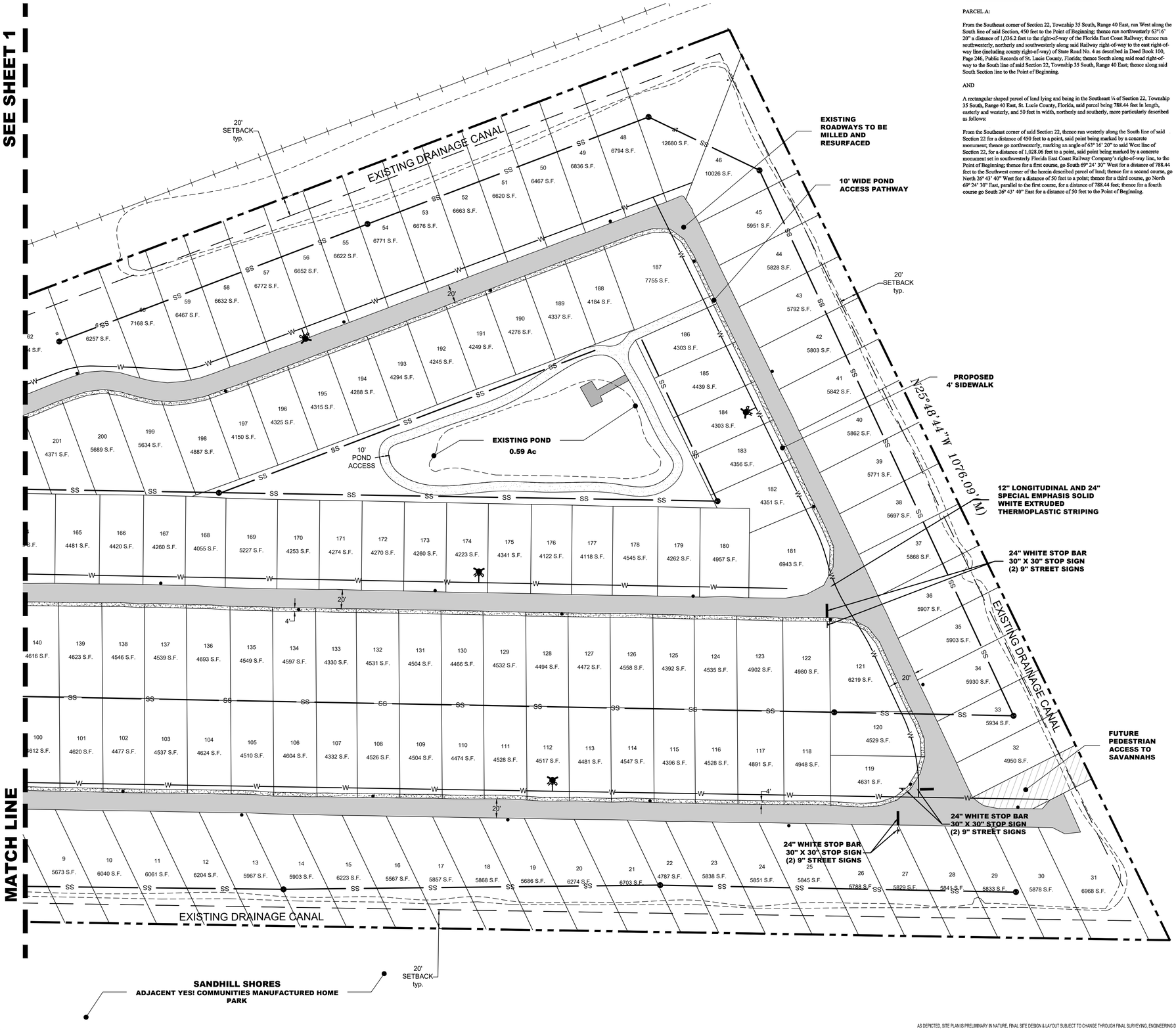
SITE PLAN

Saint Lucie

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

19-036.DWG
PLOTTED:2020/06/24

SEE SHEET 1



LEGAL DESCRIPTION:

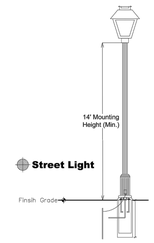
PARCEL A:

From the Southeast corner of Section 22, Township 35 South, Range 40 East, run West along the South line of said Section, 450 feet to the Point of Beginning; thence run northwesterly 63°16' 20" a distance of 1,036.2 feet to the right-of-way of the Florida East Coast Railway; thence run southwesterly, northerly and southwesterly along said Railway right-of-way to the east right-of-way line (including county right-of-way) of State Road No. 4 as described in Deed Book 100, 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 35 South, Range 40 East; thence along said South Section line to the Point of Beginning.

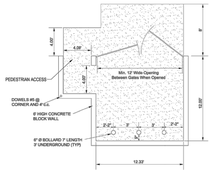
AND

A rectangular shaped parcel of land lying and being in the Southeast ¼ of Section 22, Township 35 South, Range 40 East, St. Lucie County, Florida, said parcel being 788.44 feet in length, easterly and westerly, and 50 feet in width, northerly and southerly, more particularly described as follows:

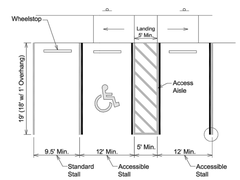
From the Southeast corner of said Section 22, thence run westerly along the South line of said Section 22 for a distance of 450 feet to a point, said point being marked by a concrete monument; thence go northwesterly, marking an angle of 63° 16' 20" to said West line of Section 22, for a distance of 1,028.06 feet to a point, said point being marked by a concrete monument set in southwesterly Florida East Coast Railway Company's right-of-way line, to the Point of Beginning; thence for a first course, go South 69° 24' 30" West for a distance of 788.44 feet to the Southwest corner of the herein described parcel of land; thence for a second course, go North 26° 43' 40" West for a distance of 50 feet to a point; thence for a third course, go North 69° 24' 30" East, parallel to the first course, for a distance of 788.44 feet; thence for a fourth course go South 26° 43' 40" East for a distance of 50 feet to the Point of Beginning.



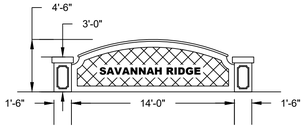
TYPICAL LIGHT POLE DETAIL
NTS



TYPICAL REFUSE ENCLOSURE DETAIL
NTS



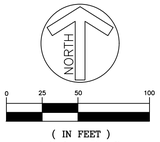
TYPICAL PARKING STALL DETAIL
NTS



TYPICAL PROJECT ID SIGN DETAIL
NTS

LEGEND:

- PROPOSED INTERNAL ACCESS
- PROPOSED SIDEWALK
- PROPERTY LINE
- BUFFER/SETBACK LINE



AS DEPICTED, SITE PLAN IS PRELIMINARY IN NATURE. FINAL SITE DESIGN & LAYOUT SUBJECT TO CHANGE THROUGH FINAL SURVEYING, ENGINEERING DESIGN AND PERMITTING INCLUDING LOCAL AND STATE REVIEWS. WETLAND LINES SHOWN ARE PROVIDED BASED UPON BEST AVAILABLE DATA & SUBJECT TO CHANGE.

No.	Revisions	By
1		
2		
3		
4		

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 00008161
4278 BAYMEADOWS RD. SUITE 3 | JACKSONVILLE, FLORIDA 32217
Ph. (904) 731-2223 | Fx. (904) 731-2226
Henry A. Vorpe Jr. No. 49049

UNLESS THIS PRINTED BEARS THE EMBOSSED SEAL AND ORIGINAL SIGNATURE OF THE ENGINEER NAMED HEREIN, IT IS AN UNAUTHORIZED COPY FOR AVA ENGINEERS, INC.'S AUTHORIZED AGENT FOR AVA ENGINEERS, INC.'S USE ONLY.
THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS HAS BEEN PREPARED IN ACCORDANCE WITH MINIMUM DESIGN CRITERIA FOR RESIDENTIAL HOMES. CERTAIN DESIGN CRITERIA, RULES OR LAWS THAT ARE MANDATED BY OTHERS (A CITY, COUNTY, WATER MANAGEMENT DISTRICT, ETC.) MAY BE DETERMINE THE FINAL DESIGN FOR SUCH. AVA ENGINEERS, INC. IN PREPARING THESE PLANS DOES NOT ACCEPT RESPONSIBILITY FOR THE POSSIBLE FUTURE ADDITIONAL COSTS OR REVISIONS TO THE DEVELOPMENT FOR RETENTION AND TREATMENT OF STORMWATER.

HENRY A. VORPE JR. LICENSE No 49049 STATE OF FLORIDA PROFESSIONAL ENGINEER

SAVANNAH RIDGE

Florida

Saint Lucie

SITE PLAN

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

19-036.DWG PLOTTED:2020/09/24

SURVEYOR'S REPORT

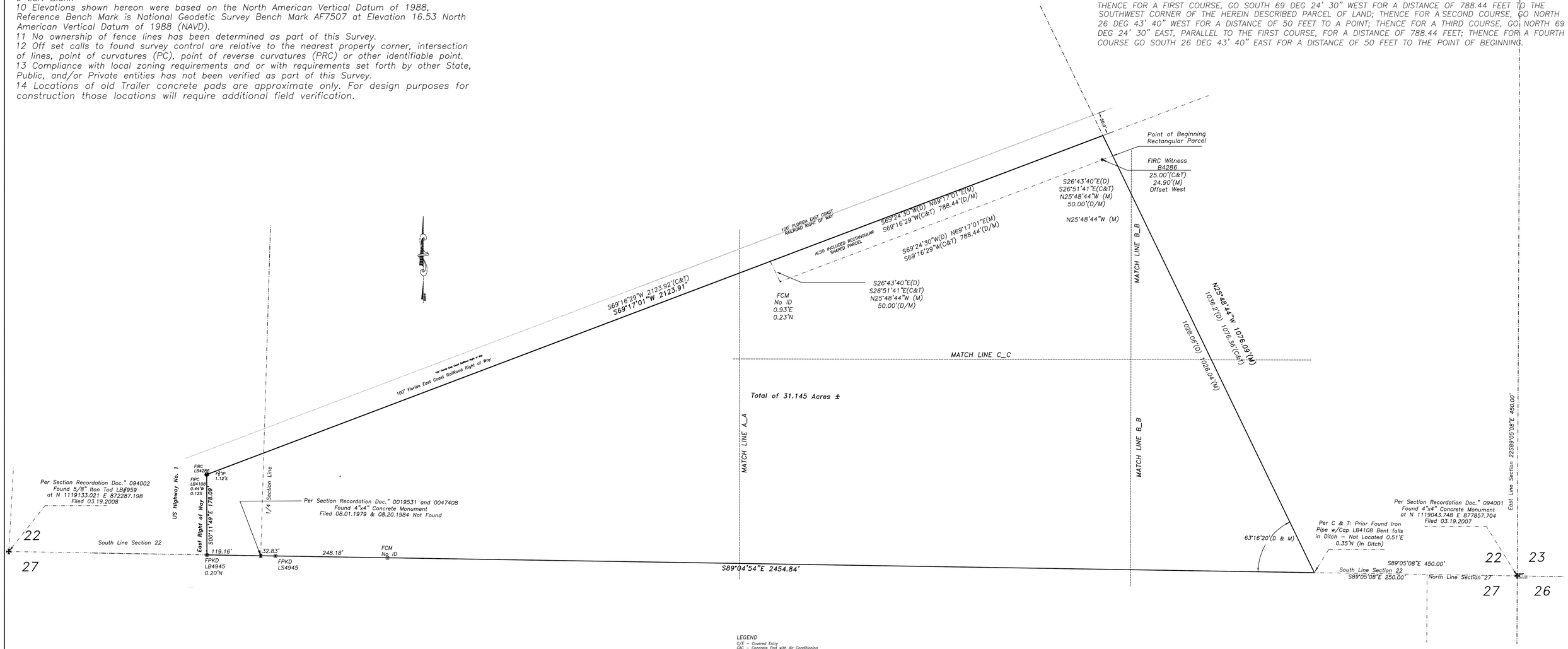
1 This Survey shall not be valid unless sealed with an embossed Surveyor's Seal.
2 No underground improvements have been located as part of this Survey.
3 The last field date of this Survey was: 2.19.2020.
4 This Survey was prepared with it's purpose being the location of topographic information and horizontal locations of certain improvements requested by the client relative to a the exterior Boundary lines based where possible on the Boundary Survey prepared by Culpepper & Terpening, Inc., with Job314–191, dated 07.27.2017 with last revisions on 08.14.2017. This Survey adjusted certain figures from the above referenced map of survey to coincide with recorded Section Corners and the existing Railway Track location. It is also noted that the Legal Description on said Survey appears to have additional information contained within other than the Legal Description provided by the client being part of the client's Title Commitment No. 5011612–NCS–837592–CHI2 prepared by First American Title Insurance Company.
5 This Survey was prepared in accordance with the standards for the practice of Surveying & Mapping as defined in 5J–17.050–052FAC.
6 By acceptance of this survey all parties agree that the signing surveyor's liability is limited to the amount paid for said Survey.
7 Unless other wise noted all measured (M) Bearings are based on the Florida State Plane Coordinates East Zone System, NAD 83 / 90 as adjusted. See map for bearing base.
8 Parcel/Lot line locations have been based on found survey control as identified in the Survey referenced above.
9 Left Blank
10 Elevations shown hereon were based on the North American Vertical Datum of 1988, Reference Bench Mark is National Geodetic Survey Bench Mark AF7507 at Elevation 16.53 North American Vertical Datum of 1988 (NAVD).
11 No ownership of fence lines has been determined as part of this Survey.
12 Off set calls to found survey control are relative to the nearest property corner, intersection of lines, point of curvatures (PC), point of reverse curvatures (PRC) or other identifiable point.
13 Compliance with local zoning requirements and or with requirements set forth by other State, Public, and/or Private entities has not been verified as part of this Survey.
14 Locations of old Trailer concrete pads are approximate only. For design purposes for construction those locations will require additional field verification.

LEGAL DESCRIPTION

FROM THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN WEST ALONG THE SOUTH LINE OF SAID SECTION, 450 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTHWESTERLY 63 DEG 16' 20" A DISTANCE OF 1,036.2 FEET TO THE RIGHT–OF–WAY OF THE FLORIDA EAST COAST RAILWAY; THENCE RUN SOUTHWESTERLY, NORTHERLY, AND SOUTHWESTERLY ALONG SAID RAILWAY RIGHT–OF–WAY TO THE EAST RIGHT–OF–WAY LINE (INCLUDING COUNTRY RIGHT–OF–WAY) OF STATE ROAD NO. 4 AS DESCRIBED IN DEED BOOK 100, 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 35 SOUTH, RANGE 40 EAST; THENCE ALONG SAID SOUTH SECTION LINE TO THE POINT OF BEGINNING.

AND

A RECTANGULAR SHAPED PARCEL OF LAND LYING AND BEING IN THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING 788.44 FEET IN LENGTH, EASTERLY AND WESTERLY, AND 50 FEET IN WIDTH, NORTHERLY AND SOUTHERLY, 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 63 DEG 16' 20" TO SAID WEST LINE OF SECTION 22, FOR A DISTANCE OF 1,028.06 FEET TO A POINT. SAID POINT BEING MARKED BY A CONCRETE MONUMENT SET IN SOUTHWESTERLY FLORIDA EAST COAST RAILWAY COMPANY'S RIGHT–OF–WAY LINE, TO THE POINT OF BEGINNING; THENCE FOR A FIRST COURSE, GO SOUTH 69 DEG 24' 30" WEST FOR A DISTANCE OF 788.44 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE FOR A SECOND COURSE, GO NORTH 26 DEG 43' 40" WEST FOR A DISTANCE OF 50 FEET TO A POINT; THENCE FOR A THIRD COURSE, GO NORTH 69 DEG 24' 30" EAST, PARALLEL TO THE FIRST COURSE, FOR A DISTANCE OF 788.44 FEET; THENCE FOR A FOURTH COURSE GO SOUTH 26 DEG 43' 40" EAST FOR A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING.



LEGEND
C/E – Covered Entry
CAC – Concrete Pad with Air Conditioning
CB – Catch Basin
CBS – Concrete Block Structure
CMP – Corrugated Metal Pipe
CPE – Concrete Pad with Pool Equipment
C/V – Cable TV Box
GV – Gas Valve Valve
H/D – Fire Hydrant
LP – Light Pole
O/L – Overhead Utility Line
PP – Power Pole
SSMH – Sanitary Sewer Manhole
TCB – Telephone Communications Box
UB – Utility Box
WM – Water Meter
FCM – Found 4"x4"Concrete Monument
FIP – Found 3" Iron Pipe
FIRC – Found 1" Iron Pipe with Cap
FIR – Found #5 Iron Rod
FIRC – Found #5 Iron Rod with Cap
SIRC – Set #5 Iron Rod with Cap "LB#7357"
FIPC – Found 1/2" Iron Pipe with Cap
FM – Found Mag Nail
FMD – Found Mag Nail with Disk
FN – Found Nail
FNTT – Found Nail with Tin Tab
FPK – Found PK Nail
FPKD – Found PK Nail with Disk
FRRS – Found Rail Road Spike
/CO – In Pavement Cut Out

This Survey shall be incomplete and void if not provided in it's entirety consisting of a total of 4 sheets.
Sheet 1 being the overall Boundary Information and see Sheets 2 thru 4 for information pertaining to the improvements on the subject property and other pertinent information pertaining this Survey

FEMA Flood Zone data shown here on is based on the visual inspection of the digital Flood Hazardous Maps provided by the Federal Emergency Management Agency (FEMA) and is limited to the accuracy of such maps. Flood Zone: X and AE with Base Flood Elevation 16, per Panel Numbers 0187, Community #: 120286 Suffix: K Date: 2.19.2020

PREPARED FOR:
YES Communities, Inc.

Prepared By:Regina C. Karner, PSM#4363
Karner Surveying, Inc. LB#7357

Prepared For:
Yes Communities
St. Lucie County Florida

KARNER SURVEYING, INC.
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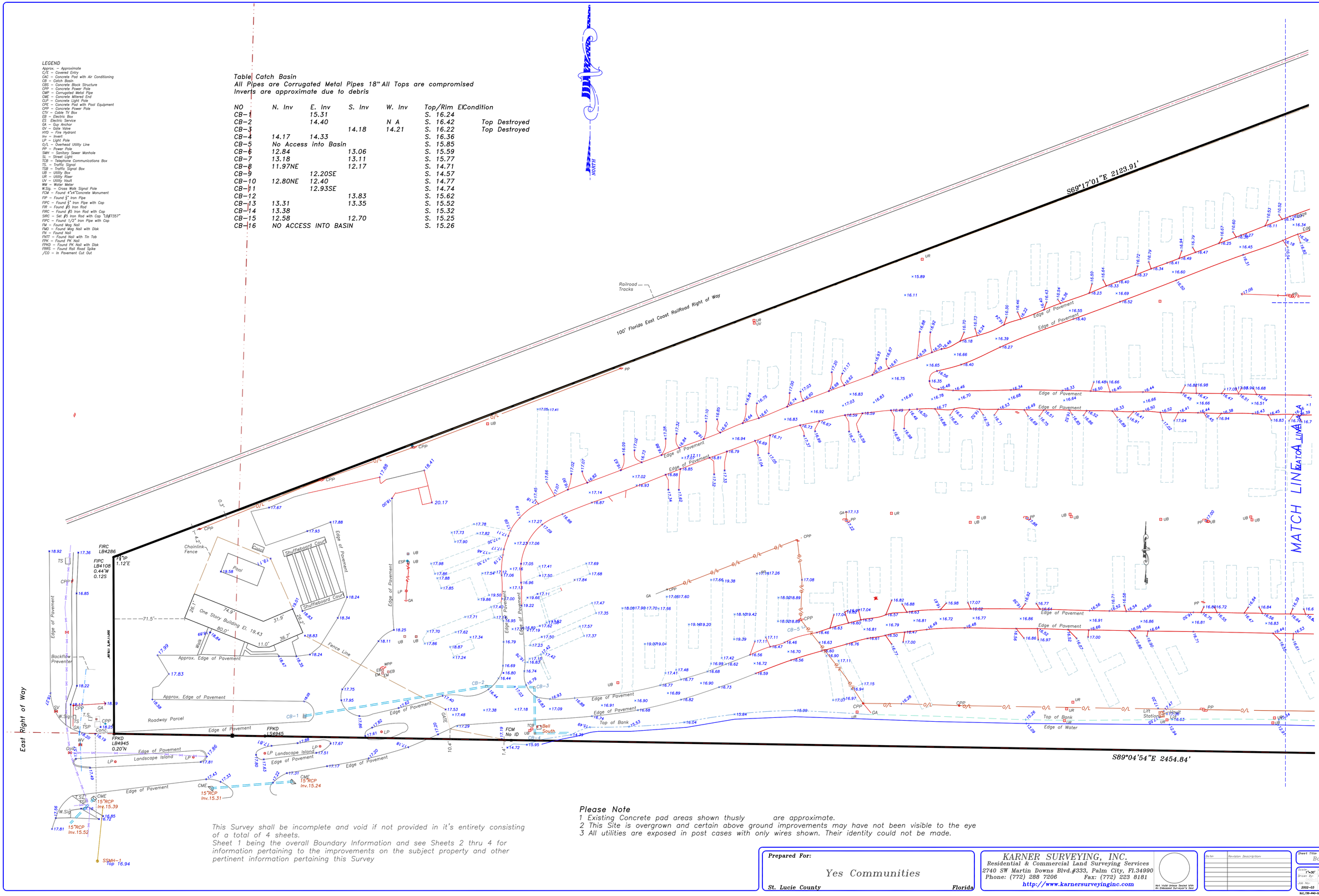
No	Revision Description	Date

Sheet Title: Boundary Survey
Scale: 1"=100' Drawn By: Job No: 2002–03
Date: 03.14.20 Field Book: 2004–PICv Cadd File:
Sheet No: 1 of 5
File No:
SLC_35–40–22_PlatandCivilSTops

LEGEND
Approx. – Approximate
C/E – Covered Entry
CAC – Concrete Pad with Air Conditioning
CB – Catch Basin
CBS – Concrete Block Structure
CPP – Concrete Power Pole
CMP – Corrugated Metal Pipe
CME – Concrete Mitered End
CLP – Concrete Light Pole
CPE – Concrete Pad with Pool Equipment
CPP – Concrete Power Pole
CTV – Cable TV Box
EB – Electric Box
ES – Electric Service
GA – Guy Anchor
GV – Gate Valve
HYD – Fire Hydrant
Inv – Invert
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O/L – Overhead Utility Line
PP – Power Pole
SMH – Sanitary Sewer Manhole
SL – Street Light
TCB – Telephone Communications Box
TS – Traffic Signal
TSB – Traffic Signal Box
UB – Utility Box
UR – Utility Riser
UV – Utility Vault
WM – Water Meter
W.Sig. – Cross Walk Signal Pole
FCM – Found 4"x4"Concrete Monument
FIP – Found ¾" Iron Pipe
FIPC – Found 1" Iron Pipe with Cap
FIR – Found ⅝ Iron Rod
FIRC – Found ⅝ Iron Rod with Cap
SIRC – Set ⅝ Iron Rod with Cap "LB#7357"
FIPC – Found 1/2" Iron Pipe with Cap
FM – Found Mag Nail
FMD – Found Mag Nail with Disk
FN – Found Nail
FNT – Found Nail with Tin Tab
FPK – Found PK Nail
FPKD – Found PK Nail with Disk
FRRS – Found Rail Road Spike
/OD – In Pavement Cut Out

Table Catch Basin
All Pipes are Corrugated Metal Pipes 18" All Tops are compromised
Inverts are approximate due to debris

NO	N. Inv	E. Inv	S. Inv	W. Inv	Top/Rim El	Condition
CB–1		15.31			S. 16.24	
CB–2		14.40		N A	S. 16.42	Top Destroyed
CB–3			14.18	14.21	S. 16.22	Top Destroyed
CB–4	14.17	14.33			S. 16.36	
CB–5	No Access into Basin				S. 15.85	
CB–6	12.84		13.06		S. 15.59	
CB–7	13.18		13.11		S. 15.77	
CB–8	11.97NE		12.17		S. 14.71	
CB–9		12.20SE			S. 14.57	
CB–10	12.80NE	12.40			S. 14.77	
CB–11		12.93SE			S. 14.74	
CB–12			13.83		S. 15.62	
CB–13	13.31		13.35		S. 15.52	
CB–14	13.38				S. 15.32	
CB–15	12.58		12.70		S. 15.25	
CB–16	NO ACCESS INTO BASIN				S. 15.26	



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Sheet 1 being the overall Boundary Information and see Sheets 2 thru 4 for information pertaining to the improvements on the subject property and other pertinent information pertaining this Survey

Please Note
1 Existing Concrete pad areas shown thusly are approximate.
2 This Site is overgrown and certain above ground improvements may have not been visible to the eye
3 All utilities are exposed in post cases with only wires shown. Their identity could not be made.

Prepared For:
Yes Communities
St. Lucie County Florida

KARNER SURVEYING, INC.
Residential & Commercial Land Surveying Services
2740 SW Martin Downs Blvd.#333, Palm City, Fl.34990
Phone: (772) 288 7206 Fax: (772) 223 8181
http://www.karnersurveyinginc.com

Not Valid Unless Sealed With An Embossed Surveyor's Seal

Date	Revision Description

Sheet Title: Boundary Survey
Scale: 1"=30'
Drawn By:
Job No.: 2002-03
Date: 02.28.20
Field Book: 2020-04
CADD File:
Sheet No.: 2 of 5
File No.:
BLC_720-440-52207_MOL_BS

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SMH ~ Sanitary Sewer Manhole
SL ~ Street Light
TCB ~ Telephone Communications Box
TS ~ Traffic Signal
TSB ~ Traffic Signal Box
UB ~ Utility Box
UR ~ Utility Riser
UV ~ Utility Vault
WM ~ Water Meter
WSig ~ Cross Walk Signal Pole
FCM ~ Found 4"x4"Concrete Monument
FIP ~ Found 3" Iron Pipe
FIPC ~ Found 3" Iron Pipe with Cap
FIR ~ Found #5 Iron Rod
FIRC ~ Found #5 Iron Rod with Cap
SIRC ~ Set #5 Iron Rod with Cap "LB#7357"
FIPC ~ Found 1/2" Iron Pipe with Cap
FM ~ Found Mag Nail
FMD ~ Found Mag Nail with Disk
FN ~ Found Nail
FNIT ~ Found Nail with Tin Tab
FPK ~ Found PK Nail
FPKD ~ Found PK Nail with Disk
FRRS ~ Found Rail Road Spike
/CO ~ In Pavement Cut Out

MATCH LINE C_C

MATCH LINE A_A

MATCH LINE B_B

Edge of Pavement

Edge of Water

Top of Bank

CB-12

CB-13

CB-6

CB-7

18" CMP

24" CMP

SSMH 03
N.Rim
El. 16.14

SSMH 12
Top El.
16.33

SSMH 10
No Top
EL. 15.82

24"CMP
Inv.14.39

Please Note
1 Existing Concrete pad areas shown thusly are approximate.
2 This Site is overgrown and certain above ground improvements may have not been visible to the eye
3 All utilities are exposed in post cases with only wires shown. Their identity could not be made.

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St. Lucie County Florida

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No.	Revision Description

Sheet Title: Boundary Survey
Scale: 1"=30'
Drawn By:
Job No.:
Project: 02.28.20
Field Book: 2020-04
CADD File: 2002-03
Sheet No.: 3 of 5
File No.:
B:\2_TSK-PRO-SURV_PICs_BK

LEGEND

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Please Note
1 Existing Concrete pad areas shown thusly are approximate.
2 This Site is overgrown and certain above ground improvements may have not been visible to the eye
3 All utilities are exposed in post cases with only wires shown. Their identity could not be made.

Prepared For:
Yes Communities
St. Lucie County **Florida**

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Date	Revision Description

Sheet Title: Boundary Survey
Scale: 1"=30'
Drawn By:
Job No: 2002-03
Date: 02.28.20
Field Book: 2020-04
CADD File:
Sheet No: 4 of 5
File No:
BLC_139-440-52207_PCL_BS

Please Note

1 Existing Concrete pad areas shown thusly are approximate.
2 This Site is overgrown and certain above ground improvements may have not been visible to the eye
3 Most utilities were exposed with only wires shown. Their identity could not be made.
4 Sanitary Sewer Manholes were filled with debris

This Survey shall be incomplete and void if not provided in it's entirety consisting of a total of 4 sheets.
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LEGEND

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/CO — In Pavement Cut Out

100' FLORIDA EAST COAST RAILROAD RIGHT OF WAY

ALSO INCLUDED RECTANGULAR SHAPED PARCEL

POB RECTANGULAR PARCEL

FIRC Witness LB4286 25.00' Offset West

S69°24'30"W(D) N69°17'01"E(M)
S69°16'29"W(C&T) 788.44'(D/M)

S26°43'40"E(D)
S26°51'41"E(C&T)
N25°48'44"W (M)
50.00'(D/M)

FCM
No ID
0.93'E
0.23'N

SSMH 02
No Top
El. 16.52

SSMH 03
N.Rim
El. 16.14

SSMH 04
Top
El. 15.51

SSMH 05
North
Rim El.
16.10

SSMH 06
Top Off
Rim 16.01

SSMH 07
Center
El.16.51

SSMH 08
Top Gone
El.16.66

CB-15

CB-16

Top of Bank
Edge of Water
Edge of Pavement
O/L
UR
UB
PP
GV
GA
UV
ES
CPP
CMP
cc

MATCH LINE B_B

MATCH LINE C_C

Prepared For:

Yes Communities

St. Lucie County Florida

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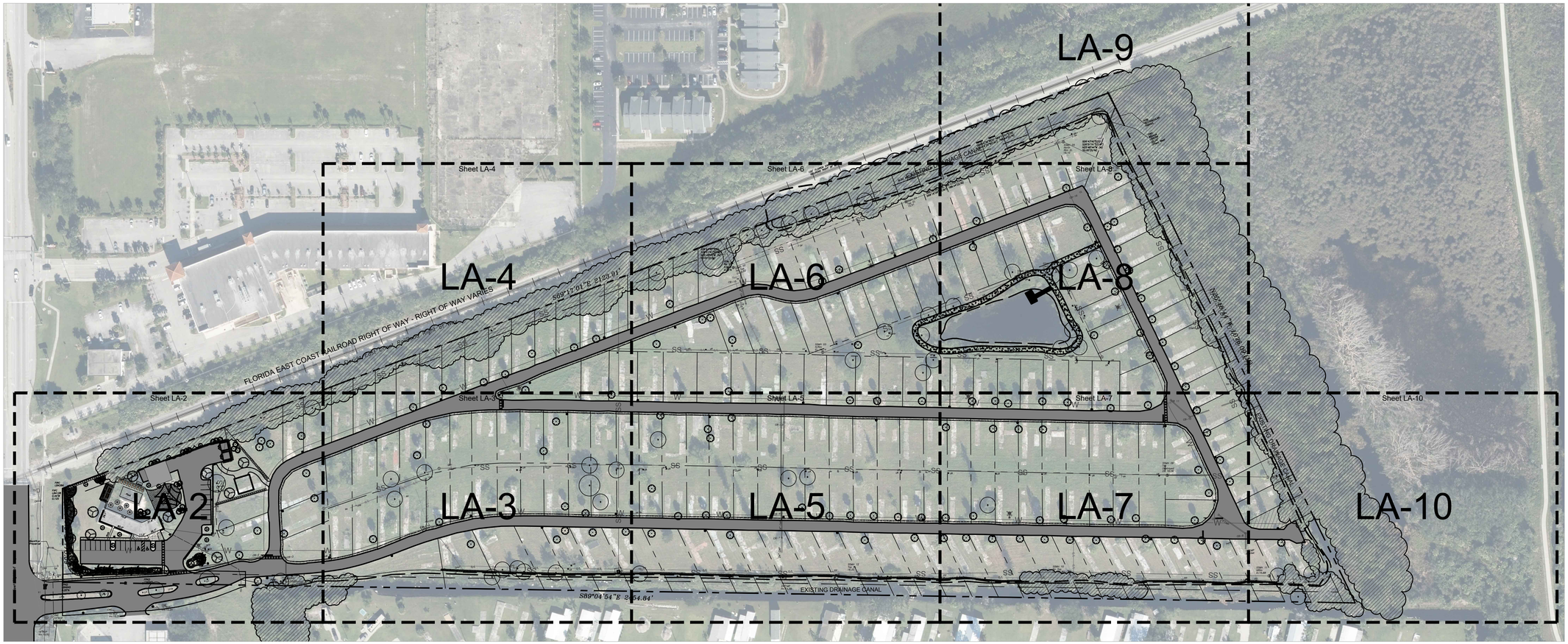
Date	Revision Description

Sheet Title: Boundary Survey

Scale: 1"=30'
Drawn By:
Job No: 2002-03
Date: 02.28.20
Field Book: 2020-04
CADD File:

Sheet No: 4 of 5
Tie No:

SLC_138-440-10207_MOL_BS



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	CON SER	6	Conocarpus erectus sericeus	Silver Button Wood	45G	12` HT	5` SPR	F, SP	Native	3" Caliper
	IE	11	Ilex x attenuata `East Palatka`	East Palatka Holly	CG	8`HT	6`W		Native	
	LP	4	Ligustrum japonicum	Japanese Privet Multi-Trunk	CG	12` HT	12` W	ML, 3` CT, Specimen	Non-native	
	PS	12	Phoenix sylvestris	Wild Date Palm	FG	12` OA				
	QV4	10	Quercus virginiana	Southern Live Oak	45G	14" HT	7` SPR	F, SP	Native	3" Caliper
	SP	21	Sabal palmetto	Sabal Palm	FG	10`-18` CT		HVY CAL, SP	Native	

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
	ALI	6	Alcantarea imperialis	Imperial Bromeliad	7G	30" OA		SP	Non-native
	CHR	169	Chrysobalanus icaco `Red Tip`	Red Tip Cocoplum	3G	24" HT	18"W	FTB	Native
	CHR2	103	Chrysobalanus icaco `Red Tip`	Red Tip Cocoplum	3G	24" HT	24"W	F, SP	Native
	CAQ	3	Crinum augustum `Queen Emma`	`Queen Emma` Crinum	7G	36" HT	36" W	F, SP	Non-native
	CRI	10	Crinum sp.	Green Crinum	7G	24" HT	24"W	F, SP	Non-native
	MFR	26	Myrcianthes fragrans	Simpson`s Stopper	7G	4` HT	3`W	FTB, SP	Native
	ROL	59	Rondeletia leucophylla	Panama Rose `Pink`	3G	24" HT	24"W	FTB, SP	Non-native
	TRF	162	Tripsacum floridana	Florida Gamma Grass	3G	24" OA	18"W	F	Native
	VIB OBO	21	Viburnum obovatum	Walter`s Viburnum	FG	6" HT	3`W	FTB, SP	Native

SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	FIC GR6	182	Ficus microcarpa `Green Island`	Green Island Fig	3G	12" OA		Full	Non-native	24" o.c.

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	SPACING
	DIT	108	Dianella tasmanica	Flax Lily	1G	12"HT	12"W	Full		18" o.c.
	ILS	914	Ilex vomitoria `Stokes Dwarf`	Dwarf Yaupon	1G	12"HT	12"W	Full	Native	18" o.c.

General Landscape Notes:

1. All plants shall conform to established nursery grades and standards, to be Florida No. 1 or better, and shall be free of disease and insects at the time of installation.
2. Trees shall be a minimum of twelve (12) feet in height and have a caliper of two and one-half (2 1/2) inches at four and one-half (4 1/2) feet above the ground when installed.
3. All required trees, except palms, shall have a minimum of five (5) feet of clear trunk and a minimum five (5) foot canopy spread at the time of planting.
4. All palm trees shall have a minimum clear trunk of ten (10) feet when installed. Three palm trees are equal to one shade tree having a mature canopy spread of fifteen (15) feet.
5. Shrubs shall be a minimum of twenty-four (24) inches in height above grade immediately after planting.
6. Groundcovers, other than grass, shall be planted in a manner as to present a finished appearance and reasonably complete coverage within four (4) months after planting.
7. Turf grass shall be installed using solid sod and shall be either Bahia or St. Augustine sod.
8. All landscape areas other than sod will be provided a mulch cover of at least three (3) inches. Cypress mulch shall not be used.
9. All existing native vegetation found on the site and is not in direct conflict with the proposed buildings or parking areas shall be left undisturbed. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material, will be placed around the staked out locations of existing native vegetation.
10. No fill materials, construction materials, concrete, paint, chemicals, or other foreign materials shall be stored, deposited, or disposed of within any areas that have been staked or fenced off as being undisturbed native vegetation areas.
11. Existing understory shall be maintained in areas of undisturbed native vegetation.
12. All Category 1 exotic plant species will be eradicated from the site.
13. Conspicuous, durable barricades will be erected around each individual tree or areas of vegetation that are to be preserved. In the event that any protective barricades are removed or altered and land clearing or construction work is being conducted on the site, all work at the site will be stopped until the barriers are restored and any necessary corrective actions taken to repair or replant any vegetation removed or damaged as a result of these encroachments.
14. All back flow prevention devices shall be screened in accordance with Section 22-70(d) of the Fort Pierce City Code.
15. Irrigation to conform to all local and State regulations with regard to water consumption.

Landscape Calculations:

Vehicular Use Area along Property Lines
438 Linear Feet along Property Line
287 x 10 = 4,380 sq. ft. required Landscape Area
(4,380) / 200 = **22 Trees Required**
Vehicular Use Area along Right of Way
146 Linear Feet along Right of Way
146 x 10 = 1,460 sq. ft. required Landscape Area
(1,460) / 300 = **5 Trees Required**
Interior Vehicular Use Area
21,864 sq. ft. total Vehicular Use Area
21,864 / 15 = 1,457.60 sq. ft. required Landscape Area
(1,457.60) / 100 = **15 Trees Required**
Total Landscape Area Required: 5,788 sq. ft.
Landscape Area Provided: 5,788+ sf.
Total Trees Required: 42
Trees Provided = 42 Canopy Trees

Sheet Index

Landscape Plans _____ LA 1-LA 10
Landscape Details _____ LA 11
Landscape Specifications _____ LA 12

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701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

Project Team:

Client & Property Owner: Yes Sandhill Exp LLC
1900 16th Street, Ste 950
Denver CO, 80202

Land Planner / Landscape Architect: Lucido & Associates
701 East Ocean Boulevard
Stuart, Florida 34994

Engineer: AVA Engineers, Inc.
4201 Baymeadows Road, Ste 3
Jacksonville FL, 32217

Surveyor: Karner Surveying, Inc.
2740 SW Martin Downs Blvd. #333
Palm City FL, 34990

Architect: BA Wood Architecure
20 SE Ocean Blvd.
Stuart, FL 34994

Savannah Ridge

Fort Pierce, FL

Landscape Plan

Date	By	Description
06.23.20	R.M.	Initial Submittal
07.27.20	R.M.	Re-Submittal

NORTH

SCALE: 1" = 100'

0 50' 100' 200'

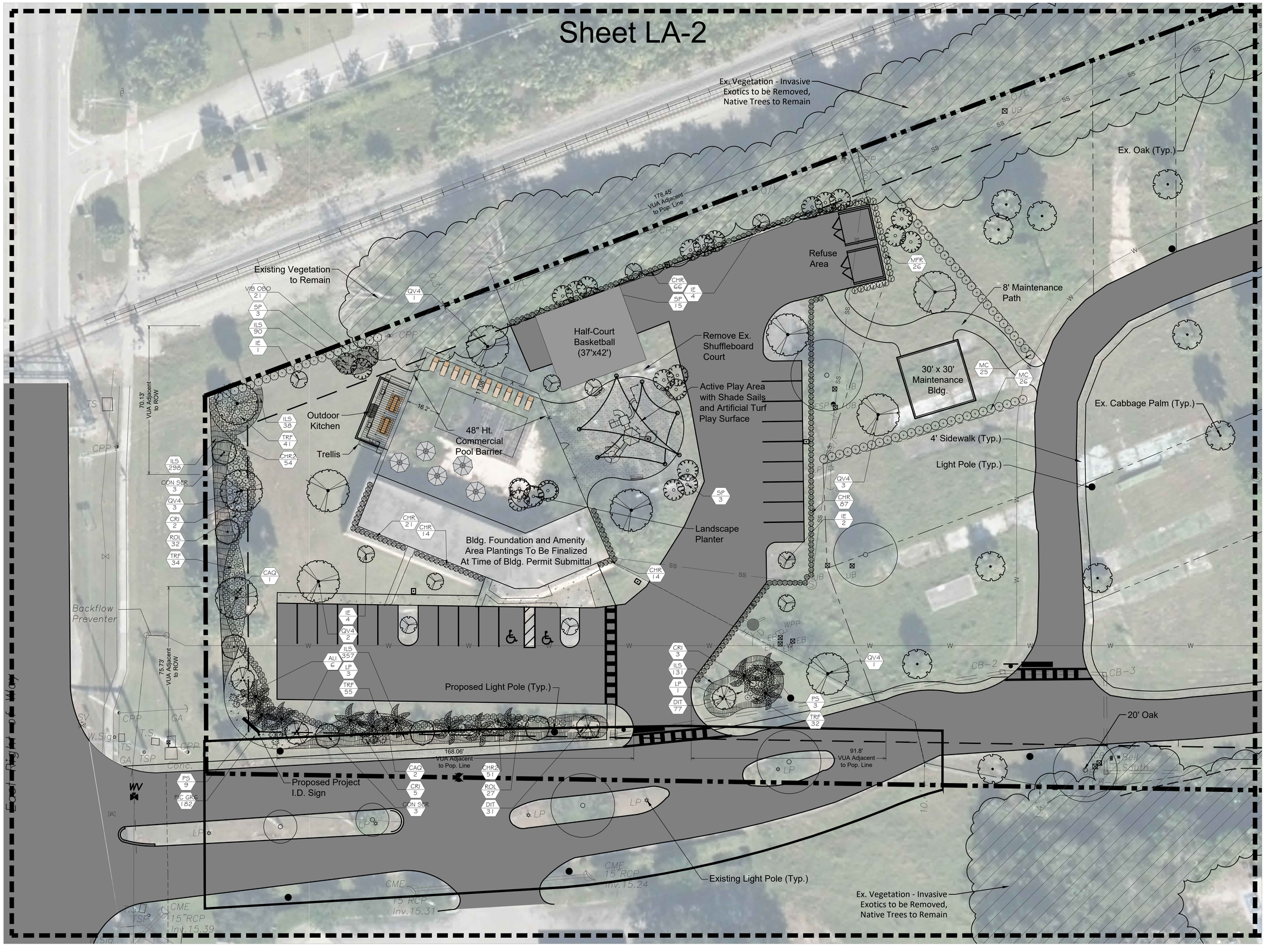
REG. # 1018
Thomas P. Lucido

Designer	RM	Sheet
Manager	BN	1 of 12
Project Number	19-1015	
Municipal Number	---	
Computer File	19-1015-Pleasure Cove-Landscape Plan-8-10-20.dwg	

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Sheet LA-2



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Architect:	BA Wood Architecure 20 SE Ocean Blvd. Stuart, FL 34994

Savannah Ridge

Fort Pierce, FL

Conceptual Amenity Area Plan

Date	By	Description
06.23.20	R.M.	Initial Submittal
07.27.20	R.M.	Re-Submittal

NORTH

SCALE: 1" = 20'

0 10' 20' 40'

REG. # 1018
Thomas P. Lucido

Designer	RM	Sheet
Manager	BN	2 of 12
Project Number	19-1015	
Municipal Number	---	
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Sheet LA-3

Ex. Vegetation - Invasive Exotics to be Removed, Native Trees to Remain

Ex. Oak (Typ.)

Ex. Cabbage Palm (Typ.)

Ex. Vegetation - Invasive Exotics to be Removed, Native Trees to Remain

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Key / Location:



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Conceptual Amenity Area Plan

Date	By	Description
06.23.20	R.M.	Initial Submittal
07.27.20	R.M.	Re-Submittal

NORTH

SCALE: 1" = 20'

0 10' 20' 40'

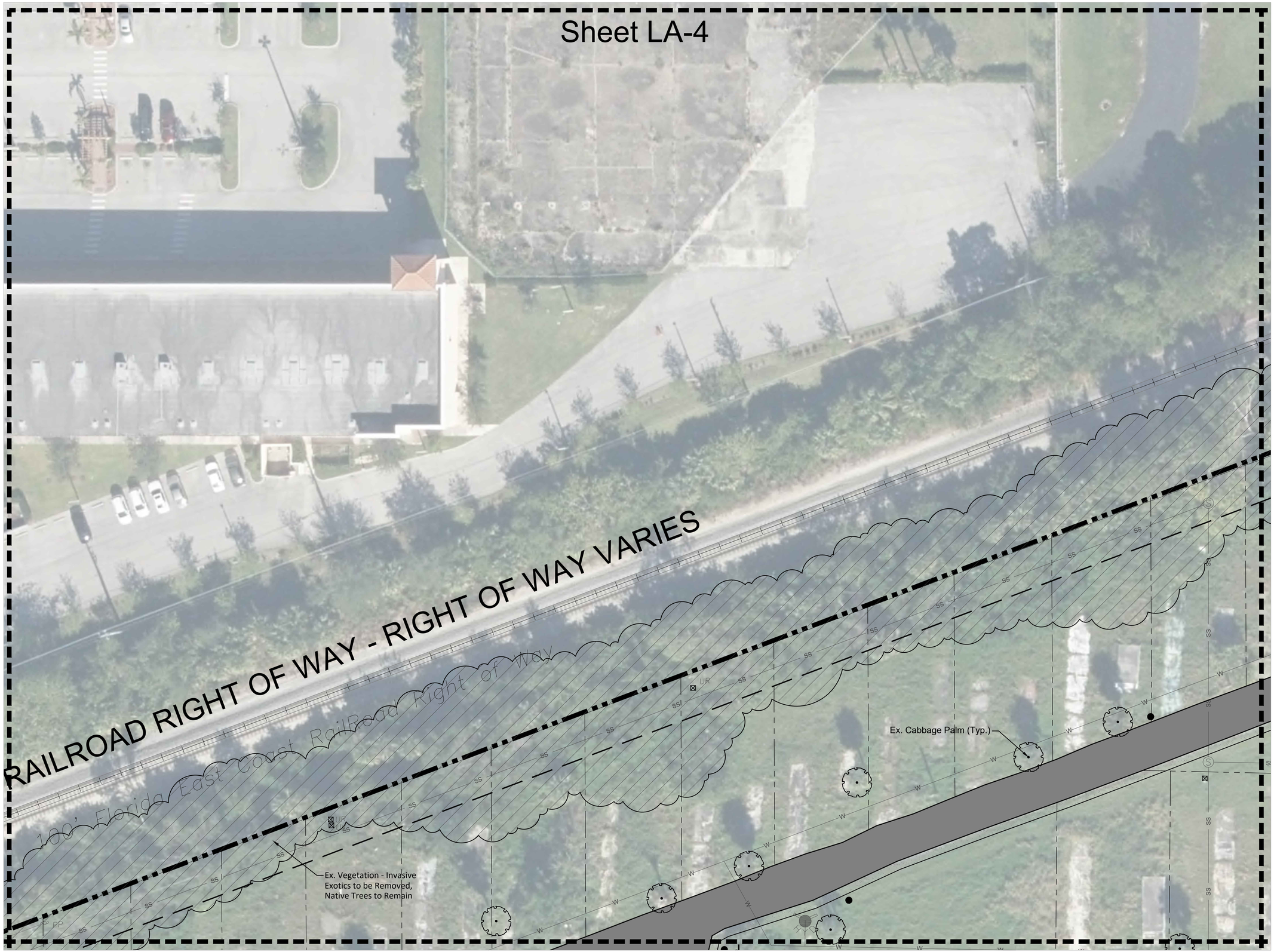
REG. # 1018
Thomas P. Lucido

Designer	RM	Sheet
Manager	BN	3 of 12
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Municipal Number	---	
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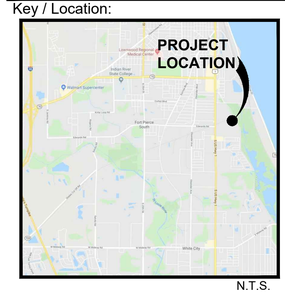
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Savannah Ridge

Fort Pierce, FL

Conceptual Amenity Area Plan

Date	By	Description
06.23.20	R.M.	Initial Submital
07.27.20	R.M.	Re-Submittal

NORTH

SCALE: 1" = 20'

0 10' 20' 40'

REG. # 1018
Thomas P. Lucido

Designer	RM	Sheet
Manager	BN	4 of 12
Project Number	19-1015	
Municipal Number	---	
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Sheet LA-5

Ex. Oak (Typ.)

Ex. Cabbage Palm (Typ.)

EXISTING DRAINAGE CANAL

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N.T.S.

Project Team:

Client & Property Owner:	Yes Sandhill Exp LLC 1900 16th Street, Ste 950 Denver CO, 80202
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Savannah Ridge

Fort Pierce, FL

Conceptual Amenity Area Plan

Date	By	Description
06.23.20	R.M.	Initial Submital
07.27.20	R.M.	Re-Submittal

NORTH

SCALE: 1" = 20'

0 10' 20' 40'

REG. # 1018
Thomas P. Lucido

Designer	RM	Sheet
Manager	BN	5 of 12
Project Number	19-1015	
Municipal Number	---	
Computer File	19-1015-Pleasure Cove-Landscape Plan-8-10-20.dwg	

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Sheet LA-6

Ex. Vegetation - Invasive Exotics to be Removed, Native Trees to Remain

Ex. Cabbage Palm (Typ.)

Ex. Oak (Typ.)

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N.T.S.

Project Team:

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Architect:	BA Wood Architecure 20 SE Ocean Blvd. Stuart, FL 34994

Savannah Ridge

Fort Pierce, FL

Conceptual Amenity Area Plan

Date	By	Description
06.23.20	R.M.	Initial Submittal
07.27.20	R.M.	Re-Submittal

NORTH

SCALE: 1" = 20'

0 10' 20' 40'

REG. # 1018
Thomas P. Lucido

Designer	RM	Sheet
Manager	BN	6 of 12
Project Number	19-1015	
Municipal Number	---	
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Sheet LA-7

Ex. Cabbage Palm (Typ.)

Ex. Oak (Typ.)

Ex. Vegetation - Invasive Exotics to be Removed, Native Trees to Remain

Ex. Vegetation - Invasive Exotics to be Removed, Native Trees to Remain

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Key / Location:



N.T.S.

Project Team:

Client & Property Owner:	Yes Sandhill Exp LLC 1900 16th Street, Ste 950 Denver CO, 80202
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Savannah Ridge

Fort Pierce, FL

Conceptual Amenity Area Plan

Date	By	Description
06.23.20	R.M.	Initial Submital
07.27.20	R.M.	Re-Submittal

NORTH

SCALE: 1" = 20'

0 10' 20' 40'

REG. # 1018
Thomas P. Lucido

Designer	RM	Sheet
Manager	BN	**7 of 12**
Project Number	19-1015	
Municipal Number	---	
Computer File	19-1015-Pleasure Cove-Landscape Plan-8-10-20.dwg	

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Project Team:

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Savannah Ridge

Fort Pierce, FL

Conceptual Amenity Area Plan

Date	By	Description
06.23.20	R.M.	Initial Submital
07.27.20	R.M.	Re-Submittal

NORTH

SCALE: 1" = 20'

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REG. # 1018
Thomas P. Lucido

Designer	RM	Sheet
Manager	BN	8 of 12
Project Number	19-1015	
Municipal Number	---	
Computer File	19-1015-Pleasure Cove-Landscape Plan-8-10-20.dwg	

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Sheet LA-9



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Key / Location:



N.T.S.

Project Team:

Client & Property Owner:	Yes Sandhill Exp LLC 1900 16th Street, Ste 950 Denver CO, 80202
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Savannah Ridge

Fort Pierce, FL

Conceptual Amenity Area Plan

Date	By	Description
06.23.20	R.M.	Initial Submital
07.27.20	R.M.	Re-Submittal

NORTH

SCALE: 1" = 20'

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REG. # 1018
Thomas P. Lucido

Designer	RM	Sheet
Manager	BN	9 of 12
Project Number	19-1015	
Municipal Number	---	
Computer File	19-1015-Pleasure Cove-Landscape Plan-8-10-20.dwg	

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Sheet LA-10

EXISTING DRAINAGE CANAL

Ex. Vegetation - Invasive Exotics to be Removed, Native Trees to Remain

Ex. Cabbage Palm (Typ.)

Ex. Oak (Typ.)

Ex. Vegetation - Invasive Exotics to be Removed, Native Trees to Remain

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701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

Project Team:

Client & Property Owner:	Yes Sandhill Exp LLC 1900 16th Street, Ste 950 Denver CO, 80202
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
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Savannah Ridge

Fort Pierce, FL

Conceptual Amenity Area Plan

Date	By	Description
06.23.20	R.M.	Initial Submittal
07.27.20	R.M.	Re-Submittal

NORTH

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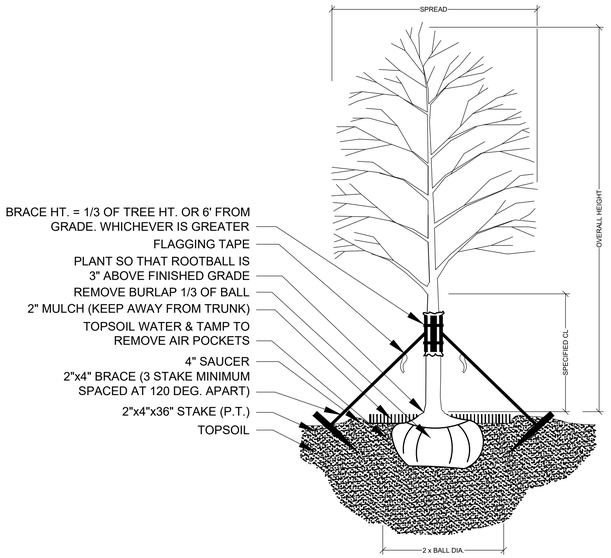
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REG. # 1018
Thomas P. Lucido

Designer	RM	Sheet
Manager	BN	10 of 12
Project Number	19-1015	
Municipal Number	---	
Computer File	19-1015-Pleasure Cove-Landscape Plan-8-10-20.dwg	

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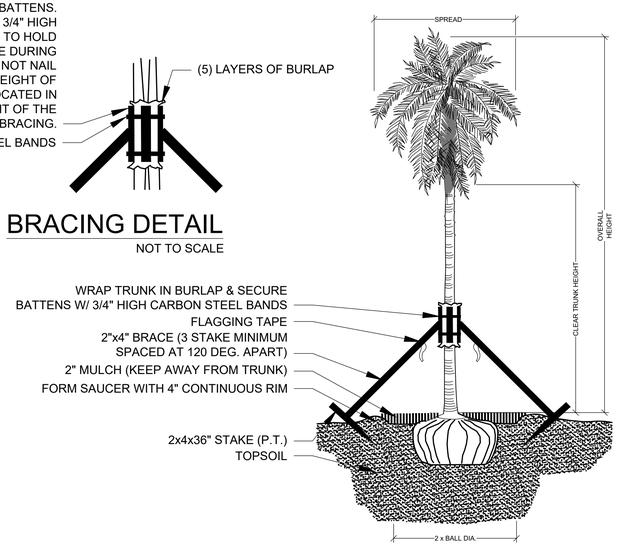
TREE PLANTING & STAKING

NOT TO SCALE

(5) 2x4x16" WOOD BATTENS. SECURE BATTENS W/ (2) 3/4" HIGH CARBON STEEL BANDS TO HOLD BATTENS IN PLACE DURING PLANTING PROJECT. DO NOT NAIL BATTENS TO TRUNK. HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE TREE FOR ADEQUATE BRACING.

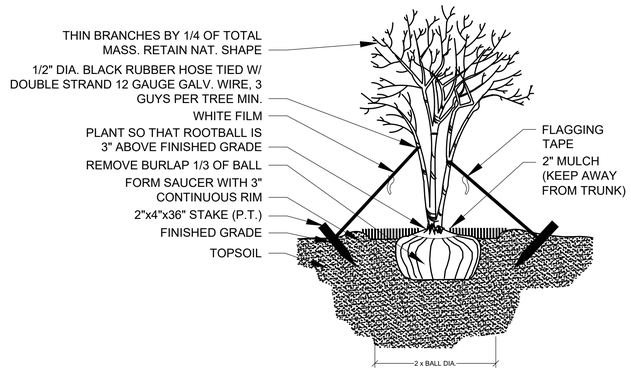
BRACING DETAIL

NOT TO SCALE



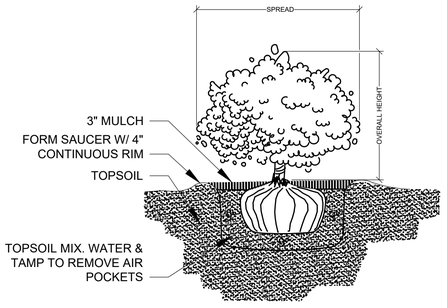
PALM PLANTING - ANGLE STAKE

NOT TO SCALE



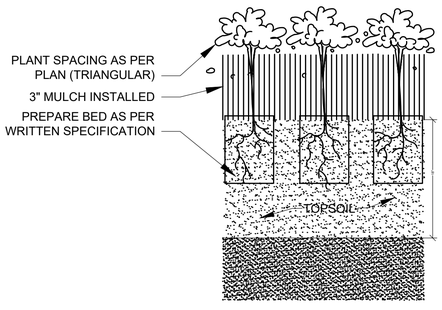
MULTI-TRUNK PLANTING & GUYING

NOT TO SCALE



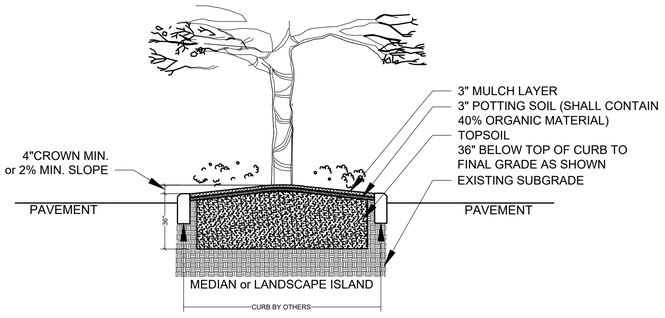
SHRUB PLANTING

NOT TO SCALE



GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

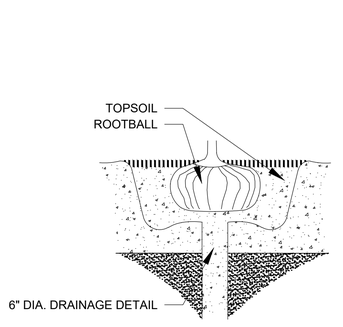


THIS DETAIL SHOWN DEPICTS A MEDIAN AND/OR LANDSCAPE ISLAND AND IS FOR GRAPHIC PURPOSES ONLY; SOIL PREPARATION SHALL APPLY TO ALL TREE, SHRUB, & GROUND COVER AREAS. THIS DOES NOT INCLUDE SOD AREAS

LANDSCAPE AREA PREPARATION DETAIL

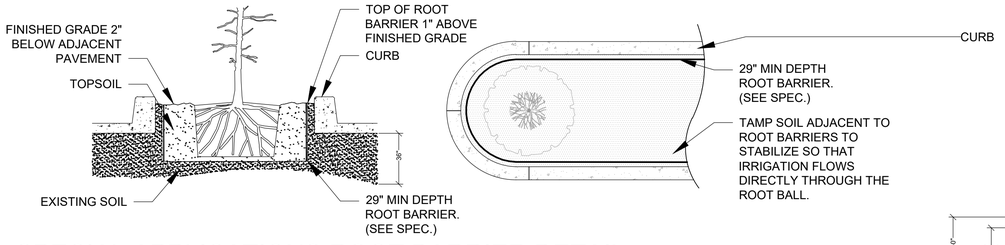
NOT TO SCALE

- *TOPSOIL SHALL BE NATURAL, FRIABLE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY OF THE PROJECT SITE THAT PRODUCES HEAVY GROWTH.
- TOPSOIL SHALL HAVE A PH RANGE OF 5.5-7.4, FREE FROM SUBSOIL, WEEDS, LITTER, SODS, CLAY, STONES, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH, OR HINDER PLANTING OPERATIONS.
- TOPSOIL SHALL CONTAIN A MINIMUM OF 3% ORGANIC MATERIAL.
- TOPSOIL MUST PERCOLATE WATER AT A RATE OF 1" PER HOUR (SEE ALSO DRAINAGE TESTING DETAIL FOR TREES)
- LANDSCAPE AREA SOILS SHALL BE APPROVED BY LANDSCAPE ARCHITECT/OWNER PRIOR TO PLANTING



DRAINAGE TESTING DETAIL

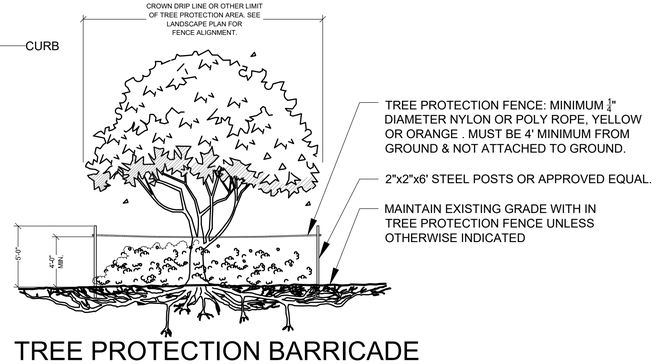
NOT TO SCALE



SPECIAL APPLICATIONS ROOT BARRIER DETAIL

NOT TO SCALE

NOTES:
1- ROOT BARRIER SHALL BE "BIO-BARRIER 29" DEPTH OR APPROVED EQUAL.
2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.



TREE PROTECTION BARRICADE

NOT TO SCALE

NOTES:
1- SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.
3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.

PRIOR TO PLANTING, ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER.

A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

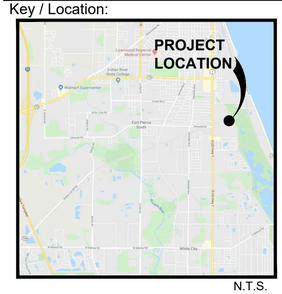
C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

E. WHEN BACKFILLING PLANTING PITS WITH NATIVE TOPSOIL, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

Project Team:

Client & Property Owner:	Yes Sandhill Exp LLC 1900 16th Street, Ste 950 Denver CO, 80202
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	AVA Engineers, Inc. 4201 Baymeadows Road, Ste 3 Jacksonville FL, 32217
Surveyor:	Karner Surveying, Inc. 2740 SW Martin Downs Blvd. #333 Palm City FL, 34990
Architect:	BA Wood Architecure 20 SE Ocean Blvd. Stuart, FL 34994

Savannah Ridge

Fort Pierce, FL

Landscape Details

Date	By	Description
06.23.20	R.M.	Initial Submittal
07.27.20	R.M.	Re-Submittal

NORTH

SCALE: 1" = n.t.s.

0 0' 0' 0'

REG. # 1018
Thomas P. Lucido

Designer	RM	Sheet
Manager	BN	11 of 12
Project Number	19-1015	
Municipal Number	---	
Computer File	19-1015-Pleasure Cove-Landscape Plan-8-10-20.dwg	

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LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

1.01 SCOPE:
A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.

1.02 AGENCY STANDARDS:
A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

1.03 SITE EXAMINATION:
A. The Landscape Contractor shall personally examine the site and fully acquaint him/herlself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and, additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.

1.04 ERRORS AND OMISSIONS:
A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.

C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

1.05 EXECUTION OF THE WORK:
A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading plans, and coordination between job and nursery in order to execute installation correctly and in a timely manner.

B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Foreman shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.

C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

1.06 PROTECTION OF PUBLIC AND PROPERTY:
A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

1.07 CHANGES AND EXTRAS:
A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

1.08 GUARANTEE:
The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of 18 MONTHS from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

1.09 CARE AND MAINTENANCE:
A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.

B. The Owner agrees to execute the instructions for such care and maintenance.

1.10 SAFETY:
A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.

B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.).

1.11 CONTRACTOR QUALIFICATION:
A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
2. A listing of not less than (3) completed projects of similar scope and nature.
3. Permanent name and address of place of business.
4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

1.12 INSURANCE AND BONDING:
A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be $300,000.00 per person and $300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.

B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

1.13 PERMITS AND CERTIFICATES:
A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MATERIALS

2.01 PLANT MATERIALS:
A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.

B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.

C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.

D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.

E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION

A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:
A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

B. Plants with broken, damaged or insufficient rootballs will be rejected.

C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2.04 STORAGE
A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

B. No plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or owner.

C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING PLANTING:
A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails

2.06 TOP SOIL:
A. Planting soil for all plantings shall consist of topsoil and be natural, friable, fertile, fine loamy soil possessing characteristics of representative topsoil in the vicinity of the project site that produces heavy growth. Topsoil shall have a PH range of 5.5-7.4, free from subsoil, weeds, litter, sods, clay, stones, stumps, roots, trash, herbicides, toxic substances, or any other material which may be harmful to plant growth, or hinder planting operations. Topsoil shall contain a minimum of 3% organic material. Topsoil must percolate water at a rate of 1" per hour (See also drainage testing detail for trees)

B. Landscape Area Preparation. The intent of this section is to ensure a healthy growing environment for all planting material in all landscaped areas. Landscape Contractor to examine existing soils prior to planting to ensure conformance to all definitions of "Topsoil" (seeLandscape Area Preparation Detail); In addition, a 3" layer of high organic (min 40%) potting soil shall be added to the topsoil and mixed in at time of planting. *East Coast Recycling Inc.* is a recommended source for imported Topsoil (if needed) as well as the top 3" layer of potting soil.

Existing soils must meet all definitions of 'Topsoil' as described above in all planting areas throughout the site. If existing soils do not meet all definitions of Topsoil, please refer to the 'Landscape Area Preparation' detail. Examination may require existing soils to be tested by an accredited testing laboratory. Should a soil test be necessary, Contractor shall contact soil testing lab directly to confirm such lab's soil collection and transmittal protocol; all costs if any shall be borne by the Contractor. Contractor shall provide to Landscape Architect for review the results of the soil test if conducted. Contractor shall schedule an on-site meeting with Landscape Architect to review existing and/or imported soils prior to planting. The Landscape Area Preparation is the responsibility of the Landscape Contractor. He/she shall except all responsibility of planting soils and shall honor all guarantee items in section 1.08.

2.07 FERTILIZER:
A. Commercial fertilizer shall comply with the state and local fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

C. Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

1 gallon container	1 tablet
3 gallon container	2 tablets
5 gallon container	3 tablets
7 gallon container	5 tablets

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material. The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH:
A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep 6" away from tree & palm trunks or as required by local jurisdiction.

PART 3 EXECUTION
3.01 DIGGING:
A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

3.02 GRADING:
A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

3.03 PLANTING:
A. Planting shall take place during favorable weather conditions.

B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.

C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.

D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the landscape plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Details for complete testing methods and requirements.

F. Planting pits shall be excavated to the following dimensions and backfilled with Topsoil- see Landscape Area Preparation Detail;
1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Lerio material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

J. All flagging ribbon shall be removed from trees and shrubs before planting.

K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future watering's. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

3.04 PRUNING:
A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.

B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

C. Trees shall not be poled or topped.

D. Remove all trimming from site.

3.05 GUYING:

A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.

B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.

C. Stake & Brace all trees larger than 12' oa. See detail. Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

D. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.

3.06 WATER:
A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

B. Prior to installing any irrigation system components, the contractor shall obtain a water sample from the proposed water supply and conduct a particle size and count analysis on the sample using the services of a reputable lab certified in such analysis. Submit the test results to the owner/owner's representative for review and approval. Do not proceed further with system installation until given written approval to do so.

3.07 SOD:
A. The Landscape Contractor shall sod all areas indicated on the drawings.

B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.

C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.

H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

3.08 SEEDING:
A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.

B. Application: Argentine Bahia Grass seed- 200 Pounds per acre mixed with common hulled Bermuda seed- 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.

C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP:
A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE:
A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.

D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

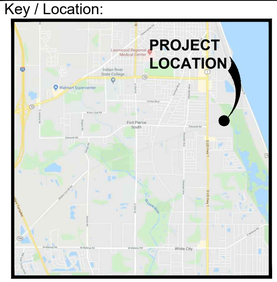
C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

E. All trees & shrubs shall be straight and in correct position per the landscape plans, details and specifications. All nursery, shipping and identification tags & ribbons shall be removed from trees & shrubs immediately after planting.

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Key / Location:



Project Team:

Client & Property Owner: Yes Sandhill Exp LLC, 1900 16th Street, Ste 950, Denver CO, 80202

Land Planner / Landscape Architect: Lucido & Associates, 701 East Ocean Boulevard, Stuart, Florida 34994

Engineer: AVA Engineers, Inc., 4201 Baymeadows Road, Ste 3, Jacksonville FL, 32217

Surveyor: Karner Surveying, Inc., 2740 SW Martin Downs Blvd. #333, Palm City FL, 34990

Architect: BA Wood Architecure, 20 SE Ocean Blvd., Stuart, FL 34994

Savannah Ridge

Fort Pierce, FL

Landscape Specifications

Date	By	Description
06.23.20	R.M.	Initial Submital
07.27.20	R.M.	Re-Submittal

NORTH

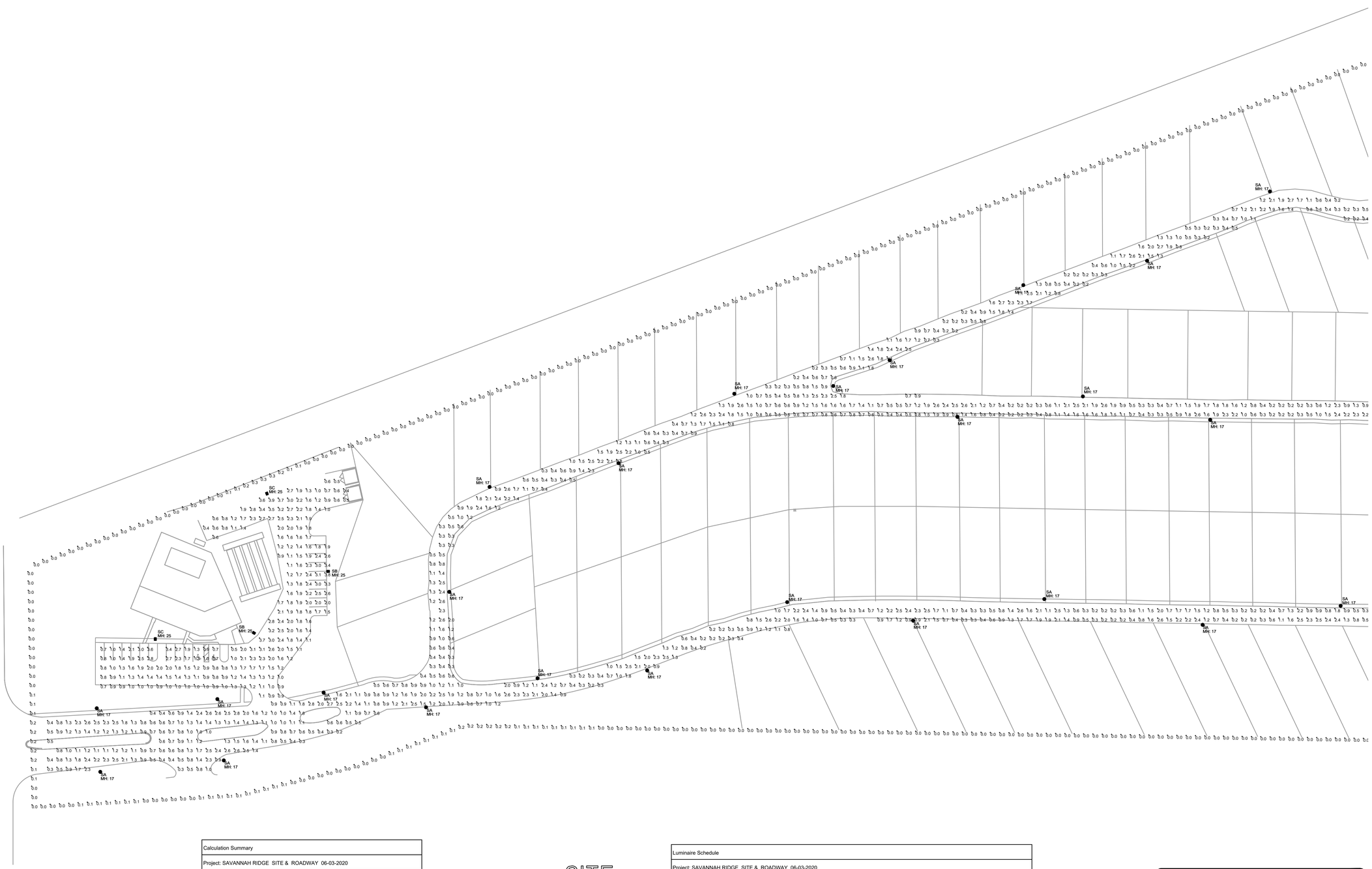
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REG. # 1018
Thomas P. Lucido

Designer	RM	Sheet
Manager	BN	12 of 12
Project Number	19-1015	
Municipal Number	---	
Computer File	19-1015-Pleasure Cove-Landscape Plan-8-10-20.dwg	

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Calculation Summary							
Project: SAVANNAH RIDGE SITE & ROADWAY 06-03-2020							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	0.01	0.3	0.0	N.A.	N.A.
ROADWAY_Planar	Illuminance	Fc	1.09	2.8	0.2	5.45	14.00
AMENITIES DRIVE	Illuminance	Fc	1.59	3.9	0.4	3.98	9.75
AMENITIES PARKING	Illuminance	Fc	2.09	3.8	0.7	2.99	5.43

SITE LIGHTING PLAN

1"=50'-0" NORTH

Luminaire Schedule						
Project: SAVANNAH RIDGE SITE & ROADWAY 06-03-2020						
Symbol	Label	Description	Lumens/Lamp	LLF	Lum. Watts	Total Watts
●	SA	SPRING CITY KYW-LE095-2G2-40-CR3-GR18-HS POLE MOUNT 15' AFG	N.A.	0.900	95	4370
⊡	SB	GARDCO ECF-S-48L-1A-NW-G2-4-HIS POLE MOUNT 25' AFG	N.A.	0.900	158.7	317.4
⊡	SC	GARDCO ECF-S-48L-1_2A-NW-G2-3-HIS POLE MOUNT 25' AFG	N.A.	0.900	182.71	365.42

No	Revisions	By
1		
2		
3		
4		

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 0100816I
4220 BAYMEADOWS RD. SUITE 3 | JACKSONVILLE | FLORIDA 32207
PH. (904) 703-2223 | F: (904) 703-2205
Henry A. Kemp Jr., No. 42045

UNLESS THIS DRAWING BEARS THE EMBOSSED SEAL OF A FLORIDA REGISTERED ENGINEER ACTING AS AN AUTHORIZED EMPLOYEE OF AVA ENGINEERS, INC. IT IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.

THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS HAS BEEN DESIGNED IN ACCORDANCE WITH STANDARD, ACCEPTED ENGINEERING PRACTICE AND HAS BEEN DESIGNED TO MEET OR EXCEED THE MINIMUM REQUIREMENTS AS ESTABLISHED BY DISTRICT, COUNTY, STATE, FEDERAL, ETC. HAVE BEEN USED TO ASSURE MAXIMUM PROTECTION FOR THE STORMWATER FACILITIES. THE ENGINEER DOES NOT WARRANT THE PERFORMANCE OF THE STORMWATER FACILITIES IF CONTAMINATION RESULTING FROM THE REQUIREMENT FOR RETENTION AND TREATMENT OF STORMWATER.

SAVANNAH RIDGE

Florida

SITE LIGHTING PLAN

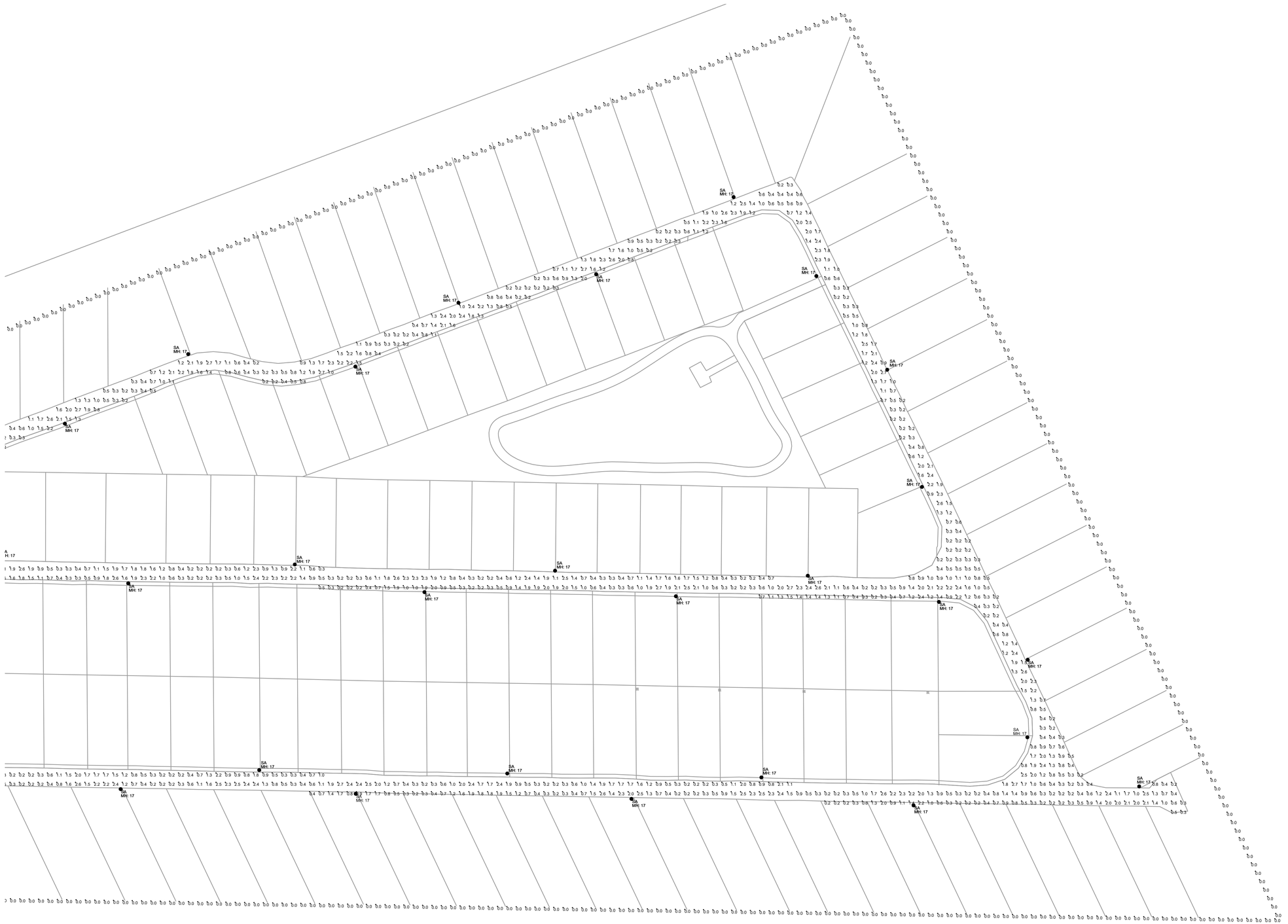
Saint Lucie

Date: 06-05-20
Designer: PR
Job #: 19-036
Drawn: TR
Scale:

Sheet: E1.1

ISSUED FOR PERMIT ONLY 06-22-20
NOT FOR PRICING OR CONSTRUCITON

KAMM CONSULTING PROJECT #: 2020-0334
PROJECT MANAGER: JOHN MAYR
KAMM Consulting
1408 Orange Avenue
Fort Pierce, Florida 34950
Phone 954.448.0792
Jmayr@kammconsulting.com
Certification of Authorization #8189
PRINCIPAL
Bradly L Brown Florida License #58232
06-22-20 date
signed



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⊟	SB	GARDCO ECF-S-48L-1A-NW-G2-4-HIS POLE MOUNT 25' AFG	N.A.	0.900	158.7	317.4
⊟	SC	GARDCO ECF-S-48L-1_2A-NW-G2-3-HIS POLE MOUNT 25' AFG	N.A.	0.900	182.71	365.42

No	Revisions	By
1		
2		
3		
4		

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 0100816I
4220 BAYMEADOWS RD. SUITE 3 | JACKSONVILLE, FLORIDA 32217
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Henry A. Kemp Jr. No. 42048

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ISSUED FOR PERMIT ONLY 06-22-20
NOT FOR PRICING OR CONSTRUCTION

KAMM CONSULTING PROJECT #: 2020-0334
PROJECT MANAGER: JOHN MAYR
KAMM Consulting
1408 Orange Avenue
Fort Pierce, Florida 34950
Phone 954.448.0792
Jmayr@kammconsulting.com
Certification of Authorization #8189
PRINCIPAL
Brady L. Brown Florida License #58232
06-22-20 date
signed

SAVANNAH RIDGE

SITE LIGHTING PLAN

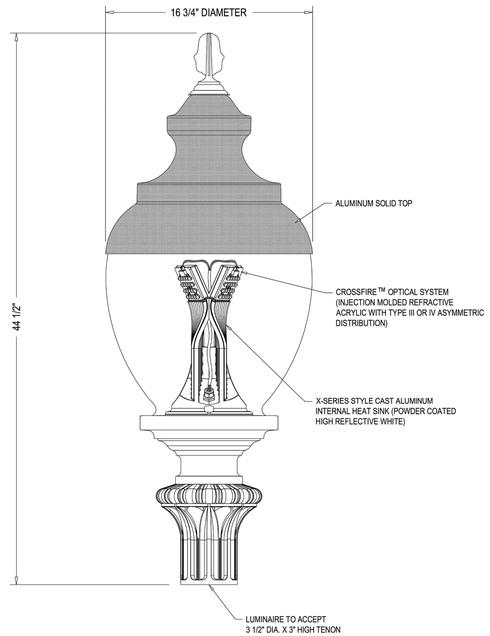
Florida

Saint Lucie

Date: 06-05-20
Designer: PR
Job #: 19-036
Drawn: TR
Scale:

Sheet:
E1.1.1

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LUMINAIRE SPECIFICATIONS

STYLE:	WASHINGTON SOLID TOP X-SERIES LED LUMINAIRE
HEIGHT:	44 1/2"
WIDTH:	16 3/4" DIAMETER
MATERIAL:	CAST ALUMINUM ALLOY ANSI 356 PER A.S.T.M. B26-95
GLOBE:	CLEAR STIPPLED ACRYLIC WITH SOLID TOP
FINISH:	POWDER COAT - PLEASE ADVISE
LAMPING:	PLEASE SELECT WATTAGE BELOW
VOLTAGE:	ELECTRICALLY WIRE AT 120-277 VOLTS
COLOR TEMP:	PLEASE SELECT COLOR TEMPERATURE BELOW
OPTICAL SYSTEM:	PLEASE SELECT DISTRIBUTION BELOW
SURGE:	10kV

CATALOG NO.: ALMWSH-LE___/EVX/L18-_-_-___-YS11-WS6-FPP-CU

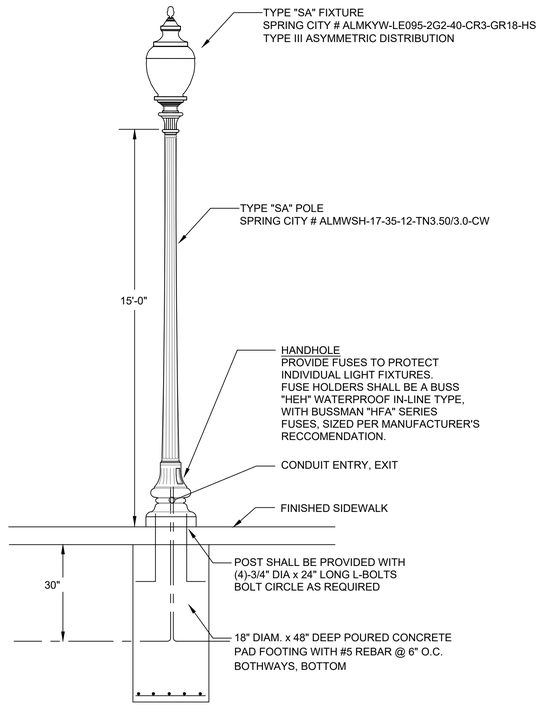
CAT. NO.	LED WATTAGE
LE030	30 WATTS
LE050	50 WATTS
LE070	70 WATTS
LE090	90 WATTS
LE100	100 WATTS

CAT. NO.	COLOR TEMP.
22	2200K
27	2700K
30	3000K
40	4000K
45	4500K

CAT. NO.	DISTRIBUTION
CR3	TYPE III
CR4	TYPE IV
CN5	TYPE V
FM3	TYPE III (FROSTED)
FM4	TYPE IV (FROSTED)

Spring City Electrical Mfg. Co.
HALL AND MAIN STREETS - P.O. BOX 19 - SPRING CITY, PA. 19475
PHONE (610) 948-4000 - FAX (610) 948-5577 - WWW.SPRINGCITY.COM

DESCRIPTION	THE WASHINGTON SOLID TOP X-SERIES LED LUMINAIRE		
CUSTOMER			
JOB			
SCALE	DRAWN BY:	DATE:	DRAWING NO.
N.T.S.	T.E.B.	07-02-2018	S104323



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LAMP POST SPECIFICATIONS

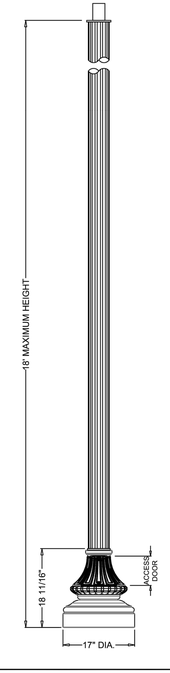
STYLE:	WASHINGTON ALUMINUM EXTRUSION
HEIGHT:	PLEASE ADVISE BELOW
BASE:	17" DIAMETER
MATERIAL:	
SHAFT:	5" DIA. 12 FLAT FLUTED ALUMINUM EXTRUSION (0.125" WALL)
BASE:	CAST ALUMINUM ALLOY A.N.S.I. 356, PER A.S.T.M. B26-95
FINISH:	PLEASE ADVISE BELOW
ACCESS DOOR:	LOCATED IN BASE SECURED WITH TAMPER PROOF HEX SOCKET SECURITY MACHINE SCREWS
GROUND PROVISIONS:	DRILL AND TAP INSIDE WALL OF BASE OPPOSITE ACCESS DOOR TO ACCOMMODATE A 1/4"-20 GROUND STUD (STUD SUPPLIED BY OTHERS)
ANCHOR BOLTS:	(4) 3/4" DIA. X 24" LONG + 3" HOOK (FULLY GALVANIZED WITH 1 GALVANIZED NUT AND 1 GALVANIZED WASHER PER BOLT)
BOLT PROJECTION:	3" REQUIRED
TENON:	PLEASE ADVISE BELOW

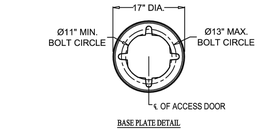
CATALOG NO.: APSWSH-17-ES-___-TN___/___-C

POLE HEIGHT	CAT. NO.
10' POLE HEIGHT	10.00
12' POLE HEIGHT	12.00
14' POLE HEIGHT	14.00
18' MAX. POLE HEIGHT	18.00
OTHER POLE HEIGHT	XX.XX

TENON	CAT. NO.
2 7/8" DIA. X 3" HIGH	TN2.88/3.00
3" DIA. X 3" HIGH	TN3.00/3.00
3 1/2" DIA. X 3" HIGH	TN3.50/3.00
4" DIA. X 3" HIGH	TN4.00/3.00
X.XX" DIA. X X.XX" HIGH	TNX.XX/X.XX

FINISH	CAT. NO.
POWDER COAT - PLEASE ADVISE RAL #	CU
PRIME PAINT THEN FINISH PAINT SHERWIN WILLIAMS - PLEASE ADVISE COLOR	CW





BASE PLATE DETAIL

Spring City Electrical Mfg. Co.
HALL AND MAIN STREETS - P.O. BOX 19 - SPRING CITY, PA. 19475
PHONE (610) 948-4000 - FAX (610) 948-5577 - WWW.SPRINGCITY.COM

DESCRIPTION	THE WASHINGTON ALUMINUM EXTRUSION

ELECTRICAL SPECIFICATIONS

PART 1 – GENERAL

A. THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL NEW ELECTRICAL WORK INDICATED. CONSTRUCTION SHALL BE IN ACCORDANCE WITH DRAWINGS AND APPLICABLE SPECIFICATIONS. IF A PROBLEM IS ENCOUNTERED IN COMPLYING WITH THIS REQUIREMENT, CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER AS SOON AS POSSIBLE AFTER DISCOVERY OF THE PROBLEM AND SHALL NOT PROCEED WITH THAT PORTION OF THE WORK UNTIL ARCHITECT/ENGINEER HAS DIRECTED CORRECTIVE ACTION TO BE TAKEN.
B. THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BID AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATIONS INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF.
C. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE (AS ADOPTED BY THE AUTHORITY HAVING JURISDICTION) AND ALL CODES AND ORDINANCES OF THE AUTHORITY HAVING JURISDICTION. THE SPECIFICATION, CODES AND STANDARDS LISTED BELOW ARE UTILIZED IN THIS PROJECT.
   1. NATIONAL ELECTRICAL CODE (NFPA–70)
   2. CODE FOR SAFETY TO LIFE (NFPA_101)
   3. STANDARD FOR THE INSTALLATION, MAINTENANCE AND USE OF LOCAL PROTECTIVE SIGNALING SYSTEMS (NFPA–72)
   4. UNDERWRITERS' LABORATORIES (UL)
   5. NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA)
   6. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)
   7. FEDERAL SPECIFICATION (FED. SPEC.)
   8. INSULATED POWER CABLE ENGINEERS ASSOCIATION (IPCEA)
   9. FLORIDA BUILDING CODE. FBC 2017 EDITION
   10. INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS (IEEE)
   11. CITY OF PORT ST. LUCIE BUILDING CODE. (AMENDMENTS TO FLORIDA BUILDING CODE FBC 2017)
   12. ADDITIONALLY, DESIGNS, WORK PRACTICES AND CONDITIONS MUST CONFORM WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 (OSHA)
D. DO NOT SCALE THE ELECTRICAL DRAWINGS. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT. CONFIRM WITH OWNER'S REPRESENTATIVE.
E. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS NECESSARY FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.
F. CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FROM A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE OF ACCEPTANCE.
G. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THERE BY.
H. ALL REQUIRED INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK. CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTING. CONTRACTOR TO OBTAIN PERMIT AND APPROVED SUBMITTALS PRIOR TO BEGINNING WORK OR ORDERING EQUIPMENT. THE TERM "PROVIDE" USED IN THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS SHALL MEAN THAT THE CONTRACTOR IS TO FURNISH, INSTALL AND CONNECT COMPLETE.

PART 2 – PRODUCTS

A. MINIMUM WIRE SIZE SHALL BE #12 A.W.G. (EXCEPT AS NOTED OTHERWISE FOR CONTROL WIRING). ALL CONDUCTORS SHALL BE 98% CONDUCTIVITY, COPPER WITH "THHN–THWN" INSULATION UNLESS OTHERWISE NOTED.
B. ELECTRICAL METALLIC TUBING (EMT) SHALL BE OF BEST QUALITY STEEL, SMOOTH INSIDE AND OUT AND SHALL BE HOT–DIPPED GALVANIZED.
C. OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, CAST ALLOY WITH THREADED HUBS I. IN WET OR DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.
D. RIGID NONMETALIC CONDUIT SHALL BE SCHEDULE 40 PVC.
E. ALL MATERIALS SHALL BE NEW AND BEAR UNDERWRITERS' LABELS WHERE APPLICABLE.
F. PANELBOARDS:
   1. CURRENT CARRYING BUSES SHALL BE COPPER. GROUND BUS BARS SHALL BE COPPER.
   2. ALL CIRCUIT BREAKERS SHALL BE BOLT ON. PLUG–IN BREAKERS ARE NOT ACCEPTABLE.
   3. CIRCUIT BREAKERS USED AS SWITCHES IN FLUORESCENT OR HID LIGHTING CIRCUITS SHALL BE LISTED AND MARKED "SWD"
   4. ALL CIRCUIT BREAKERS FEEDING MECHANICAL EQUIPMENT SHALL BE HACR TYPE.
   5. A.I.C. RATINGS SHALL BE AS INDICATED ON PANELBOARD SCHEDULES.
   6. ALL PANELBOARDS SHALL BE FURNISHED WITH PLASTIC LAMINATE NAMEPLATES WITH 1/4" ENGRAVED LETTERING FOR PANEL IDENTIFICATION.
   7. ALL PANELBOARDS SHALL BE PROVIDED WITH TYPE–WRITTEN DIRECTORY OF BRANCH CIRCUIT DESIGNATIONS.
G. DISCONNECT SWITCHES SHALL BE H.P. RATED, HEAVY DUTY, QUICK–MAKE, QUICK–BREAK. ENCLOSURES SHALL BE NEMA–1 FOR INDOOR LOCATIONS, NEMA 3R FOR OUTDOOR LOCATIONSOR AS OTHERWISE NOTED.
H. MOTOR STARTERS SHALL BE MANUAL OR MAGNETIC AS INDICATED ON THE ELECTRICAL DRAWINGS, WITH OVERLOAD RELAYS IN EACH PHASE.
WIRING DEVICES (GENERAL PURPOSE RECEPTACLES AND WALL SWITCHES) COLOR SHALL BE COORDINATED WITH CLIENT.

PART 3 – EXECUTION

A. COLOR CODING OF CONDUCTORS SHALL BE AS FOLLOWS:
   1. 208/120 VOLTS, 3 PHASE, 4–WIRE SYSTEM: UNGROUNDED CONDUCTORS: 1 BLACK, 1 RED AND 1 BLUE. GROUNDED (NEUTRAL) CONDUCTOR; WHITE. GROUNDING CONDUCTORS SHALL BE GREEN.
   2. 480/277 VOLT, 3–PHASE, 4–WIRE SYSTEM: UNGROUNDED CONDUCTORS: 1 BROWN, 1 YELLOW, AND 1 PURPLE. GROUNDED (NEUTRAL) CONDUCTORS; GREY. GROUNDING CONDUCTORS SHALL BE GREEN.
   3. BRANCH CIRCUIT WIRING (#6 AND SMALLER) SHALL BE COLOR CODED BY CONTINUOUS INSULATION COLOR AND FEEDERS AND SERVICES (#4 AND LARGER) SHALL BE CODED AT ALL JUNCTION OR PULL POINTS (EXCEPT LB'S OR LBD'S) USING COLOR MARKERS OR PLASTIC TAPE MANUFACTURED FOR THE PURPOSE.

I.
B. WIRING METHODS
   1. ALL CONDUCTORS SHALL BE INSTALLED IN ELECTRICAL METALLIC TUBING (EMT) UNLESS OTHERWISE NOTED, SPECIFIED OR AS SPECIFICALLY PROHIBITED BY THE AUTHORITY HAVING JURISDICTION. ALL FITTINGS AND COUPLINGS FOR EMT CONDUIT SHALL BE ALL STEEL RAIN TIGHT COMPRESSION TYPE OR ALL STEEL CONCRETE TIGHT SET SCREW TYPE.
   2. SCHEDULE 40 PVC CONDUIT, WITH FITTINGS AND COUPLINGS APPROPRIATE FOR THE USE, SHALL BE INSTALLED UNDERGROUND OR BELOW SLABS ON GRADE.
   3. TYPE MC CABLE WITH ALUMINUM ARMOR AND INTERNAL GROUND IS ACCEPTABLE FOR USE AS GENERAL BRANCH CIRCUIT WIRING FOR CIRCUITS 20 AMPERES OR LESS AND CONCEALED IN WALLS OR ABOVE SUSPENDED CEILING AND AS APPROVED BY THE AUTHORITY HAVING JURISDICTION.
C. ELECTRICAL SYSTEM SHALL BE COMPLETE AND EFFECTIVELY GROUNDED AS REQUIRED BY THE LATEST EDITION OF THE N.E.C. AND LOCAL CODES.
D. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTED BY ENGINEER/ARCHITECT.
E. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
F. THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF POWER AND TELEPHONE COMPANIES, AND SHALL BE FULLY COORDINATED WITH THEM PRIOR TO COMMENCEMENT OF WORK.
G. PROVIDE AND INSTALL CONDUIT, CONDUCTORS, PULL WIRES, BOXES, COVER PLATES, AND WIRING DEVICES, FOR ALL OUTLETS AS INDICATED.
H. MATERIALS, PRODUCTS, AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW AND SUCH AS APPEAR ON THE UL LIST OF APPROVED ITEMS AND SHALL MEET OR EXCEED THE REQUIREMENTS OF NEC, NEMA, AND IECE.
CONTRACTOR SHALL SUBMIT AT LEAST FIVE (5) SETS OF SHOP DRAWINGS OR CUT SHEETS OF LIGHTING FIXTURES, SWITCHES, AND OTHER ELECTRICAL ITEMS FOR APPROVAL BY ENGINEER/ARCHITECT.
CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED OF HIS WORK.
K. ALL LAY–IN LIGHTING FIXTURES SHALL BE SECURED TO THE SUSPENDED CEILING GRID AT EACH CORNER.
L. CONTRACTOR SHALL COORDINATE WITH MECHANICAL DRAWINGS AND PROVIDE ALL NECESSARY CONTROL WIRING.
M. ALL ELECTRICAL POWER WIRING FOR THE HVAC SYSTEM INCLUDING WIRING THRU LINE VOLTAGE CONTROL DEVICES SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.

N. THE CONTRACTOR SHALL CONFIRM WITH THE ELECTRICAL UTILITY COMPANY ANY AND ALL REQUIREMENTS SUCH AS: METERING EQUIPMENT REQUIREMENTS AND METERING EQUIPMENT LOCATION, TRANSFORMER SIZE AND LOCATION OR SERVICE POINT, CONDUIT ENTRY AND LUG SIZE RESTRICTIONS. THE CONTRACTOR SHALL SCHEDULE ALL REQUIRED DOWN TIME FOR THE OWNERS CONFIRMATION.
ANY CONFLICTS AND DESCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE
O. PROCEEDING WITH ANY WORK.
PER NEC 210.8(B)(2) ALL 15– AND 20–AMPERE, 125–VOLT RECEPTACLES IN NONDWELLING–TYPE KITCHENS TO BE GFCI PROTECTED.

BRANCH CIRCUIT CONDUCTORS SHALL BE SIZED FOR A MAXIMUM VOLTAGE DROP OF 3% DESIGN LOAD. FBC 2017 FBC ENERGY CONSERVATION SECTION 405.7.3.

Q. FEEDER CONDUCTORS SHALL BE SIZED FOR A MAXIMUM OF 2% VOLTAGE DROP PER 405.7.3.

ELECTRICAL SHEET INDEX

E0.1	ELECTRICAL NOTES, LEGEND & INDEX
E1.1	SITE LIGHTING PLAN

ELECTRICAL LEGEND

▽	TELEPHONE OUTLET WITH 3/4" CONDUIT STUBBED OUT FROM WALL 6" ABOVE CEILING. MOUNT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS OTHERWISE NOTED.
▼	DATA OUTLET WITH 3/4" CONDUIT STUBBED OUT FROM WALL 6" ABOVE CEILING. MOUNT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS OTHERWISE NOTED.
▽	TELEPHONE/DATA OUTLET WITH 3/4" CONDUIT STUBBED OUT FROM WALL 6" ABOVE CEILING. MOUNTED ABOVE COUNTER, SEE ARCHITECTURAL DRAWING FOR SPECIFIC REQUIREMENTS.
▽	TELEPHONE/DATA OUTLET WITH 3/4" CONDUIT STUBBED OUT FROM WALL 6" ABOVE CEILING. MOUNT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS OTHERWISE NOTED.
▽	TELEPHONE/DATA OUTLET WITH 3/4" CONDUIT RUN TO THE NEAREST STUD WALL AND STUBBED OUT FROM WALL 6" ABOVE CEILING. PROVIDE BRASS COVER PLATE AND CARPET FLANGE.
	TELEVISION RECESSED OUTLET. LEGRAND "TV1WMTVSSWCC2". MOUNT AT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS OTHERWISE NOTED.
	20 AMP SINGLE RECEPTACLE (NEMA 5–20R) MOUNTED AT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS NOTED OTHERWISE.
	20 AMP DUPLEX RECEPTACLE (NEMA 5–20R) MOUNTED AT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS NOTED OTHERWISE.
	20 AMP QUADRUPLEX RECEPTACLE (NEMA 5–20R) MOUNTED AT 18" A.F.F. TO CENTER LINE OF OUTLET UNLESS NOTED OTHERWISE.
GFI	20 AMP DUPLEX RECEPTACLE (NEMA 5–20R) WITH GROUND FAULT CIRCUIT INTERRUPTER, MOUNT AT 18" A.F.F. TO CENTER LINE OF OUTLET. UNLESS NOTED OTHERWISE.
	20 AMP DUPLEX RECEPTACLE (NEMA 5–20R) MOUNTED ABOVE COUNTER SEE ARCHITECTURAL DRAWINGS FOR SPECIFIC REQUIREMENTS.
	20 AMP DUPLEX RECEPTACLE (NEMA 5–20R) WITH ISOLATED GROUND, MOUNT AT 18" A.F.F. TO CENTERLINE OF OUTLET UNLESS OTHERWISE NOTED.
	20 AMP QUADRUPLEX RECEPTACLE (NEMA 5–20R) WITH ISOLATED GROUND, MOUNT AT 18" A.F.F. TO CENTERLINE OF OUTLET UNLESS OTHERWISE NOTED.
	20 AMP DUPLEX RECEPTACLE (NEMA 5–20R), RECESS FLOOR MOUNTED. PROVIDE BRASS COVER PLATE AND CARPET FLANGE.
	20 AMP DUPLEX RECEPTACLE (NEMA 5–20R), CEILING MOUNTED.
	SPECIAL–PURPOSE RECEPTACLE
J	JUNCTION BOX
J_P	SINGLE GANG JUNCTION BOX FOR POWER CONNECTION TO MODULAR FURNITURE SYSTEM INSTALL IN EXACT MANNER AS DIRECTED BY FURNITURE SUPPLIER.
$J_{T/D}$	DOUBLE GANG JUNCTION BOX FOR TELEPHONE/DATA CONNECTION TO MODULAR FURNITURE SYSTEM. INSTALL IN EXACT MANNER AND LOCATION AS DIRECTED BY FURNITURE SUPPLIER. EXTEND (2) 3/4" EMPTY CONDUITS FROM JUNCTION BOX TO ABOVE CEILING AND TERMINATE WITH INSULATING BUSHING 6" FROM WALL.
	TELE/POWER POLE FOR TELEPHONE/DATA/POWER CONNECTION TO MODULAR FURNITURE 8 WIRE SYSTEM (SEE DETAIL THIS SHEET). INSTALL IN EXACT MANNER AND LOCATION AS DIRECTED BY FURNITURE SUPPLIER, WIREMOLD CATALOG # 25DTP–4D W/IVORY FINISH.
	SPECIAL PURPOSE RECEPTACLE MOUNTED BELOW RAISE FLOOR.
EF	EXHAUST FAN. SEE MECHANICAL DRAWINGS FOR SPECIFICATIONS.
$	SINGLE POLE, 20 AMP, SWITCH. MOUNT 46" A.F.F. TO CENTERLINE OF SWITCH UNLESS OTHERWISE NOTED.
$3	3–WAY, 20 AMP, SWITCH. MOUNT 46" A.F.F. TO CENTERLINE OF SWITCH UNLESS OTHERWISE NOTED.
$D	SINGLE POLE, 20 AMP, SWITCH WITH DIMMER. MOUNT 46" A.F.F. TO CENTERLINE OF SWITCH UNLESS OTHERWISE NOTED.
$M	MOTOR RATED SWITCH
$VS	VACANCY SENSOR SWITCH, WATTSTOPPER, MOUNT 46" A.F.F. TO CENTERLINE OF SWITCH UNLESS OTHERWISE NOTED.
$	TWO POLE, 30 AMP SWITCH. MOUNT ADJACENT EQUIPMENT TO BE CONTROLLED.
⊠	FACTORY MOUNTED DISCONNECT/STARTER (SEE MECHANICAL SCHEDULE)
A B C	FUSIBLE DISCONNECT SWITCH A = POLES, B= FRAME SIZE, C= FUSE RATING
A B C	FUSIBLE MOTOR STARTER DISCONNECT SWITCH A = POLES, B= NEMA SIZE, C= FUSE RATING
⏚	GROUNDING ELECTRODE & CONDUCTOR SYSTEM
	TRANSFORMER
	ELECTRICAL PANELBOARD
	TELEPHONE WOOD BACKBOARD
WP	WEATHERPROOF
T/C	TIME CLOCK
RE	RELOCATED
E	EXISTING TO REMAIN
A.F.F.	ABOVE FINISH FLOOR
	CEILING MOUNTED DUAL TECHNOLOGY MOTION SENSOR BY WATTSTOPPER.
LV	CEILING MOUNTED LOW VOLTAGE DUAL TECHNOLOGY MOTION SENSOR BY WATTSTOPPER.
DS	CEILING MOUNTED DAY LIGHTING SENSOR. SENSOR TO CONTROL THE DIMMING OF ALL FIXTURES WITHIN 15' OF THE WINDOWS WITH IN ROOM.

No	Revisions	By
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2		
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4		

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Henry A. Kemper Jr. No. 42648

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THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS HAS BEEN DESIGNED IN ACCORDANCE WITH STANDARD, ACCEPTED ENGINEERING PRACTICE AND HAS BEEN ESTIMATED BY PERMITTEE TO REMOVE 80% TSS FROM THE STORMWATER RUNOFF GENERATED BY THE PROJECT'S IMPERVIOUS AREAS. IN ADDITION, THE STORMWATER FACILITIES HAVE BEEN DESIGNED TO PROVIDE ATTENUATION OF POST-DEVELOPMENT PEAK DISCHARGE RATES FOR THE 3 YEAR, 10 YEAR, 25 YEAR, 100 YEAR AND 100 YEAR, 3 DAY STORM EVENTS AS REQUIRED BY THE STATE, FEDERAL AND LOCAL AGENCIES. THE ENGINEER DOES NOT WARRANT THE STORMWATER FACILITIES WILL PREVENT ALL CONTAMINATION RESULTING FROM THE REQUIREMENT FOR RETENTION AND TREATMENT OF STORMWATER.

SAVANNAH RIDGE

ELECTRICAL NOTES

Florida

Saint Lucie

Date: 06-05-20
Designer: PR
Job #: 19-036
Drawn: TR
Scale:
Sheet: E0.1

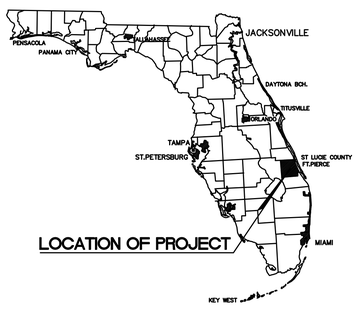
ISSUED FOR PERMIT ONLY 06-22-20
NOT FOR PRICING OR CONSTRUCITON

KAMM CONSULTING PROJECT #: 2020-0334
PROJECT MANAGER: JOHN MAYR
KAMM Consulting
1408 Orange Avenue
Fort Pierce, Florida 34950
Phone 954.448.0792
Jmayr@kammconsulting.com
Certification of Authorization #8189
PRINCIPAL
Bradly L Brown Florida License #58232
06-22-20 date
signed

SAVANNAH RIDGE

MANUFACTURED HOME PARK

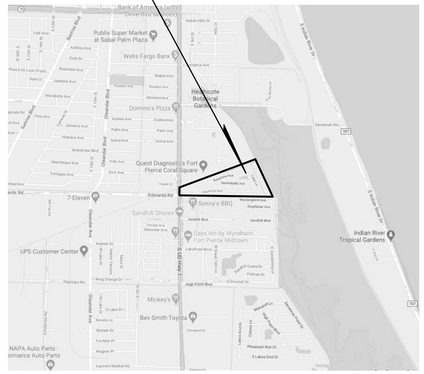
3030 US-1, ST. LUCIE COUNTY, FLORIDA



VICINITY MAP

N.T.S.

LOCATION OF PROJECT



LOCATION MAP

N.T.S.

LEGAL DESCRIPTION:

PARCEL A:

From the Southeast corner of Section 22, Township 35 South, Range 40 East, run West along the South line of said Section, 450 feet to the Point of Beginning; thence run northwesterly 63°16' 20" a distance of 1,036.2 feet to the right-of-way of the Florida East Coast Railway; thence run southwesterly, northerly and southwesterly along said Railway right-of-way to the east right-of-way line (including county right-of-way) of State Road No. 4 as described in Deed Book 100, 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 35 South, Range 40 East; thence along said South Section line to the Point of Beginning.

AND

A rectangular shaped parcel of land lying and being in the Southeast ¼ of Section 22, Township 35 South, Range 40 East, St. Lucie County, Florida, said parcel being 788.44 feet in length, easterly and westerly, and 50 feet in width, northerly and southerly, 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 63° 16' 20" to said West line of Section 22, for a distance of 1,028.06 feet to a point, said point being marked by a concrete monument set in southwesterly Florida East Coast Railway Company's right-of-way line, to the Point of Beginning; thence for a first course, go South 69° 24' 30" West for a distance of 788.44 feet to the Southwest corner of the herein described parcel of land; thence for a second course, go North 26° 43' 40" West for a distance of 50 feet to a point; thence for a third course, go North 69° 24' 30" East, parallel to the first course, for a distance of 788.44 feet; thence for a fourth course go South 26° 43' 40" East for a distance of 50 feet to the Point of Beginning.

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 MILLED 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.

SHEET INDEX:

1. COVER SHEET
2. EXISTING CONDITIONS
3. SITE PLAN
4. PAVING AND DRAINAGE-1
5. PAVING AND DRAINAGE-2
6. WATER SEWER PLAN-1
7. WATER SEWER PLAN-2
8. DETAIL SHEET

No.	Revisions	By
1		
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THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS HAS BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS FOR MANUFACTURED HOMES. CERTAIN DESIGN CRITERIA, RULES OR LAWS THAT ARE MANDATED BY OTHERS (A CITY, COUNTY, WATER MANAGEMENT DISTRICT, ETC.) MAY HAVE BEEN DETERMINE THE FINAL DESIGN FOR SUCH AGENCIES. THE ENGINEER OF RECORD DOES NOT ACCEPT RESPONSIBILITY FOR POSSIBLE FUTURE MODIFICATIONS REQUIRED BY SUCH AGENCIES.

HENRY A. VORPE JR. LICENSE No 49049 STATE OF FLORIDA PROFESSIONAL ENGINEER

SAVANNAH RIDGE

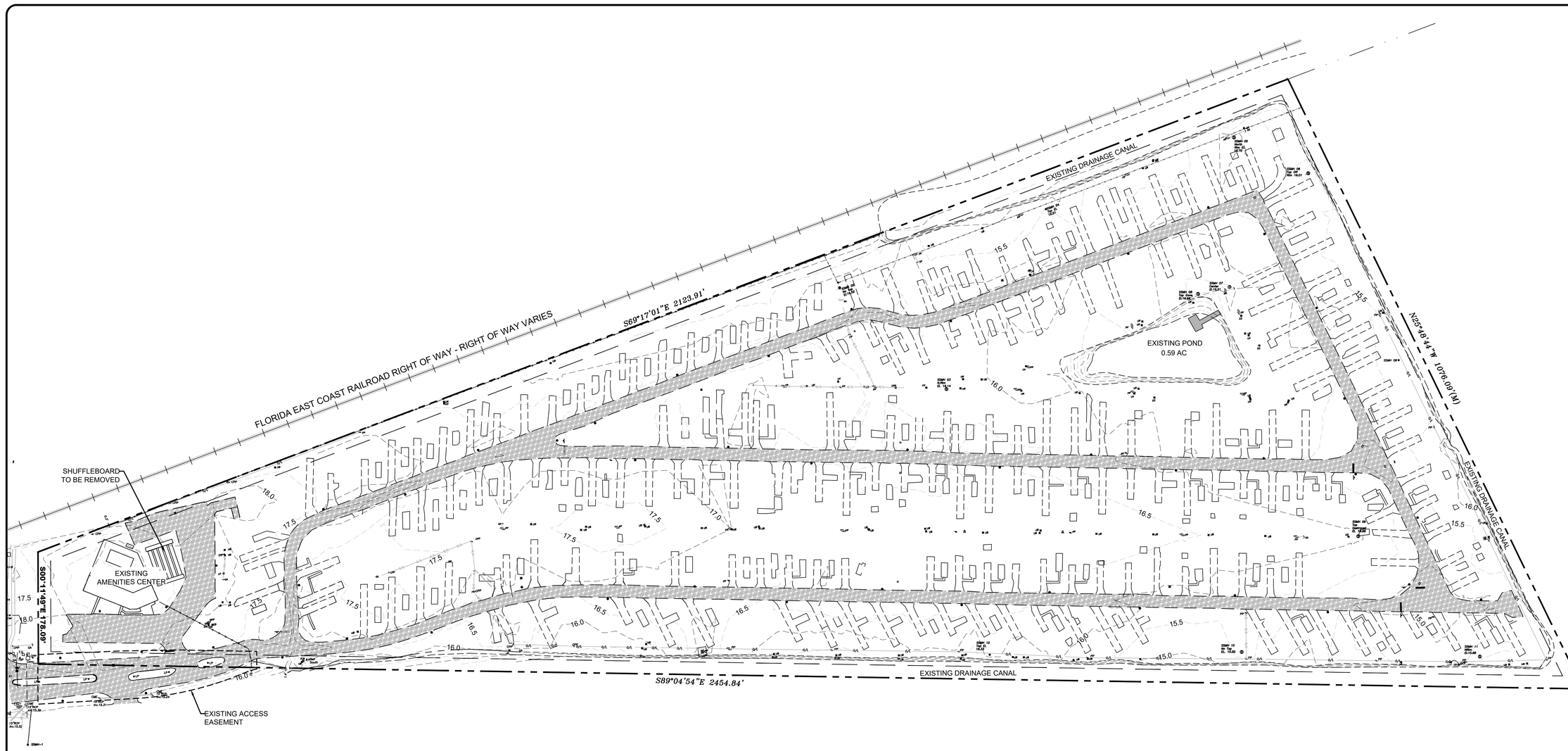
COVER SHEET

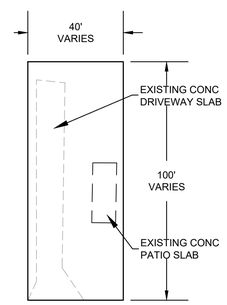
Florida

Saint Lucie

Date:	06-22-20
Designer:	PR
Job #:	19-036
Drawn:	TR
Scale:	
Sheet:	1 of 8

19-036.dwg PLOTTED:2020/06/24





EXISTING

TYPICAL MOBILE HOME LOT

SCALE: 1"=30'

LEGEND:

- EXISTING ROADWAY
- PROPERTY LINE
- BUFFER/SETBACK LINE

NORTH

0 40 80 160

(IN FEET)
1 inch = 80 ft.

AS DEPICTED, SITE PLAN IS PRELIMINARY IN NATURE. FINAL SITE DESIGN & LAYOUT SUBJECT TO CHANGE THROUGH FINAL SURVEYING, ENGINEERING DESIGN AND PERMITTING INCLUDING LOCAL AND STATE REVIEWS. WETLAND LINES SHOWN ARE PROVIDED BASED UPON BEST AVAILABLE DATA & SUBJECT TO CHANGE.

No.	Revisions	By
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THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS HAS BEEN PREPARED IN ACCORDANCE WITH HOMEOWNERS CERTAIN DESIGN CRITERIA, RULES OR LAWS THAT ARE MANDATED BY OTHERS (A CITY, COUNTY, DETERMINE THE FINAL DESIGN FOR SUCH ACCEPT RESPONSIBILITY FOR POSSIBLE FUTURE OR RETENTION AND TREATMENT OF STORMWATER.

HENRY A. VORPE JR. LICENSE No 49049 STATE OF FLORIDA PROFESSIONAL ENGINEER

SAVANNAH RIDGE

Florida
Saint Lucie

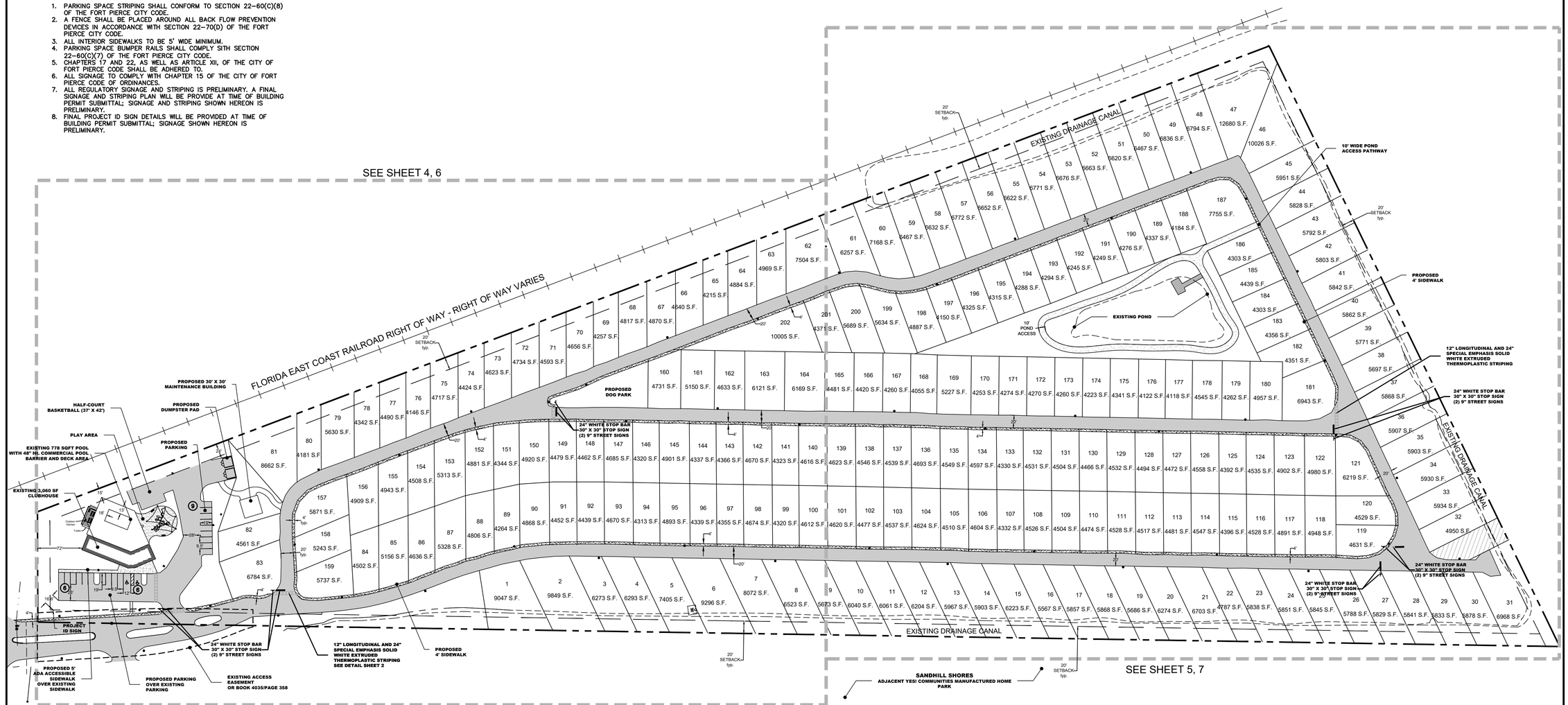
EXISTING CONDITIONS

Date:	06-22-20
Designer:	PR
Job #:	19-036
Drawn:	TR
Scale:	
Sheet:	2 of 8

19-036.DWG PLOTTED:2020.09.24

GENERAL NOTES:

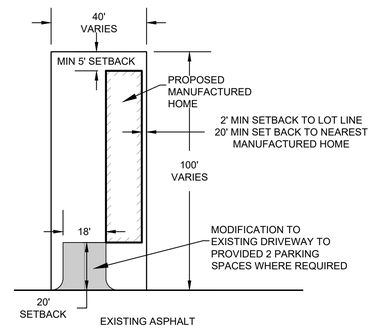
1. PARKING SPACE STRIPING SHALL CONFORM TO SECTION 22-60(C)(8) OF THE FORT PIERCE CITY CODE.
2. A FENCE SHALL BE PLACED AROUND ALL BACK FLOW PREVENTION DEVICES IN ACCORDANCE WITH SECTION 22-70(D) OF THE FORT PIERCE CITY CODE.
3. ALL INTERIOR SIDEWALKS TO BE 5' WIDE MINIMUM.
4. PARKING SPACE BUMPER RAILS SHALL COMPLY SITH SECTION 22-60(C)(7) OF THE FORT PIERCE CITY CODE.
5. CHAPTERS 17 AND 22, AS WELL AS ARTICLE XII, OF THE CITY OF FORT PIERCE CODE SHALL BE ADHERED TO.
6. ALL SIGNAGE TO COMPLY WITH CHAPTER 15 OF THE CITY OF FORT PIERCE CODE OF ORDINANCES.
7. ALL REGULATORY SIGNAGE AND STRIPING IS PRELIMINARY. A FINAL SIGNAGE AND STRIPING PLAN WILL BE PROVIDE 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.



BUILDING AND LOT DATA	
MAXIMUM HEIGHT	35
MINIMUM LOT SIZE	4,000 SQFT
BUILDING SETBACKS	
FRONT	20'
SIDE	2'
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's/Ac	
IMPERVIOUS AREA	468,343.90 SQFT	10.75 AC
BUILDING PADS	218,160 SQFT	5 AC
AC PADS (345 sqft/bldg.)	69,690 SQFT	1.60 AC
CLUBHOUSE	3062.75 SQFT	0.07 AC
PAVEMENT (including Curb & Refuse)	165,691 SQFT	3.80 AC
SIDEWALK	11,304.08 SQFT	0.26 AC
POOL PATIO	4,975.91 SQFT	0.11 AC
PERVIOUS AREA	98,374.62 SQFT	2.26 AC
LANDSCAPE ISLANDS	383.31 SQFT	0.01 AC
RETENTION AREA	25,700.40 SQFT	0.59 AC
OPEN SPACE	73,290.91 SQFT	1.68 AC



TYPICAL MANUFACTURED HOME LOT
(MINIMUM 4,000 SQFT)
NTS

LEGEND:

- PROPOSED INTERNAL ACCESS
- PROPOSED SIDEWALK
- PROPERTY LINE
- BUFFER/SETBACK LINE

MANUFACTURED HOME LOT COUNT = 202

NORTH
0 40 80 160
(IN FEET)
1 inch = 80 ft.

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19-036.DWG PLOTTED:2020/06/24

No.	Revisions	By
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Henry A. Vorpe Jr. No. 49049

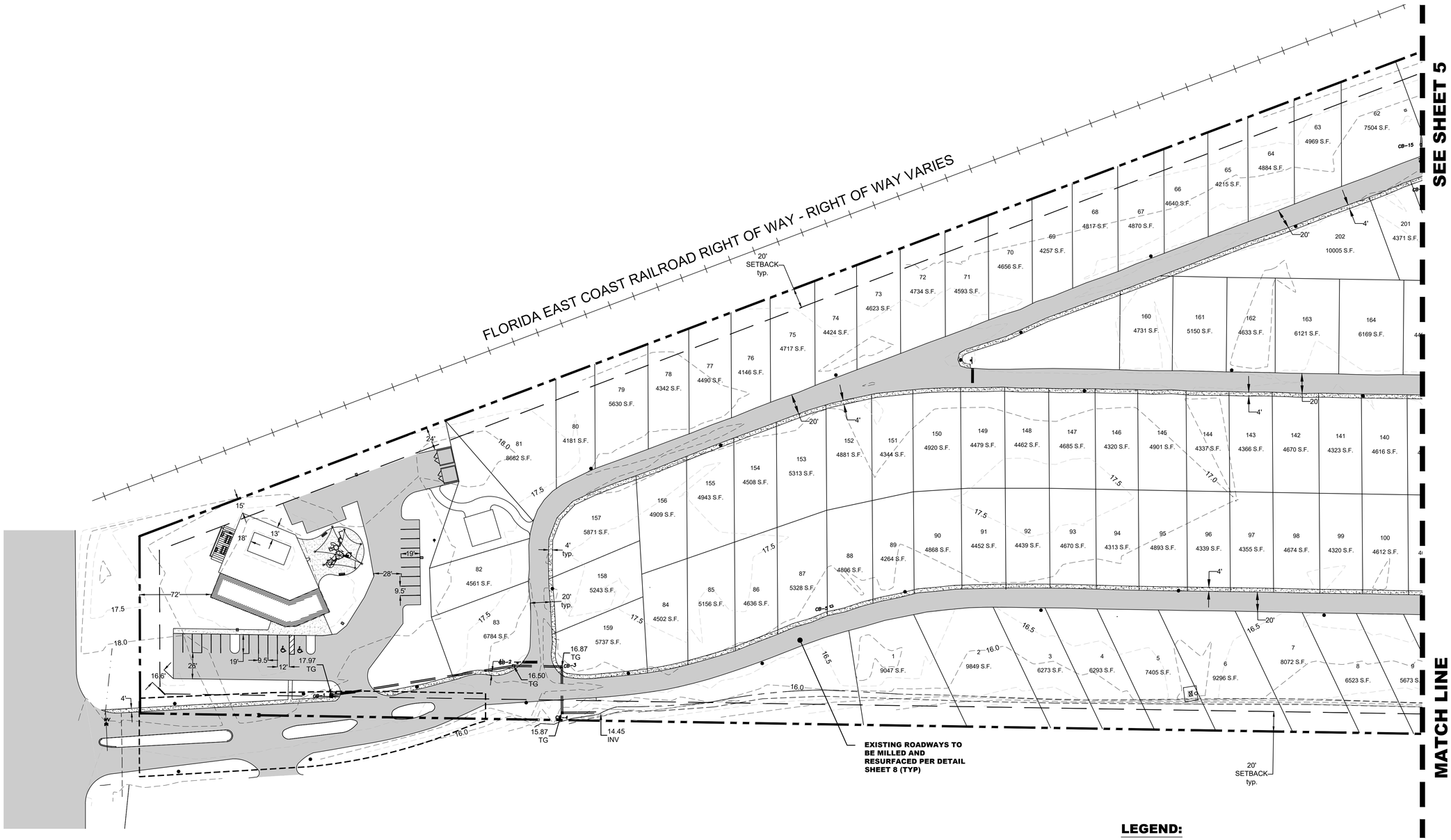
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THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS HAS BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS SET FORTH BY THE HOMEOWNERS ASSOCIATION, CITY, COUNTY, AND/OR WATER MANAGEMENT DISTRICT. IT IS THE RESPONSIBILITY OF THE OWNER TO DETERMINE IF THE FINAL DESIGN FOR SUCH STORMWATER SYSTEM MEETS THESE CRITERIA. AVA ENGINEERS, INC. DOES NOT ACCEPT RESPONSIBILITY FOR POSSIBLE FUTURE MODIFICATIONS REQUIRED BY OTHERS (ie CITY, COUNTY, DISTRICT, ETC.) FOR RETENTION AND TREATMENT OF STORMWATER.

HENRY A. VORPE JR. LICENSE No 49049 STATE OF FLORIDA PROFESSIONAL ENGINEER

SAVANNAH RIDGE
Saint Lucie Florida

SITE PLAN

Date: 06-22-20
Designer: PR
Job #: 19-036
Drawn: TR
Scale:
Sheet: 3 of 8



No.	Revisions	By
1		
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3		
4		

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THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS HAS BEEN PREPARED IN ACCORDANCE WITH PUBLISHED DESIGN CRITERIA FOR STORMWATER SYSTEMS. CERTAIN DESIGN CRITERIA, RULES OR LAWS THAT ARE MANDATED BY OTHERS (A CITY, COUNTY, WATER MANAGEMENT DISTRICT, ETC.) MAY BE USED TO DETERMINE THE FINAL DESIGN FOR SUCH STORMWATER SYSTEMS. AVA ENGINEERS, INC. DOES NOT ACCEPT RESPONSIBILITY FOR POSSIBLE FUTURE MODIFICATIONS TO THE STORMWATER SYSTEM REQUIRED FOR RETENTION AND TREATMENT OF STORMWATER.

HENRY A. VORPE JR. LICENSE No 49049 STATE OF FLORIDA PROFESSIONAL ENGINEER

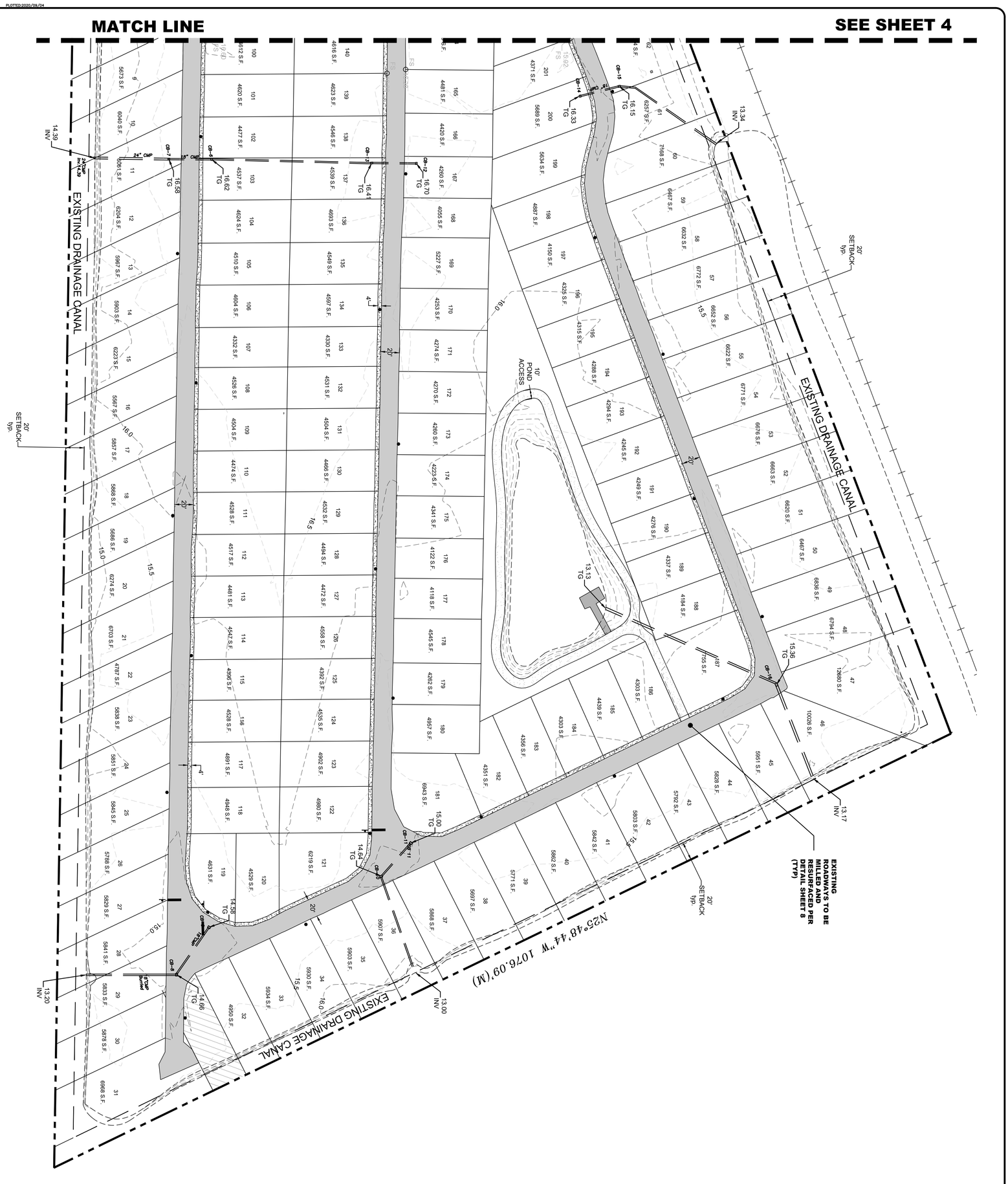
SAVANNAH RIDGE

PAVING AND DRAINAGE PLAN-1

Florida
Saint Lucie

Date: 06-22-20
Designer: PR
Job #: 19-036
Drawn: TR
Scale:
Sheet: 4 of 8

19-036.dwg P:\2019\19-036\Dwg\Pl4


MATCH LINE
SEE SHEET 4
EXISTING DRAINAGE CANAL
EXISTING DRAINAGE CANAL
EXISTING DRAINAGE CANAL
10' POND ACCESS
20' SETBACK typ.
EXISTING ROADWAYS TO BE MILLED AND RESURFACED PER DETAIL SHEET 8 (TYP.)
N25°48'44"W 1076.09'(M)
24" CMP
18" CMP
FES
FES
FES

FLORIDA EAST COAST RAILROAD RIGHT OF WAY - RIGHT OF WAY VARIES

SEE SHEET 7

MATCH LINE

792 LF 8" V.C.P. >>

20' SETBACK typ.

<<171 LF 8" V.C.P.

15.25 MH

<<383 LF 8" V.C.P.

16.53 MH

8" PVC DOMESTIC WATER SERVICE

PROPOSED FIRE HYDRANT

<<215 LF 8" V.C.P.

17.76 MH

336 LF 8" V.C.P. >>

17.26 MH

17.18 MH

<<1040 LF 8" V.C.P.

227 LF 8" V.C.P. >>

17.80 MH

<<198 LF 8" V.C.P.

EXISTING FIRE HYDRANT

190 LF 8" V.C.P. >>

94 LF 8" V.C.P. >>

17.99 MH

16.09 MH

326 LF 8" V.C.P. >>

17.51 MH

<<453 LF 8" V.C.P.

EXISTING LIFT STATION

EX WATER

BFP

4' typ.

20' typ.

LEGEND:

- PROPOSED ROADWAY
- PROPERTY LINE
- BUFFER/SETBACK LINE

NORTH

0 25 50 100

(IN FEET)
1 inch = 50 ft.

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1		
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3		
4		

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HENRY A. VORPE JR. LICENSE No 49049 STATE OF FLORIDA PROFESSIONAL ENGINEER

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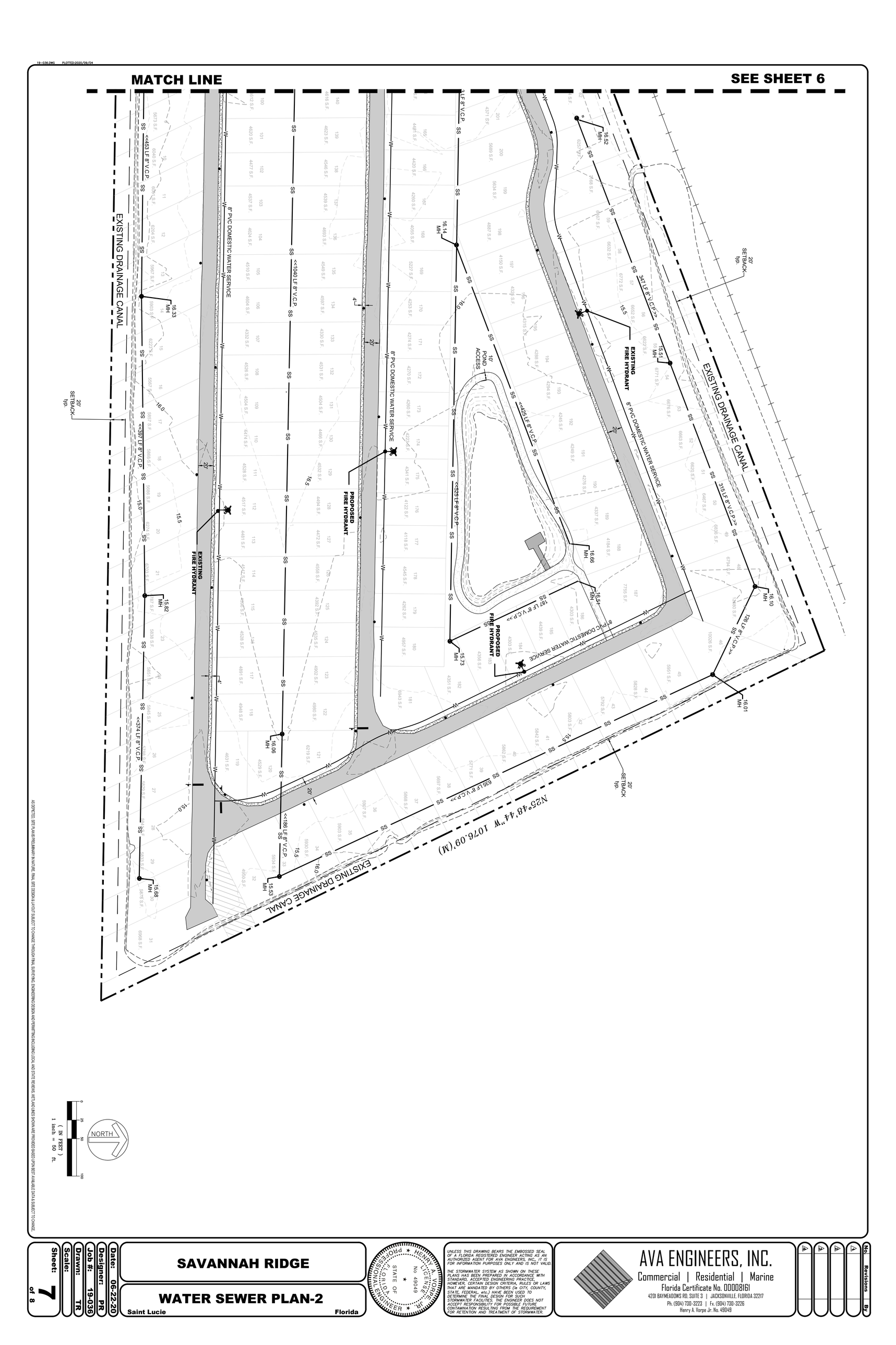
WATER SEWER PLAN-1

Florida

Saint Lucie

Date: 06-22-20
Designer: PR
Job #: 19-036
Drawn: TR
Scale:
Sheet: 6 of 8

19-036.dwg PLOTTED:2020/06/24



Sheet:	7 of 8
Scale:	
Drawn:	TR
Job #:	19-036
Designer:	PR
Date:	06-22-20

SAVANNAH RIDGE

WATER SEWER PLAN-2

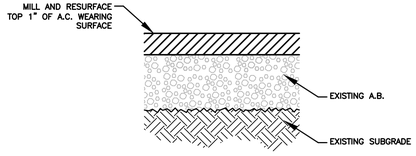
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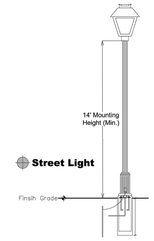
No.	Revisions	By
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3		
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NOTE: VERIFY PER GEOTECHNICAL RECOMMENDATIONS.

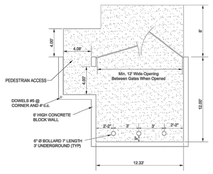
ASPHALT MILLING AND RESURFACE DETAIL

NTS



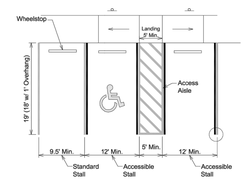
TYPICAL LIGHT POLE DETAIL

NTS



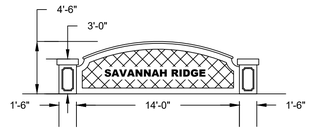
TYPICAL REFUSE ENCLOSURE DETAIL

NTS



TYPICAL PARKING STALL DETAIL

NTS



TYPICAL PROJECT ID SIGN DETAIL

NTS

No.	Revisions	By
1		
2		
3		
4		

AVA ENGINEERS, INC.
Commercial | Residential | Marine
Florida Certificate No. 00008161
4278 BAYMEADOWS RD. SUITE 3 | JACKSONVILLE, FLORIDA 32217
Ph. (904) 708-2223 | Fx. (904) 708-2226
Henry A. Vorpe Jr. No. 49049

UNLESS THIS DRAWING BEARS THE EMBOSSED SEAL AND ORIGINAL SIGNATURE OF THE ENGINEER NAMED HEREIN, AN AUTHORIZED AGENT FOR AVA ENGINEERS, INC., IT IS A CONCEPTUAL DRAWING ONLY AND SHALL NOT BE USED FOR CONSTRUCTION.
THE STORMWATER SYSTEM AS SHOWN ON THESE PLANS HAS BEEN PREPARED IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY, COUNTY, STATE AND FEDERAL DESIGN CRITERIA, RULES OR LAWS THAT ARE MANDATED BY OTHERS (A CITY, COUNTY, STATE OR FEDERAL AGENCY) IN EFFECT ON THE DATE OF THESE PLANS. AVA ENGINEERS, INC. DOES NOT DETERMINE THE FINAL DESIGN FOR SUCH STORMWATER SYSTEMS. AVA ENGINEERS, INC. DOES NOT ACCEPT RESPONSIBILITY FOR POSSIBLE FUTURE REVISIONS TO THESE PLANS WHICH MAY BE REQUIRED FOR RETENTION AND TREATMENT OF STORMWATER.

HENRY A. VORPE, JR. LICENSE No 49049 STATE OF FLORIDA PROFESSIONAL ENGINEER

SAVANNAH RIDGE

DETAIL SHEET

Florida

Saint Lucie

Date:	06-22-20
Designer:	PR
Job #:	19-036
Drawn:	TR
Scale:	
Sheet:	8 of 8

19-036.DWG 6/17/2020 2:09:27 PM

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4344247 OR BOOK 4035 PAGE 358, Recorded 08/25/2017 01:17:32 PM

PREPARED BY AND RETURN TO:
David N. Sowerby, Esquire
DAVID N. SOWERBY, P.L.
2940 South 25th Street
Fort Pierce, Florida 34981

CROSS EASEMENT AGREEMENT

This Cross Easement Agreement (hereinafter "Agreement") is entered into between PLEASURE COVE FL, LLC, a Florida limited liability company, (hereinafter "Pleasure Cove"), and WILLIAM D. McKNIGHT and KATHRYN A. McKNIGHT, husband and wife, (hereinafter "McKnight").

WHEREAS, Pleasure Cove is the owner of the real property more particularly described on Exhibit "A" attached hereto (hereinafter "Pleasure Cove Property"); and

WHEREAS, McKnight is the owner of the real property more particularly described on Exhibit "B" attached hereto (hereinafter "McKnight Property"); and

WHEREAS, the real property which is the subject of this Agreement is more particularly described and depicted on Exhibit "C" attached hereto ("hereinafter "Easement Parcel"); and

WHEREAS, to facilitate the development of the McKnight Property in 1999, the entranceway to the Pleasure Cove Property was relocated to the Easement Parcel, and the agreement was never recorded; and

WHEREAS, the relocated entranceway is located partially on the Pleasure Cove Property and partially on the McKnight Property, without any reciprocal agreement of record for full ingress or egress to either Property, and without any maintenance responsibilities; and

WHEREAS, the parties hereto desire to provide for the shared and reciprocal use of the Easement Parcel for ingress, egress, drainage and utilities, and for maintenance responsibilities with respect to the Easement Parcel.

NOW THEREFORE, in consideration of $10.00 and other good and valuable consideration, each to the other in hand paid, and in further consideration of the covenants herein, the parties covenant and agree as follows:

1. Grant of Easements. Pleasure Cove hereby grants to McKnight a perpetual, non-exclusive easement for ingress, egress, drainage and utilities over, across under and through that portion of the Easement Parcel owned by Pleasure Cove. McKnight hereby grants to Pleasure Cove a perpetual, non-exclusive easement for ingress, egress, drainage and utilities over, across under and through that portion of the Easement Parcel owned by McKnight. The parties agree that any rights in the 1999 easement agreement are waived and such agreement is terminated.

2. Benefited Land; Runs with the Land. The easement granted by Pleasure Cove is for the benefit of the McKnight Property, and runs with the McKnight Property as an appurtenance. The easement granted by McKnight is for the benefit of the Pleasure Cove Property, and runs with the Pleasure Cove Property as an appurtenance. Pleasure Cove acknowledges that the McKnight Property, and therefore agrees that the Easement Parcel, is subject to a reservation of access as set forth in that certain Deed dated April 30, 1997 and recorded June 4, 2007 in OR Book 2827, Page 2101-2113 of the Public Records of Saint Lucie County, Florida.

3. Maintenance. Pleasure Cove, at its sole cost and expense, shall repair, maintain and replace all gates, guard houses, flagpoles, signs and similar improvements which are located within the Easement Parcel and serve exclusively the Pleasure Cove Property; provided, that parties shall each pay for fifty percent (50%) of all costs and expenses of repairing, maintaining, repaving and resealing the road and gutters located with the Easement Parcel.

4. Succession. This Agreement shall inure to the benefit, and be binding upon, the successor owners of the Pleasure Cove Property and McKnight Property.

5. Representation. Each of McKnight and Pleasure Cove warrant and represent to the other that there are no mortgages or encumbrances on their individually owned property which is contained within the Easement Parcel.

DATED this 23 day of August, 2017.

Signed in the presence of:

Janet W. Harris
Print Name: Janet W. Harris

Melissa R. Grube
Print Name: Melissa R. Grube

PLEASURE COVE FL, LLC, a Florida limited liability company.

By: _____
ROBERT MILLER, Manager/Managing Member

STATE OF North Carolina
COUNTY OF Wake

The foregoing instrument was acknowledged before me this 22nd day of August, 2017 by ROBERT MILLER, as Manager of PLEASURE COVE FL, LLC, a Florida limited liability company, [✓] who is personally known to me, or [ ] who produced his driver's license as proof of identification.

JOSEPH B. BASS III
My Commission Expires
NOTARY PUBLIC
August 23, 2021
WAKE COUNTY, NC

Notary Public, Joseph B. Bass III

Print Name: John W Johnson

Print Name: Sherry Thacker

WILLIAM D. McKNIGHT

Print Name: John W Johnson

Print Name: Sherry Thacker

KATHRYN A. McKNIGHT

STATE OF Florida

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 21 day of August, 2017 by WILLIAM D. McKNIGHT [✓] who is personally known to me, or [ ] who produced his driver's license as proof of identification.

Notary Public

DONNA L. CUIC MY COMMISSION EXPIRES September 19, 2019 #FF 247575 Bonded thru Notary Public Underwriters NOTARY PUBLIC, STATE OF FLORIDA

STATE OF Florida

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 21 day of August, 2017 by KATHRYN A. McKNIGHT [✓] who is personally known to me, or [ ] who produced her driver's license as proof of identification.

Notary Public

DONNA L. CUIC MY COMMISSION EXPIRES September 19, 2019 #FF 247575 Bonded thru Notary Public Underwriters NOTARY PUBLIC, STATE OF FLORIDA

EXHIBIT "A"
(Pleasure Cove Property)

The land referred to herein below is situated in the County of St. Lucie, State of Florida, and described as follows:

PARCEL A:

From the Southeast corner of Section 22, Township 35 South, Range 40 East, run West along the South line of said Section, 450 feet to the Point of Beginning; thence run northwesterly 63°16' 20" a distance of 1,036.2 feet to the right-of-way of the Florida East Coast Railway; thence run southwesterly, northerly and southwesterly along said Railway right-of-way to the east right-of-way line (including county right-of-way) of State Road No. 4 as described in Deed Book 100, 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 35 South, Range 40 East; thence along said South Section line to the Point of Beginning.

AND

A rectangular shaped parcel of land lying and being in the Southeast ¼ of Section 22, Township 35 South, Range 40 East, St. Lucie County, Florida, said parcel being 788.44 feet in length, easterly and westerly, and 50 feet in width, northerly and southerly, 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 63° 16' 20" to said West line of Section 22, for a distance of 1,028.06 feet to a point, said point being marked by a concrete monument set in southwesterly Florida East Coast Railway Company's right-of-way line, to the Point of Beginning; thence for a first course, go South 69° 24' 30" West for a distance of 788.44 feet to the Southwest corner of the herein described parcel of land; thence for a second course, go North 26° 43' 40" West for a distance of 50 feet to a point; thence for a third course, go North 69° 24' 30" East, parallel to the first course, for a distance of 788.44 feet; thence for a fourth course go South 26° 43' 40" East for a distance of 50 feet to the Point of Beginning.

EXHIBIT "B"
(McKnight Property)

Beginning at the intersection of the East right-of-way line of U.S. Highway No. 1 and the North Section line of Section 27, Township 35 South, Range 40 East; thence run South 88° 54' 20" East along the said North line 400 feet; thence South 00° 00' 08" East 650.25 feet; thence North 88° 54' 20" West 400 feet to a point on the East right-of-way line of U.S. Highway No. 1; thence North 00° 01' 08" West 650.25 feet along said right-of-way line to the Point of Beginning. Said land lying and being in St. Lucie County, Florida.

LESS AND EXCEPTING the South 290 feet thereof.

EXHIBIT "C"
(EASEMENT PARCEL)

BEING A PARCEL OF LAND LYING IN SECTIONS 22 AND 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1, SAID EASTERLY RIGHT-OF-WAY LINE LYING 100.00 FEET EAST OF THE CENTERLINE OF SAID U.S. HIGHWAY NO. 1 AND THE SOUTH LINE OF SECTION 22, AND THE NORTH LINE OF SECTION 27; THENCE NORTH 00°02'45" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 14.38 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 NORTH 86°44'41" EAST, A DISTANCE OF 132.25 FEET; THENCE NORTH 89°22'22" EAST, A DISTANCE OF 92.74 FEET; THENCE SOUTH 88°45'06" EAST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 22, A DISTANCE OF 123.02 FEET; THENCE SOUTH 01°14'54" WEST, A DISTANCE OF 27.80 FEET TO A POINT IN THE SOUTH LINE OF SAID SECTION 22 AND THE BEGINNING OF A NON TANGENT CURVE CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A RADIUS OF 188.00 FEET AND A CHORD BEARING OF SOUTH 71°23'30" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°59'36", A DISTANCE OF 29.51 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 447.14 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°51'02", A DISTANCE OF 154.91 FEET; THENCE SOUTH 86°44'43" WEST, A DISTANCE OF 169.48 FEET TO A POINT IN THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE NORTH 00°02'45" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 61.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 22,955.64 SQUARE FEET OR 0.52 ACRES, MORE OR LESS.

ALSO DESCRIBED AS;

BEING AN ACCESS EASEMENT AGREEMENT LYING IN A PORTION OF SECTIONS 22 AND 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN AT THE INTERSECTION OF SOUTH LINE OF SECTION 22, TOWNSHIP 35 SOUTH, RANGE 40 EAST AND THE EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1 (A VARIABLE WIDTH RIGHT-OF-WAY); THENCE NORTH 00°11'49" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 14.38 FEET; THENCE NORTH 86°30'07" EAST, A DISTANCE OF 132.25 FEET; THENCE NORTH 89°07'48" EAST, A DISTANCE OF 92.74 FEET; THENCE SOUTH 88°59'40" EAST, A DISTANCE OF 123.02 FEET; THENCE SOUTH 01°00'20" WEST, A DISTANCE OF 27.26 FEET TO THE SOUTH LINE OF SECTION 22; THENCE CONTINUE SOUTH 01°00'20" WEST, A DISTANCE OF 0.54 FEET TO AN INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 188.00 FEET, THE CHORD OF WHICH BEARS SOUTH 71°08'50" WEST, 29.47 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 29.50 FEET THROUGH A CENTRAL ANGLE OF 08°59'27" TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 447.14 FEET AND A CENTRAL ANGLE OF 19°51'02"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 154.92 FEET; THENCE SOUTH 86°30'09" WEST, A DISTANCE OF 169.48 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE NORTH 00°11'49" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 61.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.527 ACRES, MORE OR LESS.

Exhibit C continued - The Easement Parcel

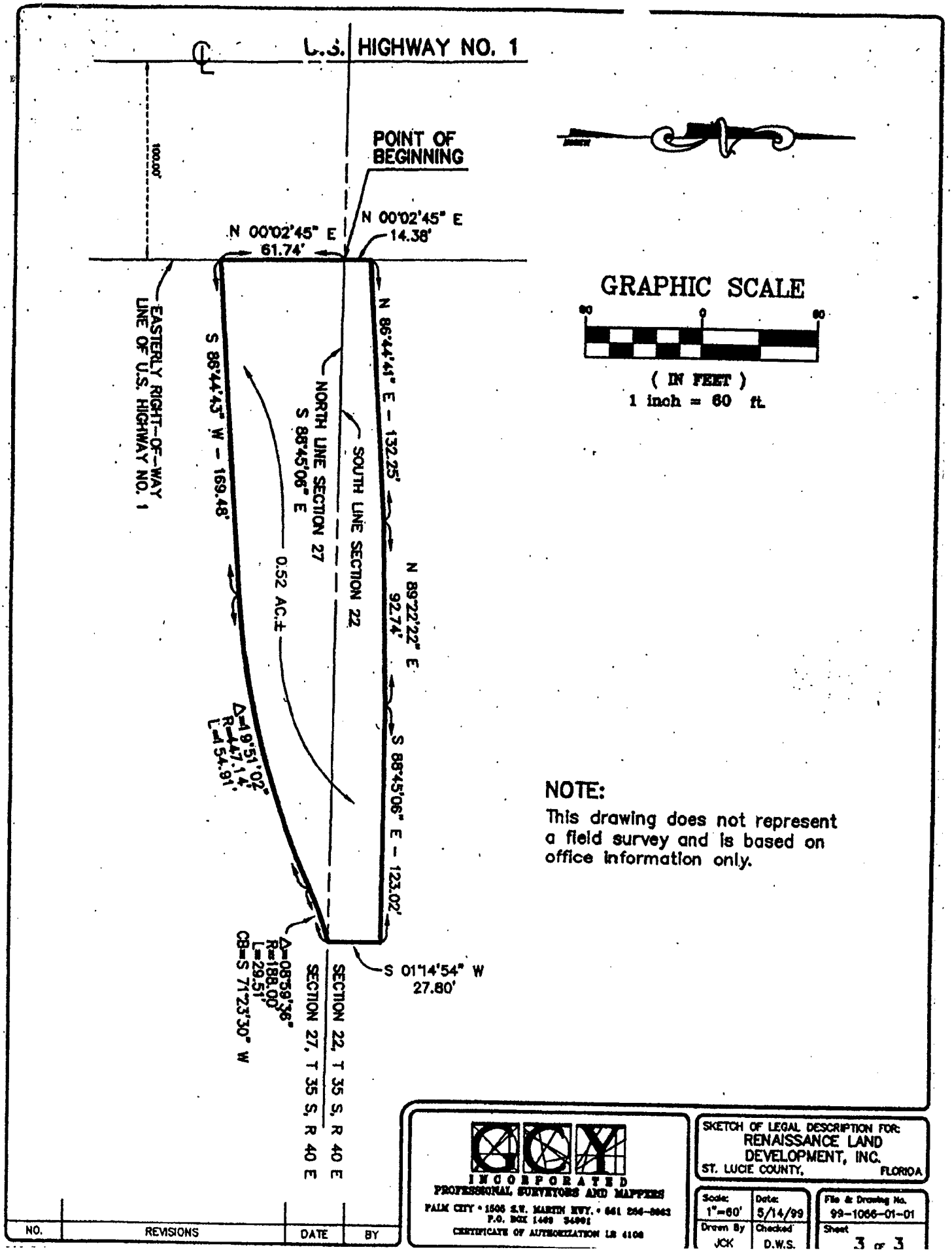
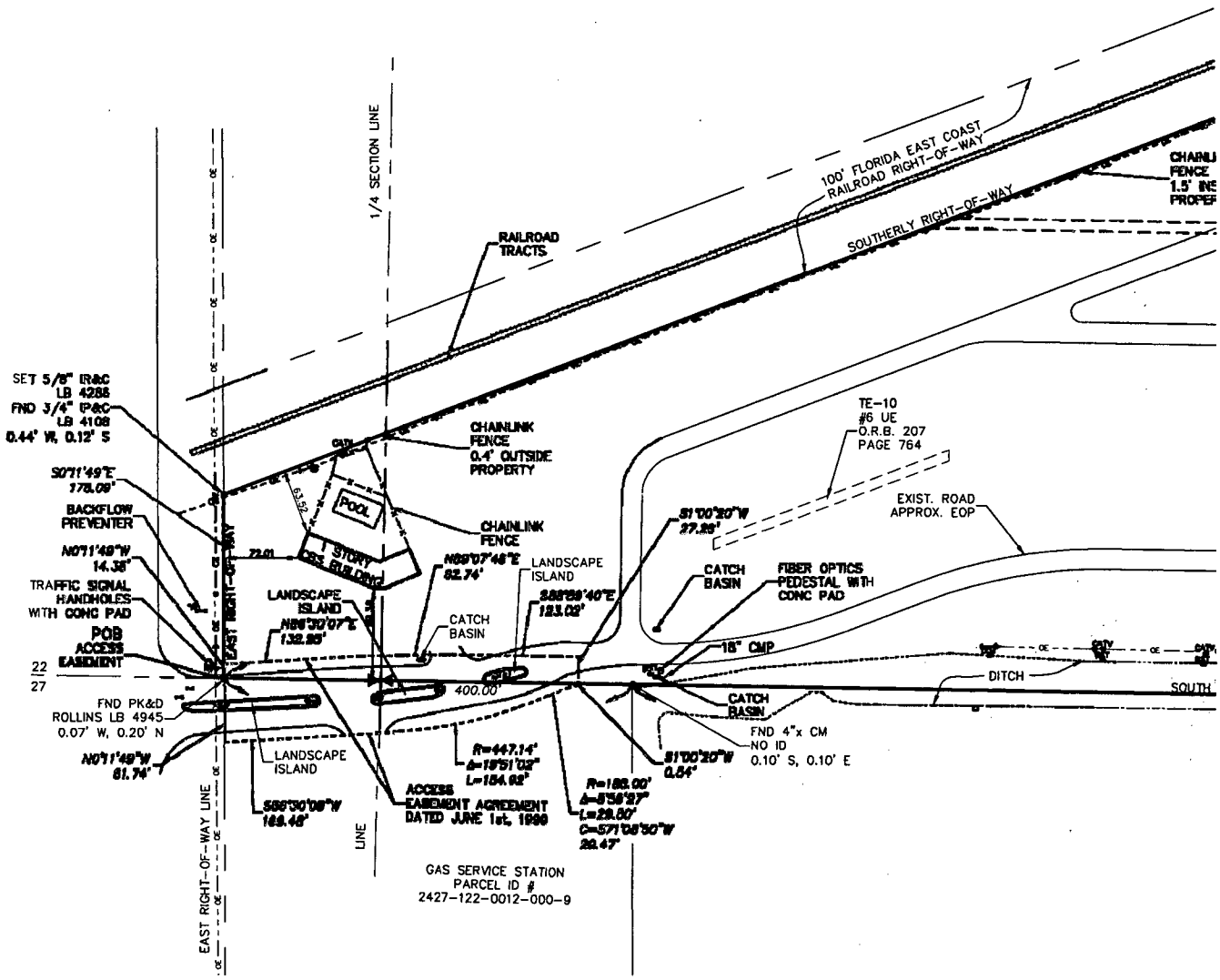


Exhibit C continued - Also Described As - Easement Parcel



Drainage Analysis for Pleasure Cove Mobile Home Park

Ft. Pierce, Florida

1. Background

   The existing property is located at 3030 US Highway 1 in Ft. Pierce. The site is a former mobile home park that was active until some time in 2007 following the 2006 and 2007 hurricane seasons that destroyed the development. Since that time, the damaged mobile homes have been removed. The existing roadways, club house, pool, and infrastructure are still intact, though the building and infrastructure are in a poor state of repair.

2. Existing Property Conditions

   The site consists of 32.26 acres of land. The existing roadways are in fair condition and based on the site observations, the existing drainage system appears to function. There is a central pond of approximately 2 acres located in the easterly end of the development. A large drainage canal exists on the north, south, and east sides of the property.

3. Records Search

   AVA Engineers attempted to locate records and plans for the existing mobile home park. No records for the civil construction could be located.

4. South Florida Water Management District (SFWMD)

   AVA contacted the SFWMD and discussed the project. Based on the owners' desire to simply re-purpose the existing paved areas and remove some of the existing concrete foundations for the mobile home porches, AVA, on behalf of the owner, applied for an exemption from stormwater treatment. The SFWMD agreed and a copy of their exemption letter is attached.

5. Drainage Analysis and Impacts to Existing and Offsite Drainage Systems

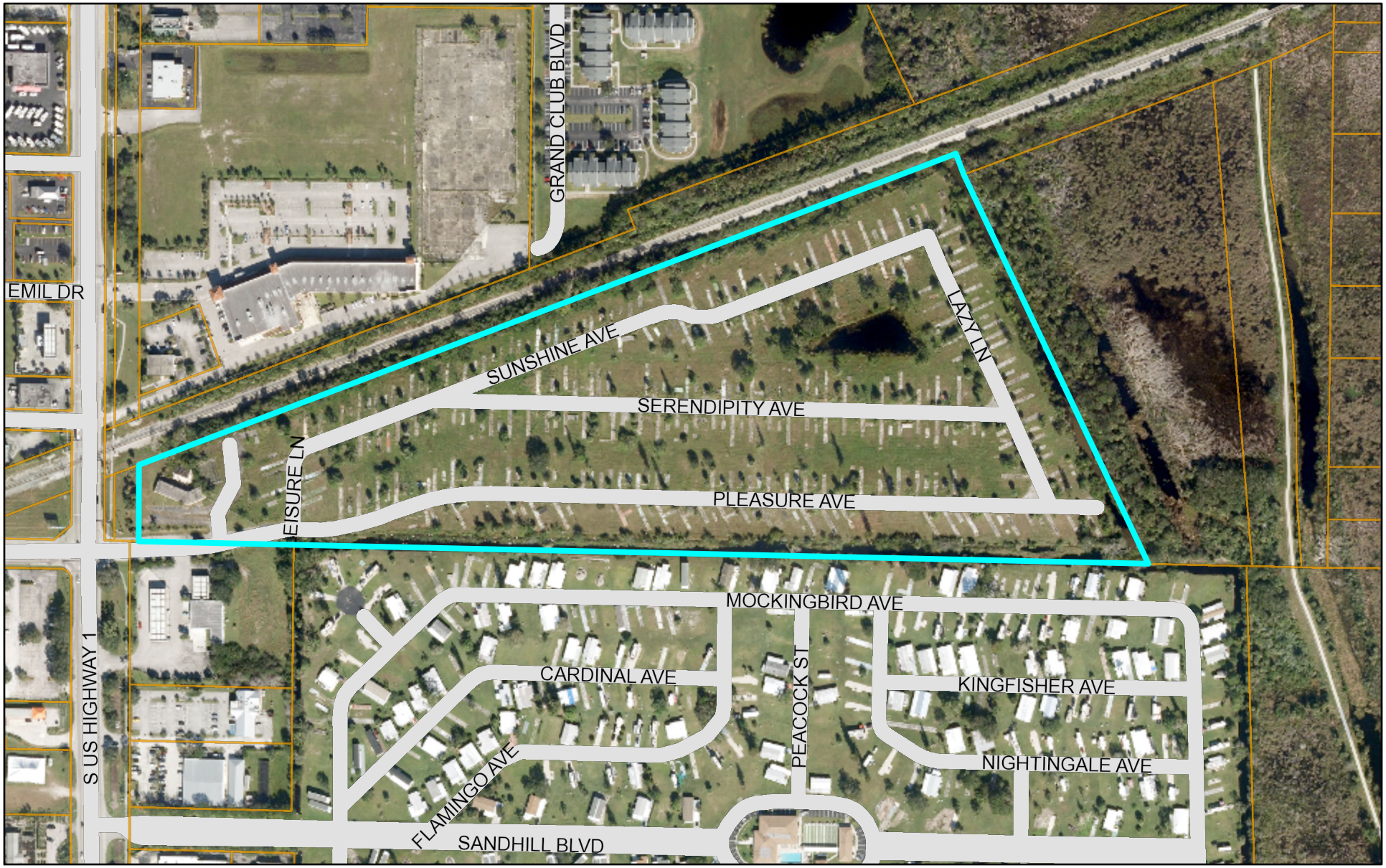
   Based on the owners' desire to only repave the existing roadways, re-purpose the existing concrete parking areas, and remove the existing porch foundations, there will be a general decrease in the existing impervious area. Therefore, the impact to the total discharge of stormwater from the project after revitalization should be less than what currently exists. Thus, there is no additional discharge of stormwater or impacts to any city stormwater infrastructure.

6. Exhibits

   A. Site Map
   B. Aerial
   C. Photographs
   D. SFWMD Exemption Letter
   E. Quad Map

Exhibit A

Saint Lucie County Property Appraiser



October 21, 2019

Street Names

1:4,514

0 187.5 375 750 ft

0 55 110 220 m

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Exhibit B: Aerial



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Exhibit C: Site Photographs



Typical Parking Pad



Typical Existing Road



Typical Existing Road



Existing Onsite Pond

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

November 13, 2019

** Delivered via email*

Craig Schellbach *
YES Sandhill EXP, LLC
5605 N Macarthur Blvd., Suite 280
Irving, TX 75038

Subject: Exemption for Pleasure Cove Trailer Park
Application No. 191025-2126
Exemption No. 56-102309-P
St Lucie County

Dear Mr. Schellbach:

The South Florida Water Management District (District) reviewed the information submitted for the proposed resurfacing of the existing paved roads within the Pleasure Cove Trail Park and has determined that the proposed roadway resurfacing is exempt from the requirement to obtain an Environmental Resource Permit, pursuant to Rule 62-330.051(4), Florida Administrative Code. Please see Exhibit No. 1 for a Location Map.

Activities that qualify for this exemption must be conducted and operated using appropriate best management practices and in a manner which does not cause or contribute to a water quality violation. Pursuant to Chapters 62-302 or 62-4, Florida Administrative Code.

This letter does not relieve you from the responsibility of obtaining other permits (federal, state or local) which may be required for the project.

The determination that this project qualifies as an exempt activity may be revoked if the installation is substantially modified, if the basis of the exemption is determined to be materially incorrect, of if the installation results in violation to state water quality standards. Any changes made in the construction plans or location of the project may necessitate a permit from the District. Therefore you are advised to contact the District before beginning any work in wetlands which is not specifically described in the submittal.

The notice of determination that the project qualifies as an exempt activity constitutes final agency action by the District unless a petition for administrative hearing is filed. Upon timely filing of a petition, this Notice will not be effective until further Order of the District.

If you have any questions concerning this matter, please contact Jessica Huffman, at (863) 462-5260 x3018 or jhuffman@sfwmd.gov, and Glen Gareau, P.E., Lead Engineer at (863) 462-5260 x3006 or ggareau@sfwmd.gov.

Sincerely,

Ricardo A. Valera, P.E.
Bureau Chief, Environmental Resource Bureau

c: Henry Vorpe, AVA Engineers, Inc *

Exhibits

The following exhibits to this permit are incorporated by reference. The exhibits can be viewed by clicking on the links below or by visiting the District's ePermitting website (http://my.sfwmd.gov/ePermitting) and searching under this application number 191025-2126.

Exhibit No. 1.0 Location Map

NOTICE OF RIGHTS

As required by Sections 120.569 and 120.60(3), Fla. Stat., the following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all of the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (SFWMD or District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on a SFWMD decision which affects or may affect their substantial interests shall file a petition for hearing with the Office of the District Clerk of the SFWMD, in accordance with the filing instructions set forth herein, within 21 days of receipt of written notice of the decision, unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Fla. Stat.; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, or posting that the SFWMD has or intends to take final agency action, or publication of notice that the SFWMD has or intends to take final agency action. Any person who receives written notice of a SFWMD decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

If the District takes final agency action which materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional Rule 28-106.111, Fla. Admin. Code, point of entry.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Fla. Stat., shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The SFWMD may, for good cause, grant the request. Requests for extension of time must be filed with the SFWMD prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and that the SFWMD and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

FILING INSTRUCTIONS

A petition for administrative hearing must be filed with the Office of the District Clerk of the SFWMD. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at SFWMD headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day.

Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406.
- Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the SFWMD's security desk does not constitute filing. It will be necessary to request that the SFWMD's security officer contact the Office of the District Clerk. An employee of the SFWMD's Clerk's office will receive and file the petition.
- Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document. A party who files a document by e-mail shall (1) represent that the original physically signed document will be retained by that party for the duration of the proceeding and of any subsequent appeal or subsequent proceeding in that cause and that the party shall produce it upon the request of other parties; and (2) be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed.

INITIATION OF ADMINISTRATIVE HEARING

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Fla. Stat., and Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the SFWMD in legible form and on 8 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, SFWMD file number or any other SFWMD identification number, if known.
2. The name, address, any email address, any facsimile number, and telephone number of the petitioner and petitioner's representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the SFWMD's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the SFWMD's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the SFWMD's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the SFWMD to take with respect to the SFWMD's proposed action.

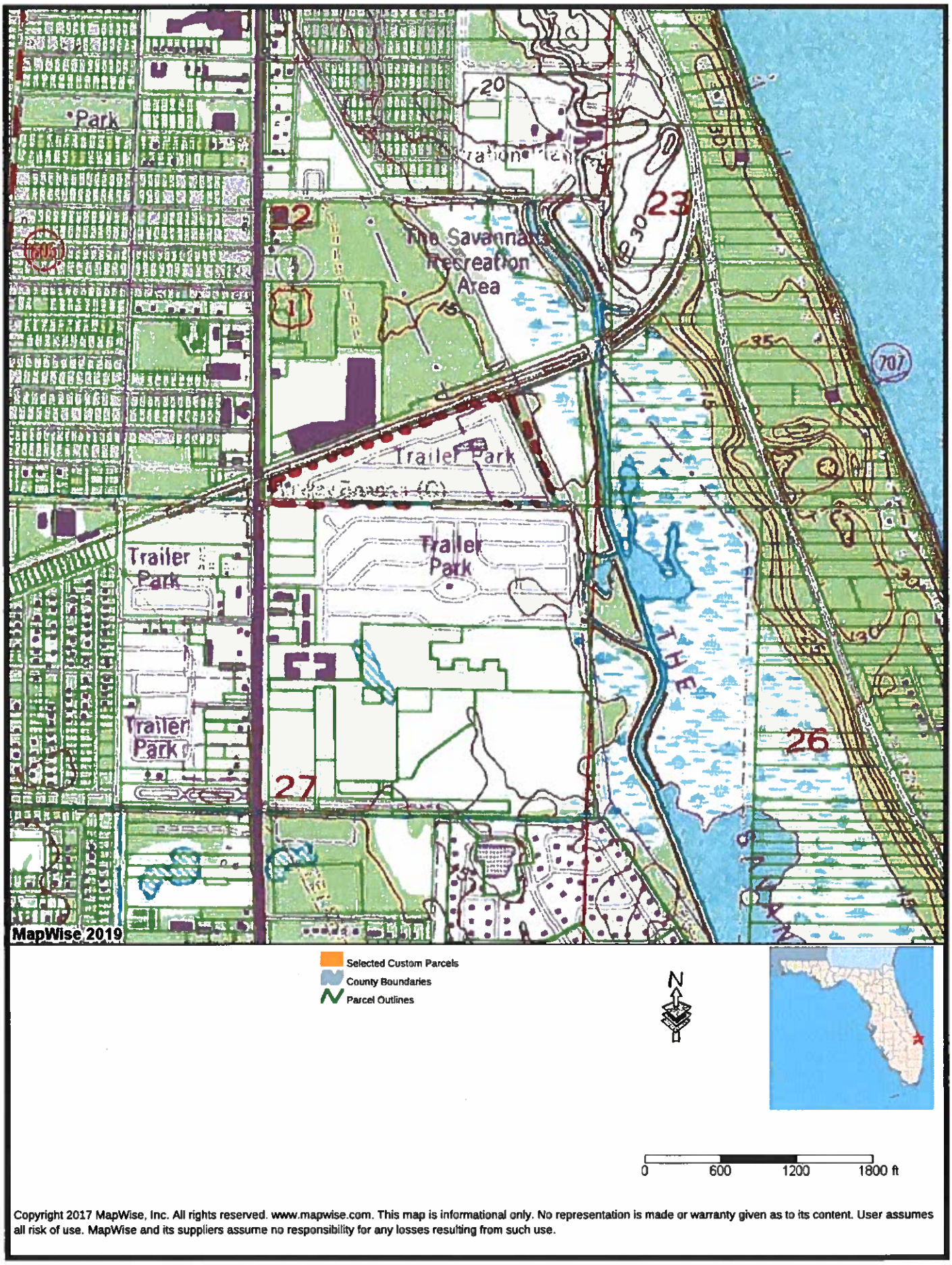
MEDIATION

The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401–.405, Fla. Admin. Code. The SFWMD is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this time.

RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Section 120.68, Fla. Stat., and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal with the Office of the District Clerk of the SFWMD in accordance with the filing instructions setforth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the clerk of the appropriate district court of appeal.

Exhibit E: Quad Map



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JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4344435 OR BOOK 4035 PAGE 1063, Recorded 08/28/2017 09:58:24 AM Doc Tax: $24500.00

This instrument was prepared by
and should be returned to:

CLIFFORD CHANCE US LLP
31 West 52nd Street
New York, New York 10019
Attn: Ness M. Cohen Esq.

SPECIAL WARRANTY DEED

THIS INDENTURE, is made this 24th day of August, 2017, between **Pleasure Cove FL, LLC**, a Florida limited liability company, whose mailing address is 735 Broad Street, Suite 306, Chattanooga, TN 37402, as grantor ("Grantor") and **YES SANDHILL EXP, LLC**, a Delaware limited liability company whose mailing address is 1900 16th Street, Suite 950, Denver, Colorado 80202, as grantee ("Grantee").

WITNESSETH that said Grantor, for and in consideration of the sum of Ten ($10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land located in St. Lucie County, Florida and legally described in **Exhibit A** attached hereto and incorporated herein by this reference ("Real Property"), together with all buildings, structures, improvements and fixtures located thereon and owned by Grantor as of the date hereof, together with all rights, easements, interests, mineral, water and other rights, tenements, hereditaments, privileges and appurtenances thereto belonging or in anywise appertaining including all of Grantor's right, title and interest in and to all rights-of-way, open or proposed streets, alleys, easements, strips or gores of land adjacent thereto (herein collectively called the "Property").

SUBJECT TO the encumbrances set forth on **Exhibit B** attached hereto and made a part hereof to the extent the same are validly existing and applicable to the Real Property.

TO HAVE AND TO HOLD the Property in fee simple forever together with the aforesaid encumbrances unto Grantee, its legal representatives, successors and assigns, and Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor does hereby bind itself, its legal representatives, successors and assigns, to WARRANT and FOREVER DEFEND the title to the Property unto the Grantee, its legal representatives, successors and assigns, against Grantor and against the lawful claims of all persons claiming by, under and through Grantor, except for the encumbrances set forth on **Exhibit B**.

THE TAX IDENTIFICATION NUMBER FOR THIS PROPERTY IS: 2422-344-001-000/6.

[Remainder of Page Intentionally Left Blank; Signature Page Immediately Follows]

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

PLEASURE COVE FL, LLC,
a Florida limited liability company

Witness 1: _____
Print Name: Robbie Velasquez

By: _____
Robert Miller, Managing Member

Witness 2: _____
Print Name: Nick Graham

STATE OF Georgia)
) ss.:
COUNTY OF Whitfield)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Robert Miller, as Managing Member of Pleasure Cove FL, LLC, a Florida limited liability company, who is personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this 14th day of August, 2017.

Wanda Kay Stevenson
Notary Public, State of Georgia
Wanda Kay Stevenson
Typed, printed or stamped name of Notary Public

My Commission Expires: March 23, 2018

WANDA KAY STEVENSON NOTARY PUBLIC WHITFIELD COUNTY, GEORGIA MY COMMISSION EXPIRES MARCH 23, 2018

Exhibit A
Legal Description

PARCEL A:

FROM THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN WEST ALONG THE SOUTH LINE OF SAID SECTION, 45O FEET TO THE POINT OF BEGINNING; THENCE RUN NORTHWESTERLY 63 DEG 16' 20" A DISTANCE OF 1,036.2 FEET TO THE RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY; THENCE RUN SOUTHWESTERLY, NORTHERLY, AND SOUTHWESTERLY ALONG SAID RAILWAY RIGHT-OF-WAY TO THE EAST RIGHT-OF-WAY LINE (INCLUDING COUNTRY RIGHT-OF-WAY) OF STATE ROAD NO. 4 AS DESCRIBED IN DEED BOOK 100, 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 35 SOUTH, RANGE 40 EAST; THENCE ALONG SAID SOUTH SECTION LINE TO THE POINT OF BEGINNING.

AND

A RECTANGULAR SHAPED PARCEL OF LAND LYING AND BEING IN THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, SAID PARCEL BEING 788.44 FEET IN LENGTH, EASTERLY AND WESTERLY, AND 5O FEET IN WIDTH, NORTHERLY AND SOUTHERLY, 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 45O FEET TO A POINT, SAID POINT BEING MARKED BY A CONCRETE MONUMENT; THENCE GO NORTHWESTERLY, MARKING AN ANGLE OF 63 DEG 16' 20" TO SAID WEST LINE OF SECTION 22, FOR A DISTANCE OF 1,028.06 FEET TO A POINT, SAID POINT BEING MARKED BY A CONCRETE MONUMENT SET IN SOUTHWESTERLY FLORIDA EAST COAST RAILWAY COMPANY'S RIGHT-OF-WAY LINE, TO THE POINT OF BEGINNING; THENCE FOR A FIRST COURSE, GO SOUTH 69 DEG 24' 30" WEST FOR A DISTANCE OF 788.44 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE FOR A SECOND COURSE, GO NORTH 26 DEG 43' 40" WEST FOR A DISTANCE OF 5O FEET TO A POINT; THENCE FOR A THIRD COURSE, GO NORTH 69 DEG 24' 30" EAST, PARALLEL TO THE FIRST COURSE, FOR A DISTANCE OF 788.44 FEET; THENCE FOR A FOURTH COURSE GO SOUTH 26 DEG 43' 40" EAST FOR A DISTANCE OF 5O FEET TO THE POINT OF BEGINNING.

CONTAINING 31.155 ACRES, MORE OR LESS.

PARCEL B:

TOGETHER WITH THE BENEFICIAL EASEMENTS CONTAINED IN THAT CERTAIN CROSS EASEMENT AGREEMENT BY AND BETWEEN WILLIAM D. MCKNIGHT AND KATHRYN A. MCKNIGHT, HUSBAND AND WIFE, AND PLEASURE COVE FL, LLC, A FLORIDA LIMITED LIABILITY COMPANY DATED AS OF AUGUST 23, 2017 AND RECORDED IMMEDIATELY PRIOR TO THE RECORDING HEREOF IN OFFICIAL RECORD BOOK 4035 PAGE 358.

EXHIBIT B
PERMITTED ENCUMBRANCES

Subject To:

1. Ad valorem real estate taxes for 2017 and subsequent years that are a lien on the Real Property but are not yet due and payable.

2. Easement to American Telephone and Telegraph Company recorded in Deed Book 81, Page 155, and Deed Book 195, Page 501, Public Records of St. Lucie County, Florida (the "Official Records").

3. Easement Agreement between Pleasure Cove Mobile Home Park, Inc., City of Fort Pierce, and Southern Bell Telephone and Telegraph Company, recorded in the Official Records Book 207, Page 764, as corrected in Official Records Book 208, Page 2236, Official Records.

4. Right of Way Easement to Southern Bell Telephone and Telegraph Company recorded in Official Records Book 650, Page 1802.

5. Cross Easement Agreement by and between William D. McKnight and Kathryn A. McKnight, husband and wife, and Pleasure Cove FL, LLC, a Florida limited liability company dated as of August 23, 2017 and recorded immediately prior to the recording of this Deed.

Project Architect/Engineer

Name	Henry Vorpe, P.E.	**Firm**	AVA Engineers, Inc.
Address	4201 Baymeadows Road	**City**	Jacksonville
State	FL	**Zip**	32216
Telephone	904.730.3223	**Fax**	
E-Mail	vorpefactorx@yahoo.com		

Saint Lucie County Fire District Development & Site Plan Review Fees

Make fees payable to: Saint Lucie County Fire District

Minor

$108.75 (<5,000 sq. ft. or <5 units)
$217.50 (5,000-10,000 sq. ft. or 5-15 units)
$362.50 (10,000-25,000 sq. ft. or 16-25 units)

Major

$507.50 (>25,000 sq. ft. or >25 units)

Planned Unit Development (PUD)

$1087.50

Development of Regional Impact (DRI)

$1450.00

Applicable Codes

The Florida Fire Prevention Code, 5th Edition.

Client Agreement

I hereby authorize the above listed agent to represent me.
I fully understand that the review fees charged by the Saint Lucie County Fire District are separate from all City or County fees and must be paid upon submittal of documents.

Owner's Signature	Craig P. Schellbach	**Printed Name**	Craig P. Schellbach	Date	June 20, 2020
		Title	Development Manager		

SAINT LUCIE COUNTY FIRE DISTRICT
DEVELOPMENT & SITE PLAN REVIEW APPLICATION
5160 N.W. Milner Drive
Port Saint Lucie, FL 34983
Telephone: 772-621-3322
Fax: 772-621-3604
Web Address: www.slcfd.com

Type of Request

- [x] Site Plan
- [ ] Site Plan with Construction "Detail" Plans
- [ ] Amendment
- [ ] Re-submittal
- [ ] Preliminary Subdivision Plat with Construction "Detail" Plans
- [ ] Final Subdivision Plat with Construction "Detail" Plans
- [ ] Development of Regional Impact
- [x] Planned Unit Development
- [ ] Other

Project Information

Project Name	Savannah Ridge				
Location	3030 S. US 1				
City	Fort Pierce	**Zip**		**Number of Dwelling Units**	209
Type of Development/Intended Use	Mobile Home Community			**Gross Square Feet of Structure/s**	
Gross Acreage/Square Feet of Site	31.145 ac./1,356,676 sf.	**Water Purveyor**	FPUA		

Owner/Developer Information

Name	Yes Sandhill Exp, LLC.				
Address	5050 S. Syracuse Street, Ste 1200			**City**	Denver
State	CO	**Zip**	80237	**Telephone**	817-308-3287	**Fax**	
E-Mail	CSchellbach@yescommunities.com				

Applicant/Agent for Owner

Name	Brian Nolan, AICP, ASLA	**Firm**	Lucido & Associates		
Address	7001 SE Ocean Blvd.			**City**	Stuart
State	FL	**Zip**	34994	**Telephone**	772.220.2100	**Fax**	
E-Mail	bnolan@lucidodesign.com				

Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address:	3030 S US HIGHWAY 1
Parcel ID:	2422-344-0001-000-6
Account #:	29798
Map ID:	24/22S
Use Type:	1000
Zoning:	Medium Den
City/County:	Fort Pierce

Ownership

Yes Sandhill Exp LLC
1900 16th ST Ste 950
Denver, CO 80202-5228

Legal Description

22 35 40 FROM SE COR OF SEC RUN W ON SEC LI 450 FT FOR POB, TH N 63 DEG 16 MIN 30 SEC W 1078.06 FT TO FEC RR R/W, TH SWLY ALG RR R/W TO PT 99 FT E OF C/L OF SR 4, TH S ON LI // WITH E R/W TO S SEC LI, TH E ALG SEC LI TO POB (32.26 AC) (OR 4035-1063, 1067)



Current Values

Just/Market Value:	$2,766,300
Assessed Value:	$2,766,300
Exemptions:	$0
Taxable Value:	$2,766,300

Property taxes are subject to change upon change of ownership.

- **Past taxes are not a reliable projection of future taxes.**
- **The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.**

Total Areas

Finished/Under Air (SF):	2,768
Gross Sketched Area (SF):	2,768
Land Size (acres):	32.26
Land Size (SF):	1,405,246

Taxes for this parcel: SLC Tax Collector's Office
Download TRIM for this parcel: Download PDF

Sale History

Date:	Aug 14, 2017
Book/Page:	4035 / 1067
Sale Code:	0111
Deed:	QC
Grantor:	Pleasure Cove FL LLC
Price:	$0
Date:	Aug 14, 2017
Book/Page:	4035 / 1063
Sale Code:	0001
Deed:	SP
Grantor:	Pleasure Cove FL LLC
Price:	$3,500,000
Date:	Dec 24, 2014
Book/Page:	3705 / 1593

Sale Code:	0138
Deed:	SP
Grantor:	PCA Ft Pierce Homes LLC
Price:	$100,000
Date:	Dec 15, 2008
Book/Page:	3050 / 2707
Sale Code:	XX03
Deed:	CT
Grantor:	Fort Pierce Homes LLC
Price:	$100
Date:	Jul 1, 2005
Book/Page:	2305 / 0331
Sale Code:	XX02
Deed:	SP
Grantor:	P and P Mhc Estates Lp
Price:	$20,000,000
Date:	Jul 21, 1998
Book/Page:	1161 / 1207
Sale Code:	XX01
Deed:	WD
Grantor:	SUN COMMUNITIES OPERATING
Price:	$16,600,000
Date:	Oct 4, 1994
Book/Page:	0923 / 0519
Sale Code:	XX01
Deed:	WD
Grantor:	Charles E Aultman
Price:	$5,359,000
Date:	Feb 1, 1984
Book/Page:	0424 / 2780
Sale Code:	XX00
Deed:	CV
Grantor:	
Price:	$2,500,000

Building Information (1 of 1)

Finished Area: 2,768 SF

Gross Sketched Area: 2,768 SF

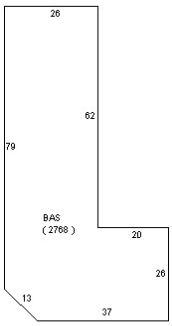
Exterior Data

View:	Roof Cover: Tar & Gravel	Roof Structure: Flat/Shed
Building Type: LROF	Year Built: 1970	Frame:
Grade: Y_C	Effective Year: 1970	Primary Wall: CB Stucco
Story Height: 1 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 0	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Terrazo
A/C %: 100%	Heated %: 100%	Sprinkled %: 0%





Special Features and Yard Items

Type:	POOL DK-AVG
Quantity:	1
Units:	4054
Year Built:	1970
Type:	ASP2 LOW
Quantity:	1
Units:	63036
Year Built:	1970
Type:	CONCRETE LOW
Quantity:	1
Units:	41200
Year Built:	1970
Type:	COM POOL LOW
Quantity:	1
Units:	800
Year Built:	1970
Type:	VINYLFENCE6'
Quantity:	1
Units:	160
Year Built:	2000
Type:	CHAINLINK 6'
Quantity:	1
Units:	250
Year Built:	2007

Current Year Values

Current Values Breakdown

Building:	$61,200
Land:	$2,705,100
Just/Market:	$2,766,300
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$2,766,300
Exemption(s):	$0
Taxable:	$2,766,300

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2012	0041	115.2	Fort Pierce Stormwater Charge	$7,948.80

This does not necessarily represent the total Special Assessements that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

Historical Values

Permits

Number:	F00-*0001525
Issue Date:	Dec 20, 2000
Description:	Roof
Amount:	$5,032
Fee:	$0
Number:	F00-000052
Issue Date:	Feb 14, 2000
Description:	Carport
Amount:	$1,600
Fee:	$0
Number:	F00-000128
Issue Date:	Feb 3, 2000
Description:	Additions to existing construction
Amount:	$5,000
Fee:	$0
Number:	F00-0001428
Issue Date:	Nov 28, 2000
Description:	Roof
Amount:	$500
Fee:	$0
Number:	F00-0001538
Issue Date:	Dec 27, 2000
Description:	Roof
Amount:	$4,473
Fee:	$0
Number:	F000-0001111
Issue Date:	Sep 15, 2000
Description:	Roof
Amount:	$4,579
Fee:	$0
Number:	F99-000109
Issue Date:	Jan 28, 2000
Description:	Roof
Amount:	$2,450
Fee:	$0
Number:	F93-000957
Issue Date:	Jul 6, 1993
Description:	Roof
Amount:	$7,500
Fee:	$7,500

Number:	F95-000341
Issue Date:	Mar 30, 1995
Description:	Roof
Amount:	$3,000
Fee:	$3,000

Number:	F95-000980
Issue Date:	Aug 30, 1995
Description:	Roof
Amount:	$3,981
Fee:	$3,981

Number:	F95-001114
Issue Date:	Oct 4, 1995
Description:	Roof
Amount:	$4,570
Fee:	$4,570

Number:	F95-001115
Issue Date:	Oct 4, 1995
Description:	Roof
Amount:	$3,675
Fee:	$3,675

Number:	F96-000359
Issue Date:	Apr 9, 1996
Description:	Enclosure
Amount:	$1,300
Fee:	$1,300

Number:	F96-000554
Issue Date:	May 14, 1996
Description:	Roof
Amount:	$500
Fee:	$500

Number:	F97-000103
Issue Date:	Feb 6, 1997
Description:	Alterations/Remodeling
Amount:	$1,300
Fee:	$1,300

Number:	F97-001376
Issue Date:	Dec 19, 1997
Description:	Heat and Air Conditioning
Amount:	$0
Fee:	$0

Number:	F98-000667
Issue Date:	May 29, 1998
Description:	Alterations/Remodeling
Amount:	$0
Fee:	$0

Number:	F01-1189
Issue Date:	Aug 28, 2001
Description:	Carport
Amount:	$865
Fee:	$75

Number:	F01-00001372
Issue Date:	Oct 16, 2001
Description:	Roof

Amount:	$7,572
Fee:	$201
Number:	F02-81
Issue Date:	Jan 22, 2002
Description:	Heat and Air Conditioning
Amount:	$2,000
Fee:	$75
Number:	F02-309
Issue Date:	Mar 5, 2002
Description:	Roof
Amount:	$2,050
Fee:	$75
Number:	F02-166
Issue Date:	Feb 13, 2002
Description:	Roof
Amount:	$4,060
Fee:	$166
Number:	F02-0692
Issue Date:	May 10, 2002
Description:	Heat and Air Conditioning
Amount:	$0
Fee:	$75
Number:	SH2002-17
Issue Date:	Oct 23, 2002
Description:	Shed
Amount:	$1,695
Fee:	$100
Number:	MC2002-125
Issue Date:	Nov 22, 2002
Description:	
Amount:	$3,674
Fee:	$162
Number:	RF2002-125
Issue Date:	Nov 26, 2002
Description:	Roof
Amount:	$2,996
Fee:	$155
Number:	RF20042097
Issue Date:	Dec 7, 2004
Description:	Roof
Amount:	$1,200
Fee:	$75
Number:	RF20042486
Issue Date:	Dec 27, 2004
Description:	Roof
Amount:	$6,581
Fee:	$191
Number:	RF20042073
Issue Date:	Dec 3, 2004
Description:	Roof
Amount:	$5,834
Fee:	$183
Number:	RF20042074

Issue Date:	Dec 3, 2004
Description:	Roof
Amount:	$3,350
Fee:	$159
Number:	BP10-0511
Issue Date:	May 11, 2010
Description:	Fence
Amount:	$1,000
Fee:	$75
Number:	BP14-1772
Issue Date:	Jun 27, 2014
Description:	Electric
Amount:	$1,350
Fee:	$104
Number:	BP14-2083
Issue Date:	Aug 13, 2014
Description:	Plumbing
Amount:	$600
Fee:	$79
Number:	BP17-3460
Issue Date:	Jan 8, 2018
Description:	Electric
Amount:	$1,200
Fee:	$0
Number:	BP19-2892
Issue Date:	Aug 16, 2019
Description:	Demolition
Amount:	$5,000
Fee:	$0
Number:	BP19-2892
Issue Date:	Feb 25, 2020
Description:	Demolition
Amount:	$5,000
Fee:	$0

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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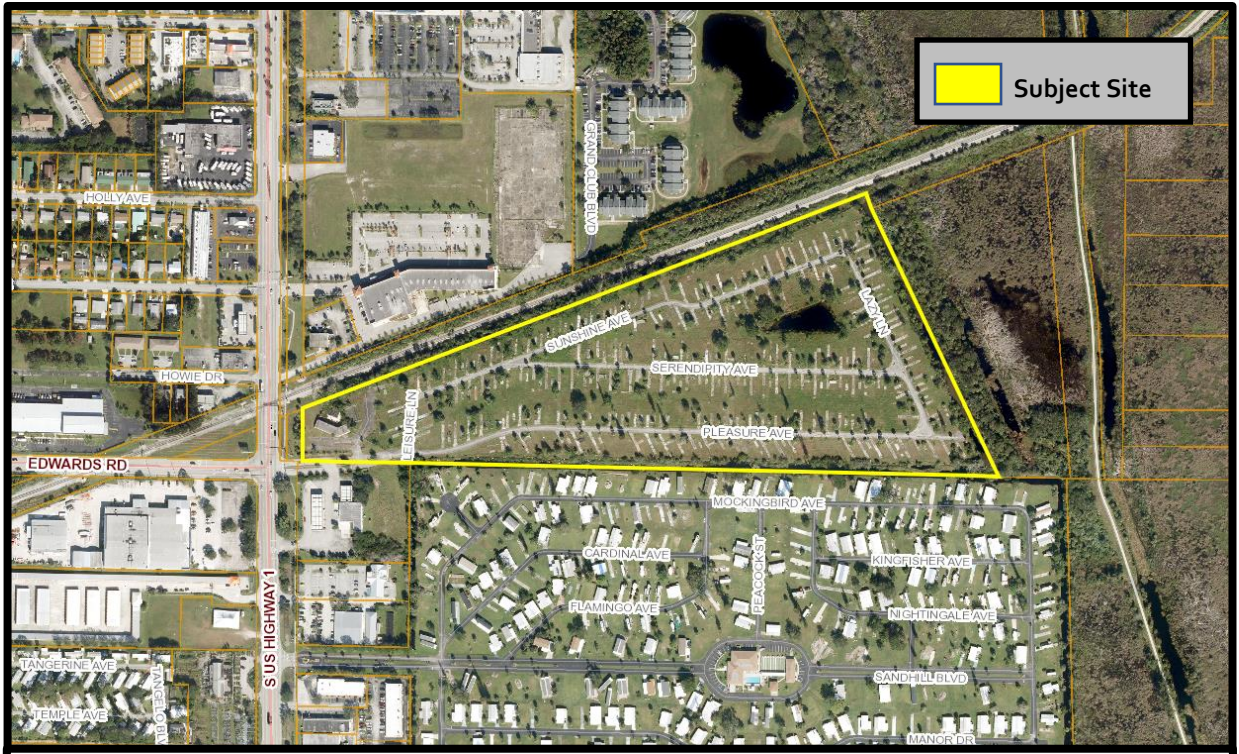
SAVANNAH RIDGE

LEGAL DESCRIPTION

FROM THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN WEST ALONG THE SOUTH LINE OF SAID SECTION, 450 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTHWESTERLY 63 DEG 16' 20" A DISTANCE OF 1,036.2 FEET TO THE RIGHT-OF-WAY OF THE FLORIDA EAST COAST RAILWAY; THENCE RUN SOUTHWESTERLY, NORTHERLY, AND SOUTHWESTERLY ALONG SAID RAILWAY RIGHT-OF-WAY TO THE EAST RIGHT-OF-WAY LINE (INCLUDING COUNTRY RIGHT-OF-WAY) OF STATE ROAD NO. 4 AS DESCRIBED IN DEED BOOK 100, 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 35 SOUTH, RANGE 40 EAST; THENCE ALONG SAID SOUTH SECTION LINE TO THE POINT OF BEGINNING.

AND

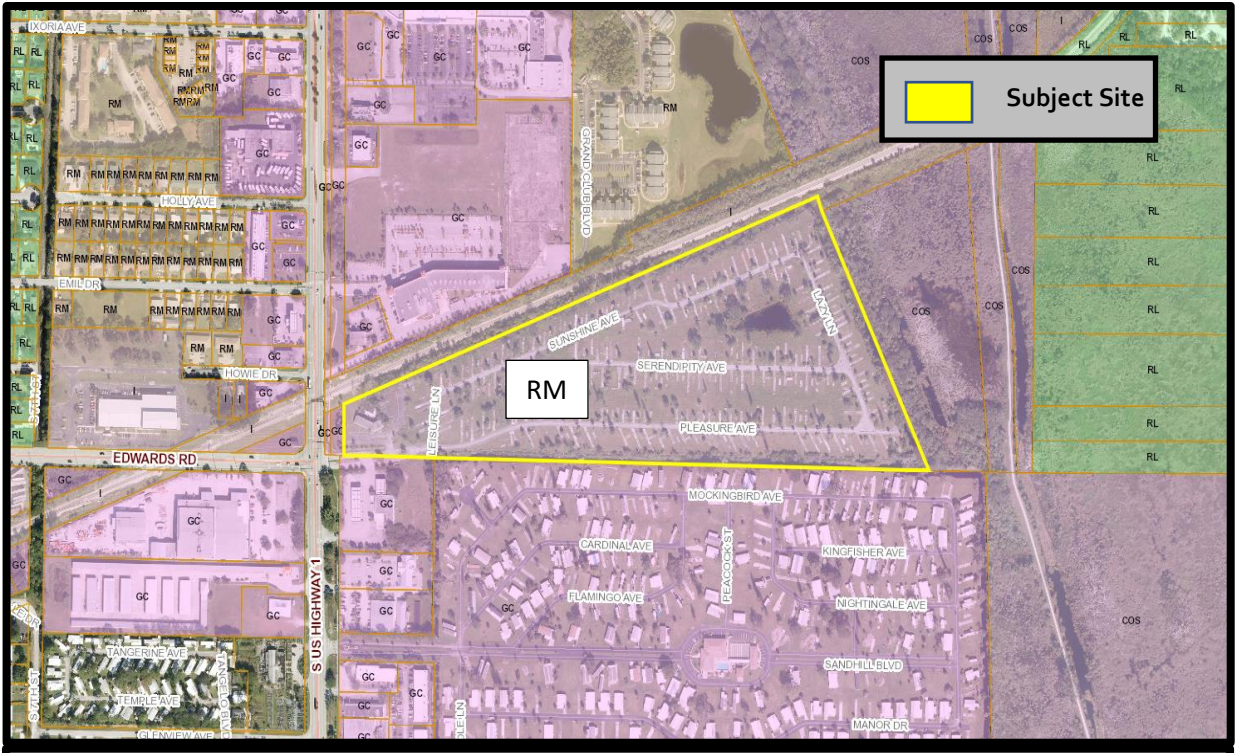
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THE SUNRISE CITY FORT PIERCE Florida

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

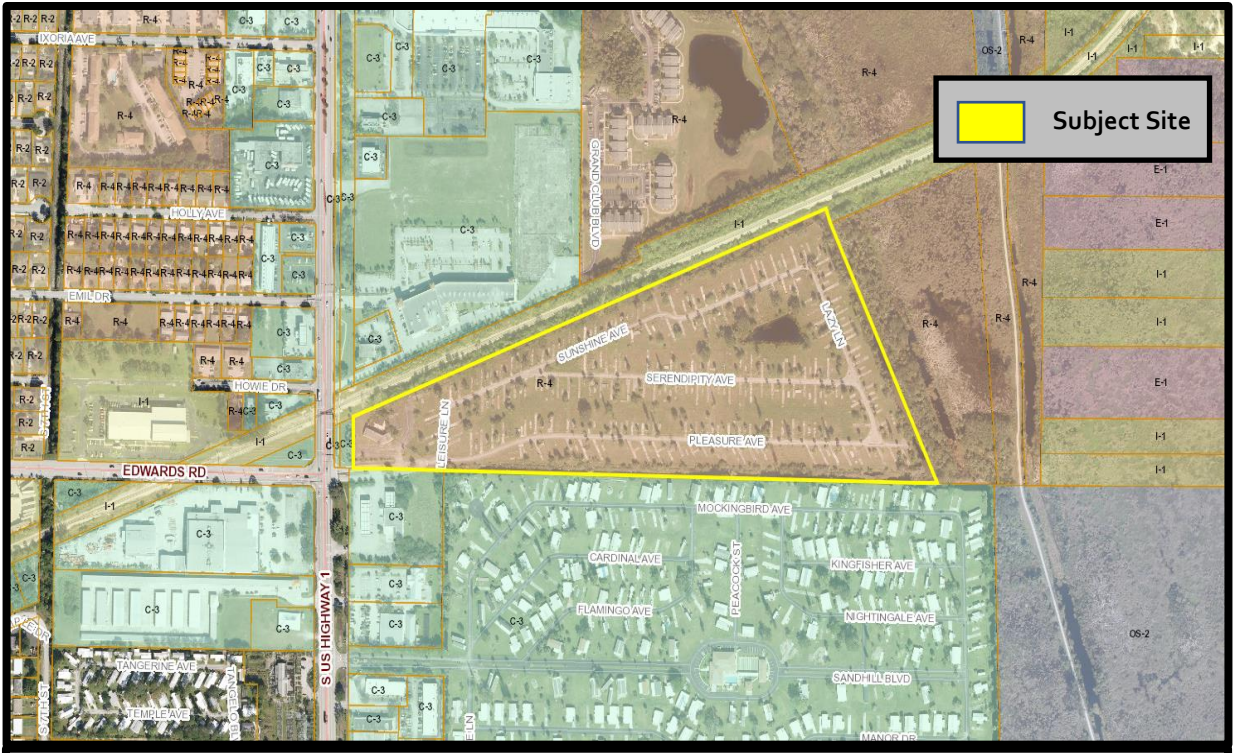
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THE SUNRISE CITY
FORT PIERCE
Florida

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

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THE SUNRISE CITY
FORT PIERCE
Florida

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

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

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.

Sincerely,

Brandon Creagan, LEED Green Associate
Planner

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

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:

- [x] Site Plan
- [ ] P/D Drawings
- [ ] Test Reports & Related Documents
- [ ] Certificate of Completion
- [ ] Record Drawings
- [ ] Permits from applicable Local, State & Federal Agencies
- [ ] Clearances from all applicable Local, State and Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] Approval of Site Plan
- [ ] Building Permit
- [ ] 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.

- [x] See attached for engineering advisory comments

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 ▪ CITYOFFORTPIERCE.COM ▪ TEL: 772.467.3000 ▪ FAX: 772.460.6847

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 l 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.

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

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

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/DevelopmentServicesResponsibilitiesWWW.aspx

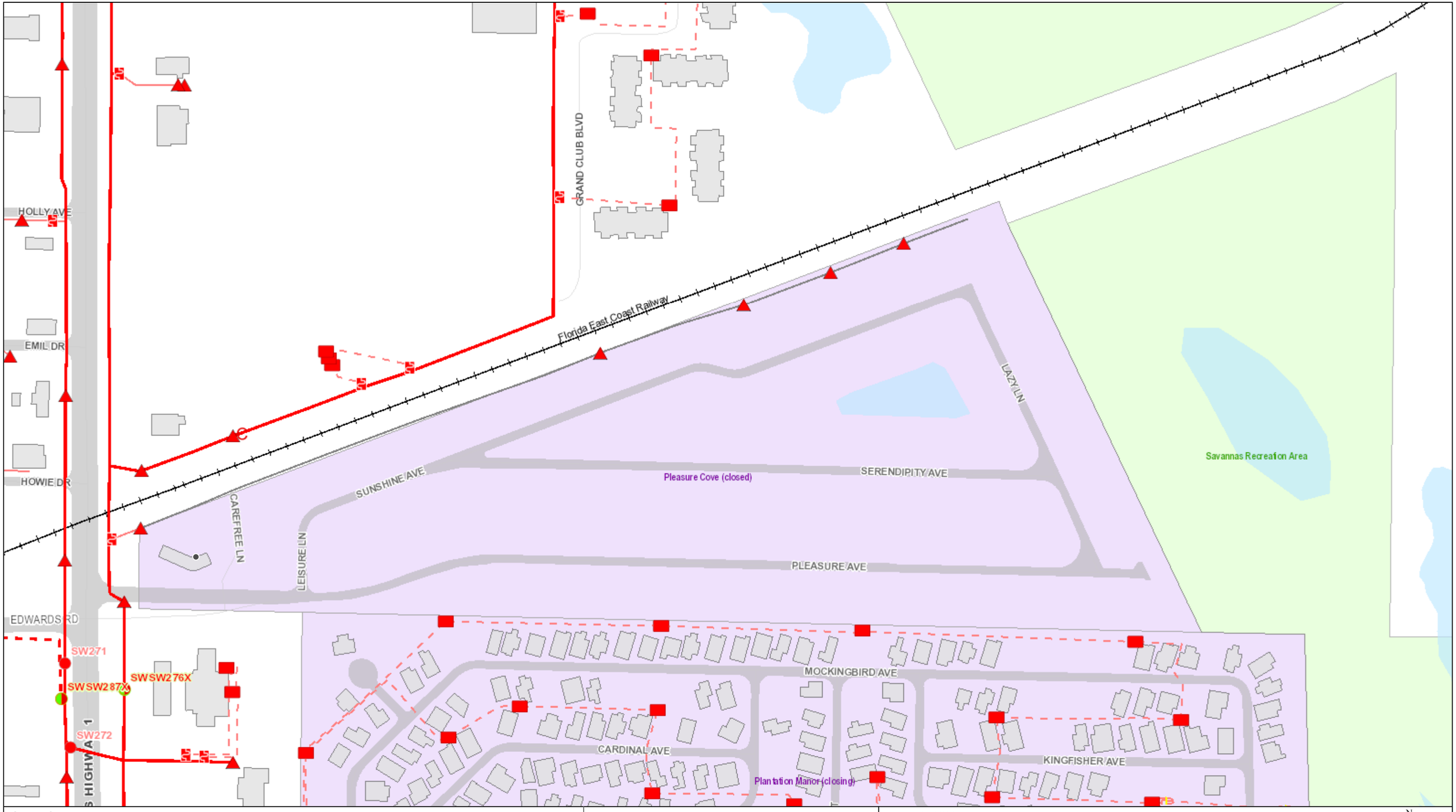
FPUA Electric & Gas Engineering: Approved.
Electric service is available to the site (from S. US 1) for the propose Mobile Home Community development. Please provide electric load information for the propose structures /new services and AutoCAD drawing. Customer will be responsible for all transformer 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

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@fpua.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).



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

Transformers

- Overhead
- Pad Mount

Valves

- Gas
- Water
- Raw Water
- Waste Water
- Fire Hydrant
- Well
- PS 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

FPUA COMMUNITY PROUD

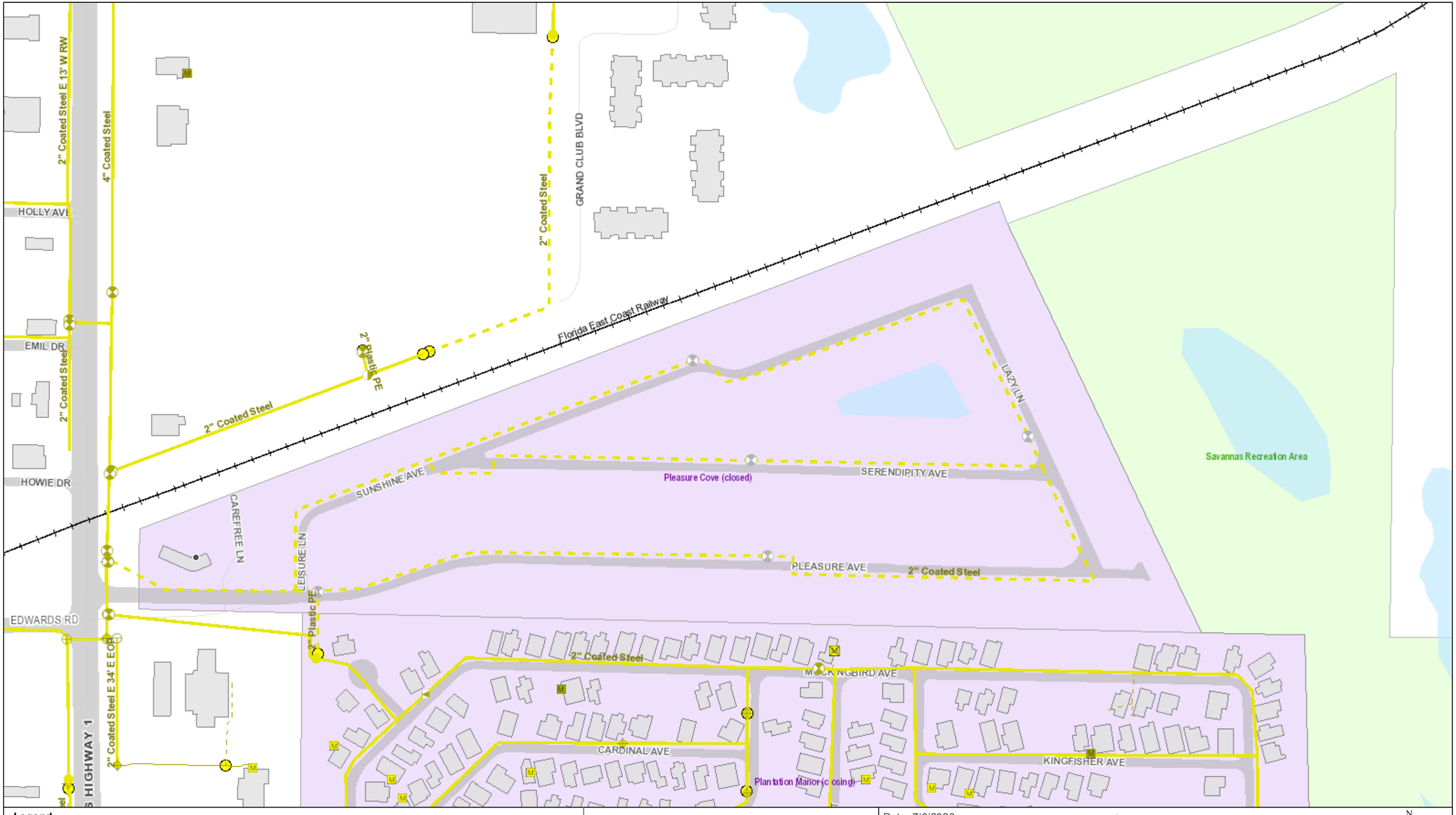
N

1 inch = 228 feet

FPUA Web Map

Created By:
FPUA

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



Legend

- Electric Primary Wire
- Transmission Wire
- Gas Main
- Fiber Optic Cable
- Potable Water Main
- Raw Water Main
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- Pole
- Fuse

Transformers
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Date: 7/6/2020

FPUA COMMUNITY PROUD

N

1 inch = 228 feet

FPUA Web Map

Created By:
FPUA

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

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

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 athttp://www.slcfd.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**

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).**

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 by 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.fpua.com/Business/StartStopNewServices/DevelopmentServicesResponsibilitiesWWW.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 athttp://www.slcfd.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