



TO: TECHNICAL REVIEW COMMITTEE
FROM: BRANDON C. CREAGAN, MCRP, LEED GREEN ASSOCIATE, SENIOR PLANNER
RE: TECHNICAL REVIEW PROJECT# 21-43900002
DATE: AUGUST 5, 2021

Planned Development – Savannah Preserve

Attached are Applications for Zoning Atlas Map Amendment, Development Review, Subdivision (Preliminary Plat), and Design Review for two properties located north of the Gator Trace Planned Development. The combined size of both parcels are approximately 125.52 acres. The applicant is proposing to construct a residential development with 612 units and other associated site improvements. The City Zoning is Planned Development (PD) and the Future Land Use is Medium Density Residential (RM). The parcel IDs for the properties are 2426-333-0015-000-5 & 2434-121-0001-000-8.

Please review and provide comments on the project. Please send all comments to my email Bcreagan@cityoffortpierce.com or through interoffice mail to the Planning Department. If you have comments, please respond by August 17, 2021.

Please do not hesitate to contact me should you require any additional information at 772-467-3742.

Thank you.

Brandon C. Creagan



Application for Zoning Atlas Map Amendment

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 & Legal Description
- St. Lucie County Property Record Card
- Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- Current Survey
- Environmental Study
- Traffic Impact Report
- *** Capacity Analysis-Separate Form
- Drainage Analysis
- Historical Report
- 1 CD of all documents submitted in PDF
- Other _____

1. Property Address/Location: 125 Acre tract lying between Gator Trace PUD & High Pointe
2. Property Tax ID(s): 2426-333-0015-000-5 & 2434-121-0001-000-8
3. Total Acreage: 125 Acres
4. Existing Future Land Use Designation: Medium Density Residential (RM)
5. Existing Zoning Classification: Planned Development (PD) Expired
6. Proposed Zoning Classification: Planned Development (PD)
7. Other applications being submitted concurrent with this application, if any: Design Review, Subdivision, PUD

8. Describe the existing uses, improvements and structures on the amendment lands: Vacant

9. Are there any identified or possible historical structures on the amendment lands? No

10. The reason for making this request: To develop Planned Development

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Residential	RM	R4A
South	Residential	RM	PUD - Gator Trace
East	Park/Preserve	OSC	OSC
West	Commercial & Mobile Homes	CG & RM	C3, R4A & R2

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM	PD	1375	125	X
Proposed	RM	PD	620	125	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 161,200
Demand Analysis	Maximum 161, 200 GPD
Current Zoning	Total gallons per day 357,500 GPD
Proposed Zoning	Total gallons per day 161,200 GPD
Change in Demand	Total gallons per day -196,300 GPD

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 161,200 GPD
Current Zoning	Total gallons per day 357,500 GPD
Proposed Zoning	Total gallons per day 161,200 GPD
Change in Demand	Total gallons per day - 196,300 GPD

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	71.5	32.2	(-) 39.3
Urban District	5 acres per 1,000 people	17.9	8.1	(-) 9.8
Community	2.5 acres per 1,000 people	8.9	4.0	(-) 4.9
Neighborhood	1.36 acres per 1,000 people	4.9	2.2	(-) 2.7

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 Enrollment Demand	199	85
Proposed Zoning Enrollment Demand	89	38
Change in Demand	(-) 110	(-) 47

E. Solid Waste: 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	23 - 8 Yard
Proposed Zoning	11 - 8 Yard
Change in Demand	(-) 12 - 8 yard

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

G. Traffic		
Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning		
Proposed Zoning		
Change in Demand	Trips	Trips
Impact to Capacity		

12. Name of Owner(s): Karma Capital Investments, LP
 Mailing Address: 4512 North Flagler Drive, Suite 206
 City West Palm beach State FL Zip 33407
 Phone # _____
 E-mail: _____

13. Name of Applicant: Kolter Land Partners, LLC
 Mailing Address: 105 NE 1st Street
 City Delray Beach State FL Zip 33444
 Phone # (954) 649-6613 Fax # _____
 E-mail: mcaputo@kolter.com

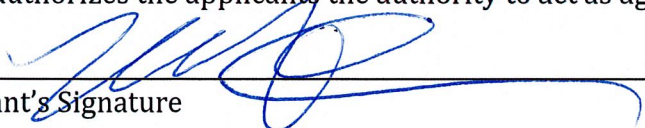
14. Name of Representative: Culpepper & Terpening, Inc.
 Mailing Address: 2980 South 25th Street
 City Ft. Pierce State FL Zip 34981
 Phone # (772) 464-3537 Fax # (772) 464-9497
 E-mail: dmurphy@ct-eng.com

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Applicant's Signature 

8/2/21
Date

Address State Zip

Phone Fax E-mail Address

16. Property Owners 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 for a change in zoning classification. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Property Owner's Name (Please Print) Phone

Address State Zip

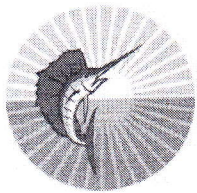
Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this ___ day of ____, 20___, by
_____ who is personally known to me or has produced _____ as ident

Signature of Notary (seal)

OFFICE USE:
DATE RECEIVED: _____ Signed: _____
File Number: _____ Check No: _____ Receipt No: _____
TRC Review: _____ Planning Board Review: _____ City Commission: _____
Ordinance No: _____ Date Approved: _____



DEVELOPMENT REVIEW

Property address or Location 125 acre tract of land, lying between Gator Trace PUD and the High Pointe Condominium
 Parcel ID #(s) 2426-333-0015-000-5 (PCL1, 120 acres) and 2434-121-0001-000-8 (pcl 2, 5Acres)
 Project description Residential Planned Development

Karma Capital Investments, LP
Property Owner(s)
 4512 No. Flagler Dr., Ste 206
 Street Address
 West Palm Beach Fla 33407
 City State Zip
 Phone Number
 Email Address

Kolter Land Partners, LLC (Culpepper & Terpening, inc)
Applicant/Representative, Title, Company
 105 NE 1st St.
 Street Address
 Delray Beach Fla 33444
 City State Zip
 954-649-6613
 Phone Number
 mcaputo@kolter.com
 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.

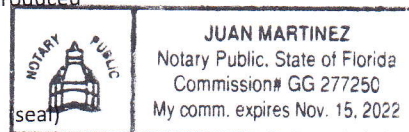


 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY palm beach
 The foregoing instrument was acknowledged before me this 20 day of July, 2021, by
MUSTAFA AKTINOK who is personally known to me or has produced
Florida DL A 435-545-77-122-0 as identification.



 Signature of Notary



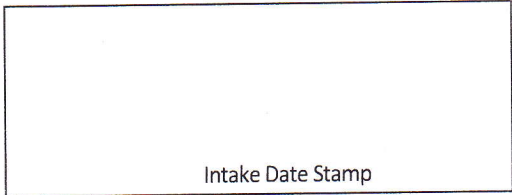
INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

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 _____





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

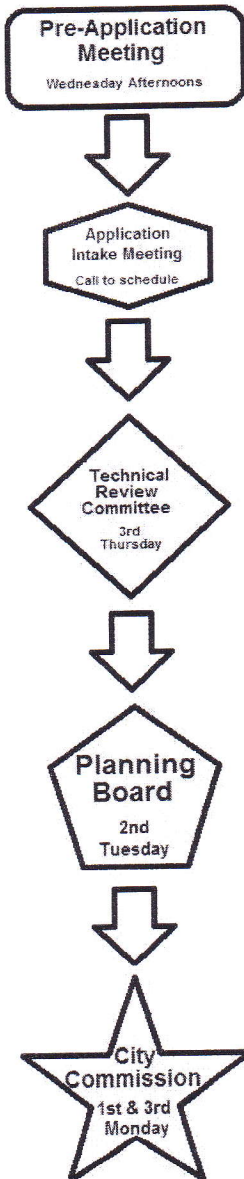
Site Information:

Non-Residential: Proposed Sq. Ft.: _____ Residential: Proposed Units: 620 (+/-)

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

North	South	East	West
Residential	Residential	Park	Mixed Uses

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)



Subdivision

Property address or Location 125 Acre Tract of land, lying between Gator Trace PUD and High Pointe Condominium

Parcel ID #(s) 2426-333-0015-5 (PL-1, 120 Acres) and 2434-121-0001-000-8 (PL-2 5 acres)

Project description 612 unit residential plat

Karma Capital Investments, LP

Property Owner(s)
4512 North Flagler Drive, Suite 206

Street Address
West Palm Beach FL 33407

City State Zip

Phone Number

Email Address

Kolter Land Partners, LLC

Applicant/Representative, Title, Company
105 NE 1st Street

Street Address
Delray Beach FL 33444

City State Zip

Phone Number
954-649-6613

Email Address
mcaputo@kolter.com

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.

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 2 day of August, 2021, by Michael Caputo who is personally known to me or has produced _____ as identification.

Signature of Notary

(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 _____

Fees _____ Control # _____ B. Permit # _____

Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____

Intake Date Stamp

SUBDIVISION: PRELIMINARY PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- Preliminary Plat prepared by a surveyor registered in the State of Florida meeting the requirements of Sections 18-5, & 18-10 (a) (1-3) & (c)
- A copy of the deed Signed and sealed survey
- Concurrency application, complete
- Complete, notarized application

SUBDIVISION: INFRASTRUCTURE PLAN REVIEW

Please submit one (1) original and four (4) hard copies and one (1) CD of the following, stamped by a state of Florida registered engineer meeting the requirements of 18-10 (a) (4) :

- Street construction plans Electric Infrastructure plans
- Water & Sewer system construction plans Gas Infrastructure plans
- Stormwater Retention plans Complete, notarized application

SUBDIVISION: FINAL PLAT

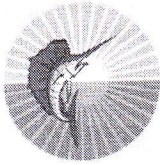
Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- A copy of the deed Signed and sealed survey
- Final Plat stamped by a state of Florida registered surveyor meeting the requirements of 18-5, & 18-10 (b & c):
- Complete, notarized application

SUBDIVISION: MINOR REPLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- A copy of the deed
- As-built survey of original parcel stamped by a registered surveyor in the State of Florida
- Scaled drawing, stamped by a registered surveyor in the State of Florida, of surveyed parcel indicating
 - o proposed lots, including acreage, square footage, & dimensions.
 - o any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- Complete, notarized application



Design Review

Property address or Location 125 acre tract of land lying between Gator Trace PUD and High Pointe Condominium
 Parcel ID #(s) 2426-333-0015-000-5 & 2434-121-0001-000-8
 Project Description 620 Unit Residential Planned Development

Karma Capital Investments, LP
 Property Owner(s)

4512 North, Flagler Drive, Suite 206
 Street Address

West Plam Beach FLA 33407
 City State Zip

Phone Number _____

Email Address _____

Kolter Land Partners, LLC
 Applicant/Representative, Title, Company

105 NE 1st Street
 Street Address

Delray Beach FLA 33444
 City State Zip

954-649-6613
 Phone Number

mcaputo@kolter.com
 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.

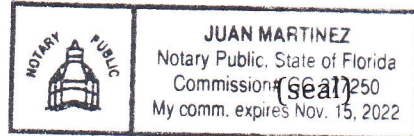
[Signature]
 Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY PAIM Beach
 The foregoing instrument was acknowledged before me this 20 day of July, 20 21, by

MUSTAFA ALTIMOK who is personally known to me or has produced

Florida DL A435-545-77-122-0 as identification.

[Signature]
 Signature of Notary



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.



CONCURRENCY CAPACITY ANALYSIS

I Site Data:

	Existing Use	Future Land Use	Zoning
North	RESIDENTIAL	RM	R4A
South	RESIDENTIAL	RM	PUD - GATOR TRACE
East	PARK/ PRESERVE	OSC	OSC
West	COMMERCIAL AND MOBILE HOMES	CG AND RM	C3, R4A AND R2

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM	PD	1375	125	X
**Proposed	RM	PD	620 (+/-)	125	N/A

I. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand)161,200 GPD Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 357,500 GPD
**Proposed Zoning/FLU	Total gallons per day 161,200 GPD
**Change in Demand	Total gallons per day -196,300 GPD

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand)161,200 GPD Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 357500 GPD
**Proposed Zoning/FLU	Total gallons per day 161,200 GPD
**Change in Demand	Total gallons per day -196,300 GPD

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	71.5 Acres	32.2 Acres	(-) 39.3 Acres
Urban District	5 acres per 1,000 people	17.9 Acres	8.1 Acres	(-) 9.8 Acres
Community	2.5 acres per 1,000 people	8.9 Acres	4.0 Acres	(-) 4.9 Acres
Neighborhood	1.36 acres per 1,000 people	4.9 Acres	2.2 Acres	(-) 2.7 Acres

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	199 Students	85 Students
**Proposed Zoning/FLU Enrollment Demand	89 Students	38 Students
**Change in Demand	(-) 110 Students	(-) 47 Students

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	23 - 8 Yard Units
**Proposed Zoning/FLU	11 - 8 Yard Units
*Change in Demand	(-) 12 - 8 Yard Units

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

Impact	
---------------	--

II. 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	See attached Traffic Impact Report	
**Proposed Zoning/FLU		
*Change in Demand	Trips	Trips
Impact to Capacity		

III. Project Description

PHASING		
Is this project (phase) part of a larger project?	<input type="checkbox"/> Yes	<input type="checkbox"/> 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	1	620	125	Spring 2022	Fall 2023
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

1.) Subject Property Description.

The proposed Savannah Preserve Planned Development project is proposed for an 'in-fill' location on a 125-acre tract of land lying between the exiting Gator Trace and High Pointe residential communities, in south Ft. Pierce. The subject site is presently undeveloped and includes a mosaic of native wetland and upland habitats, with patches of exotic vegetation and ditches. Wetlands are found throughout the site, with the site dominated by a large (38 acres +/-) central wetland which essentially splits the site into distinct portions, referred to as the east and west half. Native uplands include pine flatwoods in the western portion of the site and cabbage palm hammocks with pines in the eastern portion of the site. Ditches are within the western portion of the site running south-to north within an existing County right-of-way that borders the eastern property lines. The project site includes a narrow access parcel which connects the main site area to South US 1. This parcel is dominated by the exotic Brazilian pepper tree. Generally, the wetlands on the project site are in very good to excellent ecological condition. The native uplands on-site are of moderate quality with no recent land management activity, such as controlled burns or roller-chopping, evident during the recent site visits by the projects environmental consulting team. The dense Brazilian Pepper areas within the US 1 access parcel are impenetrable for on-foot inspection.

The petition property, totals 125 acres (more or less) and is described under two (2) separate Parcel ID Numbers 2426-333-0015-000-5 (PCL1, 120 acres) and 2434-121-0001-000-8 (pcl2, 5 acres), as provided by the St. Lucie County Property Appraiser.

2.) Surrounding Property Conditions.

Existing land uses around PCL 1 (120-acre parcel) consist of residential to the north (High Pointe

Condominium) and the south (Gator Trace); a public park and preservation area to the east (Savannas Preserve and Park) and several commercial development uses to the west (adjacent to US #1.) Existing uses surrounding PCL 2 consist of vacant land to the north; a mobile home park to the south; heavy commercial uses west of US 1, and PCL 1 to the east. Refer to Figure 1 for a site aerial of the Subject Property and its immediate environs.

a.) Future Land Use.

The Petition Property is located within the City of Fort Pierce. All properties are within the City's Urban Service area. Figure 2 represents the Future Land Use Map for the Petition Property and surrounding area.

The PCL 1 portion of the Petition Property, has a future land use designation of Medium Density Residential (RM). The Medium Density Residential (RM) designation is intended for parcels that are best suited for multifamily residential uses ranging in density from six and one-half to 12 dwelling units per acre. This category allows for small-lot single family units and multifamily dwellings including duplexes, condominiums and townhomes. Limited commercial uses are allowed and are intended to serve the residential uses in the community, but not the surrounding area at large.

The subject property PCL 2, has a future land use designation of General Commercial (GC). The General Commercial designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20 percent of the total floor area of the General Commercial future land use designation.

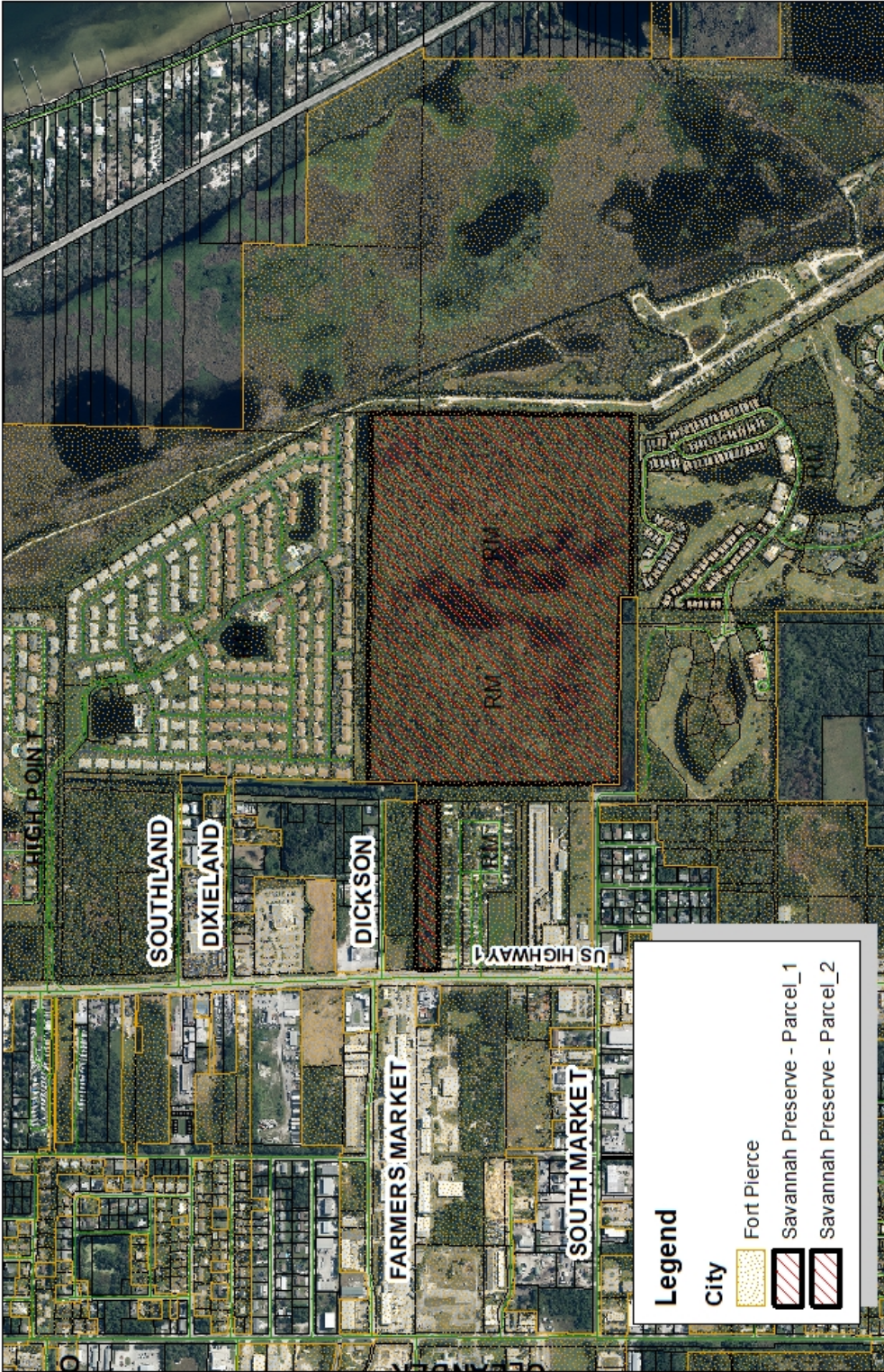
Overall (maximum) site density on PCL 1 and PCL 2 combined is estimated at approximately 1,500 units, however to achieve that site, it will be necessary to make use of multi-story development designs.

b.) Zoning.

The subject property is located within the City of Fort Pierce. All properties are within the City's Urban Service area. Figure 2 represents the Future Land Use Map for the subject property and surrounding area.

PCL 1 is currently zoned PD (Planned Development) by the City of Fort Pierce based on a previously approved, but expired, site project called Savannah Preserve at Gator Trace. While the prior site plan approvals granted under the original Planned Development approval have expired, and are no longer valid, the zoning classification on this property has remained PD. PCL 2 is an undeveloped commercial tract that was not directly included as part of the original PD.

Figure 3 represents the Existing Zoning Map for the subject property and surrounding area.



Legend

- City**
 - Fort Pierce
 - Savannah Preserve - Parcel_1
 - Savannah Preserve - Parcel_2

FIGURE 1



SAVANNAH PRESERVE

LOCATION MAP

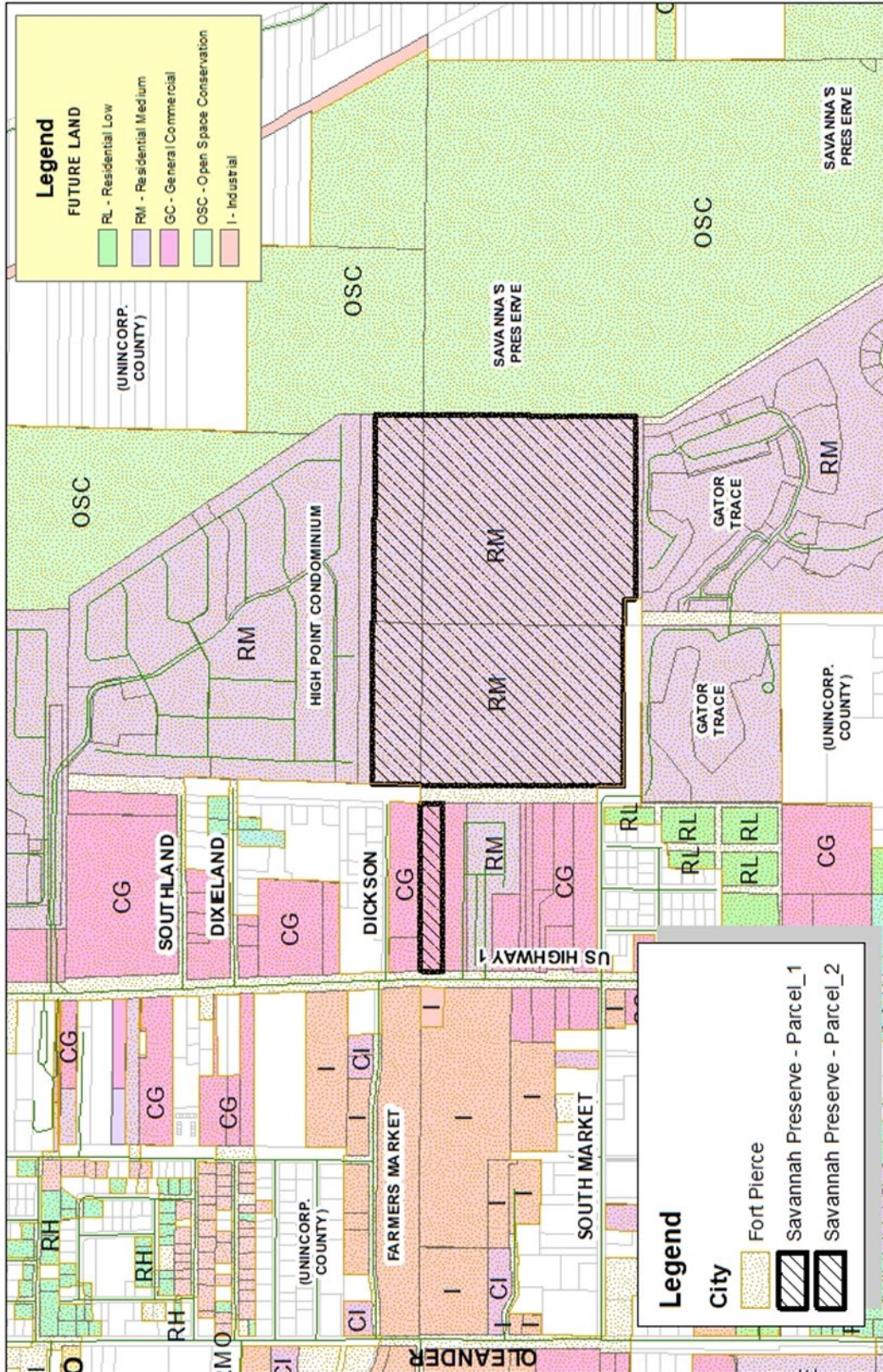


FIGURE 2



SAVANNAH PRESERVE

AREA FUTURE LAND USE

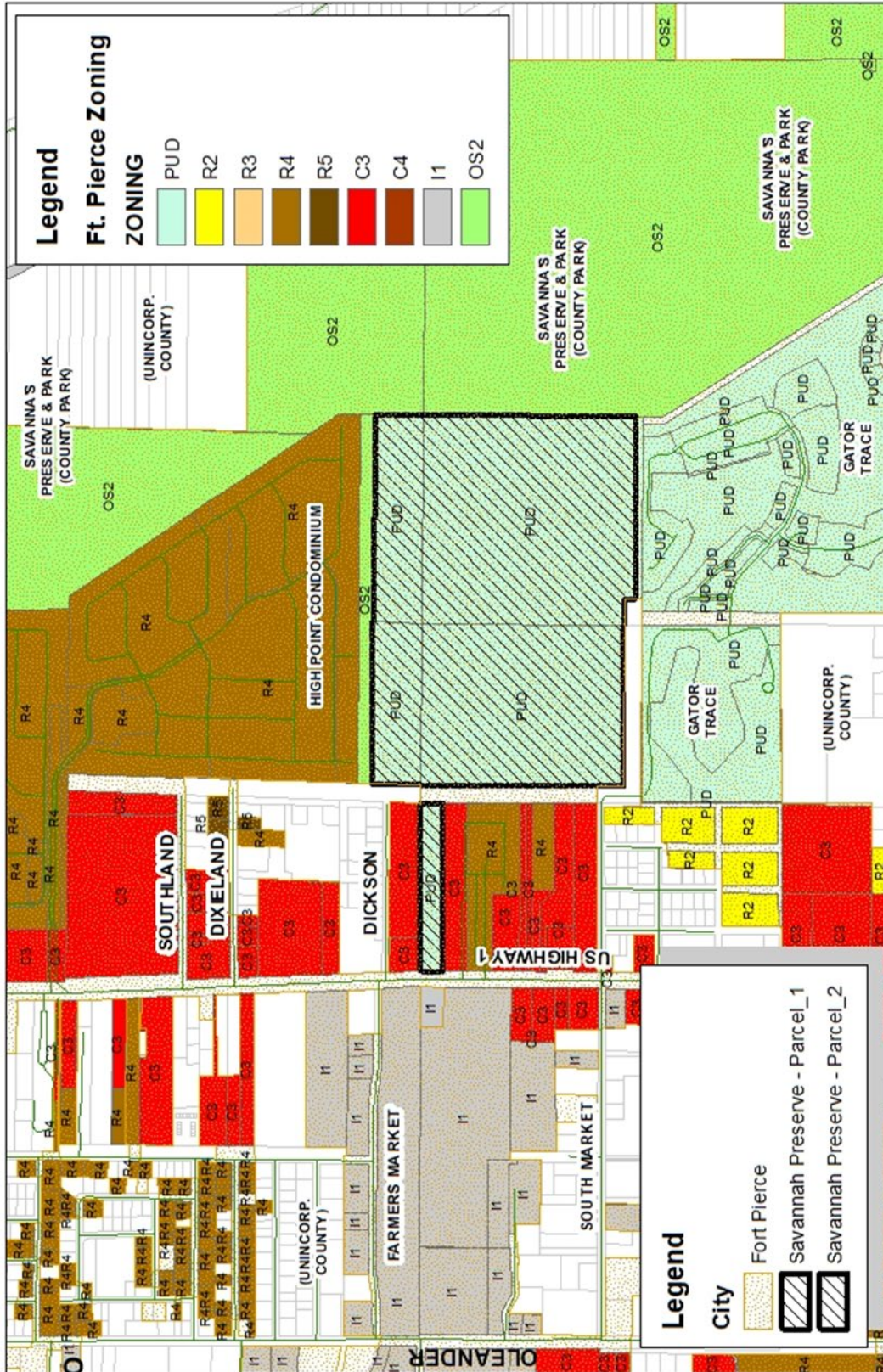


FIGURE 3

 CULPEPPER & TERPENING INC.
 10000 W. UNIVERSITY BLVD. SUITE 100
 TAMPA, FL 33613



SAVANNAH PRESERVE

AREA ZONING MAP

3.) Project Access/Connectivity To Area Roadway/Pedestrian Network

Primary access to the project site will be via a reconstructed South Market Avenue. This existing County roadway will be improved to provide an aesthetically appealing entry drive into the community. Secondary access to the community will be via the area referred to above as PCL 2. Due to proximity conflicts with the intersection of Farmers Market Road and South US 1, the Florida Department of Transportation (FDOT) has advised that left turn movements into and out of this driveway are not likely to be permitted. The FDOT has requested, and the petitioner has agreed, that as we proceed with the designs of this project, we seek to de-emphasize the use of this driveway connection. This de-emphasis has been provided through the internal street designs that make it a more circuitous route to make use of this driveway access and through the placement of the that the community recreation center at the South Market Road entry area. This recreation/community use area will be the central repository point for mail services, community gathering and community recreation features.

Pedestrian (including non-motorized vehicles) access has been provided along South Market Ave., the secondary access path onto US #1 and at two locations into the adjacent Savannas Park and Camp Ground areas. These accesses will permit the residents of the community to have access to the City/ County Park features located on this site, along with access to the St. Lucie County portion of the East Coast Greenway Trail that passes just to the east of the project site.

4.) Traffic Impact Report

See attached Traffic impact Report for the proposed Savannah Preserve PUD, Prepared by MacKenzie Engineering & Planning, Inc, in July 2021.

5.) Environmental Summary

See attached Environmental summary assessment for the PRESERVE AT SAVANNAH LAKE (a/k/a Savannah Preserve), Prepared by EW Consultants, Inc., in July 2021.

6.) Statement Of Ownership And Control

The land which is the subject of this application is under contract for sale to Kolter Land Partner's LLC

7.) Legal Description Savannah Preserve A Planned Unit Development

Parcel 1:

The subject property is a parcel of land lying in Sections 26, 27, 34, and 35, Township 35 South, Range 40 East, St. Lucie County, Florida, containing approximately 120 acres of land, being more particularly described as follows:

From the Northwest corner of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of said Section 27, run South $89^{\circ}15'56''$ East a distance of 130 feet; thence run South $2^{\circ}4'47''$ West parallel to the West line of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 27 2,276.62 feet to the POINT OF BEGINNING; thence, continue South $2^{\circ}4'47''$ West a distance of 373.59 feet to the South line of said Section 27; thence run South $0^{\circ}35'43''$ West in Section 34 a distance of 1,500.94 feet; thence run South $89^{\circ}27'30''$ East a distance of 1,206.73 feet to the East line of said Section 34; thence continue South $89^{\circ}27'30''$ East into Section 35 a distance of 175 feet; thence run South $0^{\circ}28'$ West a distance of 80 feet; thence run South $89^{\circ}27'30''$ East a distance of 1,369.20 feet to the West line of the property owned by the City of Ft. Pierce; thence run North $0^{\circ}40'$ East along said City property line a distance of 1,580.6 feet to the North line of said Section 35; thence continue North $0^{\circ}40'$ East into Section 26 a distance of 364.16 feet; thence run North $89^{\circ}15'56''$ West, a distance of 2,743.75 feet to the POINT OF BEGINNING.

Parcel 2:

The North $\frac{1}{2}$ of the North $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, in Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida; less right-of-way for U.S. No. 1.

Overall, Parcel 1 contains 120.69 Acres and Parcel 2 contains 4.83 acres, more or less.

Prepared by and return to:
Mary E Renstrom

Automated Land Title Co.
1615 Forum Place Suite 3-A
West Palm Beach, FL 33401
561-478-5000
File Number: Z-4646
Will Call No.: 62

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 15th day of March, 2021 between TLCD Properties LLC, a Florida limited liability company whose post office address is 4114 Oakmont Court, Vero Beach, FL 32967, grantor, and Karma Capital Investment LP, a Florida limited partnership whose post office address is 4512 N Flager Drive Ste 206, West Palm Beach, FL 33401, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) 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, situate, lying and being in Saint Lucie County, Florida to-wit:

The North 1/2 of the North 1/2 of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 in Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida; less right-of-way for U.S. No. 1.

Parcel Identification Number: 2434-121-0001-000/8

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

DoubleTime®

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

TLCD Properties LLC

Stephanie M. Petrulik
Witness Name: STEPHANIE M. PETRULIK

By: Dorothy W. Smith
Dorothy W. Smith, Manager

Tanya C. Tillman
Witness Name: TANYA C. TILLMAN

(Corporate Seal)

State of Florida
County of Palm Beach

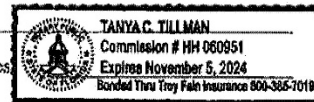
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 16th day of March, 2021 by Dorothy W. Smith, Manager of TLCD Properties LLC, on behalf of the corporation. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]

Tanya C. Tillman
Notary Public

Printed Name: _____

My Commission Expires _____



This Document Prepared By and Return to
Moises T. Grayson, Esq.
Blaxberg, Grayson, Kukoff & Forteza, P.A.
25 SE 2nd Avenue Suite 730
Miami, FL 33131
Parcel ID Number: 2426-333-0015-000/5.

[Space Above This Line For Recording Data]

SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 15th day of March 2021, between Space Coast Credit Union, a State-Chartered Credit Union, Grantor, to Karma Capital Investments LP, a Florida limited partnership, Grantee, whose address is: 4512 N. Flagler Dr., #206 West Palm Beach, FL 33407,

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts, and trustees)

Witnesseth that the GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to GRANTOR in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of St. Lucie State of Florida to wit:

A Parcel of Land Lying in Sections 26, 27, 34 and 35, Township 35 South, Range 40 East, St. Lucie County, Florida, Being More Particularly Described as Follows:
From the Northwest Corner of the East 1/2 of the Southeast 1/4 of Said Section 27, Run South 89°15'56" East, 130 Feet; Thence Run South 2°4'47" West Parallel to the West Line of the East 1/2 of the Southeast 1/4 of Section 27; 2,276.62 Feet to the Point of Beginning; Thence Continue South 2°4'47" West, 373.59 Feet to the South Line of Said Section 27; Thence Run South 0°35'43" West in the Section 34, 1,500.94 Feet; Thence Run South 89°27'30" East; 1,206.73 Feet to the East Line of Said Section 34; Thence Continue South 89°27'30" East into Section 35, 175 Feet; Thence Run South 0°28' West, 80 Feet; Thence Run South 89°27'30" East 1,369.20 Feet to the West Line of the Property Owned by the City of Fort Pierce; Thence Run North 0°40' East Along Said City Property Line, 1,580.6 Feet to the North Line of Said Section 35; Thence Continue North 0°40' East into Section 26, 364.16 Feet; Thence Run North 89°15'56" West, A Distance of 2,743.75 Feet to the Point of Beginning.

SUBJECT TO:

1. Taxes for the year 2021 and subsequent years, not yet due and payable.
2. Zoning, restrictions, prohibitions, and other requirements imposed by governmental authority.
3. Restrictions and matters appearing on the Plat or otherwise common to the subdivision.
4. Public utility easements of record.

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantees that grantor is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all person claiming by, through or under grantor.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed, and delivered in our presence:

SPACE COAST CREDIT UNION, a Florida state-chartered credit union

By: J. Alan Lewis
J. Alan Lewis, Executive Vice-President

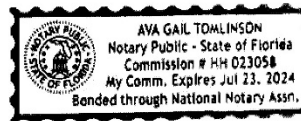
Paul Derschler
Printed Name: Paul Derschler
Witness

Michele D. Cooke
Printed Name: Michele D. Cooke
Witness

STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by electronic means _____ or by personal appearance this 17 day of Mar, 2021 by J. Alan Lewis, as Executive Vice-President of **Space Coast Credit Union**, a Florida state-chartered credit union, who is personally known to me or who has produced his Florida driver's license as identification.

Ava Gail Tomlinson
Printed Name: Ava Gail Tomlinson
Notary Public
My Commission Expires: 07/23/2024
M D Y



Property Identification

Site Address: S US HIGHWAY 1 Use Type: 9900 Parcel ID: 2426-333-0015-000-5 Jurisdiction: Fort Pierce Account #: 30674 Map ID: 24/26S Sec/Town/Range: 26/35S/40E Zoning: Planned De

Ownership

Karma Capial Investment LP
4512 N Flagler DR Ste 206
West Palm Beach, FL 33407

Legal Description

26/27/34/35 35 40 FROM SE COR OF SEC 27 RUN WLY ALG S LI OF SEC 27 1203.3 FT TO POB,TH S 00 35 43 W 1500.94 FT,TH S 89 27 30 E 1206.73 FT TO E LI OF SEC 34,TH CONT S 89 27 30 E 175.00 FT,TH S 00 28 W 80.00 FT,TH S 89 27 30 E 1369.20 FT,TH N 00 40 E 1580.60 FT TO N LI OF SEC 35,TH CONT N 00 40 E 364.16 FT,TH N 89 15 56 W 2743.75 FT,TH S 02 04 47 W 373.59 FT TO POB (120.42 AC)

Current Values

Just/Market: \$1,642,500 Assessed: \$1,642,500
Exemptions: \$0 Taxable: \$1,642,500

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2020	\$1,642,500	\$1,642,500	\$0	\$1,642,500
2019	\$1,653,000	\$1,653,000	\$0	\$1,653,000
2018	\$1,653,000	\$1,653,000	\$0	\$1,653,000

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
03-17-2021	4579 / 2834	0112	SP	Space Coast Credit Union	\$100
11-26-2018	4206 / 2026	0118	CT	S Florida Properties (2) LLC	\$20,100
04-29-2005	2234 / 2432	XX01	SP	Mountain Ventures St Lucie Llc	\$22,100,000

Primary Building Information

Finished Area of this building: 0 SF
Gross Sketched Area: 0 SF

Exterior Data	
View:	Roof Cover:
Year Built: N/A	Frame:
Primary Wall:	Story Height:
Bedrooms: 0	A/C %: 0%
Full Baths: 0	Heated %: N/A%
Half Baths: 0	Sprinkled %: 0%
	Roof Structure:
	Grade:
	No. Units: 0
	Electric:
	Heat Type:
	Heat Fuel:
	Building Type:
	Effective Year: N/A
	Secondary Wall:
	Primary Int Wall:
	Avg Hgt/Floor: 0
	Primary Floors:



Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	120.42
Land Size (SF):	5,245,495
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
------	-----	-------	----------

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

Property Identification

Site Address: 3530 S US HIGHWAY 1
 Use Type: 1000
 Parcel ID: 2434-121-0001-000-8
 Jurisdiction: Fort Pierce
 Account #: 33240
 Map ID: 24/34N
 Sec/Town/Range: 34/35S/40E
 Zoning: General Co

Ownership

Karma Capial Investment LP
 4512 N Flagler DR Ste 206
 West Palm Beach, FL 33407

Legal Description

34 35 40 N 1/2 OF N 1/2 OF N 1/2 OF NW 1/4 OF NE 1/4-LESS RD R/W-(4.81 AC)

Current Values

Just/Market: \$397,100
 Exemptions: \$0
 Assessed: \$233,058
 Taxable: \$233,058

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2020	\$397,100	\$233,058	\$0	\$233,058
2019	\$397,100	\$211,871	\$0	\$211,871
2018	\$397,100	\$192,610	\$0	\$192,610

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
03-16-2021	4579 / 2812	0001	WD	TLCD Properties LLC	\$320,000
03-19-2015	3726 / 2390	0002	WD	Savanna Lakes LLC	\$176,000
12-18-2002	1632 / 0258	XX02	SP	In Town Devipmt Join Venture	\$1,250,000

Primary Building Information

Finished Area of this building: 0 SF
 Gross Sketched Area: 0 SF

View:	Roof Cover:	Exterior Data	Building Type:
Year Built: N/A	Frame:	Roof Structure:	Effective Year: N/A
Primary Wall:	Story Height:	Grade:	Secondary Wall:
		No. Units: 0	
Bedrooms: 0	A/C %: 0%	Interior Data	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Electric:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Type:	Primary Floors:
		Heat Fuel:	



Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	4.04
Land Size (SF):	175,982.4
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
------	-----	-------	----------

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
 © Copyright 2021 Saint Lucie County Property Appraiser. All rights reserved.

8.) Site Plan

See attached Preliminary PUD Plan of the petitioned property.

9.) Site Survey

See attached site survey of the petitioned property.

10.) Landscape Plan

See attached landscape plan of the petitioned property.

11.) Preliminary Paving, Drainage & Utility Plan

See attached Preliminary Paving, Drainage & Utility Plan of the petitioned property.

1. SFWMD:

The Petitioned Property was previously approved for development activities under SFWMD Permit No. 56- 56-02288-P. This Environmental Resource Permit authorized conceptual approval of a stormwater management (SWM) system serving the area referred to as PCL 1 in this assessment report. This permit has expired, and new permits will be required. No works were constructed in accord with this prior permit.

2. ACOE:

The Petitioned Property was previously approved for development activities under SFWMD Permit No. SAJ-2004-1456-(56- 56-02288-P. This Permit authorized Conceptual Approval for impacts to the sites wetlands in the area referred to as PCL 1 in this assessment report. This permit has expired, and new permits will be required.

3. UTILITY SERVICES:

The subject site will be served by the Ft. Pierce Utility Authority. Refer to attached Figures 4 and 5 for a generalized utility mapping of the project area. There are existing 8" water service lines that adjoining the project site that can be brought into the project site. On-site looping of the water system will be provided. If looping cannot be accommodated through connection into the existing service mains in the Gator Trace area to the south of PCL 1, there will be the need to directionally bore a watermain loop under the onsite wetlands to create the required system loops.

There is an existing 6-inch wastewater force main in the US #1 Right-Of-Way that will serve as the connection point into the Ft. Pierce Utility System. Preliminary review of the Project Site indicates that two (2) wastewater lift station will be required.

Electrical services to the subject site will be provided by the Ft. Pierce Utility Authority. Natural Gas services are located along South US #1, and can be brought to the project site.

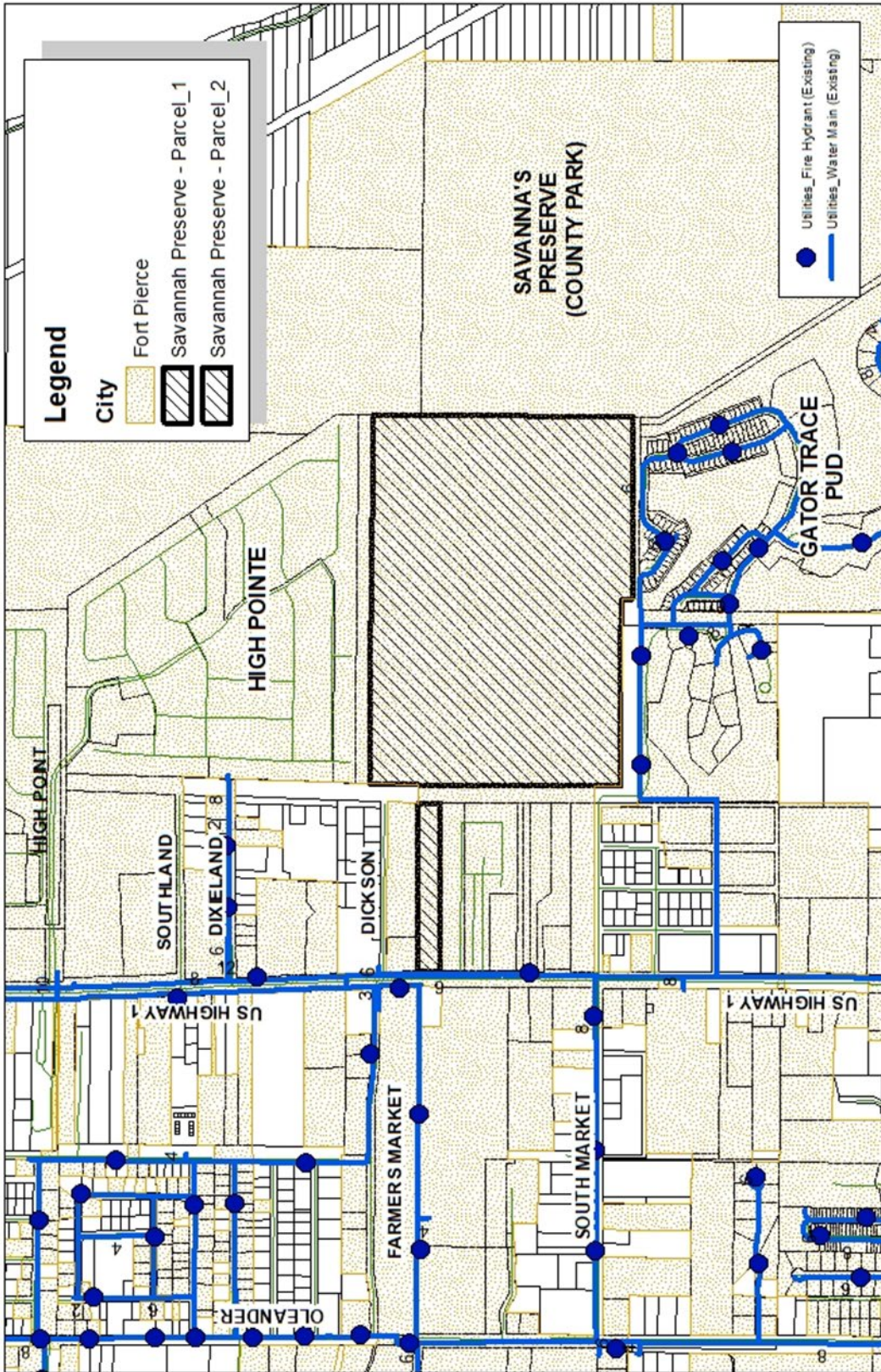


FIGURE 4

CULPEPPER & TERPENING INC.

SEVERAL FIGURES, 1 DAY 2015.05.05



SAVANNAH PRESERVE

EXISTING WATER SERVICE MAP

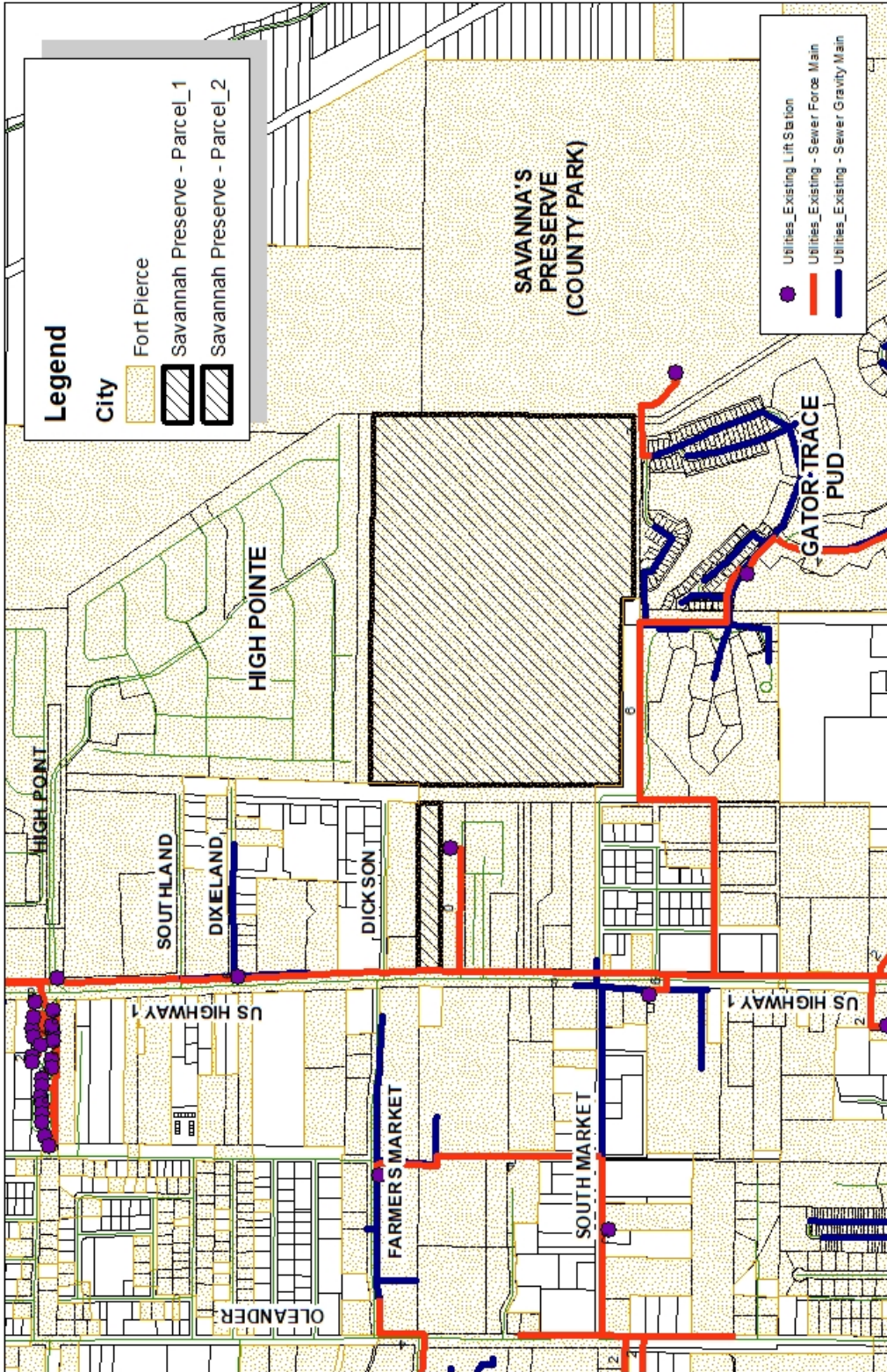


FIGURE 5

CULPEPPER & TERPENDING INC.

SEWER ENGINEERING | 2023.04.01.2025



SAVANNAH PRESERVE

EXISTING SEWER SERVICE MAP

National Flood Hazard Layer FIRMette



80°19'20"W 27°23'59"N



0 250 500 1,000 1,500 2,000 Feet
 1:6,000
 Basemap: USGS National Map: OrthoImagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transact
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transact Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

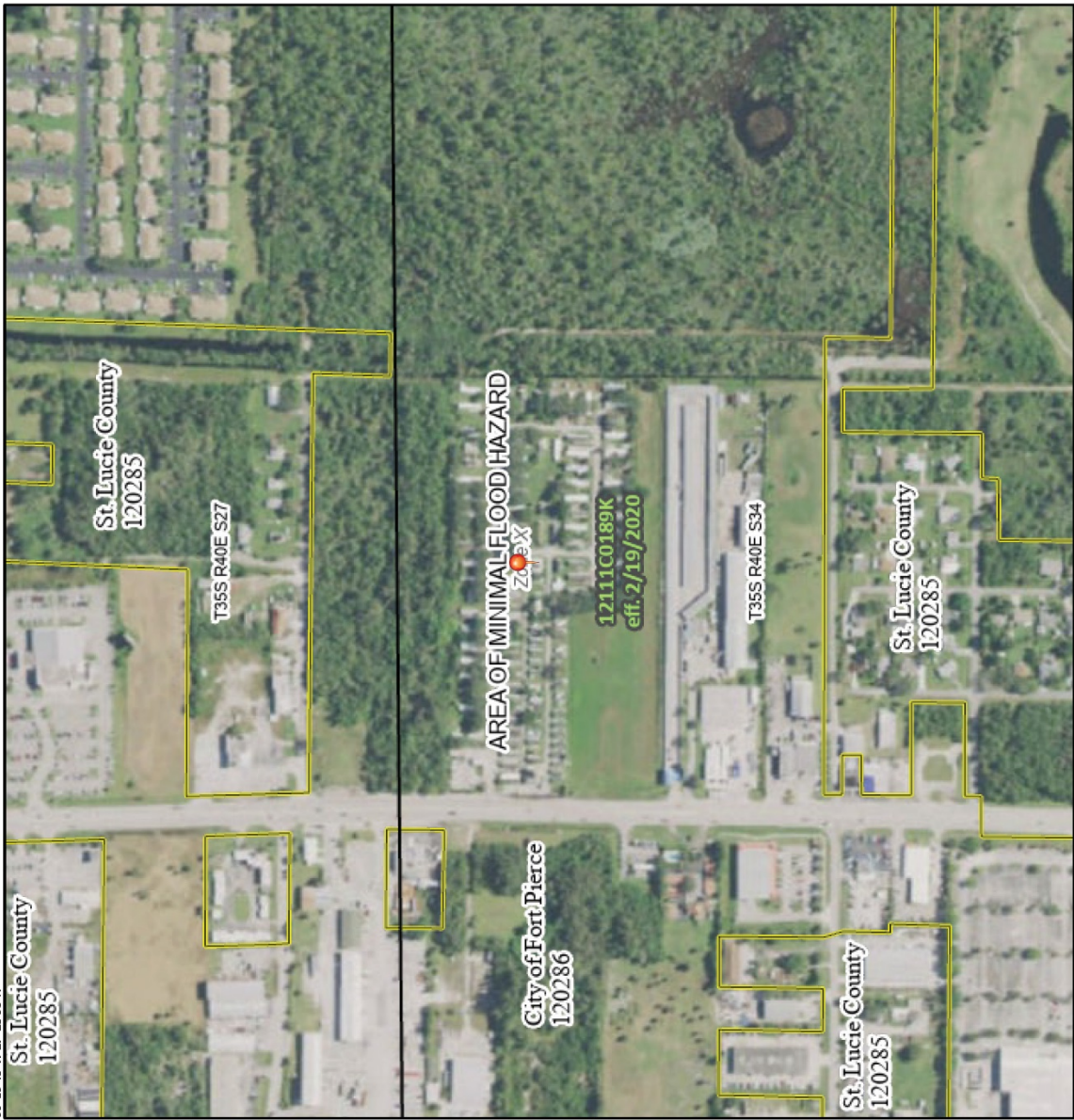
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards. The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/28/2021 at 11:40 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time. This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

National Flood Hazard Layer FIRMette



80°19'43"W 27°23'58"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000
 Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
 Without Base Flood Elevation (BFE)
 Zone A, V, AH, S
 With BFE or Depth Zone AE, AO, AH, VE, AR
 Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 Future Conditions 1% Annual Chance Flood Hazard Zone X
 Area with Reduced Flood Risk due to Levee. See Notes, Zone X
 Area with Flood Risk due to Levee Zone D

OTHER AREAS
 NO SCREEN Area of Minimal Flood Hazard Zone X
 Effective LOMRs
 Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES
 Channel, Culvert, or Storm Sewer
 Levee, Dike, or Floodwall

OTHER FEATURES
 Cross Sections with 1% Annual Chance Water Surface Elevation
 Coastal Transect
 Base Flood Elevation Line (BFE)
 Limit of Study
 Coastal Transect Baseline
 Profile Baseline
 Hydrographic Feature

MAP PANELS
 Digital Data Available
 No Digital Data Available
 Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.
 The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/28/2021 at 11:42 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

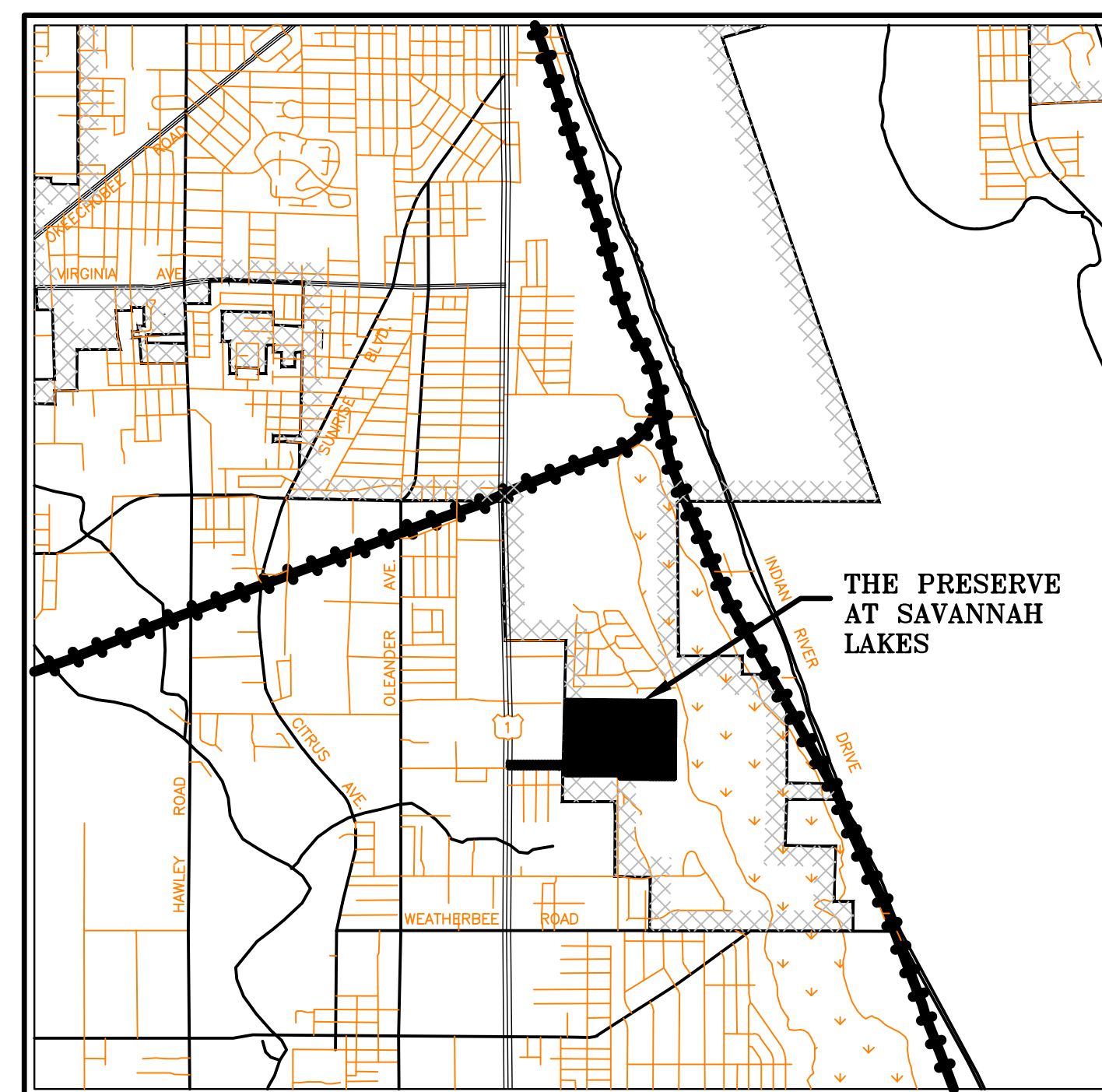
ALTA/NSPS LAND TITLE SURVEY
 PRESERVE AT SAVANNAH LAKES
 PREPARED FOR

**KOLTER
 HOMES**

SITUATED IN
 SECTIONS 26, 27, 34 AND 35, TOWNSHIP 35 SOUTH,
 RANGE 40 EAST
 ST. LUCIE COUNTY, FLORIDA

NOTES

- 1) Reproductions of this map are not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper.
- 2) Descriptions shown hereon provided by the client and/or their agent.
- 3) Underground Utilities, foundations and improvements were not located as part of this survey.
- 4) Overall parcel 1 contains 120.69 Acres and parcel 2 contains 4.83 acres, more or less.
- 5) The last date of field work was April 28, 2021.
- 6) The West line of Section 35, Township 35 South, Range 40 East is assumed to bear N00°16'38"E and all other bearings shown hereon are relative thereto.
- 7) Both parcels are located within an areas having a Flood Zone Designation "X", and AH (EL=16') by the Federal Emergency Management Agency (F.E.M.A.), on Flood Insurance Rate Map No. 12111C0189 K with a date of identification of February 19, 2020, for Community Number 120286, in the city of Fort Pierce, St. Lucie County, State of Florida, which is the current Flood Insurance Rate Map for the community in which said Premises is situated. The exact designation can only be determined by an elevation certificate. No additional search of the public records has been preformed. There may be additional map Amendments affecting this property.
- 8) Wetlands were located by EW Consultants on May 07, 2021.
- 9) This survey was prepared with the benefit of Old Republic National Title Insurance Company Commitment No. 1036672 A1, dated March 30, 2021 at 11:00 pm. The surveyed land is the same land described in the Title Commitment.
- 10) The features shown hereon were acquired using RTK GPS and Trigonometric Methods and were verified through a redundancy of measurements for accuracy.



LOCATION MAP
 NOT TO SCALE

DESCRIPTION

Parcel 1:
 The subject property is a parcel of land lying in Sections 26, 27, 34, and 35, Township 35 South, Range 40 East, St. Lucie County, Florida, containing approximately 120 acres of land, being more particularly described as follows:
 From the Northwest corner of the East ½ of the Southeast ¼ of said Section 27, run South 89°15'56" East a distance of 130 feet; thence run South 2°4'47" West parallel to the West line of the East ½ of the Southeast ¼ of Section 27 2,276.62 feet to the POINT OF BEGINNING; thence, continue South 2°4'47" West a distance of 373.59 feet to the South line of said Section 27; thence run South 0°35'43" West in Section 34 a distance of 1,500.94 feet; thence run South 89°27'30" East a distance of 1,206.73 feet to the East line of said Section 34; thence continue South 89°27'30" East into Section 35 a distance of 175 feet; thence run South 0°28' West a distance of 80 feet; thence run South 89°27'30" East a distance of 1,369.20 feet to the West line of the property owned by the City of Ft. Pierce; thence run North 0°40' East along said City property line a distance of 1,580.6 feet to the North line of said Section 35; thence continue North 0°40' East into Section 26 a distance of 364.16 feet; thence run North 89°15'56" West, a distance of 2,743.75 feet to the POINT OF BEGINNING.

Parcel 2:
 The North ½ of the North ½ of the North ½ of the Northwest ¼ of the Northeast ¼, in Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida; less right-of-way for U.S. No. 1.

CERTIFICATION

To: Kolter Group Acquisitions LLC, a Florida limited liability company; Old Republic National Title Insurance Company; Karma Capital Investments LP, a Florida limited partnership;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6, 7, 8, 11, 13, 14, 16, 17, 19 and 20 of Table A thereof. The field work was completed on April 28, 2021.

Date of Plat or Map May 07, 2021.

THOMAS P. KIERNAN
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA CERTIFICATE NO. 6199

SIGNATURE DATE

**GENERAL NOTES,
 LEGAL DESCRIPTION, & CERTIFICATIONS**

COMPUTER FILE REF.	FIELD BK./PG.
21-054 alta.dwg	

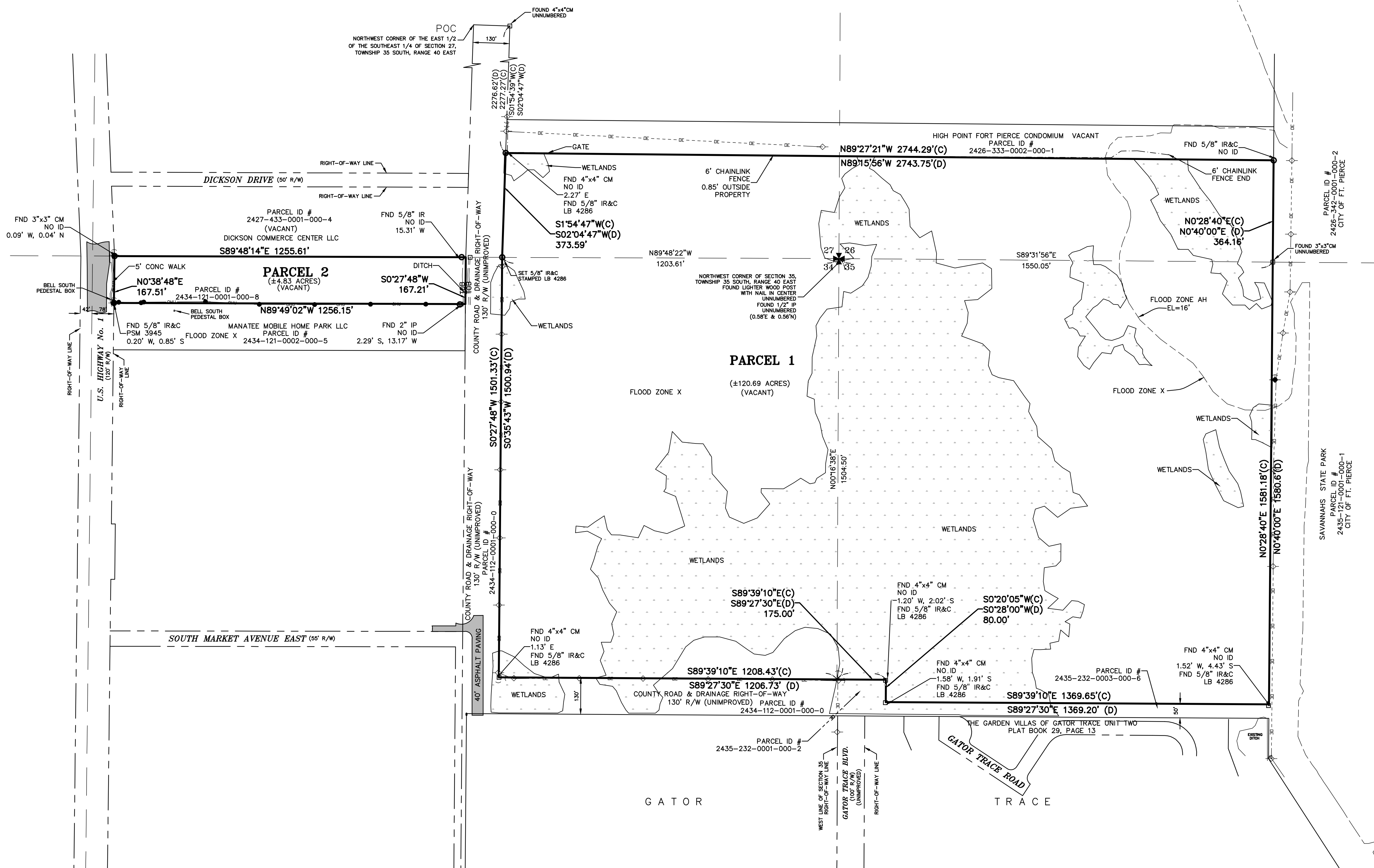
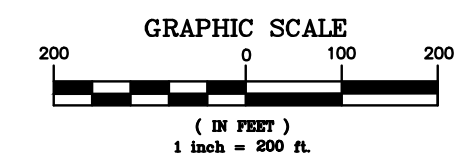
CULPEPPER & TERPENING, INC
 CONSULTING ENGINEERS | LAND SURVEYORS
 2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
 151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
 PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
 STATE OF FLORIDA CERTIFICATION No. LB 4888

- REVISIONS -		BY	DATE

FIELD	BY	DATE
CALCS.	GA	
DRAWN	GLM	5-7-21
CHECKED		
APPROVED		

ALTA/NSPS LAND TITLE SURVEY
 PREPARED FOR
PRESERVE AT SAVANNAH LAKES

DATE: 5-07-2021
 HORIZ. SCALE: 1"=200'
 VERT. SCALE: N/A
 JOB No. 21-054
 SHEET 1 OF 4



LEGEND

- IR&C = Iron Rod with Plastic Cap
- IP&C = Iron Pipe and Cap
- IP = Iron Pipe
- CM = Concrete Monument
- PRM = Permanent Reference Monument
- OHU = Over Head Utility
- (P) = As shown on recorded plat.
- (D) = Deed
- (C) = Calculates by Field Measurement
- R/W = Right of Way
- LS = Land Surveyor
- LB = License Business
- P.L.S. = Professional Land Surveyor
- = Wood Pole
- ∨ = Anchor and Guy Wire
- TYP. = Typical
- P.B. = Plat Book
- P.G. = Page
- O.R.B. = Official Records Book
- No. = Number
- ⊕ = Center Line
- ⊙ = Bell South Service Box
- BLDG. = Building
- CONC. = Concrete
- TOB = Top of Bank
- CBS = Concrete Block Structure
- ELEV = Elevation
- INV = Invert
- Δ = Included Angle
- R = Radius Length
- L = Arc Length
- N.A.V.D. = North American Vertical Datum
- N.G.V.D. = National Geodetic Vertical Datum
- F.D.O.T. = Florida Department of Transportation
- CMP = Corrugated Metal Pipe
- RCP = Reinforced Concrete Pipe
- ± = Plus or Minus
- ⊕ = Drainage Manhole
- ⊙ = Sanitary Manhole
- ⊕ = Fire Hydrant
- ⊕ = Water Valve

GRAPHICS

COMPUTER FILE REF.	FIELD BK./PG.
21-054 alta.dwg	

CULPEPPER & TERPENING, INC
 CONSULTING ENGINEERS | LAND SURVEYORS
 2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
 151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
 PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
 STATE OF FLORIDA CERTIFICATION No. LB 4286

- REVISIONS -

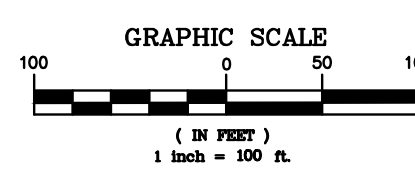
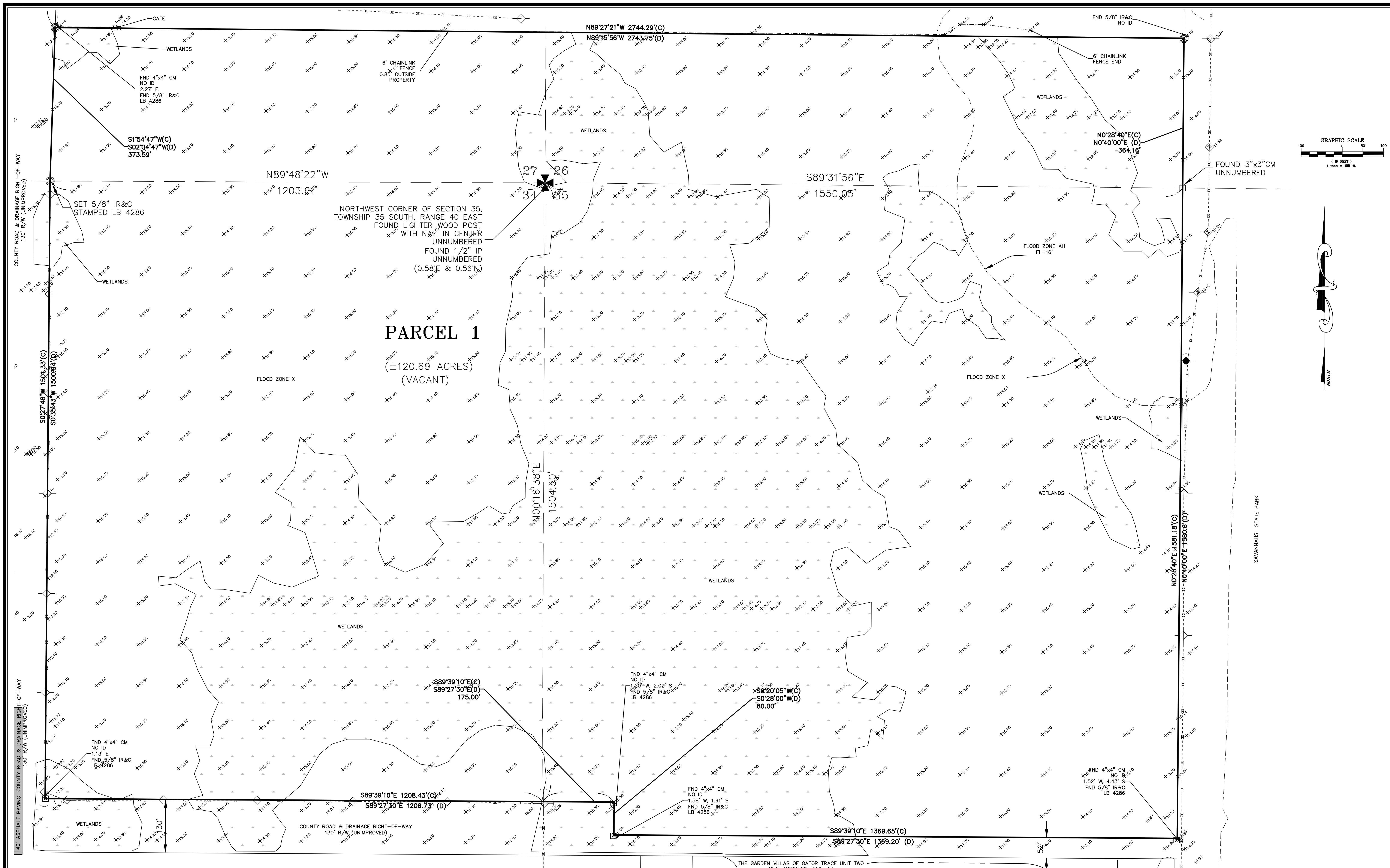
NO.	DESCRIPTION	BY	DATE

FIELD	BY	DATE
CALCS.	GA	
DRAWN	GLM	5-7-21
DETAILED		
CHECKED		
APPROVED		

ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR

PRESERVE AT SAVANNAH LAKES

DATE: 5-07-2021
HORIZ. SCALE: 1"=200'
VERT. SCALE: N/A
JOB No. 21-054
SHEET 2 OF 4



**TOPOGRAPHIC SURVEY
PARCEL 1**

COMPUTER FILE REF.	FIELD BK./PG.
21-054 alta.dwg	

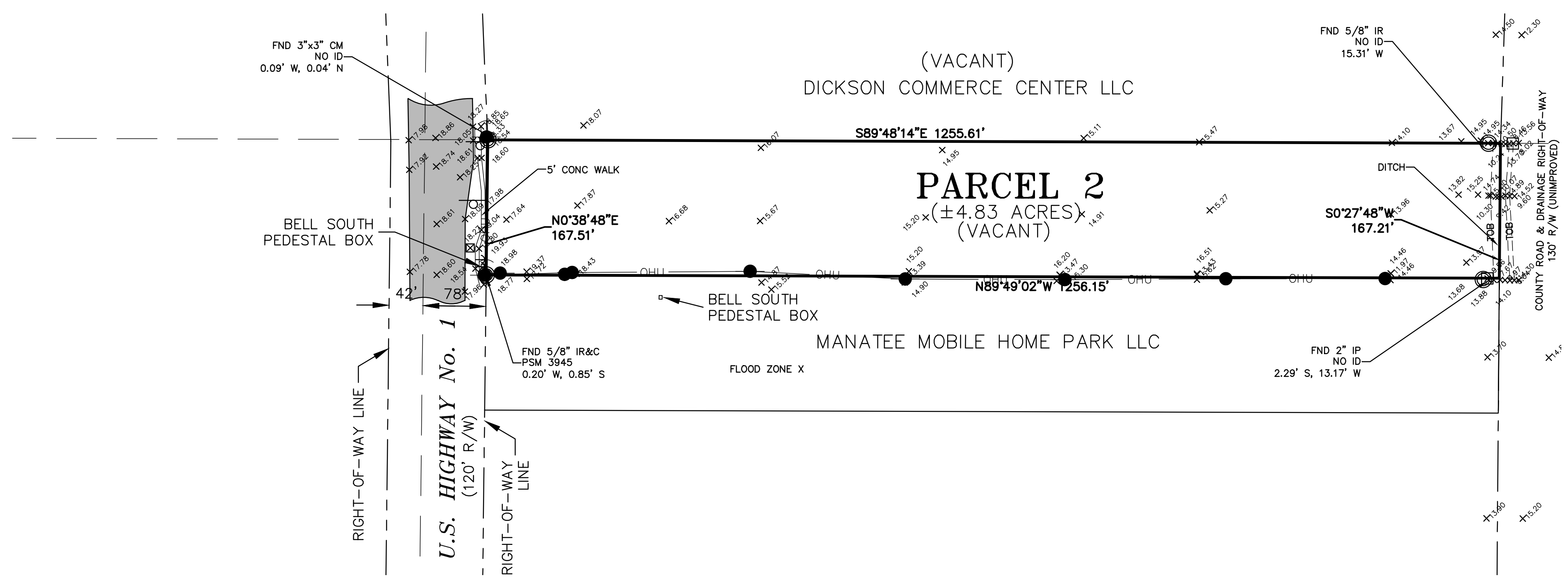
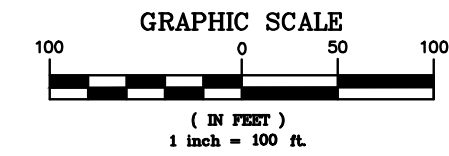
CULPEPPER & TERPENING, INC
 CONSULTING ENGINEERS | LAND SURVEYORS
 2980 SOUTH 1125th STREET • FORT PIERCE, FLORIDA 34981
 151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
 PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
 STATE OF FLORIDA CERTIFICATION No. LB 4286

- REVISIONS -		BY	DATE

	BY	DATE
FIELD	GA	
CALCS.		
DRAWN	GLM	5-7-21
DETAILED		
CHECKED		
APPROVED		

ALTA/NSPS LAND TITLE SURVEY
 PREPARED FOR
PRESERVE AT SAVANNAH LAKES

DATE: 5-07-2021
 HORIZ. SCALE: 1"=100'
 VERT. SCALE: N/A
 JOB No. 21-054
 SHEET 3 OF 4



LEGEND

- IR&C = Iron Rod with Plastic Cap
- IP&C = Iron Pipe and Cap
- IP = Iron Pipe
- CM = Concrete Monument
- PRM = Permanent Reference Monument
- OHU = Over Head Utility
- (P) = As shown on recorded plat.
- (D) = Deed
- (C) = Calculates by Field Measurement
- R/W = Right of Way
- LS = Land Surveyor
- LB = License Business
- P.L.S. = Professional Land Surveyor
- W = Wood Pole
- ∨ = Anchor and Guy Wire
- TYP. = Typical
- P.B. = Plat Book
- PG. = Page
- O.R.B. = Official Records Book
- No. = Number
- ⊕ = Center Line
- ⊠ = Bell South Service Box
- BLDG. = Building
- CONC. = Concrete
- TOB = Top of Bank
- CBS = Concrete Block Structure
- ELEV = Elevation
- INV = Invert
- Δ = Included Angle
- R = Radius Length
- L = Arc Length
- N.A.V.D. = North American Vertical Datum
- N.G.V.D. = National Geodetic Vertical Datum
- F.D.O.T. = Florida Department of Transportation
- CMP = Corrugated Metal Pipe
- RCP = Reinforced Concrete Pipe
- ± = Plus or Minus
- ⊙ = Drainage Manhole
- ⊙ = Sanitary Manhole
- ⊙ = Fire Hydrant
- ⊙ = Water Valve

TOPOGRAPHIC SURVEY
PARCEL 2

COMPUTER FILE REF.	FIELD BK./PG.
21-054 alta.dwg	

CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4388

- REVISIONS -		BY	DATE

	BY	DATE
FIELD	GA	
CALCS.		
DRAWN	GLM	5-7-21
DETAILED		
CHECKED		
APPROVED		

ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
PRESERVE AT SAVANNAH LAKES

DATE: 5-07-2021
HORIZ. SCALE: 1"=100'
VERT. SCALE: N/A
JOB No. 21-054
SHEET 4 OF 4

P:\Proj\2021\21-054 The Preserve at Savannah Lakes\Survey\21-054 The Preserve at Savannah Lakes.dwg

SAVANNAH PRESERVE

BEING A PARCEL OF LAND LYING IN SECTIONS 26, 27, 34 AND 35,
TOWNSHIP 35 SOUTH, RANGE 40 EAST,
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

LEGAL DESCRIPTION

Parcel 1:

The subject property is a parcel of land lying in Sections 26, 27, 34, and 35, Township 35 South, Range 40 East, St. Lucie County, Florida, containing approximately 120 acres of land, being more particularly described as follows:

From the Northwest corner of the East 1/4 of the Southeast 1/4 of said Section 27, run South 89°15'56" East a distance of 130 feet; thence run South 2°4'47" West parallel to the West line of the East 1/4 of the Southeast 1/4 of Section 27 2,276.62 feet to the POINT OF BEGINNING; thence, continue South 2°4'47" West a distance of 373.59 feet to the South line of said Section 27; thence run South 0°35'43" West in Section 34 a distance of 1,500.94 feet; thence run South 89°27'30" East a distance of 1,206.73 feet to the East line of said Section 34; thence continue South 89°27'30" East into Section 35 a distance of 175 feet; thence run South 0°28' West a distance of 80 feet; thence run South 89°27'30" East a distance of 1,369.20 feet to the West line of the property owned by the City of Ft. Pierce; thence run North 0°40' East along said City property line a distance of 1,580.6 feet to the North line of said Section 35; thence continue North 0°40' East into Section 26 a distance of 364.16 feet; thence run North 89°15'56" West, a distance of 2,743.75 feet to the POINT OF BEGINNING.

Containing 120.69 acres, more or less.

Parcel 2:

The North 1/2 of the North 1/2 of the North 1/2 of the Northwest 1/4 of the Northeast 1/4, in Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida; less right-of-way for U.S. No. 1.

Containing 4.83 acres, more or less.

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

KNOW ALL MEN BY THESE PRESENTS THAT KOLTER LAND PARTNERS LLC HAS CAUSED THESE LANDS SHOWN HEREON AS SAVANNAH PRESERVE, TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE THE LANDS AS FOLLOWS:

1) THE ROADS SHOWN HEREON ARE PRIVATE ROAD RIGHTS-OF-WAY AND ARE HEREBY DEDICATED TO THE SAVANNAH PRESERVE HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, AS PRIVATE ROAD RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING ACCESS AND DRAINAGE, AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION. AN EASEMENT OVER AND UNDER SAID PRIVATE ROAD RIGHTS-OF-WAY AS SHOWN HEREON IS ALSO RESERVED IN FAVOR OF ST. LUCIE COUNTY, ITS SUCCESSORS AND ASSIGNS FOR ACCESS TO, AND THE INSTALLATION, AND MAINTENANCE OF PUBLIC UTILITY FACILITIES. THE COUNTY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA OR SUCH PRIVATE ROAD RIGHTS-OF-WAY EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH UTILITIES BY THE COUNTY.

2) THE DRAINAGE EASEMENTS (D.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SAVANNAH PRESERVE HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR THE PURPOSE OF INSTALLATION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES, AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION.

3) THE UTILITY EASEMENT (U.E.), AS SHOWN HEREON, IS HEREBY DEDICATED TO FLORIDA POWER AND LIGHT COMPANY, BELLSOUTH, AND ALL OTHER PUBLIC UTILITIES, INCLUDING CABLE TELEVISION, FOR UTILITY PURPOSES AND IS THE MAINTENANCE RESPONSIBILITY OF EACH UTILITY WITHIN SAID EASEMENT. SAID EASEMENT AS SHOWN HEREON IS ALSO DEDICATED IN FAVOR OF FORT PIERCE UTILITIES AUTHORITY (FPUA), ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITIES AND FACILITIES, INCLUDING, BUT NOT LIMITED TO, WATER AND WASTE WATER LINES AND APPURTENANT FACILITIES. FORT PIERCE UTILITIES AUTHORITY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY FORT PIERCE UTILITIES AUTHORITY.

4) THE OPEN SPACE TRACTS (OST-1, OST-2, OST-3, OST-4, OST-5, OST-6 AND OST-7), AS SHOWN HEREON, SHALL HEREBY BE DEDICATED TO THE SAVANNAH PRESERVE HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE AND PURPOSES SET FORTH BY SAID ASSOCIATION, AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION.

5) THE WATER MANAGEMENT TRACTS (WMT-1, WMT-2, AND WMT-3) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SAVANNAH PRESERVE HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND FOR WATER MANAGEMENT MAINTENANCE PURPOSES AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION.

6) THE LIFT STATION EASEMENTS (LSE-1 AND LSE-2), AS SHOWN HEREON, ARE HEREBY DEDICATED TO FORT PIERCE UTILITIES AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR LIFT STATION AND APPURTENANT FACILITIES AND SHALL BE THE MAINTENANCE RESPONSIBILITY OF FORT PIERCE UTILITIES AUTHORITY. SAID EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO FORT PIERCE UTILITIES AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITIES FACILITIES, INCLUDING BUT NOT LIMITED TO, A LIFT STATION AND APPURTENANT FACILITIES. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITIES INSTALLED IN, ON, OVER, UNDER, OR ACROSS THE EASEMENT AREA WITHOUT FORT PIERCE UTILITIES AUTHORITY WRITTEN PERMISSION. THERE SHALL BE NO IMPROVEMENTS OF ANY KIND INCLUDING, BUT NOT LIMITED TO, LANDSCAPING CONSTRUCTED WITHIN THE BOUNDARIES OF THE EASEMENT AREA WHICH WOULD RESTRICT THE OPERATION AND MAINTENANCE OF, OR WHICH MAY IN ANY MANNER RESULT IN HARM TO FORT PIERCE UTILITIES AUTHORITY FACILITIES. THE SAVANNAH PRESERVE HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS SHALL OWN, MAINTAIN, REPAIR AND REPLACE ANY PERMITTED IMPROVEMENTS OVER THE LIFT STATION EASEMENT, WHICH ARE NOT PRECLUDED BY THE FOREGOING, WHICH MAY BE DAMAGED OR DESTROYED BY FORT PIERCE UTILITIES AUTHORITY, ITS SUCCESSORS OR ASSIGNS, DESIGNERS OR CONTRACTORS IN THE OPERATION, MAINTENANCE OF, OR ACCESS TO, FORT PIERCE UTILITIES AUTHORITY FACILITIES. FORT PIERCE UTILITIES AUTHORITY, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO REQUIRE THE REMOVAL OF ANY IMPROVEMENTS, WHICH ARE CONSTRUCTED IN VIOLATION OF THE CONDITIONS SET FORTH ABOVE. IN THE EVENT SUCH VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THEY SHALL BE SUBJECT TO REMOVAL BY FORT PIERCE UTILITIES AUTHORITY, ITS SUCCESSORS OR ASSIGNS, DESIGNERS OR CONTRACTORS WITHOUT LIABILITY OR RESPONSIBILITY THEREFOR.

SIGNED THIS ____ DAY OF _____, 2021, ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY THE

KOLTER LAND PARTNERS LLC

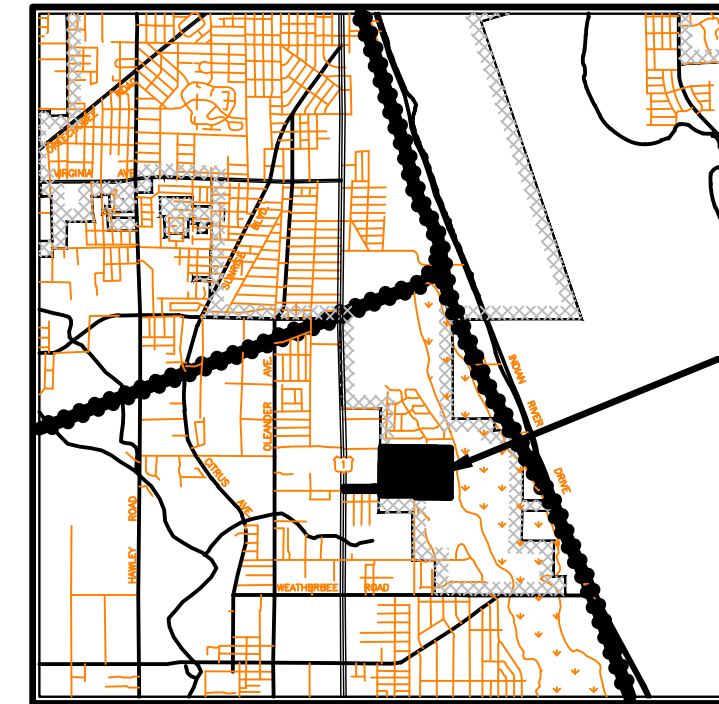
BY: _____
NAME, TITLE

WITNESS SIGNATURE

PRINTED NAME

WITNESS SIGNATURE

PRINTED NAME



SAVANNAH PRESERVE

LOCATION MAP
NOT TO SCALE

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

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 BY MEANS OF ____ PHYSICAL PRESENCE OR ____ ONLINE NOTIFICATION BY _____ AS _____ OF KOLTER LAND PARTNERS LLC, ON BEHALF OF THE COMPANY. HE IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____ 2021.

COMMISSION NO. & NOTARY PUBLIC, STATE OF FLORIDA
EXPIRATION DATE

PRINT NAME: _____

CERTIFICATE OF TITLE

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, _____, A MEMBER OF THE FLORIDA BAR, IN RELIANCE UPON THAT CERTAIN TITLE SEARCH REPORT PREPARED BY _____ IDENTIFIED AS ORDER NO. # _____ DATED _____ HEREBY CERTIFY THAT AS OF _____ AT _____ PM:

1) RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF SAVANNAH PRESERVE IS IN THE NAME OF THE PERSON, CORPORATION AND/OR OTHER ENTITY EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.

2) ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:
ALL MORTGAGES HAVE BEEN SATISFIED.

3) ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, FLORIDA STATUTE, HAVE BEEN PAID.

DATED THIS _____ DAY OF _____ 2021.

NAME
TITLE
ADDRESS

SURVEYOR'S NOTES

1) THE WEST LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST IS ASSUMED TO BEAR N00°16'38"E AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

2) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED. (N.R.) DENOTES NON-RADIAL.

3) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

4) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

5) NOTE: THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF FORT PIERCE, FLORIDA.

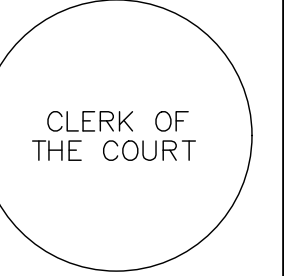
6) BOTH PARCELS ARE LOCATED WITHIN AN AREAS HAVING A FLOOD ZONE DESIGNATION "X", AND AH (EL=16") BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), ON FLOOD INSURANCE RATE MAP NO. 12111C0189 K WITH A DATE OF IDENTIFICATION OF FEBRUARY 19, 2020, FOR COMMUNITY NUMBER 120286, IN THE CITY OF FORT PIERCE, ST. LUCIE COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. THE EXACT DESIGNATION CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE. NO ADDITIONAL SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED. THERE MAY BE ADDITIONAL MAP AMENDMENTS AFFECTING THIS PROPERTY.

CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

COUNTY OF ST. LUCIE
STATE OF FLORIDA

I, MICHELLE MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____ PAGE(S) _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2021.

MICHELLE MILLER
CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA



CITY ATTORNEY

IT IS HEREBY CERTIFIED THAT THE FOREGOING PLAT IS APPROVED AS TO FORM AND LEGAL SUFFICIENCY.

THIS _____ DAY OF _____, 2021.

BY: _____, CITY ATTORNEY
CITY OF FORT PIERCE, FLORIDA

SURVEYOR'S REVIEW CERTIFICATE:

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED SURVEYOR AND MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

BY: _____, DATE _____
GREGORY S. FLEMING
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 4350
PLAT REVIEWER FOR THE CITY OF FORT PIERCE

CERTIFICATE OF FINAL APPROVAL BY CITY COMMISSION

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN FINAL APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON THIS _____ DAY OF _____, 2021. THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177 FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY OR UNDER CONTRACT WITH THE CITY OF FORT PIERCE, FLORIDA

THIS _____ DAY OF _____, 2021.

FORT PIERCE CITY COMMISSION

BY: _____
LINDA COX, CITY CLERK

PLANNING AND DEVELOPMENT SERVICES APPROVAL

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE MINIMUM LOT DIMENSION REQUIREMENT OF THE R-4A ZONING DISTRICT, AS SET FORTH IN CHAPTER 22 OF THE FORT PIERCE LAND DEVELOPMENT REGULATIONS, AS AMENDED BY THE CITY OF FORT PIERCE BOARD OF ZONING APPEALS ON JUNE _____, 2021.

THIS _____ DAY OF _____, 2021.

BY: _____
JENNIFER HOFMEISTER
PLANNING DIRECTOR
CITY OF FORT PIERCE, FLORIDA

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THIS IS TO CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AND LOT CORNERS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY COUNCIL OF FORT PIERCE FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA. THIS _____ DAY OF _____, 2021.

THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6199

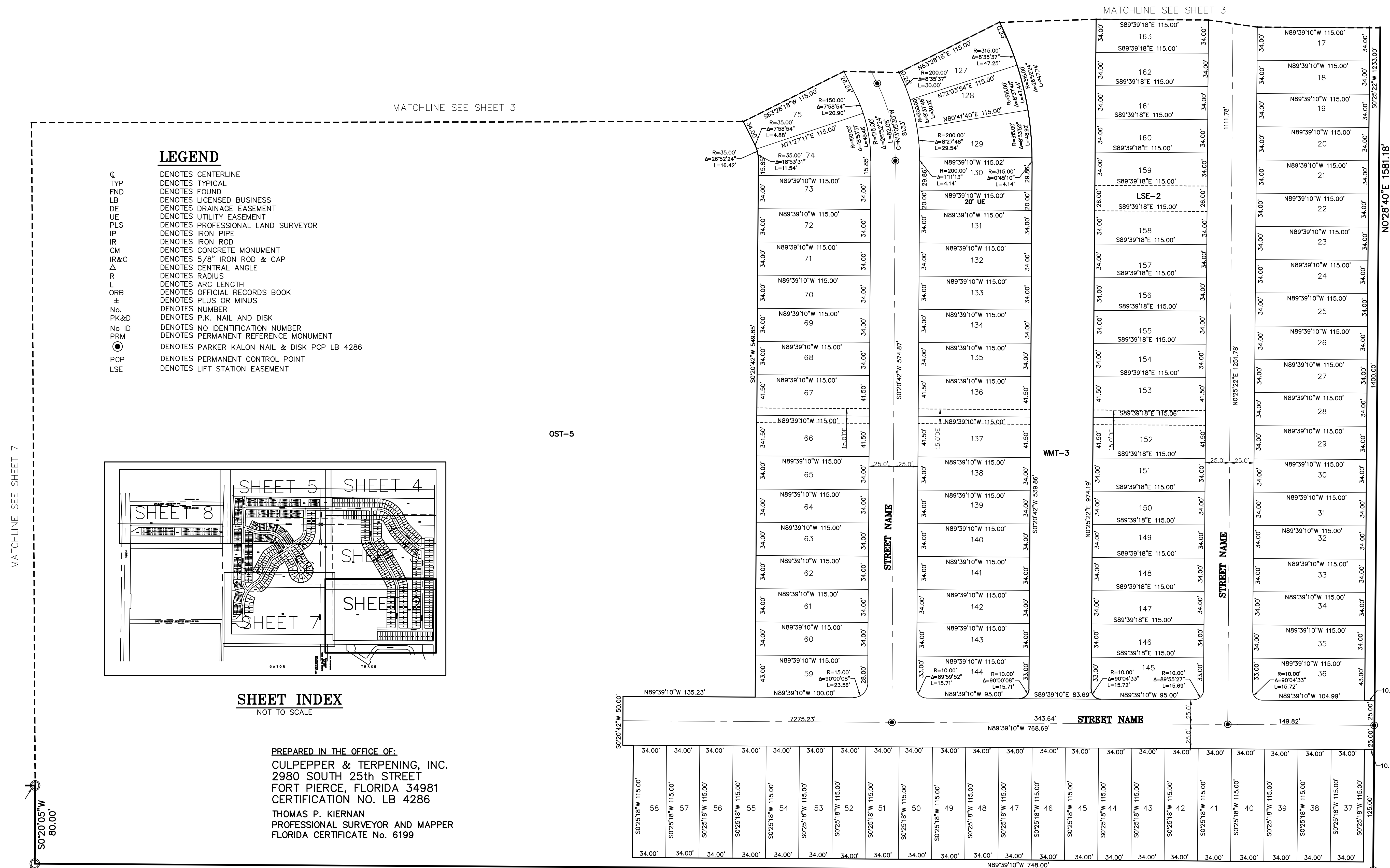
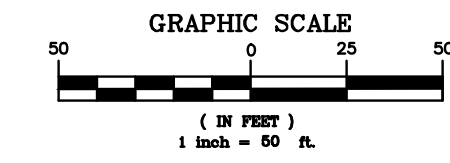


PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286

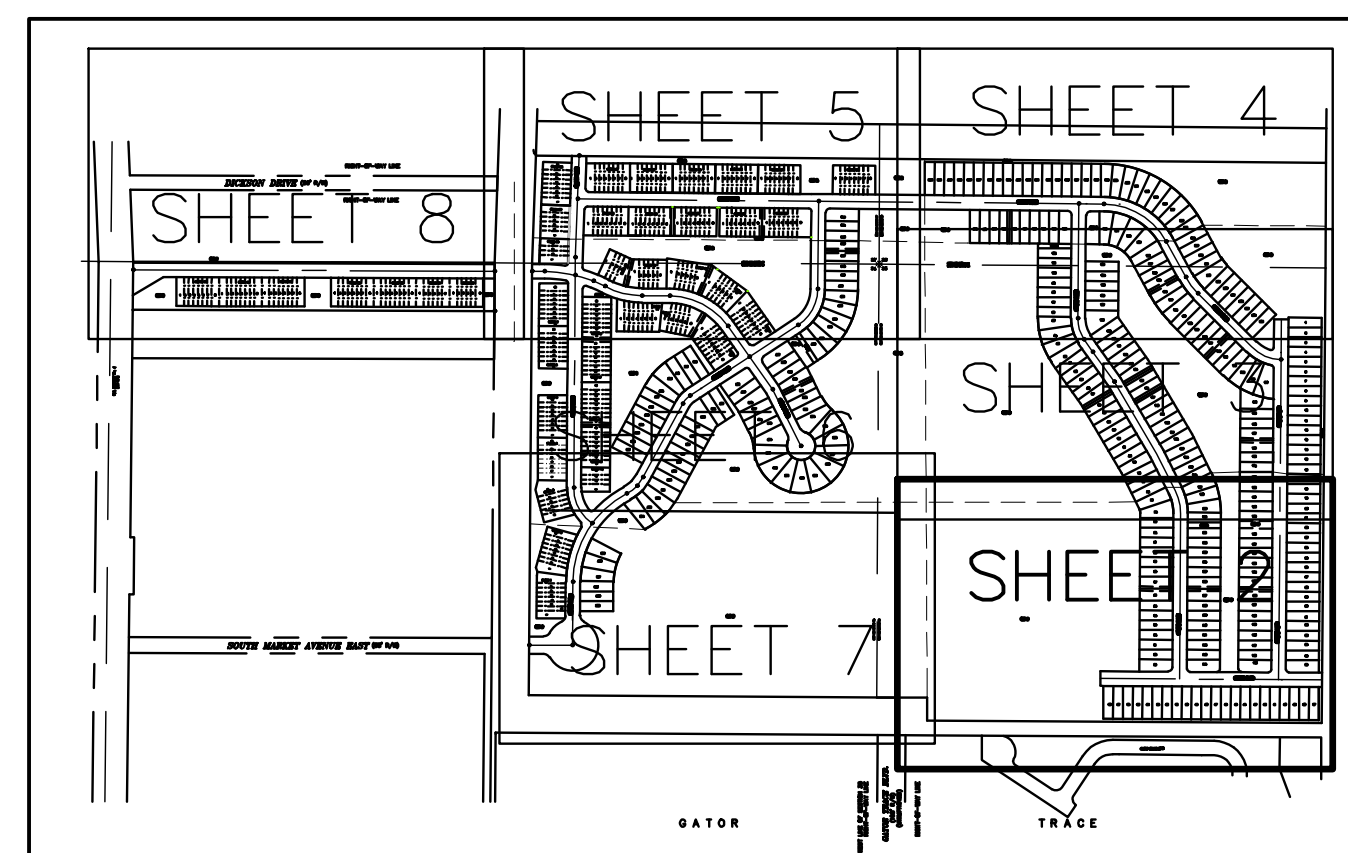
THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

SAVANNAH PRESERVE

BEING A PARCEL OF LAND LYING IN SECTIONS 26, 27, 34 AND 35,
TOWNSHIP 35 SOUTH, RANGE 40 EAST,
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA



- LEGEND**
- ⊙ DENOTES CENTERLINE
 - TYP DENOTES TYPICAL
 - LB DENOTES LICENSED BUSINESS
 - DE DENOTES DRAINAGE EASEMENT
 - UE DENOTES UTILITY EASEMENT
 - PLS DENOTES PROFESSIONAL LAND SURVEYOR
 - IP DENOTES IRON PIPE
 - IR DENOTES IRON ROD
 - CM DENOTES CONCRETE MONUMENT
 - IR&C DENOTES 5/8" IRON ROD & CAP
 - Δ DENOTES CENTRAL ANGLE
 - R DENOTES RADIUS
 - L DENOTES ARC LENGTH
 - ORB DENOTES OFFICIAL RECORDS BOOK
 - ± DENOTES PLUS OR MINUS
 - No. DENOTES NUMBER
 - PK&D DENOTES P.K. NAIL AND DISK
 - No ID DENOTES NO IDENTIFICATION NUMBER
 - PRM DENOTES PERMANENT REFERENCE MONUMENT
 - DENOTES PARKER KALON NAIL & DISK PCP LB 4286
 - PCP DENOTES PERMANENT CONTROL POINT
 - LSE DENOTES LIFT STATION EASEMENT



SHEET INDEX
NOT TO SCALE

PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286

THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

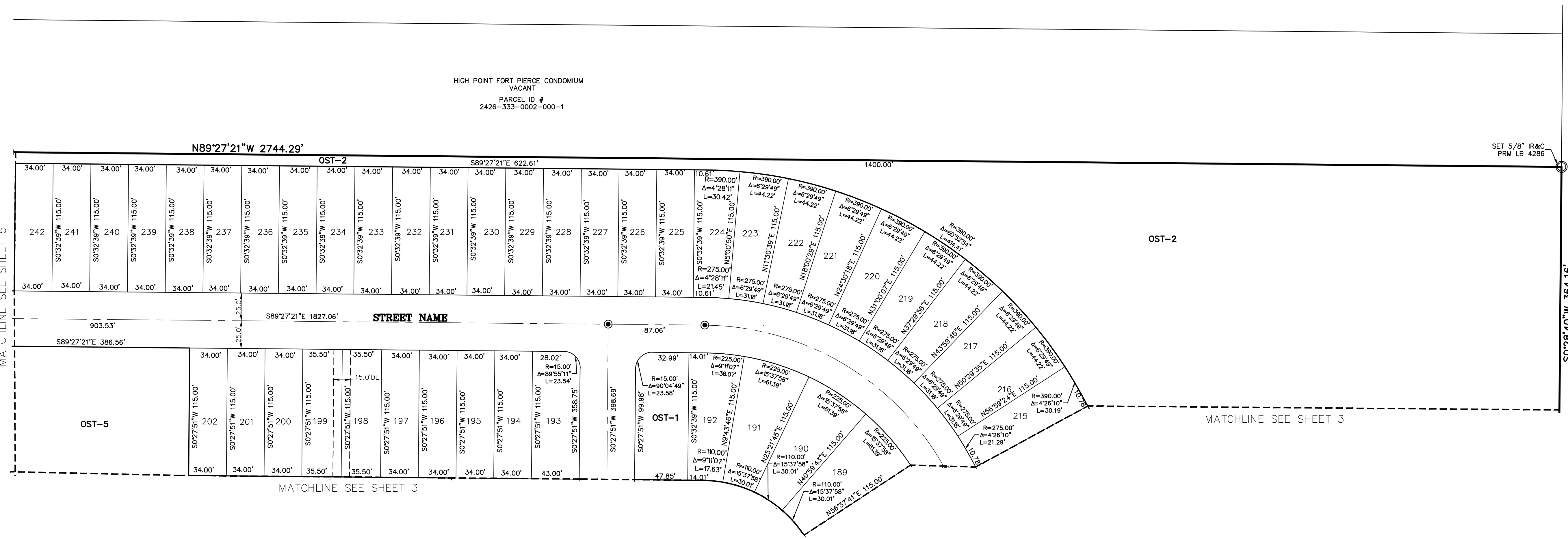
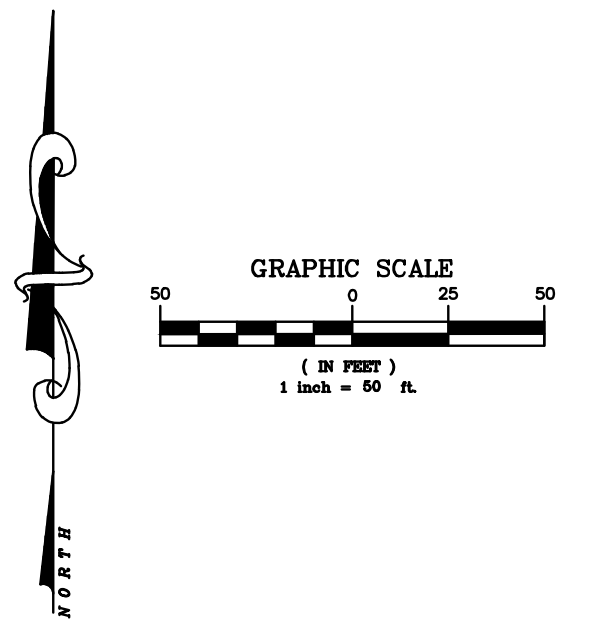
THE GARDEN VILLAS OF GATOR TRACE UNIT TWO
PLAT BOOK 29, PAGE 13

GATOR TRACE ROAD

SAVANNAH STATE PARK
PARCEL ID # 000-1
2435-232-0003-000-6
CITY OF FT. PIERCE

SAVANNAH PRESERVE

BEING A PARCEL OF LAND LYING IN SECTIONS 26, 27, 34 AND 35,
TOWNSHIP 35 SOUTH, RANGE 40 EAST,
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

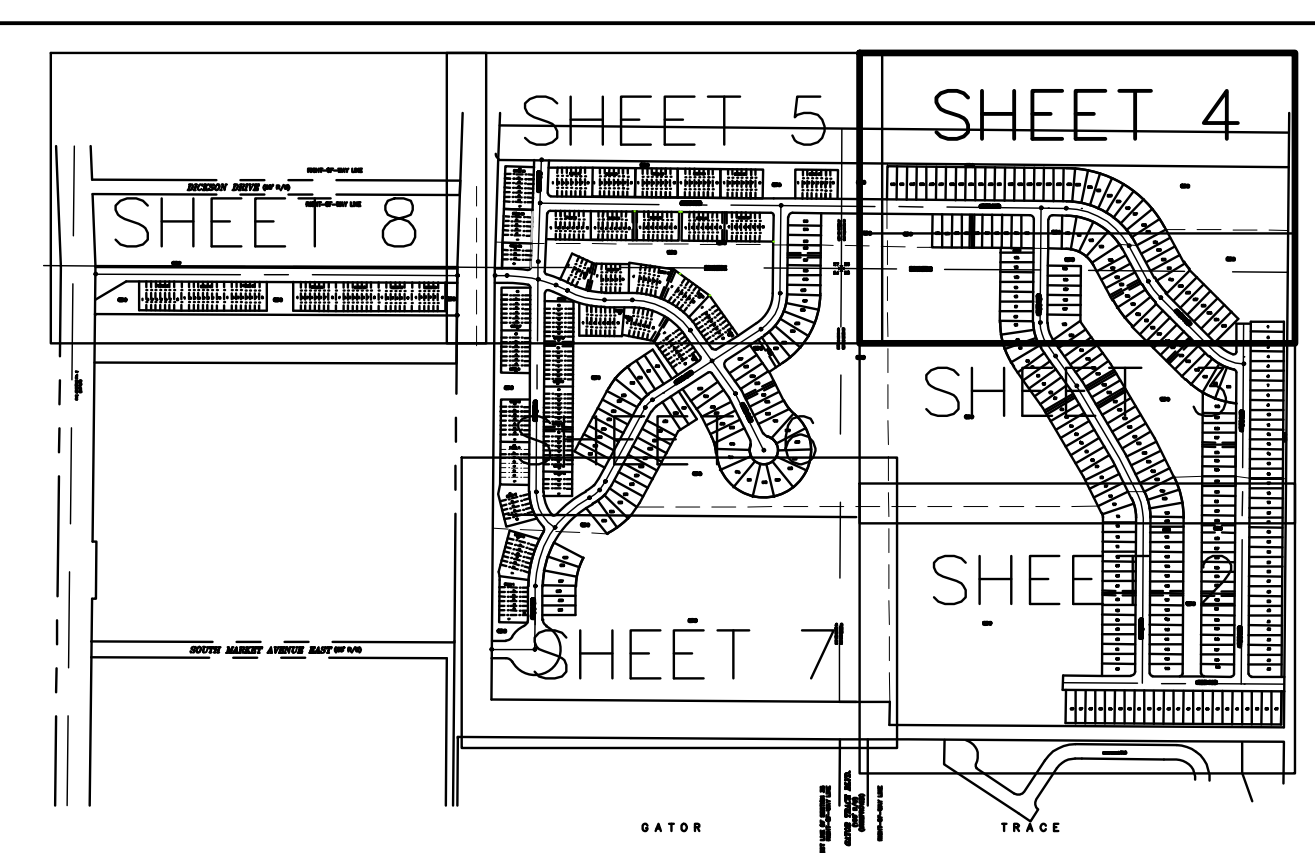


MATCHLINE SEE SHEET 5

SET 5/8" IR&C
PRM LB 4286

PARCEL ID #
2426-342-0001-000-2
CITY OF FT. PIERCE

MATCHLINE SEE SHEET 3



SHEET INDEX
NOT TO SCALE

- LEGEND**
- ⊙ DENOTES CENTERLINE
 - TYP DENOTES TYPICAL
 - FND DENOTES FOUND
 - LB DENOTES LICENSED BUSINESS
 - DE DENOTES DRAINAGE EASEMENT
 - UE DENOTES UTILITY EASEMENT
 - PLS DENOTES PROFESSIONAL LAND SURVEYOR
 - IP DENOTES IRON PIPE
 - IR DENOTES IRON ROD
 - CM DENOTES CONCRETE MONUMENT
 - IR&C DENOTES 5/8" IRON ROD & CAP
 - Δ DENOTES CENTRAL ANGLE
 - R DENOTES RADIUS
 - L DENOTES ARC LENGTH
 - ORB DENOTES OFFICIAL RECORDS BOOK
 - ± DENOTES PLUS OR MINUS
 - No. DENOTES NUMBER
 - PK&D DENOTES P.K. NAIL AND DISK
 - No ID DENOTES NO IDENTIFICATION NUMBER
 - PRM DENOTES PERMANENT REFERENCE MONUMENT
 - ⊙ DENOTES PARKER KALON NAIL & DISK PCP LB 4286
 - PCP DENOTES PERMANENT CONTROL POINT
 - LSE DENOTES LIFT STATION EASEMENT

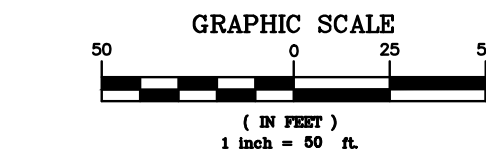
PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286

THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

SAVANNAH PRESERVE

BEING A PARCEL OF LAND LYING IN SECTIONS 26, 27, 34 AND 35,
TOWNSHIP 35 SOUTH, RANGE 40 EAST,
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

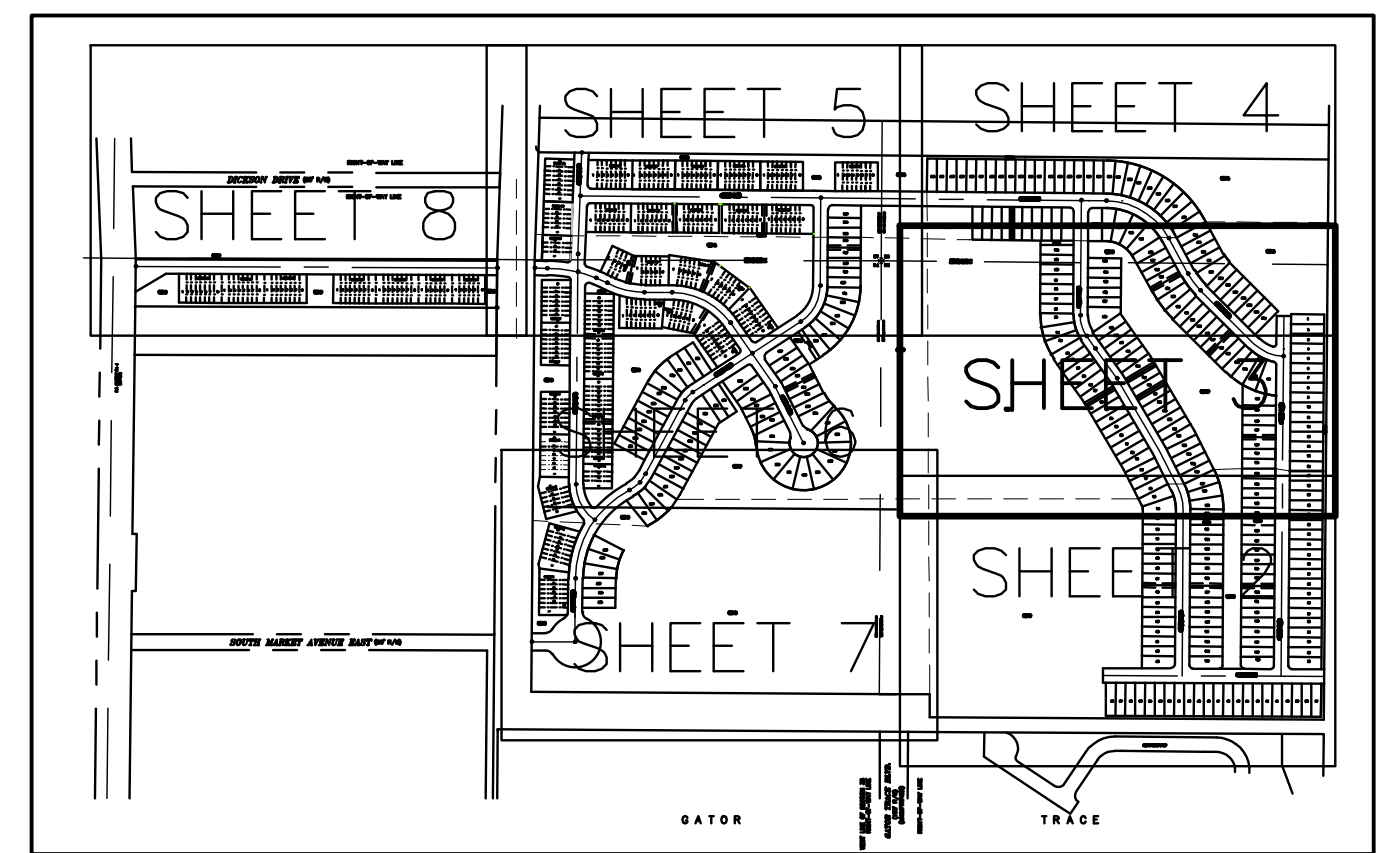
MATCHLINE SEE SHEET 4



SOUTH LINE SECTION 26
NORTH LINE SECTION 35

LEGEND

- ⊙ DENOTES CENTERLINE
- ⊕ DENOTES TYPICAL
- FND DENOTES FOUND
- DE DENOTES LICENSED BUSINESS
- UE DENOTES DRAINAGE EASEMENT
- PLS DENOTES PROFESSIONAL LAND SURVEYOR
- IP DENOTES IRON PIPE
- IR DENOTES IRON ROD
- CM DENOTES CONCRETE MONUMENT
- IR&C DENOTES 5/8" IRON ROD & CAP
- Δ DENOTES CENTRAL ANGLE
- R DENOTES RADIUS
- L DENOTES ARC LENGTH
- ORB DENOTES OFFICIAL RECORDS BOOK
- ± DENOTES PLUS OR MINUS
- No. DENOTES NUMBER
- PK&D DENOTES P.K. NAIL AND DISK
- No ID DENOTES NO IDENTIFICATION NUMBER
- PRM DENOTES PERMANENT REFERENCE MONUMENT
- DENOTES PARKER KALON NAIL & DISK PCP LB 4286
- DENOTES PERMANENT CONTROL POINT
- LSE DENOTES LIFT STATION EASEMENT



SHEET INDEX
NOT TO SCALE

MATCHLINE SEE SHEET 6

OST-5

MATCHLINE SEE SHEET 4

S89°27'21"E 237.00'

MATCHLINE SEE SHEET 2

OST-2

S02°28'40"W 364.16'

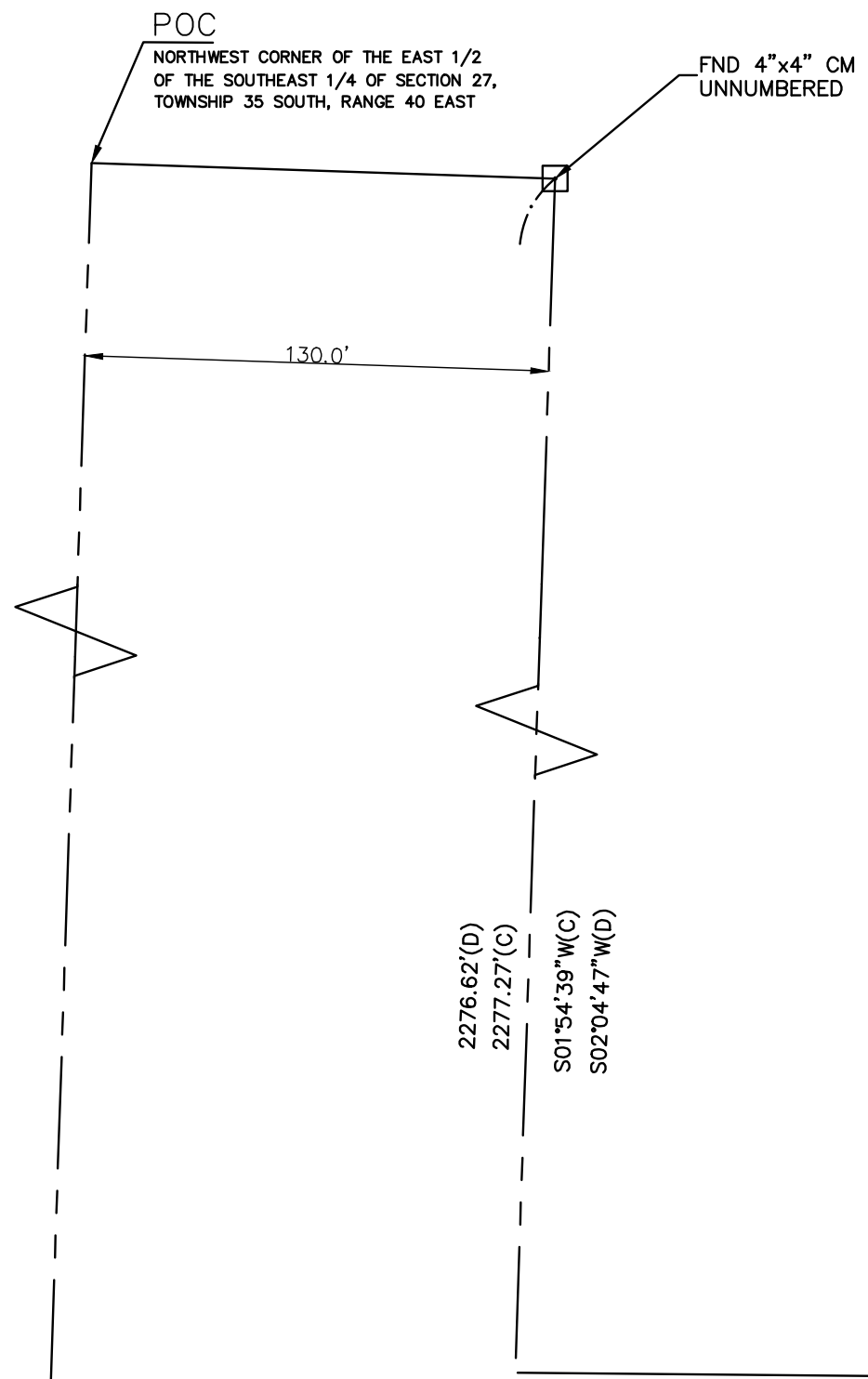
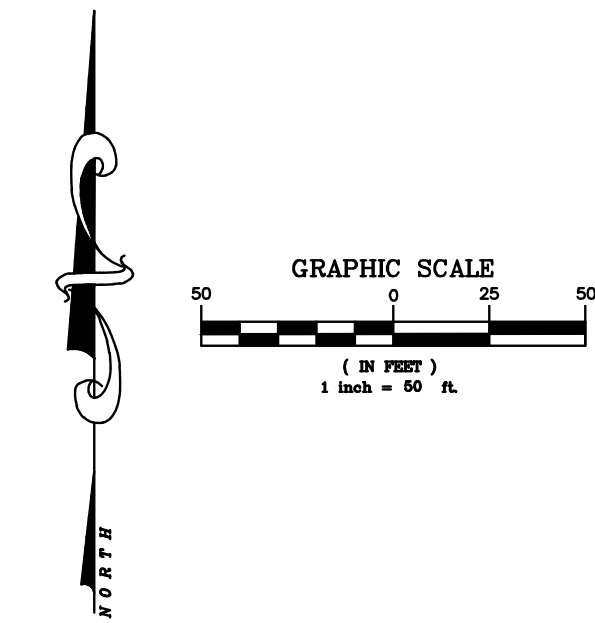
SET 5/8" IR&C
PRM LB 4286

SAVANNAH STATE PARK
PARCEL ID # 2435-121-0001-000-1
CITY OF FORT PIERCE

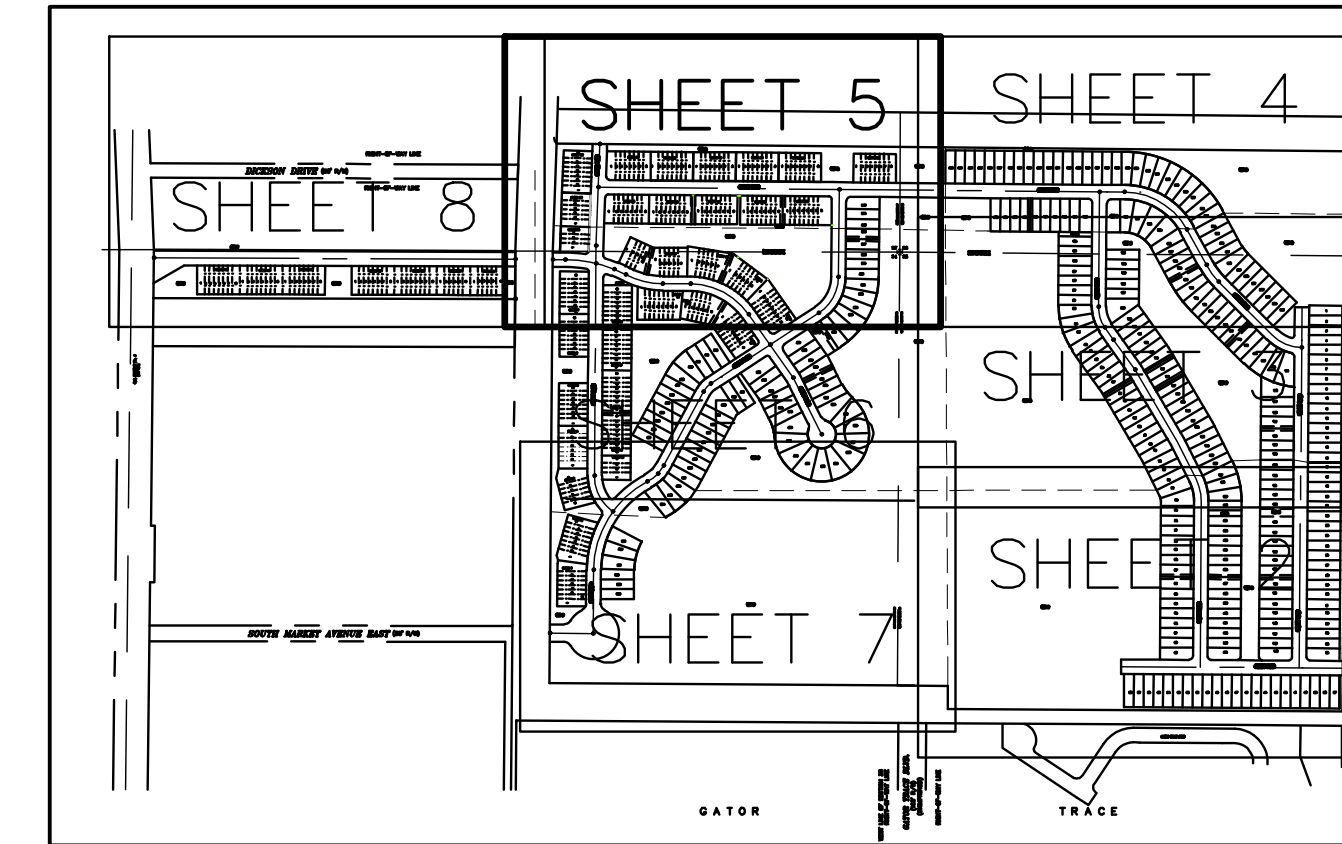
PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286
THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6199

SAVANNAH PRESERVE

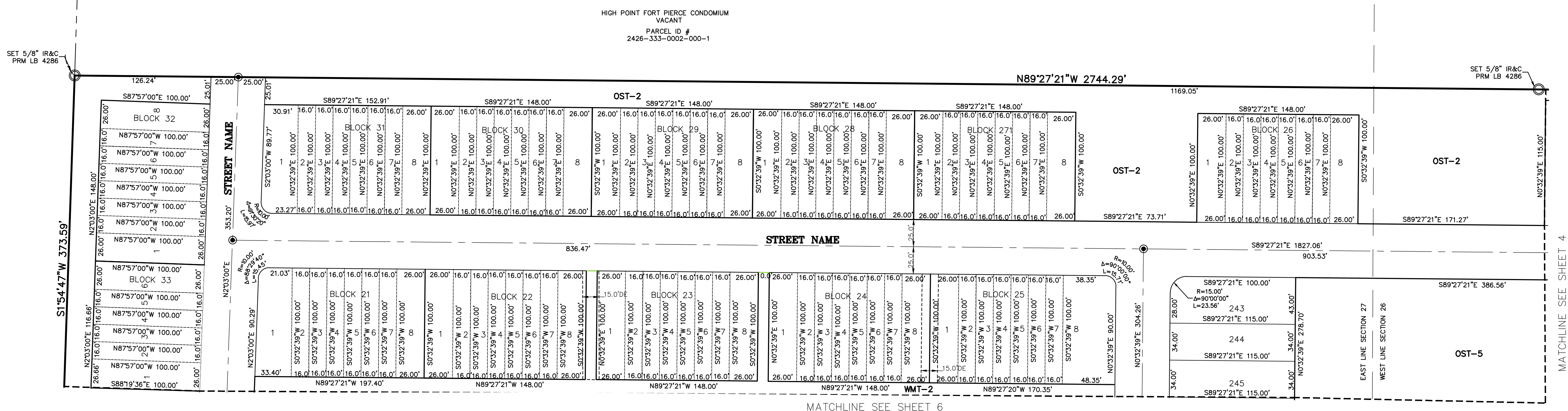
BEING A PARCEL OF LAND LYING IN SECTIONS 26, 27, 34 AND 35,
TOWNSHIP 35 SOUTH, RANGE 40 EAST,
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA



LEGEND	
⊙	DENOTES CENTERLINE
TYP	DENOTES TYPICAL
FND	DENOTES FOUND
LB	DENOTES LICENSED BUSINESS
DE	DENOTES DRAINAGE EASEMENT
UE	DENOTES UTILITY EASEMENT
PLS	DENOTES PROFESSIONAL LAND SURVEYOR
IP	DENOTES IRON PIPE
IR	DENOTES IRON ROD
CM	DENOTES CONCRETE MONUMENT
IR&C	DENOTES 5/8" IRON ROD & CAP
∠	DENOTES CENTRAL ANGLE
R	DENOTES RADIUS
L	DENOTES ARC LENGTH
ORB	DENOTES OFFICIAL RECORDS BOOK
±	DENOTES PLUS OR MINUS
No.	DENOTES NUMBER
PK&D	DENOTES P.K. NAIL AND DISK
No ID	DENOTES NO IDENTIFICATION NUMBER
PRM	DENOTES PERMANENT REFERENCE MONUMENT
⊙	DENOTES PARKER KALON NAIL & DISK PCP LB 4286
PCP	DENOTES PERMANENT CONTROL POINT
LSE	DENOTES LIFT STATION EASEMENT



SHEET INDEX
NOT TO SCALE



PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286
THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

SAVANNAH PRESERVE

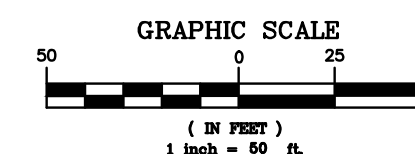
BEING A PARCEL OF LAND LYING IN SECTIONS 26, 27, 34 AND 35,
TOWNSHIP 35 SOUTH, RANGE 40 EAST,
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____

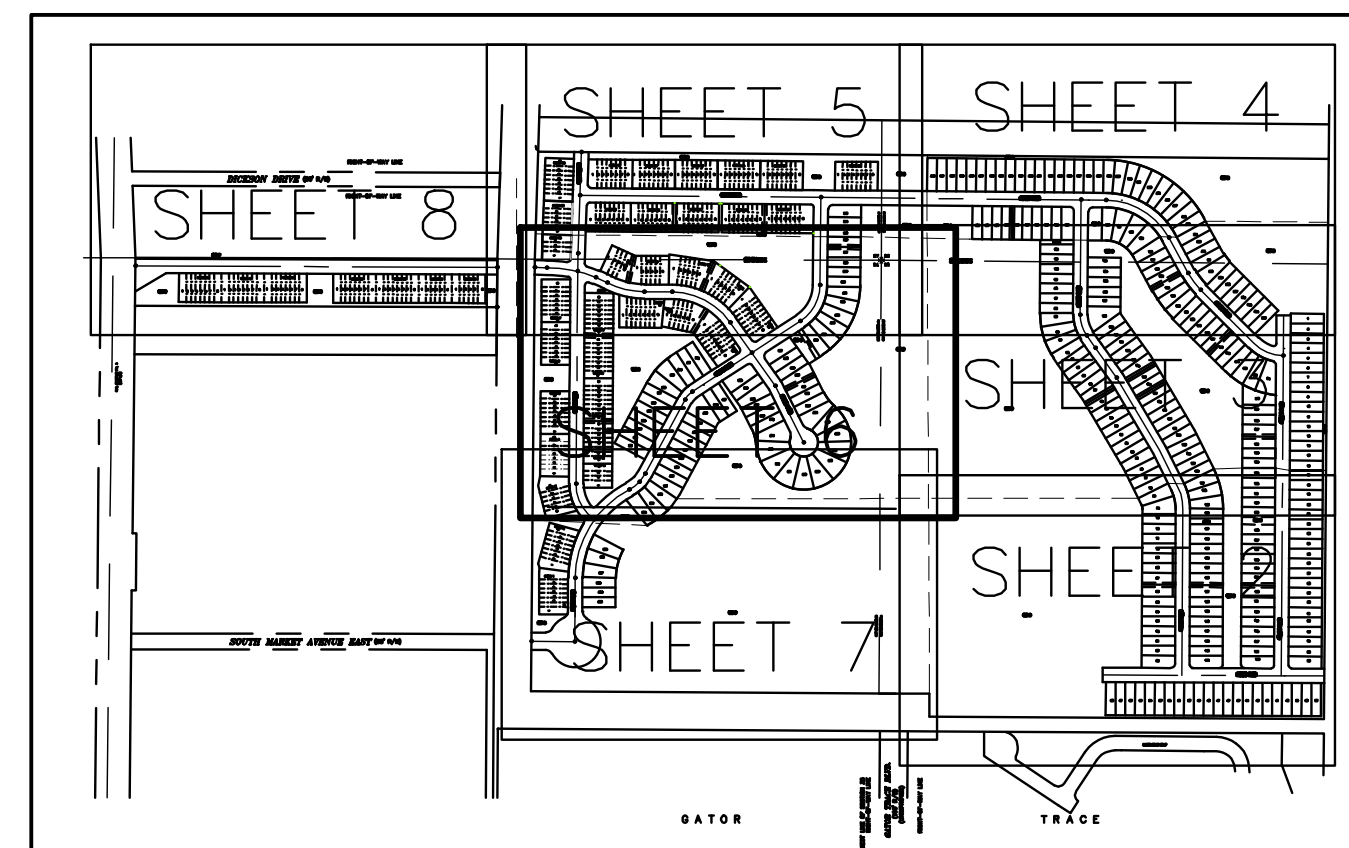
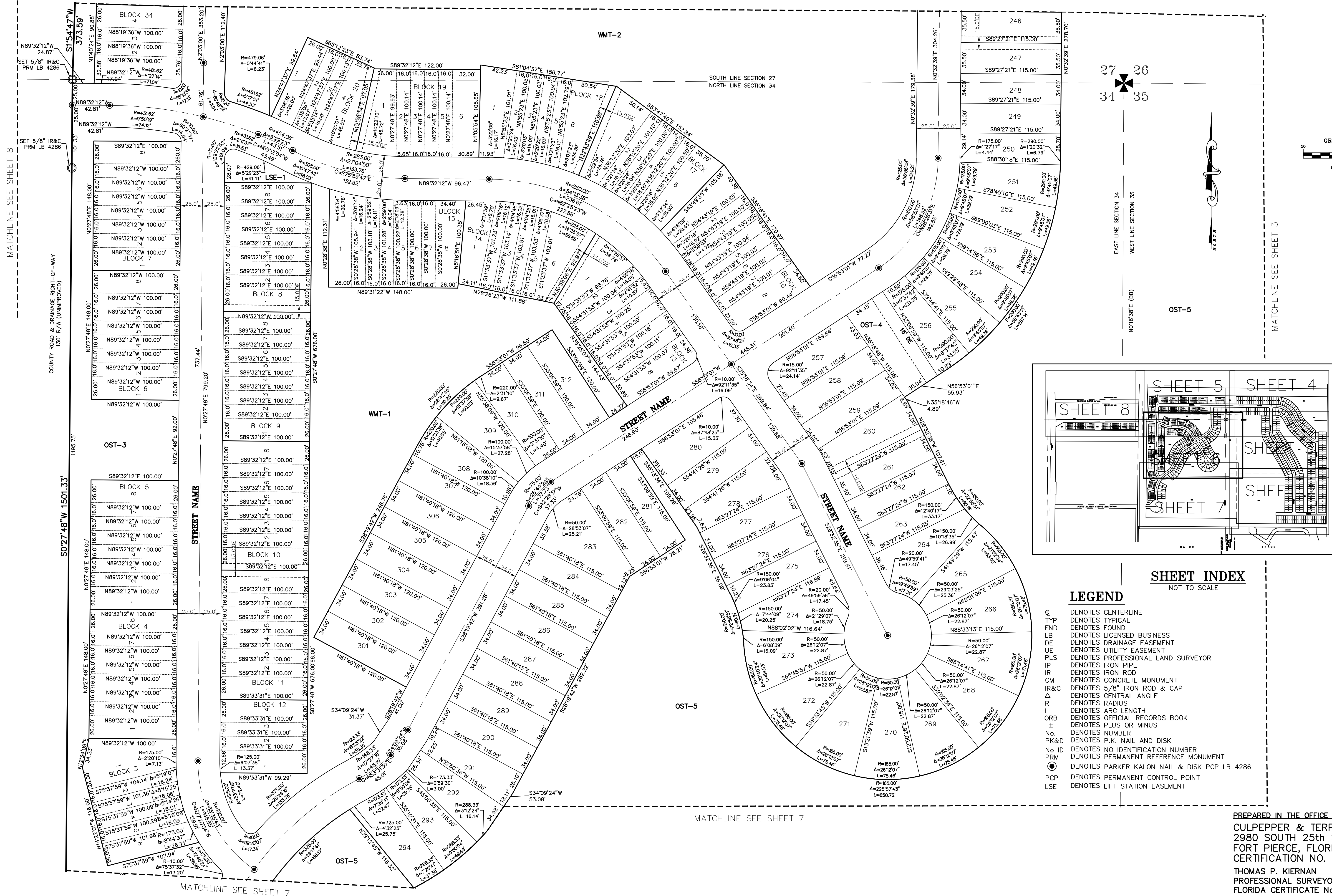
MATCHLINE SEE SHEET 5

SOUTH LINE SECTION 27
NORTH LINE SECTION 34

27 26
34 35



MATCHLINE SEE SHEET 3



SHEET INDEX
NOT TO SCALE

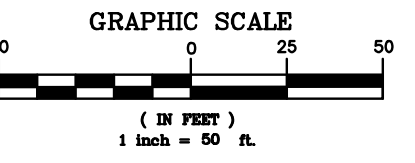
LEGEND

- ⊙ DENOTES CENTERLINE
- ⊕ DENOTES TYPICAL
- FND DENOTES FOUND
- LB DENOTES LICENSED BUSINESS
- DE DENOTES DRAINAGE EASEMENT
- UE DENOTES UTILITY EASEMENT
- PLS DENOTES PROFESSIONAL LAND SURVEYOR
- IP DENOTES IRON PIPE
- IR DENOTES IRON ROD
- CM DENOTES CONCRETE MONUMENT
- IR&C DENOTES 5/8" IRON ROD & CAP
- Δ DENOTES CENTRAL ANGLE
- R DENOTES RADIUS
- L DENOTES ARC LENGTH
- ORB DENOTES OFFICIAL RECORDS BOOK
- ± DENOTES PLUS OR MINUS
- No. DENOTES NUMBER
- PK&D DENOTES P.K. NAIL AND DISK
- No. ID DENOTES NO IDENTIFICATION NUMBER
- PRM DENOTES PERMANENT REFERENCE MONUMENT
- ⊙ DENOTES PARKER KALON NAIL & DISK PCP LB 4286
- ⊕ DENOTES PERMANENT CONTROL POINT
- LSE DENOTES LIFT STATION EASEMENT

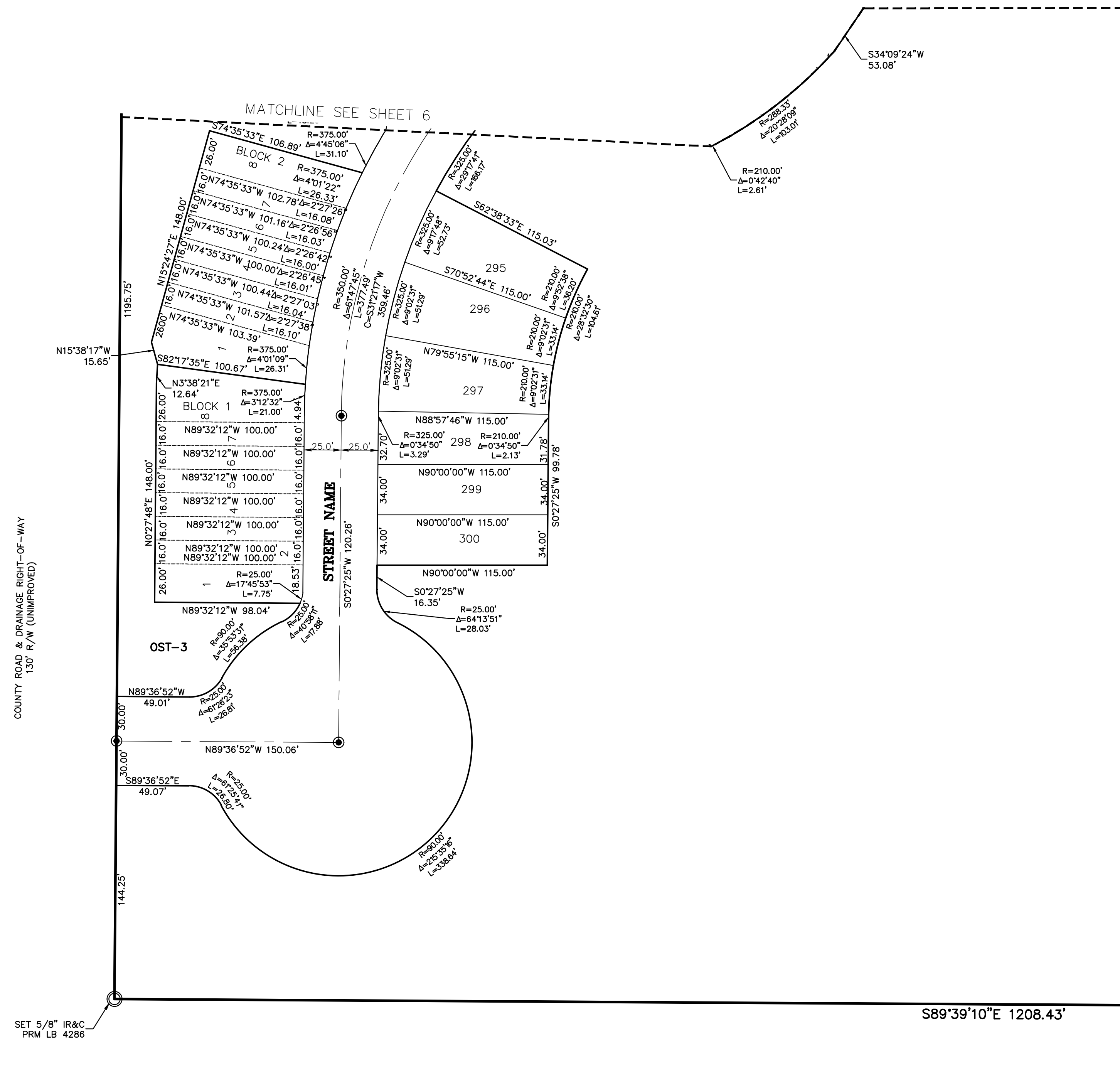
PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286
THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6199
SHEET 6 OF 8

SAVANNAH PRESERVE

BEING A PARCEL OF LAND LYING IN SECTIONS 26, 27, 34 AND 35,
TOWNSHIP 35 SOUTH, RANGE 40 EAST,
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

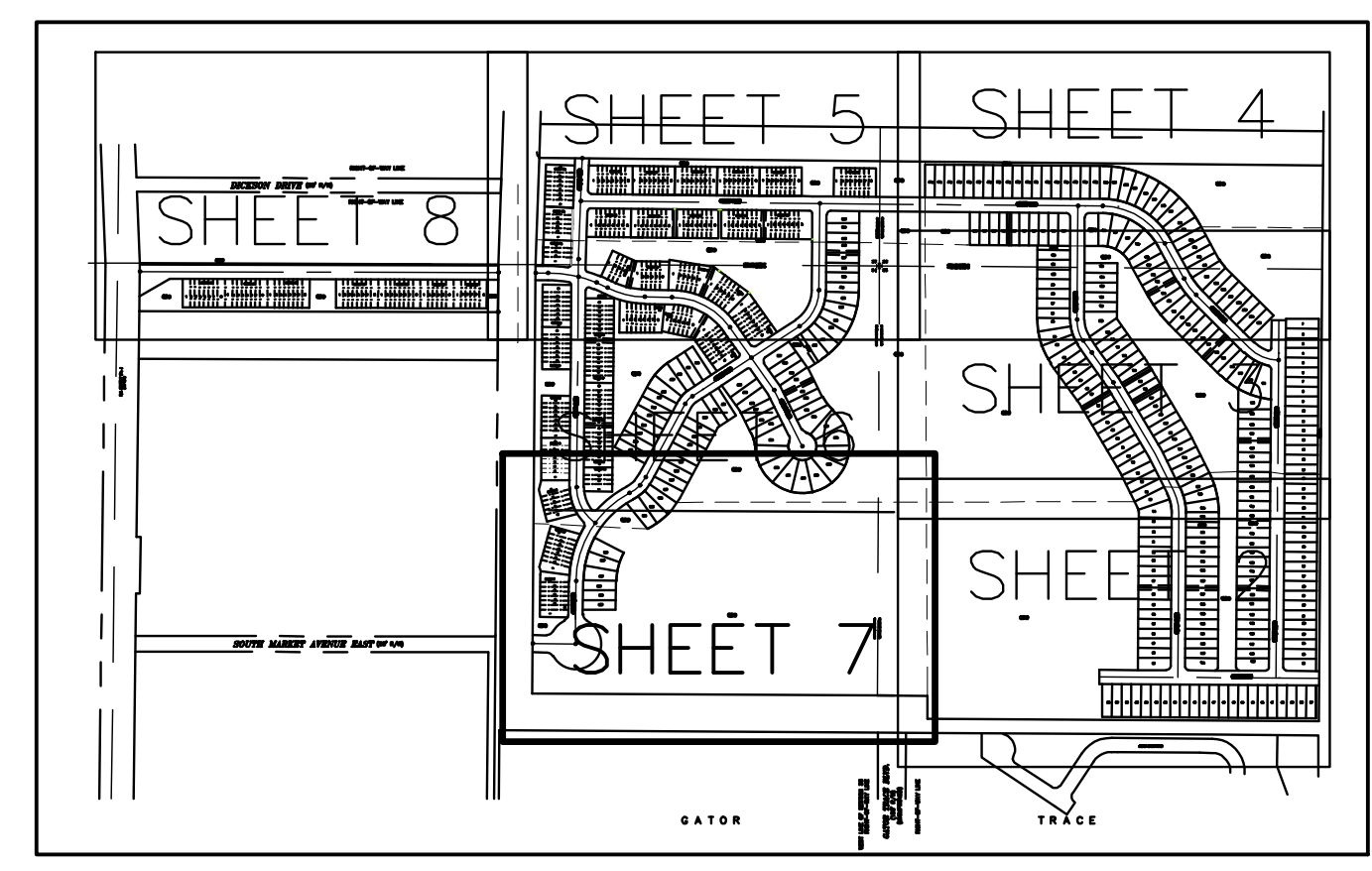


MATCHLINE SEE SHEET 6



LEGEND

- ⊙ DENOTES CENTERLINE
- TYP DENOTES TYPICAL
- FND DENOTES FOUND
- LB DENOTES LICENSED BUSINESS
- DE DENOTES DRAINAGE EASEMENT
- UE DENOTES UTILITY EASEMENT
- PLS DENOTES PROFESSIONAL LAND SURVEYOR
- IP DENOTES IRON PIPE
- IR DENOTES IRON ROD
- CM DENOTES CONCRETE MONUMENT
- IR&C DENOTES 5/8" IRON ROD & CAP
- Δ DENOTES CENTRAL ANGLE
- R DENOTES RADIUS
- L DENOTES ARC LENGTH
- ORB DENOTES OFFICIAL RECORDS BOOK
- ± DENOTES PLUS OR MINUS
- No. DENOTES NUMBER
- PK&D DENOTES P.K. NAIL AND DISK
- No ID DENOTES NO IDENTIFICATION NUMBER
- PRM DENOTES PERMANENT REFERENCE MONUMENT
- ⊙ DENOTES PARKER KALON NAIL & DISK PCP LB 4286
- PCP DENOTES PERMANENT CONTROL POINT
- LSE DENOTES LIFT STATION EASEMENT



SHEET INDEX
NOT TO SCALE

OST-5

EAST LINE SECTION 34
WEST LINE SECTION 35

MATCHLINE SEE SHEET 2

S89°39'10"E 1208.43'

N89°39'10"W 175.00'

COUNTY ROAD & DRAINAGE RIGHT-OF-WAY
130' R/W (UNIMPROVED)

PARCEL ID #
2434-112-0001-000-0

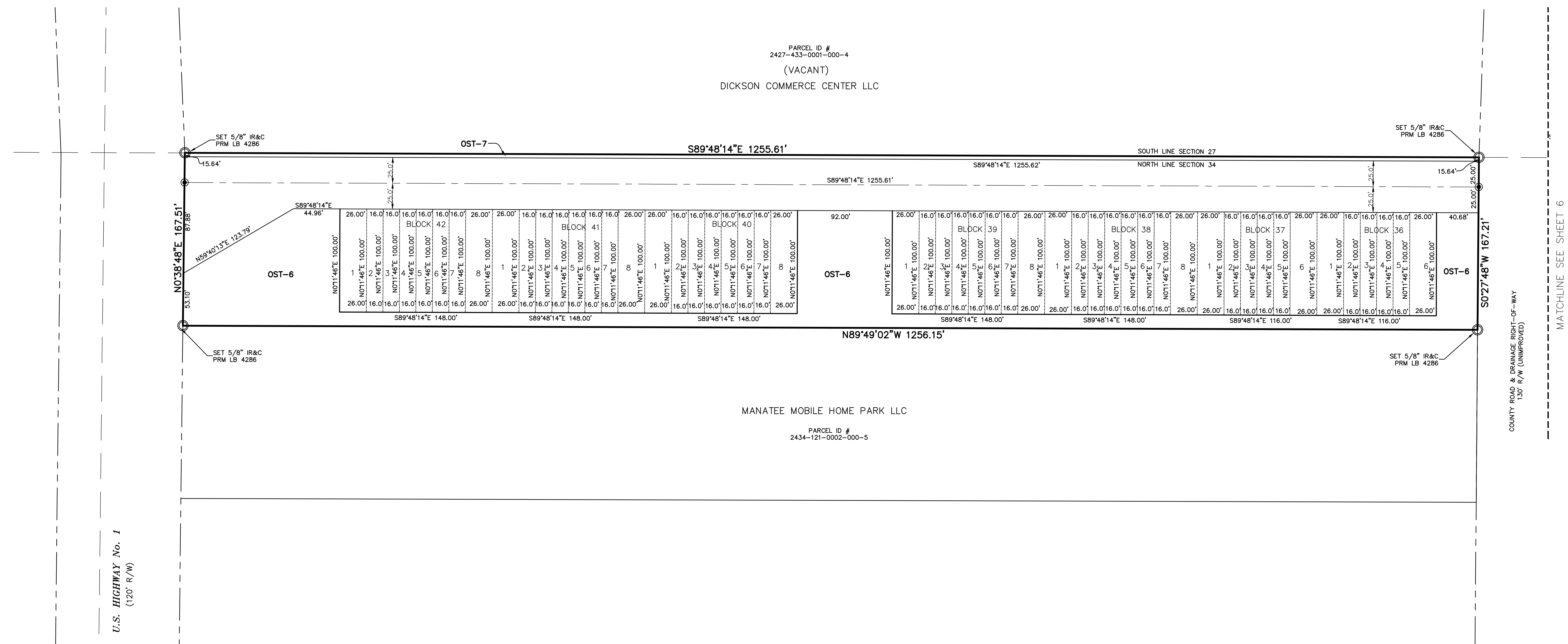
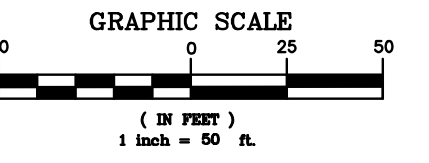
SET 5/8" IR&C
PRM LB 4286

SET 5/8" IR&C
PRM LB 4286

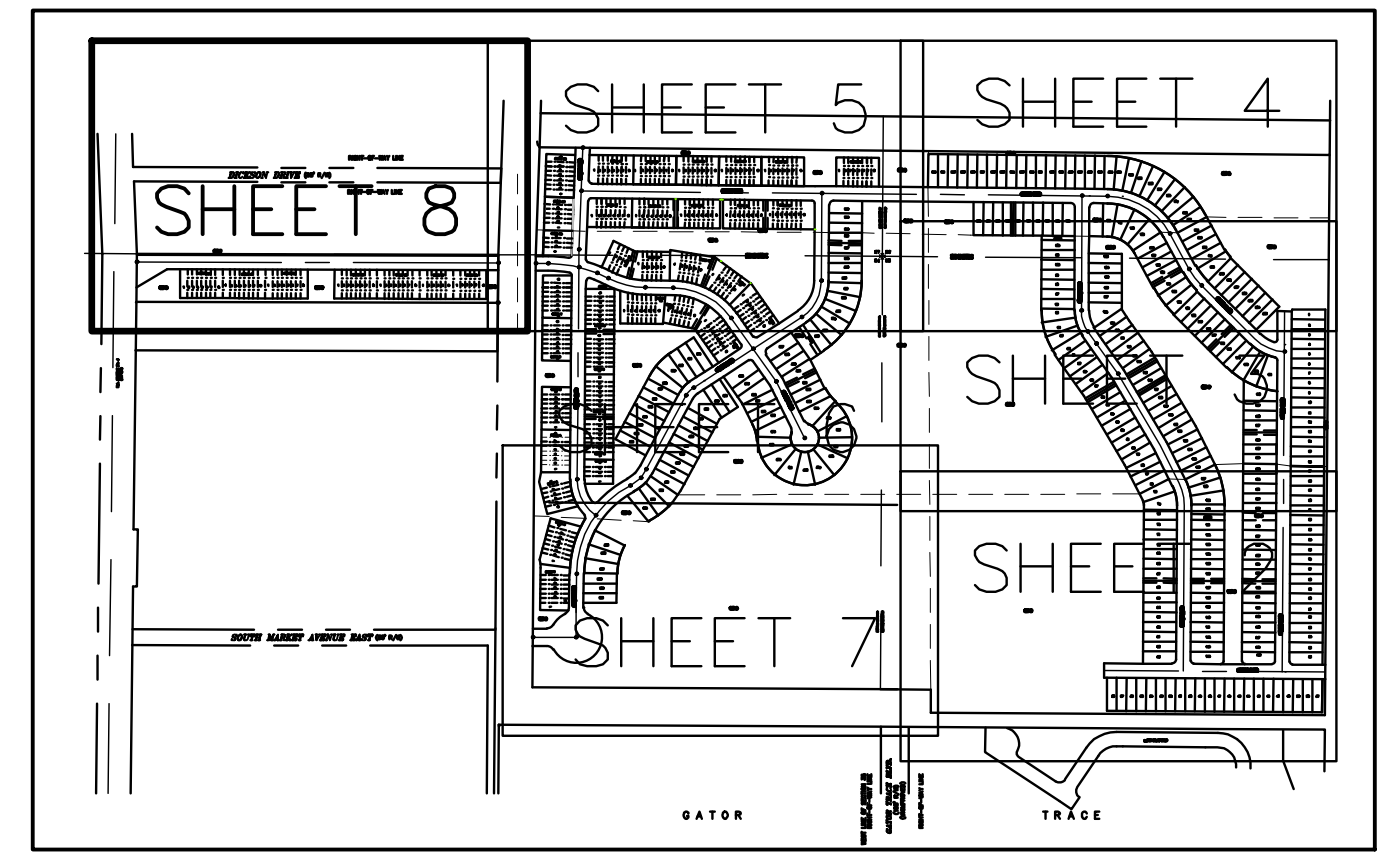
PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286
THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

SAVANNAH PRESERVE

BEING A PARCEL OF LAND LYING IN SECTIONS 26, 27, 34 AND 35,
TOWNSHIP 35 SOUTH, RANGE 40 EAST,
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

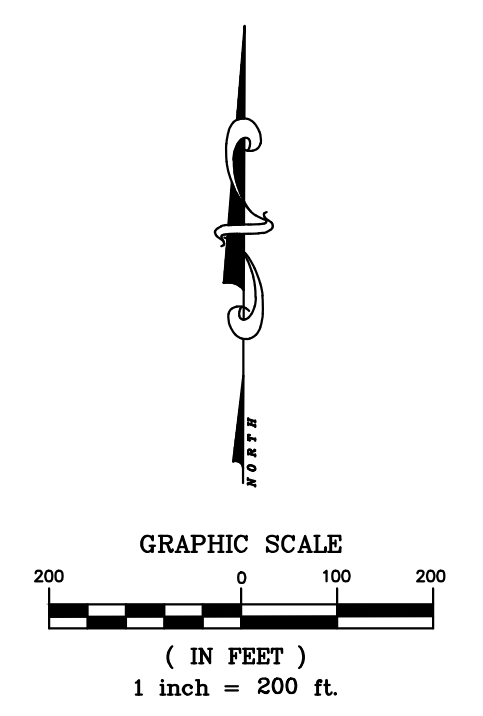
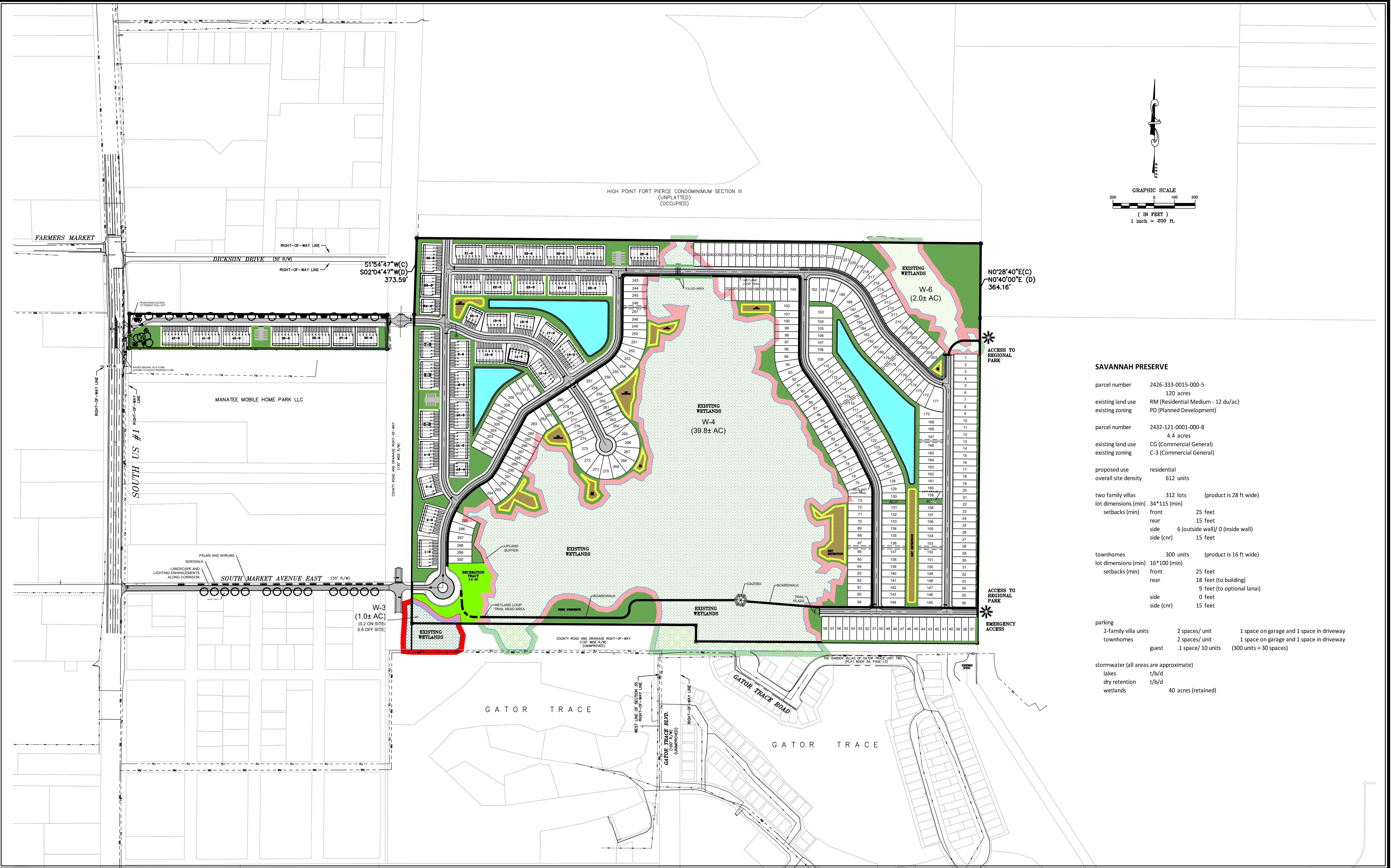


- LEGEND**
- ⊕ DENOTES CENTERLINE
 - TYP DENOTES TYPICAL
 - FND DENOTES FOUND
 - LB DENOTES LICENSED BUSINESS
 - DE DENOTES DRAINAGE EASEMENT
 - UE DENOTES UTILITY EASEMENT
 - PLS DENOTES PROFESSIONAL LAND SURVEYOR
 - IP DENOTES IRON PIPE
 - IR DENOTES IRON ROD
 - CM DENOTES CONCRETE MONUMENT
 - IR&C DENOTES 5/8" IRON ROD & CAP
 - Δ DENOTES CENTRAL ANGLE
 - R DENOTES RADIUS
 - L DENOTES ARC LENGTH
 - ORB DENOTES OFFICIAL RECORDS BOOK
 - ± DENOTES PLUS OR MINUS
 - No. DENOTES NUMBER
 - PK&D DENOTES P.K. NAIL AND DISK
 - No ID DENOTES NO IDENTIFICATION NUMBER
 - PRM DENOTES PERMANENT REFERENCE MONUMENT
 - ⊙ DENOTES PARKER KALON NAIL & DISK PCP LB 4286
 - PCP DENOTES PERMANENT CONTROL POINT
 - LSE DENOTES LIFT STATION EASEMENT



SHEET INDEX
NOT TO SCALE

PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286
THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199



SAVANNAH PRESERVE

parcel number	2426-333-0015-000-5	120 acres
existing land use	RM (Residential Medium - 12 du/ac)	
existing zoning	PD (Planned Development)	
parcel number	2432-121-0001-000-8	4.4 acres
existing land use	CG (Commercial General)	
existing zoning	C-3 (Commercial General)	
proposed use	residential	
overall site density	612 units	
two family villas	312 lots	(product is 28 ft wide)
lot dimensions (min)	34*115 (min)	
setbacks (min)	front 25 feet	
	rear 15 feet	
	side 6 (outside wall) / 0 (inside wall)	
	side (cnr) 15 feet	
townhomes	300 units	(product is 16 ft wide)
lot dimensions (min)	16*100 (min)	
setbacks (min)	front 25 feet	
	rear 18 feet (to building)	
	9 feet (to optional lanai)	
	side 0 feet	
	side (cnr) 15 feet	
parking	2-family villa units 2 spaces/unit	1 space on garage and 1 space in driveway
	townhomes 2 spaces/unit	1 space on garage and 1 space in driveway
	guest .1 space/10 units	(300 units = 30 spaces)
stormwater (all areas are approximate)		
lakes	t/b/d	
dry retention	t/b/d	
wetlands	40 acres (retained)	

COMPUTER FILE REF.	FIELD BK./PG.

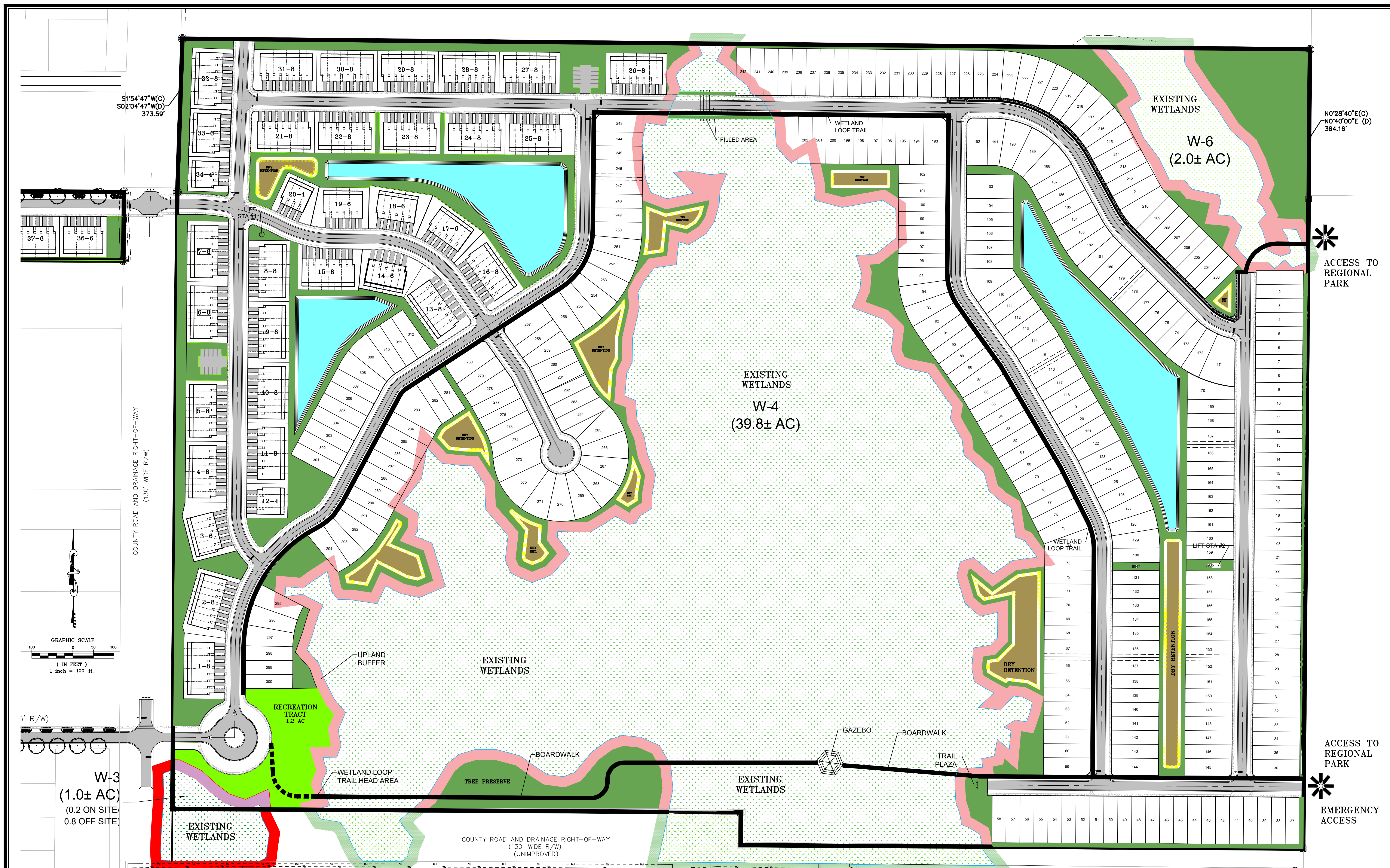
CULPEPPER & TERPENING INC
 2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
 PHONE 772-464-3537 • FAX 772-466-9487 • www.ct-eng.com
 STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

- REVISIONS -		BY	DATE

DESIGNED	BY	DATE
CALCS.	DJM	5-10-21
DRAWN	DJM	5-10-21
DETAILED	DJM	5-10-21
CHECKED	SKM	7-21-21
APPROVED	SKM	7-21-21

SAVANNAH PRESERVE

OVERALL PUD PLAN



S1°54'47"W(C)
S02°04'47"W(D)
373.59'

N0°28'40"E(C)
N0°40'00"E(D)
364.16'

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

W-3
(1.0± AC)
(0.2 ON SITE/
0.8 OFF SITE)

EXISTING
WETLANDS
W-6
(2.0± AC)

EXISTING
WETLANDS
W-4
(39.8± AC)

RECREATION
TRACT
1.2 AC

EXISTING
WETLANDS

EXISTING
WETLANDS

EXISTING
WETLANDS

ACCESS TO
REGIONAL
PARK

EMERGENCY
ACCESS

COMPUTER FILE REF.	FIELD BK./PG.

CULPEPPER & TERPENING INC
 2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
 PHONE 772-464-3537 • FAX 772-466-9487 • www.ct-eng.com
 STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

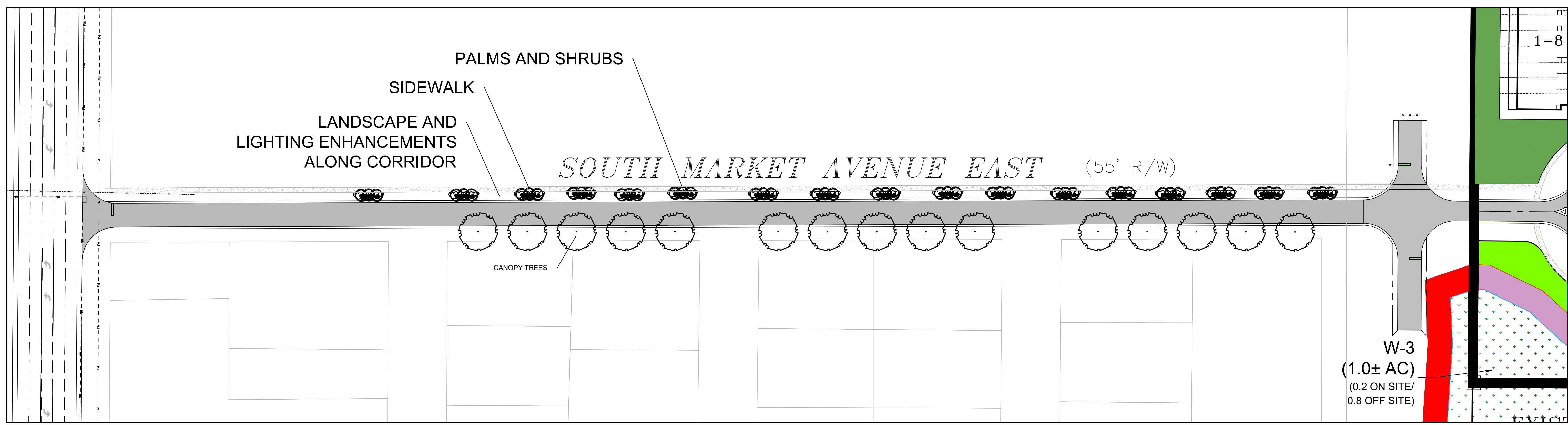
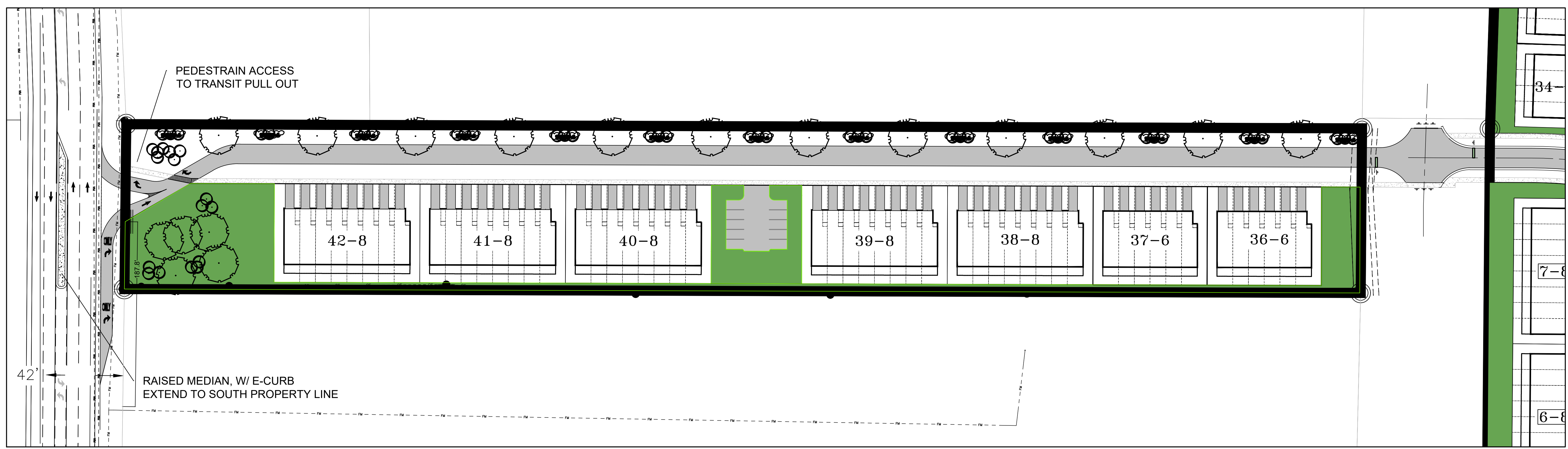
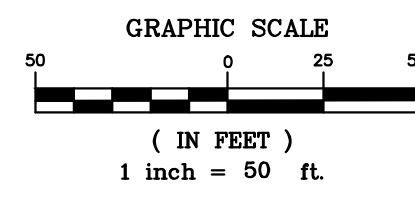
- REVISIONS -		BY	DATE

DESIGNED	BY	DATE
DJM	DJM	5-10-21
CALCS.	DJM	5-10-21
DRAWN	DJM	5-10-21
DETAILED	DJM	5-10-21
CHECKED	SKM	7-21-21
APPROVED	SKM	7-21-21

SAVANNAH PRESERVE

PUD PLAN

DATE: 7-21-21
HORIZ. SCALE: 1:100
VERT. SCALE: NA
JOB No. 21-054
SHEET 2 of 3



COMPUTER FILE REF.	FIELD BK./PG.

COMPUTER FILE REF.	FIELD BK./PG.

- REVISIONS -		BY	DATE

	BY	DATE
DESIGNED	DJM	5-10-21
CALCS.		
DRAWN	DJM	5-10-21
DETAILED	DJM	5-10-21
CHECKED	SKM	7-21-21
APPROVED	SKM	7-21-21

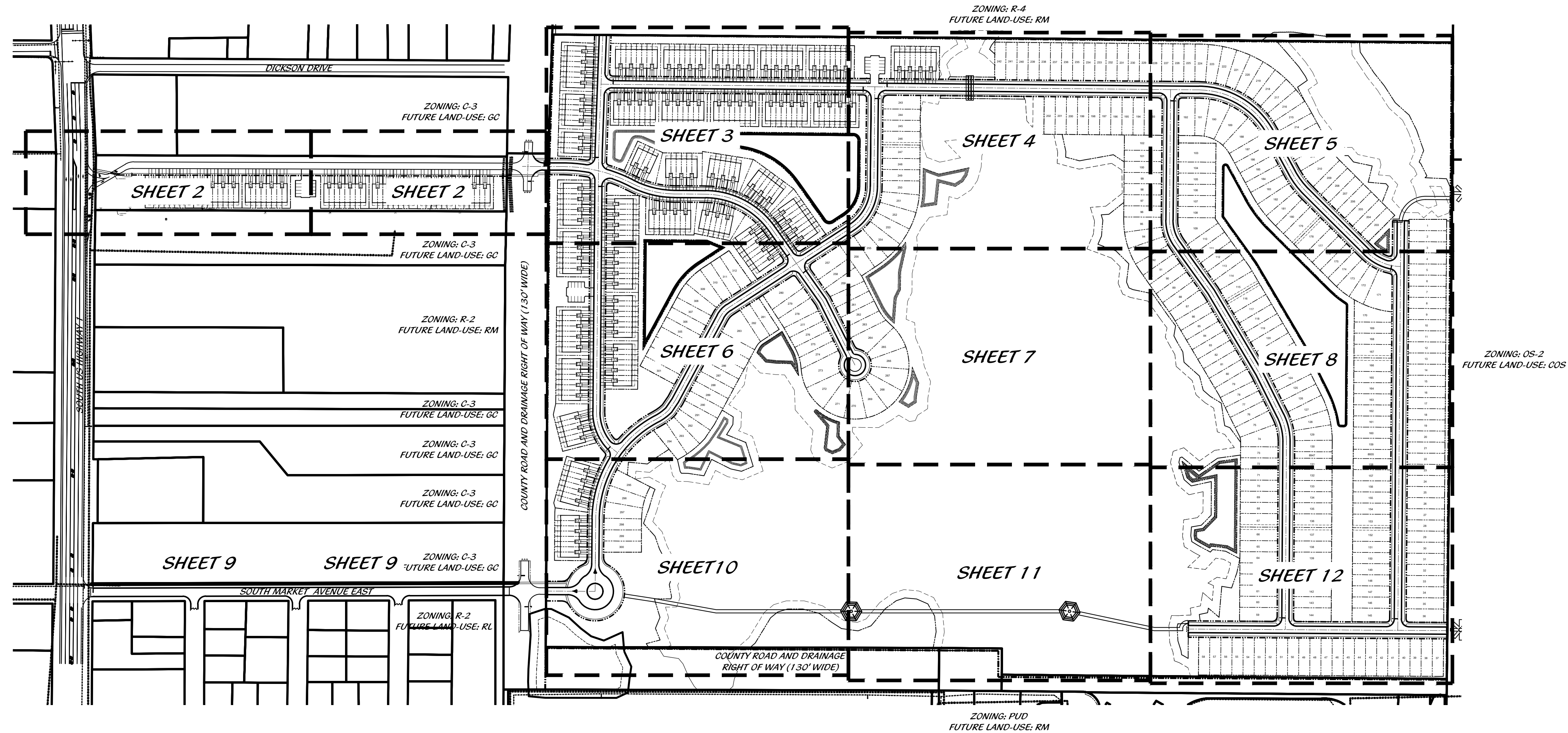
SAVANNAH PRESERVE

PUD PLAN

DATE: 7-21-21
HORIZ. SCALE: 1:50
VERT. SCALE: NA
JOB No. 21-054
SHEET 3 of 3

SAVANNAH PRESERVE

Kolter Land Partners, LLC



PROJECT TEAM

PROPERTY OWNER
 KOLTER LAND PARTNERS, LLC
 105 NE 1ST ST
 DELRAY BEACH, FL 33444
 PHONE: 954-649-6613
 CONTACT: MICHAEL CAPUTO

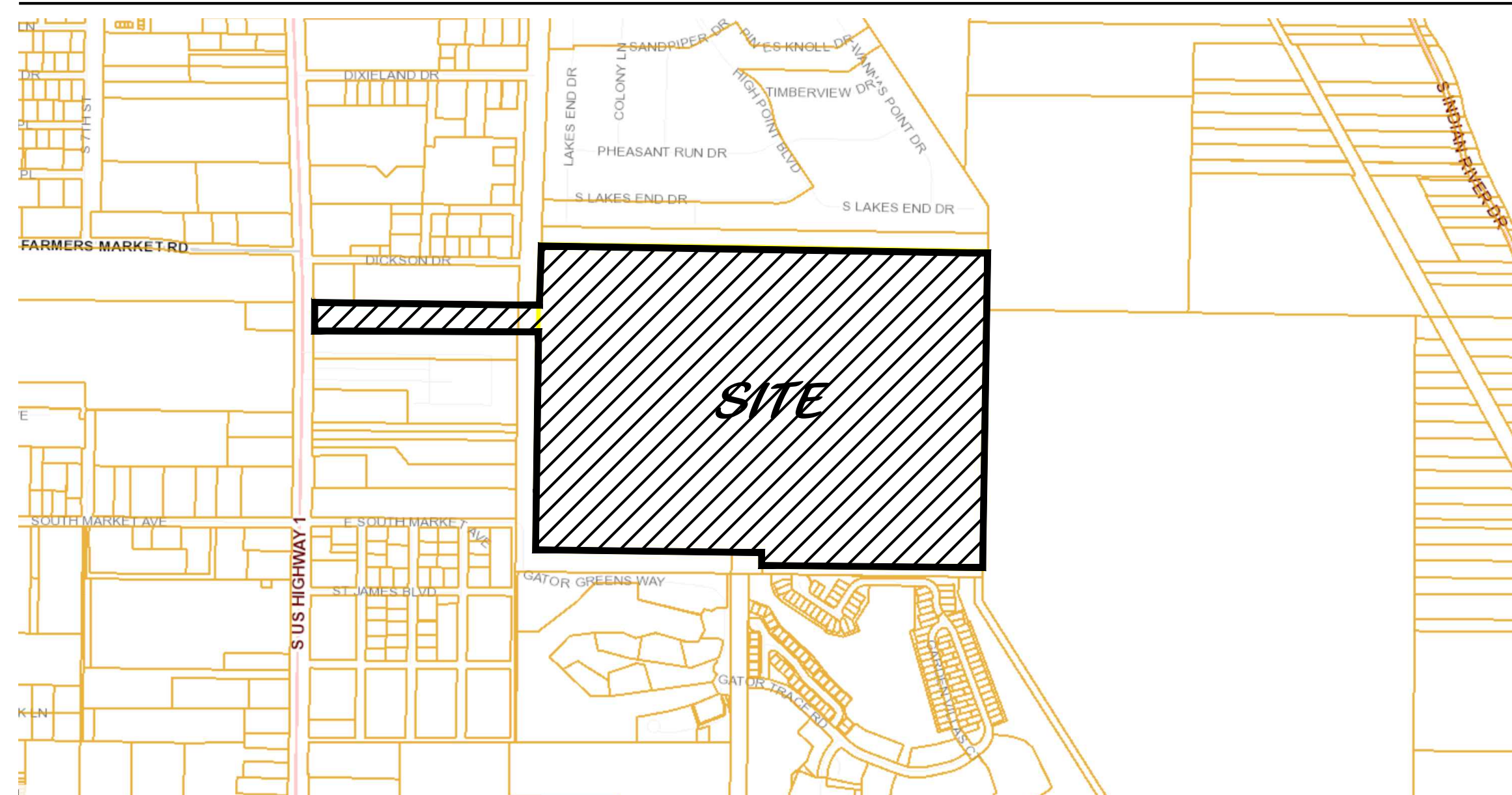
LANDSCAPE ARCHITECT
 COTLEUR & HEARING
 1934 COMMERCE LANE, SUITE 1
 JUPITER, FLORIDA 33458
 PHONE: 561-747-8336
 FAX: 561-747-1377
 CONTACT: DAN SORROW

CIVIL ENGINEER
 CULPEPPER AND TERPENING, INC.
 2980 SOUTH 25TH ST.
 FT. PIERCE, FL 34981
 PHONE: 561-464-3537
 FAX: 561-464-9497
 CONTACT: DENNIS MURPHEY

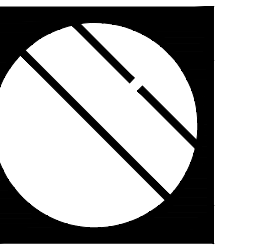
TABLE OF CONTENTS

SHEET 1	COVER PAGE
SHEET 2 - 12	LANDSCAPE PLAN
SHEET 13	TYPICAL TOWN HOME LANDSCAPE
SHEET 14	LANDSCAPE DETAILS

LOCATION MAP



48 HOURS BEFORE DIGGING
 CALL TOLL FREE
811
 SUNSHINE STATE ONE CALL
 OF FLORIDA, INC.

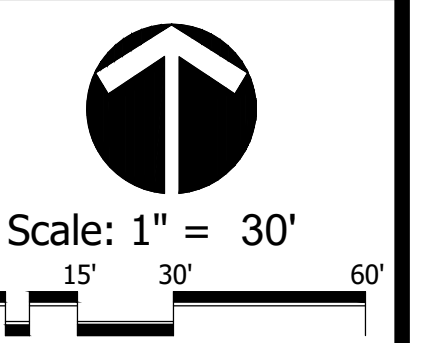


Cotleur & Hearing

Landscape Architects
 Land Planners
 Environmental Consultants
 1934 Commerce Lane
 Suite 1
 Jupiter, Florida 33458
 561.747.6336 · Fax 747.1377
 www.cotleurhearing.com
 Lic# LC-26000535

Savannah Preserve
 Kolter Land Partners, LLC
 Landscape Plan
 City of Fort Pierce, Florida

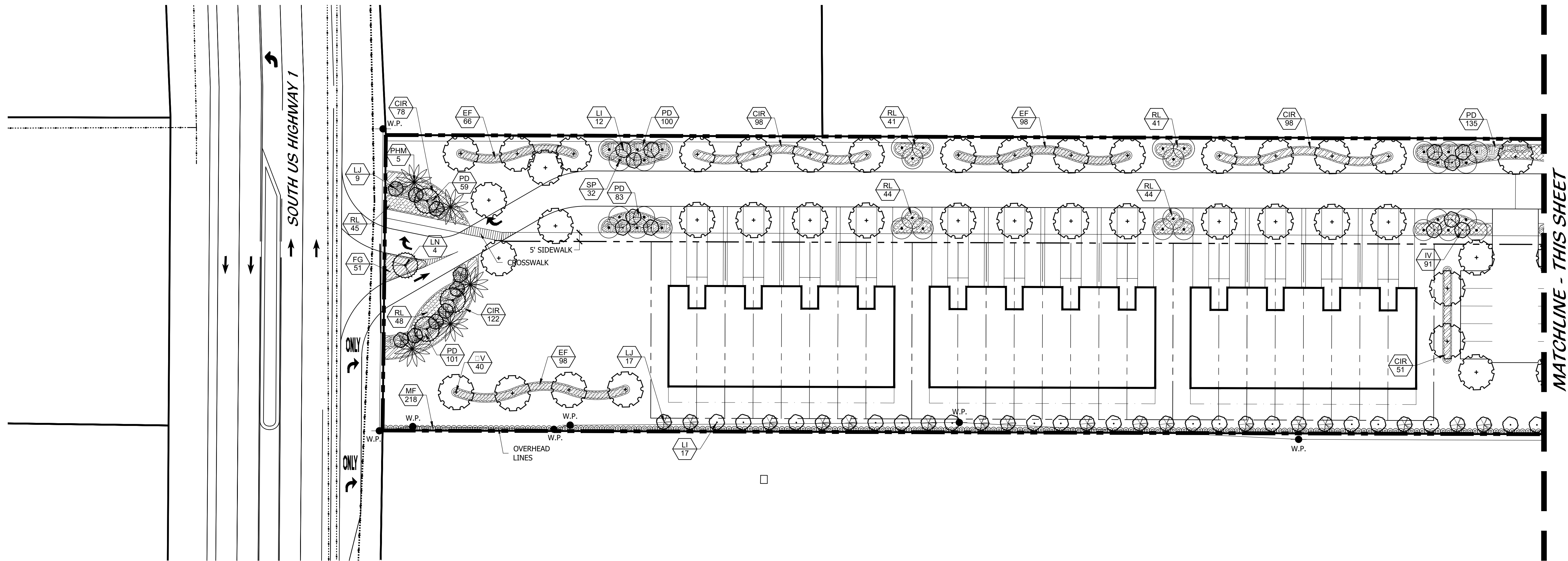
DESIGNED	HK
DRAWN	HK
APPROVED	DEH
JOB NUMBER	21-0626
DATE	07-19-21
REVISIONS	



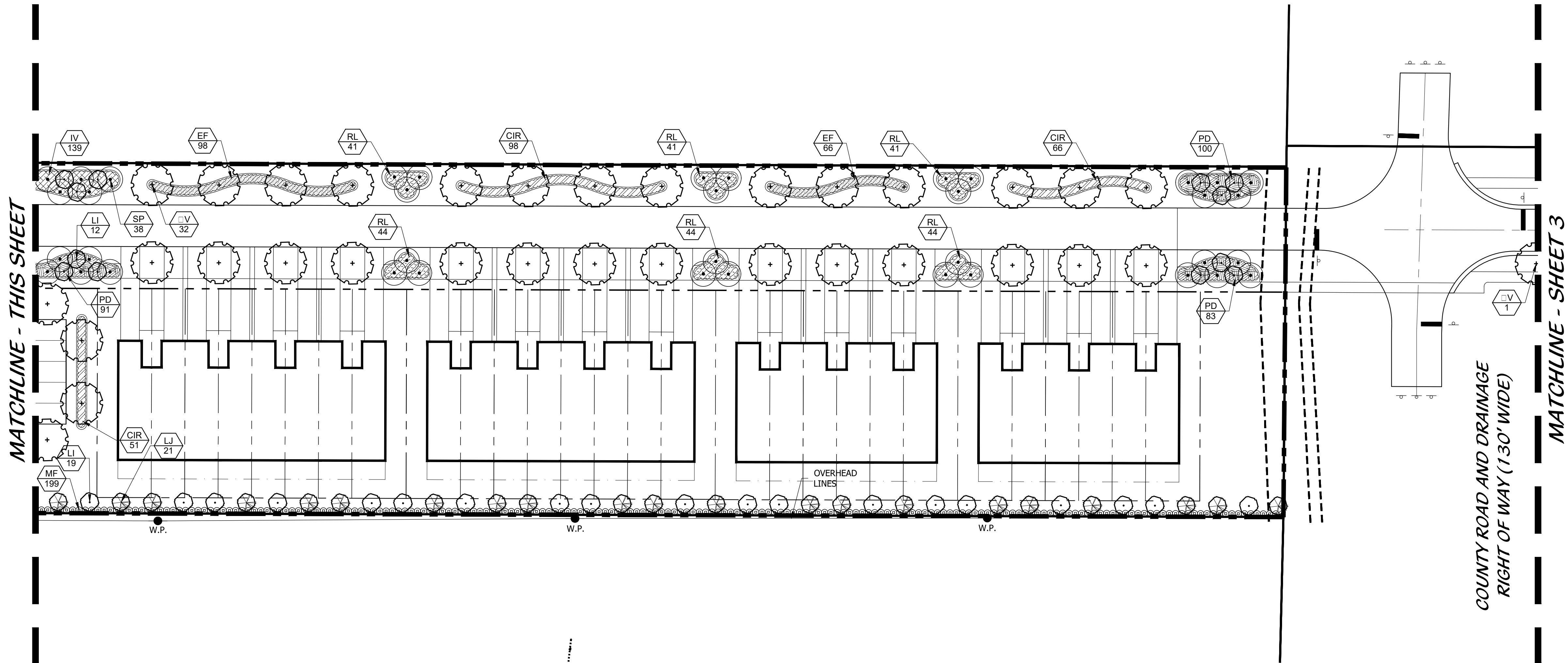
July 19, 2021 1:56:14 p.m.
 Drawing: 21-0626 LP.DWG

SHEET 1 OF 14

© COTLEUR & HEARING, INC.
 These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.



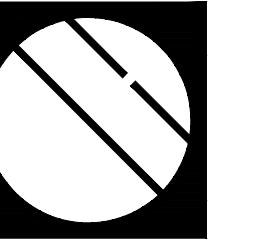
MATCHLINE - THIS SHEET



MATCHLINE - THIS SHEET

MATCHLINE - SHEET 3

COUNTY ROAD AND DRAINAGE
RIGHT OF WAY (130' WIDE)

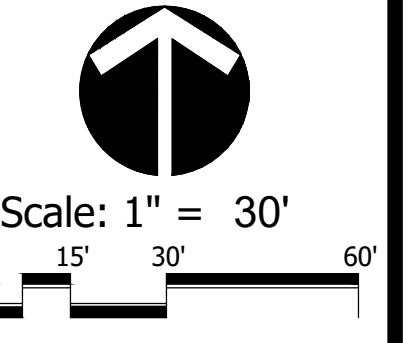


Cotleur & Hearing

Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

Savannah Preserve
Kolter Land Partners, LLC
Landscape Plan
City of Fort Pierce, Florida

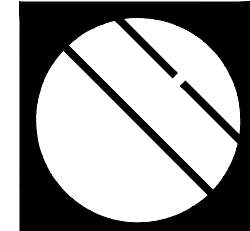
DESIGNED	HK
DRAWN	HK
APPROVED	DEH
JOB NUMBER	21-0626
DATE	07-19-21
REVISIONS	



July 19, 2021 1:56:14 p.m.
Drawing: 21-0626 LP.DWG

SHEET 2 OF 14

© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.



Cotleur & Hearing

Landscape Architects
Land Planners
Environmental Consultants

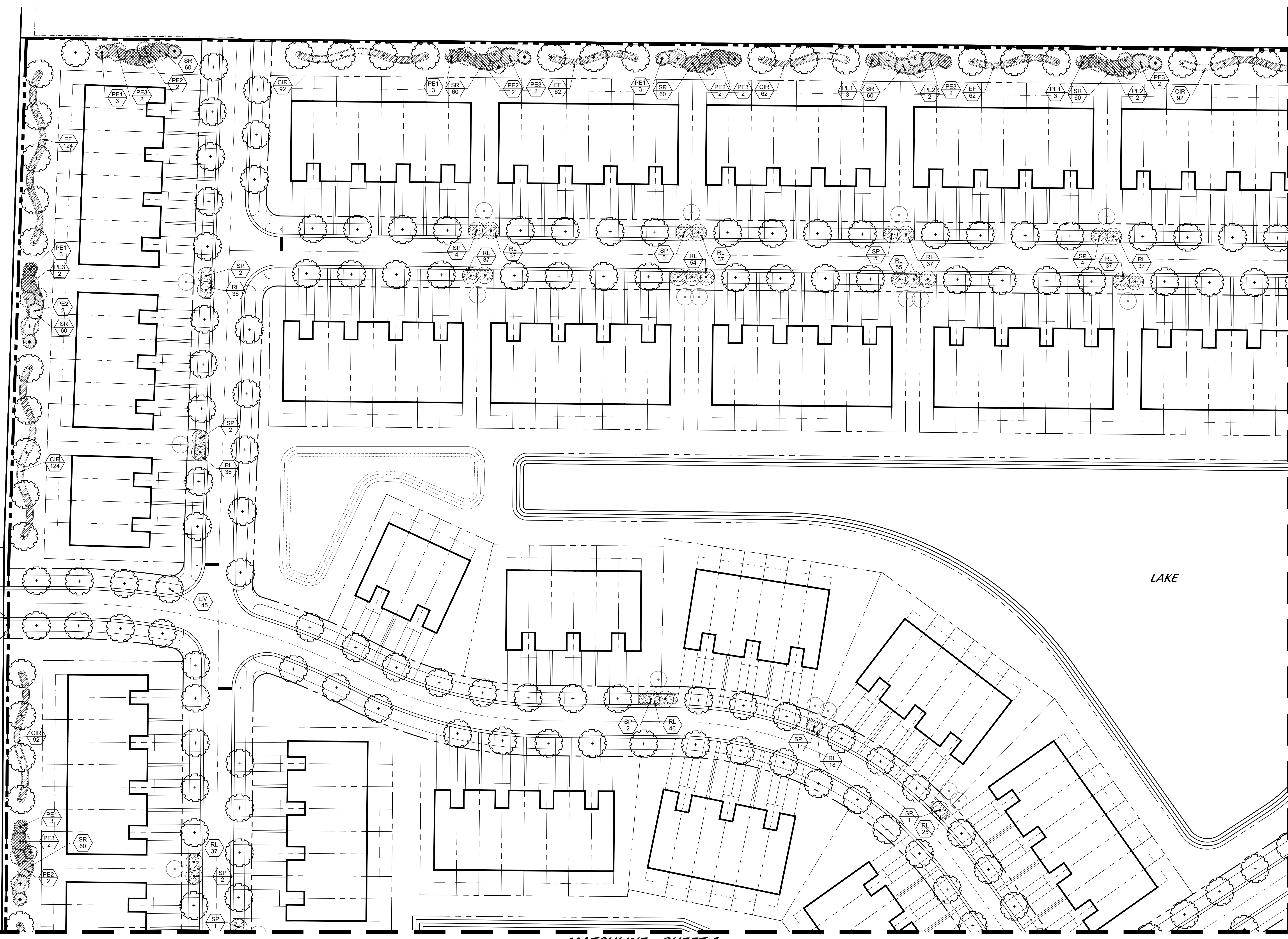
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

Savannah Preserve Kolter Land Partners, LLC Landscape Plan City of Fort Pierce, Florida

MATCHLINE - SHEET 2

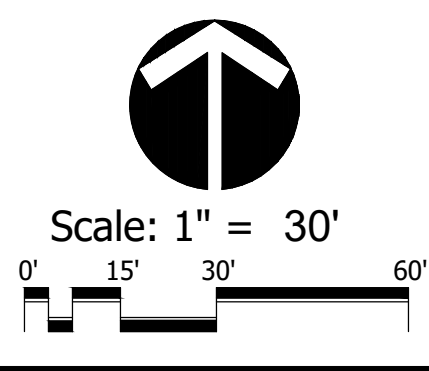
MATCHLINE - SHEET 4

MATCHLINE - SHEET 6



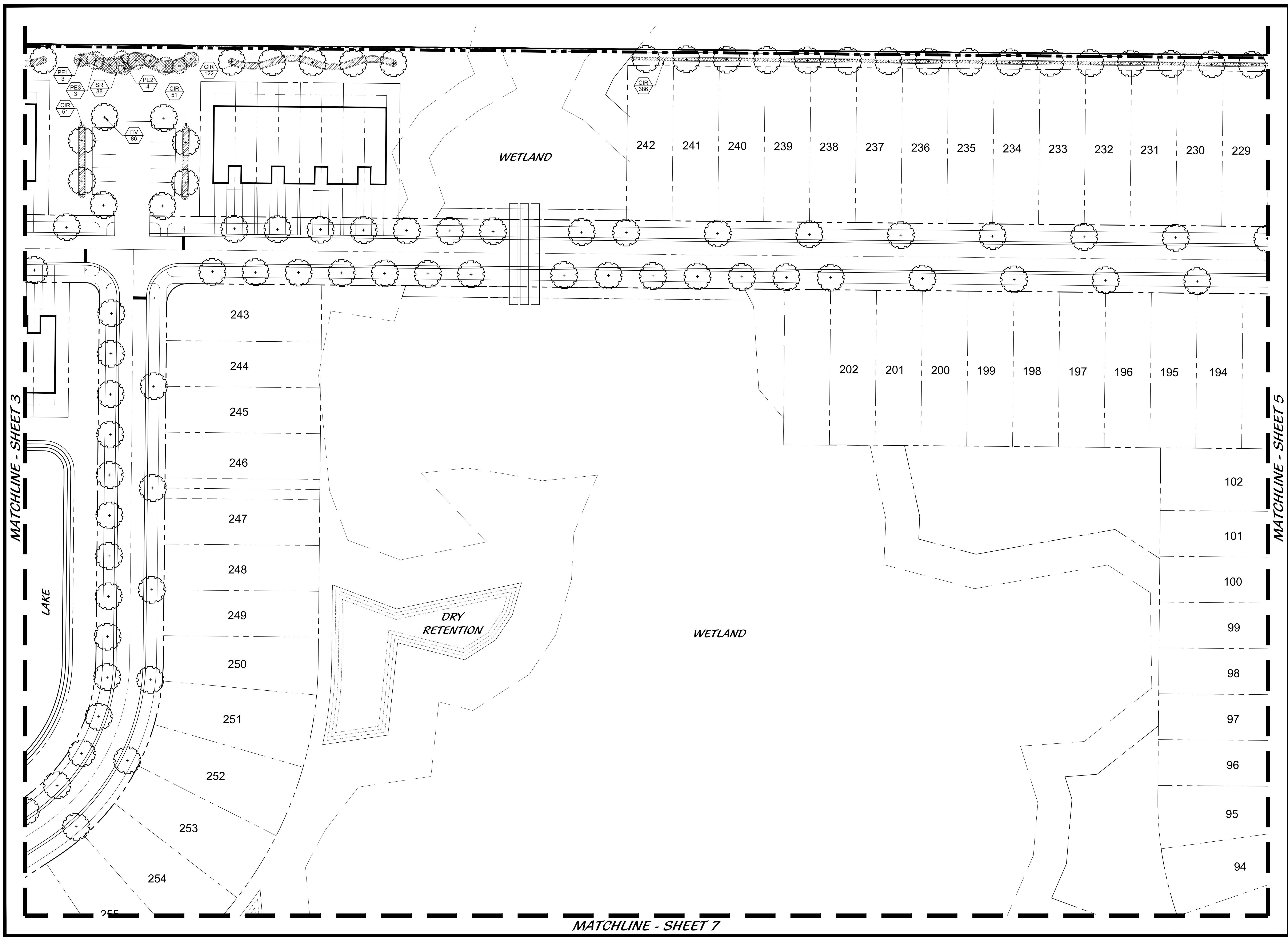
LAKE

DESIGNED	HK
DRAWN	HK
APPROVED	DEH
JOB NUMBER	21-0626
DATE	07-19-21
REVISIONS	

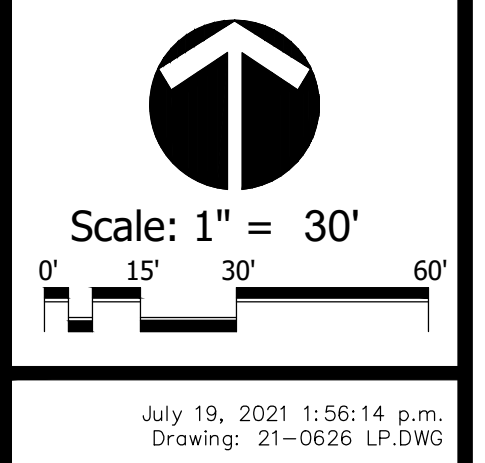


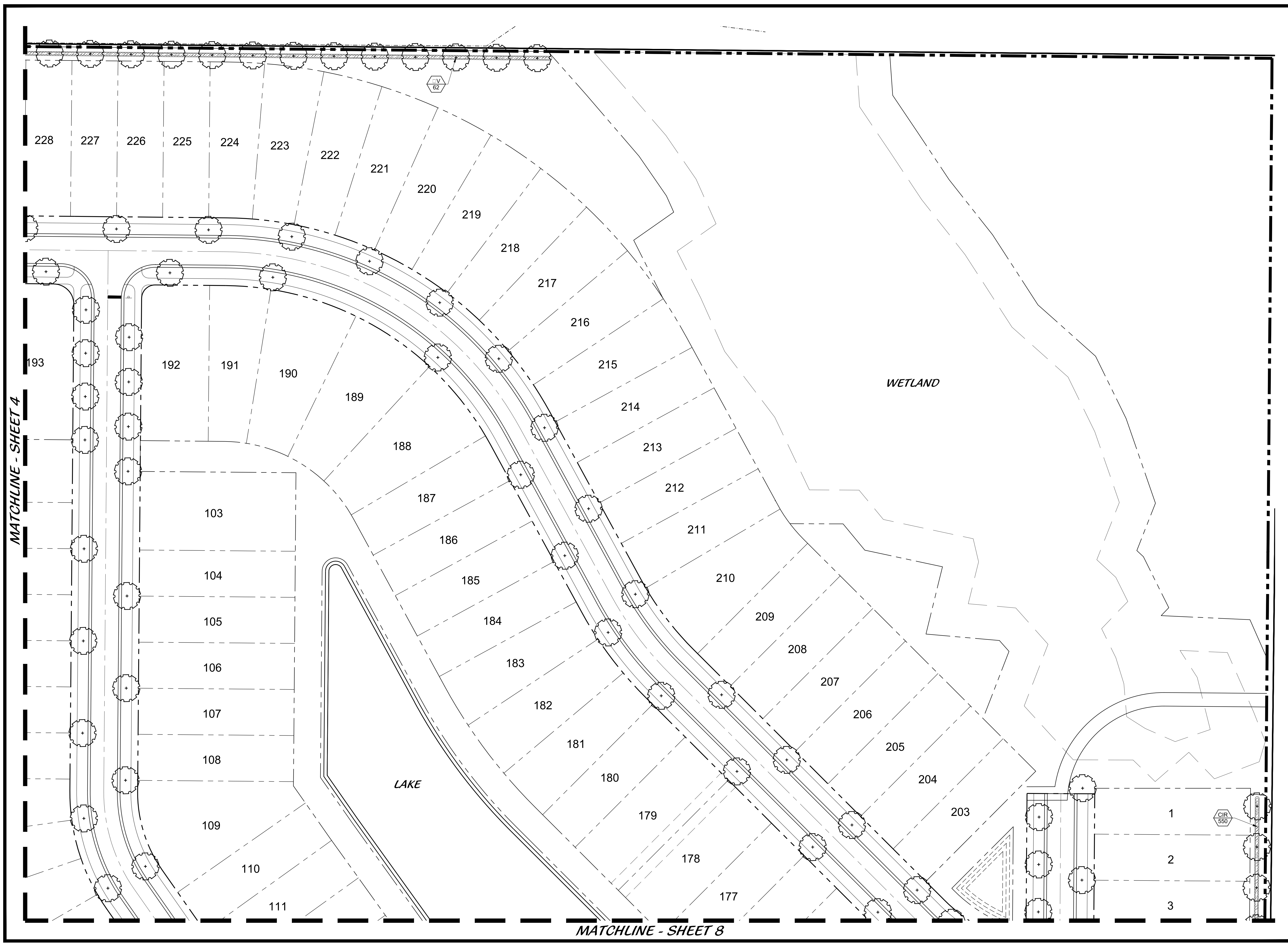
July 19, 2021 1:56:14 p.m.
Drawing: 21-0626 LP.DWG

© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.



DESIGNED	HK
DRAWN	HK
APPROVED	DEH
JOB NUMBER	21-0626
DATE	07-19-21
REVISIONS	

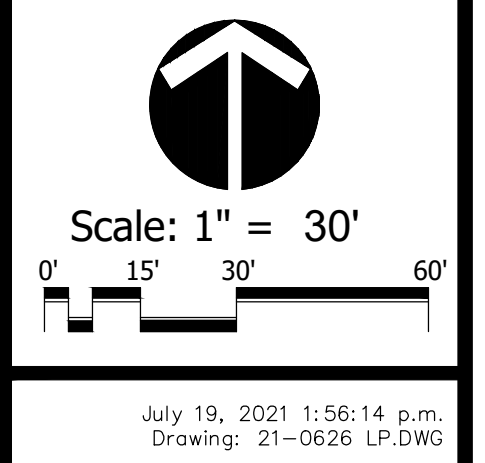




Cotleur & Hearing
 Landscape Architects
 Land Planners
 Environmental Consultants
 1934 Commerce Lane
 Suite 1
 Jupiter, Florida 33458
 561.747.6336 · Fax 747.1377
 www.cotleurhearing.com
 Lic# LC-26000535

Savannah Preserve
 Kolter Land Partners, LLC
 Landscape Plan
 City of Fort Pierce, Florida

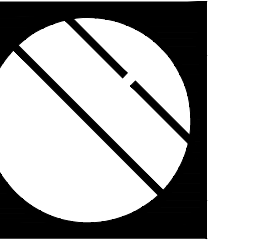
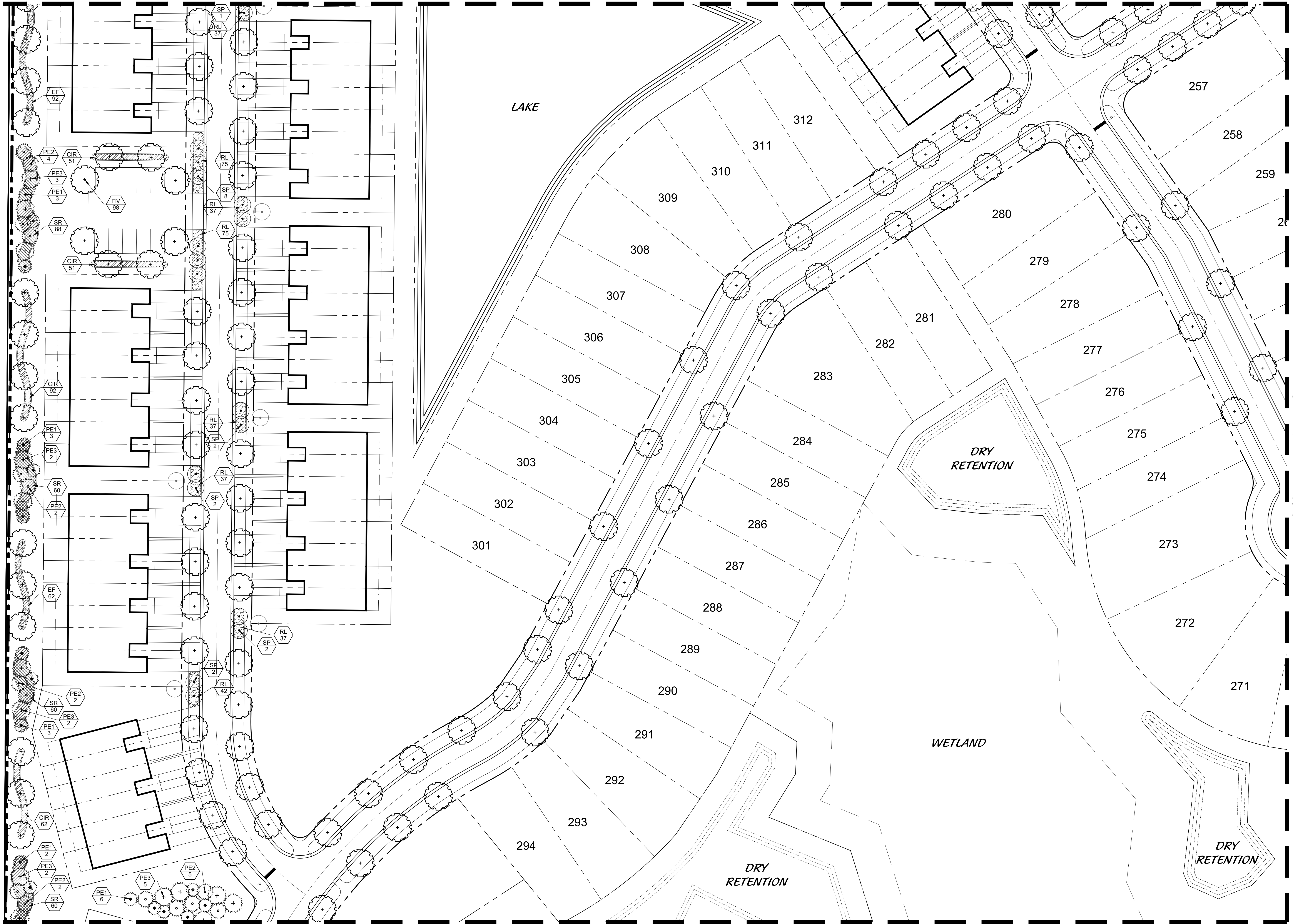
DESIGNED	HK
DRAWN	HK
APPROVED	DEH
JOB NUMBER	21-0626
DATE	07-19-21
REVISIONS	



July 19, 2021 1:56:14 p.m.
 Drawing: 21-0626 LP.DWG

SHEET **5** OF 14

© COTLEUR & HEARING, INC.
 These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

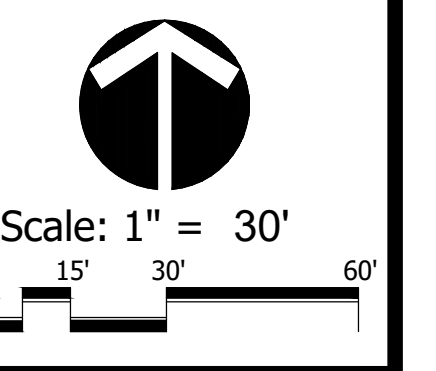


Cotleur & Hearing

Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

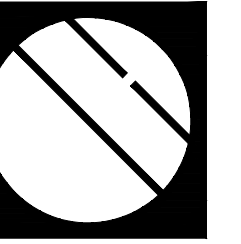
Savannah Preserve
Kolter Land Partners, LLC
Landscape Plan
City of Fort Pierce, Florida

DESIGNED	HK
DRAWN	HK
APPROVED	DEH
JOB NUMBER	21-0626
DATE	07-19-21
REVISIONS	



July 19, 2021 1:56:14 p.m.
Drawing: 21-0626 LP.DWG

© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.



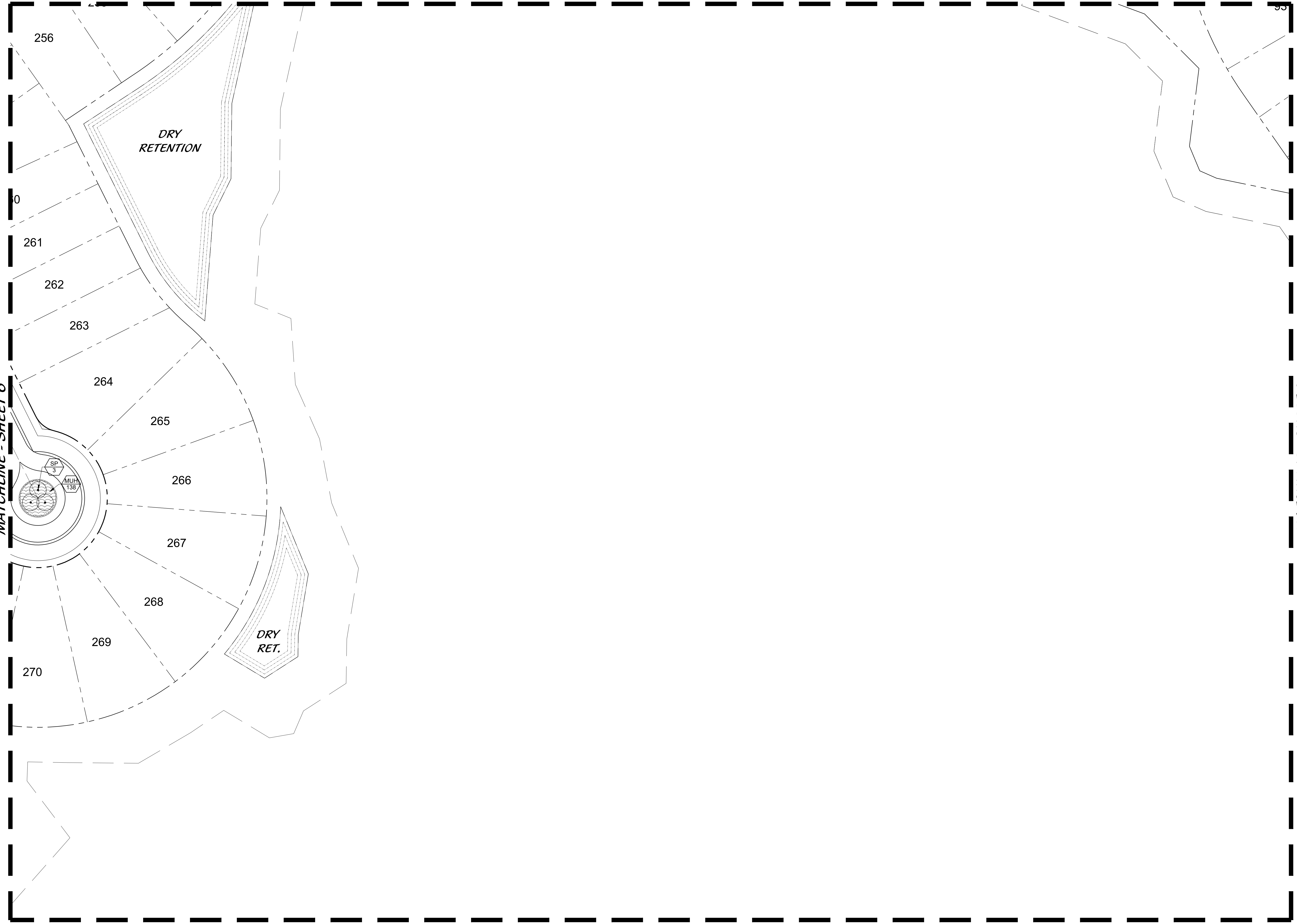
Cotleur & Hearing

Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

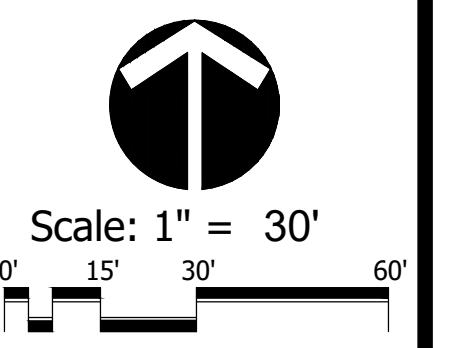
Savannah Preserve
Kolter Land Partners, LLC
Landscape Plan
City of Fort Pierce, Florida

MATCHLINE - SHEET 6

MATCHLINE - SHEET 8



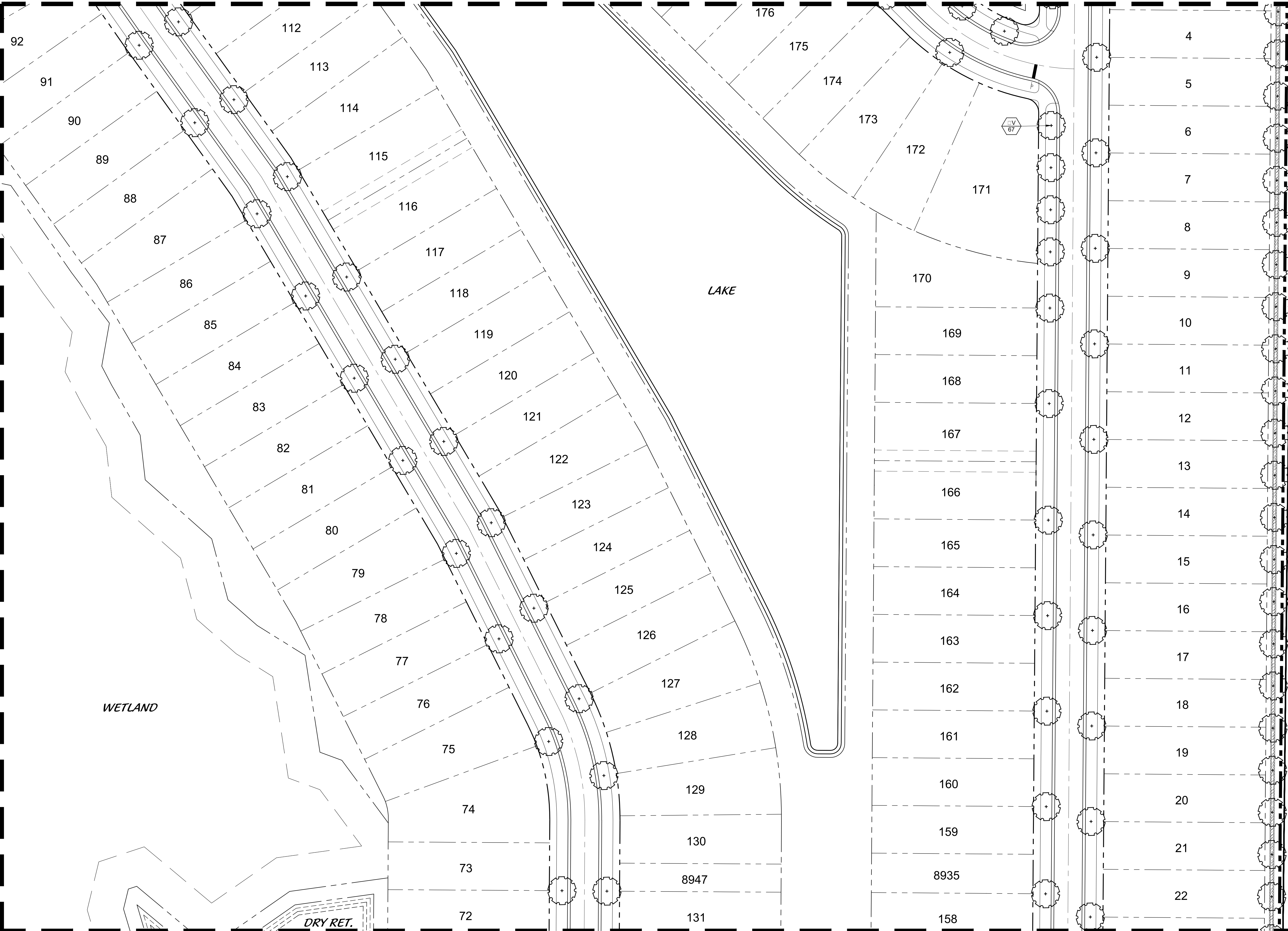
DESIGNED	HK
DRAWN	HK
APPROVED	DEH
JOB NUMBER	21-0626
DATE	07-19-21
REVISIONS	



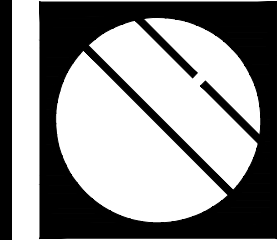
July 19, 2021 1:56:14 p.m.
Drawing: 21-0626 LP.DWG

MATCHLINE - SHEET 5

MATCHLINE - SHEET 7



MATCHLINE - SHEET 12

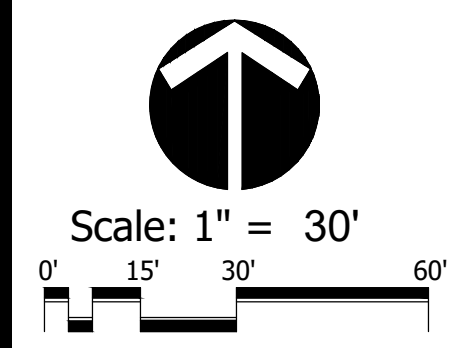


Cotleur & Hearing

Landscape Architects
 Land Planners
 Environmental Consultants
 1934 Commerce Lane
 Suite 1
 Jupiter, Florida 33458
 561.747.6336 · Fax 747.1377
 www.cotleurhearing.com
 Lic# LC-26000535

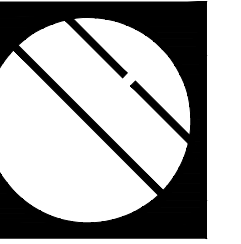
Savannah Preserve
 Kolter Land Partners, LLC
 Landscape Plan
 City of Fort Pierce, Florida

DESIGNED	HK
DRAWN	HK
APPROVED	DEH
JOB NUMBER	21-0626
DATE	07-19-21
REVISIONS	



July 19, 2021 1:56:14 p.m.
 Drawing: 21-0626 LP.DWG

© COTLEUR & HEARING, INC.
 These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

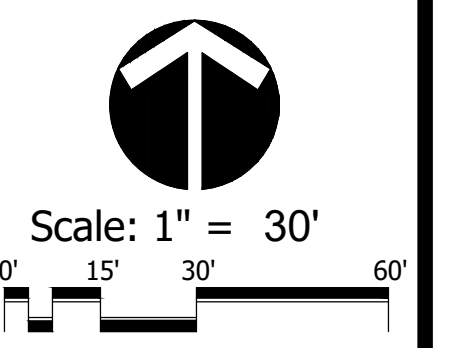


Cotleur & Hearing

Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

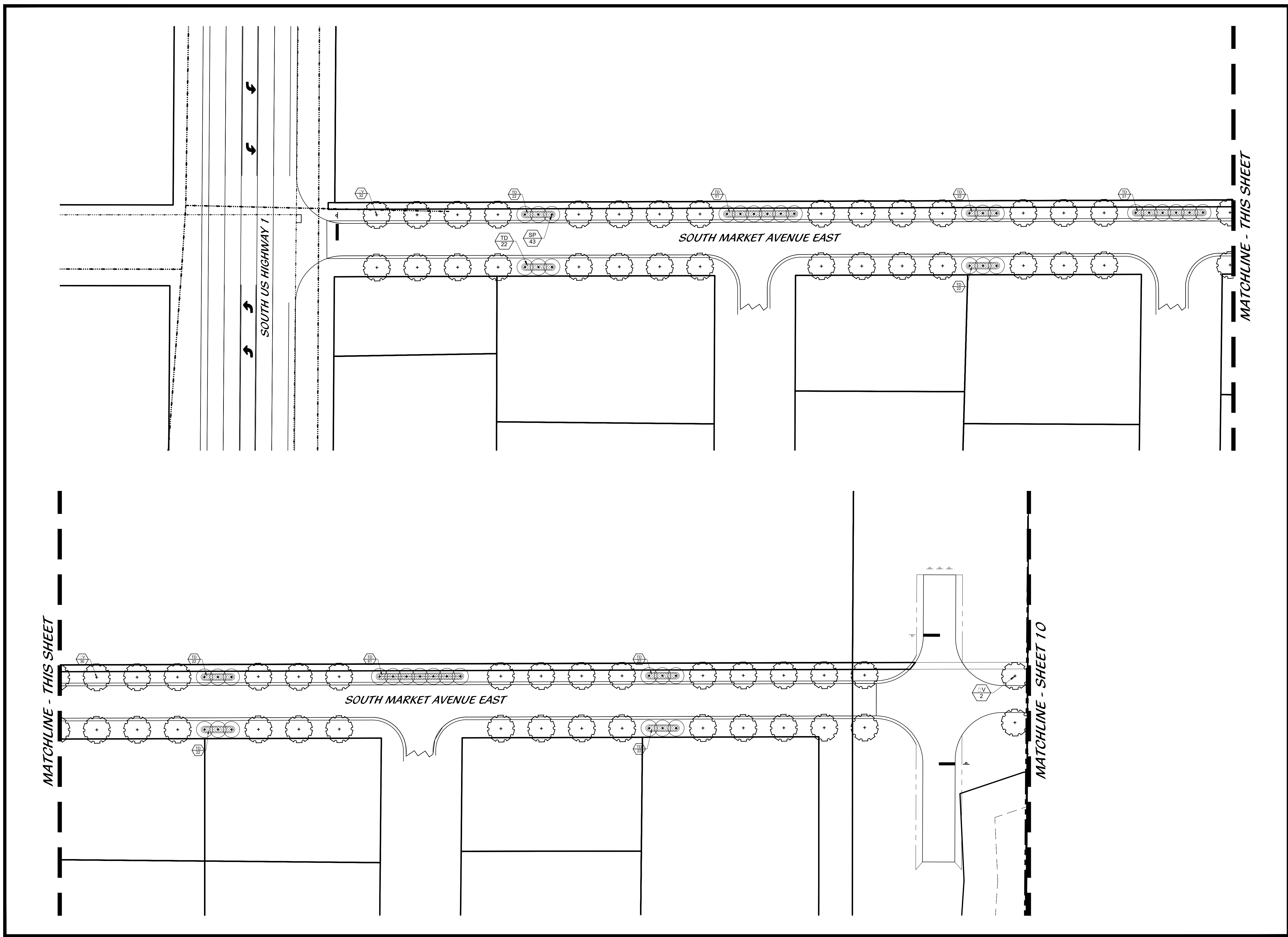
Savannah Preserve
Kolter Land Partners, LLC
Landscape Plan
City of Fort Pierce, Florida

DESIGNED	HK
DRAWN	HK
APPROVED	DEH
JOB NUMBER	21-0626
DATE	07-19-21
REVISIONS	



July 19, 2021 1:56:14 p.m.
Drawing: 21-0626 LP.DWG

© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.



MATCHLINE - SHEET 6

DRY
RETENTION

295

296

297

298

299

300

WETLAND

RECREATION
TRACT

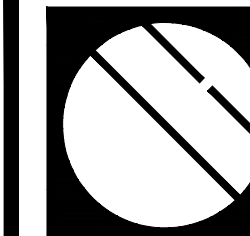
TREE PRESERVE

WETLAND

COUNTY ROAD AND DRAINAGE
RIGHT OF WAY (130' WIDE)

MATCHLINE - SHEET 9

MATCHLINE - SHEET 11



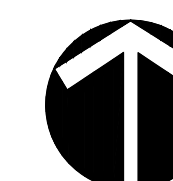
Cotleur & Hearing

Landscape Architects
Land Planners
Environmental Consultants

1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

Savannah Preserve
Kolter Land Partners, LLC
Landscape Plan
City of Fort Pierce, Florida

DESIGNED HK
DRAWN HK
APPROVED DEH
JOB NUMBER 21-0626
DATE 07-19-21
REVISIONS



Scale: 1" = 30'
0' 15' 30' 60'

July 19, 2021 1:56:14 p.m.
Drawing: 21-0626 LP.DWG

SHEET 10 OF 14

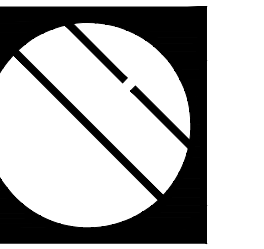
© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are
not to be used for extensions or on other projects except
by agreement in writing with the architect. Immediately
report any discrepancies to the architect.

WETLAND

TREE PRESERVE

WETLAND

COUNTY ROAD AND DRAINAGE
RIGHT OF WAY (130' WIDE)

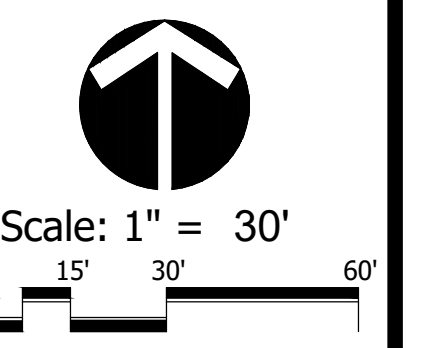


Cotleur & Hearing

Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

Savannah Preserve
Kolter Land Partners, LLC
Landscape Plan
City of Fort Pierce, Florida

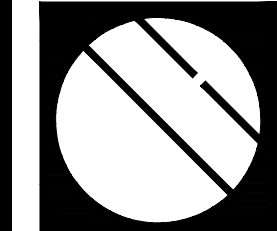
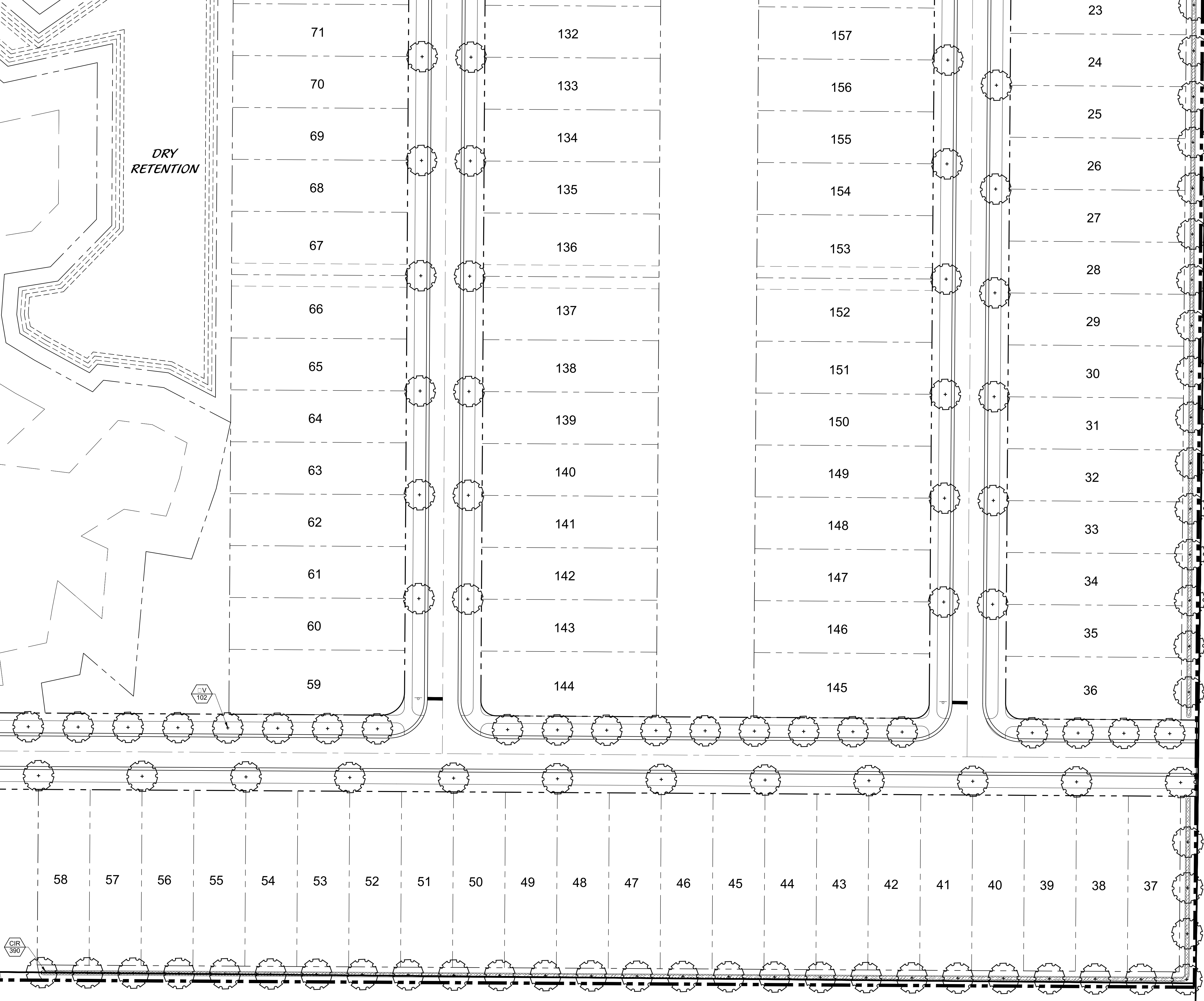
DESIGNED	HK
DRAWN	HK
APPROVED	DEH
JOB NUMBER	21-0626
DATE	07-19-21
REVISIONS	



July 19, 2021 1:56:14 p.m.
Drawing: 21-0626 LP.DWG

WETLAND

DRY RETENTION

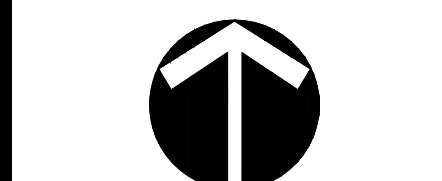


Cotleur & Hearing

Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

Savannah Preserve
Kolter Land Partners, LLC
Landscape Plan
City of Fort Pierce, Florida

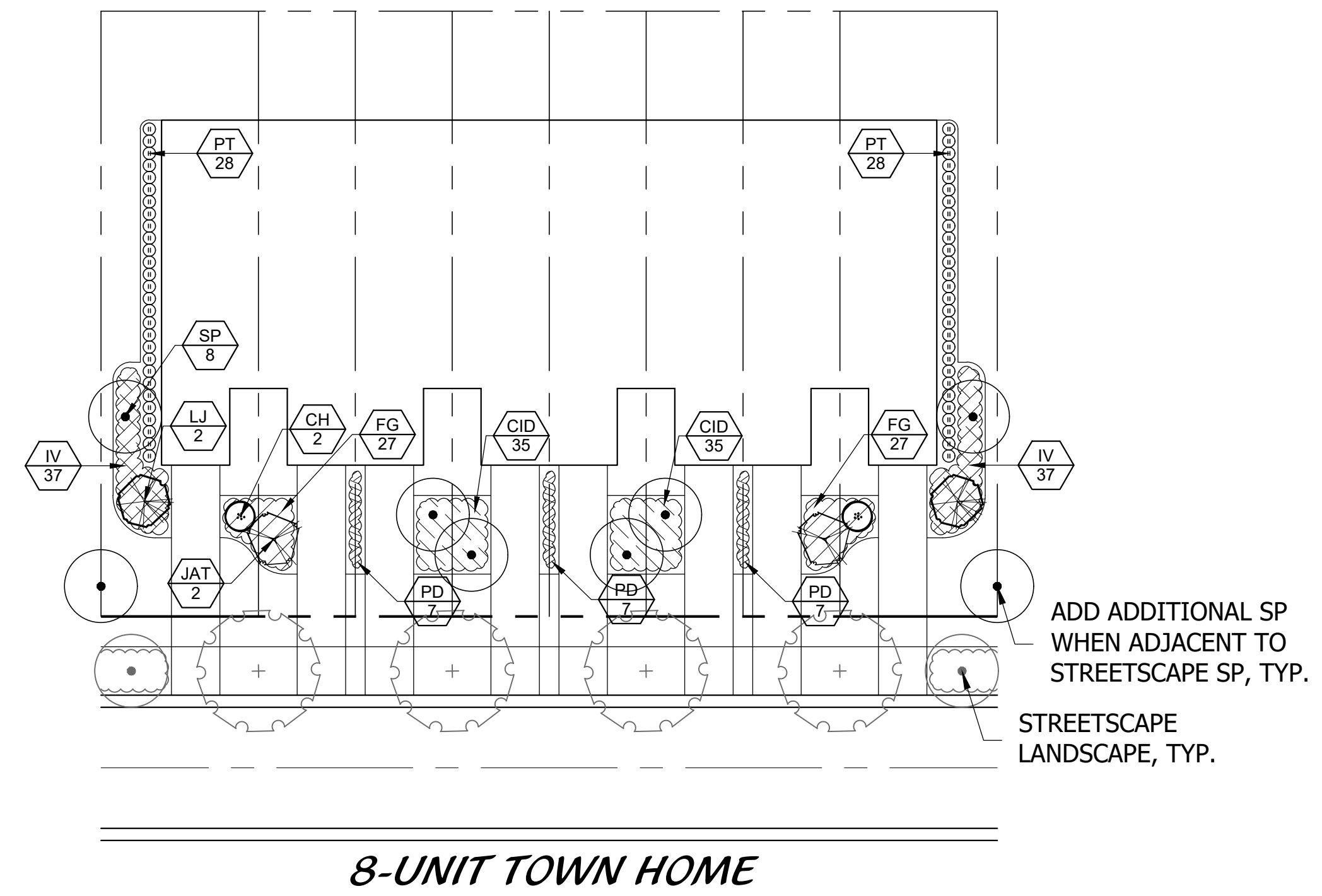
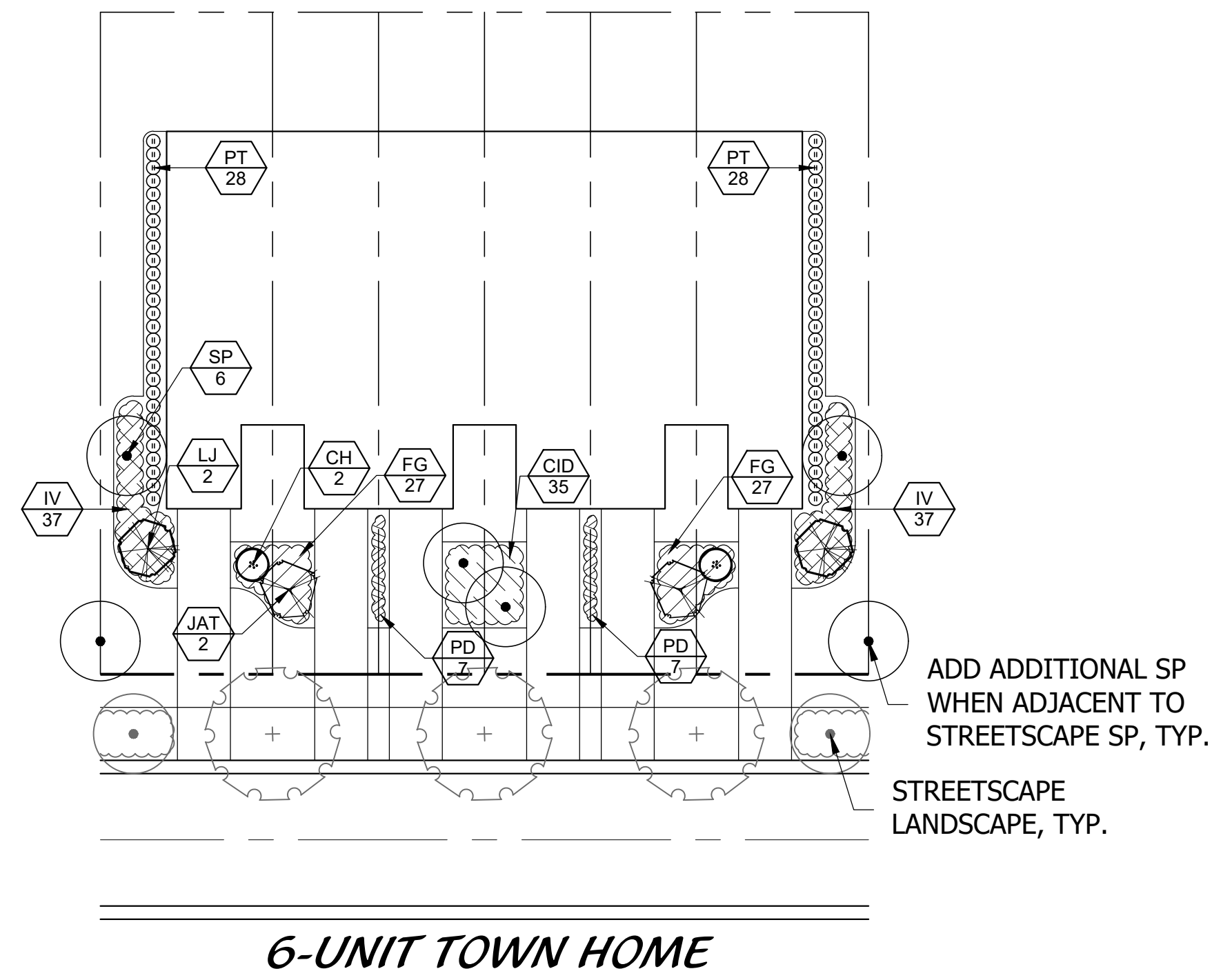
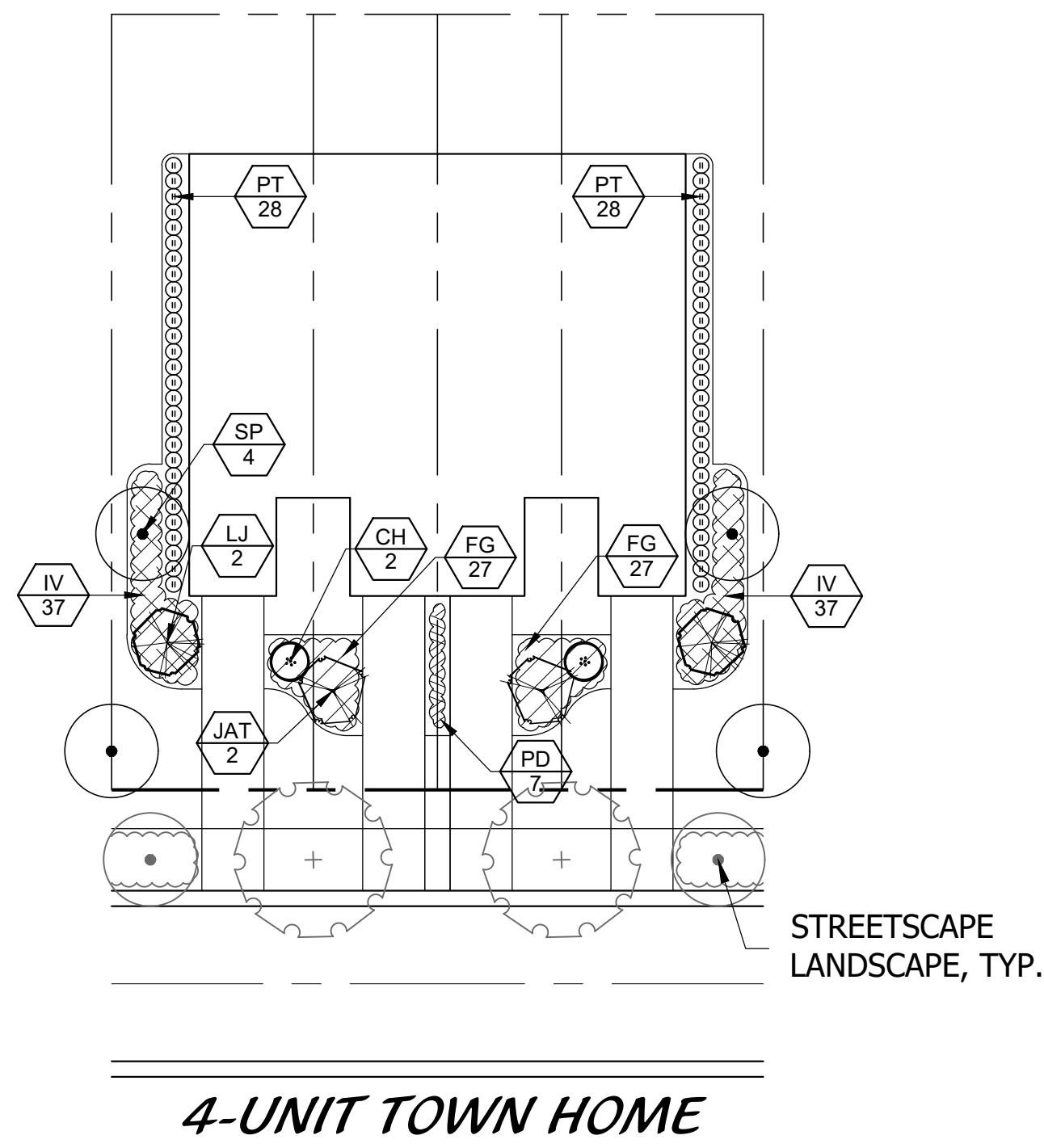
DESIGNED	HK
DRAWN	HK
APPROVED	DEH
JOB NUMBER	21-0626
DATE	07-19-21
REVISIONS	



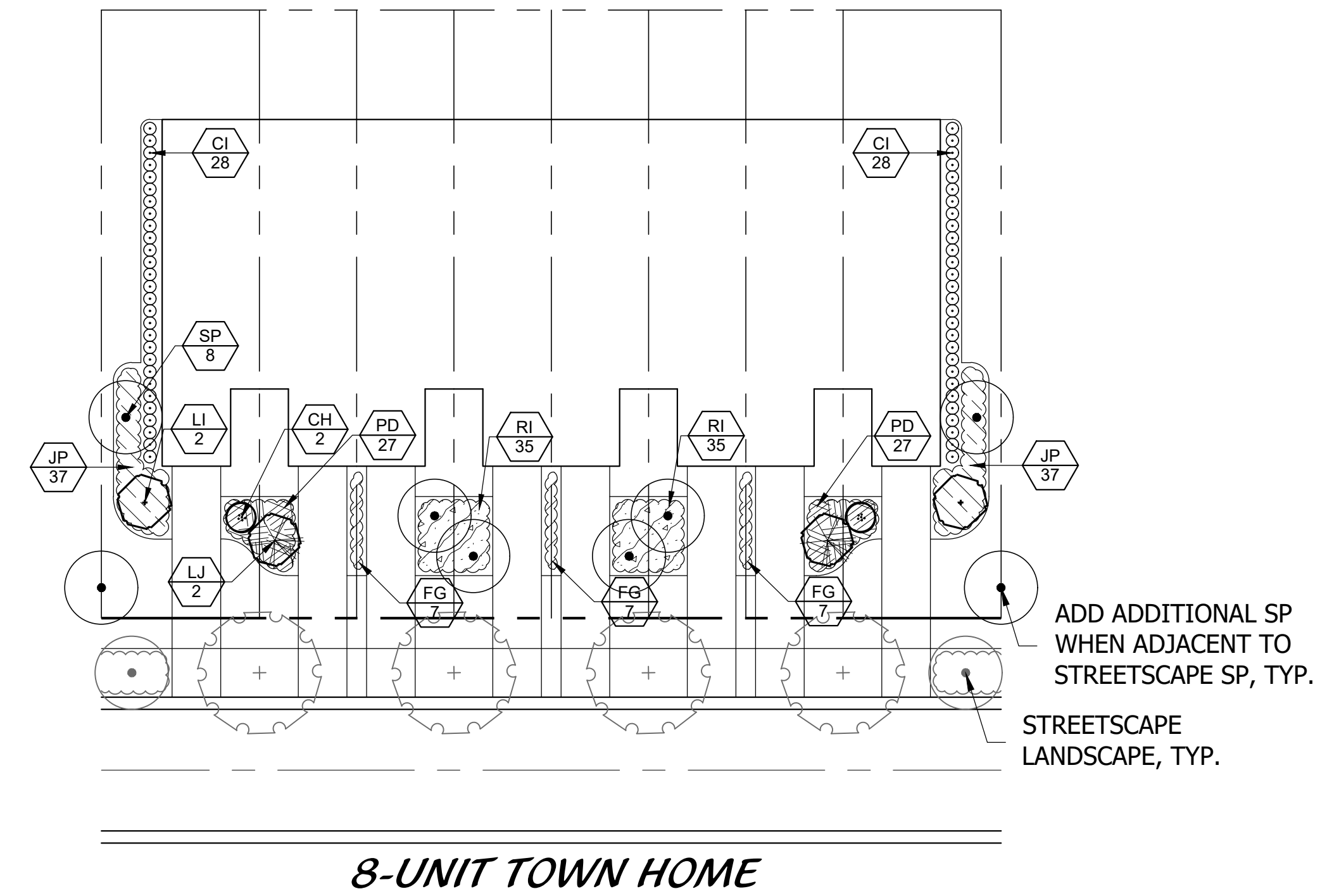
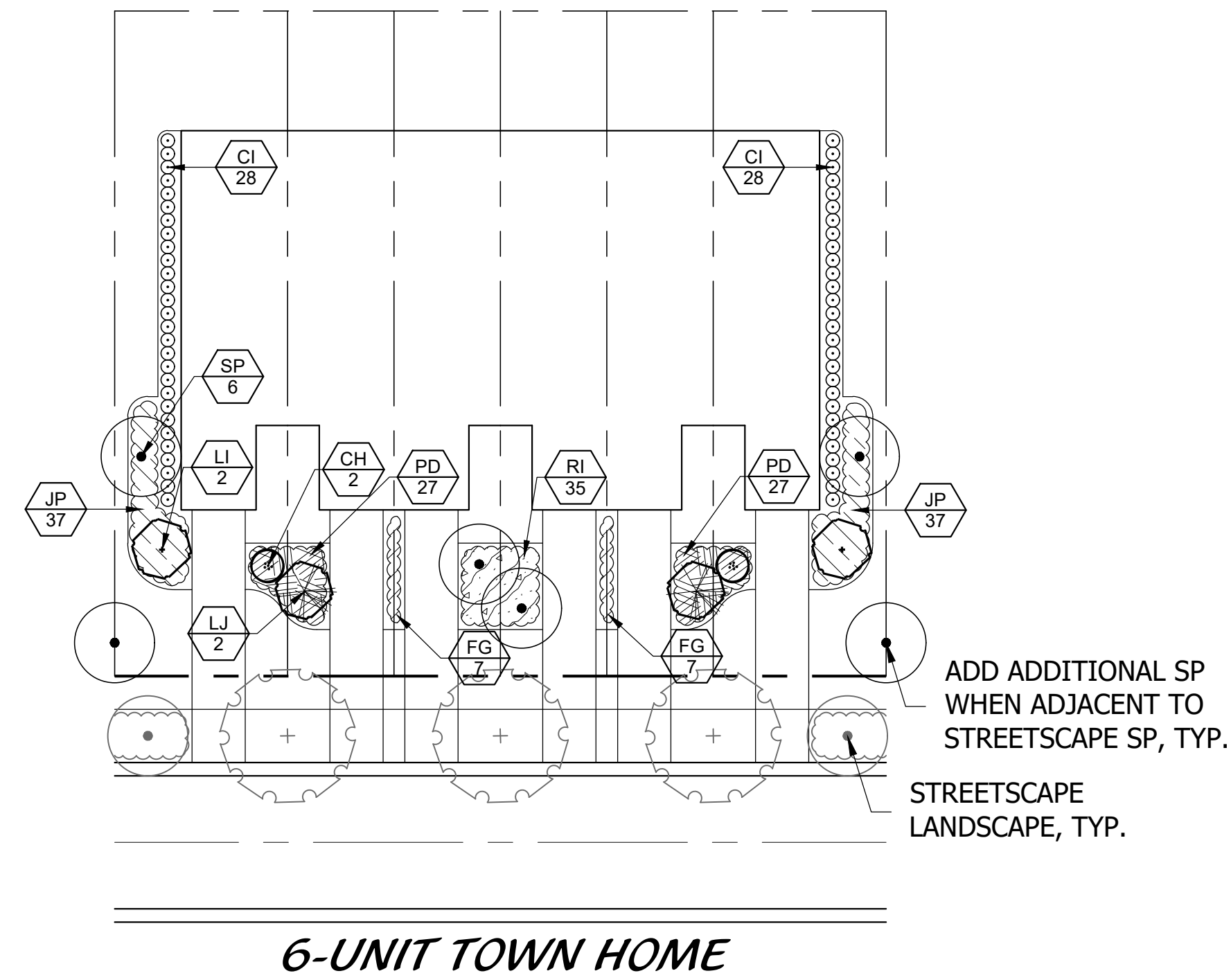
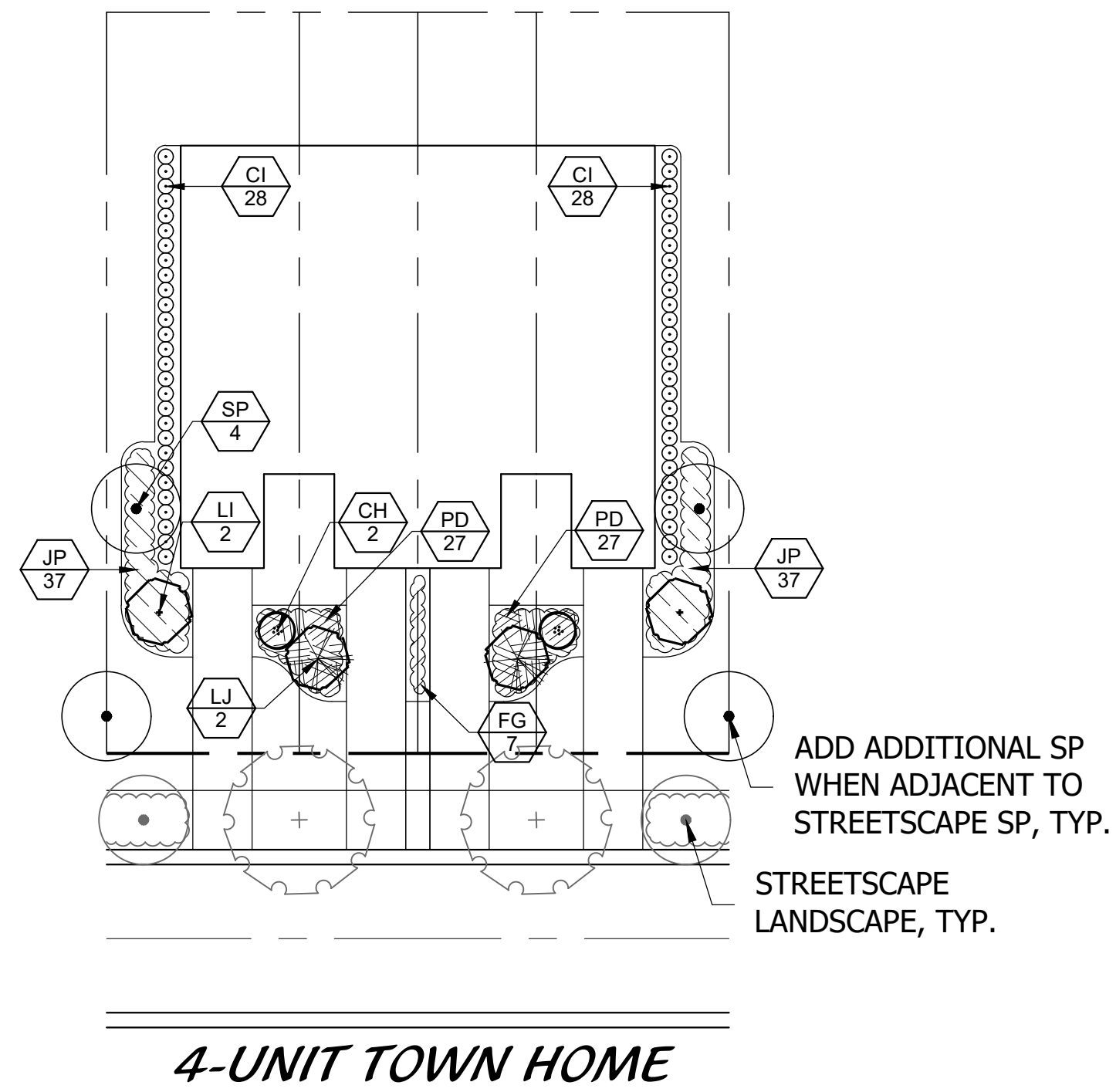
Scale: 1" = 30'
0' 15' 30' 60'

July 19, 2021 1:56:14 p.m.
Drawing: 21-0626 LP.DWG

OPTION ONE



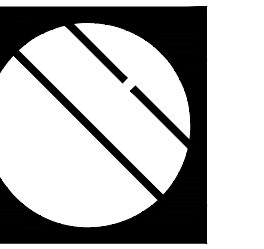
OPTION TWO



TOWN HOME PLANT PALETTE

ACCENT TREES	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	SIZE	NATIVE	REMARKS
JAT	JATROPHA INTEGERRIMA	JATROPHA TREE	25 GAL.	N/A	6' HT. X 5' SPRD.	N	FULL, STANDARD
PALM TREES	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	SIZE	NATIVE	REMARKS
SP	SABAL PALMETTO	SABAL PALM	F.G.	N/A	12', 14', 18' CT., STG. HTS.	Y	STRAIGHT, SLICK TRUNK
SMALL TREES	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	SIZE	NATIVE	REMARKS
LJ	LAGERSTROEMIA INDICA	GRAPE MYRTLE	65 GAL.	2.5"	12' HT. X 5' SPRD.	N	FULL CANOPY, MULTI, FLORIDA FANCY, 5' C.T.
LJ	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	65 GAL.	1" - 2" CAL. EA. TRUNK	8' HT. X 8' SPRD.	N	FULL CANOPY, MULTI, 3 TRUNK MIN., 4' C.T., FLORIDA FANCY
ACCENT PALMS	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	SIZE	NATIVE	REMARKS
CH	CHAMAEROPS HUMILIS	EUROPEAN FAN PALM	F.G.	N/A	5' - 6' O.A.	N	3 STEMS MIN., 2' STEM FOOTAGE PER TRUNK, LIMB UP 2', FULL & THICK
SHRUBS	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	SPACING	NATIVE	REMARKS
CI	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	3 GAL.	18" X 18"	24" O.C.	Y	FULL & THICK
PT	PITTOSPORUM TOBIRA 'DWARF VARIEGATA'	DWARF VARIEGATED PITTOSPORUM	3 GAL.	18" X 18"	2' O.C.	N	FULL & THICK
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	SPACING	NATIVE	REMARKS
CID	CHRYSOBALANUS ICACO 'HORIZONTALIS'	HORIZONTAL COCOPLUM	3 GAL.	18" X 18"	24" O.C.	Y	FULL & THICK
FG	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL.	18" X 18"	24" O.C.	N	FULL & THICK
IV	ILEX VOMITORIA 'SCHILLINGS Dwarf'	DWARF YAUPOH HOLLY	3 GAL.	18" X 18"	24" O.C.	Y	FULL & THICK
JP	JUNIPERUS CHINENSIS 'PARSONII'	PARSONS JUNIPER	3 GAL.	12" X 18"	24" O.C.	N	FULL & THICK
PD	PODOCARPUS MACROPHYLLUS 'DWARF PRINGLES'	DWARF PODOCARPUS	3 GAL.	24" X 24"	24" O.C.	N	FULL & THICK
RI	RHAPHOLEPIS INDICA 'PINK LADY'	INDIAN HAWTHORNE	3 GAL.	18" X 18"	24" O.C.	N	FULL & THICK

Typical Town Home Landscape

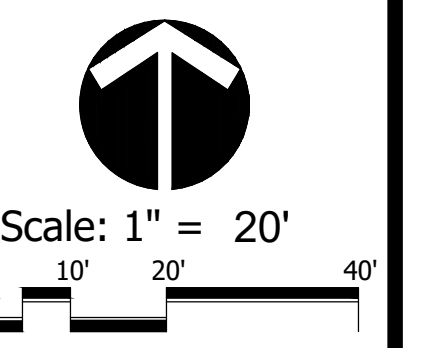


Cotleur & Hearing

Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

Savannah Preserve
Kolter Land Partners, LLC
Landscape Plan
City of Fort Pierce, Florida

DESIGNED	HK
DRAWN	HK
APPROVED	DEH
JOB NUMBER	21-0626
DATE	07-19-21
REVISIONS	



July 19, 2021 1:56:14 p.m.
Drawing: 21-0626 LP.DWG

© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

LANDSCAPE NOTES

ALL PLANT MATERIAL SHALL BE FLORIDA NUMBER 1 OR BETTER AS DEFINED BY THE DIVISION OF PLANT INDUSTRY FLORIDA GRADES AND STANDARDS' LATEST EDITION.

ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF THE TOWN OF JUPITER LAND DEVELOPMENT REGULATIONS, THE TOWN OF JUPITER LANDSCAPE CODE (LDC) SHALL GOVERN IN THE EVENT OF A CONFLICT.

VEGETATION REMOVAL PERMITS ARE REQUIRED PRIOR TO REMOVING, CLEARING OR STRIPPING ANY VEGETATION FROM THE PROPERTY.

AT THE TIME OF BUILDING PERMIT, THE APPLICANT SHALL EXECUTE HOLD HARMLESS AGREEMENTS WITH ALL APPLICABLE UTILITIES FOR LANDSCAPING WITHIN UTILITY EASEMENTS.

THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS AND/OR CHANGES WITHOUT THE AUTHORIZATION OF TOWN OF JUPITER, THE OWNER, AND THE LANDSCAPE ARCHITECT.

THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT DRAINAGE AND UTILITY PLANS PRIOR TO CONSTRUCTION AND AVOID ALL CONFLICTS. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.

THE CONTRACTOR SHALL COORDINATE THE PLANTING AND TRIMMING OF STREET TREES TO ENSURE FULL VISIBILITY TO TRAFFIC CONTROL AND SAFETY SIGNAGE.

TREES SHALL BE POSITIONED TO AVOID CONFLICTS WITH SIGNAGE AND SITE LIGHTING. LARGER TREES WILL BE PROVIDED AT INTERSECTIONS WHERE DEEMED NECESSARY.

ALL VEGETATION SHALL BE SELECTED AND POSITIONED SO THAT IT DOES NOT PRESENT OBSTRUCTIONS TO THE LINE OF SIGHT AT INTERSECTIONS PURSUANT TO SECTION 27-126(a)(9)(c) OF THE TOWN OF JUPITER CODE.

ALL ABOVE GROUND UTILITIES I.E. TRANSFORMERS, SWITCH BOXES, AC CONDENSERS AND ALIKE SHALL BE FULLY SCREENED FROM VIEW ON THREE SIDES WITH LANDSCAPING. THE LANDSCAPING SHALL TO THE TALLEST POINT OF SAID EQUIPMENT AT TIME OF PLANTING.

ALL TREES SHALL BE LOCATED WITHIN A MULCH PLANTING BED WITH A MINIMUM OF TWO (2) FEET OF CLEARANCE TO THE EDGE OF THE BED.

SOD AND IRRIGATION SHALL BE INSTALLED IN ANY ADJACENT RIGHT OF WAY BETWEEN THE SIDEWALK AND THE CURB. ALL SOD SHALL BE STENOTAPHRUM SECUNDAIUM FLORITAM-PALMETTO (ST. AUGUSTINE SOD).

TREES WITHIN PLANTING ISLANDS LESS THAN FIVE (5) FEET IN WIDTH SHALL BE LOCATED TO AVOID CONFLICTS WITH THE OVERHANG OF VEHICLES.

TYPE D RAISED CONCRETE CURBING SHALL BE PROVIDED AROUND ALL PLANTING ISLANDS WITHIN VEHICULAR USE AREAS.

TREES AT ENTRANCE WAYS AND WITHIN SIGHT TRIANGLES SHALL BE TRIMMED IN SUCH A FASHION TO MINIMIZE SITE VISIBILITY CONFLICTS. CLEAR VISIBILITY SHALL BE MAINTAINED BETWEEN 30 INCHES AND 7 FEET. TEN FOOT BY THIRTY FOOT SIGHT VISIBILITY TRIANGLES SHALL BE PROVIDED AT THE INTERSECTIONS WITH THE PUBLIC RIGHT OF WAY. IN ADDITION ALL LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF FOOT INCH 546.

EARTH BERMS SHALL NOT EXCEED A 3:1 SLOPE 4:1 SLOPES OR GREATER ARE PREFERABLE.

ALL TREES PLANTED UNDER OR ADJACENT TO FPL POWER LINES WILL COMPLY WITH THE FPL RIGHT TREE IN THE RIGHT PLACE GUIDELINES (REV 5/95)

PERIMETER TREES AT THE TIME OF PLANTING SHALL BE SPACED IN A WAY THAT COMPLEMENTS THE SPACING OF ANY EXISTING TREES ON ADJACENT DEVELOPED AREAS.

ALL LANDSCAPE ISLANDS AND BEDS SHALL BE FREE FROM SHELL ROCK AND CONSTRUCTION DEBRIS, EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN NATIVE SOILS AND FILLED WITH THE SPECIFIED BACKFILL MIXTURE.

ALL LANDSCAPE ISLANDS SHALL INCORPORATE THE INSTALLATION OF MOUNDING OF NATIVE SOILS A MINIMUM OF SIX INCHES (6") ABOVE THE TOP OF CURB.

19.5" BIO BARRIER ROOT BARRIER SHALL BE PROVIDED FOR SHADE TREES PLANTED WITHIN SIX (6) FEET OF PUBLIC CURBS, SIDEWALKS OR PUBLIC RIGHT OF WAY. ALL ROOT BARRIER SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. THE TOTAL LENGTH OF THE ROOT BARRIERS SHALL BE 20' ADJACENT TO THE SIDEWALK AND 20' ADJACENT TO THE CURB.

ALL AREAS SHALL BE FULLY IRRIGATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF JUPITER. THE IRRIGATION WATER SOURCE SHALL BE WELL WATER FOR COMMON AREAS AND POTABLE WATER AROUND THE BUILDING FOUNDATION.

CATCH BASINS AND DRAINAGE SHALL NOT BE LOCATED WITHIN REQUIRED PERIMETER BUFFERS OR PRESERVE AREAS.

THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% OVERLAP COVERAGE TO ALL LANDSCAPE AND SOD AREAS.

THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR/CUT OFF SWITCH IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.

EXISTING TREES AND VEGETATION TO REMAIN SHALL BE STAKED AND BARRICADED PRIOR TO ANY LAND CLEARING. TREES TO BE RELOCATED SHALL BE ROOT PRUNED AND PROTECTED DURING CONSTRUCTION.

ALL TREES PROPOSED TO BE PRESERVED ON SITE SHALL BE PROTECTED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN DIVISION IV., VEGETATION REMOVAL REQUIREMENTS IN THE TOWN OF JUPITER CODE PRIOR TO THE ISSUANCE OF A C.O.

ANY AREA DESIGNATED WITH EXISTING VEGETATION TO REMAIN THAT IS DISTURBED DURING CONSTRUCTION WILL BE RESTORED WITH NATIVE PLANTINGS.

EXISTING TREES PRESERVED OR RELOCATED ON SITE SHALL BE PRUNED ACCORDING TO ANSI Z300 STANDARDS OR BY AN ISA CERTIFIED ARBORIST.

ALL EXISTING LANDSCAPING AND TREES TO REMAIN SHALL BE BARRICADED WITH ORANGE CONSTRUCTION BARRICADE. THE BARRICADE SHALL BE INSTALLED AT THE DRIP LINE OF THE TREE/PALM OR AT THE EDGE OF THE SHRUB MASS. BARRICADES SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION.

EXISTING, SUITABLE NATIVE VEGETATION LOCATED WITHIN THE PROPOSED DEVELOPMENT AREAS SHALL BE RELOCATED TO SUPPLEMENT THE LANDSCAPING. NATIVE VEGETATION SHALL BE RELOCATED BY TREE SHADE OR CRANE. PRIOR TO THE CLEARING OF THE SITE THE APPLICANT SHALL IDENTIFY ALL NATIVE VEGETATION TO BE RELOCATED.

RELOCATION METHODOLOGY: EXISTING NATIVE VEGETATION DETERMINED TO BE SUITABLE FOR RELOCATION SHALL BE RELOCATED TO TARGET AREAS USING HYDROLOGIC TREE SPADERS. THE SIZE OF SPADE SHALL VARY FROM 30" TO 45" DEPENDING ON THE SIZE AND TYPE OF VEGETATION TO BE MOVED. THE APPLICANT SHALL IDENTIFY PRIOR TO THE CLEARING OF THE SITE ALL EXISTING NATIVE VEGETATION TO BE RELOCATED. FOLLOWING RELOCATION, VEGETATION SHALL BE WATERED DAILY FOR A PERIOD NOT LESS THAN 90 DAYS AFTER WHICH IT SHALL BE WATERED ON AN AS NEEDED BASIS TO INSURE SURVIVAL. AT A MINIMUM THE APPLICANT SHALL INSURE 60% SURVIVAL FOR ALL RELOCATED PLANT MATERIAL.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	SIZE	NATIVE	REMARKS
PE1	54	PINUS ELLIOTTII 'DENSE'	SLASH PINE	30 GAL	2.5" - 3" CAL.	8' - 10' HT.	Y	FULL CANOPY
PE2	43	PINUS ELLIOTTII 'DENSE'	SLASH PINE	45 GAL	3" - 4" CAL.	10' - 12' HT.	Y	FULL CANOPY
PE3	43	PINUS ELLIOTTII 'DENSE'	SLASH PINE	F.G.	4" - 5" CAL.	12' - 14' HT.	Y	FULL CANOPY
QV	742	QUERCUS VIRGINIANA	LIVE OAK	45 GAL	2.5" CAL.	12' HT. X 5' SPRD.	Y	FULL CANOPY, 5' C.T.
ACCENT TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	SIZE	NATIVE	REMARKS
PHM	5	PHOENIX DACTYLIFERA 'MEDJOOL'	MEDJOOL DATE PALM	F.G.	N/A	12' G.W.	N	FULL CANOPY, STRAIGHT TRUNK, DIAMOND CUT, MATCHED
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	SIZE	NATIVE	REMARKS
LN	4	LIVISTONA NITIDA	NITIDA PALM	F.G.	N/A	12' O.A.	N	FULL CANOPY, SINGLE TRUNK, DIAMOND CUT, FLORIDA FANCY
SP	173	SABAL PALMETTO	SABAL PALM	F.G.	N/A	12', 14', 18' CT., STG. HTS.	Y	STRAIGHT, SLICK TRUNK
SMALL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	SIZE	NATIVE	REMARKS
LI	60	LAGERSTROEMIA INDICA	CRAPE MYRTLE	65 GAL	2.5"	12' HT. X 5' SPRD.	N	FULL CANOPY, MULTI, FLORIDA FANCY, 5' C.T.
LJ	47	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	65 GAL	1" - 2" CAL. EA. TRUNK	8' HT. X 8' SPRD.	N	FULL CANOPY, MULTI, 3 TRUNK MIN., 4' C.T., FLORIDA FANCY
MEDIUM AND LARGE SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	SPACING	NATIVE	REMARKS
MF	417	MYRCIANTHES FRAGRANS	SIMPSONS STOPPER	3 GAL.	24" X 24"	2' O.C.	Y	FULL & THICK
MEDIUM AND LARGE SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	SPACING	NATIVE	REMARKS
CIR	3,082	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	3 GAL.	18" X 18"	2' O.C.	Y	FULL & THICK
EF	920	EUGENIA FOETIDA	SPANISH STOPPER	3 GAL.	24" X 24"	2' O.C.	Y	FULL & THICK
SR	836	SERENO REPENS	SAW PALMETTO	7 GAL.	18" X 18"	3' O.C.	Y	FULL & THICK
SMALL SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	SPACING	NATIVE	REMARKS
OID	275	CHRYSOBALANUS ICACO 'HORIZONTALIS'	HORIZONTAL COCOPLUM	3 GAL.	18" X 18"	24' O.C.	Y	FULL & THICK
FG	51	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL.	18" X 18"	24' O.C.	N	FULL & THICK
IV	230	ILEX VOMITORIA 'SCHILLINGS Dwarf'	DWARF YAUAPON HOLLY	3 GAL.	18" X 18"	24' O.C.	Y	FULL & THICK
MUH	253	MUHLBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL.	24" X 24"	24' O.C.	Y	FULL & THICK
PD	752	PODOCARPUS MACROPHYLLUS 'DWARF PRINGLES'	DWARF PODOCARPUS	3 GAL.	24" X 24"	24' O.C.	N	FULL & THICK
RL	1,457	RONDELETIA LEUCOPHYLLA	PANAMA ROSE	3 GAL.	18" X 18"	24' O.C.	N	FULL & THICK
TD	339	TRIPSACUM DACTYLOIDES	DWARF FAKAHATCHEE GRASS	3 GAL.	24" X 24"	24' O.C.	Y	FULL & THICK

LANDSCAPE SPECIFICATIONS

1. GENERAL LANDSCAPE REQUIREMENTS

LANDSCAPE CONTRACT WORK INCLUDES, BUT IS NOT LIMITED TO, SOIL PREPARATION, FINE OR FINISH GRADING, FURNISHING AND INSTALLING PLANT MATERIAL, WATERING, STAKING, GUYING AND MULCHING.

PLANT SIZE AND QUALITY

TREES, PALMS, SHRUBS, GROUNDCOVERS: PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PARTS 1 & 2, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. UNLESS SPECIFIED OTHERWISE, ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

STANDARD PLANTING MIXTURE SHALL BE ONE (1) PART RECYCLED ORGANIC MATERIAL ADDED TO THREE (3) PARTS EXISTING NATIVE SOIL.

REPLACEMENT SOIL SHALL BE USED AS SPECIFIED TO REPLACE EXISTING SOILS THAT ARE DETERMINED BY THE LANDSCAPE ARCHITECT TO BE UNSUITABLE FOR PLANTING, I.E. ROAD BASE, PAVEMENT, ETC. REPLACEMENT SOIL MIX SHALL CONTAIN 80% SAND AND 20% MUCK. SAND SHALL BE 100% CLEAN NATIVE SAND SCREENED TO 1/4" AND MUCK SHALL BE 100% CLEAN ORGANIC NATIVE MUCK SCREENED TO 1/2". ALL SOIL SHALL BE MIXED PRIOR TO DELIVERY ON SITE.

MULCH SHALL BE SHREDDED MELALEUCA, EUCALYPTUS OR GRADE "A" RECYCLED. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 3", EXCEPT AS OTHERWISE NOTED.

FERTILIZER IN BACKFILL MIXTURE FOR ALL PLANTS SHALL CONSIST OF MILORGANITE ACTIVATED SLUDGE MIXED WITH THE BACKFILL AT A RATE OF NOT LESS THAN 50 LBS. PER CUBIC YARD.

FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS: 16% NITROGEN, 7% PHOSPHORUS, 12% POTASSIUM, PLUS IRON (AS FERROUS OR FERRIC) IN 21 GRAM SIZE SHALL MEET THE FOLLOWING REQUIREMENTS: 20% NITROGEN, 10% PHOSPHORUS AND 5% POTASSIUM.

FERTILIZER WILL BE APPLIED AT THE FOLLOWING RATES:

PLANT SIZE	16-7-12	AGRIFORM TABLETS (21 GRAM)
1 GAL.	1/4 LB.	1
3 GAL.	3/8 LB.	3
7-15 GAL.	1/2 LB.	6
1"-6" CALIPER	2 LBS./1" CALIPER	2 PER 1" CALIPER
6" AND LARGER	3 LBS./1" CALIPER	2 PER 1" CALIPER

"FLORIDA EAST COAST PALM SPECIAL" SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB. PER INCH OF TRUNK UNLESS OTHERWISE SPECIFIED.

FIELD GROWN TREES AND PALMS PREVIOUSLY ROOT PRUNED SHALL OBTAIN A ROOT BALL WITH SUFFICIENT ROOTS FOR CONTINUED GROWTH WITHOUT RESULTING SHOCK.

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.

THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.

ALL TREES MUST BE STAKED AS SHOWN ON THE PLANTING DETAILS WITHIN 24 HOURS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 9 MONTHS, BUT NO LONGER THAN 18 MONTHS. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.

ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT'S DIRECTION. SABAL PALMS MAY BE HURRICANE CUT.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP DRESSING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF CONTRACT OR ACCEPTANCE BY LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.

UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR WITHIN 14 DAYS.

ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION, AS WELL AS ALL THE COST FOR THE REMOVAL OF UNSUITABLE EXCESS BACKFILL MATERIAL, SHALL BE INCLUDED IN THE CONTRACTOR'S BID TO PERFORM THE WORK REPRESENTED IN THIS PLAN SET.

2. PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS.

BACKFILL AROUND BALL WITH STANDARD PLANTING MIXTURE AND SLIGHTLY COMPACT. WATER THOROUGHLY AS LAYERS ARE PLACED TO ELIMINATE VOIDS AND AIR POCKETS. BUILD A 6" HIGH BERM OF STANDARD PLANTING MIXTURE BEYOND EDGE OF EXCAVATION. APPLY 3" (AFTER SETTLEMENT) OF MULCH EXCEPT WITHIN 6" OF TRUNK.

PRUNE TREE TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. DO NOT PRUNE BACK TERMINAL LEADER.

GUY AND STAKE TREE IN ACCORDANCE WITH THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

3. PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL IN BEHIND.

EXCAVATE PIT OR TRENCH TO 1-1/2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1'-0" WIDER THAN THE SPREAD OF ROOTS FOR POSITIONING AT PROPER HEIGHT. BACKFILL AROUND PLANTS WITH STANDARD PLANTING MIXTURE AND SLIGHTLY COMPACT. WATER THOROUGHLY. FORM GRADE SLIGHTLY DISHED AND BERMED AT EDGES OF EXCAVATION. APPLY 3" OF MULCH EXCEPT WITHIN 3" OF STEMS.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES.

4. PLANTING GROUND COVER

LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED AND SPREAD SMOOTH.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILL TO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY 3" OF MULCH OVER ENTIRE PLANTING BED, LIFTING PLANT FOLIAGE ABOVE MULCH.

DURING PERIODS OF HOT SUN AND/OR WIND AT TIME OF PLANTING, PROVIDE PROTECTIVE COVER FOR SEVERAL DAYS OR AS NEEDED.

5. PLANTING LAWNS

SODDING: SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING.

LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL EITHER PROVIDED ON SITE OR IMPORTED STANDARD PLANTING MIX TO FINISH DESIGN ELEVATIONS. ROLL PREPARED LAWN SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1,000 S.F. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.

LAY SOD STRIPS WITH TIGHT JOINTS. DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED STANDARD PLANTING MIXTURE INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR STAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

6. MISCELLANEOUS LANDSCAPE WORK
LANDSCAPE MAINTENANCE

MAINTAIN LANDSCAPE WORK UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER'S REPRESENTATIVE. INCLUDE WATERING, WEEDING, CULTIVATION, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZING AND SIMILAR OPERATIONS AS NEEDED TO INSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL.

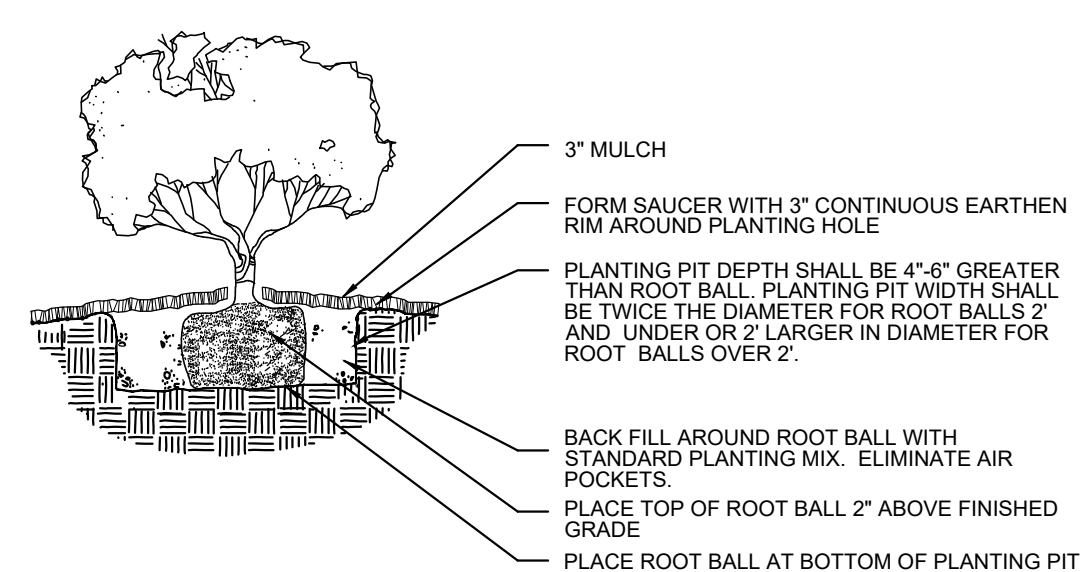
PLANT MATERIAL SUBSTITUTION
NO SUBSTITUTION OF PLANT MATERIAL, TYPE OR SIZES WILL BE PERMITTED WITHOUT AUTHORIZATION FROM THE LANDSCAPE ARCHITECT.

PLANTING BED PREPARATION
ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING. PLANTING AREAS, INCLUDING LAWNS SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION. IF TORPEDO GRASS (PANTUFL REPENS) IS PRESENT OR ENCOUNTERED DURING PLANTING, THE LANDSCAPE CONTRACTOR SHALL STOP ALL PLANTING UNTIL IT CAN BE DEMONSTRATED THAT IT HAS BEEN COMPLETELY REMOVED OR ERADICATED. THERE SHALL BE NO EXCEPTIONS TO THIS PROVISION.

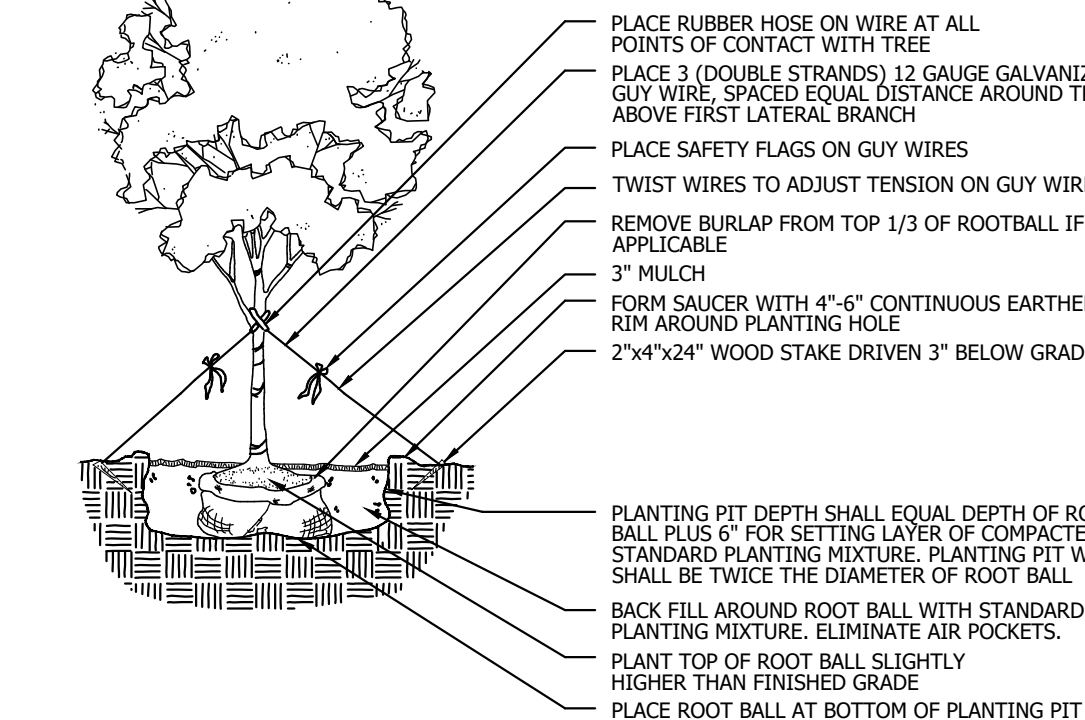
ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS AND SHALL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL AND FILLED WITH THE SPECIFIED REPLACEMENT SOIL.

LANDSCAPE WARRANTY
THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF CONDITIONAL ACCEPTANCE, THE SIX (6) MONTH PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED OR DECLINED TO THE POINT WHERE THEY NO LONGER MEET FLORIDA #1 CONDITION DURING THIS PERIOD SHALL BE PROMPTLY REPLACED WITH SPECIMENS THAT MEET THE MINIMUM REQUIREMENTS CALLED FOR ON THE DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM ACTS OF GOD SUCH AS LIGHTNING, VANDALISM, AND AUTOMOBILES OR FROM NEGLIGENCE BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND OTHERWISE MAINTAINING PLANTS UP TO THE CONDITIONAL ACCEPTANCE PERIOD, UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.

PLANTING DETAILS



SHRUB/GROUNDCOVER PLANTING DETAIL



LARGE TREE PLANTING DETAIL

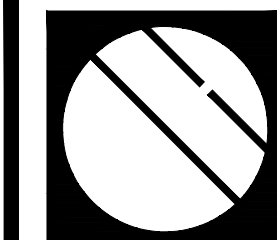


MITIGATION DATA

LANDSCAPE DATA

48 HOURS BEFORE DIGGING
CALL TOLL FREE
811
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

Landscape Details



Cotleur & Hearing

Landscape Architects
Land Planners
Environmental Consultants

1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377

www.cotleurhearing.com
Lic# LC-26000535

Savannah Preserve Kolter Land Partners, LLC Landscape Plan City of Fort Pierce, Florida

DESIGNED _____ HK
DRAWN _____ HK
APPROVED _____ DEH
JOB NUMBER 21-0626
DATE 07-19-21
REVISIONS _____

July 19, 2021 1:56:14 p.m.
Drawing: 21-0626 LP.DWG

SHEET 14 OF 14

© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.



UNIT B
ELEVATION "A"
(PER PLAN)

UNIT A
ELEVATION "A"
(REVERSE)

1
B-2

2 - UNIT BUILDING

SCALE: 1/8" = 1'-0"

FL62A



UNIT B
ELEVATION "B"
(REVERSE)

UNIT A
ELEVATION "B"
(PER PLAN)

2
B-2

2 - UNIT BUILDING

SCALE: 1/8" = 1'-0"

FL62B



UNIT C
ELEVATION "A"
(PER PLAN)

UNIT B
ELEVATION "B"
(REVERSE)

UNIT A
ELEVATION "B"
(PER PLAN)

3
B-2

3 - UNIT BUILDING

SCALE: 1/8" = 1'-0"

FL603



UNIT D
ELEVATION "A"
(PER PLAN)

UNIT C
ELEVATION "B"
(REVERSE)

UNIT B
ELEVATION "B"
(PER PLAN)

UNIT A
ELEVATION "A"
(REVERSE)

4
B-2

4 - UNIT BUILDING

SCALE: 1/8" = 1'-0"

FL604



UNIT E
ELEVATION "A"
(PER PLAN)

UNIT D
ELEVATION "B"
(REVERSE)

UNIT C
ELEVATION "B"
(PER PLAN)

UNIT B
ELEVATION "C"
(REVERSE)

UNIT A
ELEVATION "C"
(PER PLAN)

5
B-2

5 - UNIT BUILDING

SCALE: 1/8" = 1'-0"

FL605



UNIT F
ELEVATION "A"
(PER PLAN)

UNIT E
ELEVATION "C"
(REVERSE)

UNIT D
ELEVATION "C"
(PER PLAN)

UNIT C
ELEVATION "B"
(REVERSE)

UNIT B
ELEVATION "B"
(PER PLAN)

UNIT A
ELEVATION "A"
(REVERSE)

6
B-2

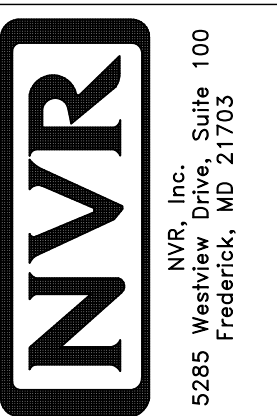
6 - UNIT BUILDING

SCALE: 1/8" = 1'-0"

FL606

REV. NO.	DATE	REMARKS

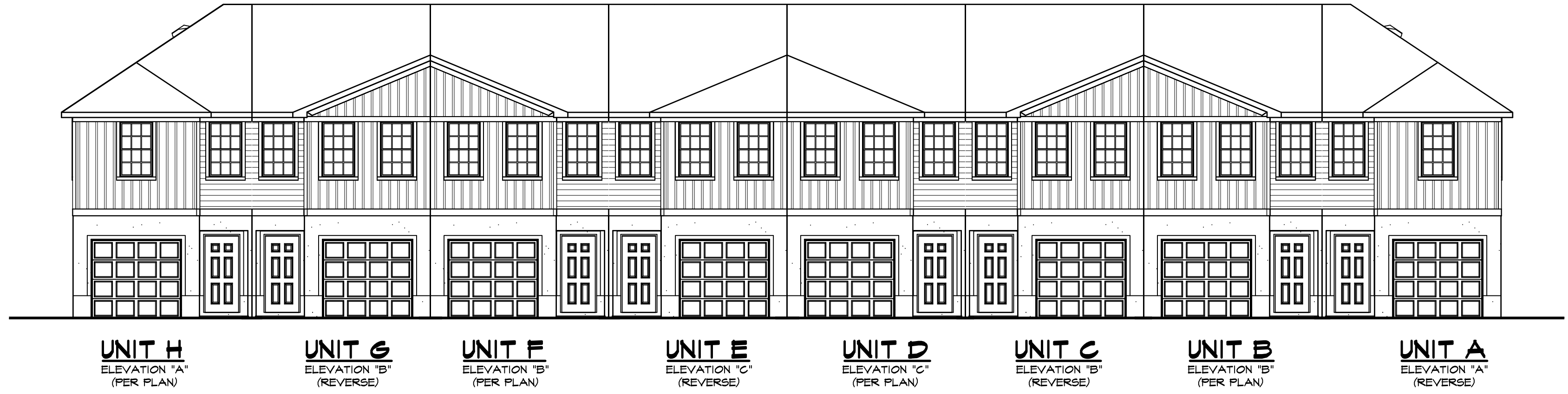
© NVR, Inc. The owner expressly reserves the right to modify, alter, change, or amend these plans at any time without notice. No part of these plans may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of NVR, Inc.



MODEL	FLAMINGO MB
DRAWING TITLE	BUILDING STRIP ELEVATIONS
OPTION DESCRIPTION	2, 3, 4, 5, 6-UNIT BUILDING
SHEET NO.	B-2
SET NO.	FL6MB
VERSION	00
DRAWN BY	HT
DATE	06/11/20
OPTION	SFF
BLOCK	FIRST FLOOR
SHEET NO.	501



1
B-2
7 - UNIT BUILDING
SCALE: 1/8" = 1'-0"
FL607



2
B-2
8 - UNIT BUILDING
SCALE: 1/8" = 1'-0"
FL608

SHEET NO. B-2	MODEL FLAMINGO MB	SET NO. FL6WB	VERSION 00	REMARKS
		DRAWING TITLE BUILDING STRIP ELEVATIONS	DRAWN BY HT	
502	OPTION DESCRIPTION BLOCK FIRST FLOOR	DATE: 06/11/20		
		OPTION SFF		
PROJECT: RYANOMES\FLAMINGO_MB_FL6WB_00\Sheets\Buildings\502_B-2_UNIT_STRIP_28.dwg		01/19/21 - 8:49 am		
NVR		© NVR, Inc. All rights reserved. No part of these plans may be reproduced, changed, or in any way disseminated without the prior written consent of NVR, Inc.		
5285 Westpark Drive Frederick, MD 21703				

designed SBD
drawn KF
checked SBD
date 7/16/21
scale 1/4" = 1'-0" (L.O.N.)
job no. TWIN VILLA DUPLEX_rml.jn

Scott Blakeslee Disher
AR-0011586 AA-0003285

DUPLEX - MODEL 1
CONCEPTUAL PLAN
PRESERVE AT SAVANNAH LAKE
by: LENNAR HOMES

project

ARCHITECTURAL
Studio, Inc.

Architecture
•
Planning

300 Avenue of Champions
Suite 260
Palm Beach Gardens, Florida 33418

Phone 561.202.6990
Fax 561.296.2494
archstudiofl.com

drawing
FLOOR PLAN

sheet
A-1

SINGLE UNIT CALCULATIONS

AIR CONDITIONED AREAS

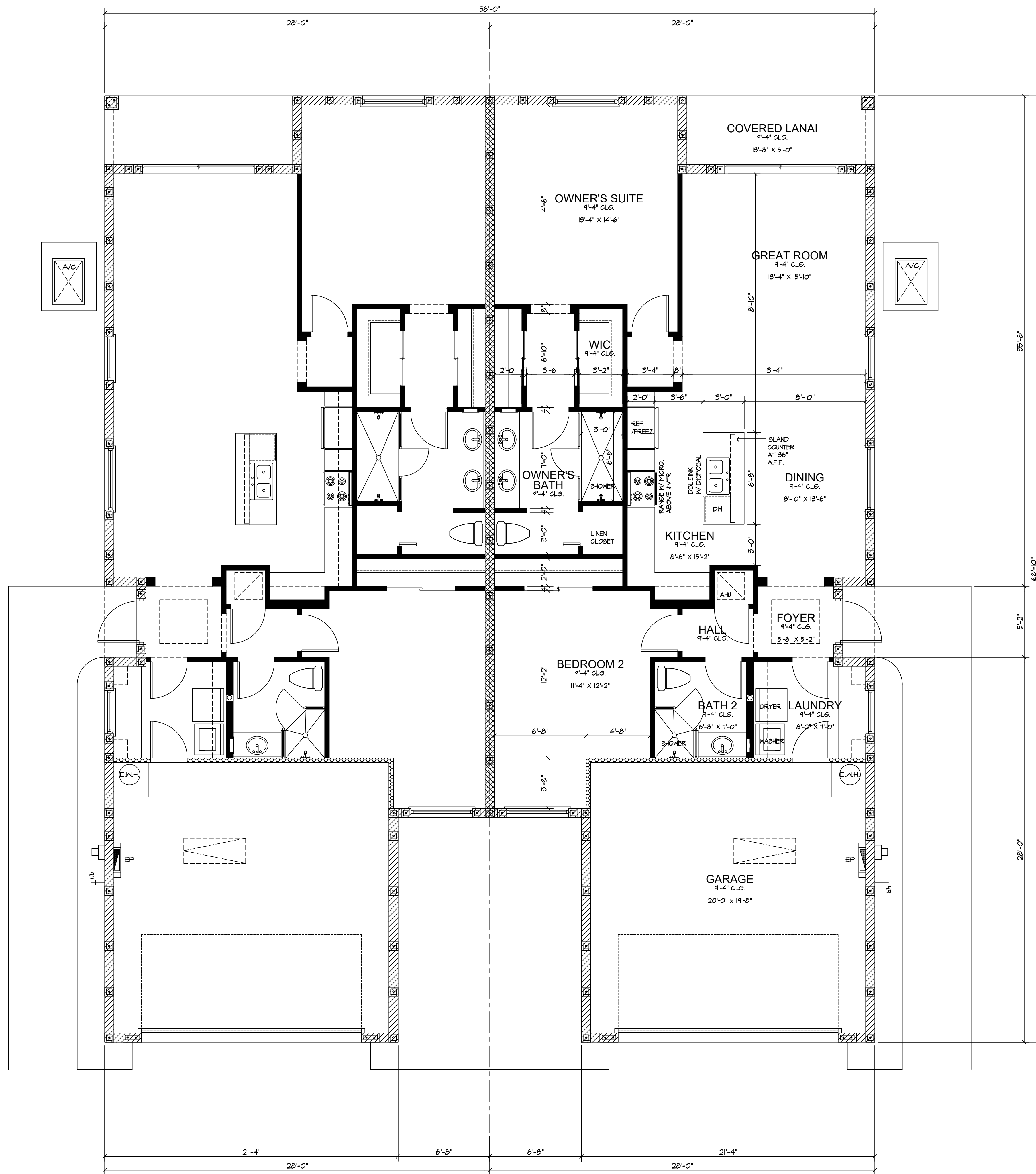
LIVING AREA 1307 SF
1307 SF

NON CONDITIONED AREAS

GARAGE 431 SF
COVERED ENTRY 12 SF
LANAI 68 SF
511 SF

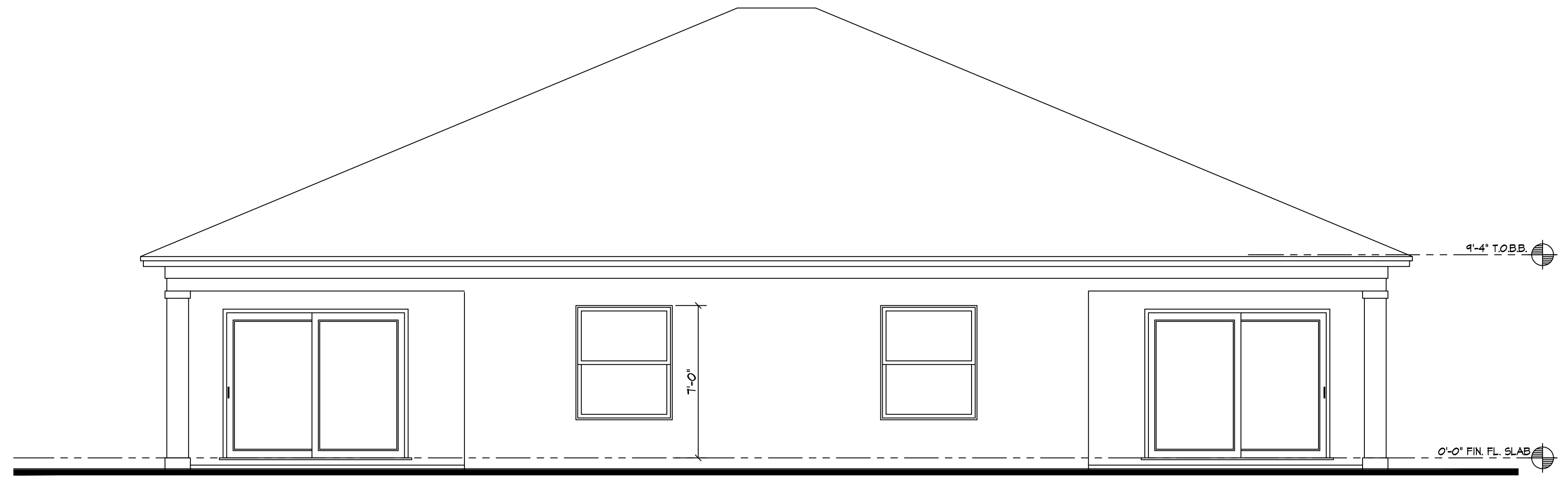
GROSS AREA

GROSS AREA 1818 SF



designed SBD
drawn KF
checked SBD
date 7/16/21
scale 1/4" = 1'-0" (L.O.N)
job no. TWIN VILLA DUPLEX_rml.rvt

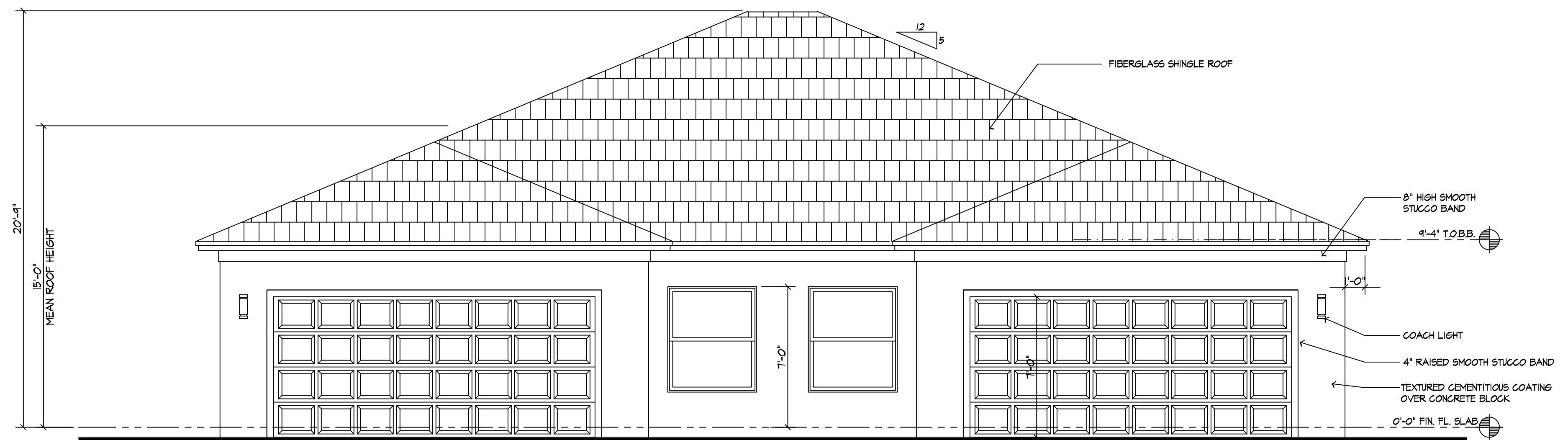
Scott Blakeslee Dishar
AR-0011586 AA-0003285



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION

DUPLEX - MODEL 1

CONCEPTUAL PLAN
PRESERVE AT SAVANNAH LAKE

by: LENNAR HOMES

project

ARCHITECTURAL
Studio, Inc.

Architecture
•
Planning

300 Avenue of Champions
Suite 260
Palm Beach Gardens, Florida 33418

Phone 561.202.6990
Fax 561.296.2494
archstudiofl.com

drawing
ELEVATION

sheet
A-2

designed SBD
drawn KF
checked SBD
date 7/16/21
scale 1/4" = 1'-0" (L.O.N.)
job no. TWIN VILLA DUPLEX_rml.h

Scott Blakeslee Disher
AR-0011586 AA-0003285

SINGLE UNIT CALCULATIONS

AIR CONDITIONED AREAS

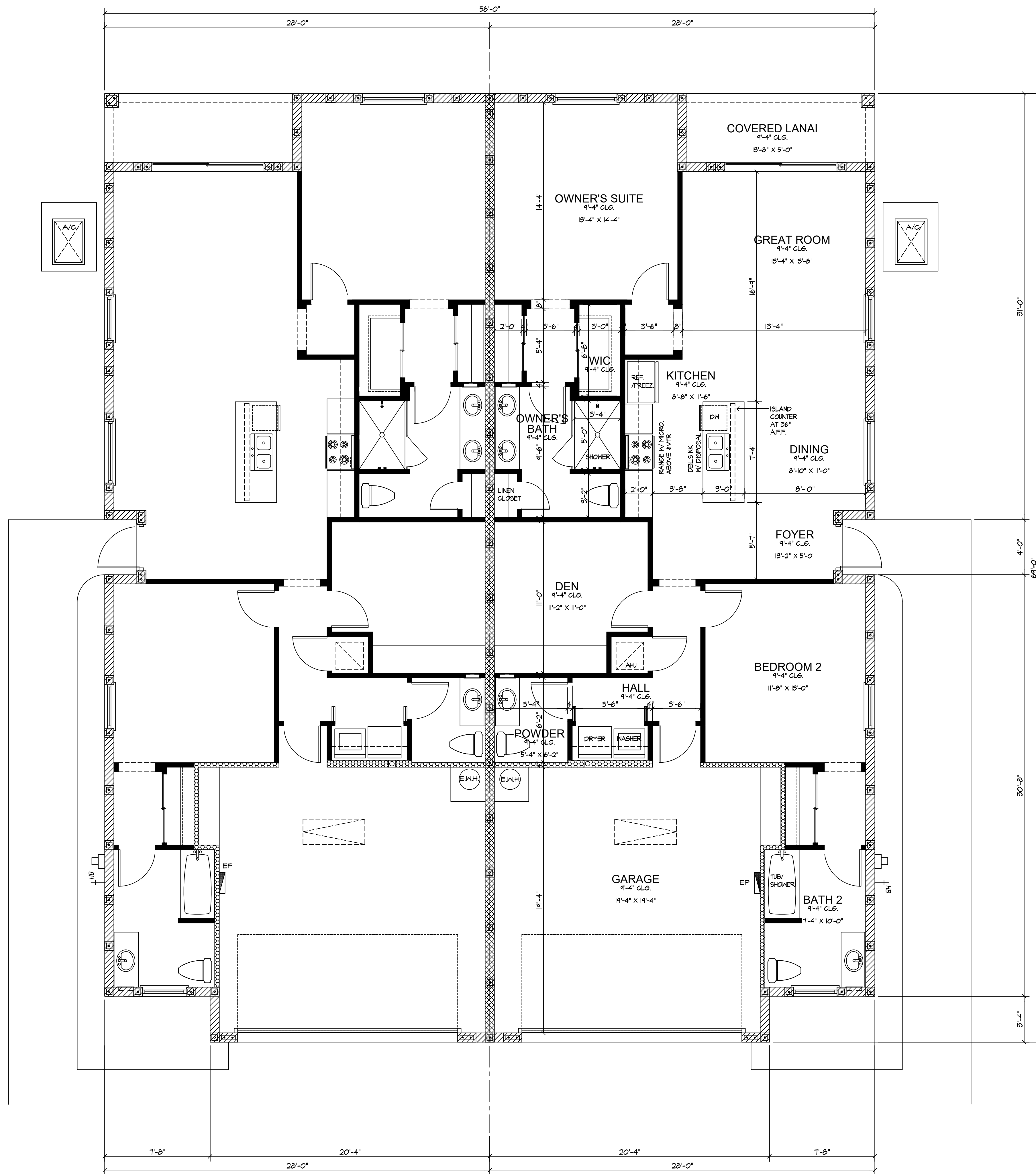
LIVING AREA 1425 SF
1425 SF

NON CONDITIONED AREAS

GARAGE 404 SF
COVERED ENTRY 9 SF
LANAI 68 SF
481 SF

GROSS AREA

GROSS AREA 1906 SF



DUPLEX - MODEL 2
CONCEPTUAL PLAN
PRESERVE AT SAVANNAH LAKE
by: LENNAR HOMES
project

ARCHITECTURAL
Studio, Inc.

Architecture
•
Planning

300 Avenue of Champions
Suite 260
Palm Beach Gardens, Florida 33418

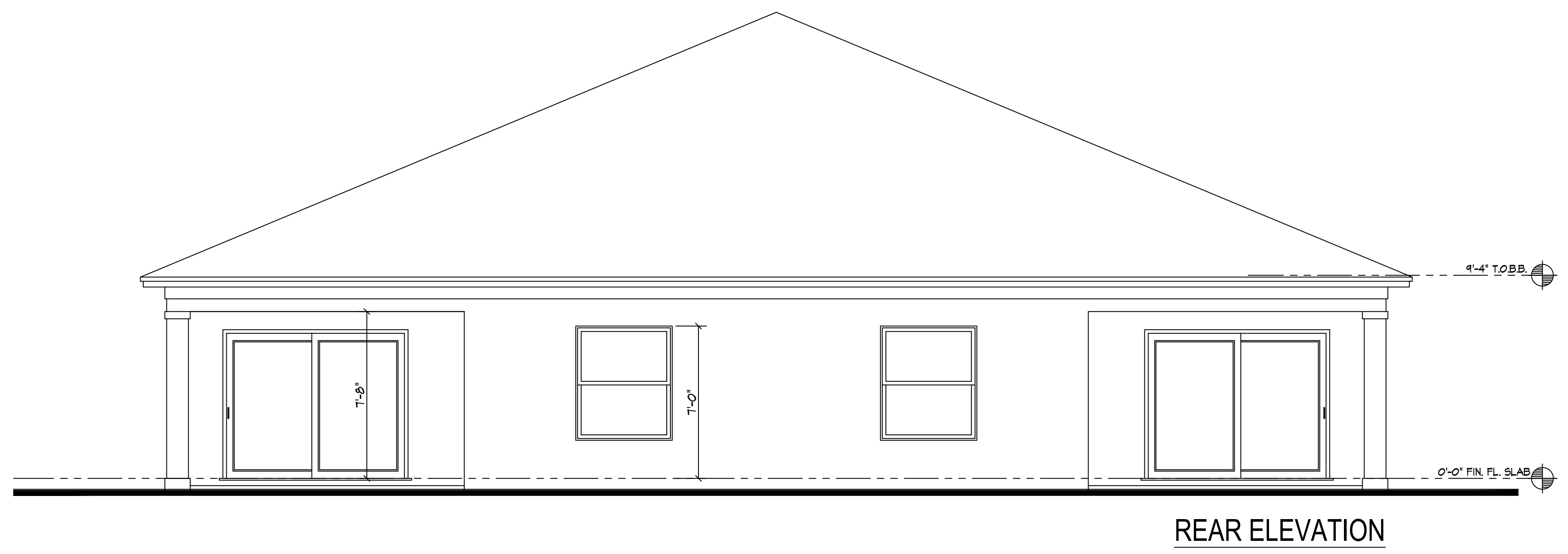
Phone 561.202.6990
Fax 561.296.2494
archstudiofl.com

drawing
FLOOR PLAN

sheet
A-3

designed SBD
drawn KF
checked SBD
date 7/16/21
scale 1/4" = 1'-0" (L.O.N.)
job no. TWIN VILLA DUPLEX_rml.jn

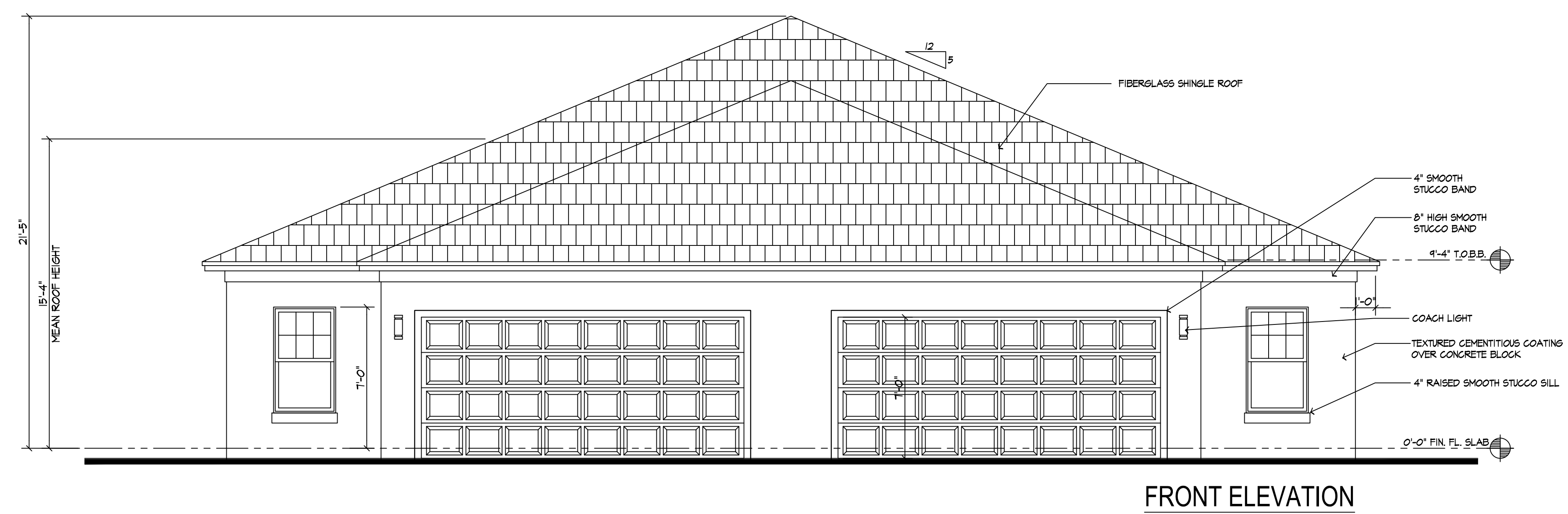
Scott Blakeslee Dishner
AR-0011586 AA-0003285



REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION

DUPLEX - MODEL 2
CONCEPTUAL PLAN
PRESERVE AT SAVANNAH LAKE
by: LENNAR HOMES

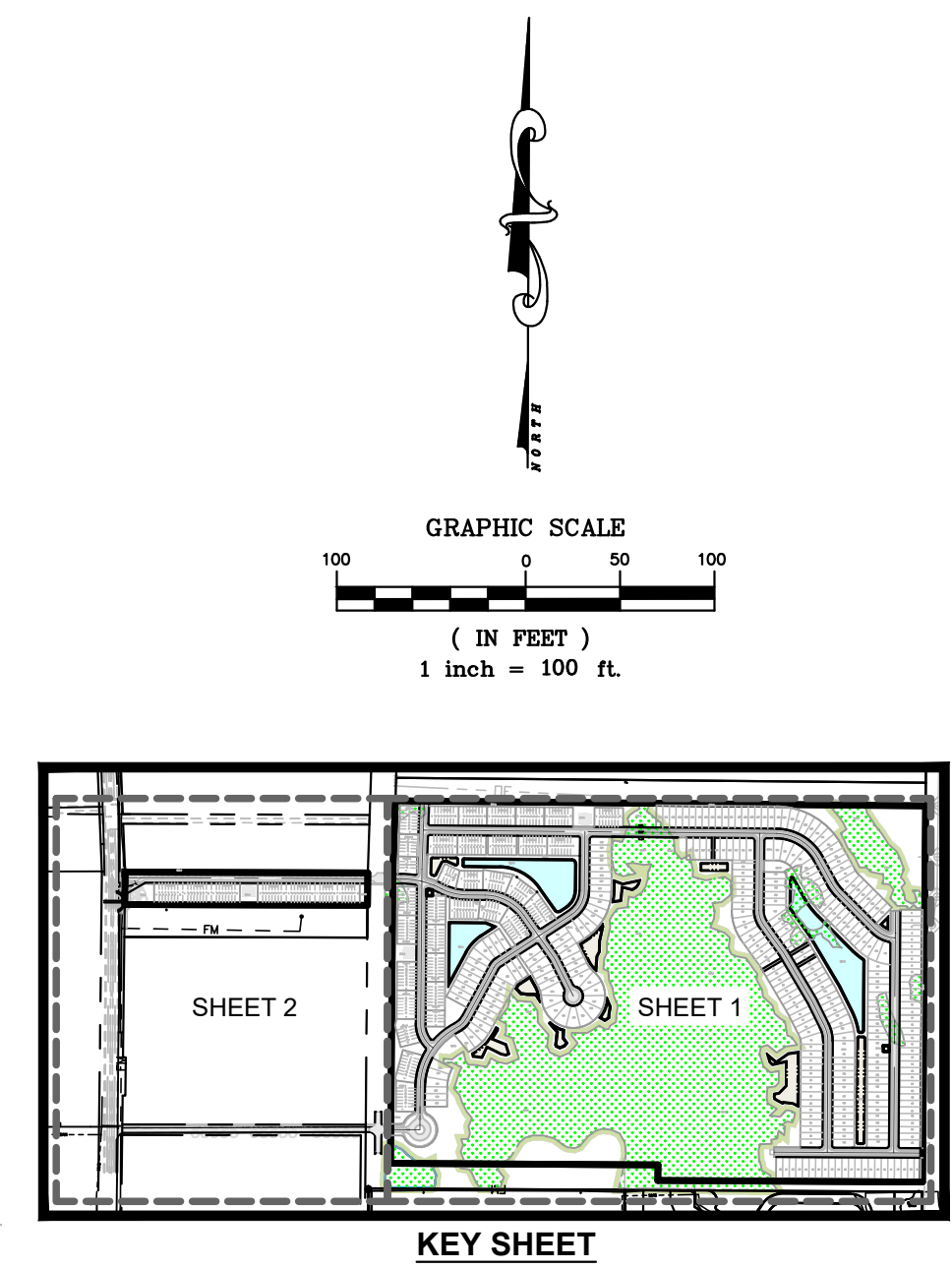
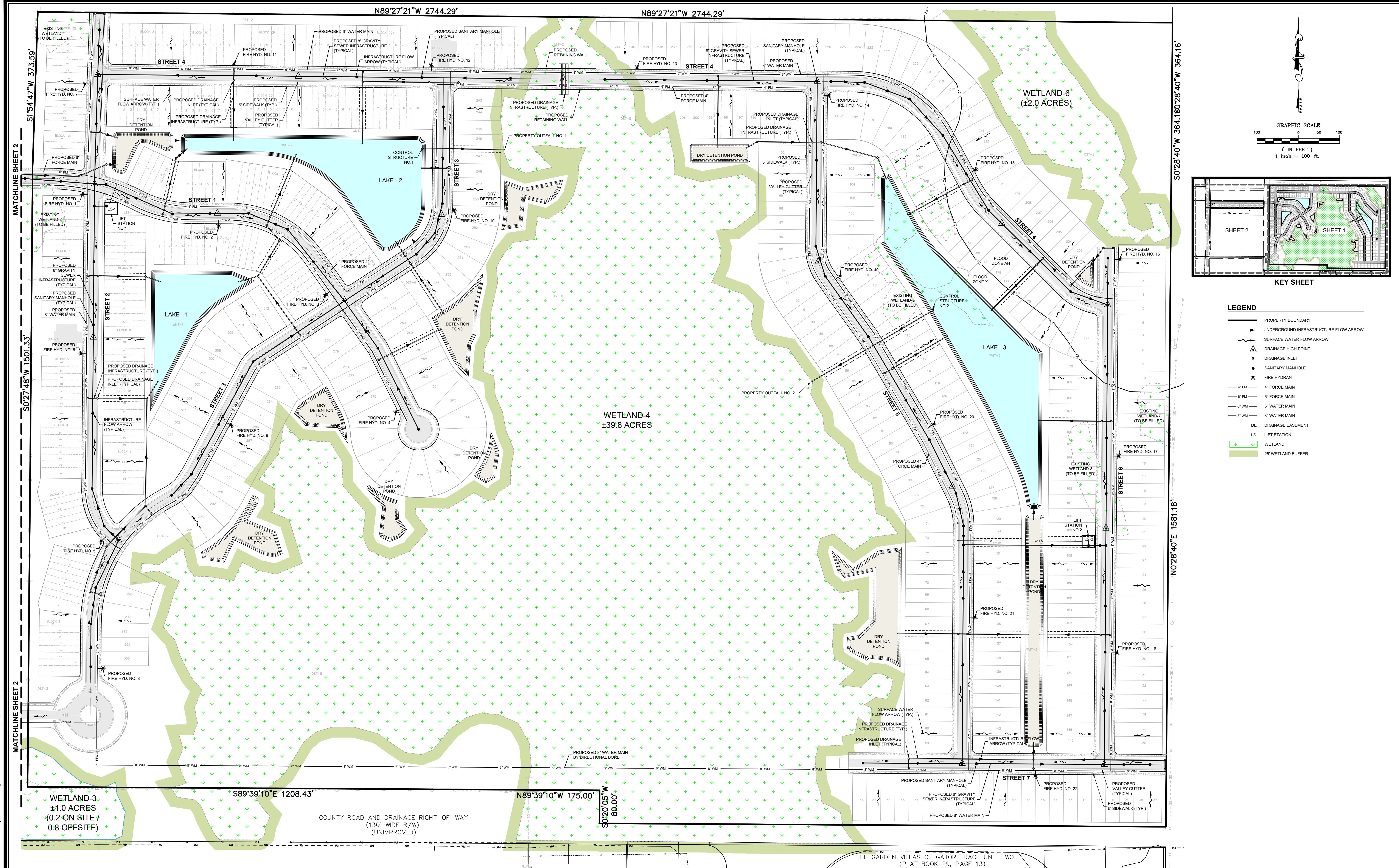
ARCHITECTURAL
Studio, Inc.

Architecture
•
Planning

300 Avenue of Champions
Suite 260
Palm Beach Gardens, Florida 33418
Phone 561.202.6990
Fax 561.296.2494
archstudioff.com

drawing
ELEVATION

sheet
A-4



- LEGEND**
- PROPERTY BOUNDARY
 - UNDERGROUND INFRASTRUCTURE FLOW ARROW
 - SURFACE WATER FLOW ARROW
 - DRAINAGE HIGH POINT
 - DRAINAGE INLET
 - SANITARY MANHOLE
 - FIRE HYDRANT
 - 4" FM 4" FORCE MAIN
 - 6" FM 6" FORCE MAIN
 - 8" WM 8" WATER MAIN
 - 8" WM 8" WATER MAIN
 - DE DRAINAGE EASEMENT
 - LS LIFT STATION
 - WETLAND
 - 25' WETLAND BUFFER

P:\Proj\2021\054 - The Preserve at Savannah Lakes\Eng\054-Base.dwg Plotted: 7/21/2021 12:47 AM By: RAUL NIUBO

WETLAND-3
±1.0 ACRES
(0.2 ON SITE /
0.8 OFFSITE)

S89°39'10"E 1208.43'

N89°39'10"W 175.00'

COUNTY ROAD AND DRAINAGE RIGHT-OF-WAY
(130' WIDE R/W)
(UNIMPROVED)

S020°05'W
80.00'

THE GARDEN VILLAS OF GATOR TRACE UNIT TWO
(PLAT BOOK 29, PAGE 13)

COMPUTER FILE REF.	FIELD BK./PG.

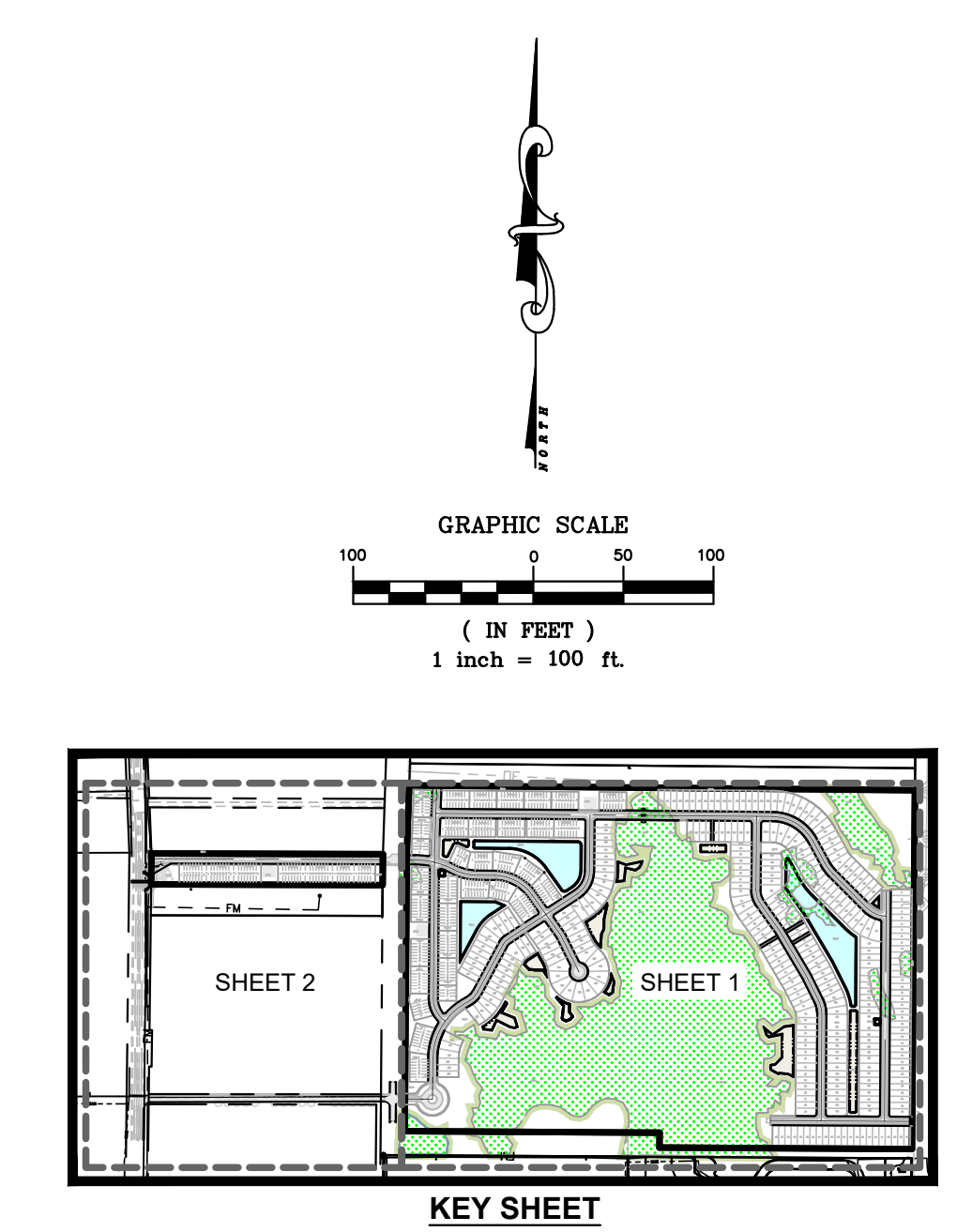
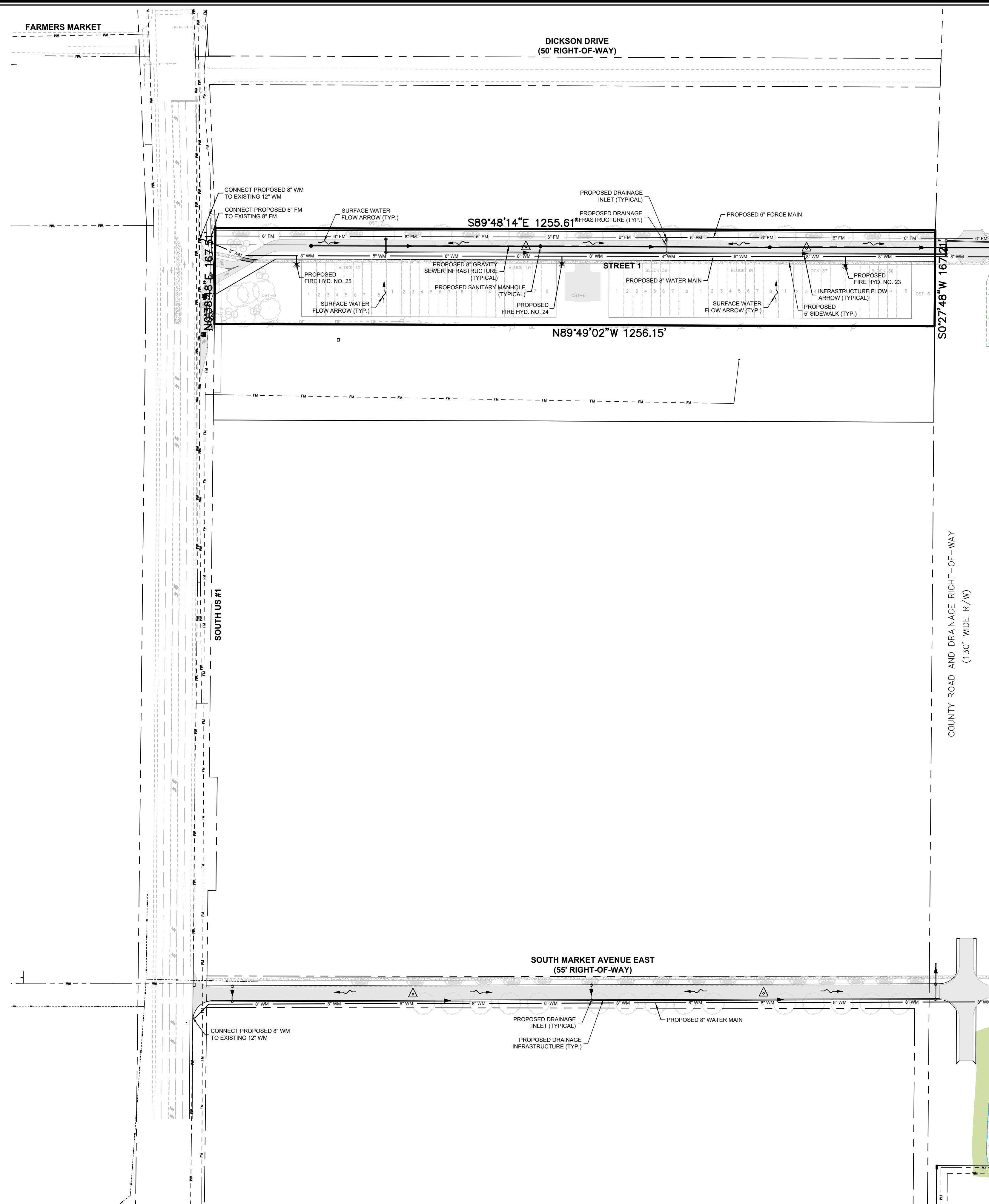
CULPEPPER & TERPENING INC
 2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
 PHONE 772-464-3537 • FAX 772-466-9497 • www.ct-eng.com
 STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

- REVISIONS -		BY	DATE

DESIGNED	BY	DATE
CALCS.	SKM	7-20-21
DRAWN	RN	7-20-21
DETAILED	RN	7-20-21
CHECKED	SKM	7-21-21
APPROVED	SKM	7-21-21

SAVANNAH PRESERVE
CONCEPTUAL DRAINAGE AND UTILITY PLAN

DATE: 7-21-21
 HORIZ. SCALE: 1"=100'
 VERT. SCALE: NA
 JOB No. 21-054
 SHEET 1 of 2



- LEGEND**
- PROPERTY BOUNDARY
 - UNDERGROUND INFRASTRUCTURE FLOW ARROW
 - SURFACE WATER FLOW ARROW
 - ▲ DRAINAGE HIGH POINT
 - DRAINAGE INLET
 - SANITARY MANHOLE
 - ✱ FIRE HYDRANT
 - 4" FM 4" FORCE MAIN
 - 6" FM 6" FORCE MAIN
 - 6" WM 6" WATER MAIN
 - 8" WM 8" WATER MAIN
 - DE DRAINAGE EASEMENT
 - LS LIFT STATION
 - WETLAND
 - 25' WETLAND BUFFER

P:\Proj\2021\054 The Preserve at Savannah Lakes\Eng\21-054_Base.dwg Plotted: 7/21/2021 12:47 AM By: RAUL NIUBO

COMPUTER FILE REF.	FIELD BK./PG.

CULPEPPER & TERPENING INC
 2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
 PHONE 772-464-3537 • FAX 772-466-9497 • www.ct-eng.com
 STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

- REVISIONS -	BY	DATE

DESIGNED	BY	DATE
	SKM	7-20-21

SAVANNAH PRESERVE
 CONCEPTUAL DRAINAGE AND UTILITY PLAN

DATE: 7-21-21
HORIZ. SCALE: 1"=100'
VERT. SCALE: NA
JOB No. 21-054
SHEET 2 of 2

EW CONSULTANTS, INC.
NATURAL RESOURCE MANAGEMENT, WETLAND, AND ENVIRONMENTAL PERMITTING SERVICES



ENVIRONMENTAL ASSESSMENT

THE PRESERVE AT SAVANNAH LAKE

FORT PIERCE, FLORIDA

Prepared for:

Kolter Land Partners

Prepared by:

EW Consultants, Inc.

July 2021

© 2021 EW Consultants, Inc.

1000 SE MONTEREY COMMONS BLVD., SUITE 208 • STUART, FL 34996 • 772-287-8771 • FAX 772-287-2988

WWW.EWCONSULTANTS.COM

I. INTRODUCTION -

This Environmental Assessment details and summarizes the various natural resource-related the Preserve at Savannah Lake project located within the City of Fort Pierce, St. Lucie County, Florida. The subject site, as shown on Figures 1 and 2 in Appendix A, is 136± acres, and is located south of and adjacent to the High Point development, east of U.S. 1, west of and adjacent to the Savannas State Park, and north of and adjacent to the Gator Trace development in the City of Fort Pierce.

The site is bounded to the west by drainage ditches, U.S. 1, a mobile home park, commercial uses, and single-family residential houses. It is bounded to the south by the Gator Trace development, to the east by the Savannas State Park, and to the north by the High Point residential development. Figure 3, 2018 Aerial Photograph, in Appendix A is an aerial view of the subject property and immediate surroundings.

II. GENERAL PROPERTY DESCRIPTION –

Based on recent site visits conducted by staff from EW Consultants, Inc., the project area is dominated by a mosaic of native wetland and upland habitats with patches of exotic vegetation and ditches. Wetlands occur throughout the site, with the major feature being the large central wetland which essentially splits the site into east and west portions. Native uplands include pine flatwoods in the western portion of the site and cabbage palm hammocks with pines in the eastern portion of the site. Ditches are within the western portion of the site running south-to north within County-owned parcels. The narrow access parcel which connects the site to U.S. 1 is dominated by the exotic Brazilian pepper tree.

Generally, wetlands on-site are in very good to excellent ecological condition throughout the site. The native uplands on-site are of moderate quality with no recent land management activity, such as controlled burns or roller-chopping, evident during the recent site visits. The dense Brazilian pepper within the access parcel is impenetrable on-foot.

III. SOIL TYPES –

A Soils Report produced by the United States Department of Agriculture/Natural Resources Conservation Service is provided in Appendix B of this report. Soil types are typical for this region of St. Lucie County.

IV. EXISTING LAND COVER TYPES –

The following is a summary of the vegetation cover types found on the Preserve at Savannah Lake project site. Land cover and vegetative community classifications were mapped based on the Florida Land Use, Cover and Forms Classification System (FLUCCSS, FDOT). These categories have been mapped based on the recent field reconnaissance, hand-held GPS points and aerial photograph interpretation.

It should be noted that this land cover mapping, due to the complexities of the wetland systems and poor tolerances of hand-held GPS units, is general in nature and do not reflect a wetland determination by any regulatory agency. A request for a non-binding wetland determination has recently been submitted to the South Florida Water Management District (SFWMD), and should be completed by mid- or late-August.

Figure 4 in Appendix A provides a recent aerial view with nomenclature for the various types of land covers which currently exist on-site. The land cover types found on the project include:

Native Upland Habitats – 411, 414, 414/428 – 80.1± Acres

Native pine flatwoods (category 411) occur west of the large central wetland and consist of mature slash pines in the canopy stratum. These areas also contain a mixture of native oaks and cabbage palms, as well, albeit minimal. Native upland habitat on-site can be generally described as moderate to good ecological quality, with no apparent land management activities such as burning or roller-chopping observed. Such areas contain dense, mature slash pines and relatively dense understory plants. However, these areas still contain desirable groundcover such as wiregrass and various other herbs and forbs. Typical plants in this habitat include slash pine, saw palmetto, fetterbush, rusty fetterbush, dahoon holly, red bay, loblolly bay, laurel oak, cabbage palm, bluestem grasses, gallberry, wax myrtle, pineland threeawn, wiregrass, and various broomsedge grasses. While there is a minimal amount of exotic vegetation coverage within the native upland areas, species such as Brazilian pepper and melaleuca are scattered throughout.

Pine-Mesic Oak (#414), and Pine-Mesic Oak/Cabbage Palm (#414/428) occur east of the large wetland central wetland. These areas are dominated by cabbage palm, and contain mature slash pine and oak trees, as well. Understory is similar to that described in the 411 category, with patches of open sand under the cabbage palms in some areas.

Non-Native Upland Areas – 422, 740 & 814 – 10.3± Acres

Non-native upland areas exist within the northwestern portion of the site as well as within the access parcel to U.S. 1. Such areas are dominated by the exotic Brazilian pepper tree (422) and are considered disturbed lands (740). There are scattered native trees within these areas, as well, such as slash pine, laurel oak, and cabbage palm. Understory plants are generally non-existent but scattered saw palmetto exists. There is a paved road (814) located in the southwest portion of the project site on County-owned land.

Freshwater Wetlands & Ditches – 616, 619, 625, 641, & 510 – 45.8± Acres

The wetlands on-site consist of marshes, hydric pine, and wet prairie types, with the marshes holding water for a longer period of time during a normal year. Marsh wetlands may contain water throughout the year at varying levels and provide resident wildlife with water as well as foraging and nesting opportunities. Wet prairies and hydric pine are typically shallow and only contain water for a couple of months during a normal year.

Wetlands occur throughout the site with the large central wetland flanked by upland habitat. Most wetlands on-site, particularly those within the native uplands, are of high-quality with minor impacts from ditching and very little exotic vegetation infestation. The approximate acreage for each wetland area can be seen on Figure 4-1 in Appendix A. As stated previously, this graphic does not represent a wetland determination by any regulatory agency.

The vegetation in the marshes predominantly includes the following species: chestnut sedge, pickerelweed, bladderwort, maidencane, spatterdock, and duck potato, while the wet prairies are dominated by St. John's wort, corkwood, little blue maidencane, hat pins, bog buttons, yellow-eyed grass, sun dew, and various bluestem grasses. One exotic plant species of note is the occurrence of Cuban bulrush located along some of the edges of the large central wetland (W-4).

Hydric pine areas are essentially similar to wet prairies with a sparse canopy of slash pine trees present. These areas on-site typically are the islands within the large central wetland as well as the dahoon holly forests located along the fringes of the large central wetland.

The small inland pond (616) located in the northwest area of the site consists of pond apple trees.

Wetlands shown as 619 contain the exotic melaleuca tree as well as Brazilian pepper, and are of little value from a habitat perspective. These areas include the northern portion of the large central marsh as well as a small wetland in the northwest portion of the site.

There are two ditch systems located on the western edge of the main parcel within the County-owned lands.

V. LISTED SPECIES DISCUSSION –

Because of the numerous types and high quality of native habitats found on the property, the site potentially provides foraging and nesting habitat for a variety of state and federally listed wildlife species. In particular, the on-site water resources could provide habitat for various listed species, including a myriad wading birds such as wood stork, roseate spoonbill, sandhill cranes, and various ibis and herons. Such wading bird species observed during the 2021 site visits included numerous sandhill cranes (audible), wood stork (in-flight), and little blue heron (foraging in large central wetland).

Other protected avian species which may occur on or near the site include the bald eagle. No eagles or eagle nests were observed on-site during the recent site visits. Figures 5 and 6 in Appendix A provide a database download of recorded eagle nests and wading bird colonies found on state agency websites.

As with most sites in south Florida, sandy uplands and ditch banks serve as potential burrowing and foraging habitat for the state threatened gopher tortoise. During the site visits, several potentially occupied burrows of this species were observed within the project site's native upland areas as well as along the trails and ditch banks. A systematic gopher tortoise survey will be required within the entire development footprint's upland area prior to new construction activities, and tortoises will have to be relocated to a state-approved receiver site if the burrows are located in harm's way.

APPENDIX A

Figure 1: Location Map

Figure 2: USGS Quadrangle Map

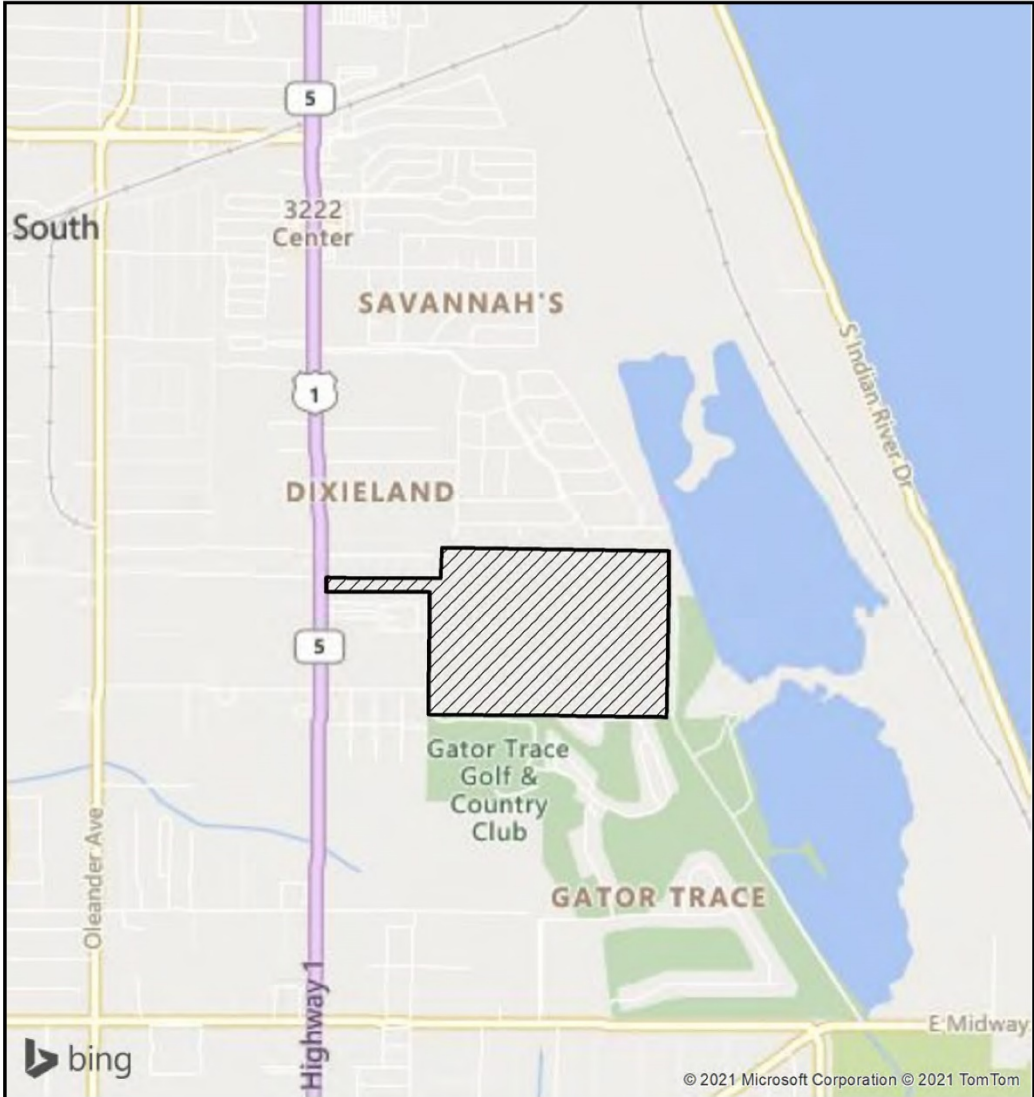
Figure 3: 2018 Aerial Photograph

Figure 4: Land Cover Map


Figure 4-1: Preliminary Wetlands Map

Figure 5: Bald Eagle Nest Database Mapping

Figure 6: Wading Bird Colonies Database Mapping



LEGEND

 - SITE (136+/- AC)

0 2,000 Feet



**PRESERVE AT SAVANNAH LAKES
LOCATION MAP**

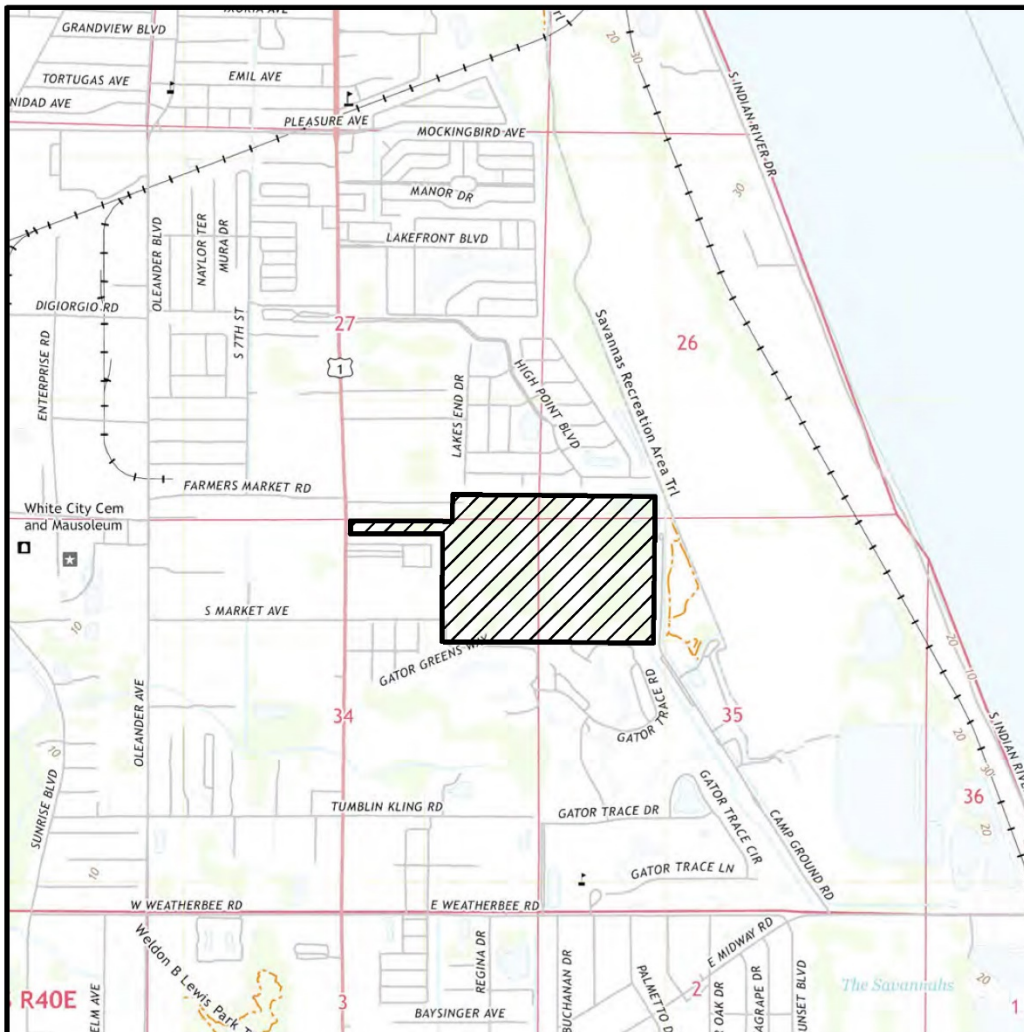


EW CONSULTANTS, INC.
1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

APR 2021

FIGURE

1



USGS QUAD MAP "FORT PIERCE", SECTIONS 26, 27, 34 & 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE & ST LUCIE COUNTY, FLORIDA, LATITUDE 27°23'40" LONGITUDE -80°19'01"

LEGEND

 - SITE (136± AC)



**PRESERVE AT SAVANNAH LAKES
QUAD**

Preserve at Savannah Lakes.dwg QUAD



EW CONSULTANTS, INC.
 1000 SE MONTEREY COMMONS BLVD., SUITE 208
 STUART, FL 34996
 772-287-8771 FAX 772-287-2988
 WWW.EWCONSULTANTS.COM

APR 2021
FIGURE
2



FDOT AERIALS DATED 2018

LEGEND
 - COUNTY OWNED LANDS



**PRESERVE
 AT SAVANNAH LAKES**

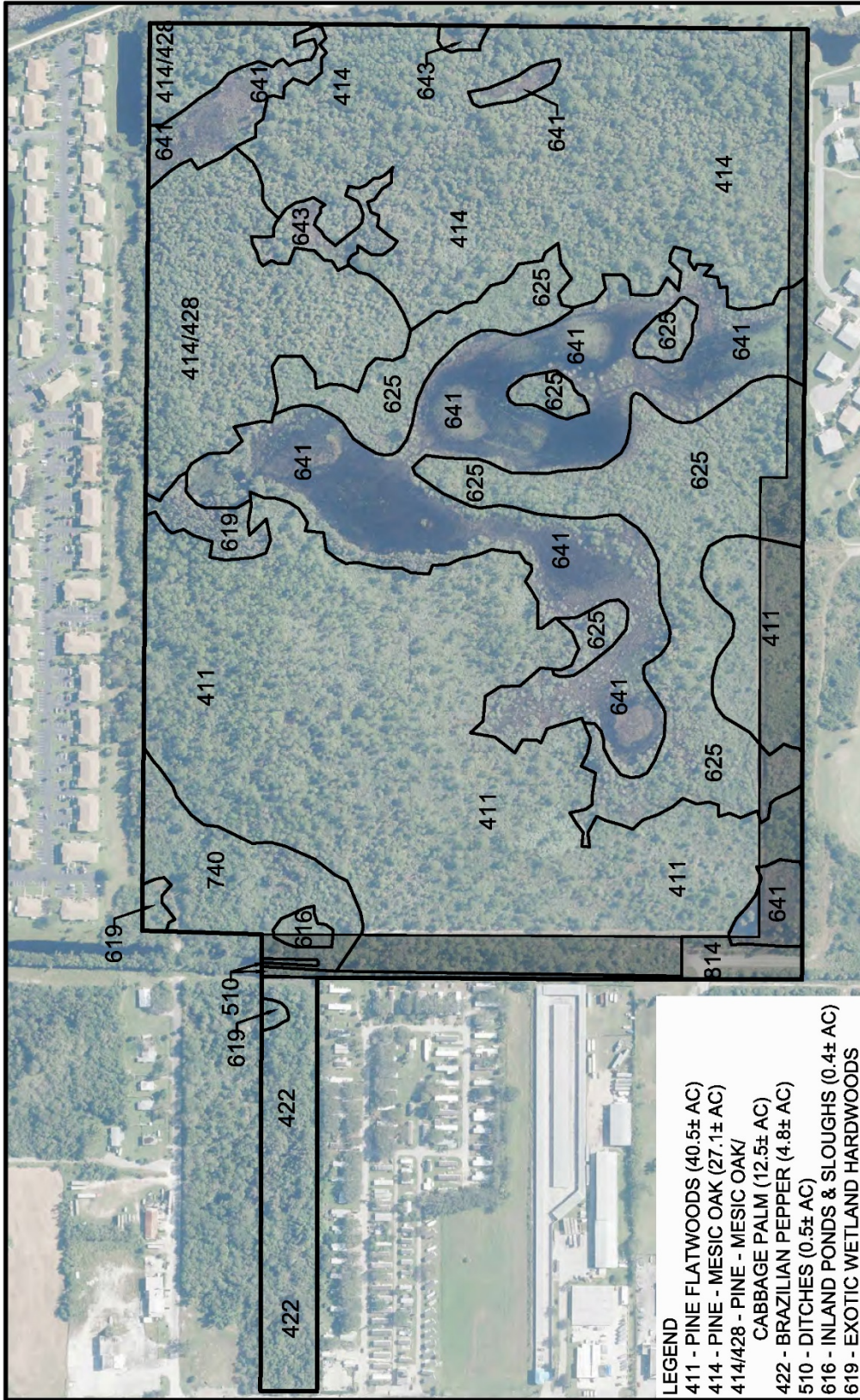
AERIAL

EW
 CONSULTANTS, INC.
 1000 BIRCHWOOD DRIVE, SUITE 100
 PALM BEACH, FL 33480
 561-840-0000
 WWW.EWCONSULTANTS.COM

APR 2021

FIGURE

3



**PRESERVE
AT SAVANNAH LAKES
FLUCCS**

CONSULTANTS, INC.
EW CONSULTANTS, INC.
1000 BAYVIEW BLVD., SUITE 200
PALM BEACH, FL 33410
772.247.7777
WWW.EWCONSULTANTS.COM

APR 2021
**FIGURE
4**

FDOT AERIALS DATED 2018

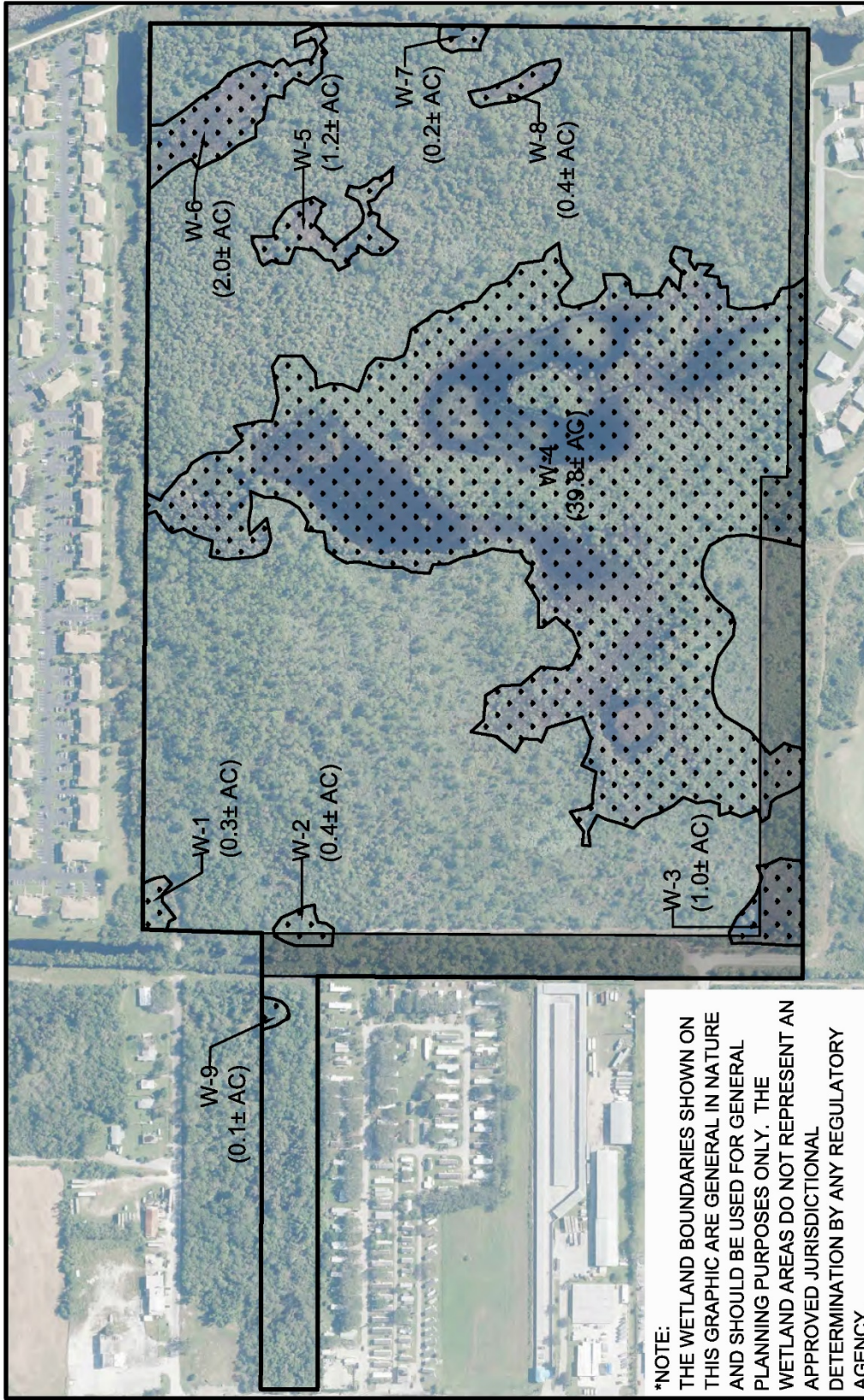
0 400

SCALE IN FEET

LEGEND

[Grey Box] - COUNTY OWNED LANDS

- LEGEND**
- 411 - PINE FLATWOODS (40.5± AC)
 - 414 - PINE - MESIC OAK (27.1± AC)
 - 414/428 - PINE - MESIC OAK/
CABBAGE PALM (12.5± AC)
 - 422 - BRAZILIAN PEPPER (4.8± AC)
 - 510 - DITCHES (0.5± AC)
 - 616 - INLAND PONDS & SLOUGHS (0.4± AC)
 - 619 - EXOTIC WETLAND HARDWOODS
(1.4± AC)
 - 625 - HYDRIC PINE FLATWOODS (17.7± AC)
 - 641 - FRESHWATER MARSHES (24.4± AC)
 - 643 - WET PRAIRIES (1.4± AC)
 - 740 - DISTURBED LANDS (4.5± AC)
 - 814 - ROADS (1.0± AC)
 - TOTAL SITE (136.2± AC)**



FDOT AERIALS DATED 2018



PRELIMINARY WETLANDS (45.3± AC)

COUNTY OWNED LANDS

***NOTE:**
 THE WETLAND BOUNDARIES SHOWN ON THIS GRAPHIC ARE GENERAL IN NATURE AND SHOULD BE USED FOR GENERAL PLANNING PURPOSES ONLY. THE WETLAND AREAS DO NOT REPRESENT AN APPROVED JURISDICTIONAL DETERMINATION BY ANY REGULATORY AGENCY.

LEGEND

- PRELIMINARY WETLANDS (45.3± AC)
- COUNTY OWNED LANDS

**PRESERVE
 AT SAVANNAH LAKES
 PRELIMINARY WETLANDS MAP**

EW CONSULTANTS, INC.
 1000 E. Rockledge Blvd., Suite 200
 Delray Beach, FL 33484
 772.827.7771 Fax: 772.827.2888
 www.ewconsultants.com

APR 2021
**FIGURE
 4-1**



LEGEND

 FFWC EAGLE NESTING 2016

**PRESERVE AT SAVANNAH LAKES
EAGLE NESTING MAP**

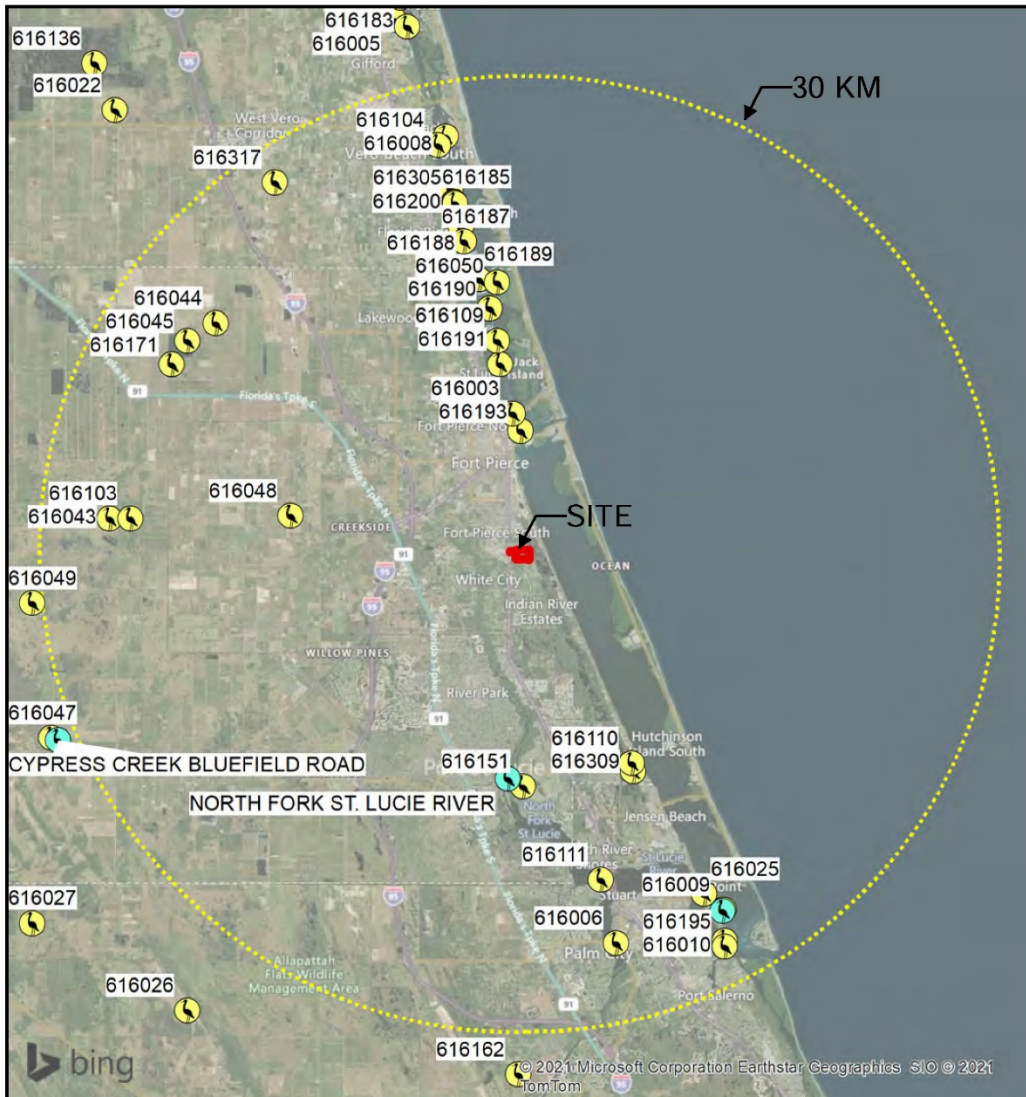


EW CONSULTANTS, INC.
1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

APR 2021

FIGURE

5



LEGEND

-  USFWS WEST COLONIES ACTIVE 2009-2018
-  FFWC WADING BIRD ROOKERY 1999

0 7 Miles



**PRESERVE AT SAVANNAH LAKES
WOODSTORK & WADING BIRDS MAP**



EW CONSULTANTS, INC.
 1000 SE MONTEREY COMMONS BLVD., SUITE 208
 STUART, FL 34996
 772-287-8771 FAX 772-287-2988
 WWW.EWCONSULTANTS.COM

APR 2021

FIGURE

6

APPENDIX B

USDA Soils Report



MAP LEGEND

- Area of Interest (AOI)
 - Area of Interest (AOI)
- Soils
 - Soil Map Unit Polygons
 - Soil Map Unit Lines
 - Soil Map Unit Points
- Special Point Features
 - Blowout
 - Borrow Pit
 - Clay Spot
 - Closed Depression
 - Gravel Pit
 - Gravelly Spot
 - Landfill
 - Lava Flow
 - Marsh or swamp
 - Mine or Quarry
 - Miscellaneous Water
 - Perennial Water
 - Rock Outcrop
 - Saline Spot
 - Sandy Spot
 - Severely Eroded Spot
 - Sinkhole
 - Slide or Slip
 - Sodic Spot
- Transportation
 - Rails
 - Interstate Highways
 - US Routes
 - Major Roads
 - Local Roads
- Background
 - Aerial Photography
- Other
 - Spill Area
 - Stony Spot
 - Very Stony Spot
 - Wet Spot
 - Other
 - Special Line Features

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Lucie County, Florida
 Survey Area Data: Version 14, Jun 9, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 6, 2019—Mar 23, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Ankona and Farmton sands	0.5	0.4%
4	Arents, 0 to 5 percent slopes	0.8	0.6%
21	Lawnwood and Myakka sands	16.5	12.1%
25	Nettles and Oldsmar sands	0.3	0.2%
44	Tantile and Pomona sands	14.4	10.6%
50	Waveland and Immokalee fine sands	79.3	58.3%
51	Waveland-Lawnwood complex, depressional	24.2	17.8%
Totals for Area of Interest		136.2	100.0%



Engineering & Planning, Inc.

1172 SW 30th Street, Suite 500 • Palm City • Florida • 34990

(772) 286-8030 • www.mackenzieengineeringinc.com

July 21, 2021

Dennis Murphy
Culpepper and Terpening, Inc.
2980 South 25th Street
Ft. Pierce, FL 34981

Re: Savannah Preserve – Traffic Impact Statement

Mr. Murphy,

MacKenzie Engineering and Planning, Inc. performed an analysis of the traffic impacts resulting from the proposed project located on the northeast corner of South Market Road and SR 5/US 1, Fort Pierce, Florida. The applicant proposes 330 single family dwelling units and 290 multifamily dwelling units. Exhibit 1 illustrates the site location.

Proposed Traffic Generation

Traffic Generation

The study uses trip generation rates for Single Family Dwelling Units (Institute of Transportation Engineers (ITE) Land Use 210) and Multifamily Dwelling Units (Mid-Rise) (ITE 220) published in the Institute of Transportation Engineers' (ITE) report, Trip Generation (10th Edition). Exhibit 2 presents the proposed project's trip generation.

The proposed project is expected to generate the following net external and cumulative driveway trips:

- 5,271 daily, 370 AM peak hour (90 in/280 out), and 472 PM peak hour (298 in/174 out) trips.

Internal Capture

The site contains no internal capture.

Pass-by Trip Capture

The pass-by trip capture rate is 0.

Traffic Distribution

Traffic distribution and assignment was determined using engineering judgment, trip lengths based on the uses and from a review of the roadway network. The overall distribution is summarized by general directions and is depicted below:

NORTH	-	70 percent
SOUTH	-	25 percent
WEST	-	5 percent
EAST	-	0 percent

Traffic Assignment

The distributed net proposed trips for the project were assigned to the roadway network within the radius of influence. The project assignment is illustrated in Exhibit 3.

Public Transit

Saint Lucie County public transit route 1 services US 1 from the Fort Pierce Intermodal to the Treasure Coast Square Mall. Buses are in service Monday through Friday from 6:00 AM to 8:00 PM and Saturday from 8:00 AM to 11:00 AM and 1:00 PM to 4:00 PM. Exhibit 4 shows bus route 1.

Driveways

Proposed

The project site has the following proposed accesses:

- DW 1 – US 1 (North) – right-in/right out
- DW 2 – US 1 (South) – full access
- DW 3 – Camp Ground Road (East) – emergency access

Exhibit 5 illustrates the proposed driveways.

CONCLUSION

MacKenzie Engineering and Planning, Inc. performed an analysis of the traffic impacts resulting from the proposed project located on the northeast corner of South Market Road and SR 5/US 1, Fort Pierce, Florida. The applicant proposes 330 single family dwelling units and 290 multifamily dwelling units.

The proposed project is expected to generate the following net external and cumulative driveway trips:

- 5,271 daily, 370 AM peak hour (90 in/280 out), and 472 PM peak hour (298 in/174 out) trips.

Shaun G. MacKenzie P.E.
PE Number 61751

080008
July 2021
© MacKenzie Engineering and Planning, Inc.
CA 29013

Exhibit 1 Site Location Map

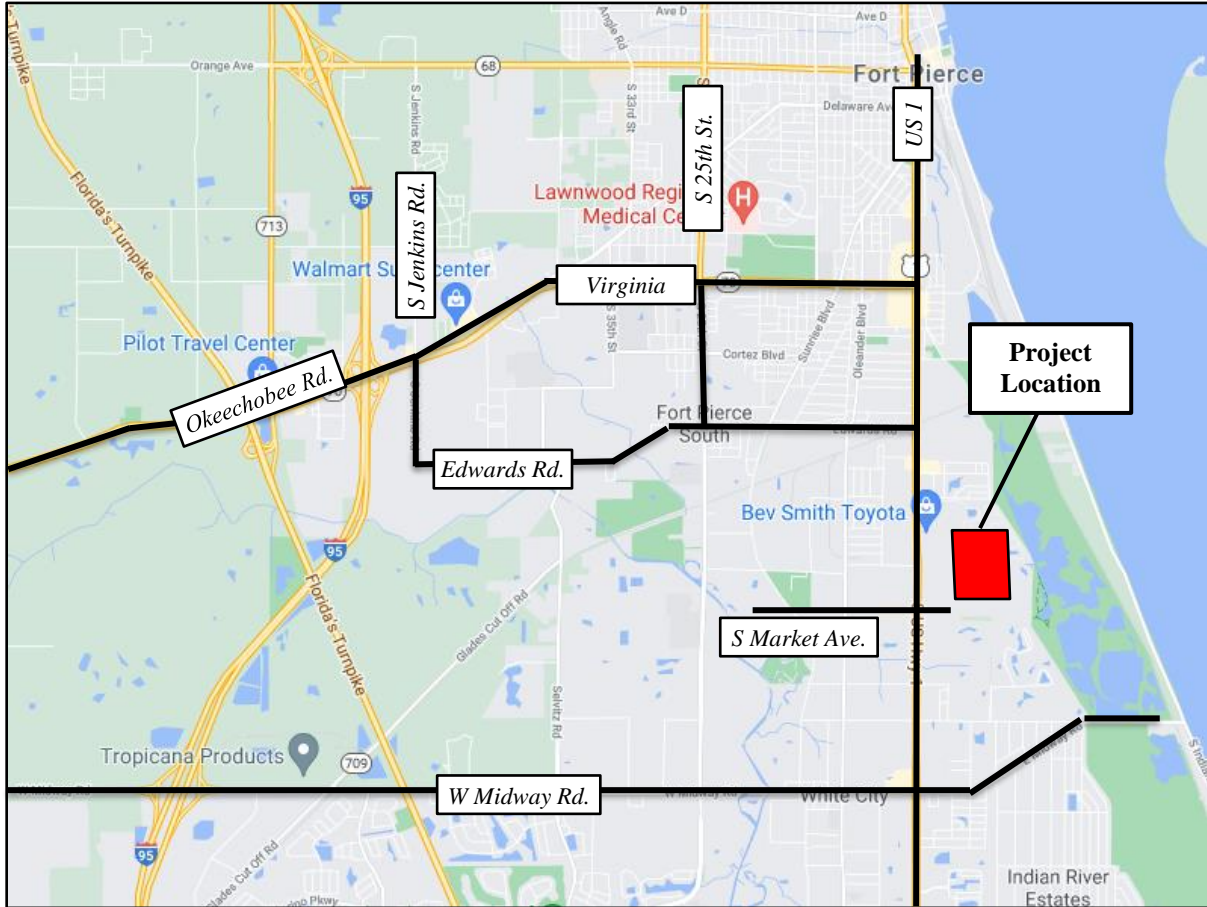


Exhibit 2 Trip Generation

Savannah Preserve								
Trip Generation								
Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
		Trips	Total	In	Out	Total	In	Out
Proposed Site Traffic								
Single Family Detached	330 DU	3,119	239	60	179	320	202	118
Multifamily Housing(Low-Rise)	290 DU	2,152	131	30	101	152	96	56
NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY)		5,271	370	90	280	472	298	174
NET CHANGE IN DRIVEWAY VOLUMES		5,271	370	90	280	472	298	174

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour		PM Peak Hour	
					in/out	Rate	in/out	Equation
Single Family Detached	210	DU	$\ln(T) = 0.92 \ln(X) + 2.71$	0%	25/75	$T = 0.71 (X) + 4.8$	63/37	$\ln(T) = 0.96 \ln(X) + 0.2$
Multifamily Housing(Low-Rise)	220	DU	$T = 7.56 (X) + -40.86$	0%	23/77	$\ln(T) = 0.95 \ln(X) + -0.51$	63/37	$\ln(T) = 0.89 \ln(X) + -0.02$

Exhibit 3 Trip Distribution

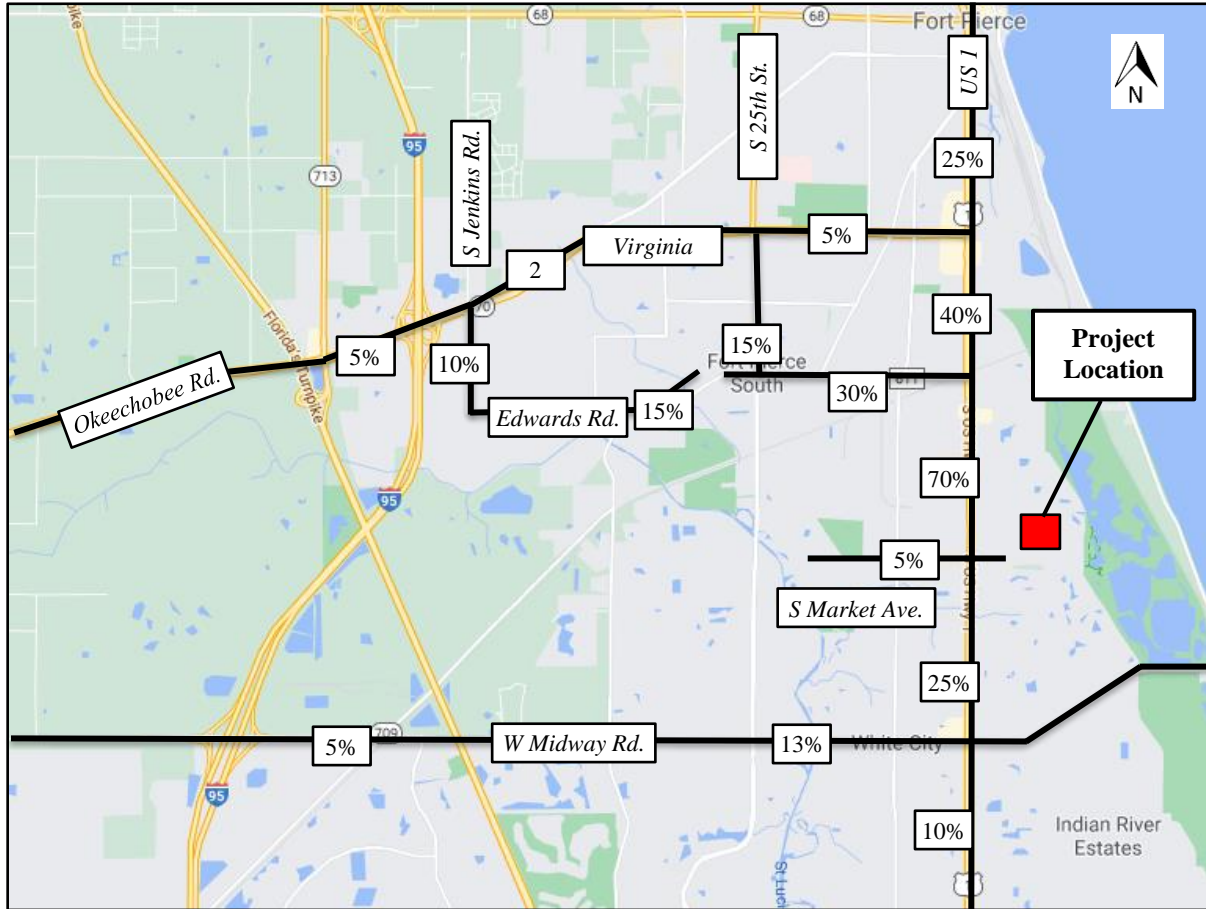


Exhibit 4 Bus Route 1 Map

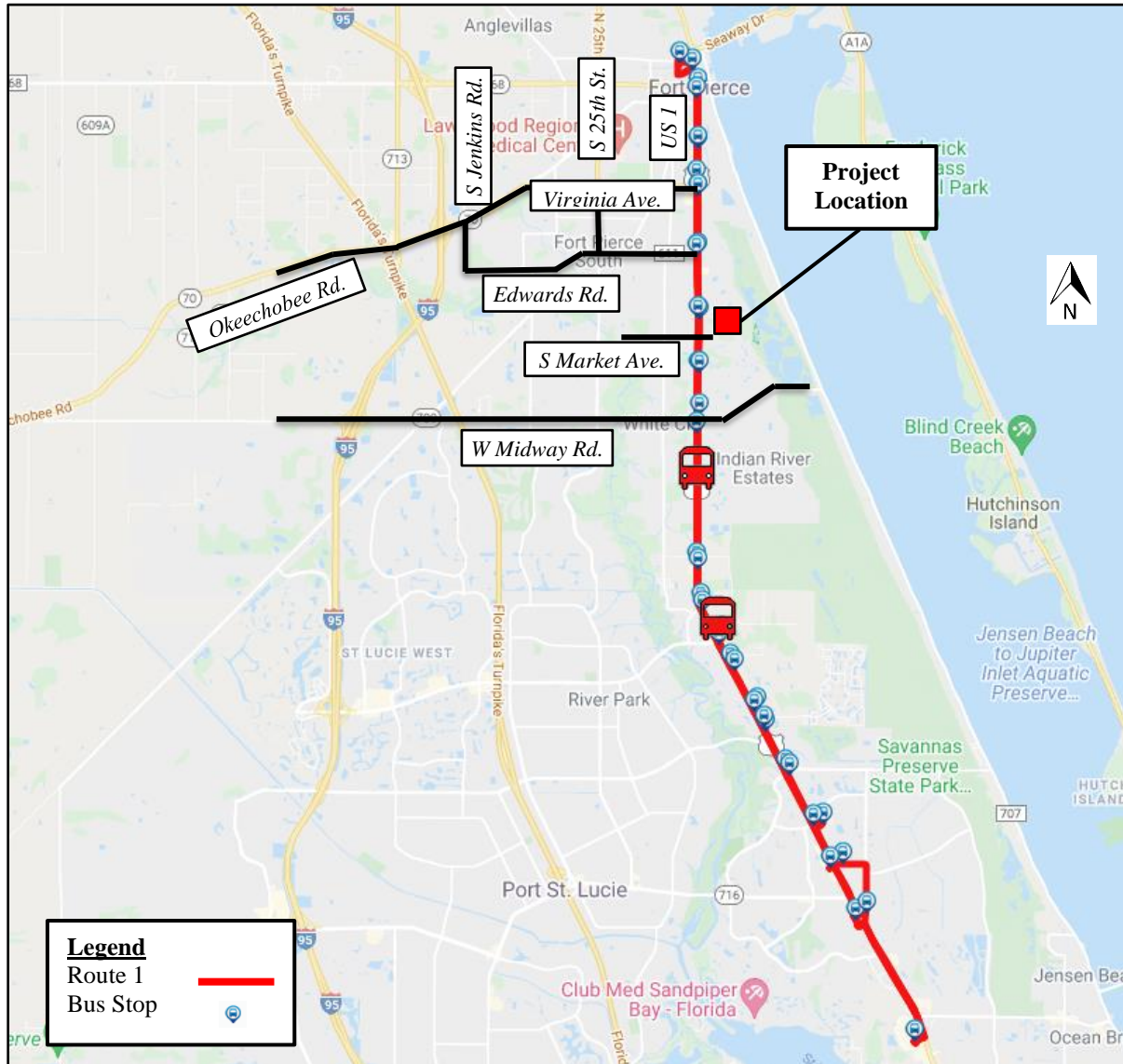
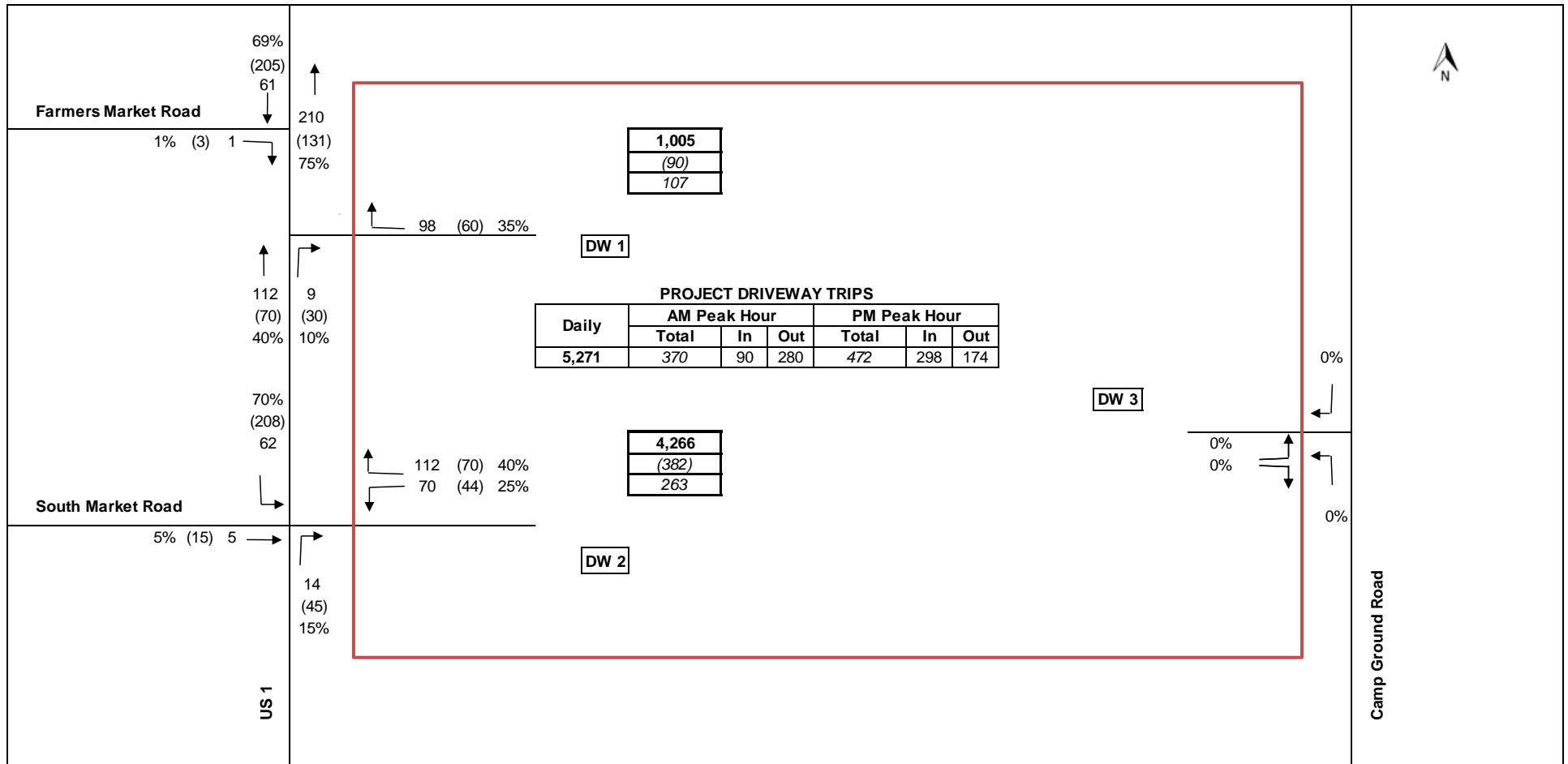


Exhibit 5 Driveway Volumes



**Savannah Preserve
PROPOSED PROJECT DRIVEWAY VOLUMES**

5,271	Total daily driveway trips
(472)	PM peak hour driveway trips
370	AM peak hour directional driveway trips