C I T Y O F F O R T P I E R C E

CITY COMMISSION AGENDA

Regular Meeting - Tuesday, July 5, 2022 - 6:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **OPENING PRAYER** - Pastor Chang Park with Fort Pierce Korean Baptist Church

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL**

5. **APPROVAL OF MINUTES**

   a. Approval of minutes from the June 21, 2022 regular meeting.

6. **PROCLAMATIONS**

   a. Treasure Coast Waterway Cleanup Week

7. **LETTERS TO COMMISSION**

   a. Email from Latricia L. Stubbs-James, Principal, Dan McCarty Middle School commending School Resource Officers Conyers and Stephens for the beneficial impact of their relationship with the school's students, staff, and administration.

8. **ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA**

9. **COMMENTS FROM THE PUBLIC ON AGENDA ITEMS NOT REQUIRING PUBLIC HEARINGS**

Any person who wishes to comment on an agenda item which is not under Public Hearings on the Agenda may be heard at this time and must sign up to speak in advance. Please limit your comments to three (3) minutes or less, as directed by the Mayor, as this section of the Agenda is limited to thirty minutes. The City Commission will not be able to take any official actions under Comments from the Public. Speakers will address the Mayor, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

10. **MISCELLANEOUS REPORTS**

11. **CONSENT AGENDA**

a. Approve request to increase blanket purchase order 22-0283 an additional $50,000.00 with GT Supplies, Riviera Beach, FL.

12. **PUBLIC HEARINGS**

a. Legislative Hearing - Ordinance 22-015: An Ordinance by the City Commission of the City of Fort Pierce, Florida: Amending the Future Land Use Map of the Comprehensive Plan to change the designation of a parcel generally located along the east side of South US Highway 1, approximately 250 feet South of Dickson Drive, from City of Fort Pierce General Commercial (GC) to City of Fort Pierce Medium Density Residential (RM); providing for a severability clause; providing for repeal of ordinances or parts thereof in conflict herewith; and providing for an effective date. SECOND READING

b. Legislative Hearing - Ordinance 22-016: An Ordinance by the City Commission of the City of Fort Pierce, Florida: Amending the Future Land Use Map of the Comprehensive Plan to change the designation of two (2) parcels generally located along the south side of Dickson Drive, at the intersection with South US Highway 1, from City of Fort Pierce General Commercial (GC) to City of Fort Pierce Medium Density Residential (RM); providing for a severability clause; providing for repeal of ordinances or parts thereof in conflict herewith; and providing for an effective date. SECOND READING

c. Quasi-Judicial Hearing Continued from June 21, 2022 - Ordinance 22-017: An Ordinance by the City Commission of the City of Fort Pierce, Florida: Rezoning four parcels of land generally located on the east side of South US Highway 1 at the intersection of Dickson Drive and lying north of the existing Gator Trace Planned Development, from General Commercial (C-3) and Planned Development (PD) to Planned Development (PD), for the residential project to be known as Savannah Preserve; providing for a severability clause; providing for repeal of ordinances or parts thereof in conflict herewith; and providing for an effective date. FIRST READING

d. STAFF REQUESTS THIS ITEM BE POSTPONED TO JULY 18, 2022. (Quasi-Judicial Hearing Postponed from June 21, 2022) - Review and approval of an application for Preliminary Plat, submitted by Property Owner(s) Karma Capital Investments, LP and Applicant, Kolter Land Partners, LLC (Culpepper & Terpening, Inc.), to subdivide approximately 132.7 acres of land (more or less) for The Preserve at Savannah Lakes Planned Development located at or near the east side of S US Highway 1 at the intersection of Dickson Drive and lying North of the existing Gator Trace Planned Development in Fort Pierce, FL. The Developer/Applicant is required to enter into an agreement with the City of Fort Pierce and post the appropriate bond regarding the completion of the outstanding site work during the Final Plat approval process. The property is currently zoned General Commercial (C-3) and Planned Development (PD) Parcel Control Numbers: 2427-433-0002-000-1, 2427-433-0001-000-4, 2434-121-0001-000-8, 2426-333-0015-000-5.

13. **CITY COMMISSION**

a. Resolution 22-R23 establishing business tax rates as approved via Ordinance 22-014.

b. Resolution 22-R26 authorizing sale of property held for the use and benefit of FPUA.

c. Discussion regarding a request to rename Pinewood Park

d. Approval of letter of support for the St. Lucie County Arts Alliance's grant application to the Levitt Foundation.

14. **COMMENTS FROM THE PUBLIC**

Any person who wishes to comment on any subject may be heard at this time. Please limit your comments to three (3) minutes or less, as directed by the Mayor, as this section of the Agenda is limited to thirty minutes. The City Commission will not be able to take any official actions under Comments from

the Public. Speakers will address the Mayor, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

15. **COMMENTS FROM THE CITY MANAGER**

a. Reports

16. **COMMENTS FROM THE COMMISSION**

17. **ADJOURNMENT**

Immediately following adjournment, please move toward the doors and exit the chambers. This allows for the safe and courteous exit of all persons, and those on the dais. Conversations after the meeting should be held outside of chambers, in the foyer or elsewhere, but not in the commission chambers where lights will be out as soon as the chambers are empty.

Pursuant to Sec. 2-49, Fort Pierce Code of Ordinances, persons desiring to place an item on the agenda may make written request to the city manager no later than 5:00 p.m. fifteen (15) days preceding the regular city commission meeting. Such request must state the subject matter of the individual's appearance and should include any background materials pertinent to the issue. The city manager shall review the request to determine if the item might be handled administratively or whether the subject matter is an item of city business. If appropriate, the city manager shall submit the item for placement on the agenda to the city clerk no later than 5:00 p.m. ten (10) days preceding the regular city commission meeting. The mayor may impose a time limitation of five (5) minutes, or allow such additional time he or she determines necessary and appropriate for such person to make presentation. All reports, communications, ordinances, resolutions, contracts, documents or other materials to be submitted to the commission shall, no later than 12:00 noon on Wednesday prior to each meeting, be delivered to the city clerk and furnish each member thereof with a copy of the same prior to the regular meeting.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises you that if you or another person decide to appeal any decision made by the City Commission with respect to any matter considered at its meeting or hearing, that you or said person will need a record of the proceedings, and that for such purpose, affected persons may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk’s Office at (772) 467-3065 at least 48 hours prior to the meeting.

City Commission Regular Meeting - 6:00 pm **5. a.**

Meeting Date: 07/05/2022

Re:

SUBJECT:

Approval of minutes from the June 21, 2022 regular meeting.

Attachments

06.21.2022 Minutes

Form Review

Form Started By: Linda Cox Started On: 06/29/2022 05:32 PM

Final Approval Date: 06/29/2022

MINUTES OF A REGULAR MEETING OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, HELD IN THE CITY HALL COMMISSION CHAMBERS, 100 NORTH U.S. #1, FORT PIERCE, FLORIDA, AT 4:30 P.M. ON MONDAY, JUNE 21, 2022

1. CALL TO ORDER

Mayor Hudson called the June 21, 2022, Regular Meeting of the City Commission to order at 4:30 P.M.

2. OPENING PRAYER - Rabbi Yaacov Zamstein with Kerem El Messianic Synagogue

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

Present: Commissioner Arnold Gaines; Commissioner Curtis Johnson, Jr.; Commissioner Jeremiah Johnson; Commissioner Thomas Perona; Mayor Linda Hudson

Staff Present: City Clerk Linda Cox
City Manager Nicholas Mimms
City Attorney Tanya Earley

5. APPROVAL OF MINUTES

Approval of minutes from the June 06, 2022 Regular Meeting

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Curtis Johnson, Jr. to approve the minutes of the June 06, 2022 Regular Meeting.

AYE: Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

a. Mayor Hudson called the June 21, 2022,, Regull.ar Meeting of the City Com1mission to order at 4:30 P.M.

b. Approval of the Minutes from June 06, 2022 Regular Meeting

6. **PROCLAMATIONS**

a. Queen Marva Williams-Peters and King Samuel Christopher Peters Proclamation

7. **LETTERS TO COMMISSION**

a. Robert Hale's letter of appreciation for Public Works Facilities Maintenance Manager Rick Stauffer's resourcefulness in addressing an issue caused by a storm.

b. Letter from Charles C. Hayek in acknowledgment of the great service provided by Ernie Riccardi, Public Works Department Sanitation Driver.

8. **ADDITIONS OR DELETIONS TO AGENDA AND APPROVAL OF AGENDA**

12e at Staff request

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Jeremiah Johnson to approve the agenda with postponing item 12e to the July 5, 2022 Regular Meeting

AYE: Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

9. **COMMENTS FROM THE PUBLIC ON AGENDA ITEMS NOT REQUIRING PUBLIC HEARINGS**

Any person who wishes to comment on an agenda item which is not under Public Hearings on the Agenda may be heard at this time and must sign up to speak in advance. Please limit your comments to three (3) minutes or less, as directed by the Mayor, as this section of the Agenda is limited to thirty minutes. The City Commission will not be able to take any official actions under Comments from the Public. Speakers will address the Mayor, Commissioners, and the Public with respect. Inappropriate language will not be tolerated.

No comments

10. MISCELLANEOUS REPORTS

a. 2022 Legislative Session - State Representative Dana Trabulsy

City Manager Nick Mimms introduced State Representative, Dana Trabulsy who presented the 2022 Legislative Session updates. Over 3,000 bills were filed this year, 285 passed both the House and the Senate with 240 pertaining to local government.

b. Fort Pierce Infrastructure Surtax Citizens Oversight Committee 2020-2021 Annual Report.

City Engineer, Jack Andrews and Project Engineer Selena Griffett presented the Fort Pierce Infrastructure Surtax Citizens Oversight Committee 2020-2021 Annual Report.

Commissioner Gaines inquired on the location of the reconstruction and the process of reconstruction versus resurfacing. Ms. Griffett explained that reconstruction was taking place on 8th street, Avenue B, Means Court, some of Avenue H, Ave M, 12th street.30th street and Quincy avenue.
Mayor Hudson commented that the original plan was to resurface more streets whereas reconstruction will reduce that number of streets. Mr. Andrews commented that resurfacing the streets would be like putting a patch on the problem.

Commissioner Curtis Johnson commented on the timeliness of partnering with the FPUA with underground utilities.

Commissioner Jeremiah Johnson inquired on the change in process from resurfacing to restructuring and is there anything that can be done on a maintenance basis Mr Andrews commented that the decision was based on necessity and that the practice should be resurfacing as maintenance.

Mayor Hudson commented that several issues over time have caused the City to play catch up.

Commissioner Perona commented that roads do not last as long due to its coastal proximity and have any improvements been made in road construction that could be used. Mr Andrews commented that roads are being constructed to better specifications and draining is accounted for.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Arnold Gaines to accept the Surtax Committee Report.

AYE: Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

11. CONSENT AGENDA

a. Approval of a twelve (12) month Lease Agreement between the City of Fort Pierce and the Marina View Partners Holding LLC, for a vacant lot at the corner of Atlantic Avenue and Melody Lane to provide additional free parking for the public in downtown Fort Pierce.

b. Approval to contract with FPUA for the purchase and installation of street lighting along Avenue B from 13th Street to 8th Street at a cost not to exceed $79,373.93.

c. Approve Award to CWR Contracting Inc, in the amount of $144,000 and utilizing the piggyback contract for resurfacing to complete raised intersection safety improvements on Binney Drive and Fairway Drive.

d. Approve contract award to CWR Contracting Inc. in the amount of $662,141.25 for the FY 2022 Annual Street Resurfacing Program.

e. Approve award of the Avenue B Reconstruction (from 13th Street to 8th Street) Bid No. 2022-016 to Heavy Civil, Inc. in the amount of $1,112,846.96.

f. Approve increase in blanket purchase order 220128 an additional $40,000.00 with Excelsior Defense, Saint Petersburg, FL, providing City Hall security services.

g. Approval to install holiday lighting at Marina Square by Lighting by Design from West Palm Beach Florida, in the amount of $57,539.00 per year / three (3) years ($181.392.00 total).

h. Approval of the Grants Division recommendations for PY - Small Business/Marketing Grant Awards in the total amount of $25,000.

i. Acceptance of $10,000 donation from Carole L. Mushier for City of Fort Pierce South Beach Maintenance Fund.

Commissioner Gaines pulled items 11b and 11e
Commissioner Perona pulled item 11i

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Arnold Gaines approve items 11a,11c,11d,11f,11g and 11h.

AYE: Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

As to item 11 b and 11e
Commissioner Gaines inquired on the start date of the projects. Mr. Andrews commented that the projects should begin in approximately two months.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to approve items 11b and 11e.

AYE: Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

As to item 11i
Commissioner Perona thanked Carole L. Mushier for her donation and requested a “Thank You” letter be sent on behalf of the Commission.
Commissioner Jeremiah Johnson thanked Carol L. Mushier.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to approve it 11i.

AYE: Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

12. PUBLIC HEARINGS

a. Ordinance 22-014 Amending Chapter 22, Section 22-32 to provide for a 5% increase in business tax fees for businesses, professions, or occupations. SECOND READING

City Clerk Linda Cox introduced the Ordinance, read by title only, into the record.

ORDINANCE NO. 22-014
AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, AMENDING CHAPTER 22, ARTICLE II, BUSINESS TAX, SECTION 22-32 - TAX, TO PROVIDE FOR A 5% INCREASE IN BUSINESS TAX FEES FOR BUSINESSES, PROFESSIONS, OR OCCUPATIONS AS CONTAINED IN RESOLUTION 22-R23; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Hudson opened the public hearing.
Seeing no one, she closed the public hearing.

Motion was made by Commissioner Curtis Johnson, Jr., seconded by Commissioner Thomas Perona to approve Ordinance No. 22-014.

AYE: Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

NAY: Commissioner Arnold Gaines

Passed

b. Legislative Hearing - Ordinance 22-015: An Ordinance by the City Commission of the City of Fort Pierce, Florida: Amending the Future Land Use Map of the Comprehensive Plan to change the designation of a parcel generally located along the east side of South US Highway 1, approximately 250 feet South of Dickson Drive, from City of Fort Pierce General Commercial (GC) to City of Fort Pierce Medium Density Residential (RM); providing for a severability clause; providing for repeal of ordinances or parts thereof in conflict herewith; and providing for an effective date. FIRST READING

City Clerk Linda Cox introduced the Ordinance, read by title only, into the record.

ORDINANCE NO. 22-015
AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA: AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN TO CHANGE THE DESIGNATION OF A PARCEL GENERALLY LOCATED ALONG THE EAST SIDE OF SOUTH US HIGHWAY 1, APPROXIMATELY 250 FEET SOUTH OF DICKSON DRIVE, FROM CITY OF FORT PIERCE GENERAL COMMERCIAL (GC) TO CITY OF FORT PIERCE MEDIUM DENSITY RESIDENTIAL (RM); PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Staff Presentation:

The applicant requested the opportunity to provide one presentation for three agenda items.

Commissioner Jeremiah Johnson inquired of City Attorney Tanya Early the proper guidelines for handling the request.

City Attorney Tanya Earley commented that each item should be handled individually but advised that the Legislative Hearings be combined, and the presentation take place during the Quasi-Judicial Hearing.

Vennis Gilmore, Senior Planner/Planning Supervisor, presented the amending of the Future Land Use Map of the Comprehensive Plan to change the designation of a parcel generally located along the east side of South US Highway1, approximately 250 feet South of Dickson Drive, from City of Fort Pierce General Commercial (GC) to City of Fort Pierce Medium Density Residential (RM). Staff recommends Approval of the request

1) 1 of the 4 parcels for the proposed development already has a FLU of RM, Medium Density Residential O Consistent with Section 1 25-136 of City Code & the Comprehensive Plan

2) Does not adversely affect the public health, safety, convenience and general welfare.

Questions of Staff: None

Mayor Hudson opened the public hearing

Dennis Murphy, Principal Planner, Culpepper & Terpening Inc, representing Kolter Land Development presented the proposed change of land use amendment

David Brian Earle Esq., Ross Earle Bonan & Ensor, representing Gator Trace Master Association and High Point II to express development concerns.

Aurora Mata concerned with wildlife, the aquifer, and traffic. Gladys Parker concerned with current drainage issues and traffic.

Questions of Applicant-None

Mayor Hudson closed the public hearing.

Commissioner Jeremiah Johnson inquired of Staff where the application stands.Kevin Freeman, Planning Director explained that the South Florida Water Management Di strict permit is ongoing and requested that the topic be revisited during the rezoning agenda item.

Commissioner Gaines inquired of the process. Mr. Freeman explained that this will come before the Commission several times

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Curtis Johnson, Jr. to approve Ordinance No. 22-015.

AYE: Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

c. Legislative Hearing - Ordinance 22-016: An Ordinance by the City Commission of the City of Fort Pierce, Florida: Amending the Future Land Use Map of the Comprehensive Plan to change the designation of two (2) parcels generally located along the south side of Dickson Drive, at the intersection with South US Highway 1, from City of Fort Pierce General Commercial (GC) to City of Fort Pierce Medium Density Residential (RM); providing for a severability clause; providing for repeal of ordinances or parts thereof in conflict herewith; and providing for an effective date. FIRST READING

City Clerk Linda Cox introduced the Ordinance, read by title only, into the record.

ORDINANCE NO. 22-016
AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA: AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN TO CHANGE THE DESIGNATION OF TWO (2) PARCELS GENERALLY LOCATED ALONG THE SOUTH SIDE OF DICKSON DRIVE, AT THE INTERSECTION WITH SOUTH US HIGHWAY 1 FROM CITY OF FORT PIERCE GENERAL COMMERCIAL (GC) TO CITY OF FORT PIERCE MEDIUM DENSITY RESIDENTIAL (RM); PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Questions of Staff:
None

Mayor Hudson opened the public hearing

Dennis Murphy, Principal Planner, Culpepper & Terpening Inc, representing Kolter Land Development presented the proposed change of land use amendment as a continuation of the previous agenda item.

David Brian Earle Esq., Ross Earle Bonan & Ensor, representing Gator Trace Master Association and High Point II to express development concerns.

Mayor Hudson closed the public hearing.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Jeremiah Johnson to approve Ordinance 22-016.

AYE: Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

d. Quasi-Judicial Hearing - Ordinance 22-017: An Ordinance by the City Commission of the City of Fort Pierce, Florida: Rezoning four parcels of land generally located on the east side of South US Highway 1 at the intersection of Dickson Drive and lying north of the existing Gator Trace Planned Development, from General Commercial (C-3) and Planned Development (PD) to Planned Development (PD), for the residential project to be known as Savannah Preserve; providing for a severability clause; providing for repeal of ordinances or parts thereof in conflict herewith; and providing for an effective date. FIRST READING

City Clerk Linda Cox introduced the Ordinance, read by title only, into the record.

ORDINANCE NO. 22-017
AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA: REZONING FOUR PARCELS OF LAND GENERALLY LOCATED ON THE EAST SIDE OF SOUTH US HIGHWAY 1 AT THE INTERSECTION OF DICKSON DRIVE AND LYING NORTH OF THE EXISTING GATOR TRACE PLANNED DEVELOPMENT, FROM GENERAL COMMERCIAL (C-3) AND PLANNED DEVELOPMENT (PD) TOPLANNED DEVELOPMENT (PD), FOR THE RESIDENTIAL PROJECT TO BE KNOWN AS SAVANNAH PRESERVE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Linda Hudson asked all pres ent to listen carefully to what City Attorney Tanya Earley would read regarding Quasi-Judicial Hearings as they apply to subsequent Quasi-Judicial Hearings tonight, Tanya Earley, City Attorney, reviewed the quasi-judicial hearing rules and procedures.

Mayor Linda Hudson called the proceeding to order.

City Clerk Linda Cox confirmed the City complied with the advertisement and notice requirements.

Mayor Linda Hudson inquired with the Commission regarding ex-parte communications and asked City Clerk to call the roll:

Commissioner Arnold Gaines - Yes Commissioner Curtis Johnson Jr.- Yes
Commissioner Jeremiah Johnson - Yes

Commissioner Thomas Perona - Yes Mayor Hudson - Yes

City Clerk Linda Cox swore in those wanting to speak during this Quasi-Judicial hearing. Staff Presentation:
Vennis Gilmore, Senior Planner/Planning Supervisor, presented the rezoning of four parcels of land generally located on the east side of South US Highway 1 at the intersection of Dickson Drive and lying north of the existing Gator Trace Planned Development, from General Commercial (C-3) and Planned Development (PD) to Planned Development (PD). Staff recommends Approval of the request

1) Consistent with Section 125-212 & 125- 136 of City Code & the Comprehensive Plan.
2) Does not adversely affect the public health, safety, convenience, and general welfare.

Mr. Freeman commented that when the application was presented to the Planning Board three items should be noted, the stormwater berm, maintenance as its location is in a parcel owned by St Lucie County, if any changes are made

to the location of the berm that it returns for review Development cannot begin until permits are obtained from South Water Management

Questions of Staff:

Commissioner Jeremiah Johnson inquired about the berm in relation to the stormwater system, if there will be improvements to Dixon Dr, and has DOT and Engineering approved. Mr. Gilmore explained that the berm is to be placed on the South easement which is County along Gator Trace additional specification will be required of the applicant, a driveway has been created along Dixon drive as it is not a gated community, there have been no comments against approval from DOT, and Engineering has recommended approval

Commissioner Perona inquired if the Planning Board vetted this with conditions. Mr. Gilmore commented that they had with the conditions presented.

Questions of Applicant: Mr. Murray had no questions of staff and presented the PD Development Plan and attempted to address several concerns voiced.

Mayor Hudson inquired if a traffic signal will be present at Dixon Drive because it is important Mr Murphy explained that there is an existing traffic light which could not be adjusted, but modification will be made because of road work.

Commissioner Curtis Johnson inquired on the number of residents and the technical aspects of the berm and will the presentation be provided at a later time Mr. Murphy explained that there would be 650 residents and the height of the berm would be between four and seven feet and the presentation will be provided.

Commissioner Perona inquired of concerns to the proposed development or High Point Mr. Murphy explained that no water will be drained on to High Point

Commissioner Gaines inquired on the application with The South Florida Management District and DOT. Mr. Murphy explained that DOT has provided the authorization for design work and should be completed in one to three months. While South Florida Management District is requesting additional information on the location of the berm which is a construction level not pre-construction concern.

Commissioner Jeremiah Johnson inquired about the water system, the location of the sewer system, and outfall points, the acreage on the east side, pervious area and what makes it special. Mr Murphy explained that based on what they are looking at there will be no negative impacts to the proposed project or any of its neighbors, the loop connection will be added for greater pressure and water quality with the sewer connection in the Dixon area with two lift stations owned by the UA, there are 132 acres on the east side with verification prior to the second reading, and the central core will be a mixed habitat environment

Mayor Hudson inquired if the internal portion will be affected. Mr. Murphy explained that it will not be. Mayor Hudson opened the public hearing.
David Brian Earle Esq., Ross Earle Bonan & Ensor, representing Gator Trace Master Association and High
Point II to express drainage issues.

Aurora Mata concerned with wildlife, the aquifer, and traffic.

Bill Houston is interested in the construction as his business will be impacted by it

Leslie Olson, District Planning Group, on behalf of Bill Houston, is concerned with the second driveway on Dixon Drive and how it will impact the future business opportunity. A driveway realignment was submitted into the record.

Commissioner Jeremiah Johnson inquired on the specific parcel affected by possible changes.

Sue Quale is concerned with the drainage issues presently and how the community will be impacted with the proposed development

Patricia Goodies is concerned with drainage issues. Questions of the Applicant: The driveway locations are a function of St Lucie County, but any changes are subject to their approval, construction concerns will be address sed in stages and specific conditions must be met, drainage concerns will be address sed in subsequent meetings, and the goal is to maintain habitat with the wildlife.

Mayor Hudson closed the public hearing. Commission Comments
Commissioner Curtis Johnson commented that from the public perspective there are many questions, but there are many fail safes in place to address the concerns.

Mayor Hudson commented that she is glad that the public is addressing their concerns and that the Water Management District is our States resilience protection.

Commissioner Perona commented that density is a big issue, but he feels it is a good use, there will be additional hurdles and impacts but believes the conditions must be identified in the second reading.

Commissioner Gaines commented that the cart is in front of the horse and is concerned with permitting and required applications to move forward.

Commissioner Jeremiah Johnson commented that he is concerned about how much water can stack up in the area, excited about the proposed residential count but there are still many unanswered questions

Commissioner Perona commented that competent substantial evidence is required to deny the Ordinance. Commissioner Jeremiah Johnson inquired what is the next step in the process.
City Attorney Tanya Earley explained that the next step is the second reading with possible presentation and a public hearing and that zoning code section 125-212 to consider a site development plan, section 125-313 permits additional information and a continuance.

Mayor Hudson inquired if a continuance would require the process to begin again. Mrs. Earley explained it would include any new information.

Commissioner Curtis Johnson commented that he had some trepidation with the process.

City Clerk Linda Cox requested clarification if the continuance would be on the first reading or the second. Mrs. Earley explained that the code does not specify it just allows for additional time for decision-making and consideration.

City Manager Nick Mimms commented that he believes a design of this magnitude issues will not be resolved rapidly but recommends the issues be addressed rather than solved with conditions. This is
Rezoning only, conceptual. Mrs. Earley clarified that the Commission has options, and any modifications will res tart the process by amending the Ordinance.

Mayor Hudson inquired of City Manager Mimms as to how the process was ahead of itself. Mr. Mimms explained that the process is correct gathering the available information to make an informed decision.

Commissioner Jeremiah Johnson commented on the PD process and the difference in a site plan approval but believes this will not come back before the Commission as he wants answers to the question posed Mrs. Earley explained that any major modification must come back to the Commission for review.

Commissioner Curtis Johnson inquired of Mr. Mimms how long this process could take as he is concerned with competent substantial evidence. Mr. Mimms explained that he cannot give a specific time because there are many components to this process.

Mayor Hudson reopened the public hearing

Mr. Murphy explained that construction level detail will not be available for some time because there are processes that must happen before that, however policy information can be provided by the July 5th Commission meeting. Mrs. Earley explained that motion would be to continue the first reading and quasi-judicial to a date certain.

Mr. Freeman explained that many of the issues could be resolved by the application with conditions and that he has six basic elements for relevance of condition.

The maintenance agreement
The ownership of the ditch
Conceptual proposed design
Issuance of the South Florida Water Management Permit.
Confirmation of US 1 Driveway resolution
Agreement with the County to use right of way drainage easement

Mr. Earle commented that he agreed with Mr. Freeman but believes this is the cart before the horse in some sense as more information is required.

Mayor Hudson closed the public hearing

Mayor Hudson inquired if the berm was included. Mr Freeman explained, he had not limited that.

Commissioner Gaines commented that this is simply a rezoning hearing; everything else will come in subsequent hearings. Mrs. Earley explained that there is one nuance in the code which refers to zoning of plan development which states approval of the development plan shall occur concurrently with the change of zoning for a property any changes can res tart the process.

Commissioner Curtis Johnson commented that this is phase one of the process and conditions can be added.
Commissioner Jeremiah Johnson commented that additional information is required, and he is ok with a continuance.

Commissioner Perona commented that he has a hard time moving forward and supports a continuance with conditions to the July 5th Commission meeting.

e. POSTPONE TO JULY 5, 2022 AT REQUEST OF STAFF. Quasi-Judicial Hearing - Review and approval of an application for Preliminary Plat, submitted by Property Owner(s) Karma Capital Investments, LP and Applicant, Kolter Land Partners, LLC (Culpepper & Terpening, Inc.), to subdivide approximately 132.7 acres of land (more or less) for The Preserve at Savannah Lakes Planned Development located at or near the east side of S US Highway 1 at the intersection of Dickson Drive and lying North of the existing Gator Trace Planned Development in Fort Pierce, FL. The Developer/Applicant is required to enter into an agreement with the City of Fort Pierce and post the appropriate bond regarding the completion of the outstanding site work during the Final Plat approval process. The property is currently zoned General Commercial (C-3) and Planned Development (PD) Parcel Control Numbers: 2427-433-0002-000-1, 2427-433-0001-000-4, 2434-121-0001-000-8, 2426-333-0015-000-5.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. for a continuance of the Quasi-Judicial hearing of Ordinance No. 22-017, with a request to continue the first reading of the Ordinance with conditions to the July 5, 200 Regular Meeting.

AYE: Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

f. Quasi-Judicial Hearing: Review and approval of an application for a Conditional Use with No New Construction submitted by applicant, Surrounded by Love Eternally, to operate a 2,591.1 square foot daycare at 2806 S US Highway 1 Units D1-D7. Property is zoned General Commercial (C-3); Parcel ID 2422-314-0001-000-3.

City Clerk Linda Cox introduced an Application for Conditional Use Mayor Linda Hudson called the proceeding to order.

City Clerk Linda Cox confirmed the City complied with the advertisement and notice requirements.

Mayor Linda Hudson inquired with the Commission regarding ex-parte communications and asked City Clerk to call the roll:

Commissioner Arnold Gaines - No Commissioner Curtis Johnson Jr.- No Commissioner Jeremiah Johnson -No Commissioner Thomas Perona- No Mayor Hudson - No

City Clerk Linda Cox swore in those wanting to speak during this Quasi-Judicial hearing. Staff Presentation:
Vennis Gilmore, Senior Planner/Planning Supervisor, presented an application for a Conditional Use with No New Construction submitted by applicant, Surrounded by Love Eternally, to operate a 2,591.1 square foot daycare at 2806 S US Highway 1 Units D1-D7. Property is zoned General Commercial (C-3); Parcel ID 2422-314-0001-000-3. The proposed use offers a provision of Daycare Centers and Childcare Facilities
(Preschools) representing a limited commercial use that is compatible with the surrounding neighborhood and is generally consistent with the City's Comprehensive Plan and Land Development Code with appropriate restrictions. Therefore, Staff recommends APPROVAL

Questions of Staff:

Commissioner Perona inquired if the facility will be open seven days a week. Mr. Gilmore confirmed that it would be.

Questions of Applicant:

Santanecia Edmond was available for questions and believes this expansion is beneficial for the community as it is one of the few facilities available seven days a week.

Commissioner Perona inquired of the ages of the children services are provided to. Ms. Edmonds explained they serve six weeks to twelve years old and have tutoring services for students to seventeen.

Commissioner Jeremiah Johnson inquired if there is a school next to the proposed location. Ms. Edmonds commented that Synergy is next to them and provides them with food services.

Mayor Hudson closed the public hearing

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Jeremiah Johnson to approve the Conditional Use.

AYE: Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

g. Quasi-Judicial Hearing - Review and approval of an application for a Conditional Use and Site Plan (Development Review) submitted by owner/applicant Huey & Karen Blackman, to construct a single-family home that will be approximately 33 feet and 11-5/8 inches in height from FEMA Based Flood Elevation at 1627 Thumb Point Drive. The property is zoned Single-Family Low Density (R-1); Parcel ID 2401-700-0001-000-3.

City Clerk Linda Cox introduced the Conditional Use Application Mayor Linda Hudson called the proceeding to order.

City Clerk Linda Cox confirmed the City complied with the advertisement and notice requirements.

Mayor Linda Hudson inquired with the Commission regarding ex-parte communications and asked City Clerk to call the roll:

Commissioner Arnold Gaines - No Commissioner Curtis Johnson Jr.- No

Commissioner Jeremiah Johnson- No Commissioner Thomas Perona- No Mayor Hudson - No

City Clerk Linda Cox swore in those wanting to speak during this Quasi-Judicial hearing. Staff Presentation:
Venice Gilmore, Senior Planner/Planning Supervisor, presented an application for Conditional Use and Site Plan (Development Review) submitted by owner/applicant Huey & Karen Blackman, to construct a
single-family home that will be approximately 33 feet and 11-5/8 inches in height from FEM A Based Flood Elevation at 1627 Thumb Point Drive. The property is zoned Single-Family Low Density (R-1); Parcel ID 2401-700-0001-000-3. The requested Conditional Use with New Construction is compatible with the surrounding neighborhood and is generally consistent with the City's Comprehensive Plan and Land Development Code with appropriate restrictions. Therefore, Staff recommends APPROVAL

Questions of Staff:

None

Questions of Applicant:

Huey Blackman was available for questions, providing his reason for the properties use, and elevation. Commissioner Perona commented that the rendering fits in with the surrounding neighborhood.

Commissioner Jeremiah Johnson inquired on the feet of the finished floor. Mr. Blackman explained that it is near fifteen.

Mayor Hudson opened the public hearing, Seeing no one, she closed the public hearing.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Thomas Perona approve the Conditional Use at a height not to exceed 35 feet.

AYE: Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

h. Quasi-Judicial Hearing - Review and approval of an application for Site Plan (Development and Design Review) approval submitted by property owner Scannell Properties #533 LLC and applicant Jeff H. Iravani, Inc., to construct one building totaling 750,500 square feet of office and warehouse distribution space with associated site improvements at SE corner of Kings Highway and White Road approximately ½ mile north of Okeechobee Road and known as Kings Highway Commerce Park Phase II. The property is zoned Commercial Parkway (CP-1); Parcel IDs: 2324-241-0004-000-0, 2324-211-0001-000-6, 2324-214-0002-000-2, 2324-214-0001-000-5, 2324-241-0002-000-6, 2324-241-0003-000-3, 2324-211-0002-000-3, 2324-232-0000-000-4, 2324-210-0000-000-6.

City Clerk Linda Cox introduced an application for Site Plan (Development and Design Review) Mayor Linda Hudson called the proceeding to order.

City Clerk Linda Cox confirmed the City complied with the advertisement and notice requirements.

Mayor Linda Hudson inquired with the Commission regarding ex-parte communications and asked City Clerk to call the roll:

Commissioner Arnold Gaines - No Commissioner Curtis Johnson Jr.- No Commissioner Jeremiah Johnson - No Commissioner Thomas Perona- No Mayor Hudson - No

City Clerk Linda Cox swore in those wanting to speak during this Quasi-Judicial hearing.

Vennis Gilmore, Senior Planner/Planning Supervisor, presented an application for Site Plan (Development and Design Review) approval submitted by property owner Scannell Properties #533 LLC and applicant Jeff H. Iravani, Inc., to construct one building totaling 750,500 square feet of office and warehouse distribution space with associated site improvements at SE corner of Kings Highway and White Road approximately ½ mile north of Okeechobee Road and known as Kings Highway Commerce Park Phase II. The requested application for Site Plan (Development Review and Design Review) meets the criteria specified in Sections
125-313, and 125-314 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare. Therefore, Planning Staff recommends APPROVAL of the project with the following Conditions:

1) A Landscape Bond for all site landscaping shall be provided pursuant to City Code 123-6 prior the issuance of the first Final Certificate of Occupancy for the site.

2) Prior to the issuance of a site work permit, all properties contained within the subject development will need to be combined through a parcel combination with the St. Lucie County Property Appraiser's Office and a Unity of Title with the St. Lucie County Clerk of Courts.

Questions of Staff:

Commissioner Jeremiah Johnson inquired if discussion took place on traffic impact and did St Lucie County or the DOT comment on upcoming projects. Mr. Gilmore explained that the report was a part of the application and comments from the County will be presented by the applicant.
Questions of Applicant:

Jeff Irvani, Jeff Irvani Inc, presented phase two of the proposed project and explained that the traffic impact report was approved by FDOT and St Lucie County. In addition, he thanked Staff for their support.

Commissioner Jeremiah Johnson inquired if the employees are stationed there.

Mr. liv ani explained that the employees will be there permanently ahead of construction jobs.

Mayor Hudson opened the public hearing,
Seeing no one she closed the public hearing.

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Arnold Gaines to approve the application for Site Plan (Development and Design Review) with two conditions.

AYE: Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

i. Quasi-Judicial Hearing - Review and approval of an application for a Conditional Use and Site Plan (Development Review and Design Review) submitted by owner, U-Haul Co. of Florida and representative Jeffery W. Banker, Highland Engineering, Inc., to construct a four (4)-story storage building totaling approximately 33,888 square feet with associated site improvements at 3602 S US Highway 1. The property is zoned General Commercial (C-3); Parcel IDs: 2434-121-0005-000-6, 2434-123-0001-000-4, 2434-123-0002-000-1.

City Clerk Linda Cox introduced an application for a Conditional Use and Site Plan (Development Review and Design Review) Mayor Linda Hudson called the proceeding to order.

City Clerk Linda Cox confirmed the City complied with the advertisement and notice requirements.

Mayor Linda Hudson inquired with the Commission regarding ex-parte communications and asked City Clerk to call the roll:

Commissioner Arnold Gaines - No Commissioner Curtis Johnson Jr.- No
Commissioner Jeremiah Johnson - No Commissioner Thomas Perona- No
Mayor Hudson - No

City Clerk Linda Cox swore in those wanting to speak during this Quasi-Judicial hearing. Staff Presentation:
Vennis Gilmore, Senior Planner/Planning Supervisor, presented an application for a Conditional Use and Site Plan (Development Review and Design Review) submitted by owner, U-Haul Co. of Florida and representative Jeffery W. Banker, Highland Engineering, Inc., to construct a four (4)-story storage building totaling approximately 33,888 square feet with associated site improvements at 3602 S US Highway 1. The property is zoned General Commercial (C-3). The proposed Conditional Use - Site Plan (Development Review and Design Review) applications adhere to the requirements of the City Land Development Code and guidelines of the City's Comprehensive Plan and does not appear to adversely affect the public health, safety, convenience, and general welfare. Therefore, Staff recommends APPROVAL of the requested applications with the following conditions:
1) A certified letter of completion by a landscape architect, cost estimate, and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.
2) Prior to the issuance of a site work permit, all properties that make up this development will need to be combined with a parcel combination with the St Lucie County Property Appraiser's Office and a unity of title with the St Lucie County Clerk of Courts.

Questions of Staff:

None

Questions of Applicant:

Jeff Banker, Highland Engineering reviewed staff report and requested the Commissions approval.

Mayor Hudson opened the public hearing,
Seeing no one she closed the public hearing.

Motion was made by Commissioner Arnold Gaines, seconded by Commissioner Curtis Johnson, Jr. to approve the application for a Conditional Use and Site Plan (Development Review and Design Review).

AYE: Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

13. CITY COMMISSION

a. Resolution 22-R24 appointing members to the Sunrise Theatre Advisory Board as a result of the revised structure.

City Clerk Linda Cox introduced the Resolution, read by title only, into the record.

RESOLUTION NO. 22-R24
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, REMOVING EXISTING BOARD MEMBERS AND CERTIFYING THE APPOINTMENT OF MEMBERS TO THE SUNRISE THEATRE ADVISORY BOARD; PROVIDING FOR AN EFFECTIVE DATE.

Motion was made by Commissioner Thomas Perona, seconded by Commissioner Arnold Gaines to approve Resolution No. 22-R24 appointing Jessica Ching and Luke Croghan.

AYE: Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

b. Resolution 22-R25 appointing Dennis DeVivo to the Board of Examiners of Contractors as a consumer representative.

City Clerk Linda Cox introduced the Resolution, read by title only, into the record.

RESOLUTION NO. 22-R25
A RESOLUTION THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, CERTIFYING THE APPOINTMENT OF MEMBERS TO THE BOARD OF EXAMINERS OF CONTRACTORS; PROVIDING FOR AN EFFECTIVE DATE

Motion was made by Commissioner Jeremiah Johnson, seconded by Commissioner Arnold Gaines to approve Resolution No. 22-R25 appointing Dennis DeVivo.

AYE: Commissioner Arnold Gaines, Commissioner Curtis Johnson, Jr., Commissioner Jeremiah Johnson, Commissioner Thomas Perona, Mayor Linda Hudson

Passed

14. COMMENTS FROM THE PUBLIC

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

No comments

15. COMMENTS FROM THE CITY MANAGER

City Manager Nick Mimms- No comments
City Clerk Linda Cox - No comments
City Attorney Tanya Earley- No comments

a. Reports

16. COMMENTS FROM THE COMMISSION

Commissioner Perona- No comments

Commissioner Curtis Johnson, Jr thanked everyone who participated in the 1st Annual Juneteenth Celebration/Block Party as it was a huge success which made it to the national news.

Commissioner Gaines commented on the success of the Juneteenth Celebration/Block Party and asked the City Manager if the events can be combined in the future. The NAACP awarded Commissioner Gaines, Commissioner Curtis Johnson, Jr., and the INC organization at their event on June 18th.

Commissioner Jeremiah Johnson-No comments

Mayor Hudson-No comments

17. ADJOURNMENT

Immediately following adjournment, please move toward the doors and exit the chambers. This allows for the safe and courteous exit of all persons, and those on the dais. Conversations after the meeting should be held outside of chambers, in the foyer or elsewhere, but not in the commission chambers where lights will be out as soon as the chambers are empty.

Mayor Linda Hudson adjourned the meeting at 8:15 p.m.

ATTEST:

_____	_____
CITY CLERK	MAYOR COMMISSIONER

City Commission Regular Meeting - 6:00 pm **6. a.**

Meeting Date: 07/05/2022

Re: Treasure Coast Waterway Cleanup Week

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Treasure Coast Waterway Cleanup Week

Attachments

Treasure Coast Waterway Cleanup Week

Form Review

Inbox	Reviewed By	Date
City Manager	Linda Cox	06/29/2022 04:27 PM

Form Started By: Rebecca Mondono Started On: 06/16/2022 09:07 AM

Final Approval Date: 06/29/2022

CITY OF FORT PIERCE, FLORIDA

PROCLAMATION

WHEREAS, on Saturday, July 23, 2022, the Marine Industries Association of the Treasure Coast in conjunction with the Florida Inland Navigation District will conduct the 15th Annual Treasure Coast Waterway Cleanup; and

WHEREAS, this event will attract approximately 1,000 volunteers who will participate in cleaning up the waterways of Indian River, Martin and St. Lucie Counties; and

WHEREAS, thirty-one designated sites throughout the three counties will serve as registration and disposal sites for the volunteers to work out of; and

WHEREAS, numerous waterfront homeowners' associations have been recruited to clean up their own waterfronts; and

WHEREAS, since the beginning, over 95.5 tons of trash has been collected from approximately 125 miles of waterways, with an expectation of a significantly larger amount to be collected this year with an increased volunteer effort.

NOW, THEREFORE, I, Linda Hudson, Mayor of the City of Fort Pierce, Florida, do hereby proclaim July 16- 24, 2022 as:

TREASURE COAST WATERWAY CLEANUP WEEK

in the City of Fort Pierce and encourage our citizens to use this occasion to foster appreciation for the Treasure Coast Waterways and assist in the cleanup efforts

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Official Seal of the City of Fort Pierce, Florida, to be affixed this 5th day of July 2022.

MAYOR/COMMISSIONER

City Commission Regular Meeting - 6:00 pm **7. a.**

Meeting Date: 07/05/2022

Re: Email from Latricia Stubbs

Submitted For: Nick Mimms, City Manager, City Manager

SUBJECT:

Email from Latricia L. Stubbs-James, Principal, Dan McCarty Middle School commending School Resource Officers Conyers and Stephens for the beneficial impact of their relationship with the school's students, staff, and administration.

Attachments

Email from Latricia Stubbs

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	06/27/2022 07:20 PM
City Manager	Nick Mimms	06/27/2022 07:20 PM

Form Started By: Jennifer Robinson Started On: 06/27/2022 09:38 AM

Final Approval Date: 06/27/2022

From: STUBBS, LATRICIA L. <LATRICIA.STUBBS@stlucieschools.org>
Sent: Wednesday, June 15, 2022 1:12 PM
To: REUTHER, BRIAN <BRIAN.REUTHER@stlucieschools.org>
Cc: CANAMAS, DARRELL <DARRELL.CANAMAS@stlucieschools.org>; MILLER-BUCHANAN, MONARAE A. <Monarae.Miller-Buchanan@stlucieschools.org>
Subject: DMMS Deputy Request

Good afternoon,

I am emailing to request that Officer Conyers and Officer Stephens remain at Dan McCarty if possible. Both have worked well with our Deans and administration to resolve issues on our campus effectively and efficiently. Furthermore, they have developed a relationship with both staff and students and started a mentorship program here. I would like for them both to remain at Dan McCarty.

Thank you for your consideration!

Latricia L. Stubbs- James
Principal
Dan McCarty Middle School

This email has been scanned for spam & viruses. If you believe this email should have been stopped by our filters, click here to report it.

City Commission Regular Meeting - 6:00 pm **11. a.**

Meeting Date: 07/05/2022

Re: Additional Funds Blanket Purchase - GT Supplies, PO 220283

Submitted For: Mike Reals, Public Works Manager, Public Works

SUBJECT:

Approve request to increase blanket purchase order 22-0283 an additional $50,000.00 with GT Supplies, Riviera Beach, FL.

SUMMARY:

Blanket purchase order 220283, GT Supplies was approved by the City Manager on 9/20/21 in the amount of $50,000.00. The additional funding of $50,000.00 is needed for Solid Waste Dumpster refurbishments for the remainder of the fiscal year and exceeds the total of $50,000.00 requiring Commission approval.

RECOMMENDATION:

Approval of the requested change order to increase BPO 220283, GT Supplies, Riviera Beach, FL by $50,000.00.

ALTERNATIVES:

The alternative would be to issue additional purchase orders and/or paperless requisitions which at this point is against City's policy with an existing blanket purchase order, and thus will create inefficiencies. This department will proceed as directed by the Commission.

RESPONSIBLE STAFF:

Public Works Department

COORDINATED WITH:

Public Works Department
Purchasing Department

Fiscal Impact

Budgeted Y/N:	N
Fiscal Year:	2022
Account:	40242005343490
Amount:	50000

OTHER INFORMATION:

The funds are available in Solid Waste account 402.4200.534.3490 for this change order.

Attachments

GT Supplies PO 220283

Form Review

Inbox	Reviewed By	Date
Finance Department	Johnna Morris	06/27/2022 08:49 AM
City Manager	Nick Mimms	06/27/2022 07:20 PM
Form Started By: Tanya White		Started On: 06/16/2022 11:52 AM
Final Approval Date: 06/27/2022		

ORDERING DEPT.

PURCHASE ORDER

CITY OF FORT PIERCE, FLORIDA

CITY HALL - P.O. BOX 1480
FORT PIERCE, FLORIDA 34954
(772) 467-3000

FOR PROMPT PAYMENT SEND INVOICES TO:
CITY OF FORT PIERCE
ATT: FINANCE DEPARTMENT
P.O. BOX 1480
FORT PIERCE, FL 34954

VENDOR
GT SUPPLIES, INC.
7010 BARBOUR ROAD
RIVIERA BEACH, FL 33407

SHIP TO
CITY OF FORT PIERCE
SOLID WASTE GARAGE
52 SAVANNAH ROAD
FORT PIERCE, FL 34982

DATE	DELIVERY DATE	VENDOR NUMBER	F.O.B.	TERMS	PURCHASE ORDER #
10/22/21	10/21/21	7Z039	DEST	NET	220283

QUANTITY	U/M	DESCRIPTION	STOCK NUMBER	UNIT COST	AMOUNT
		REFURBISHMENT OF DUMPSTERS CITY-WIDE FY 21-22			
		EFFECTIVE DATE: 10/01/21			
		EXPIRATION DATE: 09/30/22			
		NOT TO EXCEED: 50000.00			
		REMARKS:			
		REFURBISHMENT OF DUMPSTERS CITY-WIDE FY 21-22			
		CITY MANAGER APPROVED ON 9/20/21			
		FOR THE PERIOD OF 10/01/21 THRU 09/30/22			
		NOT TO EXCEED: $50,000.00			
		CHARGE TO ACCT: 402 4200 534 3490			
		COM/SUB COM: 270/011			

TAX NUMBER 85-8012621595C-2

2200000190
LATONYA HUBBARD

TERMS & CONDITIONS

PLEASE READ CAREFULLY

1 – THE RIGHT IS RESERVED TO CANCEL THIS ORDER IF NOT FILLED WITHIN THE CONTRACT TIME, IF SPECIFIED.
2 – THE CONDITIONS OF THIS ORDER ARE NOT TO BE MODIFIED BY ANY VERBAL UNDERSTANDING.
3 – ACCEPTANCE OF THIS ORDER INCLUDES ACCEPTANCE OF ALL TERMS, PRICES, DELIVERY INSTRUCTIONS, SPECIFICATIONS AND CONDITIONS STATED.
4 – INVOICES AND PACKAGES MUST BEAR THIS ORDER NUMBER.
5 – THE CITY ASSUMES NO RESPONSIBILITY FOR GOODS DELIVERED WITHOUT THE AUTHORITY OF A PROPERLY EXECUTED PURCHASE ORDER.
5 – PLEASE FORWARD ALL INVOICES TO FINANCE DEPARTMENT.
7 – PURCHASE ORDERS EXCEEDING FIVE HUNDRED DOLLARS MUST BEAR TWO SIGNATURES.

CITY ACCOUNT CODE NUMBER

AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE

City Commission Regular Meeting - 6:00 pm **12. a.**

Meeting Date: 07/05/2022

Re: Ordinance 22-015 - Future Land Use Map Amendment - The East Side of S US Highway 1, approximately 250 feet South of Dickson Drive

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SUBJECT:

Legislative Hearing - Ordinance 22-015: An Ordinance by the City Commission of the City of Fort Pierce, Florida: Amending the Future Land Use Map of the Comprehensive Plan to change the designation of a parcel generally located along the east side of South US Highway 1, approximately 250 feet South of Dickson Drive, from City of Fort Pierce General Commercial (GC) to City of Fort Pierce Medium Density Residential (RM); providing for a severability clause; providing for repeal of ordinances or parts thereof in conflict herewith; and providing for an effective date. SECOND READING

SUMMARY:

In accordance with Sections 125-37, 125-133, and 125-136 of the City Code and Chapter 163.3184, F.S., the applicant is requesting the review and approval of a Zoning Atlas Map Amendment (Rezoning) from C-3, General Commercial Zone and PD, Planned Development (for four parcels) to PD, Planned Development. The applicant is also requesting review and approval of two (2) Future Land Use Map Amendments from GC, General Commercial to RM, Medium Density Residential for three parcels of land. Lastly, in accordance with Chapter 121 of the City Code, the applicant is requesting review and approval of a Preliminary Plat for approximately 132.7 acres of land. The applicant is requesting all applications so that they may develop a residential subdivision known as The Preserve at Savanna Lakes, that will have 650 platted lots consisting of single-family homes, villas, and townhomes. The subject site was previously approved as a Planned Development by the name The Preserve at Gator Trace in 2006. The previously approved Planned Development has since expired.

RECOMMENDATION:

Approve

ALTERNATIVES:

Disapprove

RESPONSIBLE STAFF:

Vennis Gilmore, Senior Planner/Planning Supervisor

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Ordinance 22-015
Staff Presentation
Staff Report and Supporting Documents
Application and Supporting Documents
Public Notice Certification

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	06/11/2022 09:19 AM

Form Started By: Vennis Gilmore
Started On: 06/09/2022 02:31 PM
Final Approval Date: 06/22/2022

ORDINANCE NO. 22-015

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA: AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN TO CHANGE THE DESIGNATION OF A PARCEL GENERALLY LOCATED ALONG THE EAST SIDE OF SOUTH US HIGHWAY 1, APPROXIMATELY 250 FEET SOUTH OF DICKSON DRIVE, FROM CITY OF FORT PIERCE GENERAL COMMERCIAL (GC) TO CITY OF FORT PIERCE MEDIUM DENSITY RESIDENTIAL (RM); PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Pierce has adopted a Comprehensive Plan known as the City of Fort Pierce Comprehensive Plan adopted by ordinance 19-33, as subsequently amended; and

WHEREAS, changing the Future Land Use designation requires an amendment to the Comprehensive Plan, pursuant to section 163.3187, Florida Statutes; and

WHEREAS, the Fort Pierce City Planning Board having been duly designated as the Local Planning Agency pursuant to section 163.3174, Florida Statutes and having held a public hearing thereon, has considered this proposed amendment to the Comprehensive Plan and submitted its recommendations thereon to the City Commission; and

WHEREAS, having considered the recommendations of the Local Planning Agency (Planning Board), the City of Fort Pierce City Commission has prepared this amendment to the City's Comprehensive Plan and transmitted it to the Department of Economic Opportunity and other agencies as required by section 163.3187; and

WHEREAS, two (2) public hearings, with due notice have been held by the City Commission to inform the public and receive comments and objections; and

WHEREAS, the proposed Future Land Use amendment is consistent with the Comprehensive Plan, and will not have an adverse effect on the ability of the City to satisfy land and water use needs, and will meet transportation demands and provide community facilities and services, and will promote and protect the public health, safety, and general welfare as required by City Code 125-136; and

WHEREAS, the City of Fort Pierce desires to hereby formally adopt this amendment to the City's Comprehensive Plan.

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. The preceding "whereas" clauses are ratified and incorporated as the legislative intent of this Ordinance.

SECTION 2. The Comprehensive Plan of the City of Fort Pierce is hereby amended as follows:

Parcel ID: 2434-121-0001-000-8

From and after the effective date hereof, the following properties legally described as:

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.

Said properties being generally located at or near the southeast corner of the intersection of Dickson Drive and South US #1 in Fort Pierce, Florida shall be, and the Future Land Use Designation is hereby changed from City of Fort Pierce General Commercial (GC) to City of Fort Pierce Medium Density Residential (RM) as depicted on Exhibit "A", attached hereto and incorporated herein.

SECTION 3. The provisions of this Ordinance are declared to be severable and if any section, sentence, cluse, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 4. All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 5. This Ordinance is and the same shall become effective immediately upon final passage.

SECTION 6. The effective date of this comprehensive plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency, or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

APPROVED AS TO FORM & CORRECTNESS:

_____
Tanya M. Earley
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 22-015 was duly advertised by title only in the St. Lucie News Tribune on June 5th, 2022 and; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on June 21st, 2022; and was duly introduced, read by title only, and passed on second and final reading July 5th, 2022, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this ____ day of _____, 2022.

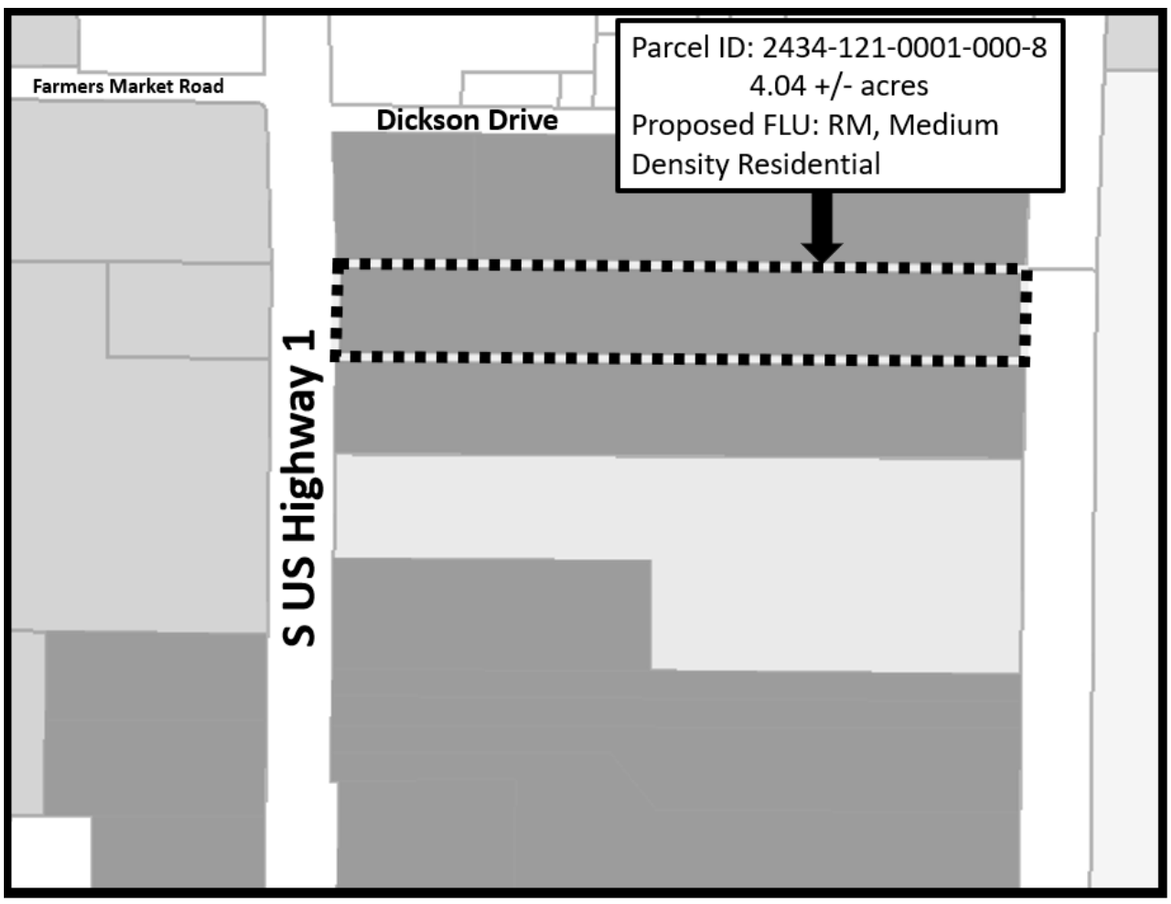
_____
Linda Hudson
Mayor Commissioner

ATTEST:

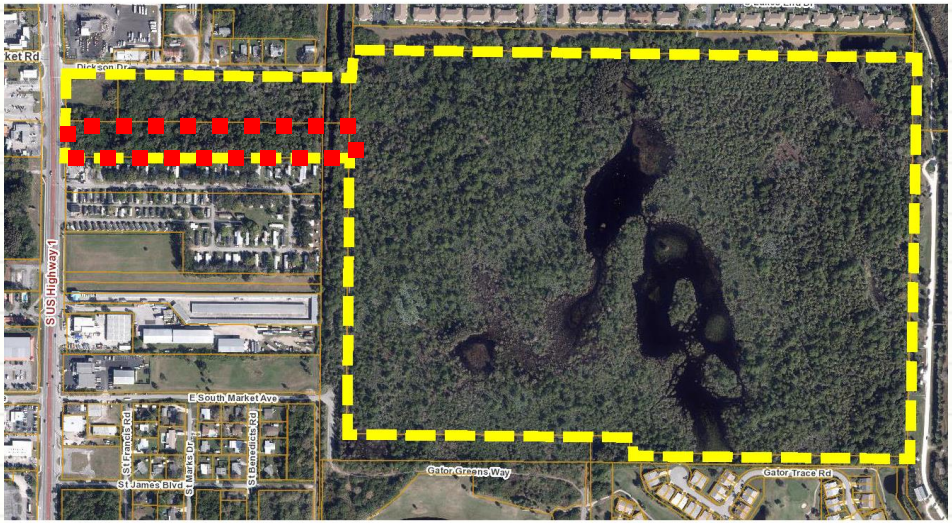
_____
Linda W. Cox
City Clerk

(CITY SEAL)

EXHIBIT A
Proposed Future Land Use
Medium Density
Residential - RM

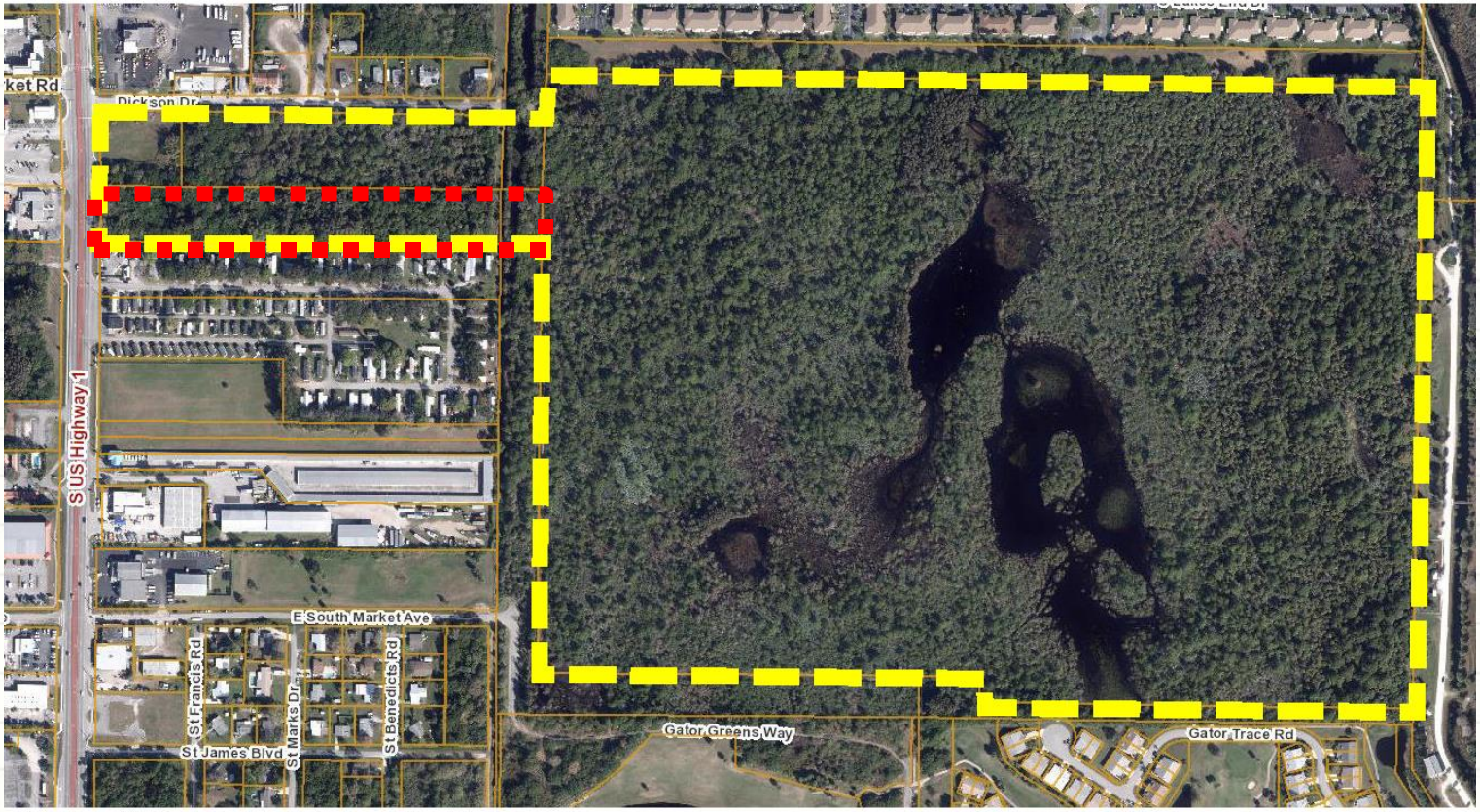


Future Land Use Map Amendment – Ordinance 22-015



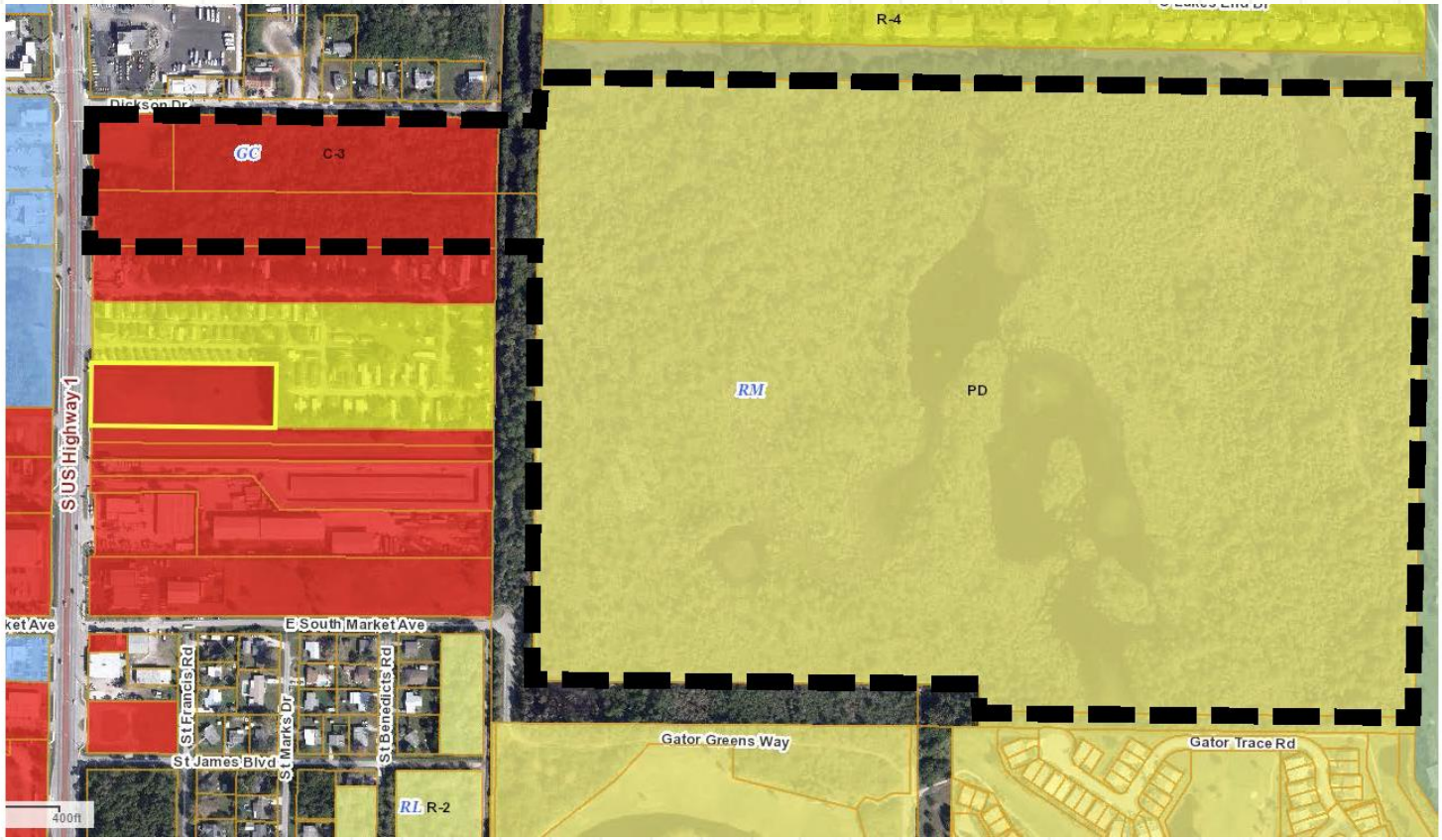
EAST SIDE OF SOUTH US HIGHWAY 1, APPROXIMATELY 250 FEET SOUTH OF DICKSON DRIVE

Aerial Map



- **Parcel ID: 2434-121-0001-000-8**
- **4.04 +/- acres**
- **Current FLU: GC, General Commercial**
- **Proposed FLU: RM, Medium Density Residential**

FLU-Zoning Map



Future Land Use Map Amendment

Future Land Use change for one parcel from GC, General Commercial to RM, Medium Density Residential

- **Staff recommends <u>Approval</u> of the request**
  - ❑ **1 of the 4 parcels for the proposed development already has a FLU of RM, Medium Density Residential**
  - ❑ **Consistent with Section 125-136 of City Code & the Comprehensive Plan**
  - ❑ **Does not adversely affect the public health, safety, convenience and general welfare**

PB Recommendation (Future Land Use Map Amendment)

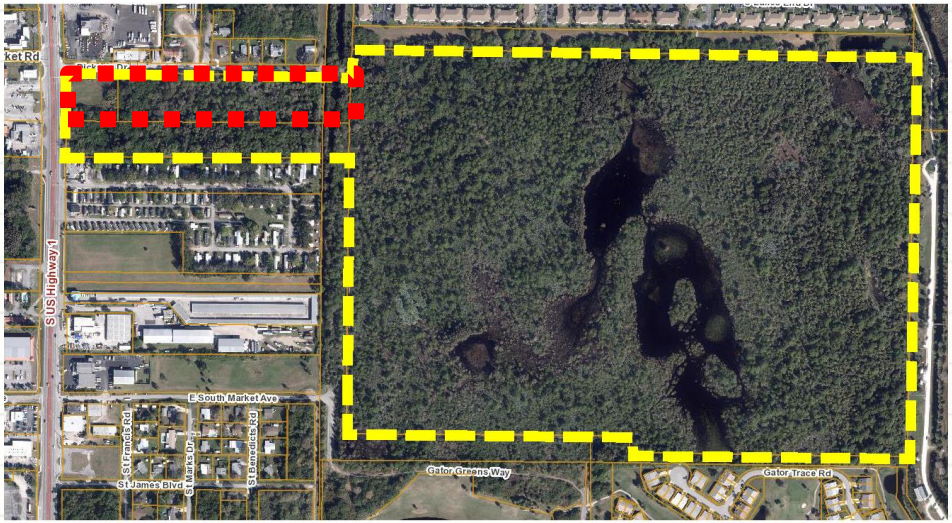
The Planning Board, at their May 9th, 2022 meeting, voted unanimously to recommend Approval of the request.

City Commission Actions

Possible actions of the City Commission:

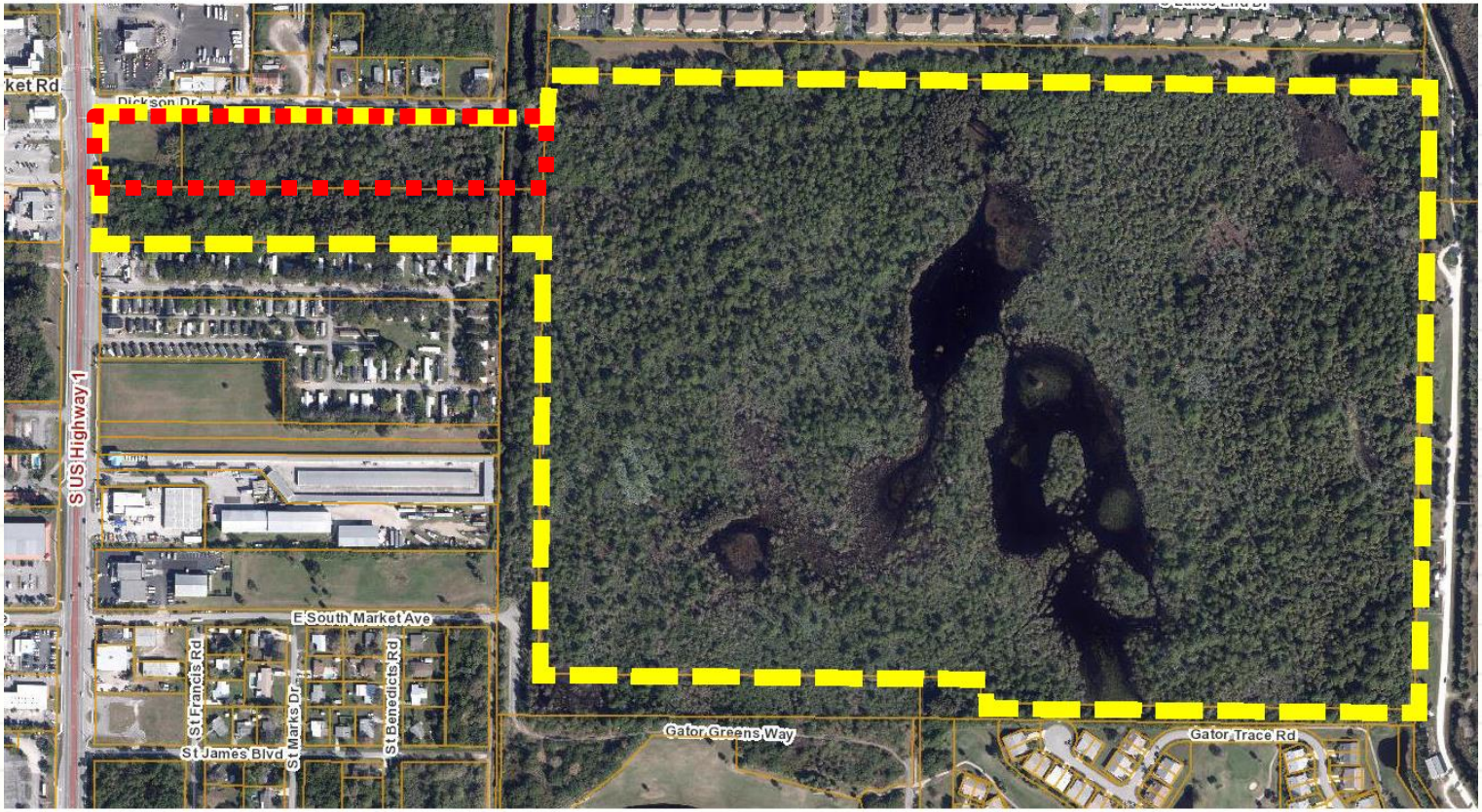
- APPROVAL of the proposed Amendment
    - Staff recommends APPROVAL to the City Commission.
- DISAPPROVAL of the proposed Amendment

Future Land Use Map Amendment – Ordinance 22-016



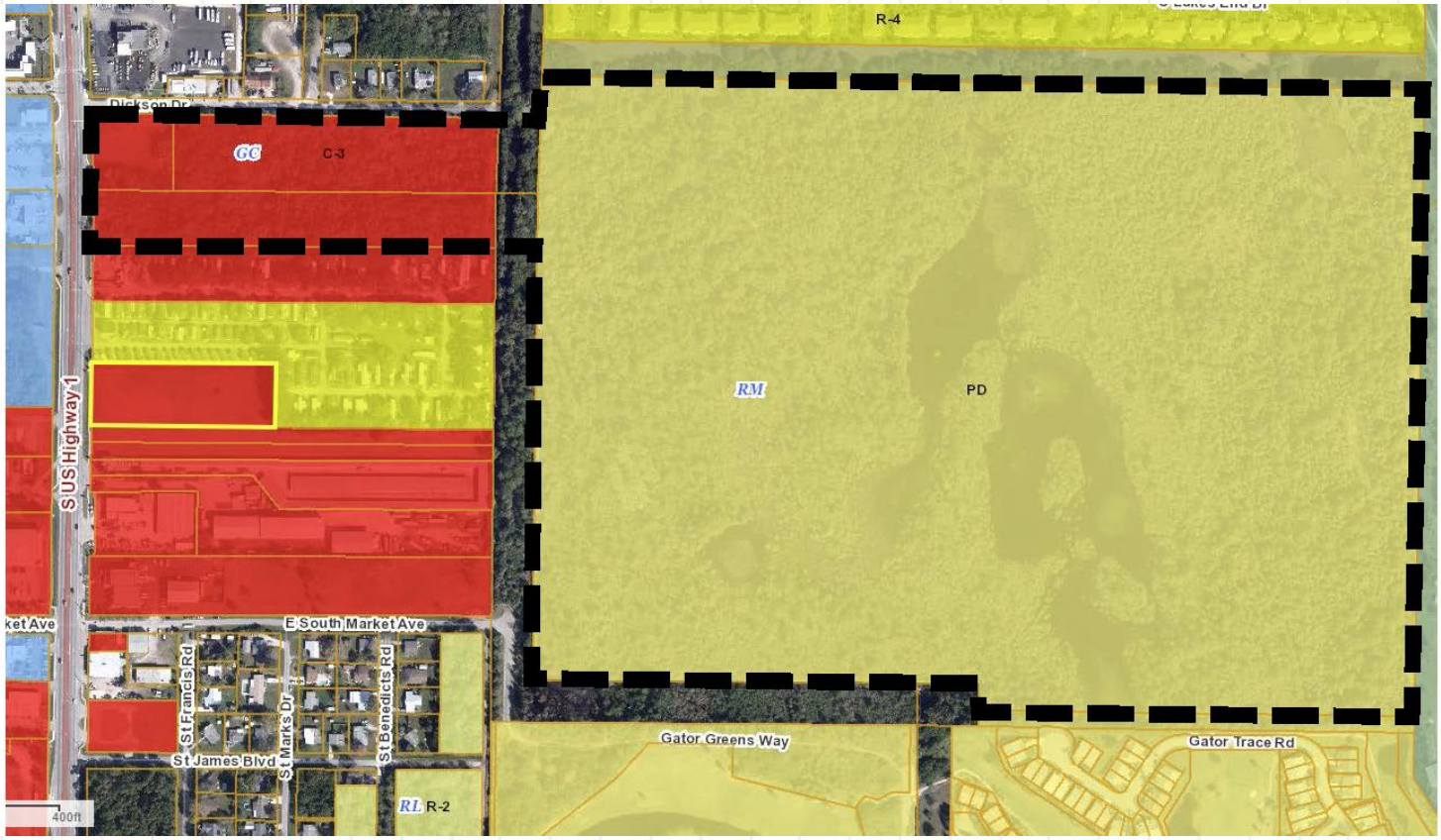
SOUTH SIDE OF DICKSON DRIVE, AT THE INTERSECTION WITH SOUTH US HIGHWAY 1

Aerial Map



- (2) Parcels
- Parcel ID: 2427-433-0002-000-1 - 1.38 +/- acres
- Parcel ID: 2427-433-0001-000-4 - 5.43 +/- acres
- Current FLU: GC, General Commercial
- Proposed FLU: RM, Medium Density Residential

FLU-Zoning Map



Future Land Use Map Amendment

Future Land Use change for two parcels from GC, General Commercial to RM, Medium Density Residential

- **Staff recommends <u>Approval</u> of the request**
  - ❑ **1 of the 4 parcels for the proposed development already has a FLU of RM, Medium Density Residential**
  - ❑ **Consistent with Section 125-136 of City Code & the Comprehensive Plan**
  - ❑ **Does not adversely affect the public health, safety, convenience and general welfare**

PB Recommendation (Future Land Use Map Amendment)

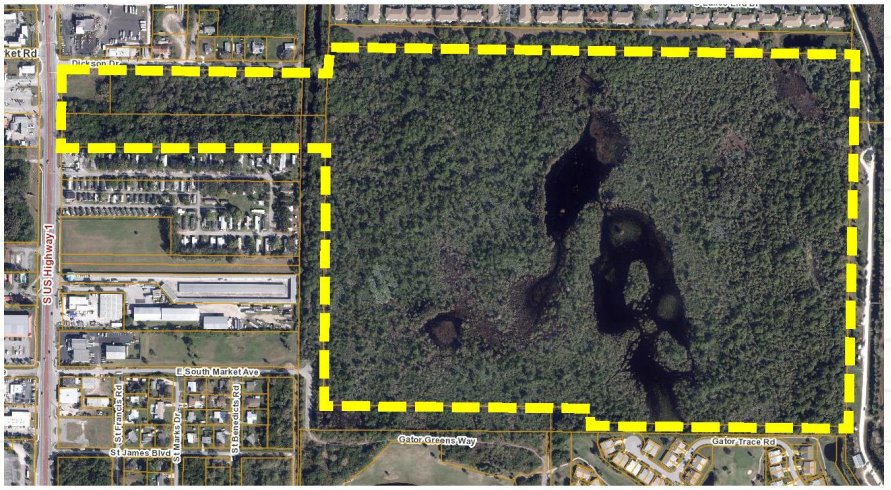
The Planning Board, at their May 9th, 2022 meeting, voted unanimously to recommend Approval of the request.

City Commission Actions

Possible actions of the City Commission:

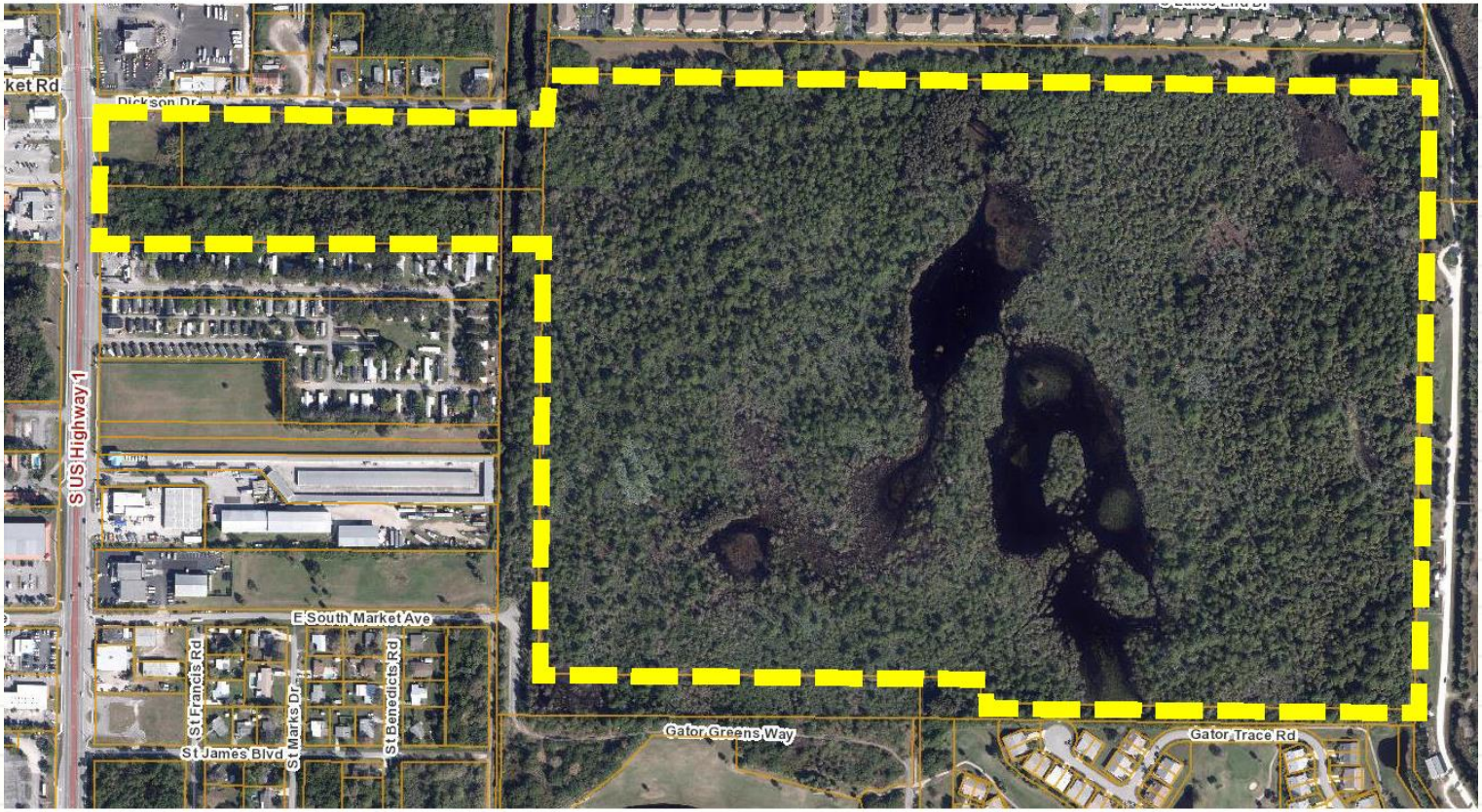
- APPROVAL of the proposed Amendment
    - Staff recommends APPROVAL to the City Commission.
- DISAPPROVAL of the proposed Amendment

Zoning Atlas Map Amendment – Ordinance 22-017



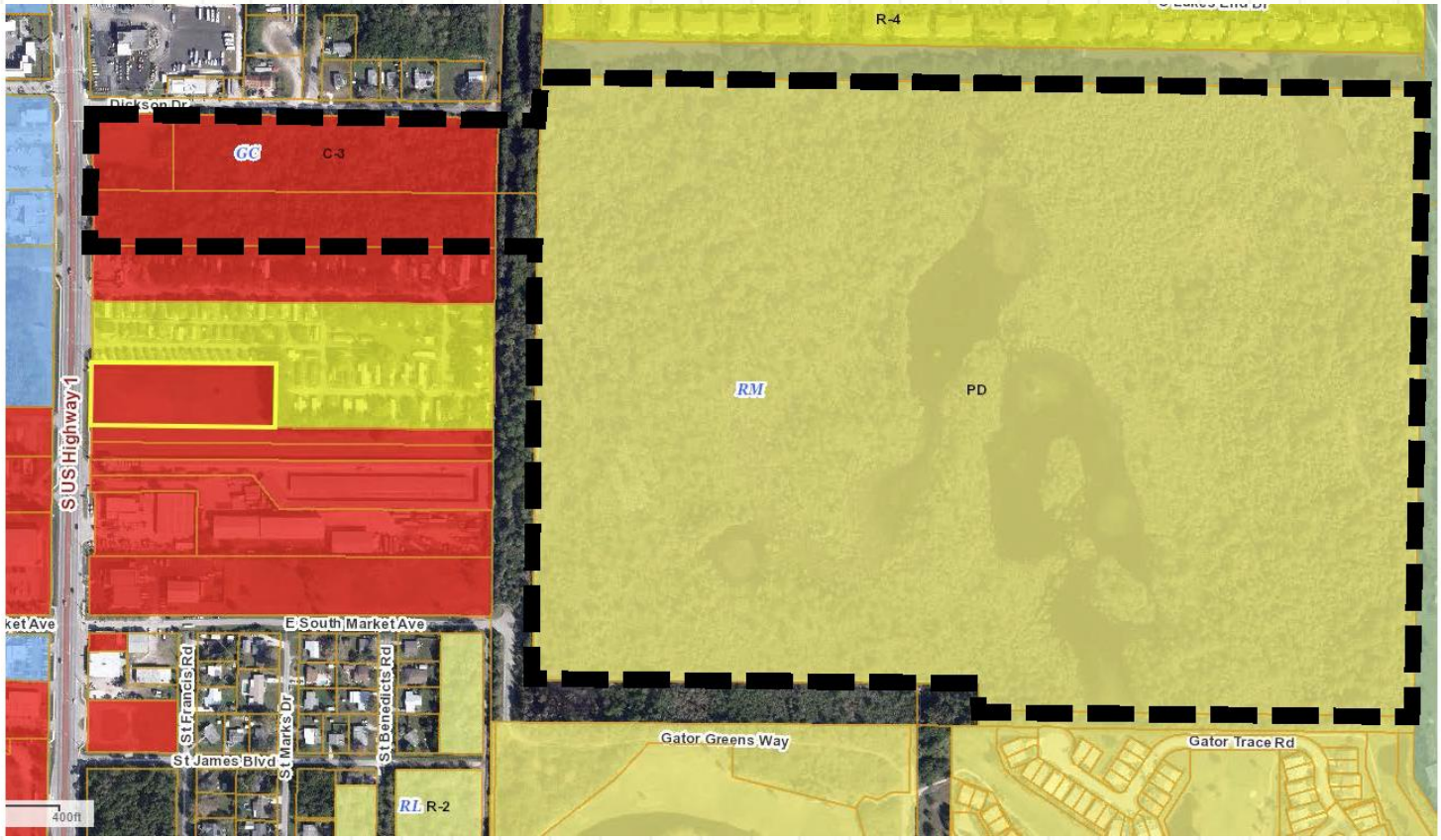
EAST SIDE OF SOUTH US HIGHWAY 1 AT THE INTERSECTION OF DICKSON DRIVE AND LYING NORTH OF THE EXISTING GATOR TRACE PLANNED DEVELOPMENT

Aerial Map



- **Approx. 132.7 acres +/-**

FLU-Zoning Map



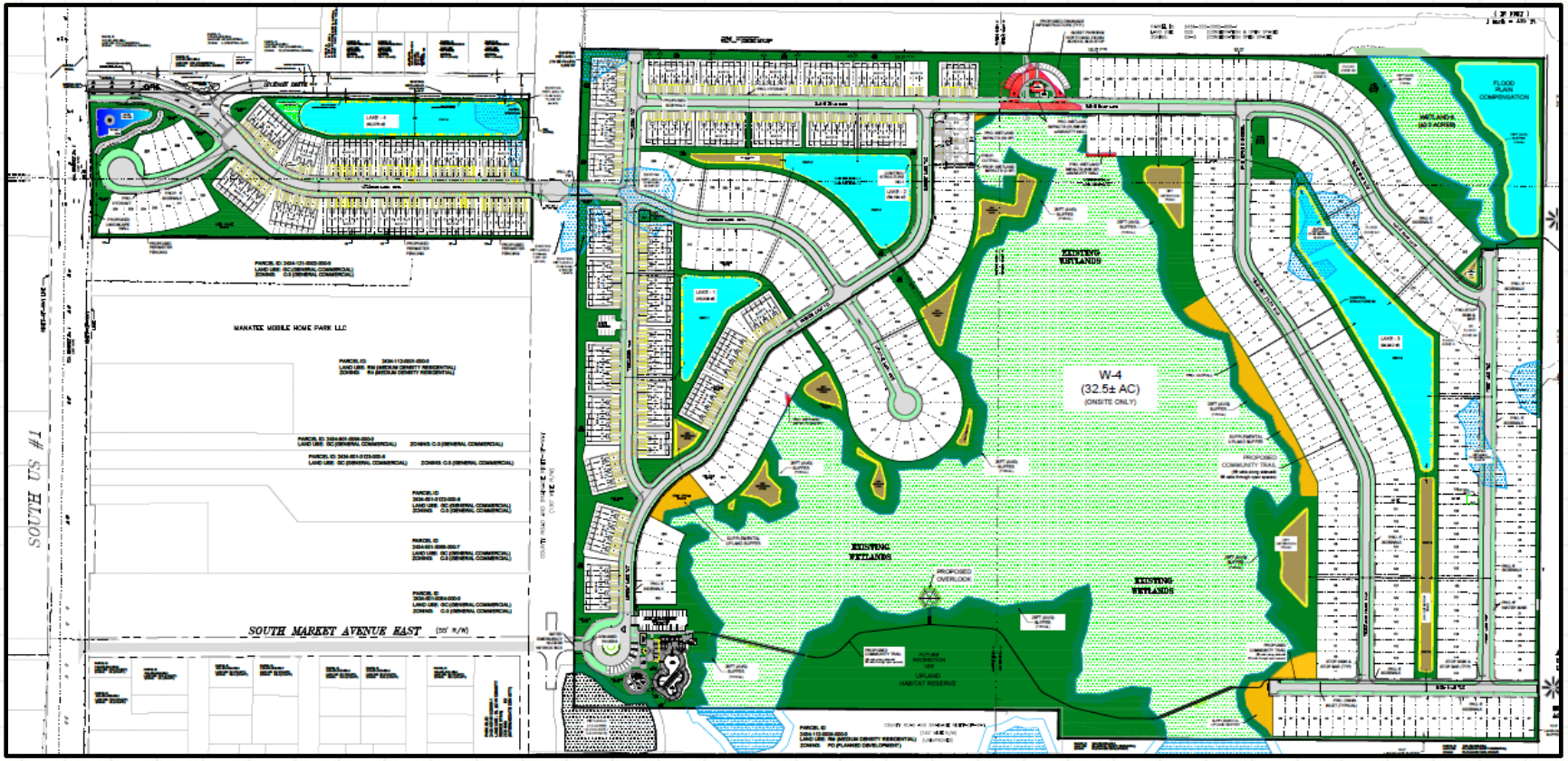
Zoning Atlas Map Amendment

Zoning Atlas Map Amendment from C-3, General Commercial (3 parcels) & PD, Planned Development (1 parcel) to PD, Planned Development with associated Development Plan.

- **Staff recommends Approval of the request**

  - ❑ **Consistent with Section 125-212 & 125-136 of City Code & the Comprehensive Plan.**
  - ❑ **Does not adversely affect the public health, safety, convenience and general welfare.**

PD Development Plan



Staff Recommendation Rezoning

Staff recommends **APPROVAL** of the request.

PB Recommendation (Zoning Atlas Map Amendment)

The Planning Board, at their May 9th, 2022 meeting, voted unanimously to recommend Approval of the request.

City Commission Actions (Zoning Atlas Map Amendment)

Possible actions of the City Commission:

- **APPROVAL** of the proposed Zoning Atlas Amendment with no changes
- **APPROVAL** of the proposed Zoning Atlas Amendment with changes.
- **DISAPPROVAL** of the proposed Zoning Atlas Amendment

Preliminary Plat

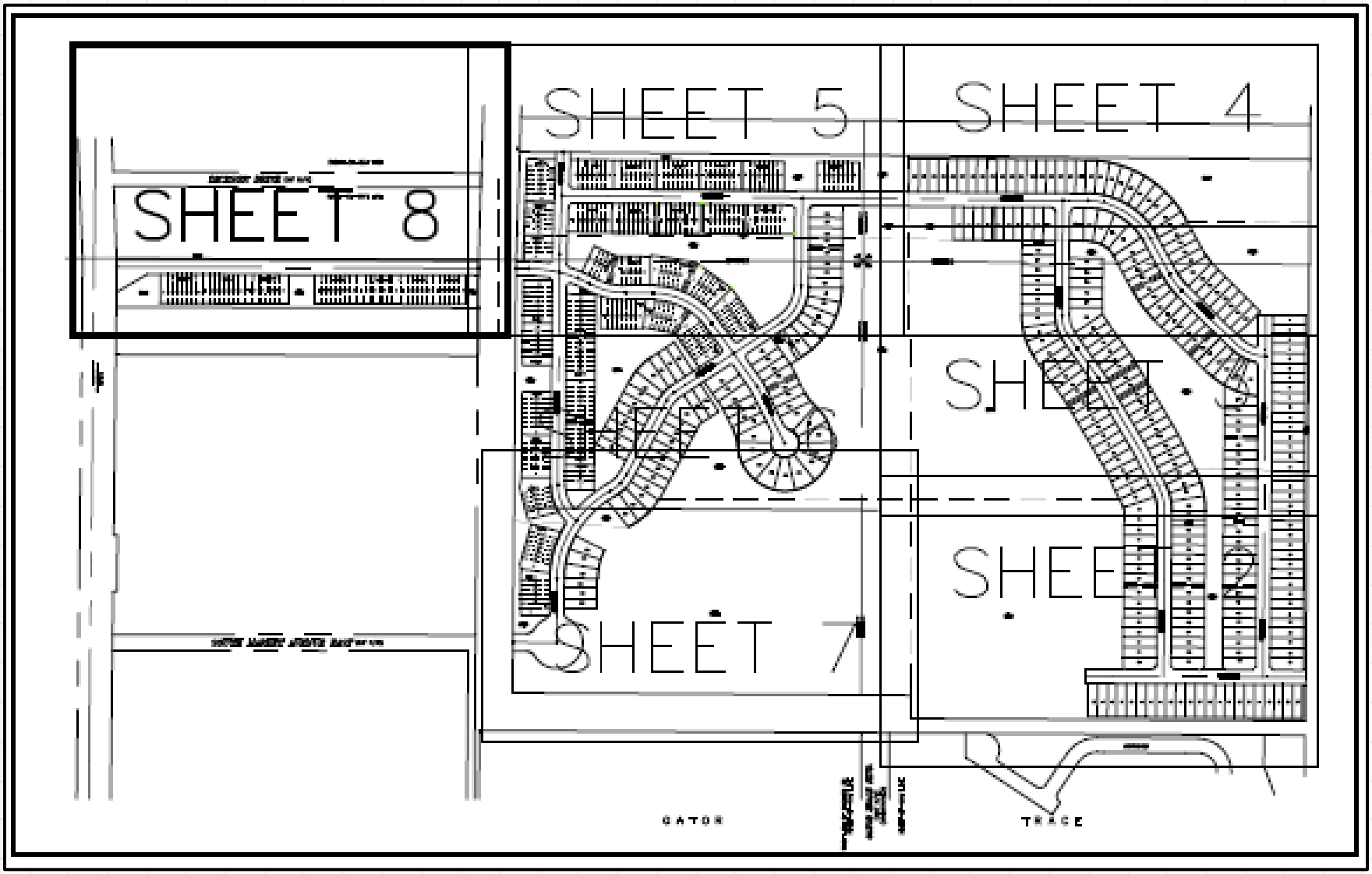
EAST SIDE OF SOUTH US HIGHWAY 1 AT THE INTERSECTION OF DICKSON DRIVE AND LYING NORTH OF THE EXISTING GATOR TRACE PLANNED DEVELOPMENT

Preliminary Plat

Preliminary Plat for a Subdivision titled "The Preserve at Savannah Lakes."

- **Staff recommends Approval of the request.**
  - ❑ **Preliminary Plat meets the criteria as specified in Chapter 121 of the Code of Ordinances.**
  - ❑ **Consistent with Land Development Code & Comprehensive Plan**

Plat



Staff Recommendation Preliminary Plat

Staff recommends APPROVAL to the City Commission, subject to one (1) Condition of Approval:

1. **Prior to the submittal of the Final Plat, the applicant shall address all the City of Fort Pierce Engineering Comments on the Plat document.**

PB Recommendation (Preliminary Plat)

The Planning Board, at their May 9th, 2022 meeting, voted unanimously to recommend Approval of the request.

City Commission Actions (Preliminary Plat)

Possible actions of the City Commission:

- **APPROVAL** of the proposed Preliminary Plat subject to 1 Condition with no changes
- **APPROVAL** of the proposed Preliminary Plat with changes
- **DISAPPROVAL** of the proposed Preliminary Plat.

Savannah Preserve PD

EAST SIDE OF SOUTH US HIGHWAY 1 AT THE INTERSECTION OF DICKSON DRIVE AND LYING NORTH OF THE EXISTING GATOR TRACE PLANNED DEVELOPMENT

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Nick C. Mimms, P.E., ICMA-CM, City Manager
THROUGH:	N/A
FROM:	Vennis Gilmore, Senior Planner/Planning Supervisor
RE:	**Application for Zoning Atlas Map Amendment (4 Parcels)** **Applications for a Future Land Use Map Amendment (3 Parcels)** **Application for Preliminary Plat** **The Preserve at Savannah Lakes Planned Development** **Parcel ID(s): 2427-433-0002-000-1, 2427-433-0001-000-4, 2434-121-0001-000-8, 2426-333-0015-000-5**
BOARD DATE:	June 21, 2022

STAFF REPORT

Owner(s):	Karma Capital Investments, LP 4512 N Flagler Drive, Suite 206 West Palm Beach, FL 33407
Applicant and Representative:	Kolter Land Partners, LLC (Culpepper & Terpening, Inc.) 105 NE 1st Street Delray Beach, FL 33444
Applicant's Request:	Approval of a Zoning Atlas Map Amendment (Rezoning) of four (4) parcels from C-3, General Commercial Zone and PD, Planned Development to PD, Planned Development. Approval of Future Land Use Map Amendments (FLUMA) of three (3) parcels from GC, General Commercial to RM, Medium Density Residential. Approval of a Preliminary Plat for a Subdivision to be known as The Preserve at Savannah Lakes
Location:	The East Side of S US Highway 1 at the intersection of Dickson Drive and lying North of the existing Gator Trace Planned Development

Parcel ID: 2427-433-0002-000-1, 2427-433-0001-000-4, 2434-121-0001-000-8, 2426-333-0015-000-5

Existing Use: Vacant

Site Size: 132.7 Acres (more or less)

Current Zoning: General Commercial Zone (C-3) and Planned Development (PD)

Proposed Zoning: Planned Development (PD)

Current Future Land Use: General Commercial (GC)

Proposed Future Land Use: Medium Density Residential (RM)

Surrounding Zoning/FLU:

North	East	South	West
R-4/RM, CG/COM, IL/I, RM-11/RH	OS-2/COS	C-3/GC, PD/RM	I-1/I, C-3/GC, R-4/RM

Staff Analysis:

Request & Background

In accordance with Sections 125-37, 125-133, and 125-136 of the City Code and Chapter 163.3184, F.S., the applicant is requesting the review and approval of a Zoning Atlas Map Amendment (Rezoning) from C-3, General Commercial Zone and PD, Planned Development (for four parcels) to PD, Planned Development. The applicant is also requesting review and approval of two (2) Future Land Use Map Amendments from GC, General Commercial to RM, Medium Density Residential for three parcels of land. Lastly, in accordance with Chapter 121 of the City Code, the applicant is requesting review and approval of a Preliminary Plat for approximately 132.7 acres of land. The applicant is requesting all applications so that they may develop a residential subdivision known as The Preserve at Savanna Lakes, that will have 650 platted lots consisting of single-family homes, villas, and townhomes. The subject site was previously approved as a Planned Development by the name The Preserve at Gator Trace in 2006. The previously approved Planned Development has since expired.

Standards for Review

The following standards must be satisfied per Section 125-136 of the City Code prior to the approval of the requested amendment:

(1) The amendment is consistent with the comprehensive plan;

(2) The amendment will not have an adverse effect on the ability of the City to:

a. Satisfy land and water use needs; and

b. Meet transportation demands and provide community facilities and services; and

(3) The amendment will promote and protect the public health, safety and general welfare.

The proposed amendment is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan and is consistent with the concurrent request to amend the FLU designation of the parcel. Furthermore, the amendment does not appear to have an adverse effect on the ability of the City to satisfy land and water use needs, meet transportation demands, and provide community facilities and services. The presented amendment promotes and protects the public health, safety and general welfare through the increased variety and access to neighborhood goods and services while ensuring minimal impacts to neighboring residential districts.

Future Land Use Designation Comparison

The subject site currently has three (3) parcels with a FLU designation of GC, General Commercial. The General Commercial designation is intended for parcels that are 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 of 15 dwelling units per acre and a maximum FAR of 1.0. Development should include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20% of the total floor area of the General Commercial Future Land Use designation.

The subject site is seeking a Future Land Use designation of RM, Medium Density Residential for three of the parcels to be consistent with the fourth larger parcel in the development that already has this designation. This designation is intended for parcels that are best suited for multifamily residential uses ranging in density from 6.5 to 12 dwelling units per acre. This category allows for small-lot single family units and multifamily dwellings including duplexes, condominiums, and townhomes. Limited commercial uses intended to serve residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools, and daycare facilities shall also be allowed.

When comparing both designations the Medium Density Residential designation would be considered a less intense designation compared to the General Commercial designation. Also, when developing a project, all parcels associated with the project should the same Future Land Use and compatible Zoning, so that there are not any inconsistencies in the enforcement of the Land Development Code

on the project. This request is an appropriate measure to ensure that the proposed subdivision can be developed under the same set of standards of its chosen Zoning district and Future Land Use designation. Lastly, Residential is not as appropriate for a General Commercial Future Land Use designation as it is for a Medium Density Future Land Use, especially considering the size and scale of the proposed subdivision.

Technical Review Committee

All affected departments have reviewed the proposed Applications for a Zoning Atlas Map Amendment, Future Land Use Map Amendment, and Preliminary Plat for consistency with the requirements of the City Code. Findings and comments from review by affected departments, and the corresponding responses and plan amendments by the applicant are provided for consideration.

Planning Board Recommendation

The Planning Board, at their May 9th, 2022 meeting, voted unanimously to recommend Approval of the requests.

Staff Recommendation Future Land Use Map Amendment (Ordinance 22-015)

The requested Application for Future Land Use Map Amendments meets the criteria specified in Section 121-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare; Therefore, Staff recommends **APPROVAL** to the City Commission.

Staff Recommendation Future Land Use Map Amendment (Ordinance 22-016)

The requested Application for Future Land Use Map Amendments meets the criteria specified in Section 121-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare; Therefore, Staff recommends **APPROVAL** to the City Commission.

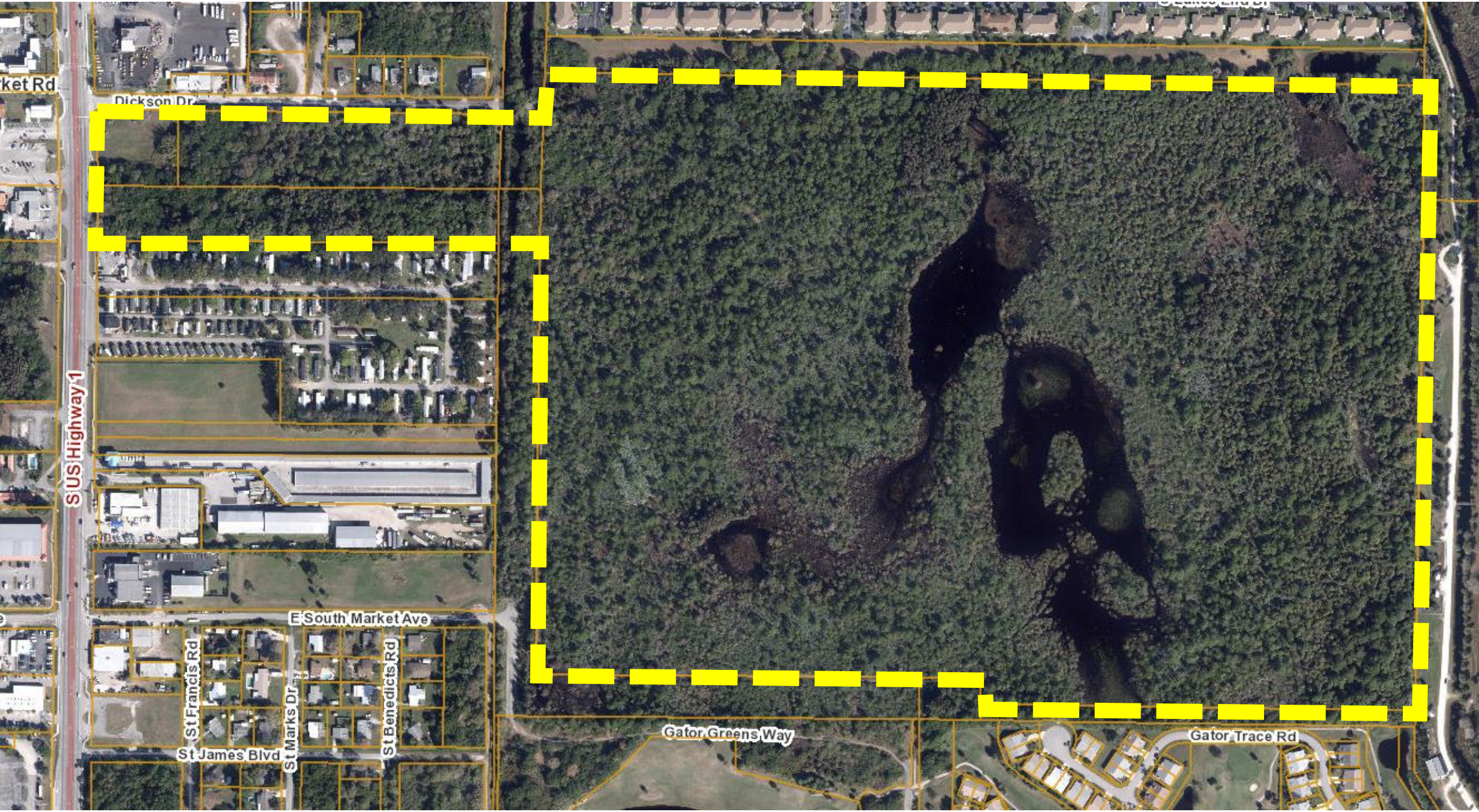
Staff Recommendation Zoning Atlas Map Amendment (Ordinance 22-017)

The requested Application for a Zoning Atlas Map Amendment and associated Development Plan meets the criteria specified in 125-212 and 126-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare; Therefore, Staff recommends **APPROVAL** to the City Commission.

Staff Recommendation Preliminary Plat

The requested Application for Preliminary Plat meets the criteria as specified in Chapter 121 of the City Code of Ordinances and is consistent with the City's Land Development Code and Comprehensive Plan, therefore Staff recommends **APPROVAL** to the City Commission with one (1) condition:

1. Prior to the submittal of the Final Plat address all the City of Fort Pierce Engineering Comments on the Plat document.


Dickson Dr
S US Highway 1
E South Market Ave
St Francis Rd
St Marks Dr
St James Blvd
St Benedicts Rd
Gator Greens Way
Gator Trace Rd

R-4
Dickson Dr
GC
C-3
S US Highway 1
RM
PD
E South Market Ave
St Francis Rd
St Marks Dr
St Benedicts Rd
St James Blvd
RL
R-2
Gator Greens Way
Gator Trace Rd
400ft

CULPEPPER & TERPENING INC

CONSULTING ENGINEERS | LAND SURVEYORS

File number: 21-054
Writers e-mail: dmurphy@ct-eng.com

February 10, 2022

Ms. Jennifer Hofmeister-Drew, Director
City of Ft. Pierce Planning Department
100 North US #1
Ft. Pierce, Fla 34950

Subject: Savannah Preserve Planned Development - Response to Comments

Dear Ms. Hofmeister-Drew:

We are in receipt of the Ft. Pierce Technical Review Committee comments in regard to the proposed Savannah Preserve Planned Development. Below, please find our responses to the questions posed in your reviews.

****

1. Pursuant to Code Sec. 125-212. The PD District is intended to provide a process for the evaluation of individually planned developments which are not otherwise permitted in the zoning districts established by this chapter. The PD District is to be a voluntary process commenced by an applicant for such zoning designation. The standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time granting the city commission the absolute authority to establish such limitations and regulations as it deems necessary to protect the public health, safety and general welfare. In so doing, the PD district is designed to:
   - Provide for the planning, review and approval of one or a combination of residential, commercial, public and industrial land uses not otherwise allowed under general zoning districts.
   - Encourage structures which result in an organized, compatible development within and with surrounding land uses in density and intensity of use.
   - Allow flexibility through a more efficient arrangement of structures, utilities, on-site circulation, and ingress and egress than is permitted under conventional zoning and subdivision regulations.
   - Encourage the preservation of environmental assets and natural amenities as scenic and functional open-space areas.
   - Encourage usable open space by permitting a more concentrated building area than is allowed under conventional zoning and subdivision regulations.
   - Encourage innovative site planning and land development concepts in order to create an aesthetically pleasing and functionally desirable living environment while preserving onsite natural elements and cultural resources.
   - Promote flexibility and efficiency in site design for more desirable living and working environments.
     Promote development that is adapted to natural features, including wetlands, trees and other vegetation and habitat, and which avoids the disruption of natural drainage patterns.
   - Permit site specific requirements based on the unique characteristics of the individual site.

- Permit site specific limitations where necessary to protect public health, safety, or welfare, or for the protection or preservation of lands either internal or external to the planned development.

2. The overall site plan with the internal wetland and interconnected pedestrian trail that connects to the Savannah Preserve, presents an innovative site plan layout with an abundance of native habitat amenities. With regard to the elevations for the two (2)-family units (duplexes), as indicated in previous meetings, Planning staff would like to see more architectural elements, in addition to enhancements to the limited outdoor space per unit. The elevation modifications recommended should complement the townhomes which suggest a coastal design. The floor plan appears to only offer two (2)-bedroom units, with some units, offering a den.

Please clarify how many of the units offer a den, as the two (2)-bedroom units are over half of the models proposed for the entire development. As a PD, please justify. Additionally, the landscaping should provide for foundation plantings on both the two (2) unit and the townhomes.

Residential units within this community are, as noted in the prior staff comments, a combination of three-bedroom townhomes and two bedroom (with separate den/office area), 2-famly attached villa units. Each unit is to be individually owned and will be located on a platted tract/ lot. As noted in our PD application documents, the Savannah Preserve community is seen as being a mid-price range community, intended to provide homes that address the needs of younger families, families with no children, and families where the children have grown but where the buyer is not ready for, nor interested in, an age segregated community. As such, and as supported by proprietary marketing reviews done by the projected builders in this community, the mix of unit types described above is believed to be supported by projected demand/ adsorption rates, permitting this community to be substantially built—out in approximately 60 months (or less) after the commencement of sales.

Landscaping around each of the residential structures (2 family) shall, at a minimum include complete foundation planting areas along the front and sides of all structures. Street trees will be provided as part of the base infrastructure development, and will eb install in coordination with home construction. Rear yard landscaping shall not require foundation plantings, but shall include at least one shade tree (or equivalent) and all areas not otherwise used as part the sites hardscaping shall be sodded. Irrigation shall be provided on all tracts/lots.

Landscaping around each of the townhome structures shall, at a minimum include complete foundation planting areas along the front and sides of all structures. Street trees will be provided as part of the base infrastructure development, and will be install in coordination with home construction. Rear yard landscaping shall not require foundation plantings, and all areas not otherwise used as part the sites hardscaping shall be sodded. Irrigation shall be provided on all tracts/lots.

3. Please provide a justification statement for the FLUM and rezoning applications.

The proposed justification for the development of overall Savannah Preserve PUD may be characterized as follows:

a. The application for Change in Zoning to the PD (Planned Development) Zoning District is for the purpose of making use of the petition property in a manner and form consistent with the community growth objectives of the City of Ft. Pierce Comprehensive Plan, and at the same respect the sensitive natural resources found on the subject (petition) property. The PD development standards and flexibilities in project design afford the petitioner the opportunity to achieve a reasonable investment

return on the development of the property and at the same time protect over 50% of the gross project site and the habitats found thereon.

b. The requested justification for the two proposed Small Area, Future Land Use Amendments that are associated with the overall petition for development of the Savannah Preserve Planned Development, is to provide for the required change in Future Land Use Classification to a Residential Land Use Category in order to permit the requested residential use of the property. Both of the commercial properties under petition may be viewed as 'second tier' commercial sites. Both sites have had commercial uses proposed for them in the past, on an individual basis, but those were ultimately deemed not to be marketably functional and the parcels have remained vacant. When these properties are taken from their individual vacant status and merged into a larger, functionally coordinated, development program with other adjacent property to the east, the deficiencies that keep these properties from becoming net positives to the local tax base, effectively go away. In other words, by combining these two underutilized commercial sites with the larger residential opportunity tract (Savannah Preserve), overall area property valuations may be expected to expand.

Review of the various objectives found in the City's of Comprehensive Plan, Future Land Use Element, provide a number of community adopted Objectives that appear to support coordinated community growth that is done in a manner that is respective of the adjacent property uses and any existing natural resource considerations. In regard to adjacent land use compatibility, when the two commercial areas are considered in the whole with the overall Savannah Preserve PD site, it can be destemmed that the proposed site density of approximately 5 du/ac is consistent with the residential densities found in the adjacent High Pointe Community to the north and the Gator Trace community to the south. While the petition properties themselves do not exhibit any unique or special habitat considerations, when combined with the portion of the project site lying to the east, these parcels afford a development opportunity that permits the applicant to focus construction activity away from the larger high quality wetland areas found thereon. These better-quality areas have been set aside as either general preserve areas or areas that can be used for both passive recreation and preservation protection. Habitat integrations can be made with the adjacent Savannah Preserve (City/County Park Sites) as indicated on the project site plan.

4. On the site data, please provide or edit the following:

a. The proposed FLUM and Zoning designations

Refer to the site data table on the project site plan. Both the Existing Future Land Use Classification and Existing Zoning Designations have been identified in this table for all petitioned parcels.

b. The maximum units per FLU class broken down by Residential and Commercial is confusing. Please remove.

Refer to the site data table on the project site plan.

c. Please confirm that the Code citations referenced in the General Notes are correct.

These are the standard City Code Citations required by the City Engineering Department.

d. Provide Perimeter Setbacks

Perimeter Setbacks vary in width from a minimum of ten (10) feet to over 25 feet in width. Refer to the project site plan for a graphic identification of the permitter buffers at a given location in the community.

e. Please define miscellaneous area under impervious lot coverage.

'Miscellaneous area' coverage is intended to address any impervious areas that do not typically fall into the general categories of; buildings; pavement; or sidewalks. It should be noted that for this site planning level of project design, all figures are to be looked at as approximate and are subject to refinement as part of final site construction designs that are to be submitted to the City, and other required review entities, for final permitting.

5. **As a PD, the requested setbacks will be made a part of the adopting Ordinance in order to review and approve individual lots during the DPCR review by Planning. Please specify if individual accessory structures, such as fencing, private pools, sheds, etc. will be permitted and include their associated regulations, i.e. setbacks.**

See Site Data Blocks.

6. **Please adjust the scale to reduce the number of plan sheets. Provide 'typicals' instead.**

As we have discussed, we have refined the overall submission packet to a more generalized development pan format with detail areas of various parts of the project site plan.

7. **Please provide the location of mailboxes throughout the site. A one area location is notsupported.**

Refer to the project site plan. We are presently proposing two (2) mail kiosk locations, however final service location are set by the Post Office. Any assistance that the City can provide in convincing the Post Office that two locations for this site are necessary, would be appreciated.

8. **Water features are requested in the internal lakes in addition to the one shown at the entrance into the development.**

Water features (lake aerators) will be provided in each of the sites stormwater lakes.

9. **Below is a table of the proposed PD with an underlying zoning district of R-4 as it is the adjacent residential zoning to the subject property. Please confirm and/or complete. Deviations should be supported in the PD justification.**

See Site Data Blocks.

****

Fort Pierce Engineering Department:

PRELIMINARY PLAT COMMENTS:

1. **Update the signature page on sheet 2 Of 9 to include the following City Commission Certificate as stipulated in Chapter 121-lO(c)(la), "CITY COMMISSION CERTIFICATE: Pursuant at the provisions of the Fort Pierce City Commission this plat was given Preliminary Approval by the City Commission at a meeting held on _____ , 2022. , Linda Cox, City Clerk".**

Refer to the attached Preliminary Plat.

2. **Correct the typographical error on sheet 2 of 9 under the heading of Planning and Development Services Approval.**

Refer to the attached Preliminary Plat.

3. **Revise line item five under the Dedication to reference FPUA as opposed to FPL for the electric service provider.**

Refer to the attached Preliminary Plat.

4. Update plat sheets 3 through 9 to include an updated sheet index map as the current one is based on the previously submitted plat and references incorrect page numbers and subdivision layout of sheet number 9.

Refer to the attached Preliminary Plat.

5. Sheet 3 of 9 - Revise sheet number called out on the match line from 3 to 4.

Refer to the attached Preliminary Plat.

6. Sheet 4 of 9 - Revise sheet number called out on the match lines from 2 to 3, 4 to 5 (two places), and 6 to 7.

Refer to the attached Preliminary Plat.

7. Sheet 5 of 9 - Revise sheet number called out on the match lines from 3 to 4 (two places) and 5 to 6.

Refer to the attached Preliminary Plat.

8. Sheet 6 of 9 - Revise sheet number called out on the match lines from 4 to 5 and 6 to 7.

Refer to the attached Preliminary Plat.

9. Sheet 7 of 9 - Revise sheet number called out on the match lines from 3 to 4, 5 to 6, 7 to 8 (two places), and 8 to 9.

Refer to the attached Preliminary Plat.

10. Sheet 8 of 9 - Revise sheet number called out on the match lines from 2 to 3 and 6 to 7 (two places).

Refer to the attached Preliminary Plat.

11. Sheet 9 of 9 - Tract RW-2 is missing boundary information for the east and west property boundaries; please revise the plat to include this information.

Refer to the attached Preliminary Plat.

12. Sheet 9 of 9 - Add the distance and bearing information for the western and northern boundary lines of Tract OST-7

Refer to the attached Preliminary Plat.

Advisory Comments:

1. Prior to final plat approval, all subdivision improvements shall be constructed or an approved engineer's cost estimate along with the appropriate surety in an amount determined by the City Engineer will need to be provided. The bond shall include all construction costs of the subdivision's infrastructure and common improvements.

Comments acknowledged.

2. The final plat shall include the street names.

Comments acknowledged.

SITE PLAN/PD COMMENTS:

1. The landscape plans indicate plantings within the limits of the County owned and maintained Dickson Drive and S. Market Avenue rights -of-way along with the proposed SLC dedicated Roadway Tract RW-2. The applicant shall provide St. Lucie County authorization to install these plantings within these rights-of-way.

Comments acknowledged. It is the intention of the applicant, through the Preserve at Savannah Lakes Community Development District, to enter into the necessary interlocal agreements addressing this landscape area.

2. **Update the site plan to identify the dimensions of the driveway widths and parking spaces of the Recreation Tract's parking lot.**

Refer to the project site plan. We have added extra details sheets to address this request.

3. **The drainage, utility, and striping plans shall reflect the T-turnarounds at the roadway terminuses.**

Refer to the attached generalized drainage, utility, and striping plans.

4. **The typical lot development plan which shall include driveway side setbacks and applicable driveway widths.**

Refer to the project site plan. We have added extra details sheets to address this request.

5. **The 25' wetland buffer should not encroach into the limits of the platted lots.**

Refer to the project site plan. The designated 25' wetland buffers do not encroach into the limits of the platted lots. Areas that might otherwise have been considered as encroachments have been mitigation and a minimum compensating ratio of 1.5 sq feet of added buffer for each square foot impacted.

Advisory Comments:

1. **The site contains active gopher tortoise burrows. Prior to issuance of any clearing permits or site development permits, the applicant shall submit a 100% gopher tortoise survey complete with a gopher tortoise relocation plan and the relocation permit issued by the Florida Fish and Wildlife Conservation Commission for the relocation of on-site gopher tortoises to a protected off-site location.**

Comments acknowledged.

2. **The drainage plan was reviewed conceptually and will be reviewed in depth at time of building permit submittal.**

Comments acknowledged.

****

Fort Pierce Code Enforcement Division

1. **No Comments.**

Comments acknowledged. No action required at this time.

****

Fort Pierce Building Department

1. **See attached**

Comments acknowledged. We have reviewed the Building Department Comment sheet and the provided comments appear to be more appropriately directed/addressed as part of final site permitting construction applications. No action is required at this time.

****

Fort Pierce Solid Waste Division

1. **No Comments.**

Comments acknowledged.

****

Fort Pierce Tree Arborist

1. **Forthcoming**

Comments acknowledged.

****

Fort Pierce Police Department

1. **No comments at this time.**

Comments acknowledged.

****

St. Lucie County School District

The St. Lucie County School District has reviewed the above reference project and we have the following comments:

1. **We believe that a school bus stop in the circle entry on the south entrance would be best off the arterial roadway (route A). We do recognize that it is about 1 mile to the furthest lot and we may loop thru the site (route B) depending upon the location of students in the development. Please verify that a school bus can make the turn at the south entry circle, with auto turn analysis or similar.**

Refer to attached project site plan. The radius of the cul-de-sac at the main recreation area is 50ft minimum. Travel lanes are a minimum of 20 feet. We have run a quick auto-turn in this area to verify mobility and all seems to be sufficient. There is covered shade shelter for students to wait for a bus as indicated on the project site plan.

Consistent with our follow up discussions, we have added a new north side pick-up point that should address the split community issues that have been raised. The attached site plan depicts an auto-turn review in this area and there are expected to be no circulation issues of concern.

2. **Develop a proper location for student to stand/wail for bus at the circle.**

See above comments.

3. **Please provide assurances that the school bus may use the entry long term and not be subject to the will of a POA/owner not allowing buses into the community.**

This is not a gated community. At present there are no plans or intentions to have gates installed on any roads in this community. The roads and streets in this community are to be dedicated to the Lakes at Savannah Preserve Community Development District, and are indicated the plats (preliminary) for this property to be open to the public use. Should any proposal be made to gate these streets, it is our understanding that a release/amendment to this dedication will be required. We do not believe that the HOA/POA will have the authority to unilaterally rescind this plat dedication and gate these streets without inputs/approvals from the City of Ft. Pierce.

****

Fort Pierce Utility Authority (FPUA)

1. **See below**

   FPUA W/WW Engineering: ***Concept approved.***

   Water and wastewater (via force main) services are available to serve the subject property. To connect to these services please submit Utility Plan (2 complete sets) along with a completed commercial service application and lift station calculations to FPUA's Water and Wastewater Engineering department, at 1701 S 37th Street Fort Pierce Florida 34947. Please see the Developer's Responsibilities page attached or on the FPUA website for important steps to guide through the entire process including utility details and permit applications (link below). For questions please contact Shane Ostrander sostrander@FPUA.com or 772-466-1600 ext 3468 https://fpua.com/water-and-wastewater-engineering-downloads/

   FPUA Electric & Gas Engineering: ***Approved.***

   Electric service *is available to the site (from the west side of the property) for the propose development. Please provide electric load information for the propose structures /new services and AutoCAD drawing. Customer will be responsible for all transformer pads, conduits and secondary conductors. For more information and project coordination, please contact Thierry Sydné.*

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

2. **FPUA will require a utility easement for all propose FPUA facilities within the site.**

Utility comments are acknowledged.

3. **Please find attached copies of the FPUA GIS maps (Electric and Gas).**

Utility comments are acknowledged. We are coordinating with the FPUA for all service design needs in the Savannah Preserve PD.

****

St. Lucie County Planning

1. Staff is awaiting the updated Traffic Impact Report (post meeting with the applicant & FDOT) to be further evaluated by a third-party consultant.

Comments acknowledged.

****

St. Lucie County Public Works

The following comments are offered by SLC Public Works Department:

1. The County requests the applicant clear and stabilize the canal bank along their frontage to ensure positive drainage.

Comments acknowledged. We will be coordinating this request with the County as part of our final site design efforts.

2. Provide a status update on discussions with the neighboring properties about the realignment of Dickson Drive

We have reached out to the adjoining property owners and will continue to work with them to ensure that their lawful access rights are not infringed.

3. Additional comments will be provided after review of a Site Development Permit Application submittal.

Comments acknowledged.

4. For discussion regarding these comments, please contact me at 772-462-2741, chambersg@stlucieco.org or David Hays at 772-462-1491, haysd@stlucieco.org.

Comments acknowledged.

****

St Lucie Transportation Planning Organization:

The St. Lucie Transportation Planning Organization (St. Lucie TPO) has completed a PTIR with regard to the above-referenced proposed development.

1. **Inaccurate and Inconsistent Application Information: The resubmittal package for the development continues to contain inaccurate and/or inconsistent information such as the Site Plan only identifying "2-Family" and "Townhome" units while depicting single-family lots and the Site Plan identifying 654 units while the Traffic Impact Statement is identifying 620 units. The resubmittal package should be revised to correct these errors and resubmitted for review.**

The project as described in the revised traffic report is correct. This is a community that is comprised of townhomes and two family, attached homes. The lots that you are looking at on the site plan are not for detached single family home use. These are the lots on which the townhomes and the two family residencies will be built.

2. **Site Access and US-1/Dickson Drive Intersection Safety: The revised Site Plan removes the reconstruction of South Market Avenue that was included as another access in the original Site Plan. Therefore, all traffic associated with the development must access the US-1/Dickson Drive Intersection which is a misaligned and outdated intersection. A second access to the development should be provided to improve traffic circulation, and the US-1/Dickson Drive Intersection should be aligned to improve traffic safety.**

Secondary emergency access is provide at both the southwest and southeast corners of the project.

Your comments about the off-set alignment the Dickson Drive/ US 1 intersection are noted, and in an otherwise prefect world we could look to assist in the possible realignment of this intersection. However, to do so, requires that there be a substantial right-of-way acquisition effort undertaken that neither the City, nor the County, have expressed an interest to participate in and that cannot be borne solely by the applicant for this project. Our proposed reconstruction of this intersection, while maintaining the existing 'dog-leg' alignment, will provide for a much improved access approach and signal adjustments.

3. **Dickson Drive Reconfiguration: The revised Site Plan reconfigures Dickson Drive, which is a public road, and takes right-of-way placing a new intersection, which all vehicles and pedestrians must use, onto private property and impacting traffic circulation on Dickson Drive. This reconfiguration should be eliminated to improve traffic circulation and maintain public access to Dickson Drive.**

We are not really sure what you noting here. Yes, the realignment of the Dickson Drive / Project Entry Road does include the use of what is presently private property. However, as noted in our submission materials, all areas of the realignment are to be conveyed to St. Lucie County as part of this platting action. East of the intersection, the project entry drive will be conveyed to the Lakes at Savannah Preserve Community Development District. Public access along Dickson Drive

4. **Dead-End Streets: The revised Site Plan contains several dead-end streets which historically are inconsistent with municipal subdivision requirements and impact traffic circulation. The 'dead-ends' should be removed to improve traffic circulation.**

There are three (3) street ends that could, arguably, be seen as 'dead end' streets. Two of these terminate are environmentally sensitive wetland areas where further extensions are not possible. The other is at the northwest corner of the main development site and where this street could be extended to the north of the community that lies there was so interested.

5. **Traffic Impact Statement: As identified in the review of the initial submittal and which remains unchanged in the resubmittal, the Traffic Impact Statement is inadequate for the purposes of reviewing the application as it does not evaluate the potential transportation impacts from the proposed development and does not consider background traffic and historical growth rates. A comprehensive Traffic Impact Analysis should be provided to evaluate the potential transportation impacts from the proposed development.**

We respectfully disagree with this statement. The traffic impact report for this project does assess the impacts of this development proposal on the area roadway network and it does comply with the submission requirements of the City of Ft. Pierce.

****

I believe that we have addressed the comments as presented and appreciate your continued processing of this application material. If there are any remaining questions, please let me know.

Sincerely

DJ Murphy

Dennis J. Murphy
Principal Planner

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Brandon Creagan, Planner

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

Re : Savannah Preserve Planned Development & Preliminary Plat
TRC No. 21-43900002

Date : August 18, 2021

This is to advise you that we have completed the review of the following documents as received by this office on August 10, 2021:

- [x] PD & Preliminary Plat Application
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] Construction Drawings
- [ ] Executed Construction Contract
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [x] Do Not Recommend

- [x] PD/Preliminary Plat Approval
- [ ] Building Permit
- [ ] C/O

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

- [x] See attached for comments

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PRELIMINARY PLAT COMMENTS:

1. The submitted survey was not signed and sealed, please provide a certified boundary survey as per the requirements of Chapter 177.041 of the Florida State Statutes.
2. Update the signature page to include the following City Commission Certificate as stipulated in Chapter 121-10(c)(1a), "CITY COMMISSION CERTIFICATE: Pursuant at the provisions of the Fort Pierce City Commission this plat was given Preliminary Approval by the City Commission at a meeting held on _____, 2021. _____, Linda Cox, City Clerk".
3. Revise line item one under the Dedication to reference City of Fort Pierce as opposed to St. Lucie County. In addition, please include the following statement "All public authorities shall have the right to use the streets in the course of performing their respective duties".
4. Revise line item three under the Dedication to reference FPUA as opposed to FPL for the electric service provider.
5. Sheet 2 of 8 – Add Tract OST-5 width as situated at the rear of Lots 37 – 58.
6. Sheet 4 of 8 – Add Tract OST-2 width as situated at the rear of Lots 225 – 242.
7. Sheet 5 of 8 – Add Tract WMT-2 width as situated on the south side of Blocks 21 – 25.
8. Sheet 6 of 8 – Add Tract OST-3 width as situated on the west side of Blocks 3 – 7.
9. Sheet 6 of 8 – Add the dimension of WMT-1 between Block 15, Lot 1 and Block 8.
10. Sheet 8 of 8 – Add Tract OST-6 width as situated on the south side of Blocks 36 – 42.
11. **Advisory Comment:** Prior to final plat approval, all subdivision improvements shall be constructed or an approved engineer's cost estimate along with the appropriate surety in an amount determined by the City Engineer will need to be provided. The bond shall include all construction costs of the subdivision's infrastructure and common improvements.
12. **Advisory Comment:** Prior to final plat approval, a copy of the recorded deed restrictions, a copy of the filed articles of incorporation, along with a copy of the certificate of incorporation for the homeowners' association shall be submitted.

PLANNED DEVELOPMENT COMMENTS:

1. In accordance with the requirements specified in the City of Fort Pierce Code of Ordinances Section 119-2. Please provide a paper copy and electronic copy of a certified boundary and topographic survey. The survey shall identify the limits of the on-site wetlands and surface waters as referenced in the Environmental Assessment prepared by EW Consultants, Inc. In addition, the survey shall identify the boundary limits of the 100-year and 500-year floodplain that may traverse across the property.
2. The site plan shall indicate sidewalk construction on both sides of the proposed development's roadways per the requirements specified in Section 121 of the Fort Pierce Code of Ordinances.
3. Update the site plan to identify the dimensions for roadway lane widths, parking lot information, sidewalk widths, etc.
4. Provide the appropriate hammerheads or other means to permit vehicles to turn around at dead-end situations.
5. The drainage plan was reviewed conceptually and will be reviewed in depth at time of building permit submittal.

6. The PUD plan provided was submitted at a scale of 1" = 100', please provide a site plan drawn to a scale not less than 1" = 50' in accordance with the City of Fort Pierce Code of Ordinances Section 125-313.
7. Provide a typical lot development plan which provides setbacks of the building from the side, front, and rear lot lines. In addition, the lot plan shall include driveway locations with applicable driveway widths.
8. The project is divided by an unimproved 130' wide Roadway and Drainage right-of-way which continues to the east along the southern property limits of the parent tract; the applicant shall contact St. Lucie County directly for possible R/W required improvements with this right-of-way.
9. **ADVISORY COMMENT:** The site contains active gopher tortoise burrows which means prior to issuance of any clearing permits or site development permits, the applicant shall submit a 100% gopher tortoise survey complete with a gopher tortoise relocation plan and the relocation permit issued by the Florida Fish and Wildlife Conservation Commission for the relocation of on-site gopher tortoises to a protected off-site location.

JRA/TST/tst

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THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Brandon Creagan, Planner

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

Re : Savannah Preserve Planned Development & Preliminary Plat
TRC No. 21-43900002

Date : August 18, 2021

This is to advise you that we have completed the review of the following documents as received by this office on August 10, 2021:

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Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [x] Do Not Recommend

- [x] PD/Preliminary Plat Approval
- [ ] Building Permit
- [ ] C/O

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

- [x] See attached for comments

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JRA/TST/tst

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THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Jennifer Hofmeister-Drew, AICP, Planning Director

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

Re : Savannah Preserve Planned Development & Preliminary Plat
TRC No. 21-43900002

Date : January 14, 2022

This is to advise you that we have completed the review of the following documents as received by this office on January 10, 2022:

- [x] PD & Preliminary Plat Application
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] Construction Drawings
- [ ] Executed Construction Contract
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [x] Do Not Recommend

- [x] PD/Preliminary Plat Approval
- [ ] Building Permit
- [ ] C/O

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

- [x] See attached for comments

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PRELIMINARY PLAT COMMENTS:

1. Update the signature page on sheet 2 0f 9 to include the following City Commission Certificate as stipulated in Chapter 121-10(c)(1a), "CITY COMMISSION CERTIFICATE: Pursuant at the provisions of the Fort Pierce City Commission this plat was given Preliminary Approval by the City Commission at a meeting held on _____, 2022. ____, Linda Cox, City Clerk".
2. Correct the typographical error on sheet 2 of 9 under the heading of Planning and Development Services Approval.
3. Revise line item five under the Dedication to reference FPUA as opposed to FPL for the electric service provider.
4. Update plat sheets 3 through 9 to include an updated sheet index map as the current one is based on the previously submitted plat and references incorrect page numbers and subdivision layout of sheet number 9.
5. Sheet 3 of 9 – Revise sheet number called out on the match line from 3 to 4.
6. Sheet 4 of 9 – Revise sheet number called out on the match lines from 2 to 3, 4 to 5 (two places), and 6 to 7.
7. Sheet 5 of 9 – Revise sheet number called out on the match lines from 3 to 4 (two places) and 5 to 6.
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12. Sheet 9 of 9 – Add the distance and bearing information for the western and northern boundary lines of Tract OST-7
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    a. Prior to final plat approval, all subdivision improvements shall be constructed or an approved engineer's cost estimate along with the appropriate surety in an amount determined by the City Engineer will need to be provided. The bond shall include all construction costs of the subdivision's infrastructure and common improvements.
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1. The landscape plans indicate plantings within the limits of the County owned and maintained Dickson Drive and S. Market Avenue rights-of-way along with the proposed SLC dedicated Roadway Tract RW-2. The applicant shall provide St. Lucie County authorization to install these plantings within these rights-of-way.
2. Update the site plan to identify the dimensions of the driveway widths and parking spaces of the Recreation Tract's parking lot.
3. The drainage, utility, and striping plans shall reflect the T-turnarounds at the roadway terminuses.
4. The typical lot development plan which shall include driveway side setbacks and applicable driveway widths.
5. The 25' wetland buffer should not encroach into the limits of the platted lots.

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6. **Advisory Comments:**
   a. The site contains active gopher tortoise burrows. Prior to issuance of any clearing permits or site development permits, the applicant shall submit a 100% gopher tortoise survey complete with a gopher tortoise relocation plan and the relocation permit issued by the Florida Fish and Wildlife Conservation Commission for the relocation of on-site gopher tortoises to a protected off-site location.
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JRA/TST/tst

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D R A F T

CITY OF FORT PIERCE

PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, MAY 9, 2022, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Marcia Baker; Harold Albury; Bob Burdge; Nichelle Clemons; Michael Broderick, Vice-Chair; Alexander Edwards; Frank Creyaufmiller, Chairman

Staff Present: Vennis Gilmore, Senior Planner
Alicia Rosenthal, Planning and Development Organizer

4. CONSIDERATION OF ABSENCES

All members were in attendance.

5. APPROVAL OF MINUTES

a. Minutes from the April 11, 2022 meeting

Motion was made by Bob Burdge, and seconded by Nichelle Clemons to approve the minutes from the April 11, 2022 meeting.

AYE: Bob Burdge, Nichelle Clemons, Vice-Chair Michael Broderick, Alexander Edwards, Marcia Baker, Harold Albury, Chairman Frank Creyaufmiller

Passed

6. **HEARING OF THE LOCAL PLANNING AGENCY**

a. **Future Land Use Map Amendment (1 of 2) - The Preserve at Savannah Lakes - The East side of S. US Highway 1 at the intersection of Dickson Drive lying North of the existing Gator Trace Planned Development**

Chairman Creyaufmiller recused himself and handed the gavel to Vice-Chair Broderick.

Items 6a and 6b were presented together by Mr. Gilmore and the applicant presented Items 6a, 6b, 7a, and 7b together in one PowerPoint presentation.

Mr. Gilmore gave an overview of the project. The applicant is requesting review and approval of two (2) Future Land Use Map Amendments from GC, General Commercial to RM, Medium Density Residential for three parcels of land. Mr. Gilmore stated a Future Land Use change is needed on the two different parcels to carry out the Dickson Street entrance into the development.

Dennis Murphy, Applicant Representative from Culpepper and Terpening, showed a detailed presentation for the entire Savannah Lakes project. He stated the project will encompass 130 acres from the original tract and two additional commercial properties. The neighboring properties have mixed zoning designations in the city and St. Lucie County. Mr. Murphy noted they are currently obtaining approval from the city for the Community Development District (CDD). Mr. Murphy explained that the CDD assures improvements and facilities will be maintained. Mr. Murphy said the original tract from 15 years ago was called the Preserve at Gator Trace and was for 800 units. Mr. Murphy stated the Kolter project will consist of 650 units with a recreation loop throughout the community, and they will be keeping the environmental sensitive land within the development.

Mr. Murphy noted that the initial draining discharge will go into the large wetland in the middle of the project. A berm will be constructed, in the St. Lucie County right-of-way, along the south of the property line to redirect extra water flow from going to the Gator Trace development. Mr. Murphy stated that FPUA wants the development to connect to the sewer lines at Gator Trace, which will provide better water flow and in turn better water quality.

Mr. Murphy said there will be emergency access to the development from South Market and US Highway 1 and secondary emergency access for residents if needed.

Mr. Murphy stated the development will contain entry market rate 2-story townhomes and villa units.

Motion was made by Marcia Baker, and seconded by Nichelle Clemons to forward a recommendation of approval to the City Commission.

AYE: Nichelle Clemons, Alexander Edwards, Marcia Baker, Harold Albury, Bob Burdge, Vice-Chair Michael Broderick

Other: Chairman Frank Creyaufmiller (ABSTAIN)

Passed

b. **Future Land Use Map Amendment (2 of 2) - The Preserve at Savannah Lakes - The East side of S. US Highway 1 at the intersection of Dickson Drive lying North of the existing Gator Trace Planned Development**

This item was presented with 6a.

Motion was made by Marcia Baker, and seconded by Nichelle Clemons to forward a recommendation of approval to the City Commission.

AYE: Alexander Edwards, Marcia Baker, Harold Albury, Bob Burdge, Nichelle Clemons, Vice-Chair Michael Broderick

Other: Chairman Frank Creyaufmiller (ABSTAIN)

Passed

7. NEW BUSINESS

a. Zoning Atlas Map Amendment - The Preserve at Savannah Lakes - The East side of S. US Highway 1 at the intersection of Dickson Drive lying North of the existing Gator Trace Planned Development

Mr. Gilmore gave an overview of the project. The applicant is requesting the review and approval of a Zoning Atlas Map Amendment (Rezoning) from C-3, General Commercial Zone and PD, Planned Development (for four parcels) to PD, Planned Development. The applicant is requesting all applications so that they may develop a residential subdivision known as The Preserve at Savanna Lakes, that will have 650 platted lots consisting of single-family homes, villas, and townhomes. The subject site was previously approved as a Planned Development by the name The Preserve at Gator Trace in 2006 but has since expired.

Ms. Baker asked Mr. Murphy if there are any problems with the Community Development District (CDD) regarding the current state legislation. Mr. Burdge asked if there is any tax relief from the CDD, if the trail inside the development is specific to the residences and how mail will be received. Mr. Murphy stated the mailboxes will be at a covered central location within the development. Mr. Broderick addressed concerns with the placement and dimensions of the berm. Mr. Murphy explained they are working with St. Lucie County on putting an agreement in place for the berm but no permits have been signed off yet. Mr. Broderick stated he prefers the berm placement be located on the northern side of the St. Lucie County right-of-way, so landscape can be added. Mr. Broderick asked who will be maintaining the easement and if the developer has an easement agreement with Gator Trace. Mr. Murphy said they are working on the exhibits. Mr. Broderick inquired on how the emergency entrance is being controlled and Mr. Murphy stated by either a lock box or by the master association if something occurs inside the community. Mr. Burdge asked if the HOA could turn the development into a gated community and Mr. Murphy said there is no room to meet the standard requirements for a gate location. Mr. Edwards asked if there will be a buffer to the residences from the preserve. Mr. Burdge inquired about the expected population of the development.

Joanne Driscoll and Peggy Linares, residents, expressed concerns with the berm.

David Earle, Attorney Representative for Gator Trace Master Association, stated the key concern is the drainage and Gator Trace does not want the berm on their property, and it would be simpler if the berm was on the applicant's property. Mr. Earle said the berm documents being produced need to be reviewed for maintenance responsibility, function and landscape, and they will have to look at the requirements of the Master Association to negotiate the documents. He highlighted that the berm will need to be aesthetically pleasing, and the master drainage plan is not shown.

Ed Bates, resident, expressed concerns with flooding and the berm.

Nelson Northern, resident, asked if documents from the meeting would be available to the

public.

Motion was made by Nichelle Clemons, and seconded by Marcia Baker to forward a recommendation of approval to the City Commission with the following conditions:

1. The berm will be maintained by the property owner.
2. The berm will be located in the northern portion of the St. Lucie County easement or on the applicant's property.
3. Any change to the location of the berm will need to be reviewed by the Planning Board.

AYE: Alexander Edwards, Marcia Baker, Harold Albury, Bob Burdge, Nichelle Clemons, Vice-Chair Michael Broderick

Other: Chairman Frank Creyaufmiller (ABSTAIN)

Passed

b. **Preliminary Plat - The Preserve at Savannah Lakes - The East side of S. US Highway 1 at the intersection of Dickson Drive lying North of the existing Gator Trace Planned Development**

Mr. Gilmore stated the applicant is requesting review and approval of a Preliminary Plat for approximately 132.7 acres of land that will subdivide into 650 lots.

Dennis Murphy, Applicant Representative from Culpepper and Terpening stated the development will be fee simple ownership and the final plats will be submitted in phases.

Mr. Broderick suggested that language regarding the berm conditions be built into the plat approval. Mr. Earle, Gator Trace Master Association Attorney, agreed with Mr. Broderick.

Motion was made by Marcia Baker, and seconded by Alexander Edwards to forward a recommendation of approval to the City Commission with the following conditions:

1. Prior to the submittal of the Final Plat, address all the City of Fort Pierce Engineering Comments on the Plat document.
2. The berm will be maintained by the property owner.
3. The berm will be located in the northern portion of the St. Lucie County easement or on the applicant's property.
4. Any change to the location of the berm will need to be reviewed by the Planning Board.

AYE: Marcia Baker, Harold Albury, Bob Burdge, Nichelle Clemons, Alexander Edwards, Vice-Chair Michael Broderick

Other: Chairman Frank Creyaufmiller (ABSTAIN)

Passed

c. **Conditional Use - Surrounded by Love Eternally Preschool - 2806 S. US Highway 1**

Mr. Gilmore gave an overview of the application. The applicant is requesting the review and approval of a Conditional Use with No New Construction to allow a daycare facility. The applicant is seeking to operate the preschool in an existing 2,591 square foot structure on a property that is approximately 7.26 acres. The property has a Future Land Use designation of General Commercial with a compatible zoning classification of General Commercial (C-3). The proposed facility is approximately 2,591 square-feet that will consist of seven (7) classrooms with all meals being prepared onsite. The facility will include an outside fenced playground area. The proposed facility will be open from 6:30 am to 7:00 pm, Monday

through Friday, accommodating approximately 74 kids on average between the ages of six (6) weeks to five (5) years old. Mr. Gilmore noted the Synergy School, located in the same plaza, will be providing meals to the preschool.

Chairman Creyaufmiller noted the probation office next to the proposed preschool is of no concern because there will be no visitors.

No one spoke for or against the application.

Motion was made by Vice-Chair Michael Broderick, and seconded by Nichelle Clemons to forward a recommendation of approval.

AYE: Harold Albury, Bob Burdge, Nichelle Clemons, Vice-Chair Michael Broderick, Alexander Edwards, Marcia Baker, Chairman Frank Creyaufmiller

Passed

d. **Conditional Use with New Construction - Blackman Residence - 1627 Thumb Point Drive**

Mr. Gilmore gave an overview of the application. The applicant is requesting the review and approval of a Conditional Use to construct a single-family home that will be approximately 33 feet and 11-5/8 inches in height from the FEMA Based Flood Elevation. The applicant is requesting an additional approximate six (6) feet in height to meet their desired interior design without increasing the footprint on the lot. The subject property has a Future Land Use designation of Low Density Residential (RL) with a compatible zoning district classification of Single-Family Low Density Residential Zone (R-1). The proposed new residence will include three (3) bedrooms, three (3) full baths, two (2) half baths, office and playroom on the upper-primary level (3690 square feet), and two (2) garages, a workshop and storage area on the first level (3737 square feet).

Huey Blackman, owner, explained the height increase is needed because there is no living area on the 1st level of the home due to possible flooding.

Motion was made by Marcia Baker, and seconded by Bob Burdge to forward a recommendation of approval.

AYE: Bob Burdge, Nichelle Clemons, Vice-Chair Michael Broderick, Alexander Edwards, Marcia Baker, Harold Albury, Chairman Frank Creyaufmiller

Passed

e. **Conditional Use and Site Plan (Development Review and Design Review) - U-Haul Storage - 3602 S. US Highway 1**

Mr. Gilmore gave an overview of the project. The applicant is requesting the review and approval for a Conditional Use - Site Plan (Development Review and Design Review) to construct a four (4)-story, approximately 33,888 square foot storage building with associated site improvements. The facility will be secured by a controlled access security system, with an office on site. The subject parcels total approximately 5.51 acres +/-.

The proposed facility will be used for the U-Haul U-Box Container Program. Customers can pick up their U-Box from a U-Haul location or have the U-Box delivered to their doorstep where it can be filled with household items at their leisure. When the U-Box is packed and

ready, customers can return the U-Box to a location or have it picked up and delivered to any U-Haul self-storage locations throughout the United States and Canada. Customers that have access codes can access their storage units from 8:00 am – 4:00 pm Monday – Sunday. The design for the building integrates various architectural elements.

Ms. Baker asked if outside storage was allowed and if there were similar facilities locally. Mr. Gilmore stated no outside storage is allowed.

No one spoke for or against the application.

Motion was made by Marcia Baker, and seconded by Nichelle Clemons to approve the requested applications with the following conditions:

1. A certified letter of completion by a landscape architect, cost estimate, and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.
2. Prior to the issuance of a site work permit, all properties that make up this development will need to be combined with a parcel combination with the St. Lucie County Property Appraiser's Office and a unity of title with the St. Lucie County Clerk of Courts

AYE: Nichelle Clemons, Vice-Chair Michael Broderick, Alexander Edwards, Marcia Baker, Harold Albury, Bob Burdge, Chairman Frank Creyaufmiller

Passed

f. **Site Plan (Development and Design Review) - Kings Highway Commerce Park Phase II - SE corner of Kings Highway and White Road approximately ½ mile north of Okeechobee Road (9 Parcels)**

Mr. Gilmore gave an overview of the project and stated that Phase I has been approved along with an overall landscape plan for all the phases. The property owner and applicant are seeking Site Plan (Development Review and Design Review) approval to construct one 750,500 square foot building with 710,500 of warehouse distribution space and 40,000 square feet of office space with associated site improvements. Phase 2 of the project will provide for 623 parking spaces along with 13 handicap accessible spaces. The proposed building elevation is articulated with varying roof heights and accents and the elevations incorporate the creation of living walls or green walls.

No one spoke for or against the application.

Motion was made by Bob Burdge, and seconded by Nichelle Clemons to approve the project with the following Conditions:

1. A Landscape Bond for all site landscaping shall be provided pursuant to City Code 123-6 prior the issuance of the first Final Certificate of Occupancy for the site.
2. Prior to the issuance of a site work permit, all properties contained within the subject development will need to be combined through a parcel combination with the St. Lucie County Property Appraiser’s Office and a Unity of Title with the St. Lucie County Clerk of Courts.

AYE: Vice-Chair Michael Broderick, Alexander Edwards, Marcia Baker, Harold Albury, Bob Burdge, Nichelle Clemons, Chairman Frank Creyaufmiller

Passed

8. **COMMENTS FROM THE PUBLIC**

There were no comments from the public.

9. BOARD COMMENTS

Chairman Creyaufmiller asked Mr. Gilmore if a new Planning director has been hired. Chairman Creyaufmiller said he would like to hear comments and participation form more Board members, and he suggested Board members error on the side of caution if they ever need to recuse themselves from an agenda item.

10. ADJOURNMENT

Final Publication Date
4/29/2022

Ad Number
GCI0873587-01 -02

Publication
St Lucie News Tribune

Market
Treasure Coast

Delivery Method
Both

Number of Affidavits Needed
1

Customer Email
lcox@cityoffortpierce.com

Customer Name
City Of Fort Pierce Legals

Customer Phone Number
(772) 460-2200

Customer Address
Po Box 1480
Fort Pierce, FL 34954-1480

Account Number (If Known)
463454

Name
Linda Cox

Street
Po Box 1480

City
Fort Pierce

State
FL

ZIP Code
34954-1480

Your Name
Jennifer DeWitt

Email Address
jldewitt@gannett.com

Treasure Coast Newspapers
PART OF THE USA TODAY NETWORK
St. Lucie News-Tribune
1939 SE Federal Highway, Stuart, FL 34994

AFFIDAVIT OF PUBLICATION

CITY OF FORT PIERCE LEGALS
PO BOX 1480
FORT PIERCE, FL 34954
ATTN LINDA COX

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he is a legal clerk Manager of the St. Lucie News-Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St. Lucie News-Tribune in the following issues below. Affiant further says that the said St Lucie News-Tribune is a newspaper published in Fort Pierce, in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement ; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St. Lucie News-Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

4/29/2022

Subscribed and sworn to before on the 29th of April, 2022

Notary, State of WI, County of Brown
My commission expires: 5.15.23

NANCY HEYRMAN
Notary Public
State of Wisconsin

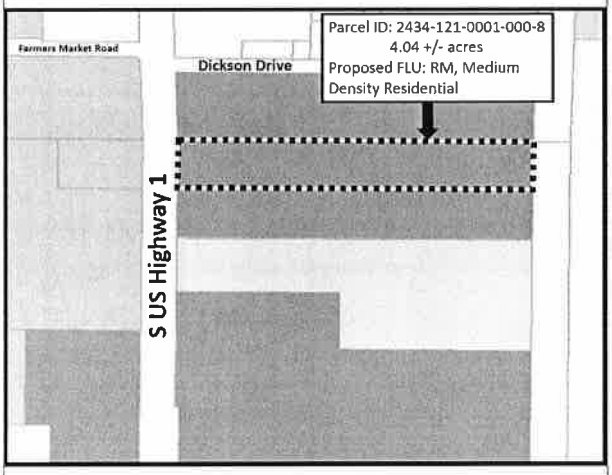
Publication Cost: $315.00
Ad No: GCI0873587-01
Customer No: 463454
PO#: PUBLIC NOTICE

PUBLIC NOTICE
CITY OF FORT PIERCE
LOCAL PLANNING AGENCY

NOTICE IS HEREBY GIVEN, pursuant to Sections 163.3174(4)(a) and 163.3184(a), F.S., the Planning Board, as the Local Planning Agency, of the City of Fort Pierce will hold a public hearing on Monday, May 9th, 2022 at 2:00 P.M., in the City Hall Commission Chambers, 100 N. U.S. 1, Fort Pierce, Florida. The public hearing will be on an application submitted by the representative, Kolter Land Partners, LLC (Culpepper & Terpening, Inc.), and property owner, Karma Capital Investments, LP for a Future Land Use Map Amendment for one (1) parcel of land to change the future land use designation from GC, General Commercial to RM, Medium Density Residential. Said parcel is generally located along the east side of South US Highway 1, approximately 250 feet south of Dickson Drive.

The legal description of the parcel is as follows:

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.



Interested parties may appear at the Local Planning Agency meeting and be heard with respect to the proposed amendment. A copy of the proposed amendment will be made available for inspection by the public at the City of Fort Pierce Planning Department, City Hall, 100 North US Highway 1.

Any person seeking to appeal the decision of the Local Planning Agency of the City of Fort Pierce, Florida, as to the foregoing, is advised that a record of the proceedings is required in any such appeal, and any such person may need to ensure that a verbatim record of proceedings is made including the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

Dated this 29th day of April 2022.
Frank Creyaufmiller, Chairman
Local Planning Agency
City of Fort Pierce, Florida

Vennis Gilmore, Acting Planning Supervisor

Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

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1939 SE Federal Highway, Stuart, FL 34994
AFFIDAVIT OF PUBLICATION

CITY OF FORT PIERCE LEGALS
PO BOX 1480
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ATTN LINDA COX

STATE OF WISCONSIN
COUNTY OF BROWN

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4/29/2022

Subscribed and sworn to before on the 29th of April, 2022

Notary, State of WI, County of Brown
My commission expires: 5.15.23

Publication Cost: $315.00
Ad No: GCI0873587-02
Customer No: 463454
PO#: PUBLIC NOTICE

NANCY HEYRMAN
Notary Public
State of Wisconsin

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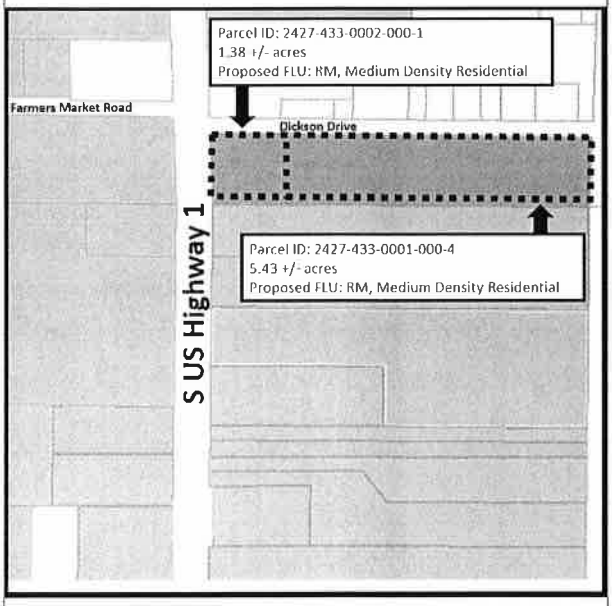
The legal description of the parcels is as follows:

THAT PART OF THE SOUTH 275.00 FEET OF THE SW 1/4 OF THE SE 1/4 OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING EAST OF U.S. HIGHWAY NO. 1, LESS THE NORTH 25.00 FEET AND THE EAST 15.00 FEET FOR RIGHT-OF-WAY, ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.



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Dated this 29th day of April 2022

Dated this 29th day of April 2022.
Frank Creyaufmiller, Chairman
Local Planning Agency
City of Fort Pierce, Florida

Vennis Gilmore, Acting Planning Supervisor

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

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	Kolter Land Partners, LLC
Property Owner(s)	**Applicant/Representative, Title, Company**
4512 North Flagler Drive, Suite 206	105 NE 1st Street
Street Address	Street Address
West Palm Beach FL 33407	Delray Beach FL 33444
City State Zip	City State Zip
Phone Number	Phone Number 954-649-6613
Email Address	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)

DENISE K. YANES
COMMISSION
NUMBER
GG 324827
EXPIRES
April 17, 2023
BONDED THRU AARON NOTARY
Notary Public - State of Florida

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467.3729

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____
Intake Planner_____
Planner Assigned_____
Approved By_____Date _____
Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

☑ 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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

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 & Moble 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: _____

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location 125 acre tract of land, lying between Gator Trace PUD and the High Pointe Condominimum

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 ACTINOK who is personally known to me or has produced
Florida DL A435-545-77-122-0 as identification.

Signature of Notary

seal

JUAN MARTINEZ
Notary Public, State of Florida
Commission# GG 277250
My comm. expires Nov. 15, 2022

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____
Intake Planner_____
Planner Assigned_____
Approved By_____Date _____
Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

❑ 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:

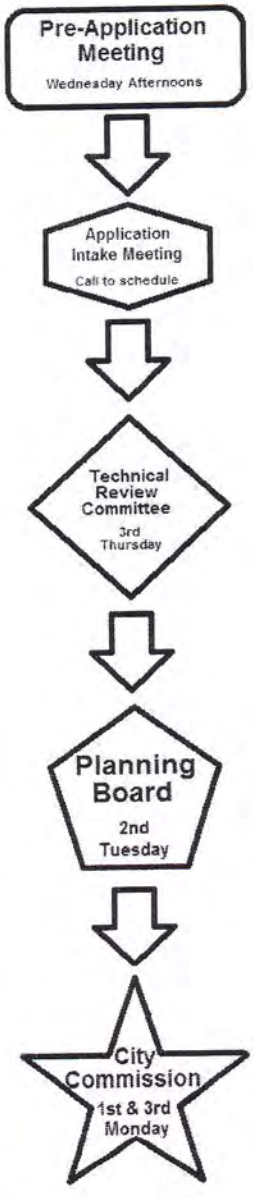
620 (+/-)

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

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)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

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

Property Owner(s)	Applicant/Representative, Title, Company
Karma Capital Investments, LP	Kolter Land Partners, LLC
4512 North, Flagler Drive, Suite 206	105 NE 1st Street
Street Address	Street Address
West Plam Beach FLA 33407	Delray Beach FLA 33444
City State Zip	City State Zip
	954-649-6613
Phone Number	Phone Number
	mcaputo@kolter.com
Email Address	Email Address

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

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 ALTINOK who is personally known to me or has produced

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

Signature of Notary

JUAN MARTINEZ
Notary Public, State of Florida
Commission# GG 317250
My comm. expires Nov. 15, 2022
(seal)

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

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

Intake Planner_____

Planner Assigned_____

Approved _____ Date_____

Comments _____

Intake Date Stamp

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

Submittal for Administrative Approval

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

Submittal for Board Approval

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Future Land Use Map Amendment

☐ Future Land Use Map Amendment – Large Scale (>10 acres)

■ Future Land Use Map Amendment – Small Scale (<10 acres)

In accordance with Chapter 163.3187, Florida Statutes, The City of Fort Pierce will consider applications for land use changes on parcels in excess of 10 aces ("Large Scale Amendments") only twice each calendar year. The City Commission will consider applications for land use changes on parcels less than or equal to 10 acres with a maximum density of 10 units per acres or less at any time during the calendar year. You are encouraged to schedule a pre-application meeting with the planning staff and to submit your application up to three months in advance of the application deadline.

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 (13) 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: no address assigned
2. Property Tax ID(s): 2434-121-0001-000-8
3. Total Acreage: 4.04 acres
4. Existing Future Land Use Designation: CG
5. Existing Zoning Classification: C-3
6. Proposed Zoning Classification: PUD
7. Other applications being submitted concurrent with this application, if any: the subject property is associated with the Savannah Preserve 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 bring the property into land uses consistency with the proposed use of the adjoining Savannah Preserve PUD.
11. **Capacity Analysis:**

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant	CG (Amendment request to RM pending)	C3
South	Vacant	RM	R4
East	Vacant	RM	PD
West	commercial/ industrial	IND	IL

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	CG	C3	175,982 sf	4.04	x
Proposed	RM	PD	48	4.04	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 21,998 gpd
Proposed Zoning	Total gallons per day 12,605 gpd
Change in Demand	**Total gallons per day** -9,393 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
Current Zoning	Total gallons per day 17,598 gpd
Proposed Zoning	Total gallons per day 12,605 gpd
Change in Demand	**Total gallons per day** -4,993 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	44227	44351	+2.5 ac
Urban District	5 acres per 1,000 people	44227	44351	+ .6 ac
Community	2.5 acres per 1,000 people	44227	44351	+ .3 ac
Neighborhood	1.36 acres per 1,000 people	44227	44351	+ .2 ac

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High) K8 7 students ---- HS 3 students
Multi-family: (du x 0.207 = students/70% K-8/30% High)

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

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	n/a
Proposed Zoning	6.1 yds (46 units @ .13333 yds/unit)
Change in Demand	

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

G. Transportation Analysis: Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning	C3	C3
Proposed Zoning	PD	PD
Change in Demand	Trips - 1,443	Trips -17 (AM) / -125 (PM)
Impact to Capacity	See attached traffic report for overal Savannah Preserve PD	

12. Name of Owner(s): Karma Capital Investment LP
Mailing Address: 4512 No. Flagler Drive, Ste 206
City West Palm Beach State Fl Zip 33407
Phone #
E-mail:

13. Name of Applicant: Kolter Land Partners, LLC (attn: m. caputo)
Mailing Address: 105 NE 1st Street
City Delray Beach State Fla Zip 33444
Phone # Fax #
E-mail: mcaputo@kolter.com>

14. Name of Representative: Culpepper & Terpening, Inc. (attn: d murphy)
Mailing Address: 2980 South 25th Street
City Ft. Pierce State Fla Zip 34981
Phone # 772-464-3537 Fax #
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

Date

Address State FI 33407 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(s) 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 identification.

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: _____

FILE # 4838662 OR BOOK 4579 PAGE 2812, Recorded 03/26/2021 02:46:29 PM Doc Tax: $2240.00

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**.

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

Witness Name: STEPHANIE M. PETRULAK

By: _____
Dorothy W. Smith, Manager

Witness Name: TANYA C TILLMAN

(Corporate Seal)

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of [X] 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 [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

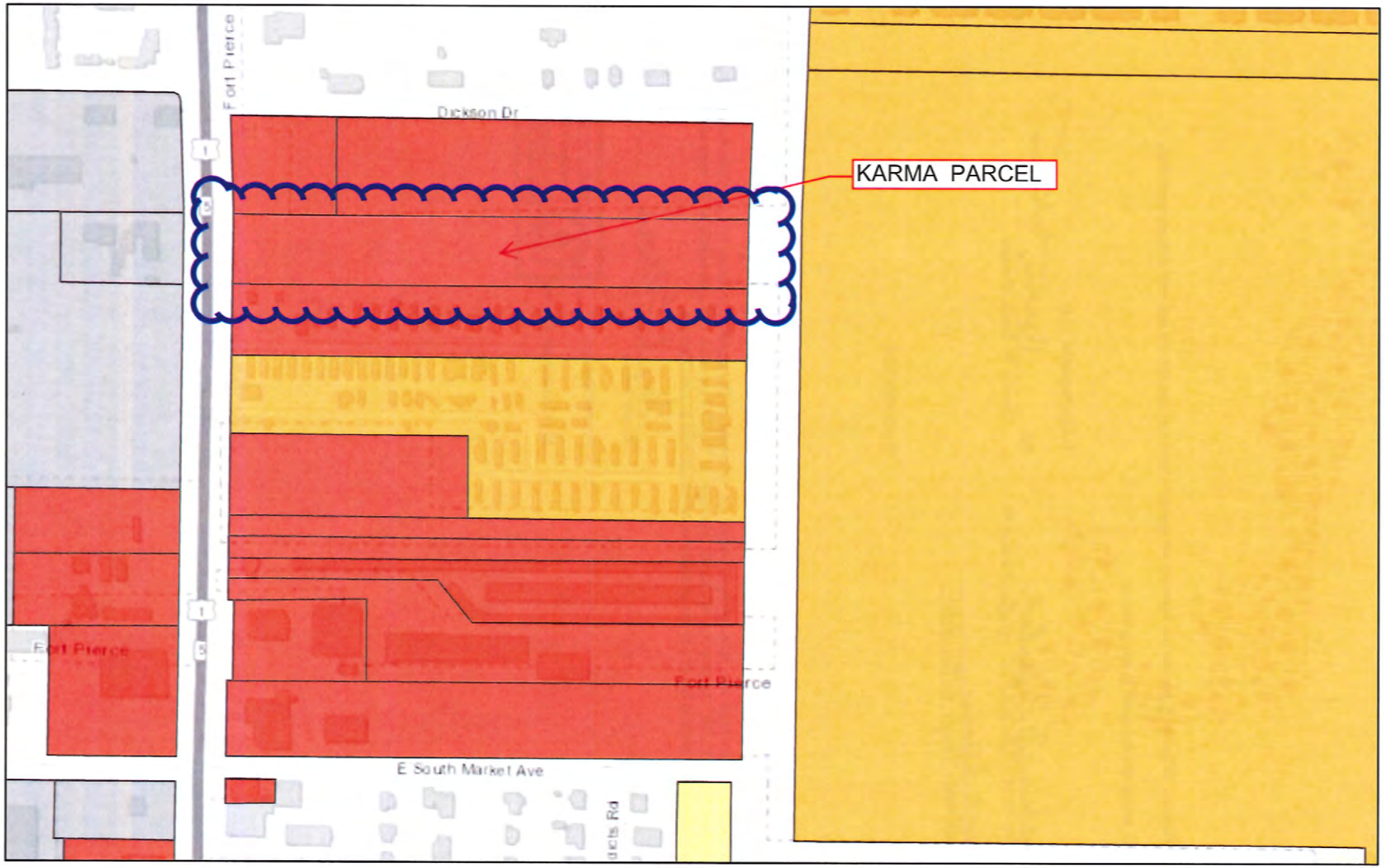
Printed Name: _____

My Commission Expires: _____

TANYA C. TILLMAN
Commission # HH 060951
Expires November 5, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

DoubleTime®

ArcGIS Web Map



1/3/2022, 2:25:00 PM

Future Land Use

- GC, General Commercial
- I, Industrial
- RL - Low Density Residential
- RM - Medium Density Residential

1:4,514

0 0.03 0.07 0.13 mi

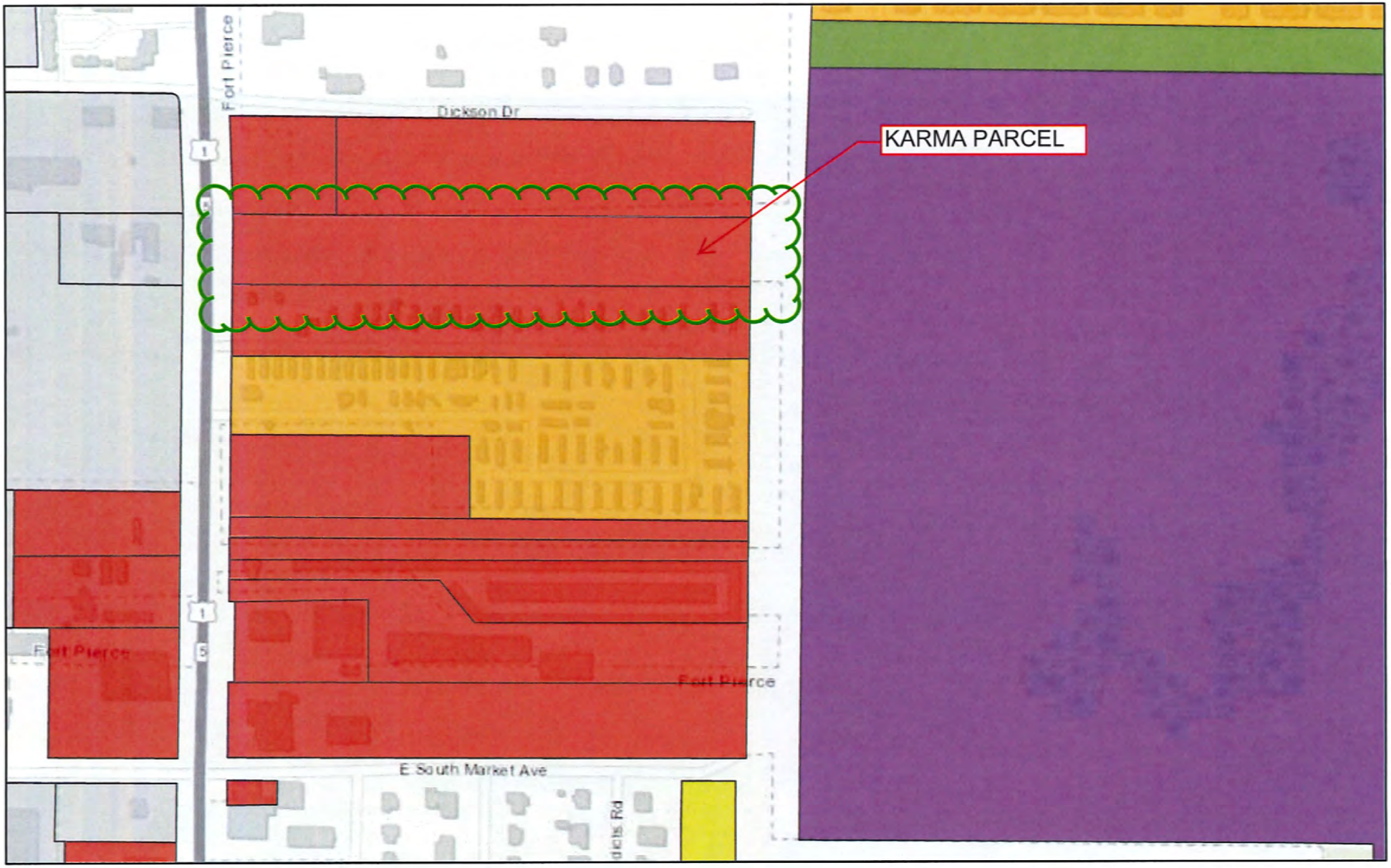
0 0.05 0.1 0.2 km

SLC Property Appraiser's Office, Esri, HERE, Garmin, INCREMENT P,

Web AppBuilder for ArcGIS

SLC Property Appraiser's Office, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | City of Ft Pierce | City of Ft Pierce Planning Department & St Lucie County.

ArcGIS Web Map



1/3/2022, 2:27:28 PM

1:4,514

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

Zoning

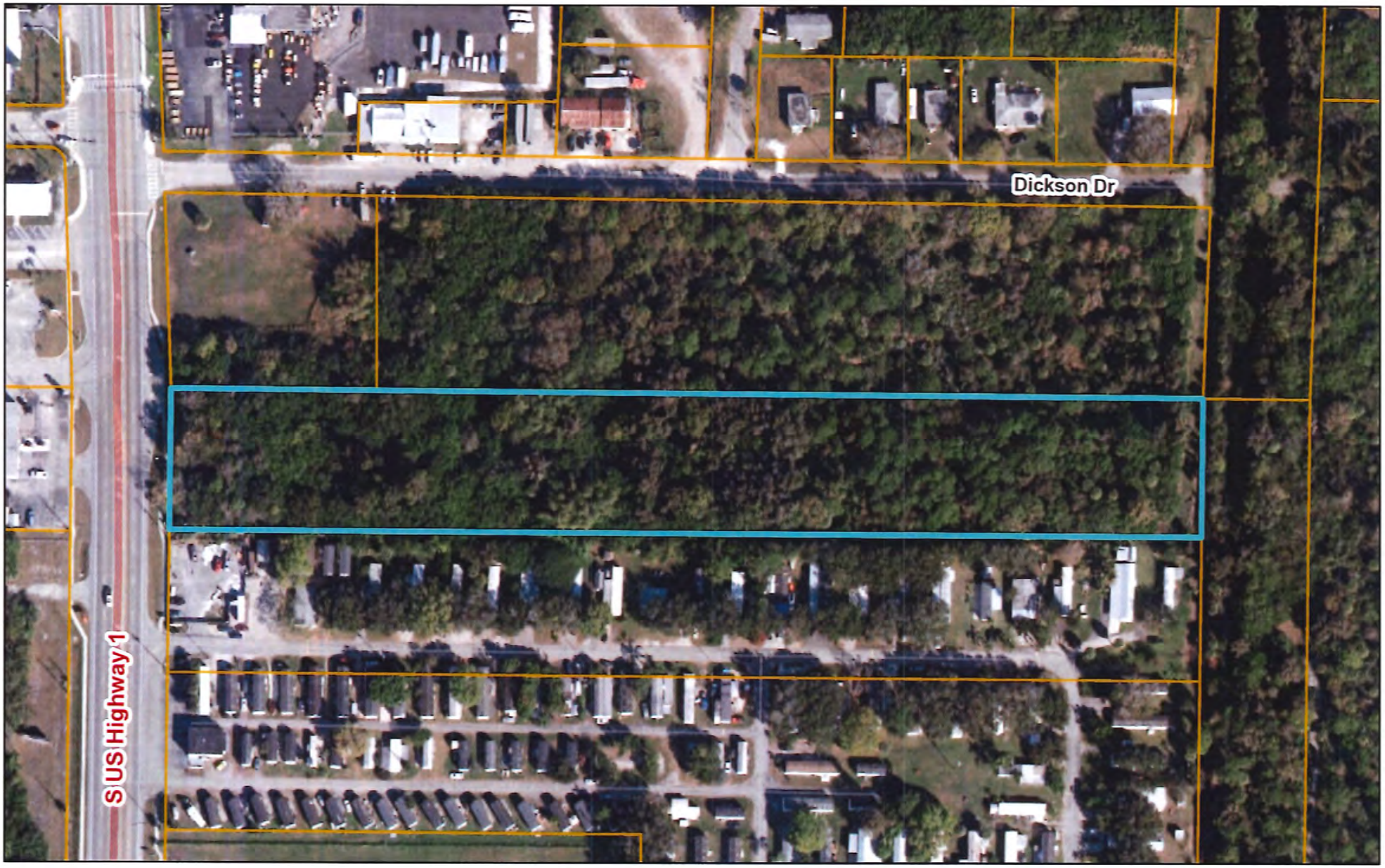
- C-3, General Commercial
- I-1, Light Industrial
- OS-2, Conservation Open Space
- PD, Planned Development
- R-2, Single Family Intermediate Density
- R-4, Medium Density Residential

SLC Property Appraiser's Office, Esri, HERE, Garmin, INCREMENT P,

Web AppBuilder for ArcGIS

SLC Property Appraiser's Office, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | City of Ft Pierce | City of Ft Pierce Planning Department & St Lucie County.

Saint Lucie County Property Appraiser



January 3, 2022

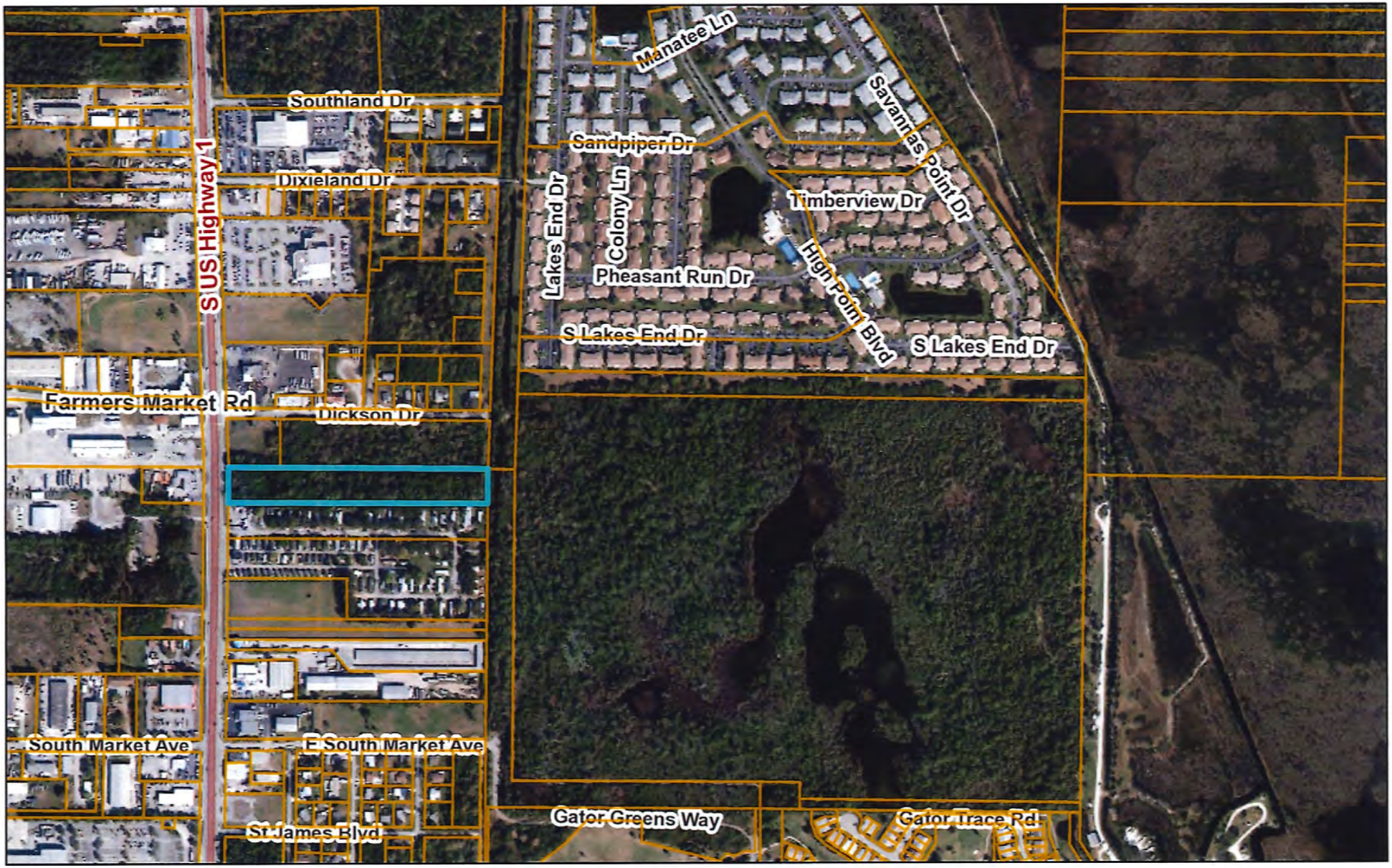
1:2,257

0 90 180 360 ft

0 25 50 100 m

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

Saint Lucie County Property Appraiser



January 3, 2022

1:9,028

0 370 740 1,480 ft

0 112.5 225 450 m

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

CULPEPPER & TERPENING INC

CONSULTING ENGINEERS | LAND SURVEYORS

File number: 21-054
Writers e-mail: dmurphy@ct-eng.com

February 10, 2022

Ms. Jennifer Hofmeister-Drew, Director
City of Ft. Pierce Planning Department
100 North US #1
Ft. Pierce, Fla 34950

Subject: Savannah Preserve Planned Development - Response to Comments

Dear Ms. Hofmeister-Drew:

We are in receipt of the Ft. Pierce Technical Review Committee comments in regard to the proposed Savannah Preserve Planned Development. Below, please find our responses to the questions posed in your reviews.

****

1. Pursuant to Code Sec. 125-212. The PD District is intended to provide a process for the evaluation of individually planned developments which are not otherwise permitted in the zoning districts established by this chapter. The PD District is to be a voluntary process commenced by an applicant for such zoning designation. The standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time granting the city commission the absolute authority to establish such limitations and regulations as it deems necessary to protect the public health, safety and general welfare. In so doing, the PD district is designed to:
   - Provide for the planning, review and approval of one or a combination of residential, commercial, public and industrial land uses not otherwise allowed under general zoning districts.
   - Encourage structures which result in an organized, compatible development within and with surrounding land uses in density and intensity of use.
   - Allow flexibility through a more efficient arrangement of structures, utilities, on-site circulation, and ingress and egress than is permitted under conventional zoning and subdivision regulations.
   - Encourage the preservation of environmental assets and natural amenities as scenic and functional open-space areas.
   - Encourage usable open space by permitting a more concentrated building area than is allowed under conventional zoning and subdivision regulations.
   - Encourage innovative site planning and land development concepts in order to create an aesthetically pleasing and functionally desirable living environment while preserving onsite natural elements and cultural resources.
   - Promote flexibility and efficiency in site design for more desirable living and working environments.
     Promote development that is adapted to natural features, including wetlands, trees and other vegetation and habitat, and which avoids the disruption of natural drainage patterns.
   - Permit site specific requirements based on the unique characteristics of the individual site.

- Permit site specific limitations where necessary to protect public health, safety, or welfare, or for the protection or preservation of lands either internal or external to the planned development.

2. The overall site plan with the internal wetland and interconnected pedestrian trail that connects to the Savannah Preserve, presents an innovative site plan layout with an abundance of native habitat amenities. With regard to the elevations for the two (2)-family units (duplexes), as indicated in previous meetings, Planning staff would like to see more architectural elements, in addition to enhancements to the limited outdoor space per unit. The elevation modifications recommended should complement the townhomes which suggest a coastal design. The floor plan appears to only offer two (2)-bedroom units, with some units, offering a den.

Please clarify how many of the units offer a den, as the two (2)-bedroom units are over half of the models proposed for the entire development. As a PD, please justify. Additionally, the landscaping should provide for foundation plantings on both the two (2) unit and the townhomes.

Residential units within this community are, as noted in the prior staff comments, a combination of three-bedroom townhomes and two bedroom (with separate den/office area), 2-famly attached villa units. Each unit is to be individually owned and will be located on a platted tract/ lot. As noted in our PD application documents, the Savannah Preserve community is seen as being a mid-price range community, intended to provide homes that address the needs of younger families, families with no children, and families where the children have grown but where the buyer is not ready for, nor interested in, an age segregated community. As such, and as supported by proprietary marketing reviews done by the projected builders in this community, the mix of unit types described above is believed to be supported by projected demand/ adsorption rates, permitting this community to be substantially built—out in approximately 60 months (or less) after the commencement of sales.

Landscaping around each of the residential structures (2 family) shall, at a minimum include complete foundation planting areas along the front and sides of all structures. Street trees will be provided as part of the base infrastructure development, and will eb install in coordination with home construction. Rear yard landscaping shall not require foundation plantings, but shall include at least one shade tree (or equivalent) and all areas not otherwise used as part the sites hardscaping shall be sodded. Irrigation shall be provided on all tracts/lots.

Landscaping around each of the townhome structures shall, at a minimum include complete foundation planting areas along the front and sides of all structures. Street trees will be provided as part of the base infrastructure development, and will be install in coordination with home construction. Rear yard landscaping shall not require foundation plantings, and all areas not otherwise used as part the sites hardscaping shall be sodded. Irrigation shall be provided on all tracts/lots.

3. Please provide a justification statement for the FLUM and rezoning applications.

The proposed justification for the development of overall Savannah Preserve PUD may be characterized as follows:

a. The application for Change in Zoning to the PD (Planned Development) Zoning District is for the purpose of making use of the petition property in a manner and form consistent with the community growth objectives of the City of Ft. Pierce Comprehensive Plan, and at the same respect the sensitive natural resources found on the subject (petition) property. The PD development standards and flexibilities in project design afford the petitioner the opportunity to achieve a reasonable investment

return on the development of the property and at the same time protect over 50% of the gross project site and the habitats found thereon.

b. The requested justification for the two proposed Small Area, Future Land Use Amendments that are associated with the overall petition for development of the Savannah Preserve Planned Development, is to provide for the required change in Future Land Use Classification to a Residential Land Use Category in order to permit the requested residential use of the property. Both of the commercial properties under petition may be viewed as 'second tier' commercial sites. Both sites have had commercial uses proposed for them in the past, on an individual basis, but those were ultimately deemed not to be marketably functional and the parcels have remained vacant. When these properties are taken from their individual vacant status and merged into a larger, functionally coordinated, development program with other adjacent property to the east, the deficiencies that keep these properties from becoming net positives to the local tax base, effectively go away. In other words, by combining these two underutilized commercial sites with the larger residential opportunity tract (Savannah Preserve), overall area property valuations may be expected to expand.

Review of the various objectives found in the City's of Comprehensive Plan, Future Land Use Element, provide a number of community adopted Objectives that appear to support coordinated community growth that is done in a manner that is respective of the adjacent property uses and any existing natural resource considerations. In regard to adjacent land use compatibility, when the two commercial areas are considered in the whole with the overall Savannah Preserve PD site, it can be destemmed that the proposed site density of approximately 5 du/ac is consistent with the residential densities found in the adjacent High Pointe Community to the north and the Gator Trace community to the south. While the petition properties themselves do not exhibit any unique or special habitat considerations, when combined with the portion of the project site lying to the east, these parcels afford a development opportunity that permits the applicant to focus construction activity away from the larger high quality wetland areas found thereon. These better-quality areas have been set aside as either general preserve areas or areas that can be used for both passive recreation and preservation protection. Habitat integrations can be made with the adjacent Savannah Preserve (City/County Park Sites) as indicated on the project site plan.

4. On the site data, please provide or edit the following:

a. The proposed FLUM and Zoning designations

Refer to the site data table on the project site plan. Both the Existing Future Land Use Classification and Existing Zoning Designations have been identified in this table for all petitioned parcels.

b. The maximum units per FLU class broken down by Residential and Commercial is confusing. Please remove.

Refer to the site data table on the project site plan.

c. Please confirm that the Code citations referenced in the General Notes are correct.

These are the standard City Code Citations required by the City Engineering Department.

d. Provide Perimeter Setbacks

Perimeter Setbacks vary in width from a minimum of ten (10) feet to over 25 feet in width. Refer to the project site plan for a graphic identification of the permitter buffers at a given location in the community.

e. Please define miscellaneous area under impervious lot coverage.

'Miscellaneous area' coverage is intended to address any impervious areas that do not typically fall into the general categories of; buildings; pavement; or sidewalks. It should be noted that for this site planning level of project design, all figures are to be looked at as approximate and are subject to refinement as part of final site construction designs that are to be submitted to the City, and other required review entities, for final permitting.

5. **As a PD, the requested setbacks will be made a part of the adopting Ordinance in order to review and approve individual lots during the DPCR review by Planning. Please specify if individual accessory structures, such as fencing, private pools, sheds, etc. will be permitted and include their associated regulations, i.e. setbacks.**

See Site Data Blocks.

6. **Please adjust the scale to reduce the number of plan sheets. Provide 'typicals' instead.**

As we have discussed, we have refined the overall submission packet to a more generalized development pan format with detail areas of various parts of the project site plan.

7. **Please provide the location of mailboxes throughout the site. A one area location is not supported.**

Refer to the project site plan. We are presently proposing two (2) mail kiosk locations, however final service location are set by the Post Office. Any assistance that the City can provide in convincing the Post Office that two locations for this site are necessary, would be appreciated.

8. **Water features are requested in the internal lakes in addition to the one shown at the entrance into the development.**

Water features (lake aerators) will be provided in each of the sites stormwater lakes.

9. **Below is a table of the proposed PD with an underlying zoning district of R-4 as it is the adjacent residential zoning to the subject property. Please confirm and/or complete. Deviations should be supported in the PD justification.**

See Site Data Blocks.

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Fort Pierce Engineering Department:

PRELIMINARY PLAT COMMENTS:

1. **Update the signature page on sheet 2 Of 9 to include the following City Commission Certificate as stipulated in Chapter 121-lO(c)(la), "CITY COMMISSION CERTIFICATE: Pursuant at the provisions of the Fort Pierce City Commission this plat was given Preliminary Approval by the City Commission at a meeting held on _____ , 2022. , Linda Cox, City Clerk".**

Refer to the attached Preliminary Plat.

2. **Correct the typographical error on sheet 2 of 9 under the heading of Planning and Development Services Approval.**

Refer to the attached Preliminary Plat.

3. **Revise line item five under the Dedication to reference FPUA as opposed to FPL for the electric service provider.**

Refer to the attached Preliminary Plat.

4. Update plat sheets 3 through 9 to include an updated sheet index map as the current one is based on the previously submitted plat and references incorrect page numbers and subdivision layout of sheet number 9.

Refer to the attached Preliminary Plat.

5. Sheet 3 of 9 - Revise sheet number called out on the match line from 3 to 4.

Refer to the attached Preliminary Plat.

6. Sheet 4 of 9 - Revise sheet number called out on the match lines from 2 to 3, 4 to 5 (two places), and 6 to 7.

Refer to the attached Preliminary Plat.

7. Sheet 5 of 9 - Revise sheet number called out on the match lines from 3 to 4 (two places) and 5 to 6.

Refer to the attached Preliminary Plat.

8. Sheet 6 of 9 - Revise sheet number called out on the match lines from 4 to 5 and 6 to 7.

Refer to the attached Preliminary Plat.

9. Sheet 7 of 9 - Revise sheet number called out on the match lines from 3 to 4, 5 to 6, 7 to 8 (two places), and 8 to 9.

Refer to the attached Preliminary Plat.

10. Sheet 8 of 9 - Revise sheet number called out on the match lines from 2 to 3 and 6 to 7 (two places).

Refer to the attached Preliminary Plat.

11. Sheet 9 of 9 - Tract RW-2 is missing boundary information for the east and west property boundaries; please revise the plat to include this information.

Refer to the attached Preliminary Plat.

12. Sheet 9 of 9 - Add the distance and bearing information for the western and northern boundary lines of Tract OST-7

Refer to the attached Preliminary Plat.

Advisory Comments:

1. Prior to final plat approval, all subdivision improvements shall be constructed or an approved engineer's cost estimate along with the appropriate surety in an amount determined by the City Engineer will need to be provided. The bond shall include all construction costs of the subdivision's infrastructure and common improvements.

Comments acknowledged.

2. The final plat shall include the street names.

Comments acknowledged.

SITE PLAN/PD COMMENTS:

1. The landscape plans indicate plantings within the limits of the County owned and maintained Dickson Drive and S. Market Avenue rights -of-way along with the proposed SLC dedicated Roadway Tract RW-2. The applicant shall provide St. Lucie County authorization to install these plantings within these rights-of-way.

Comments acknowledged. It is the intention of the applicant, through the Preserve at Savannah Lakes Community Development District, to enter into the necessary interlocal agreements addressing this landscape area.

2. **Update the site plan to identify the dimensions of the driveway widths and parking spaces of the Recreation Tract's parking lot.**

Refer to the project site plan. We have added extra details sheets to address this request.

3. **The drainage, utility, and striping plans shall reflect the T-turnarounds at the roadway terminuses.**

Refer to the attached generalized drainage, utility, and striping plans.

4. **The typical lot development plan which shall include driveway side setbacks and applicable driveway widths.**

Refer to the project site plan. We have added extra details sheets to address this request.

5. **The 25' wetland buffer should not encroach into the limits of the platted lots.**

Refer to the project site plan. The designated 25' wetland buffers do not encroach into the limits of the platted lots. Areas that might otherwise have been considered as encroachments have been mitigation and a minimum compensating ratio of 1.5 sq feet of added buffer for each square foot impacted.

Advisory Comments:

1. **The site contains active gopher tortoise burrows. Prior to issuance of any clearing permits or site development permits, the applicant shall submit a 100% gopher tortoise survey complete with a gopher tortoise relocation plan and the relocation permit issued by the Florida Fish and Wildlife Conservation Commission for the relocation of on-site gopher tortoises to a protected off-site location.**

Comments acknowledged.

2. **The drainage plan was reviewed conceptually and will be reviewed in depth at time of building permit submittal.**

Comments acknowledged.

****

Fort Pierce Code Enforcement Division

1. **No Comments.**

Comments acknowledged. No action required at this time.

****

Fort Pierce Building Department

1. **See attached**

Comments acknowledged. We have reviewed the Building Department Comment sheet and the provided comments appear to be more appropriately directed/addressed as part of final site permitting construction applications. No action is required at this time.

****

Fort Pierce Solid Waste Division

1. **No Comments.**

Comments acknowledged.

****

Fort Pierce Tree Arborist

1. **Forthcoming**

Comments acknowledged.

****

Fort Pierce Police Department

1. **No comments at this time.**

Comments acknowledged.

****

St. Lucie County School District

The St. Lucie County School District has reviewed the above reference project and we have the following comments:

1. **We believe that a school bus stop in the circle entry on the south entrance would be best off the arterial roadway (route A). We do recognize that it is about 1 mile to the furthest lot and we may loop thru the site (route B) depending upon the location of students in the development. Please verify that a school bus can make the turn at the south entry circle, with auto turn analysis or similar.**

Refer to attached project site plan. The radius of the cul-de-sac at the main recreation area is 50ft minimum. Travel lanes are a minimum of 20 feet. We have run a quick auto-turn in this area to verify mobility and all seems to be sufficient. There is covered shade shelter for students to wait for a bus as indicated on the project site plan.

Consistent with our follow up discussions, we have added a new north side pick-up point that should address the split community issues that have been raised. The attached site plan depicts an auto-turn review in this area and there are expected to be no circulation issues of concern.

2. **Develop a proper location for student to stand/wail for bus at the circle.**

See above comments.

3. **Please provide assurances that the school bus may use the entry long term and not be subject to the will of a POA/owner not allowing buses into the community.**

This is not a gated community. At present there are no plans or intentions to have gates installed on any roads in this community. The roads and streets in this community are to be dedicated to the Lakes at Savannah Preserve Community Development District, and are indicated the plats (preliminary) for this property to be open to the public use. Should any proposal be made to gate these streets, it is our understanding that a release/amendment to this dedication will be required. We do not believe that the HOA/POA will have the authority to unilaterally rescind this plat dedication and gate these streets without inputs/approvals from the City of Ft. Pierce.

****

Fort Pierce Utility Authority (FPUA)

1. **See below**

   FPUA W/WW Engineering: ***Concept approved.***

   Water and wastewater (via force main) services are available to serve the subject property. To connect to these services please submit Utility Plan (2 complete sets) along with a completed commercial service application and lift station calculations to FPUA's Water and Wastewater Engineering department, at 1701 S 37th Street Fort Pierce Florida 34947. Please see the Developer's Responsibilities page attached or on the FPUA website for important steps to guide through the entire process including utility details and permit applications (link below). For questions please contact Shane Ostrander sostrander@FPUA.com or 772-466-1600 ext 3468 https://fpua.com/water-and-wastewater-engineering-downloads/

   FPUA Electric & Gas Engineering: ***Approved.***

   Electric service *is available to the site (from the west side of the property) for the propose development. Please provide electric load information for the propose structures /new services and AutoCAD drawing. Customer will be responsible for all transformer pads, conduits and secondary conductors. For more information and project coordination, please contact Thierry Sydné.*

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

2. **FPUA will require a utility easement for all propose FPUA facilities within the site.**

Utility comments are acknowledged.

3. **Please find attached copies of the FPUA GIS maps (Electric and Gas).**

Utility comments are acknowledged. We are coordinating with the FPUA for all service design needs in the Savannah Preserve PD.

****

St. Lucie County Planning

1. Staff is awaiting the updated Traffic Impact Report (post meeting with the applicant & FDOT) to be further evaluated by a third-party consultant.

Comments acknowledged.

****

St. Lucie County Public Works

The following comments are offered by SLC Public Works Department:

1. The County requests the applicant clear and stabilize the canal bank along their frontage to ensure positive drainage.

Comments acknowledged. We will be coordinating this request with the County as part of our final site design efforts.

2. Provide a status update on discussions with the neighboring properties about the realignment of Dickson Drive

We have reached out to the adjoining property owners and will continue to work with them to ensure that their lawful access rights are not infringed.

3. Additional comments will be provided after review of a Site Development Permit Application submittal.

Comments acknowledged.

4. For discussion regarding these comments, please contact me at 772-462-2741, chambersg@stlucieco.org or David Hays at 772-462-1491, haysd@stlucieco.org.

Comments acknowledged.

****

St Lucie Transportation Planning Organization:

The St. Lucie Transportation Planning Organization (St. Lucie TPO) has completed a PTIR with regard to the above-referenced proposed development.

1. **Inaccurate and Inconsistent Application Information: The resubmittal package for the development continues to contain inaccurate and/or inconsistent information such as the Site Plan only identifying "2-Family" and "Townhome" units while depicting single-family lots and the Site Plan identifying 654 units while the Traffic Impact Statement is identifying 620 units. The resubmittal package should be revised to correct these errors and resubmitted for review.**

The project as described in the revised traffic report is correct. This is a community that is comprised of townhomes and two family, attached homes. The lots that you are looking at on the site plan are not for detached single family home use. These are the lots on which the townhomes and the two family residencies will be built.

2. **Site Access and US-1/Dickson Drive Intersection Safety: The revised Site Plan removes the reconstruction of South Market Avenue that was included as another access in the original Site Plan. Therefore, all traffic associated with the development must access the US-1/Dickson Drive Intersection which is a misaligned and outdated intersection. A second access to the development should be provided to improve traffic circulation, and the US-1/Dickson Drive Intersection should be aligned to improve traffic safety.**

Secondary emergency access is provide at both the southwest and southeast corners of the project.

Your comments about the off-set alignment the Dickson Drive/ US 1 intersection are noted, and in an otherwise prefect world we could look to assist in the possible realignment of this intersection. However, to do so, requires that there be a substantial right-of-way acquisition effort undertaken that neither the City, nor the County, have expressed an interest to participate in and that cannot be borne solely by the applicant for this project. Our proposed reconstruction of this intersection, while maintaining the existing 'dog-leg' alignment, will provide for a much improved access approach and signal adjustments.

3. **Dickson Drive Reconfiguration: The revised Site Plan reconfigures Dickson Drive, which is a public road, and takes right-of-way placing a new intersection, which all vehicles and pedestrians must use, onto private property and impacting traffic circulation on Dickson Drive. This reconfiguration should be eliminated to improve traffic circulation and maintain public access to Dickson Drive.**

We are not really sure what you noting here. Yes, the realignment of the Dickson Drive / Project Entry Road does include the use of what is presently private property. However, as noted in our submission materials, all areas of the realignment are to be conveyed to St. Lucie County as part of this platting action. East of the intersection, the project entry drive will be conveyed to the Lakes at Savannah Preserve Community Development District. Public access along Dickson Drive

4. **Dead-End Streets: The revised Site Plan contains several dead-end streets which historically are inconsistent with municipal subdivision requirements and impact traffic circulation. The 'dead-ends' should be removed to improve traffic circulation.**

There are three (3) street ends that could, arguably, be seen as 'dead end' streets. Two of these terminate are environmentally sensitive wetland areas where further extensions are not possible. The other is at the northwest corner of the main development site and where this street could be extended to the north of the community that lies there was so interested.

5. **Traffic Impact Statement: As identified in the review of the initial submittal and which remains unchanged in the resubmittal, the Traffic Impact Statement is inadequate for the purposes of reviewing the application as it does not evaluate the potential transportation impacts from the proposed development and does not consider background traffic and historical growth rates. A comprehensive Traffic Impact Analysis should be provided to evaluate the potential transportation impacts from the proposed development.**

We respectfully disagree with this statement. The traffic impact report for this project does assess the impacts of this development proposal on the area roadway network and it does comply with the submission requirements of the City of Ft. Pierce.

****

I believe that we have addressed the comments as presented and appreciate your continued processing of this application material. If there are any remaining questions, please let me know.

Sincerely

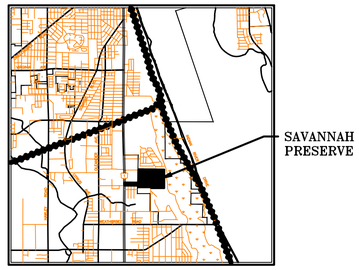
DJ Murphy

Dennis J. Murphy
Principal Planner

PLAT BOOK _____
PAGE _____

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



LOCATION MAP
NOT TO SCALE

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, INCLUDING RW–1, BUT EXCLUDING RW–2, ARE PRIVATE ROAD RIGHTS–OF–WAY AND ARE HEREBY DEDICATED TO THE SAVANNAH PRESERVE COMMUNITY DEVELOPMENT DISTRICT (DISTRICT), IT'S 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 DISTRICT. AN EASEMENT OVER AND UNDER SAID PRIVATE ROAD RIGHTS–OF–WAY AS SHOWN HEREON IS ALSO RESERVED IN FAVOR OF THE CITY OF FT. PIERCE (CITY) AND THE FT. PIERCE UTILITY AUTHORITY (FPUA), ITS SUCCESSORS AND ASSIGNS FOR ACCESS TO, AND THE INSTALLATION, AND MAINTENANCE OF PUBLIC UTILITY FACILITIES. NEITHER THE CITY NOR THE FPUA 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 CITY OR THE FPUA. ALL PUBLIC AUTHORITIES SHALL HAVE THE RIGHT TO USE THE STREETS IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES.

2) RIGHT–OF–WAY TRACT 2 (RW–2), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ST. LUCIE COUNTY BOARD OF COUNTY COMMISSIONERS FOR PUBLIC ROAD RIGHT–OF–WAY PURPOSES, FOR THE BENEFIT OF THE PUBLIC, AND FOR DRAINAGE AND UTILITIES, AND SHALL BE THE MAINTENANCE RESPONSIBILITY OF ST LUCIE COUNTY.

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

5) 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, ELECTRICAL SERVICES, 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.

6) 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 COMMUNITY DEVELOPMENT DISTRICT (DISTRICT), ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE AND PURPOSES SET FORTH BY SAID ASSOCIATION, AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION.

7) THE WATER MANAGEMENT TRACTS (WMT–1, WMT–2, WMT–3 AND WMT 4) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TO THE SAVANNAH PRESERVE COMMUNITY DEVELOPMENT DISTRICT (DISTRICT), IT'S SUCCESSORS AND/OR ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND FOR WATER MANAGEMENT MAINTENANCE PURPOSES AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID DISTRICT.

8) THE LIFT STATION EASEMENTS (LSE–1 AND LSE–2), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE 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, DESIGNEES 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, DESIGNEES OR CONTRACTORS WITHOUT LIABILITY OR RESPONSIBILITY THEREFOR.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____.
THIS _____ DAY OF _____, 2022.

KOLTER LAND PARTNERS, LLC.
BY: _____
NAME
TITLE

WITNESS: _____ WITNESS: _____

(PRINT NAME): _____ (PRINT NAME): _____

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 _____, 2022.

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

PRINT NAME: _____

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 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.

CONTAINING 120.69 ACRES, MORE OR LESS.

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.

CONTAINING 4.83 ACRES, MORE OR LESS.

PARCEL 3:

THAT PART OF THE SOUTH 275.00 FEET OF THE SW 1/4 OF THE SE 1/4 OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING EAST OF U.S. HIGHWAY NO. 1, LESS THE NORTH 25.00 FEET AND THE EAST 15.00 FEET FOR RIGHT–OF–WAY, ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING 7.177 ACRES, MORE OR LESS.

TOTAL AREA: 132.697 ACRES, MORE OR LESS

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) ALL 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.

CERTIFICATE OF TITLE

STATE OF FLORIDA
COUNTY OF _____

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:

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

DATED THIS _____ DAY OF _____, 2022.

_____
NAME
TITLE
ADDRESS

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

ST. LUCIE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, HEREBY ACCEPTS THE DEDICATION OF TRACT RW–2 FOR ROADS AND STREET RIGHT–OF–WAY PURPOSES.

DATED THIS _____ DAY OF _____, 2022.

PRINT NAME: _____ _____,
CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

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 _____, _____ OF BOARD OF COUNTY COMMISSIONERS, ON BEHALF OF THE COUNTY. 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 _____, 2022.

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

PRINT NAME: _____

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE SAVANNAH PRESERVE COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES (DISTRICT), HEREBY ACCEPTS THE DEDICATIONS OF THE STREET AND ROAD RIGHTS OF WAY, WATER MANAGEMENT TRACTS AND DRAINAGE EASEMENT, AND OPEN SPACE TRACTS SET FORTH UPON THE WITHIN PLAT AND SPECIFICALLY DEDICATED TO TO THE DISTRICT, PROVIDED, HOWEVER, THAT ACCEPTANCE OF SUCH DEDICATION AND OF THE OBLIGATION TO OPERATE AND MAINTAIN SUCH FACILITIES IS EXPRESSLY CONDITIONED UPON (I) COMPLETION OF CONSTRUCTION OF ALL ROADS AND STREETS, WATER MANAGEMENT SYSTEM IMPROVEMENTS AND OPEN SPACE TRACTS FOR THE PHASE OF SUCH SYSTEM IN WHICH THE DEDICATED ROADS OR STREETS, EASEMENT OR TRACT ARE LOCATED IN STRICT COMPLIANCE WITH BOTH THE APPROVED PLANS FOR, AND THE REQUIREMENTS FOR ALL REGULATORY AUTHORITIES EXERCISING JURISDICTION OVER, SUCH IMPROVEMENTS, AND (II) COMPLIANCE WITH ALL SURFACE WATER MANAGEMENT SYSTEM TURNOVER REQUIREMENTS RELATING TO SUCH FACILITIES, AS SET FORTH IN THE POLICIES AND PROCEDURES MANUAL FOR THE DISTRICT. THE DISTRICT DOES NOT ACCEPT ANY OTHER RIGHT–OF–WAY, EASEMENT, TRACT, OR OTHER INTEREST IN REAL ESTATE OTHERWISE DEDICATED TO THE PUBLIC.

DATED THIS _____ DAY OF _____, 2022.

BY: _____
NAME/ CHAIRMAN

_____
PRINTED NAME/ CHAIRMAN

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 _____, CHAIRMAN OF SAVANNAH PRESERVE COMMUNITY DEVELOPMENT DISTRICT, ON BEHALF OF THE DISTRICT. 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 _____, 2022.

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

PRINT NAME: _____

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

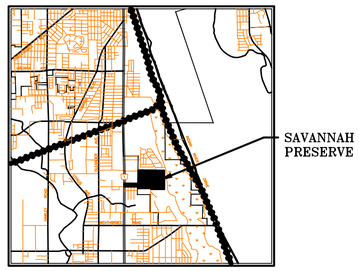
THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

FILE NAME: 21–054–PLAT–COVER.DWG

PLAT BOOK _____
PAGE _____

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



LOCATION MAP
NOT TO SCALE

CITY ATTORNEY

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

THIS _____ DAY OF _____, 2022.

BY: _____

_____, CITY ATTORNEY
CITY OF FORT PIERCE, FLORIDA

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 PD (SAVANNH PRESERVE) ZONING DISTRICT (PD PLANNING DOCUMENTS), AS PROVIDED FOR IN CHAPTER 125 OF THE FORT PIERCE LAND DEVELOPMENT REGULATIONS.

THIS _____ DAY OF _____, 2022.

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

CERTIFICATE OF FINAL APPROVAL BY CITY COMMISSION

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

1.) PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN PRELIMINARY APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON _____, 20___.

2.) 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 _____, 2022. 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 _____, 2022.

FORT PIERCE CITY COMMISSION

BY: _____
LINDA COX, CITY CLERK

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

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 _____, 2022.

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

CLERK OF THE COURT

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 _____, 2022.

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

SURVEYOR

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

FILE NAME: 21-054-PLAT-COVER.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

PLAT BOOK _____
PAGE _____

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

LEGEND

℄	DENOTES CENTERLINE
TYP	DENOTES TYPICAL
FND	DENOTES FOUND
LB	DENOTES LICENSED BUSINESS
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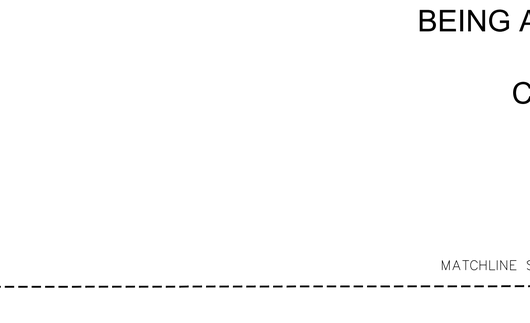

SHEET INDEX

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MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 3

OST-5

WMT-3

STREET NAME

STREET NAME

STREET NAME

LSE-2

20' UE

SAVANNAHS STATE PARK
PARCEL ID #
2435-121-0001-000-1
CITY OF FT. PIERCE

PARCEL ID #
2435-232-0003-000-6

SET 5/8" IR&C
PRM LB 4286

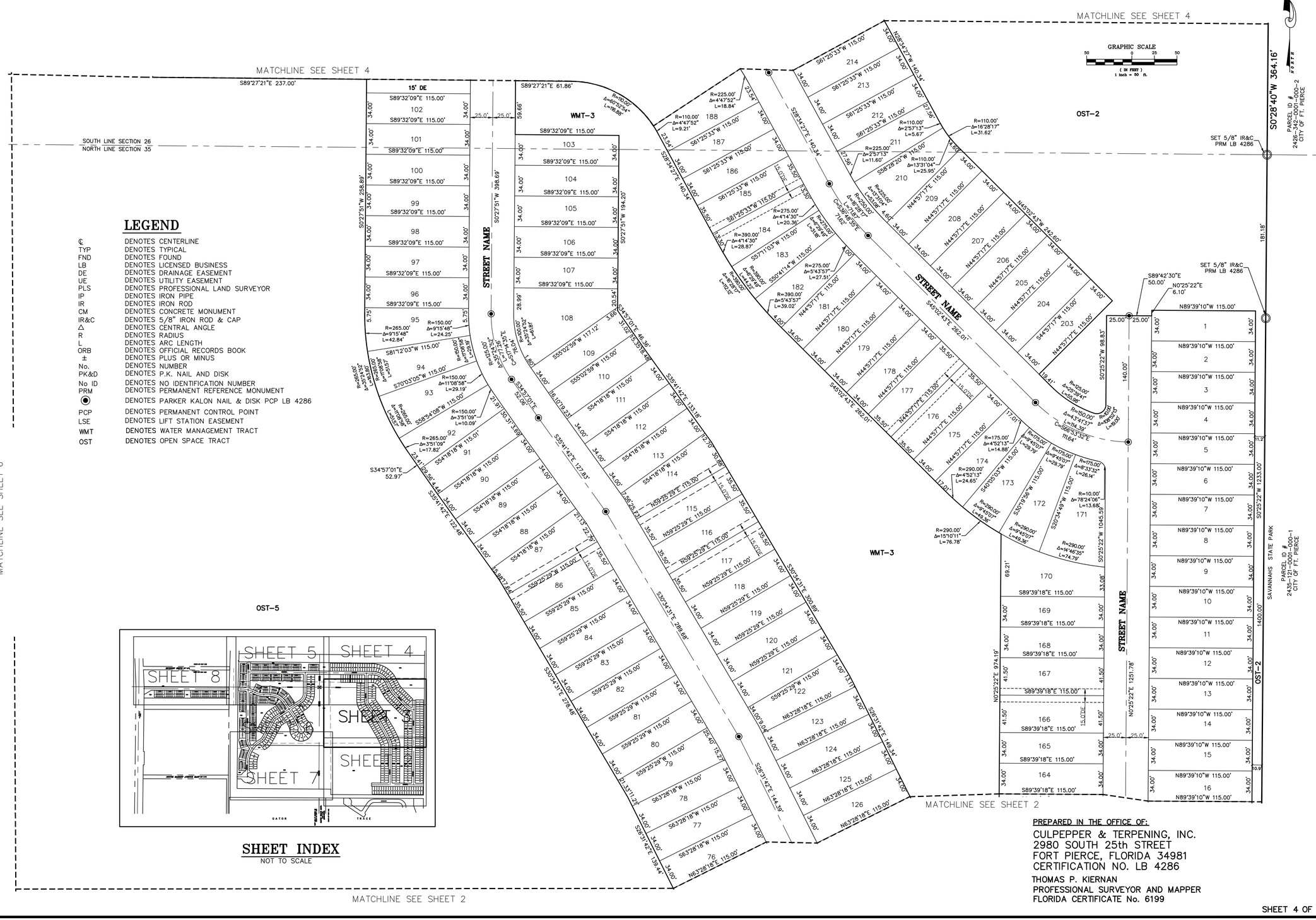
THE GARDEN VILLAS OF GATOR TRACE UNIT TWO
PLAT BOOK 29, PAGE 13

GATOR TRACE ROAD

PLAT BOOK _____
PAGE _____

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



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◉	DENOTES PARKER KALON NAIL & DISK PCP LB 4286
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WMT	DENOTES WATER MANAGEMENT TRACT
OST	DENOTES OPEN SPACE TRACT

FILE NAME: 21-054-PLAT-SHT3.DWG

PLAT BOOK _____
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NORTH

GRAPHIC SCALE
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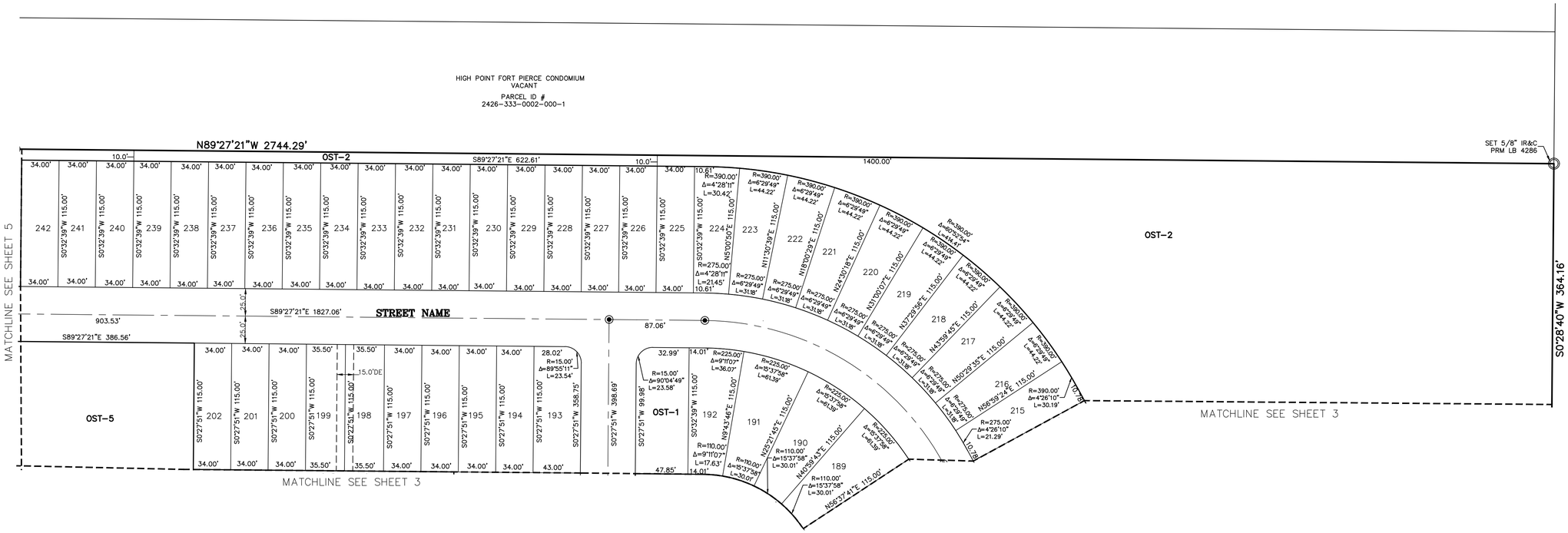

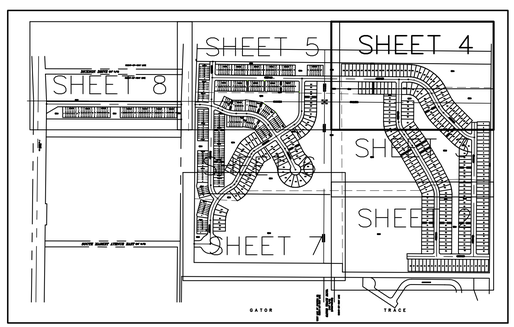

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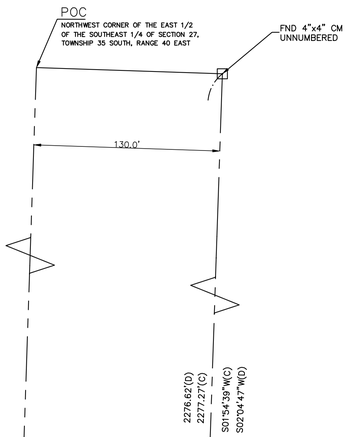

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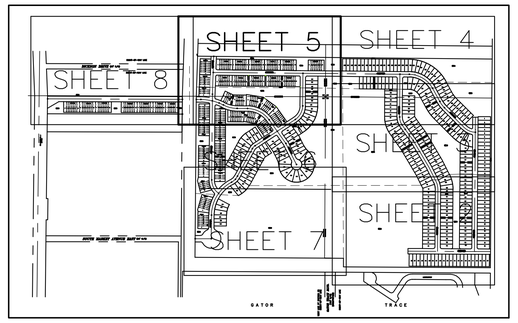

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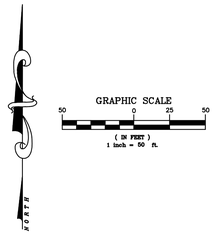

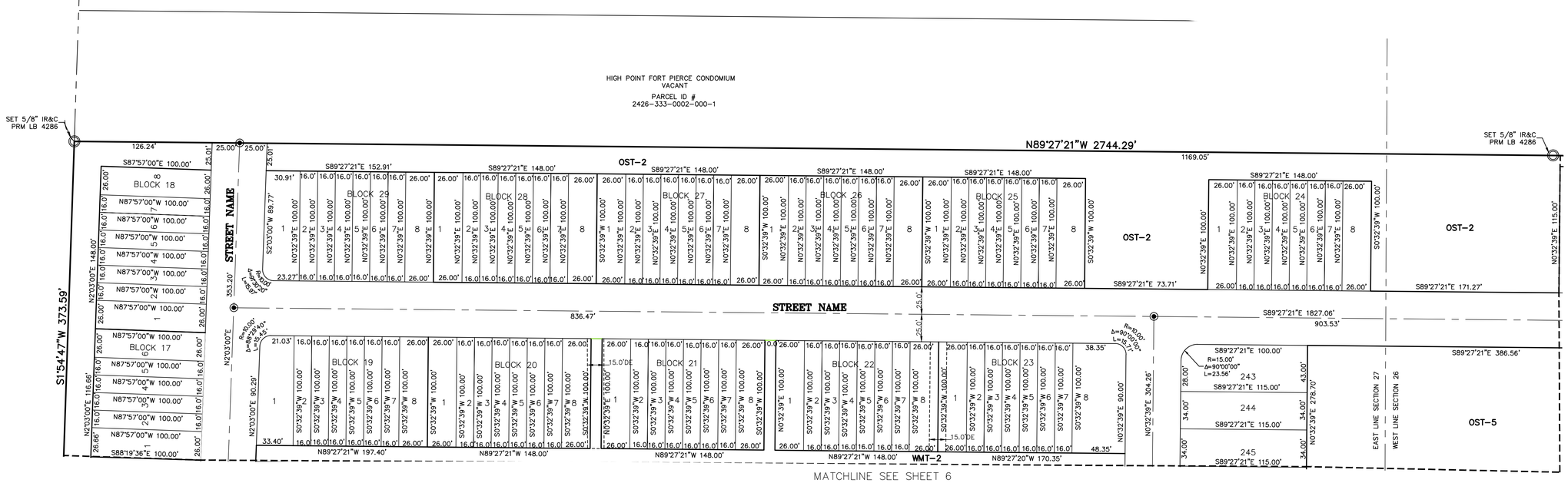

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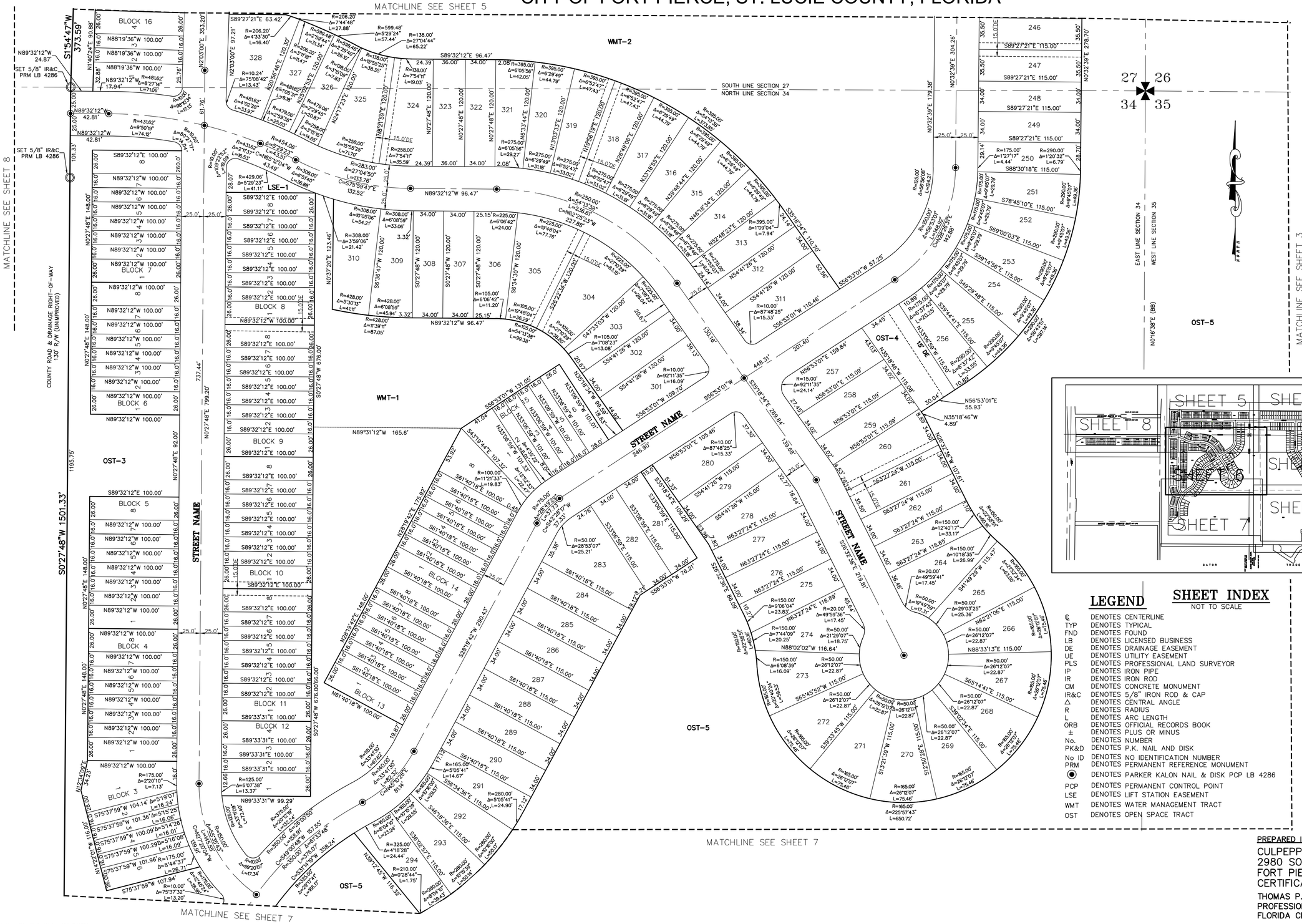
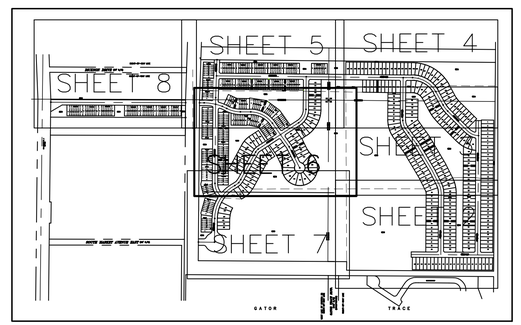
PAGE _____





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
WMT	DENOTES WATER MANAGEMENT TRACT
OST	DENOTES OPEN SPACE TRACT

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

FILE NAME: 21-054-PLAT-SHT6.DWG

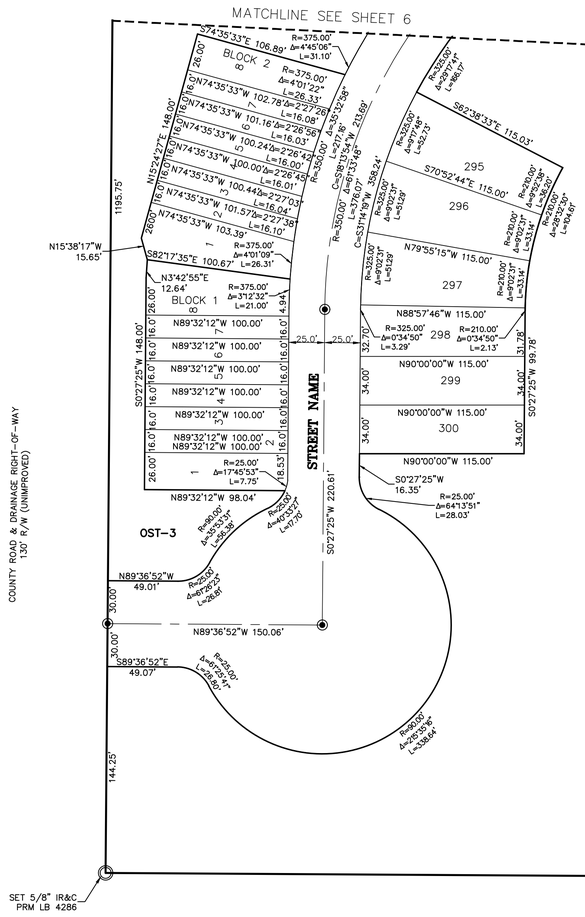
SAVANNAH PRESERVE

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

PLAT BOOK _____
PAGE _____

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

MATCHLINE SEE SHEET 6


MATCHLINE SEE SHEET 6
S74°35'33"E 106.89'
BLOCK 2
R=375.00'
Δ=4°45'06"
L=31.10'
R=375.00'
Δ=4°01'22"
L=26.33'
N74°35'33"W 102.78'
Δ=2°27'58"
L=16.08'
N74°35'33"W 101.16'
Δ=2°26'56"
L=16.03'
N74°35'33"W 100.24'
Δ=2°26'42"
L=16.00'
N74°35'33"W 100.00'
Δ=2°26'42"
L=16.01'
N74°35'33"W 100.44'
Δ=2°27'03"
L=16.04'
N74°35'33"W 101.57'
Δ=2°27'38"
L=16.10'
N74°35'33"W 103.39'
N15°38'17"W
15.65'
S82°17'35"E 100.67'
R=375.00'
Δ=4°01'09"
L=26.31'
N3°42'55"E
12.64'
BLOCK 1
R=375.00'
Δ=3°12'32"
L=21.00'
N89°32'12"W 100.00'
N89°32'12"W 98.04'
R=25.00'
Δ=17°45'53"
L=7.75'
OST-3
N89°36'52"W
49.01'
R=25.00'
Δ=87°25'23"
L=38.15'
N89°36'52"W 150.06'
S89°36'52"E
49.07'
R=25.00'
Δ=87°25'23"
L=38.15'
144.25'
1195.75'
S0°27'25"W 148.00'
S0°27'25"W 99.78'
S0°27'25"W 220.61'
STREET NAME
R=350.00'
Δ=30°32'38"
L=186.61'
C=S31°43'48"W 213.65'
C=S15°13'29"W 184.46'
L=187.46'
R=350.00'
Δ=30°32'38"
L=186.61'
C=S31°43'48"W 358.24'
L=376.07'
S82°38'33"E 115.03'
R=525.00'
Δ=29°17'41"
L=268.47'
R=500.00'
Δ=27°17'46"
L=382.73'
S70°52'44"E 115.00'
295
296
297
298
299
300
R=325.00'
Δ=9°02'31"
L=51.28'
R=325.00'
Δ=9°02'31"
L=51.28'
R=325.00'
Δ=9°02'31"
L=51.28'
R=210.00'
Δ=9°02'31"
L=33.14'
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Δ=9°02'31"
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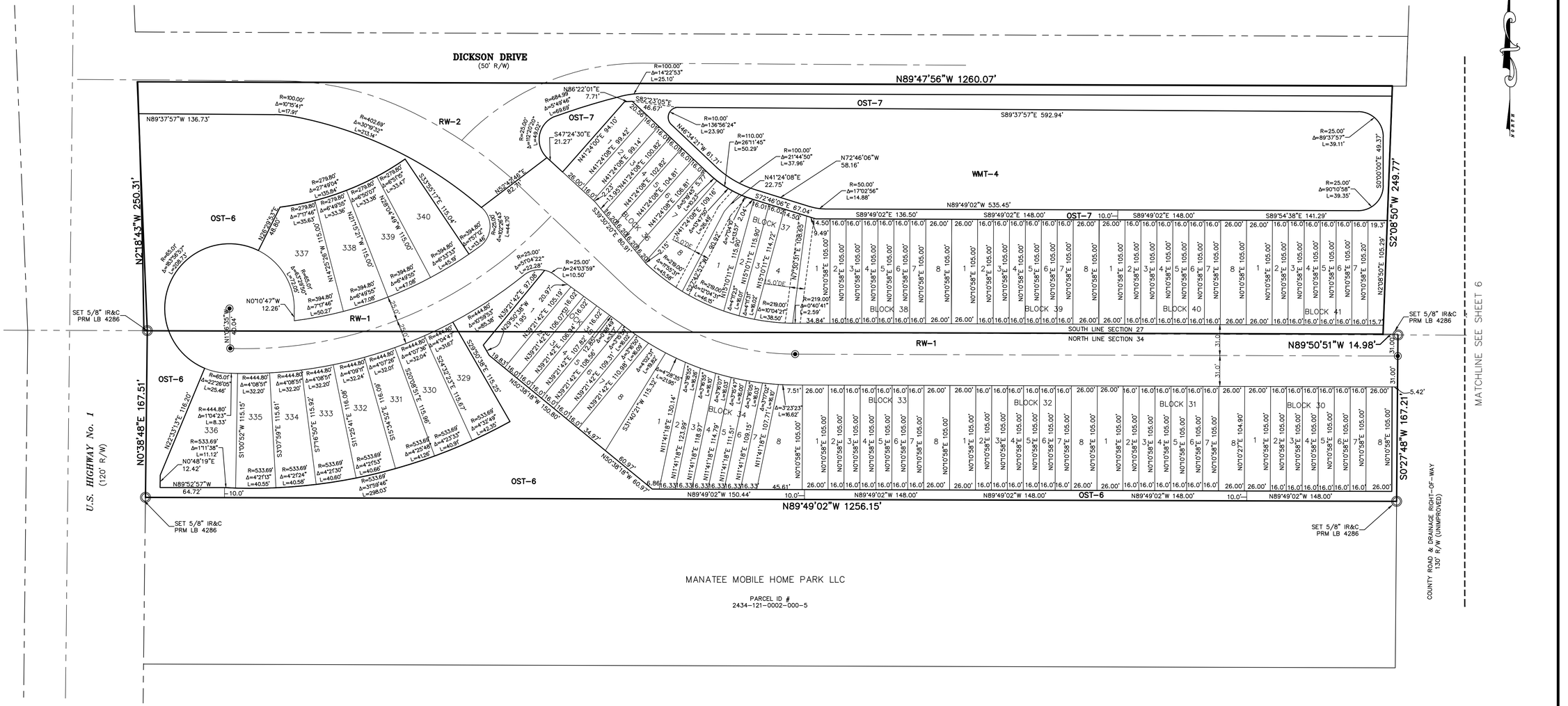
R=210.00'
Δ=9°02'31"
L=33.14'
R=210.00'
Δ=28°02'38"
L=102.80'
R=210.00'
Δ=28°02'39"
L=102.80'
R=210.00'
Δ=28°02'39"
L=102.80'
N79°55'15"W 115.00'
N88°57'46"W 115.00'
R=325.00'
Δ=0°34'50"
L=3.29'
R=210.00'
Δ=0°34'50"
L=2.13'
N90°00'00"W 115.00'
N90°00'00"W 115.00'
N90°00'00"W 115.00'
S0°27'25"W
16.35'
R=25.00'
Δ=64°13'51"
L=28.03'
R=400.00'
Δ=25°53'37"
L=180.72'
R=400.00'
Δ=25°53'37"
L=180.72'
R=400.00'
Δ=25°53'37"
L=180.72

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 _____

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.



MANATEE MOBILE HOME PARK LLC

PARCEL ID #
2434-121-0002-000-5

LEGEND

℄	DENOTES CENTERLINE
TYP	DENOTES TYPICAL
FND	DENOTES FOUND
LB	DENOTES LICENSED BUSINESS
DE	DENOTES DRAINAGE EASEMENT
UE	DENOTES UTILITY EASEMENT
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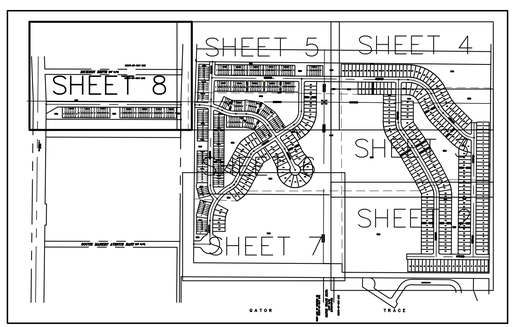

SHEET INDEX

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2980 SOUTH 25th STREET
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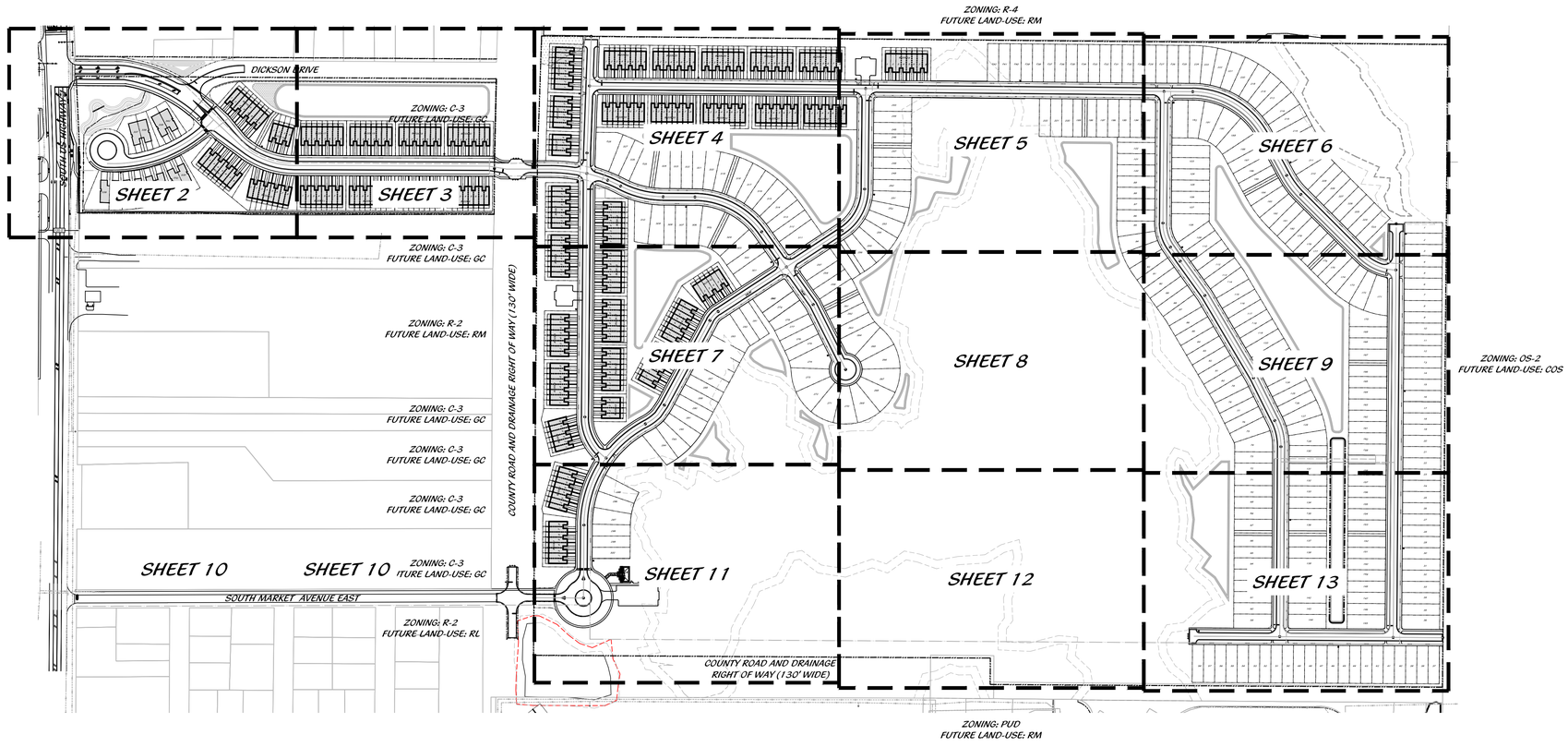
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

FILE NAME: 21-054-PLAT-SHT8.DWG

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: 561-747-6336
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

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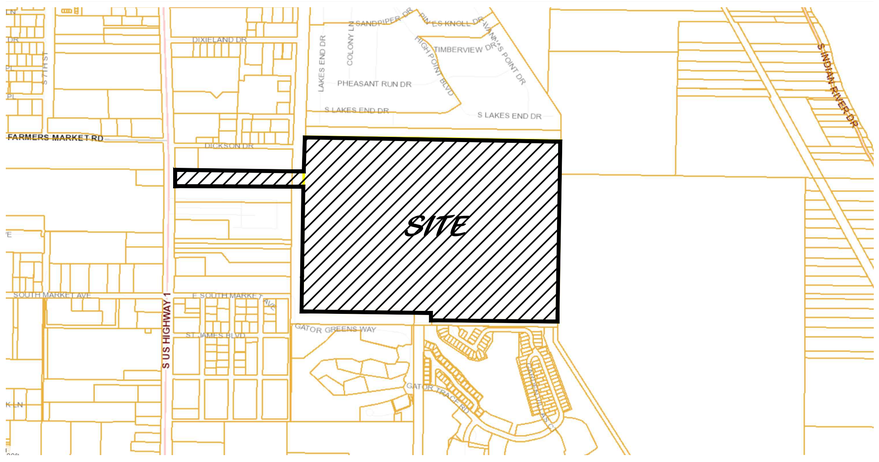
SHEET 1	COVER PAGE
SHEET 2 - 12	LANDSCAPE PLAN
SHEET 14	TYPICAL TOWN HOME LANDSCAPE
SHEET 15	LANDSCAPE DETAILS

LOCATION MAP



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811
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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www.cotleurhearing.com
Lic# LC-26000535

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

DESIGNED	HK/LH
DRAWN	HK/JAE
APPROVED	DEH
JOB NUMBER	21-0626
DATE	07-19-21
REVISIONS	11-19-21

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

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

SHEET 1 OF 15

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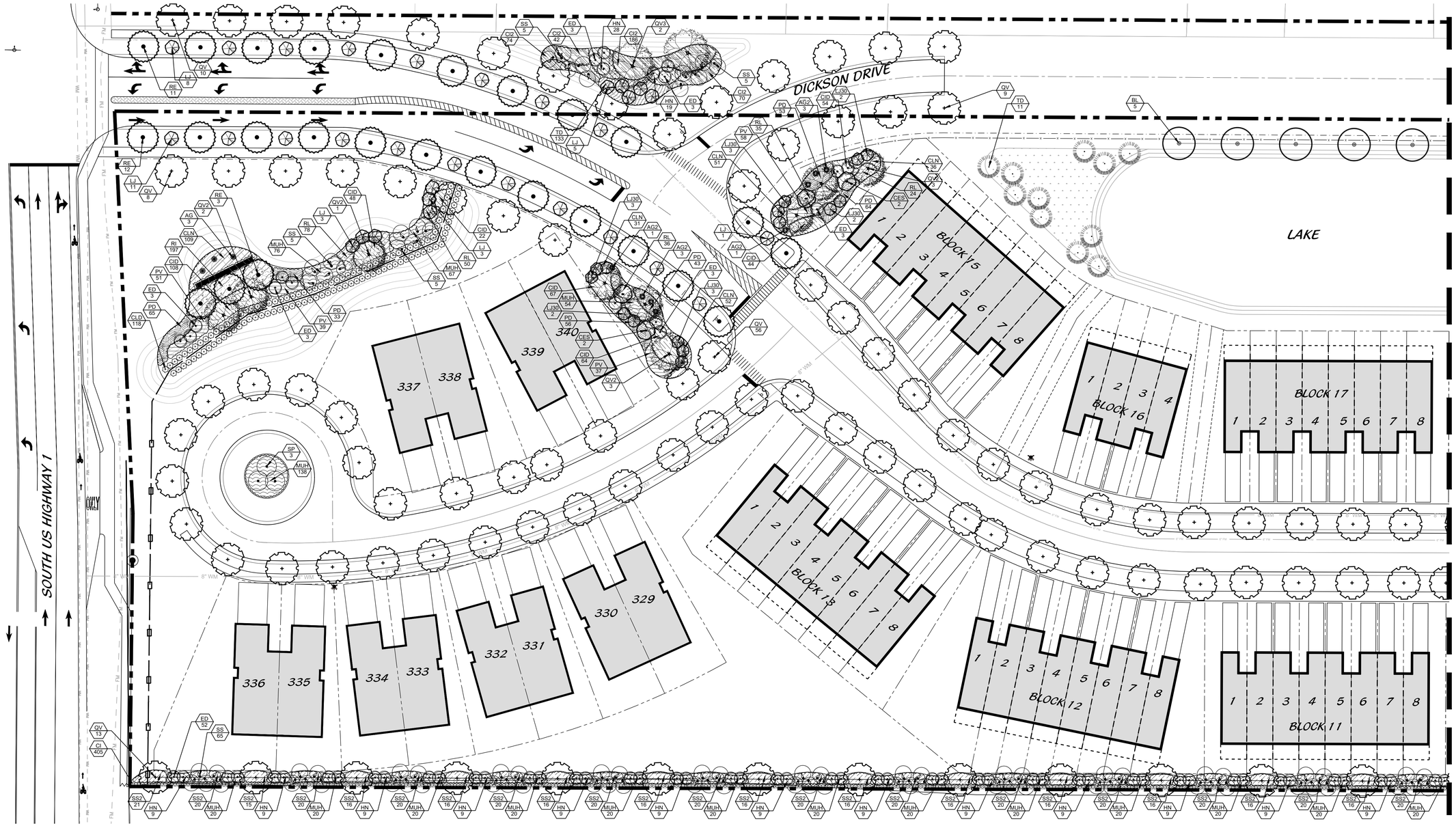

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SHEET 3 OF 15

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MATCHLINE - SHEET 3

MATCHLINE - SHEET 5

MATCHLINE - SHEET 7

BLOCK 24 1 2 3 4 5 6 7 8

BLOCK 25 1 2 3 4 5 6 7 8

BLOCK 26 1 2 3 4 5 6 7 8

BLOCK 27 1 2 3 4 5 6 7 8

BLOCK 28 1 2 3 4 5 6 7

BLOCK 23 1 2 3 4 5 6 7

BLOCK 22 1 2 3 4 5 6

BLOCK 21 1 2 3 4

BLOCK 34 1 2 3 4 5 6 7 8

BLOCK 33 1 2 3 4 5 6 7 8

BLOCK 32 1 2 3 4 5 6 7 8

BLOCK 31 1 2 3 4 5 6 7 8

BLOCK 30 1 2 3 4 5 6 7

BLOCK 7 1 2 3 4 5 6 7 8

BLOCK 35 1 2 3 4 5 6 7 8

328 327 326 325 324 323 322 321 320 319 318 317 316 315 314 313 312 311 310 309 308 307 306 305 304

LAKE

PE1 3 PE2 2 PE3 2 SR 60 EF 12# CIR 92 SP 4 SP 5 SP 2 SP 1 RL 37 RL 54 RL 55 RL 36 RL 46 RL 18 RL 25 QV 145

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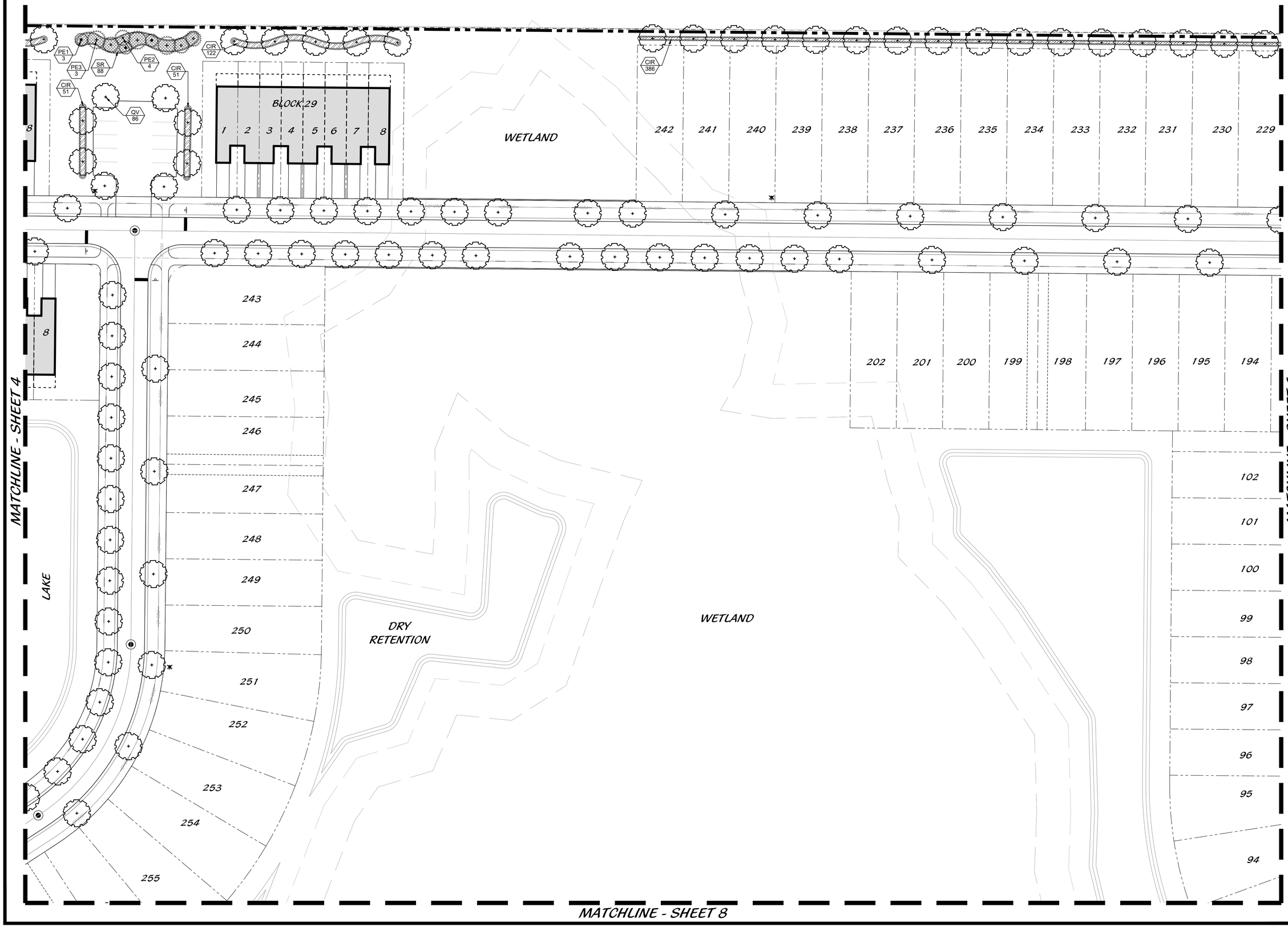

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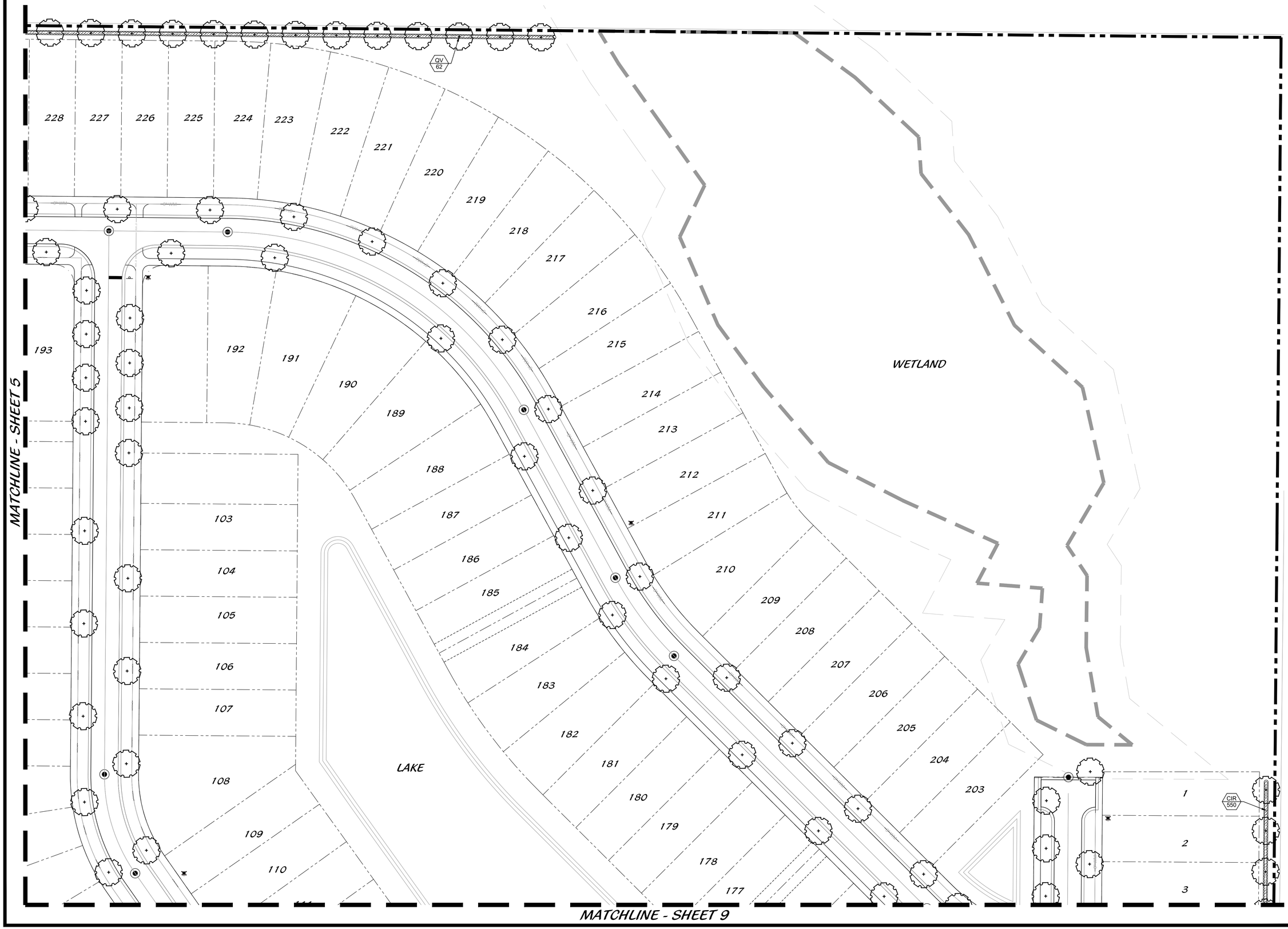

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MATCHLINE - SHEET 4

MATCHLINE - SHEET 8

MATCHLINE - SHEET 11

LAKE

BLOCK 6 BLOCK 36 BLOCK 5 BLOCK 37 BLOCK 4 BLOCK 38 BLOCK 3 BLOCK 39 BLOCK 42 BLOCK 41 BLOCK 40

303 302 301 257 258 259 280 279 281 278 282 277 283 276 284 275 285 274 286 273 287 272 288 271 289 290 291 292 293 294

146.90' 139.68'

DRY RETENTION

WETLAND

DRY RETENTION

DRY RETENTION

EF 92
PE2 4
CIR 51
PE3 3
PE1 3
QV 98
SR 88
CIR 51
CIR 92
PE1 3
PE3 2
SR 60
PE2 4
EF 62
CIR 62
PE1 2
PE3 2
PE2 2
SR 60
PE1 6
PE3 5
PE2 5
SP 1
RL 37
RL 75
SP 5
RL 37
RL 75
RL 37
SP 2
SP 2
RL 37
SP 2
RL 37
SP 2
SP 2
RL 42

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SHEET 7 OF 15

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MATCHLINE - SHEET 5

256

93

DRY RETENTION

261

262

263

264

265

266

267

268

269

270

SP 3

MUH 138

DRY RET.

MATCHLINE - SHEET 7

MATCHLINE - SHEET 9

MATCHLINE - SHEET 12

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REVISIONS	11-19-21

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0' 15' 30' 60'

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

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MATCHLINE - SHEET 6

MATCHLINE - SHEET 8

LAKE

WETLAND

DRY RET.

MATCHLINE - SHEET 13

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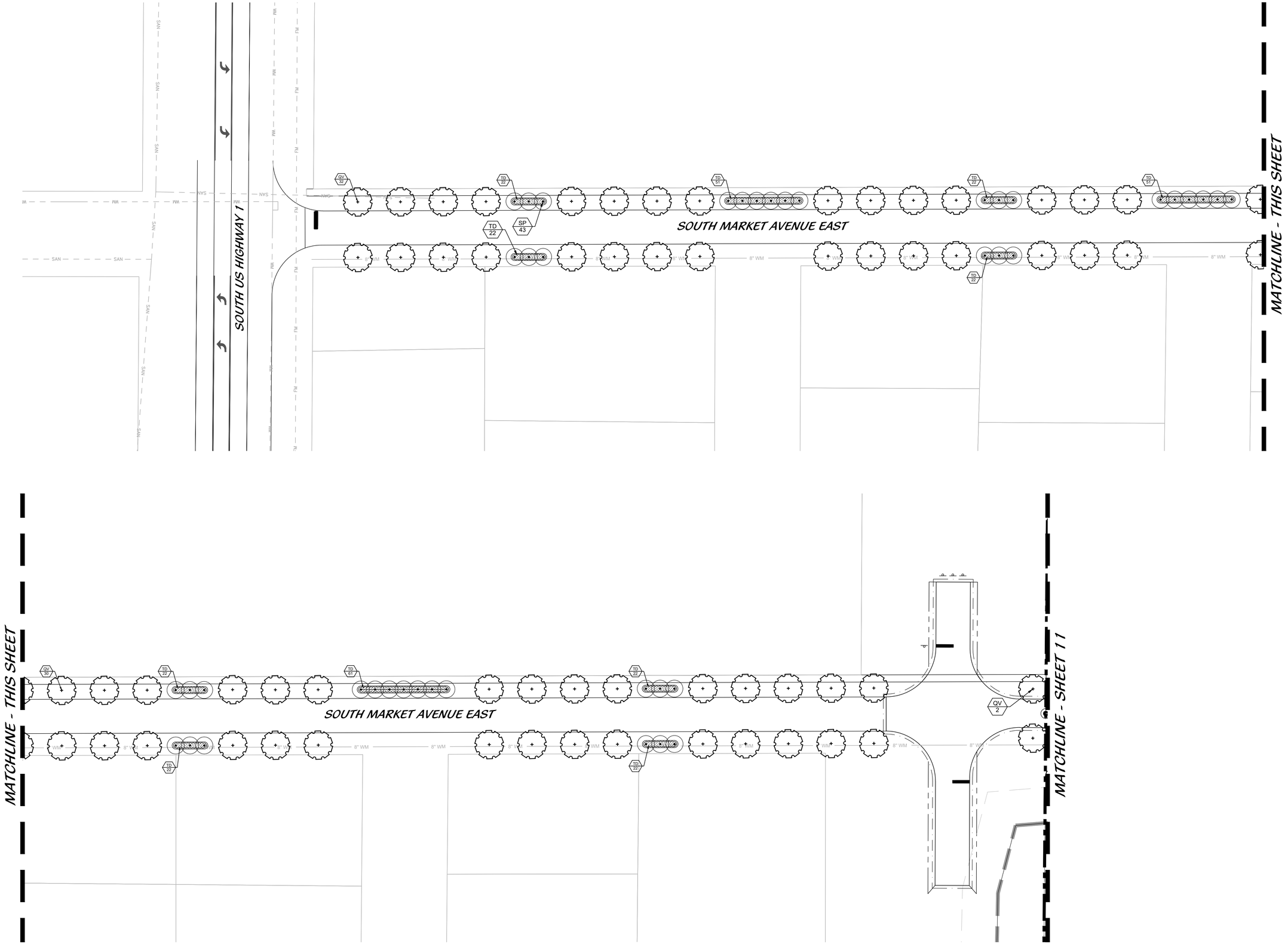

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MATCHLINE - SHEET 7

DRY RETENTION

WETLAND

MATCHLINE - SHEET 10

MATCHLINE - SHEET 12

BLOCK 1

BLOCK 2

295

296

297

298

299

300

PE1 1

QV 45

EF 92

PE1 3

PE3 2

SR 60

PE2 2

SP 2

RL 33

PE1 6

CIR 152

PE3 7

PE2 5

SP 9

CID 275

MUH 115

PE3 3

PE2 3

PE1 3

RECREATION TRACT

8" WM

TREE PRESERVE

WETLAND

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

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Drawing: 21-0626 LP.DWG

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MATCHLINE - SHEET 8

MATCHLINE - SHEET 11

MATCHLINE - SHEET 13

WETLAND

8" WM

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/LH
DRAWN	HK/JAE
APPROVED	DEH
JOB NUMBER	21-0626
DATE	07-19-21
REVISIONS	11-19-21

Scale: 1" = 30'

0' 15' 30' 60'

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

SHEET 12 OF 15

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MATCHLINE - SHEET 9

MATCHLINE - SHEET 12

WETLAND

DRY RETENTION

DRY RETENTION

71 70 69 68 67 66 65 64 63 62 61 60 59

132 133 134 135 136 137 138 139 140 141 142 143 144

157 156 155 154 153 152 151 150 149 148 147 146 145

23 24 25 26 27 28 29 30 31 32 33 34 35 36

QV 102

CIR 390

8" WM

58 57 56 55 54 53 52 51 50 49 48 47 46 45 44 43 42 41 40 39 38 37

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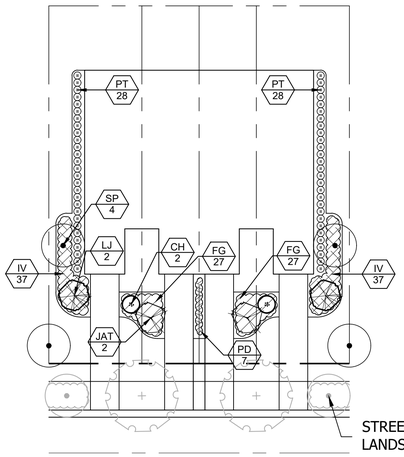
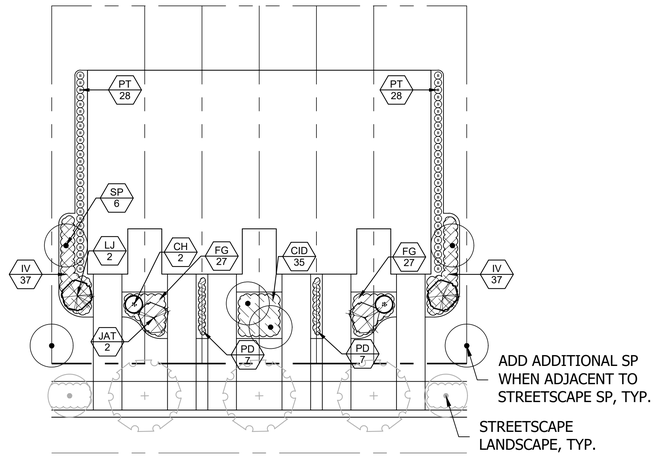
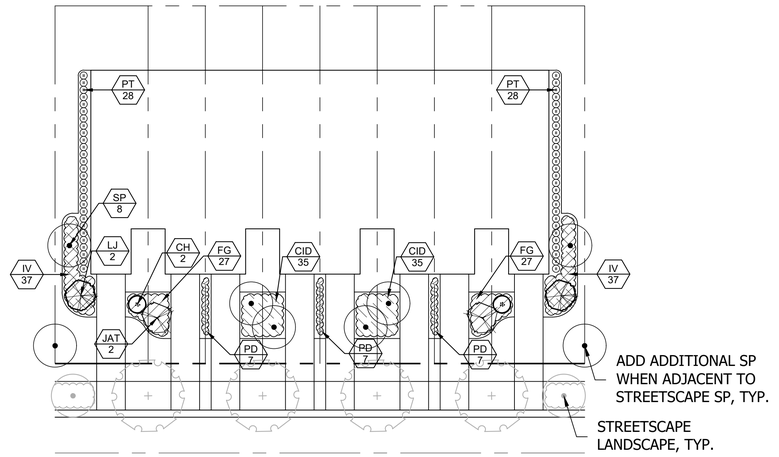
OPTION ONE



4-UNIT TOWN HOME

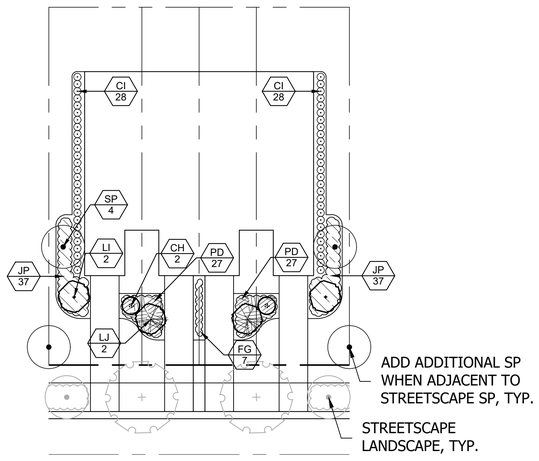


6-UNIT TOWN HOME

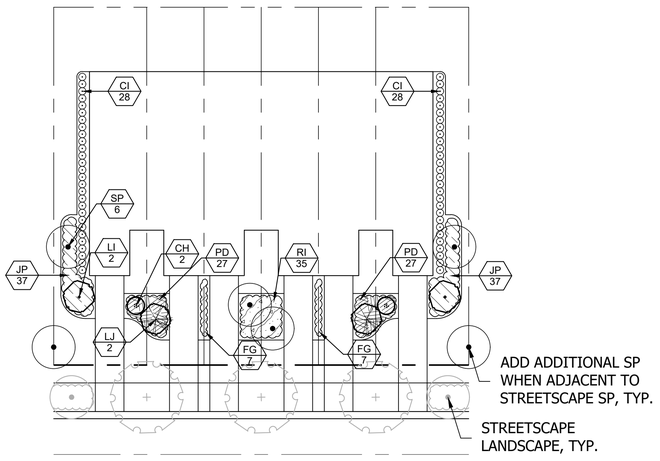


8-UNIT TOWN HOME

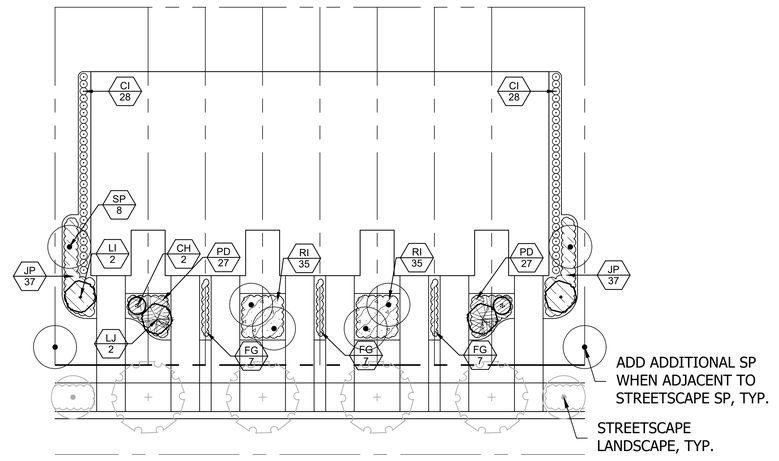
OPTION TWO



4-UNIT TOWN HOME



6-UNIT TOWN HOME



8-UNIT TOWN HOME

TOWN HOME PLANT PALETTE

ACCENT TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	SIZE	NATIVE	REMARKS
JAT	6	JATROPHA INTEGERRIMA	JATROPHA TREE	25 GAL.	N/A	6` HT. X 5` SPRD.	N	FULL, STANDARD
PALM TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**CALIPER**	**SIZE**	**NATIVE**	**REMARKS**
SP	36	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	6	LAGERSTROEMIA INDICA	CRAPE MYRTLE	65 GAL.	2.5"	12` HT. X 5` SPRD.	N	FULL CANOPY, MULTI, FLORDA FAN
LJ	12	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	65 GAL.	1" - 2" CAL. EA. TRUNK	8` HT. X 8` SPRD.	N	FULL CANOPY, MULTI, 3 TRUNK MIN FLORIDA FANCY
ACCENT PALMS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**CALIPER**	**SIZE**	**NATIVE**	**REMARKS**
CH	12	CHAMAEROPS HUMILIS	EUROPEAN FAN PALM	F.G.	N/A	5` - 6` O.A.	N	3 STEMS MIN., 2' STEM FOOTAGE F LIMB UP 2', FULL & THICK
MEDIUM AND LARGE	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**SIZE**	**SPACING**	**NATIVE**	**REMARKS**
CI	168	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	3 GAL.	18" X 18"	24" O.C.	Y	FULL & THICK
PT	168	PITTOSPORUM TOBIRA 'DWARF VARIEGATA'	DWARF VARIEGATED PITTOSPORUM	3 GAL.	18" X 18"	2` O.C.	N	FULL & THICK
SMALL SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**SIZE**	**SPACING**	**NATIVE**	**REMARKS**
CID	105	CHRYSOBALANUS ICACO 'HORIZONTALIS'	HORIZONTAL COCOPLUM	3 GAL.	18" X 18"	24" O.C.	Y	FULL & THICK
FG	204	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL.	18" X 18"	24" O.C.	N	FULL & THICK
IV	222	ILEX VOMITORIA 'SCHILLINGS Dwarf'	DWARF YAUPON HOLLY	3 GAL.	18" X 18"	24" O.C.	Y	
JP	222	JUNIPERUS CHINENSIS 'PARSONII'	PARSONS JUNIPER	3 GAL.	12" X 18"	24" O.C.	N	FULL & THICK
PD	204	PODOCARPUS MACROPHYLLUS 'DWARF PRINGLES'	DWARF PODOCARPUS	3 GAL.	24" X 24"	24" O.C.	N	FULL & THICK
RI	105	RHAPHIOLEPIS INDICA 'PINK LADY'	INDIAN HAWTHORNE	3 GAL.	18" X 18"	24" O.C.	N	FULL & THICK

Typical Town Home Landscape

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Scale: 1" = 20'
0' 10' 20' 40'

July 19, 2021 1:56:14 p.m.
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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 (LDRs) 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 27-1262(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 SECONDATUS 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 FDOT INDEX 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 WAYS. ALL ROOT BARRIER SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURES 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 WITH IN 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 A300 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 SPADE 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 SPADES. THE SIZE OF SPADE SHALL VARY FROM 90" 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 NEED BASIS TO INSURE SURVIVAL. AT A MINIMUM THE APPLICANT SHALL INSURE 60% SURVIVAL FOR ALL RELOCATED PLANT MATERIAL.

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 I & II, 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 TRANSPLANTED 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 ARCHITEC TO BE UNSUITABLE FOR PLANTING, IE. ROAD BASE, PAVEMENT, ETC. REPLACMENT SOIL MIX SHALL CONTAIN 60% SAND AND 40% 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. TABLET FERTILIZER (AGRIFORM OR EQUAL) 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.	1/3 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 ½ 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 OR 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 WIT 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, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. 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 BACKFILLTO 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, CULTIVATING, 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 (PANICUM 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 WILL 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.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
BL	18	BUCIDA BUCERAS 'SHADY LADY'	SHADY LADY GEOMETRY TREE	65 GAL	2.5" CAL	12`-14` HT	N	FULL & THICK
CES	4	CONOCARPUS ERECTUS `SERICEUS`	SILVER BUTTONWOOD	30 gal, MIN.	2" CAL.	10`-12`	Y	FULL CANOPY, STANDARD, SINGLE TRUNK
ED	98	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE	45 GAL	2" CAL.	12` OA	N	CONICAL, FULL TO BASE, MATCHED
PE1	54	PINUS ELLIOTTII 'DENSA'	SLASH PINE	30 GAL.	2.5" - 3" CAL.	8`-10` HT.	Y	FULL CANOPY
PE2	43	PINUS ELLIOTTII 'DENSA'	SLASH PINE	45 GAL.	3" - 4" CAL.	10` - 12` HT.	Y	FULLY CANOPY
PE3	43	PINUS ELLIOTTII 'DENSA'	SLASH PINE	F.G.	4" - 5" CAL.	12` - 14` HT.	Y	FULL CANOPY
QV3	2	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	200 GAL. OR F.G.	6"-8" CAL.	16`-18` HT., 10`-12` SPD.	Y	FULL CANOPY, RANCH, CHARACTER
QV	804	QUERCUS VIRGINIANA	LIVE OAK	45 GAL.	2.5" CAL.	12` HT. X 5` SPRD.	Y	FULL CANOPY, 5' C.T.
QV2	9	QUERCUS VIRGINIANA	LIVE OAK	65 GAL	2.5" CAL.	14` HT X 7` SPRD	Y	FULL CANOPY, 5' C.T.

ACCENT PALMS / TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
CH	12	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
JAT	6	JATROPHA INTEGERRIMA	JATROPHA TREE	25 GAL.	N/A	6` HT. X 5` SPRD.	N	FULL, STANDARD

PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
RE	26	ROYSTONEA ELATA	FLORIDA ROYAL PALM	FIELD GROWN	N.A.	14` GW	Y	FULL, STRAIGHT TRUNK, MATCHED
SS	120	SABAL PALMETTO	CURVED SABAL PALM	B & B	NA	8`,12`,18` CT, STGG.	Y	SLICK TRUNK, STAGGER HEIGHTS
SP	142	SABAL PALMETTO	SABAL PALM	F.G.	N/A	12`, 14`, 18` CT., STG. HTS.	Y	STRAIGHT, SLICK TRUNK

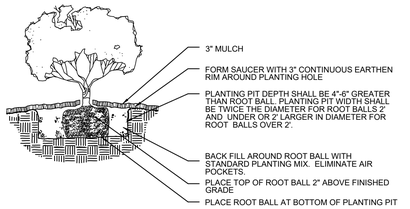
SMALL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
LI	6	LAGERSTROEMIA INDICA	CRAPE MYRTLE	65 GAL.	2.5"	12` HT. X 5` SPRD.	N	FULL CANOPY, MULTI, FLORDA FANCY, 5' C.T.
LJ30	15	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	30 GAL	MULTI TRUNK	6` HT X 5`-6` SPRD	N	FULL CANOPY, MULTI, 3 TRUNK MIN., 4' C.T., FLORIDA FANCY
LJ	43	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	CONT	SIZE	SPACE	NATIVE	REMARKS
AG2	8	AGAVE AMERICANA `GAINESVILLE BLUE`	BLUE AGAVE	15 GAL	2.5` X 2.5`	2.5` O.C.	N	FULL, SPECIMEN
AG	3	AGAVE `BLUE GLOW`	BLUE GLOW AGAVE	15 GAL	2.5` X 2.5`	2.5` O.C.	N	FULL, SPECIMEN
CI	796	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	3 GAL.	18" X 18"	24" O.C.	Y	FULL & THICK
CLD	118	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	15 GAL	5`-6` O.A	3`-4` O.C.	Y	FULL & THICK, FLORIDA FANCY
PT	168	PITTOSPORUM TOBIRA 'DWARF VARIEGATA'	DWARF VARIEGATED PITTOSPORUM	3 GAL.	18" X 18"	2` O.C.	N	FULL & THICK

MEDIUM AND LARGE SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
CIR	2,420	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	3 GAL.	18" X 18"	2` O.C.	Y	FULL & THICK
EF	494	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

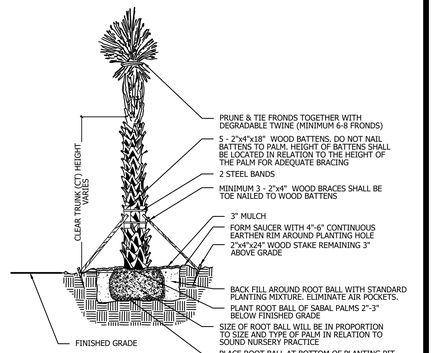
SMALL SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
CID	787	CHRYSOBALANUS ICACO 'HORIZONTALIS'	HORIZONTAL COCOPLUM	3 GAL.	18" X 18"	24" O.C.	Y	FULL & THICK
CI2	372	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	3 GAL.	18" X 18"	24" O.C.	Y	FULL & THICK
CLN	279	CLUSIA GUTTIFERA `NANA`	DWARF CLUSIA	3 GAL	2` x 2`	2` OC	N	FULL & THICK, FLORIDA FANCY
FG	204	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL.	18" X 18"	24" O.C.	N	FULL & THICK
HN	227	HAMELIA PATENS `NANA`	DWARF FIREBUSH	7 GAL	3` OA	2.5` OC	Y	FULL & THICK
IV	222	ILEX VOMITORIA 'SCHILLINGS Dwarf'	DWARF YAUPON HOLLY	3 GAL.	18" X 18"	24" O.C.	Y	
JP	222	JUNIPERUS CHINENSIS 'PARSONII'	PARSONS JUNIPER	3 GAL.	12" X 18"	24" O.C.	N	FULL & THICK
MUH	988	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL.	24" X 24"	24" O.C.	Y	FULL & THICK
PV	185	PITTOSPORUM TOBIRA `VARIEGATA`	VARIEGATED PITTOSPORUM	7 GAL	30" x 30"	30" OC	N	FULL & THICK
PD	518	PODOCARPUS MACROPHYLLUS 'DWARF PRINGLES'	DWARF PODOCARPUS	3 GAL.	24" X 24"	24" O.C.	N	FULL & THICK
RI	302	RHAPHIOLEPIS INDICA 'PINK LADY'	INDIAN HAWTHORNE	3 GAL.	18" X 18"	24" O.C.	N	FULL & THICK
RL	1,162	RONDELETIA LEUCOPHYLLA	PANAMA ROSE	3 GAL.	18" X 18"	24" O.C.	N	FULL & THICK
SS2	738	SERENOA REPENS SILVER	SAW PALMETTO	3 GAL	1.5` x 1.5`	2.5` O.C.	Y	FULL & THICK
TD	483	TRIPSACUM DACTYLOIDES	DWARF FAKAHATCHEE GRASS	3 GAL.	24" X 24"	24" O.C.	Y	FULL & THICK

PLANTING DETAILS



SHRUB/GROUNDCOVER PLANTING DETAIL

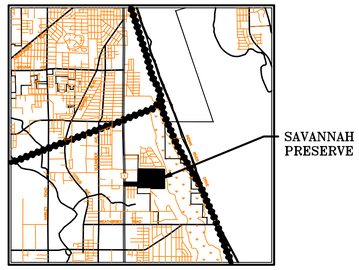
NTS


CLEAR TRUNK (CT) HEIGHT VARIES
PRUNE & TIE FRONDS TOGETHER WITH DEGRADABLE TWINE (MINIMUM 6-8 FRONDS)
5 - 2"x4"x18" WOOD BATTENS. DO NOT NAIL BATTENS TO PALM, HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING
2 STEEL BANDS
MINIMUM 3 - 2"x4" WOOD BRACES SHALL BE TOE NAILED TO WOOD BATTENS
3" MULCH
FORM SAUCER WITH 4"-6" CONTINUOUS EARTHEN RIM AROUND PLANTING HOLE
2"x4"x24" WOOD STAKE REMAINING 3" ABOVE GRADE
BACK FILL AROUND ROOT BALL WITH STANDARD PLANTING MIXTURE. ELIMINATE AIR POCKETS.
PLANT ROOT BALL OF SABAL PALMS 2"-3" BELOW FINISHED GRADE
SIZ

PLAT BOOK _____
PAGE _____

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



LOCATION MAP
NOT TO SCALE

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, INCLUDING RW–1, BUT EXCLUDING RW–2, ARE PRIVATE ROAD RIGHTS–OF–WAY AND ARE HEREBY DEDICATED TO THE SAVANNAH PRESERVE COMMUNITY DEVELOPMENT DISTRICT (DISTRICT), IT'S 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 DISTRICT. AN EASEMENT OVER AND UNDER SAID PRIVATE ROAD RIGHTS–OF–WAY AS SHOWN HEREON IS ALSO RESERVED IN FAVOR OF THE CITY OF FT. PIERCE (CITY) AND THE FT. PIERCE UTILITY AUTHORITY (FPUA), ITS SUCCESSORS AND ASSIGNS FOR ACCESS TO, AND THE INSTALLATION, AND MAINTENANCE OF PUBLIC UTILITY FACILITIES. NEITHER THE CITY NOR THE FPUA 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 CITY OR THE FPUA. ALL PUBLIC AUTHORITIES SHALL HAVE THE RIGHT TO USE THE STREETS IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES.

2) RIGHT–OF–WAY TRACT 2 (RW–2), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ST. LUCIE COUNTY BOARD OF COUNTY COMMISSIONERS FOR PUBLIC ROAD RIGHT–OF–WAY PURPOSES, FOR THE BENEFIT OF THE PUBLIC, AND FOR DRAINAGE AND UTILITIES, AND SHALL BE THE MAINTENANCE RESPONSIBILITY OF ST LUCIE COUNTY.

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

5) THE UTILITY EASEMENT (U.E.), AS SHOWN HEREON, IS HEREBY DEDICATED TO FORT PIERCE UTILITIES AUTHORITY, 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, ELECTRICAL SERVICES, 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.

6) 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 COMMUNITY DEVELOPMENT DISTRICT (DISTRICT), ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE AND PURPOSES SET FORTH BY SAID ASSOCIATION, AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION.

7) THE WATER MANAGEMENT TRACTS (WMT–1, WMT–2, WMT–3 AND WMT 4) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TO THE SAVANNAH PRESERVE COMMUNITY DEVELOPMENT DISTRICT (DISTRICT), IT'S SUCCESSORS AND/OR ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND FOR WATER MANAGEMENT MAINTENANCE PURPOSES AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID DISTRICT.

8) THE LIFT STATION EASEMENTS (LSE–1 AND LSE–2), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE 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, DESIGNEES 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, DESIGNEES OR CONTRACTORS WITHOUT LIABILITY OR RESPONSIBILITY THEREFOR.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____,
THIS _____ DAY OF _____, 2022.

KOLTER LAND PARTNERS, LLC.
BY: _____
NAME
TITLE

WITNESS: _____ WITNESS: _____

(PRINT NAME): _____ (PRINT NAME): _____

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 _____, 2022.

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

PRINT NAME: _____

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 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.

CONTAINING 120.69 ACRES, MORE OR LESS.

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.

CONTAINING 4.83 ACRES, MORE OR LESS.

PARCEL 3:

THAT PART OF THE SOUTH 275.00 FEET OF THE SW 1/4 OF THE SE 1/4 OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING EAST OF U.S. HIGHWAY NO. 1, LESS THE NORTH 25.00 FEET AND THE EAST 15.00 FEET FOR RIGHT–OF–WAY, ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING 7.177 ACRES, MORE OR LESS.

TOTAL AREA: 132.697 ACRES, MORE OR LESS

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) ALL 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.

CERTIFICATE OF TITLE

STATE OF FLORIDA
COUNTY OF _____

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:

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

DATED THIS _____ DAY OF _____, 2022.

_____
NAME
TITLE
ADDRESS

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

ST. LUCIE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, HEREBY ACCEPTS THE DEDICATION OF TRACT RW–2 FOR ROADS AND STREET RIGHT–OF–WAY PURPOSES.

DATED THIS _____ DAY OF _____, 2022.

PRINT NAME: _____ _____,
CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

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 _____, _____ OF BOARD OF COUNTY COMMISSIONERS, ON BEHALF OF THE COUNTY. 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 _____, 2022.

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

PRINT NAME: _____

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE SAVANNAH PRESERVE COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES (DISTRICT), HEREBY ACCEPTS THE DEDICATIONS OF THE STREET AND ROAD RIGHTS OF WAY, WATER MANAGEMENT TRACTS AND DRAINAGE EASEMENT, AND OPEN SPACE TRACTS SET FORTH UPON THE WITHIN PLAT AND SPECIFICALLY DEDICATED TO TO THE DISTRICT, PROVIDED, HOWEVER, THAT ACCEPTANCE OF SUCH DEDICATION AND OF THE OBLIGATION TO OPERATE AND MAINTAIN SUCH FACILITIES IS EXPRESSLY CONDITIONED UPON (I) COMPLETION OF CONSTRUCTION OF ALL ROADS AND STREETS, WATER MANAGEMENT SYSTEM IMPROVEMENTS AND OPEN SPACE TRACTS FOR THE PHASE OF SUCH SYSTEM IN WHICH THE DEDICATED ROADS OR STREETS, EASEMENT OR TRACT ARE LOCATED IN STRICT COMPLIANCE WITH BOTH THE APPROVED PLANS FOR, AND THE REQUIREMENTS FOR ALL REGULATORY AUTHORITIES EXERCISING JURISDICTION OVER, SUCH IMPROVEMENTS, AND (II) COMPLIANCE WITH ALL SURFACE WATER MANAGEMENT SYSTEM TURNOVER REQUIREMENTS RELATING TO SUCH FACILITIES, AS SET FORTH IN THE POLICIES AND PROCEDURES MANUAL FOR THE DISTRICT. THE DISTRICT DOES NOT ACCEPT ANY OTHER RIGHT–OF–WAY, EASEMENT, TRACT, OR OTHER INTEREST IN REAL ESTATE OTHERWISE DEDICATED TO THE PUBLIC.

DATED THIS _____ DAY OF _____, 2022.

BY: _____
NAME/ CHAIRMAN

_____
PRINTED NAME/ CHAIRMAN

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 _____, CHAIRMAN OF SAVANNAH PRESERVE COMMUNITY DEVELOPMENT DISTRICT, ON BEHALF OF THE DISTRICT. 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 _____, 2022.

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

PRINT NAME: _____

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

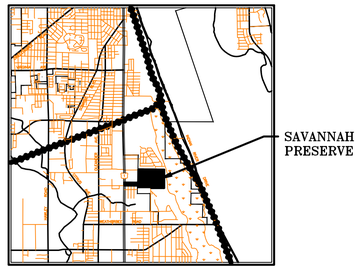
THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

FILE NAME: 21–054–PLAT–COVER.DWG

PLAT BOOK _____
PAGE _____

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



LOCATION MAP
NOT TO SCALE

CITY ATTORNEY

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

THIS _____ DAY OF _____, 2022.

BY: _____

_____, CITY ATTORNEY
CITY OF FORT PIERCE, FLORIDA

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 PD (SAVANNAH PRESERVE) ZONING DISTRICT (PD PLANNING DOCUMENTS), AS PROVIDED FOR IN CHAPTER 125 OF THE FORT PIERCE LAND DEVELOPMENT REGULATIONS.

THIS _____ DAY OF _____, 2022.

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

CERTIFICATE OF FINAL APPROVAL BY CITY COMMISSION

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

1.) PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN PRELIMINARY APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON _____, 20___.

2.) 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 _____, 2022. 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 _____, 2022.

FORT PIERCE CITY COMMISSION

BY: _____
LINDA COX, CITY CLERK

CITY 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
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. _____
PLAT REVIEWER FOR THE CITY OF FORT PIERCE

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 _____, 2022.

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

CLERK OF THE COURT

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 _____, 2022.

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

SURVEYOR

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

FILE NAME: 21-054-PLAT-COVER.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

PLAT BOOK _____
PAGE _____

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

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
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No ID	DENOTES NO IDENTIFICATION NUMBER
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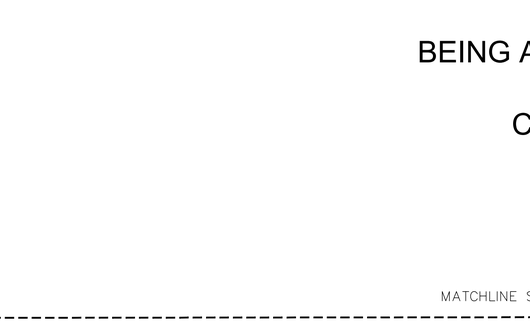
◉	DENOTES PARKER KALON NAIL & DISK PCP LB 4286
PCP	DENOTES PERMANENT CONTROL POINT
LSE	DENOTES LIFT STATION EASEMENT
WMT	DENOTES WATER MANAGEMENT TRACT
OST	DENOTES OPEN SPACE TRACT



SHEET INDEX
NOT TO SCALE

PREPARED IN THE OFFICE OF:
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FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286
THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 4

S0°20'05"W 80.00'

N89°39'10"W 1369.65'

S0°20'42"W 549.85'

S0°20'42"W 574.87'

N0°25'22"E 1111.78'

N0°25'22"E 974.19'

S0°25'22"W 1233.00'

1400.00'

SAVANNAHS STATE PARK

STREET NAME

STREET NAME

STREET NAME

WMT-3

LSE-2

20' UE

N89°39'10"W 135.23'

S0°20'42"W 50.00'

7275.23'

343.64'

N89°39'10"W 768.69'

149.82'

S89°39'10"E 83.69'

N89°39'10"W 95.00'

N89°39'10"W 104.99'

N89°39'10"W 748.00'

10.18'

10.14'

SET 5/8" IR&C
PRM LB 4286

GATOR TRACE ROAD

PLAT BOOK _____
PAGE _____

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
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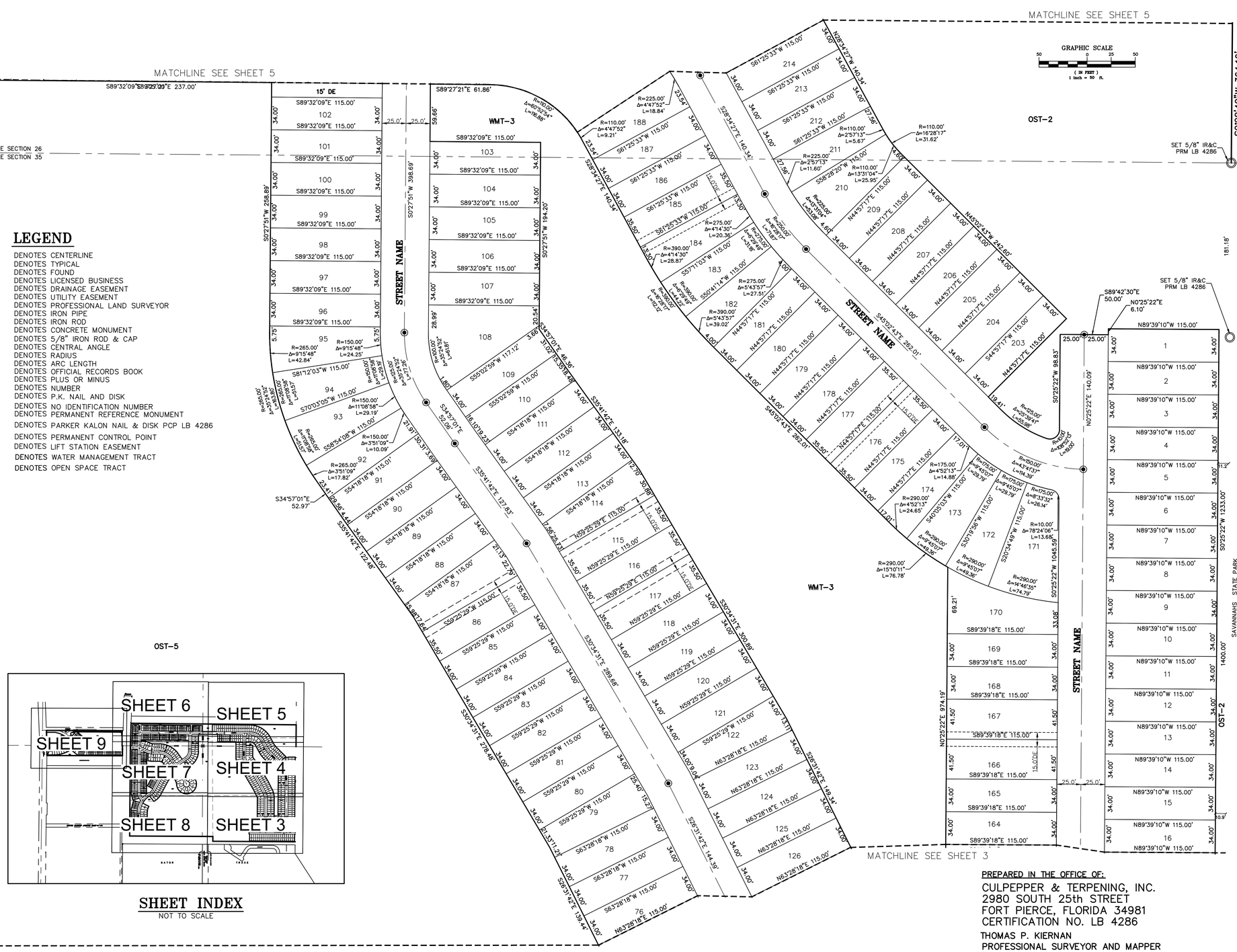

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PREPARED IN THE OFFICE OF:

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2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286

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

FILE NAME: 21-054-PLAT-SHT3.DWG

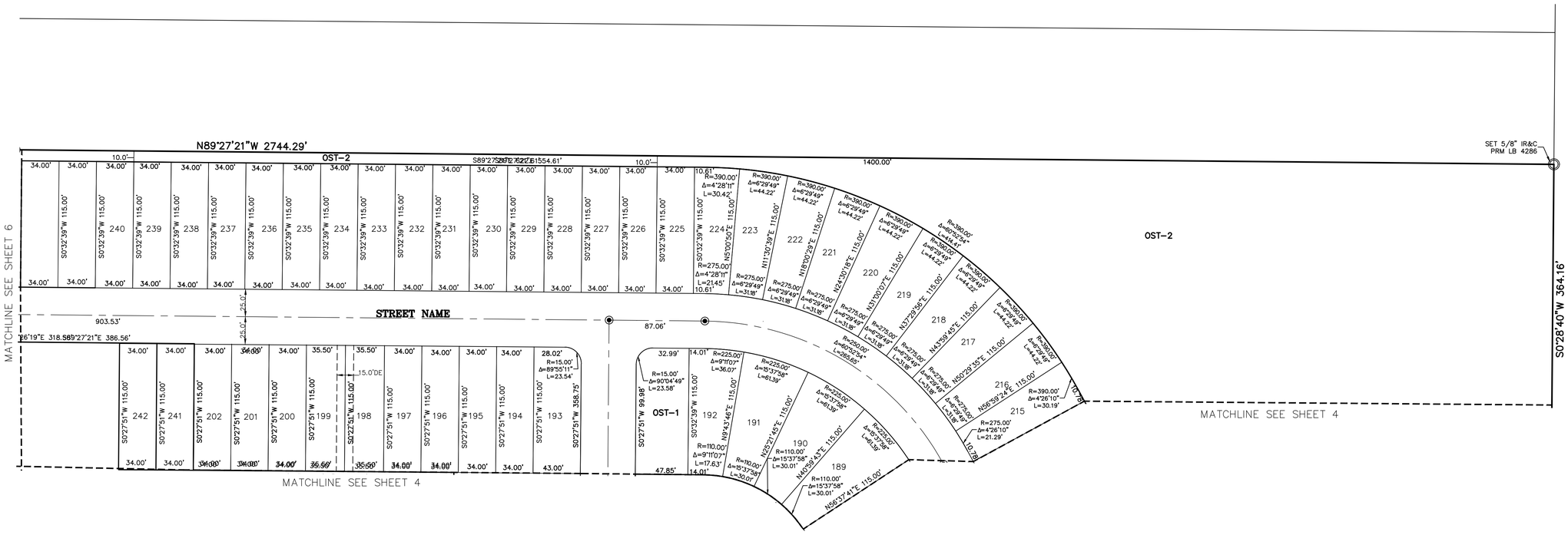
PLAT BOOK _____
PAGE _____

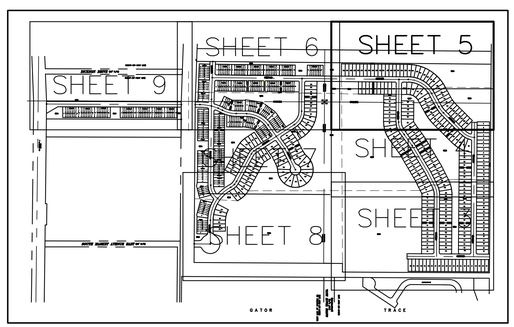
SAVANNAH PRESERVE

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

NORTH

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.





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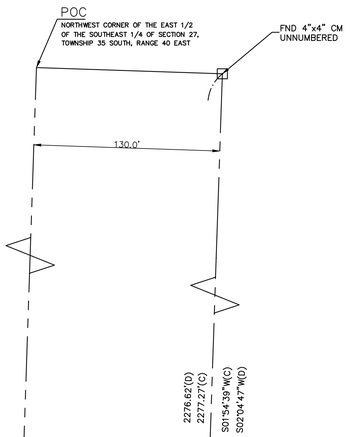

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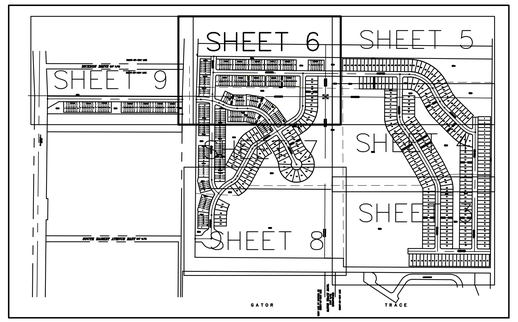

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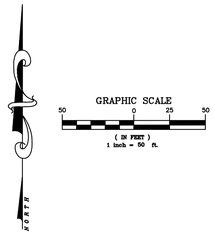

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PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

FILE NAME: 21-054-PLAT-SHT5.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

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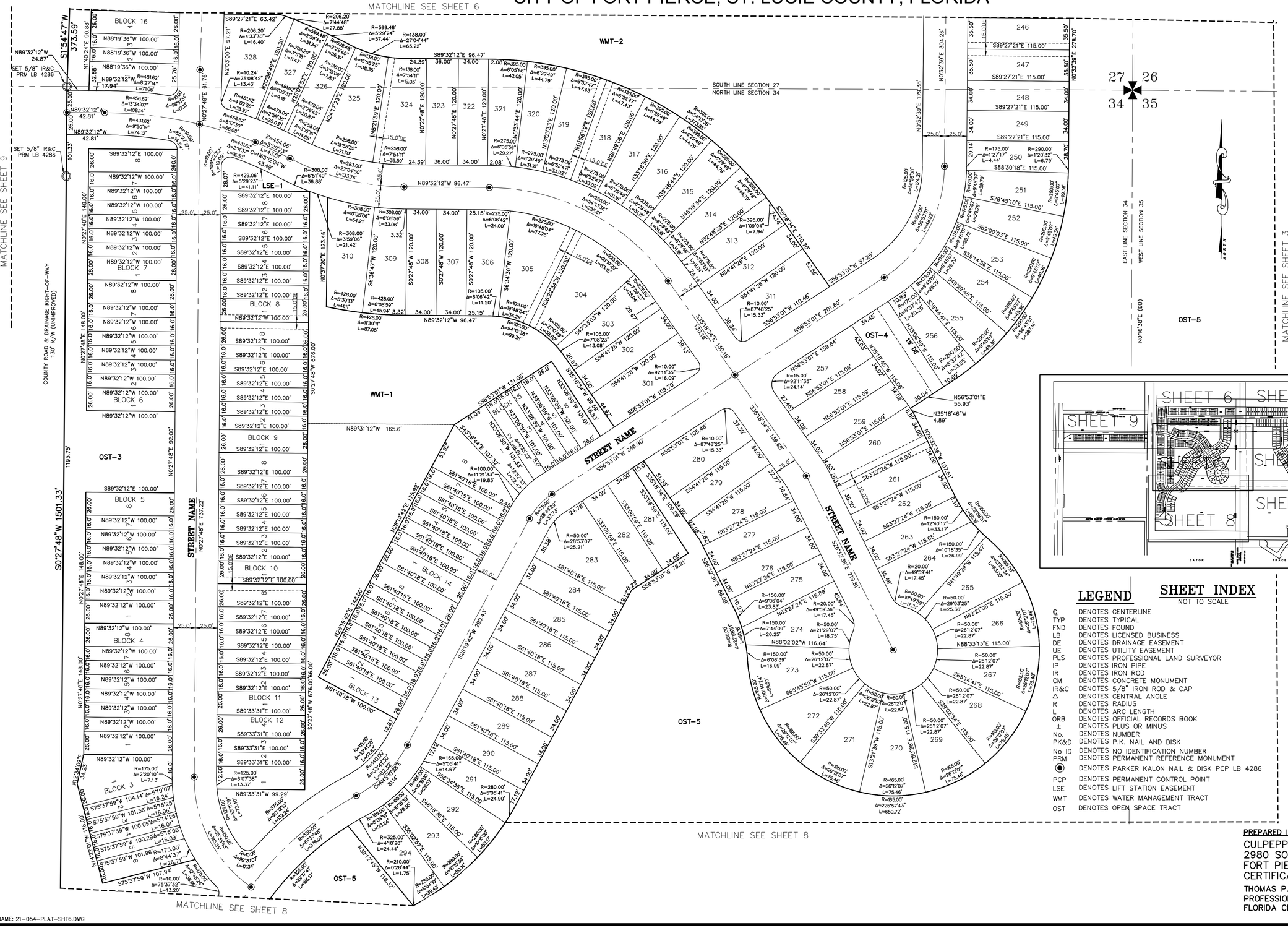

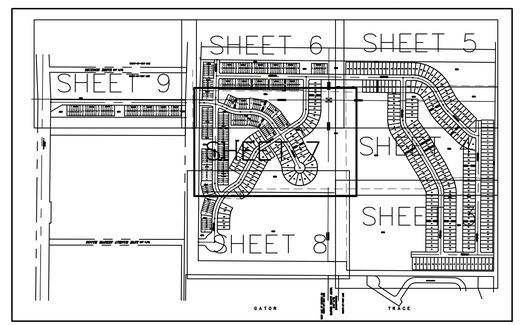

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FILE NAME: 21-054-PLAT-SHT6.DWG

SAVANNAH PRESERVE

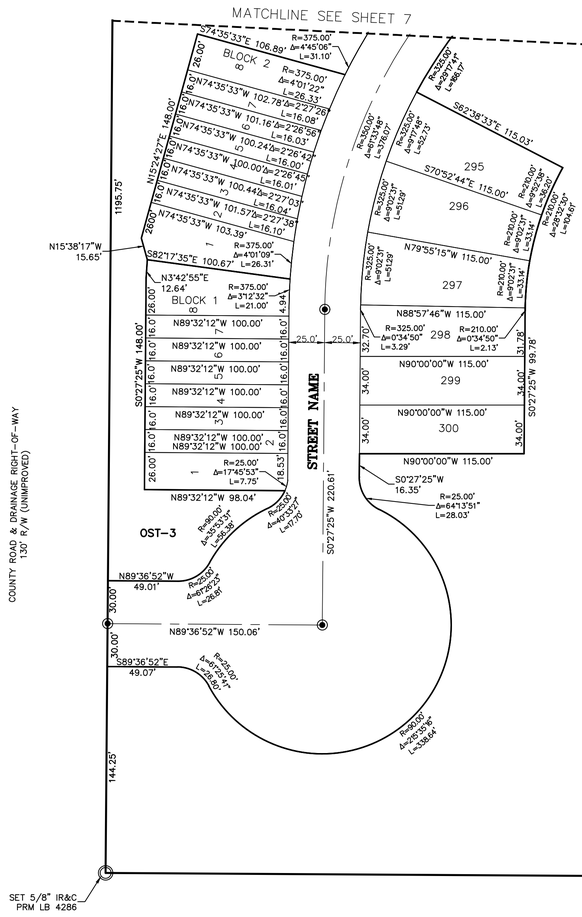
BEING A PARCEL OF LAND LYING IN SECTIONS 26, 27, 34 AND 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 7

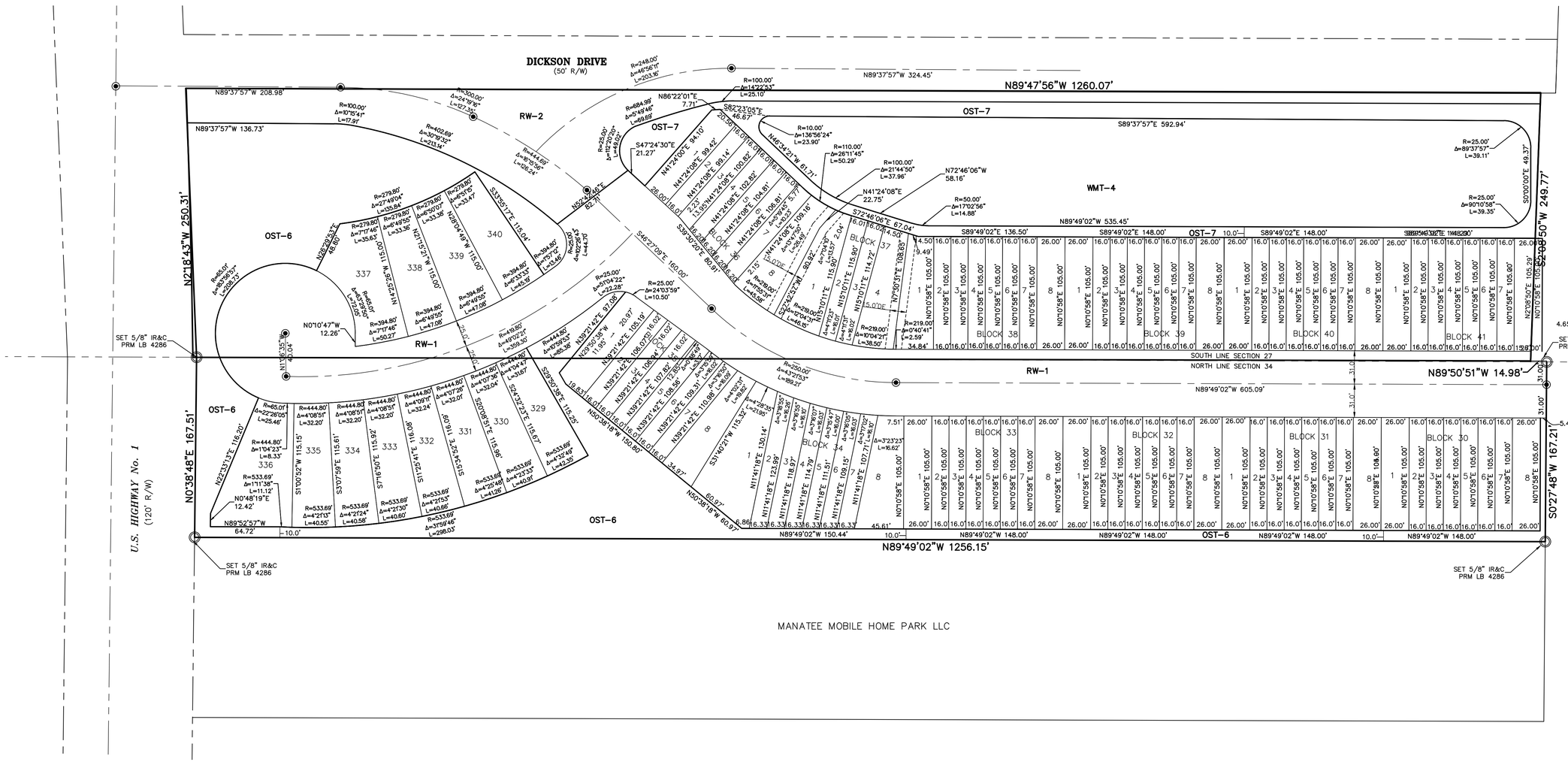

S74°35'33"E 106.89'
BLOCK 2
R=375.00' Δ=4°45'06" L=31.10'
R=375.00' Δ=4°01'22" L=26.33'
N74°35'33"W 102.78' Δ=2°27'56" L=16.08'
N74°35'33"W 101.16' Δ=2°28'56" L=16.03'
N74°35'33"W 100.24' Δ=2°28'42" L=16.00'
N74°35'33"W 100.00' Δ=2°28'49" L=16.01'
N74°35'33"W 100.44' Δ=2°27'03" L=16.04'
N74°35'33"W 101.57' Δ=2°27'38" L=16.10'
N74°35'33"W 103.39'
N15°38'17"W 15.65'
S82°17'35"E 100.67'
R=375.00' Δ=4°01'09" L=26.31'
N3°42'55"E 12.64'
R=375.00' Δ=3°12'32" L=21.00'
BLOCK 1
N89°32'12"W 100.00'
N89°32'12"W 100.00'
N89°32'12"W 100.00'
N89°32'12"W 100.00'
N89°32'12"W 100.00'
N89°32'12"W 100.00'
N89°32'12"W 100.00'
N89°32'12"W 100.00'
N89°32'12"W 98.04'
R=25.00' Δ=17°45'53" L=7.75'
S0°27'25"W 148.00'
1195.75'
26.00'
16.0'
6.94'
18.53'
25.0'
32.75'
34.00'
STREET NAME
S0°27'25"W 220.61'
S0°27'25"W 99.78'
31.78'
295
296
297
298
299
300
S70°52'44"E 115.00'
S82°38'33"E 115.03'
N79°55'15"W 115.00'
N88°57'46"W 115.00'
N90°00'00"W 115.00'
S0°27'25"W 16.35'
R=25.00' Δ=64°13'51" L=28.03'
R=325.00' Δ=20°17'41" L=98.17'
R=325.00' Δ=6°13'15" L=35.28'
R=325.00' Δ=6°13'15" L=378.07'
R=325.00' Δ=6°13'15" L=352.73'
R=325.00' Δ=4°02'21" L=22.91'
R=325.00' Δ=4°02'21" L=45.29'
R=325.00' Δ=0°34'50" L=3.29'
R=210.00' Δ=0°34'50" L=2.13'
R=210.00' Δ=9°02'38" L=33.16'
R=210.00' Δ=9°02'38" L=33.14'
R=210.00' Δ=9°02'38" L=33.14'
R=210.00' Δ=9°02'38" L=33.14

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

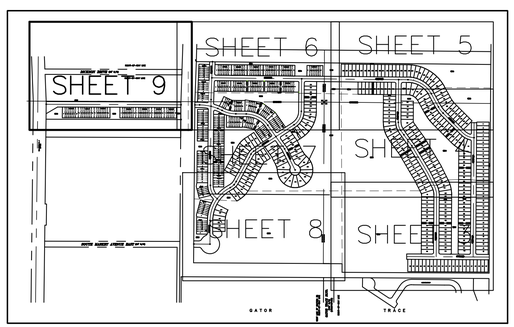
PLAT BOOK _____
PAGE _____

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.



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
WMT	DENOTES WATER MANAGEMENT TRACT
OST	DENOTES OPEN SPACE TRACT

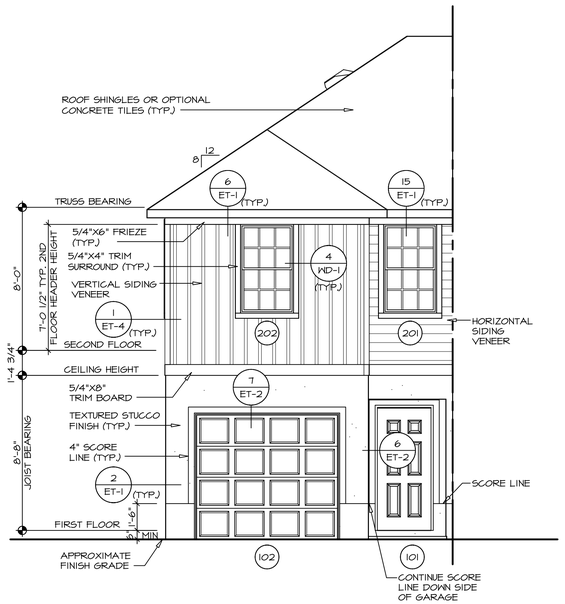


SHEET INDEX

NOT TO SCALE

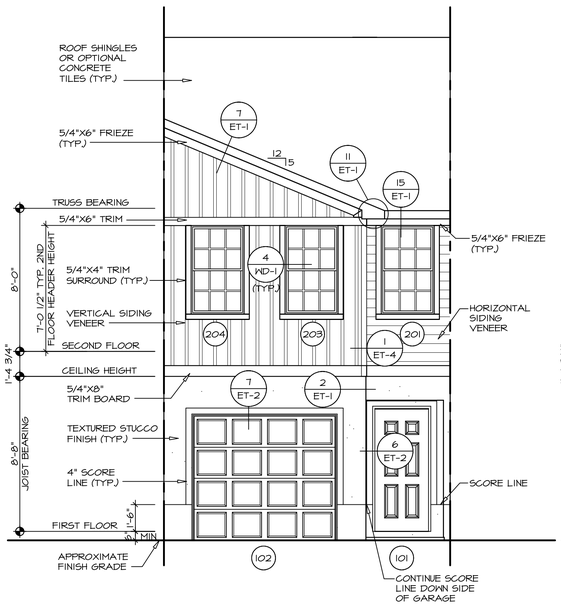
PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286
THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

FILE NAME: 21-054-PLAT-SHT8.DWG



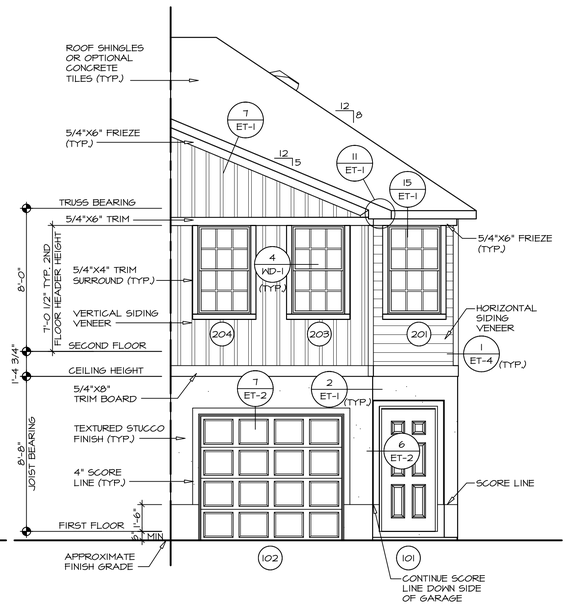
1/A-1 **FRONT ELEVATION "A"**

SCALE: 1/4" = 1'-0" — END UNIT - EXTERIOR TO FIRE SEPARATION WALL "SA1"



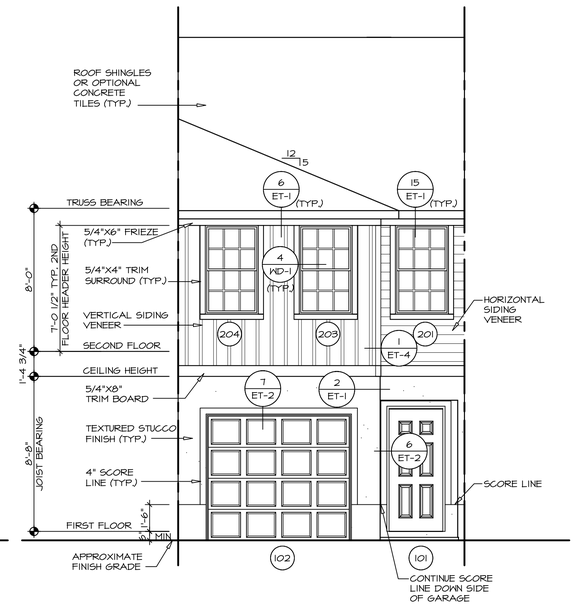
2/A-1 **FRONT ELEVATION "B"**

SCALE: 1/4" = 1'-0" — INTERIOR UNIT "SA0"



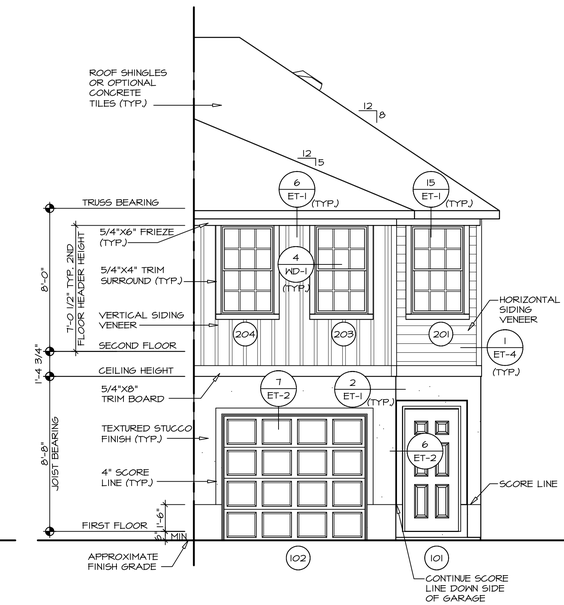
3/A-1 **FRONT ELEVATION "B"**

SCALE: 1/4" = 1'-0" — END UNIT - FIRE SEPARATION WALL TO EXTERIOR "SA1"



4/A-1 **FRONT ELEVATION "C"**

SCALE: 1/4" = 1'-0" — INTERIOR UNIT "SA0"



5/A-1 **FRONT ELEVATION "C"**

SCALE: 1/4" = 1'-0" — END UNIT - FIRE SEPARATION WALL TO EXTERIOR "SA1"

REV. NO.	DATE	REMARKS

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Frederick, MD 21703

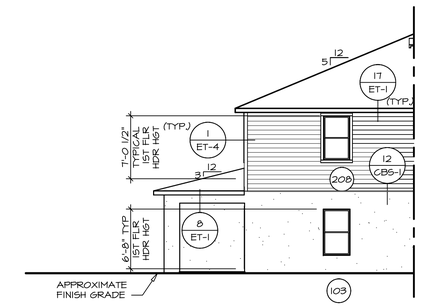
SET NO. FLGWB
VERSION CO
DRAWN BY HT
DATE: 06/02/20
OPTION

MODEL FLAMINGO WB
DRAWING TITLE FRONT ELEVATIONS
SHEET NO. A-1

OPTION DESCRIPTION

4

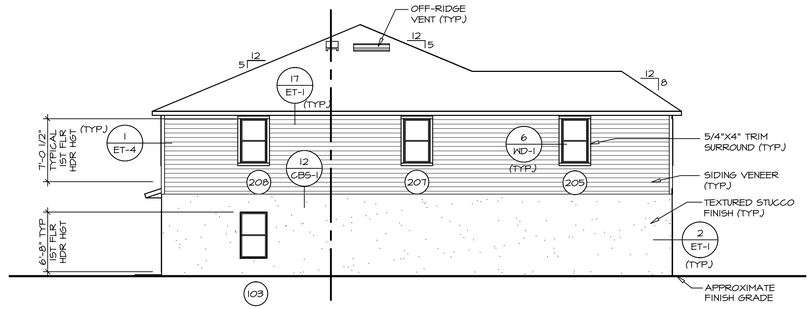
J:\PROJECTS\RYANHOMES\FLAMINGO WB_FLGWB_00\Sheets\Master Set\Elevations\4 A-1 ELV FRONT.dwg 01/18/21 - 1:22 pm



4 A-2 **PARTIAL LEFT ELEVATION**

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

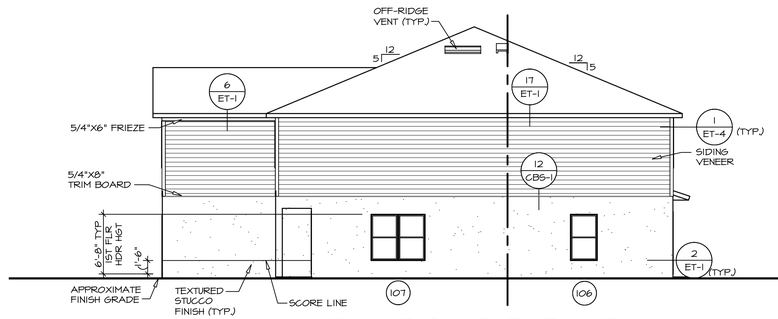
END UNIT - WALL EXTERIOR TO FIRE SEPARATION "SAI" W/ OPT. LANAI "EPL"



1 A-2 **LEFT SIDE ELEVATION**

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

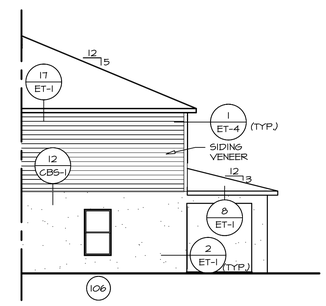
ELEVATION "A" "ELA"
END UNIT - WALL EXTERIOR TO FIRE SEPARATION "SAI"



2 A-2 **RIGHT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"

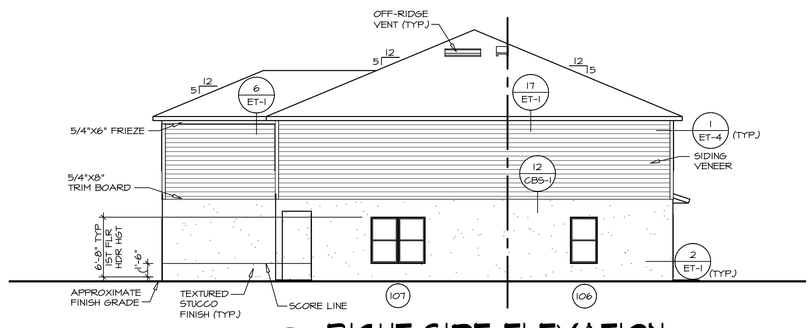
ELEVATION "B" "ELB"
END UNIT - FIRE SEPARATION WALL TO EXTERIOR "SAM"



5 A-2 **PARTIAL RIGHT ELEVATION**

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

END UNIT - FIRE SEPARATION WALL TO EXTERIOR "SAM" W/ OPT. LANAI "EPL"



3 A-2 **RIGHT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"

ELEVATION "C" "ELC"
END UNIT - FIRE SEPARATION WALL TO EXTERIOR "SAM"

REV. NO.	DATE	REMARKS

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SET NO. FLGWB
VERSION 00
DRAWN BY HT
DATE: 06/02/20
OPTION

MODEL: FLAMINGO WB
DRAWING TITLE: SIDE ELEVATIONS
OPTION DESCRIPTION

SHEET NO. A-2

5

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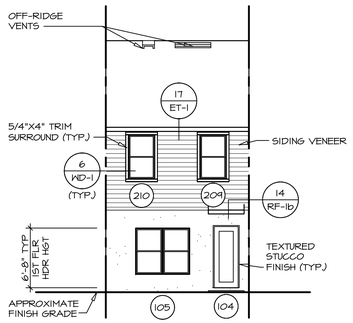
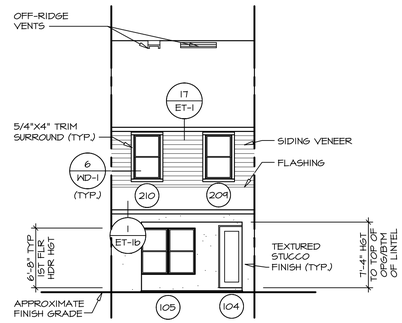


1 A-2b REAR ELEVATION

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

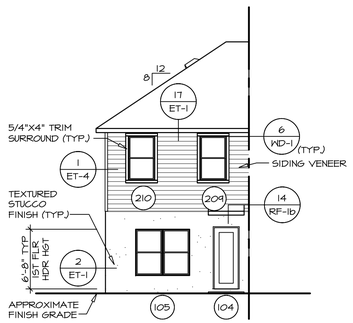
ELEVATION "B" **"ELB"**
ELEVATION "C" **"ELC"**
INTERIOR UNIT **"SAO"**



2 A-2b REAR ELEVATION

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

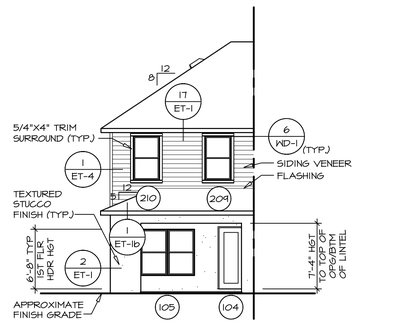
ELEVATION "B" **"ELB"**
ELEVATION "C" **"ELC"**
INTERIOR UNIT **"SAO"**
OPT. LANAI **"EPL"**



3 A-2b REAR ELEVATION

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

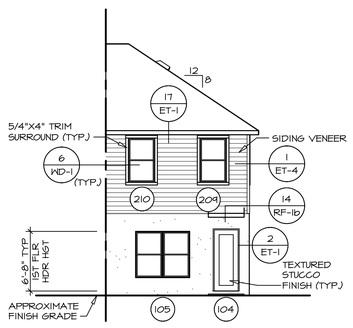
ELEVATION "B" **"ELB"**
ELEVATION "C" **"ELC"**
END UNIT - FIRE SEPARATION
WALL TO EXTERIOR **"SAM"**



4 A-2b REAR ELEVATION

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

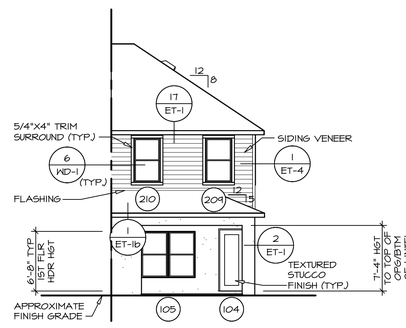
ELEVATION "B" **"ELB"**
ELEVATION "C" **"ELC"**
END UNIT - FIRE SEPARATION
WALL TO EXTERIOR **"SAM"**
OPT. LANAI **"EPL"**



5 A-2b REAR ELEVATION

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

ELEVATION "A" **"ELA"**
END UNIT - EXTERIOR TO
FIRE SEPARATION WALL **"SAI"**



6 A-2b REAR ELEVATION

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

ELEVATION "A" **"ELA"**
END UNIT - EXTERIOR TO
FIRE SEPARATION WALL **"SAI"**
OPT. LANAI **"EPL"**

REV. NO.	DATE

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SET NO. FLGWB
VERSION 00
DRAWN BY HT
DATE: 06/02/20
OPTION

SHEET NO. A-2b

MODEL FLAMINGO WB

DRAWING TITLE REAR ELEVATIONS

OPTION DESCRIPTION

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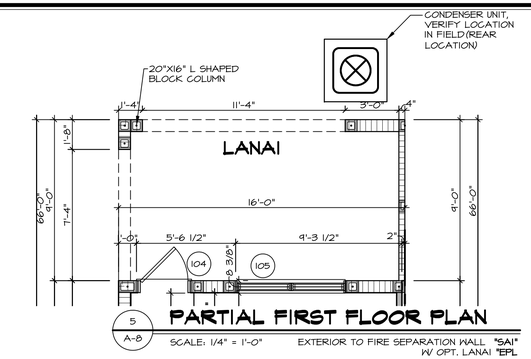

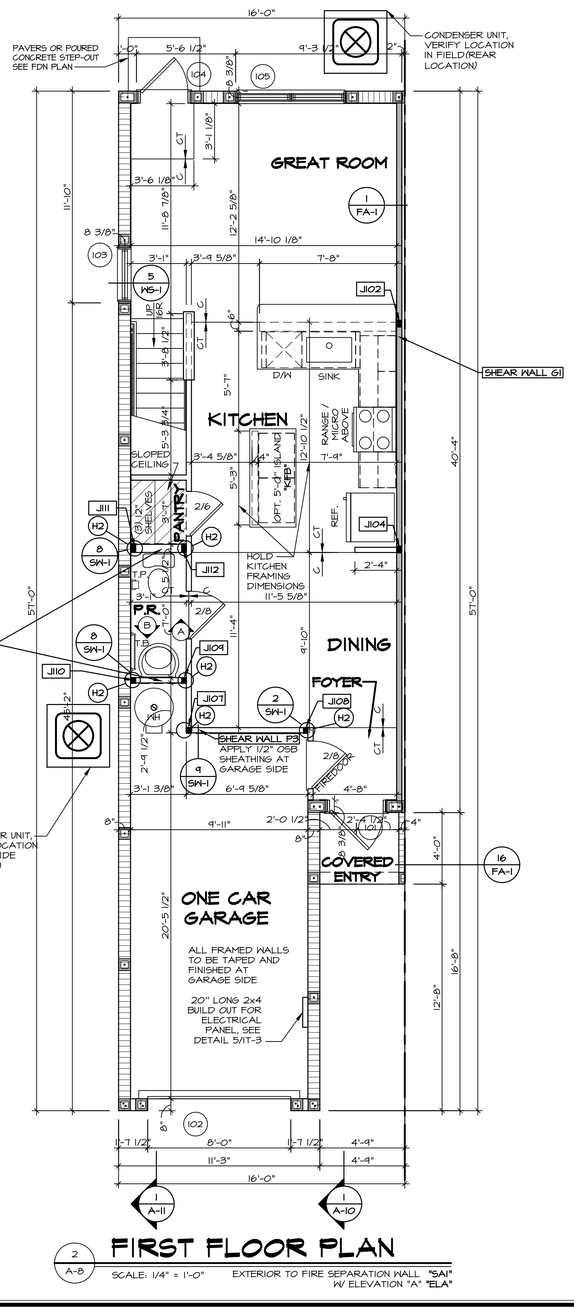

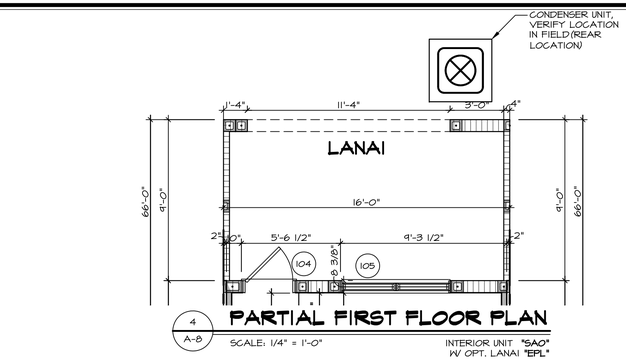

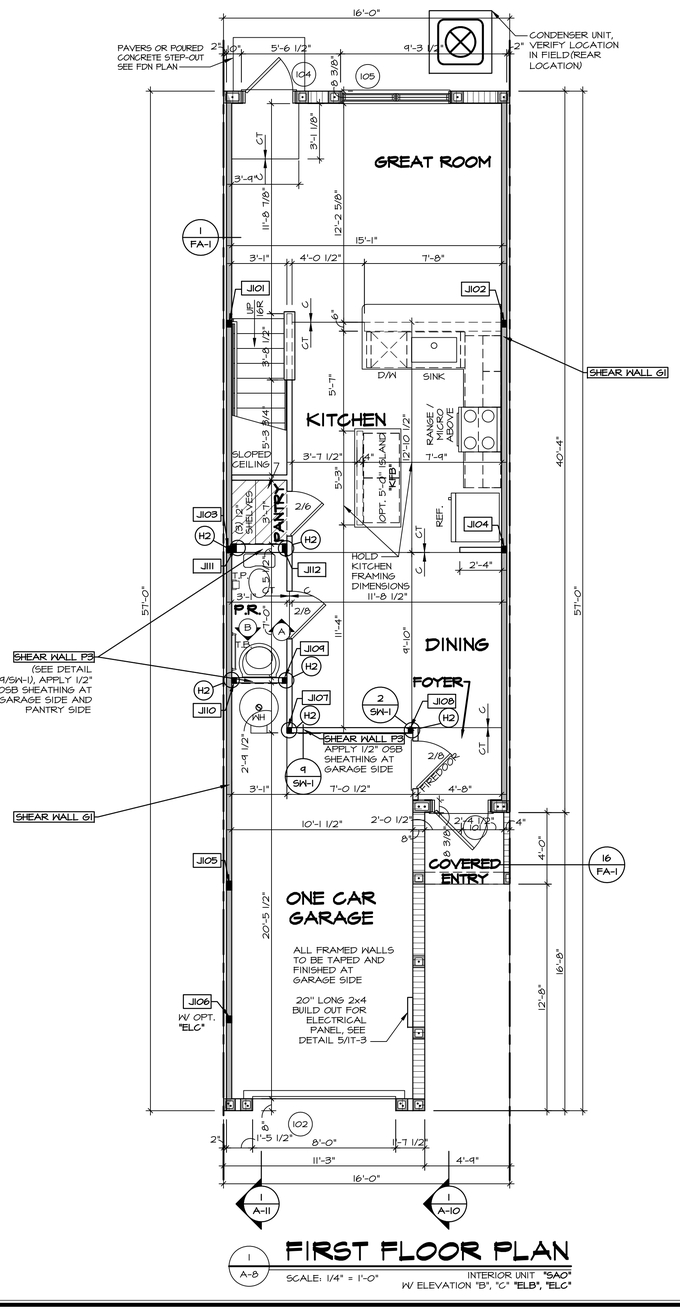

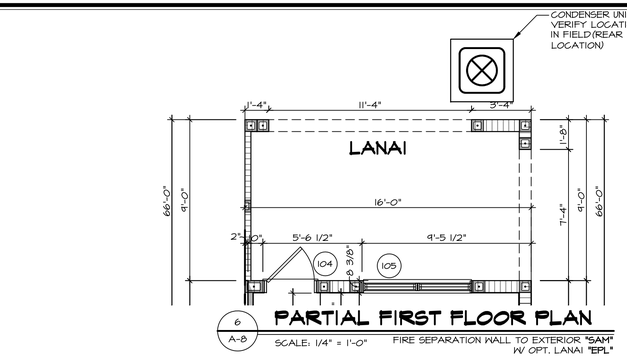

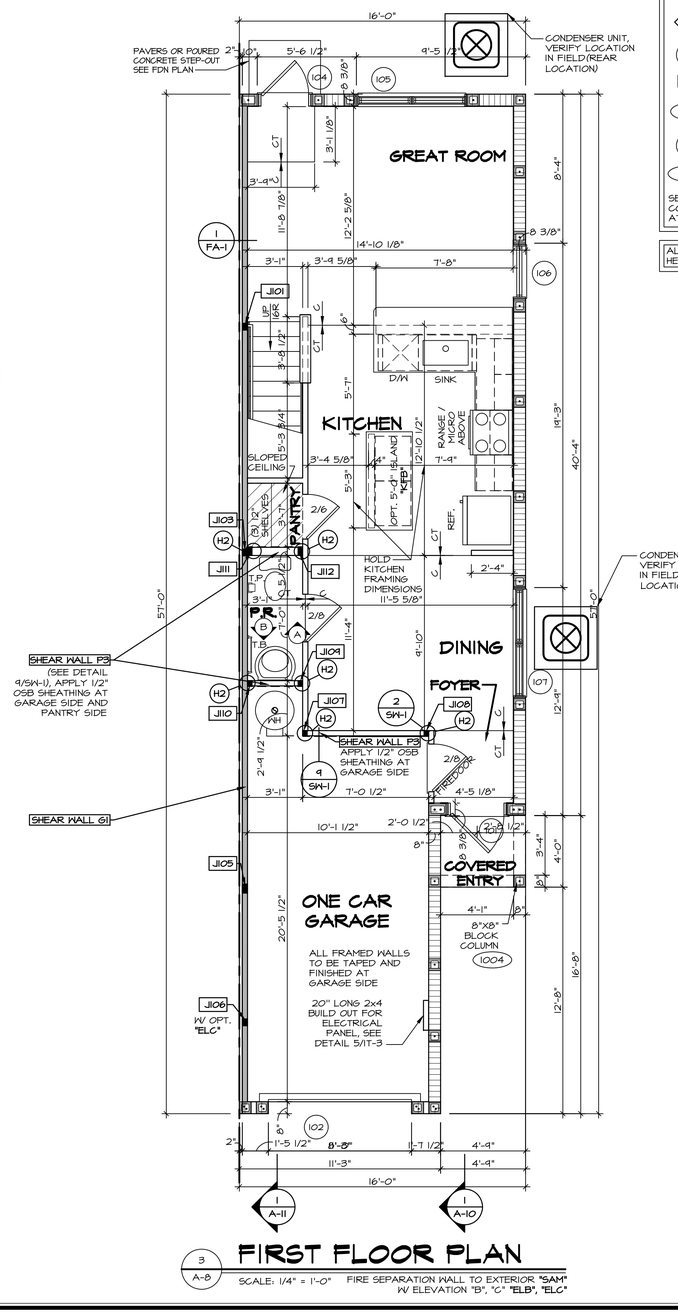

NOTES:

1. ALL BLOCK WALL DIMENSIONS AT CONDITIONED SPACE INCLUDE FURRING STRIPS.
2. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
3. SCHEDULES (N-2)

LEGEND

- WOOD BEARING WALL: BEARING WALLS - 2X SYP#2 STUDS AT 16" O.C.
- NON BEARING WALL: 2X STUD GRADE LUMBER OR METAL STUDS AT 24" O.C. *SEE SW-1 FOR SHEAR WALL STUD SPACING (WHEN INDICATED).
- MASONRY WALL
- JACKS
- BEAM/HEADER
- PAD FOOTING
- STEEL COLUMN
- SHEAR WALL HOLD DOWN
- JOIST/TRUSS
- ENGINEERING PAGE NUMBER
- WINDOW/DOOR TAG
- PRECAST LINTEL TAG

SEE FC DETAILS FOR FRAMING CONNECTORS AND STUD SPACING AT FRAMED WALLS

ALL WINDOWS HAVE 6'-8" HEADER HEIGHT UNLESS OTHERWISE NOTED

REMARKS

REV. NO.	DATE

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SET NO. FLOWB
VERSION 00
DRAWN BY HD
DATE: 5/25/20
OPTION

SHEET NO. A-8
MODEL FLAMINGO WB
DRAWING TITLE FIRST FLOOR PLANS
OPTION DESCRIPTION

13

J:\PROJECTS\RYANHOMES\FLAMINGO WB_FLOWB_00\Sheets\Master Set\First Floor Plan\13 A-8 PLNT.dwg 01/18/21 - 1:23 pm

NOTES:

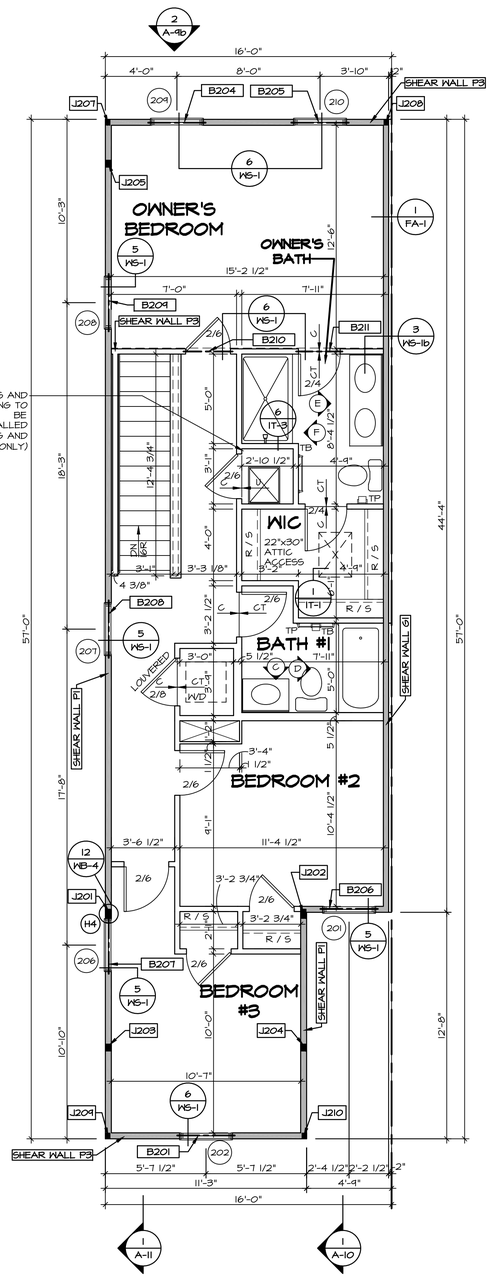
1. ALL BLOCK WALL DIMENSIONS AT CONDITIONED SPACE INCLUDE FURRING STRIPS.
2. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
3. SCHEDULES (N-2)

LEGEND

- WOOD BEARING WALL: BEARING WALLS - 2X SYP#2 STUDS AT 16" O.C.
- NON BEARING WALL: 2X STUD GRADE LUMBER OR METAL STUDS AT 24" O.C. *SEE SW-1 FOR SHEAR WALL STUD SPACING (WHEN INDICATED).
- MASONRY WALL
- JACKS
- BEAM/HEADER
- PAD FOOTING
- STEEL COLUMN
- SHEAR WALL HOLD DOWN
- JOIST/TRUSS
- ENGINEERING PAGE NUMBER
- WINDOW/DOOR TAG
- PRECAST LINTEL TAG

SEE FC DETAILS FOR FRAMING CONNECTORS AND STUD SPACING AT FRAMED WALLS

ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED

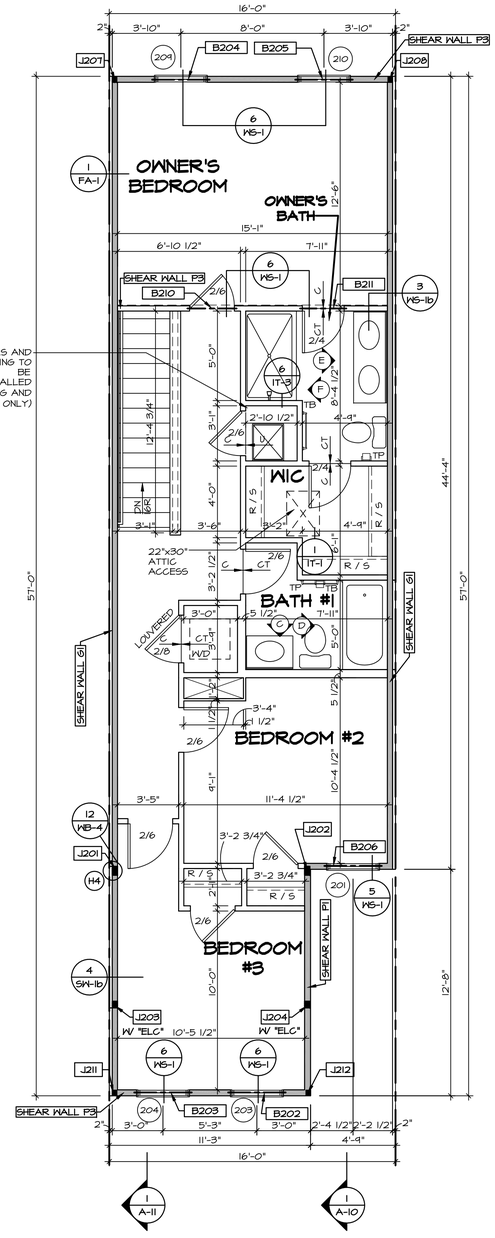


SECOND FLOOR PLAN

2 / A-9

SCALE: 1/4" = 1'-0"

EXTERIOR TO FIRE SEPARATION WALL "SA1"
ELEVATION "A" "ELA"
THREE BEDROOM "BCB"

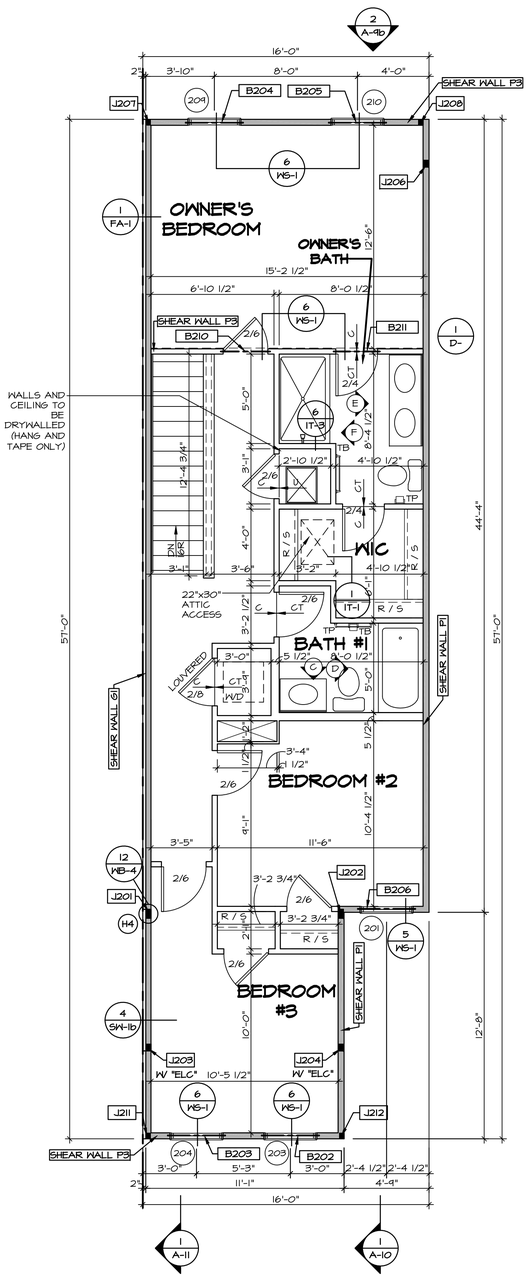


SECOND FLOOR PLAN

1 / A-9

SCALE: 1/4" = 1'-0"

INTERIOR UNIT "SAO"
ELEVATION "B", "C" "ELB", "ELC"
THREE BEDROOM "BCB"



SECOND FLOOR PLAN

3 / A-9

SCALE: 1/4" = 1'-0"

FIRE SEPARATION WALL TO EXTERIOR "SAM"
ELEVATION "B", "C" "ELB", "ELC"
THREE BEDROOM "BCB"

REV. NO.	DATE	REMARKS

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SET NO. FLAWB
VERSION 00
DRAWN BY HD
DATE: 5/27/20

MODEL FLAMINGO WB
DRAWING TITLE SECOND FLOOR PLANS
OPTION DESCRIPTION
OPTION

SHEET NO. A-9

15

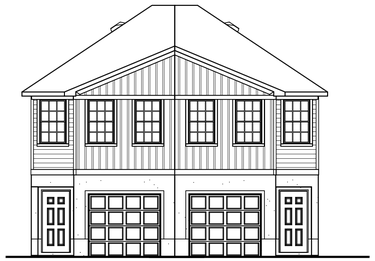
J:\PROJECTS\RYANHOMES\FLAMINGO WB_FLOWB_00\Sheets\Master Set\Second Floor Plan\15 A-9 PLN2.dwg 01/18/21 - 1:24 pm

UNIT B
ELEVATION "A"
(PER PLAN)

UNIT A
ELEVATION "A"
(REVERSE)

1 / B-2 — 2 - UNIT BUILDING

SCALE: 1/8" = 1'-0" FLG2A



UNIT B
ELEVATION "B"
(REVERSE)

UNIT A
ELEVATION "B"
(PER PLAN)

2 / B-2 — 2 - UNIT BUILDING

SCALE: 1/8" = 1'-0" FLG2B

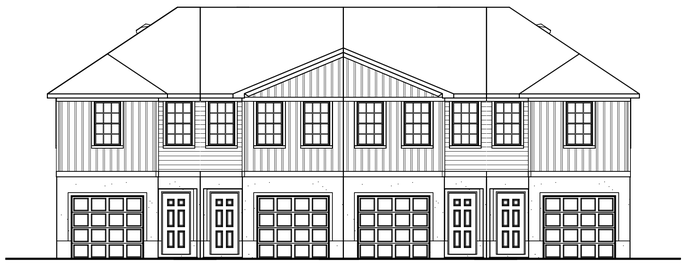
UNIT C
ELEVATION "A"
(PER PLAN)

UNIT B
ELEVATION "B"
(REVERSE)

UNIT A
ELEVATION "B"
(PER PLAN)

3 / B-2 — 3 - UNIT BUILDING

SCALE: 1/8" = 1'-0" FLG03



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" FLG04

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" FLG05

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" FLG06

REMARKS

REV. NO.	DATE

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5285 Westview Drive, Suite 100
Frederick, MD 21703

SHEET NO. B-2

MODEL FLAMINGO WB

DRAWING TITLE BUILDING STRIP ELEVATIONS 2, 3, 4, 5, 6-UNIT BUILDING

OPTION DESCRIPTION BLOCK FIRST FLOOR

SET NO. FLGWB VERSION 00

DRAWN BY HT

DATE: 06/11/20

OPTION SPF

501

J:\PROJECTS\RYANHOMES\FLAMINGO WB_FLGWB_00\Sheets\Buildings\501 B-2 UNIT_STRP_23456.dwg 01/19/21 - 8:49 am

UNIT G
ELEVATION "A"
(PER PLAN)

UNIT F
ELEVATION "C"
(REVERSE)

UNIT E
ELEVATION "C"
(PER PLAN)

UNIT D
ELEVATION "B"
(REVERSE)

UNIT C
ELEVATION "B"
(PER PLAN)

UNIT B
ELEVATION "C"
(REVERSE)

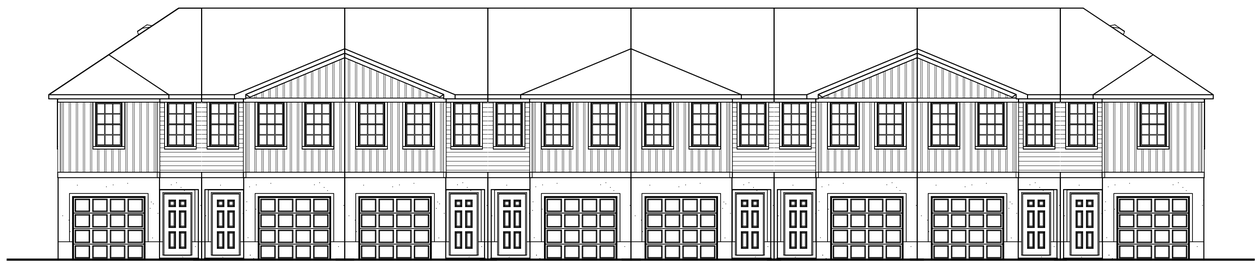
UNIT A
ELEVATION "C"
(PER PLAN)

1
B-2

7 - UNIT BUILDING

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

FLGOT



UNIT H
ELEVATION "A"
(PER PLAN)

UNIT G
ELEVATION "B"
(REVERSE)

UNIT F
ELEVATION "B"
(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)

2
B-2

8 - UNIT BUILDING

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

FLGOB

REMARKS

REV. NO.	DATE

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Frederick, MD 21703

SHEET NO.
B-2

MODEL
FLAMINGO WB

DRAWING TITLE
BUILDING STRIP ELEVATIONS
7, 8-UNIT BUILDING

OPTION DESCRIPTION
BLOCK FIRST FLOOR

502

SET NO. FLGWB
VERSION 00

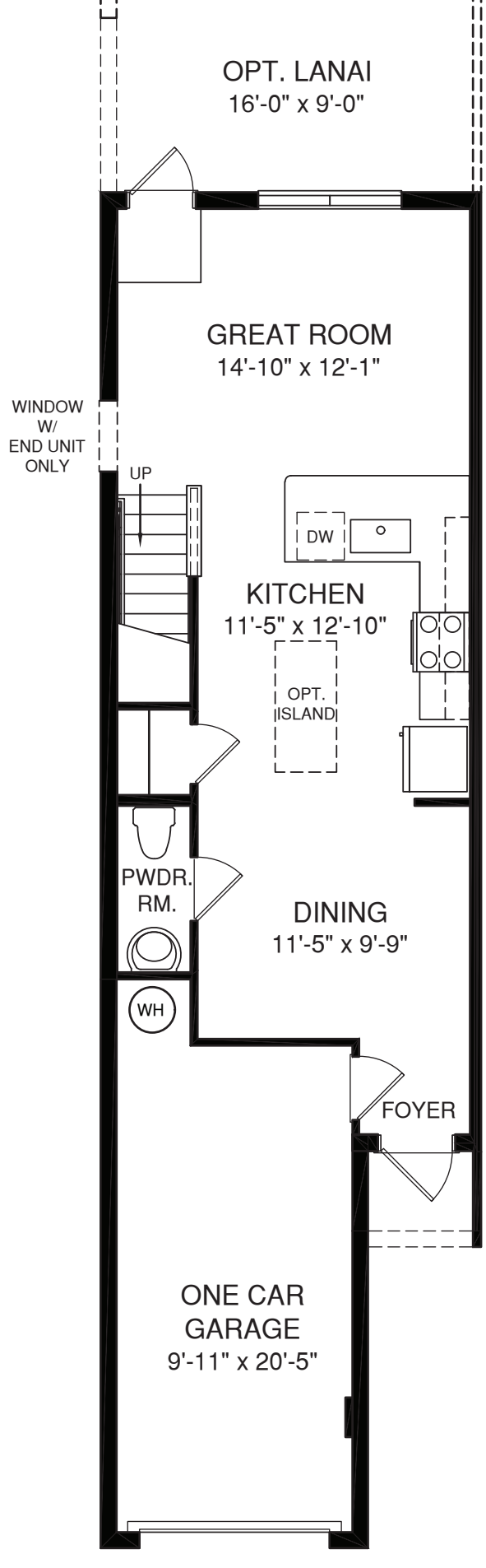
DRAWN BY HT

DATE: 06/11/20

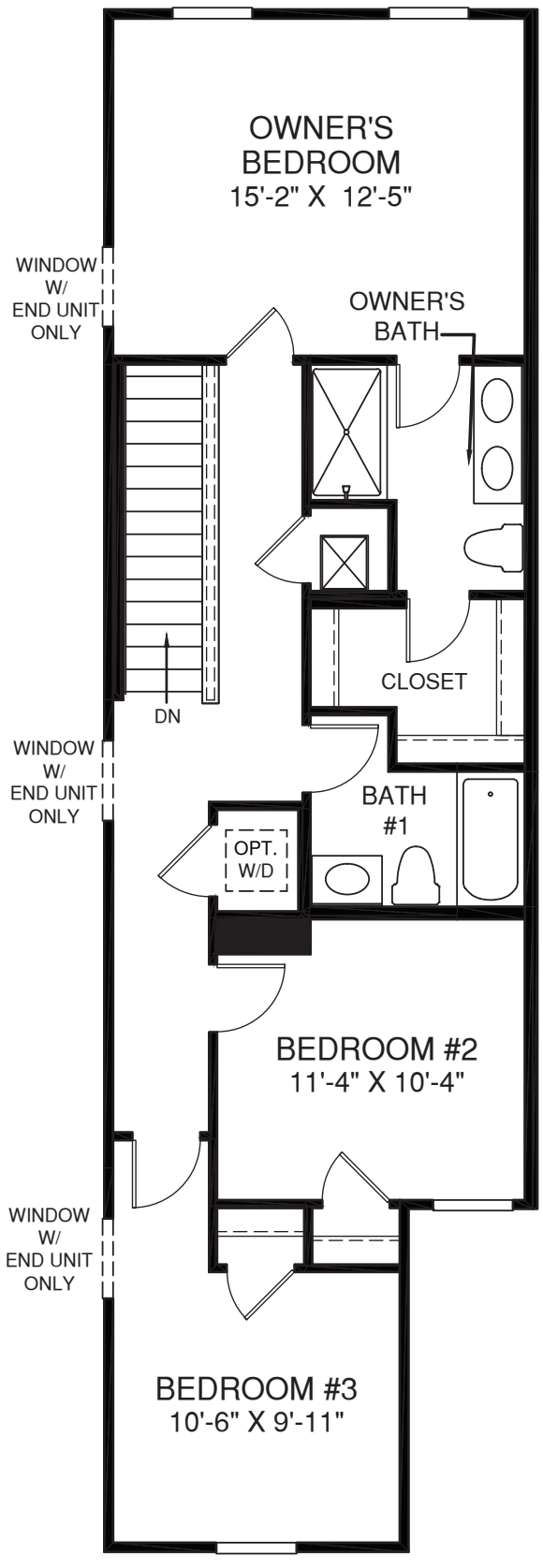
OPTION
SPFF

J:\PROJECTS\RYANHOMES\FLAMINGO WB_FLGWB_00\Sheets\Buildings\502 B-2 UNIT STRIP 7&8.dwg 01/19/21 - 8:49 am

FLAMINGO



MAIN LEVEL



UPPER LEVEL

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Elevations shown are artist's concepts. Floor plans may vary per elevation. Ryan Homes reserves the right to make changes without notice or prior obligation.

EQUAL HOUSING OPPORTUNITY
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Elevations shown are artist's concepts. Floor plans may vary per elevation. Ryan Homes reserves the right to make changes without notice or prior obligation.

Ryan Homes

SHERWIN-WILLIAMS.
HOMESCAPES™

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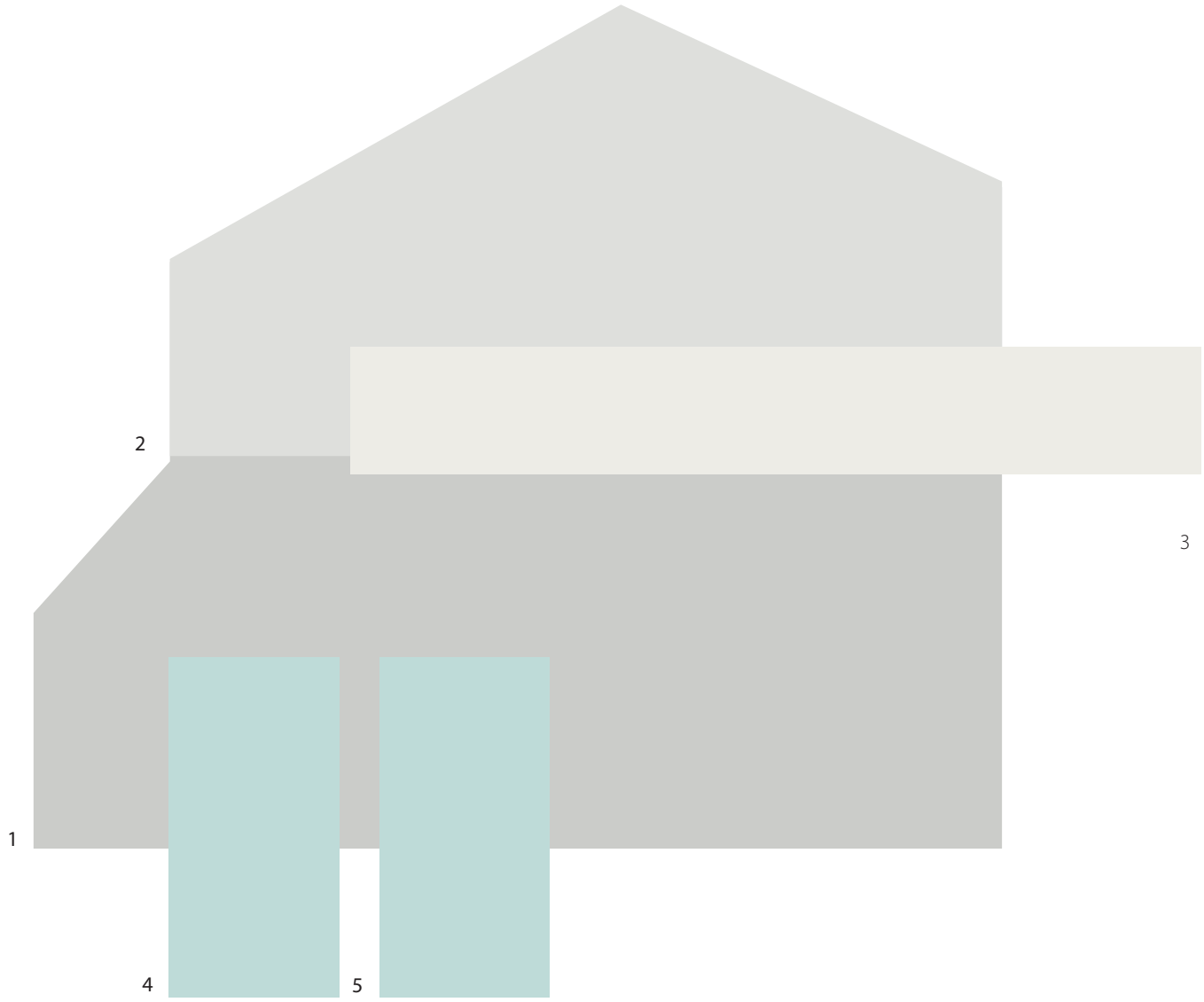

Scheme 201

1	Body	SW 7064 Passive
2	Hardiboard	SW 7063 Nebulous White
3	Trim	SW 7005 Pure White
4	Shutters	SW 6484 Meander Blue
5	Front Door	SW 6484 Meander Blue

Simply Ryan Homes

Color samples shown approximate actual paint colors as closely as possible. 21-03-3281

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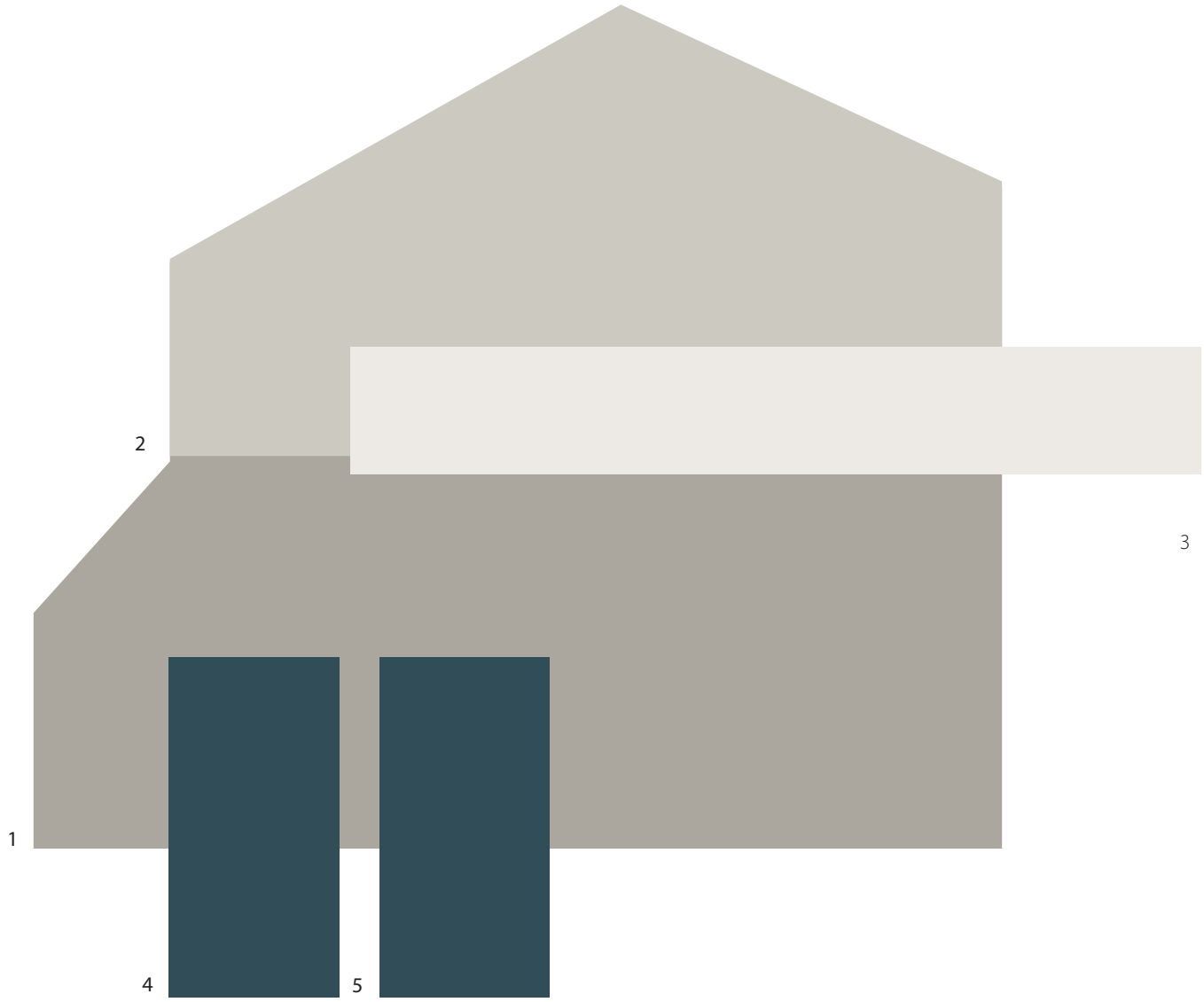

Scheme 202

1	Body	SW 7017 Dorian Gray
2	Hardiboard	SW 7015 Repose Gray
3	Trim	SW 7004 Snowbound
4	Shutters	SW 7620 Seaworthy
5	Front Door	SW 7620 Seaworthy

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Color samples shown approximate actual paint colors as closely as possible. 21-03-3281

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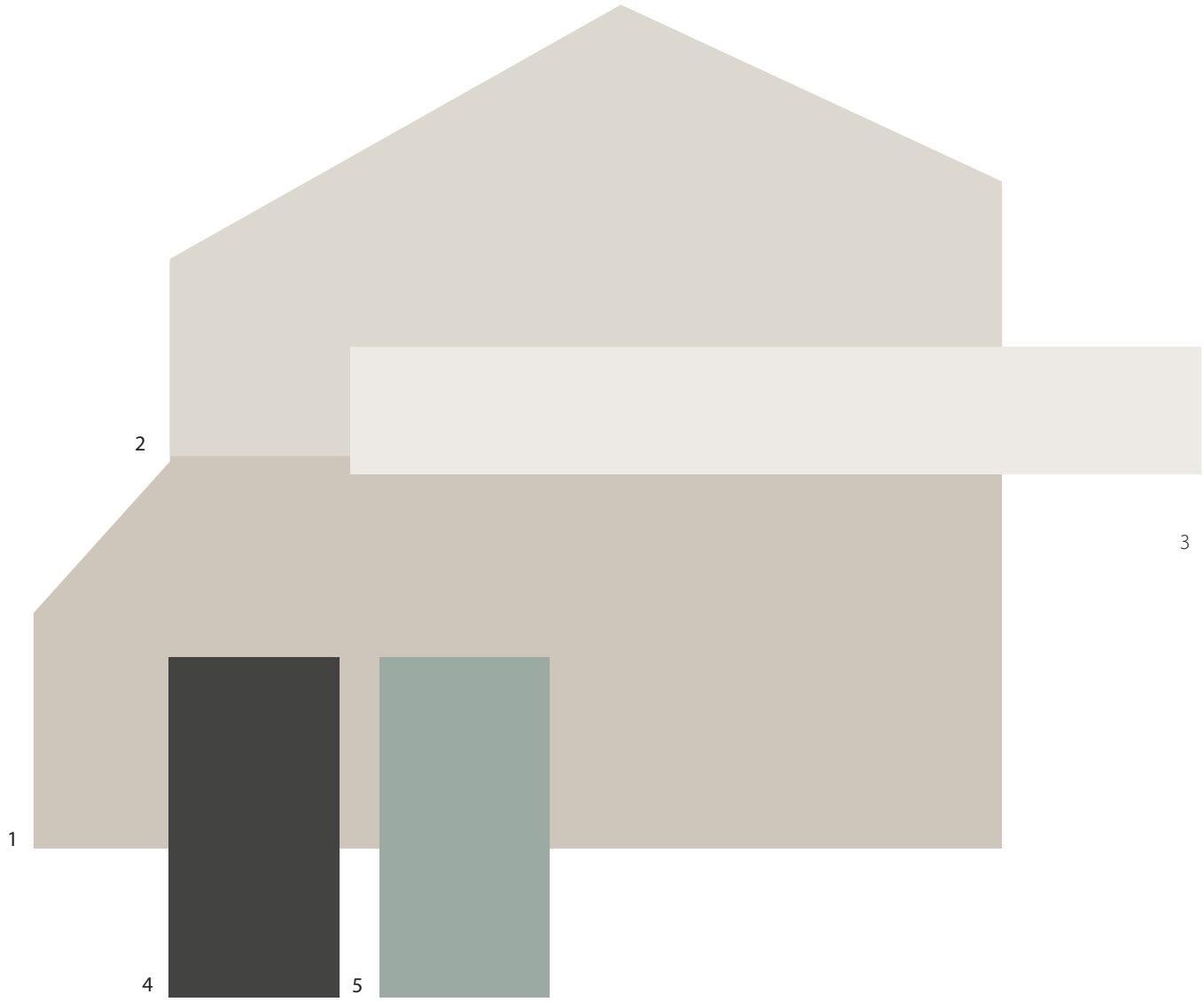

Scheme 203

1	Body	SW 7043 Worldly Gray
2	Hardiboard	SW 9166 Drift of Mist
3	Trim	SW 7004 Snowbound
4	Shutters	SW 7069 Iron Ore
5	Front Door	SW 6213 Halcyon Green

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Color samples shown approximate actual paint colors as closely as possible. 21-03-3281

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Scheme 204

1	Body	SW 6254 Lazy Gray
2	Hardiboard	SW 7006 Extra White
3	Trim	SW 7006 Extra White
4	Shutters	SW 6258 Tricorn Black
5	Front Door	SW 6258 Tricorn Black

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Color samples shown approximate actual paint colors as closely as possible. 21-03-3281

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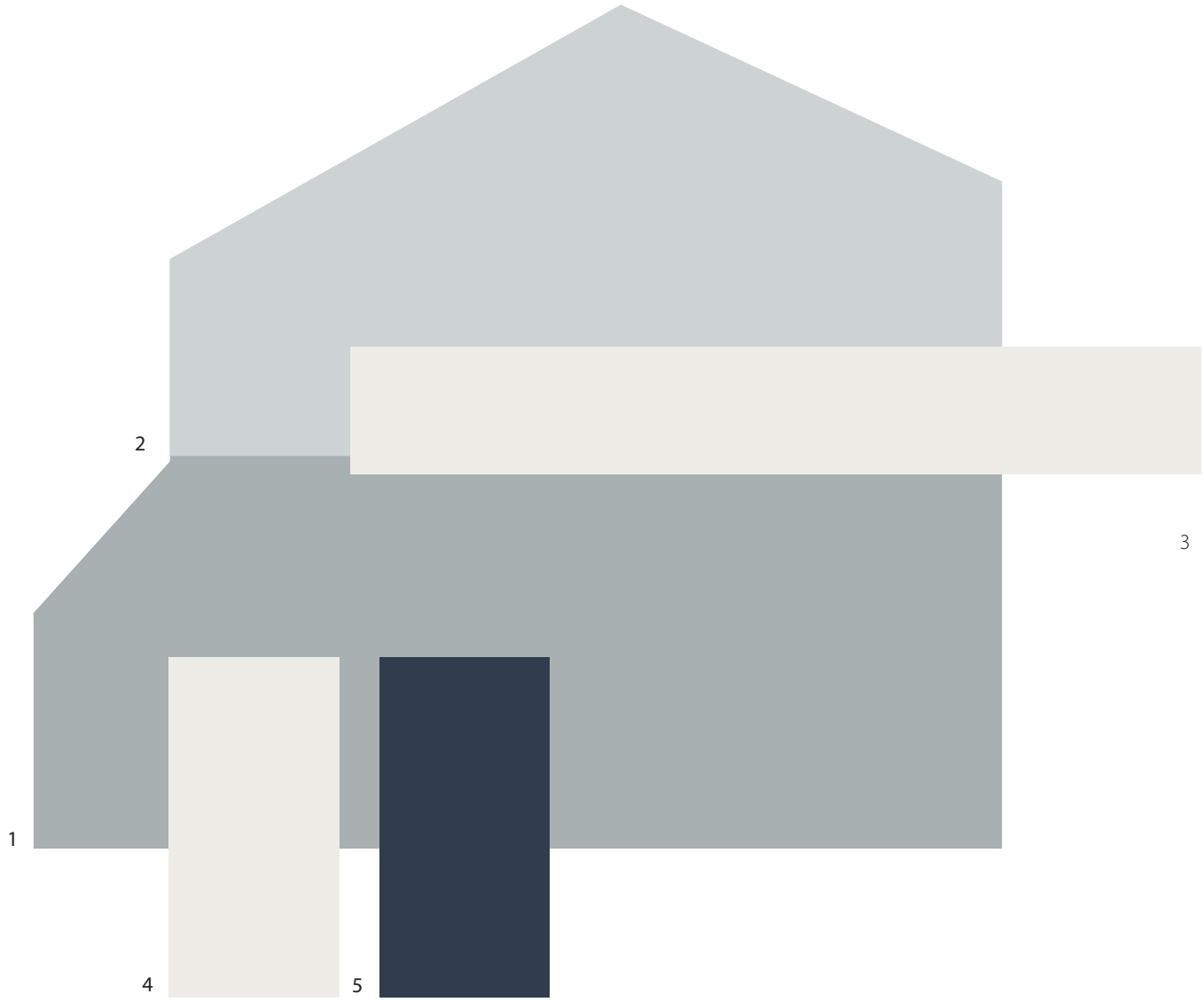

Scheme 205

1	Body	SW 6234 Uncertain Gray
2	Hardiboard	SW 6232 Misty
3	Trim	SW 7005 Pure White
4	Shutters	SW 7005 Pure White
5	Front Door	SW 6244 Naval

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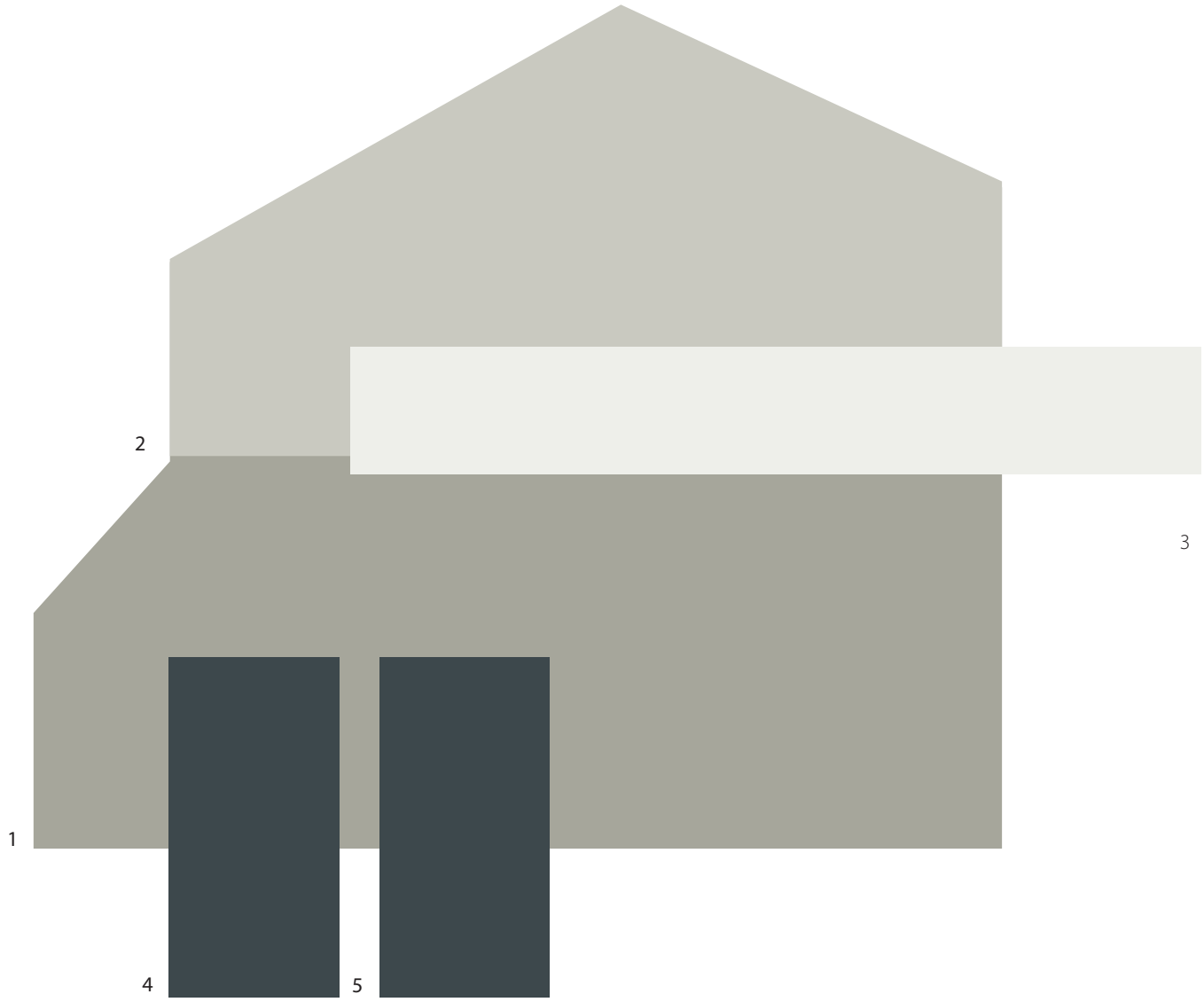

Scheme 206

1	Body	SW 6199 Rare Gray
2	Hardiboard	SW 6197 Aloof Gray
3	Trim	SW 7006 Extra White
4	Shutters	SW 7625 Mount Etna
5	Front Door	SW 7625 Mount Etna

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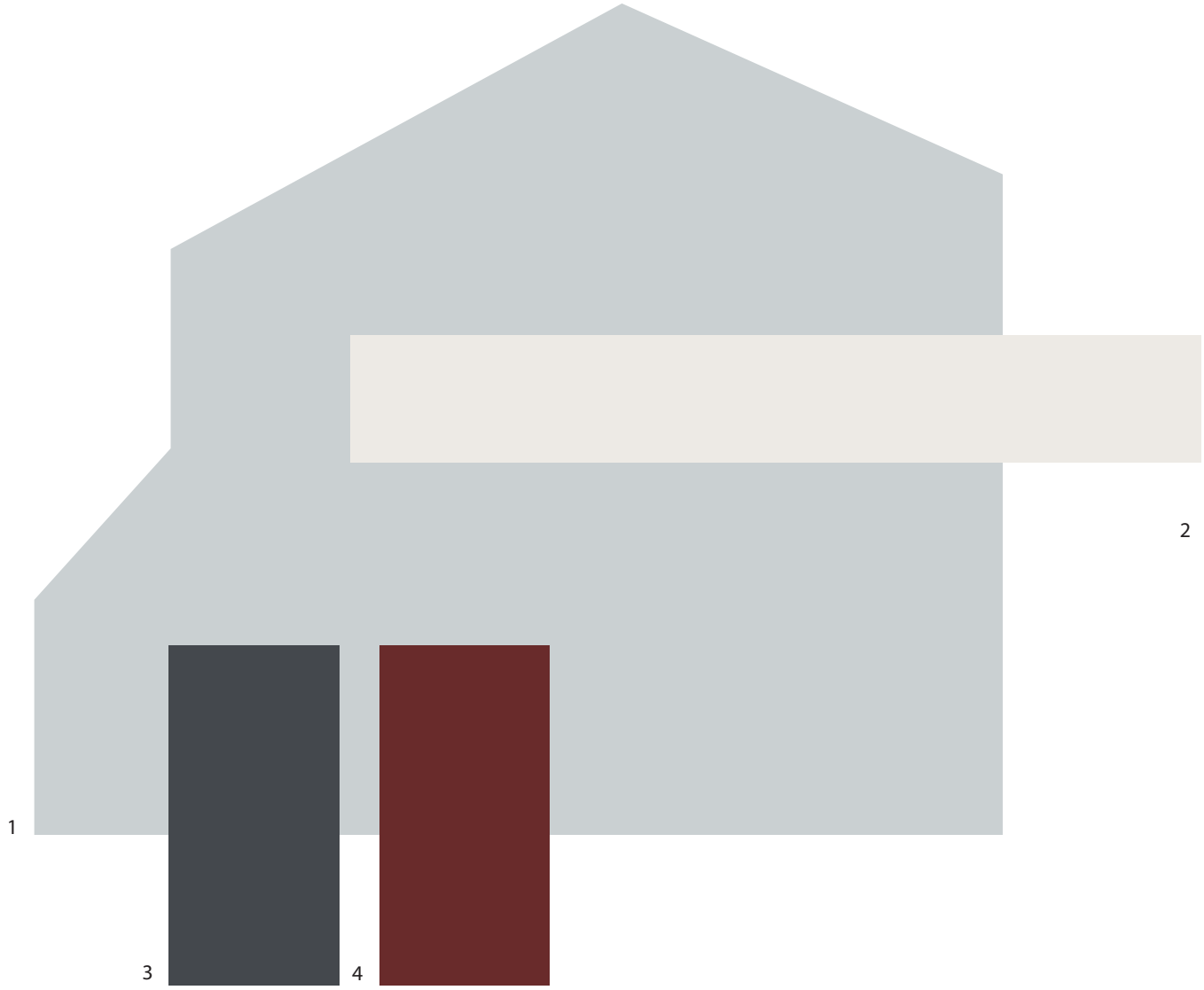

Scheme 101

1	Body	SW 6246 North Star
2	Trim	SW 7004 Snowbound
3	Shutters	SW 7076 Cyberspace
4	Front Door	SW 7585 Sundried Tomato

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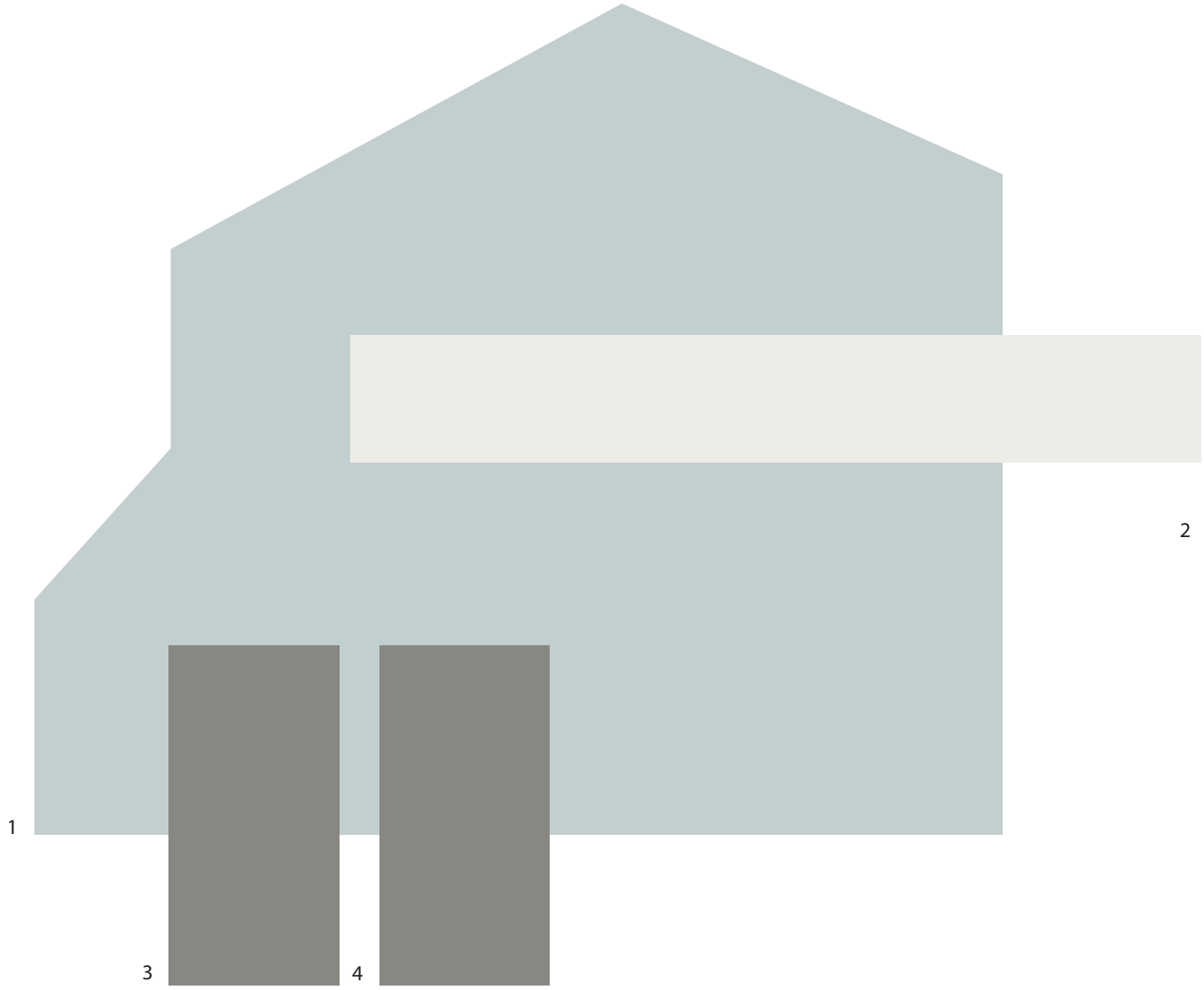

Scheme 102

1	Body	SW 6218 Tradewind
2	Trim	SW 7005 Pure White
3	Shutters	SW 0077 Classic French Gray
4	Front Door	SW 0077 Classic French Gray

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Color samples shown approximate actual paint colors as closely as possible. 21-03-3281

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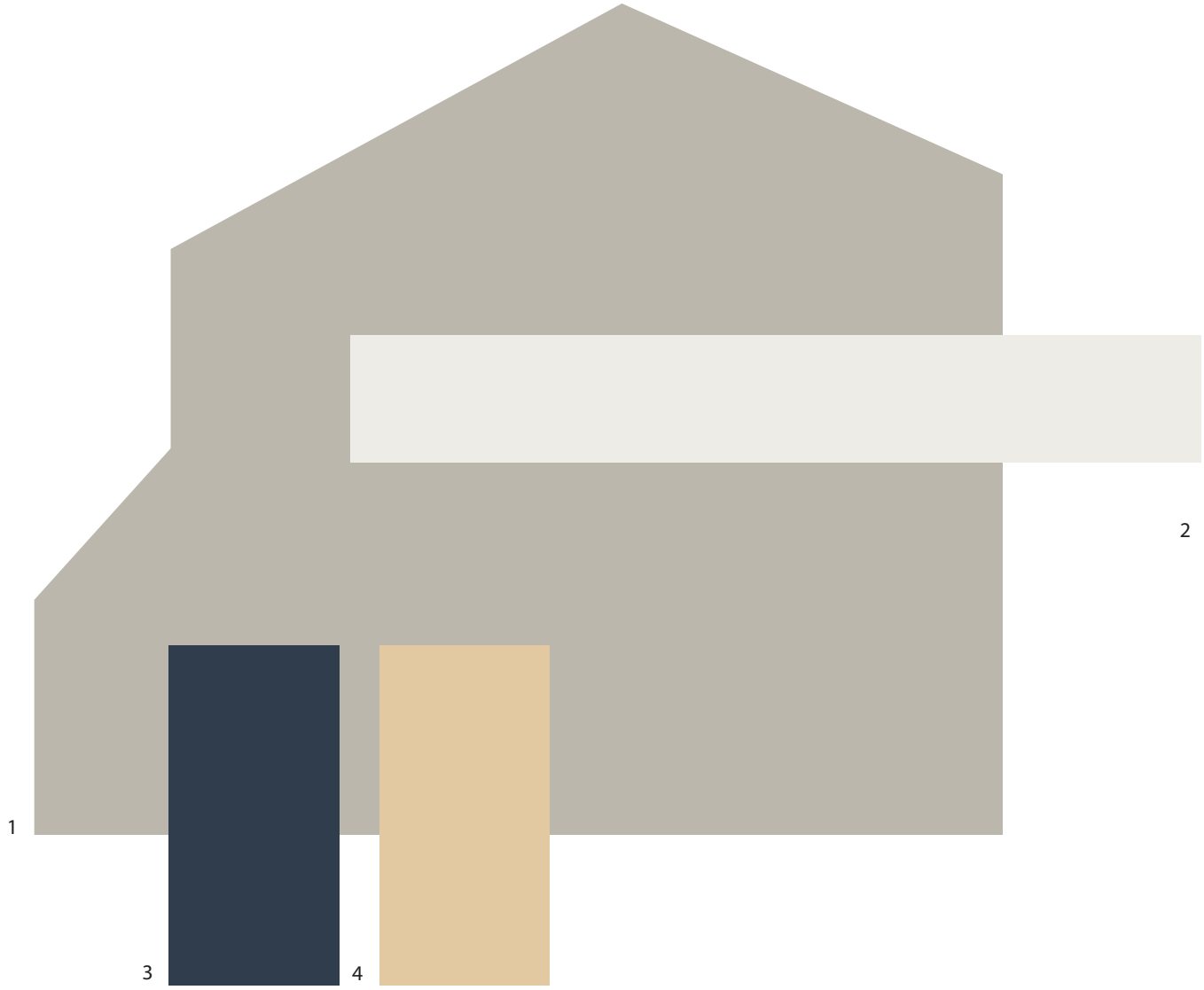

Scheme 103

1	Body	SW 7016 Mindful Gray
2	Trim	SW 7005 Pure White
3	Shutters	SW 6244 Naval
4	Front Door	SW 7691 Pale Yellow

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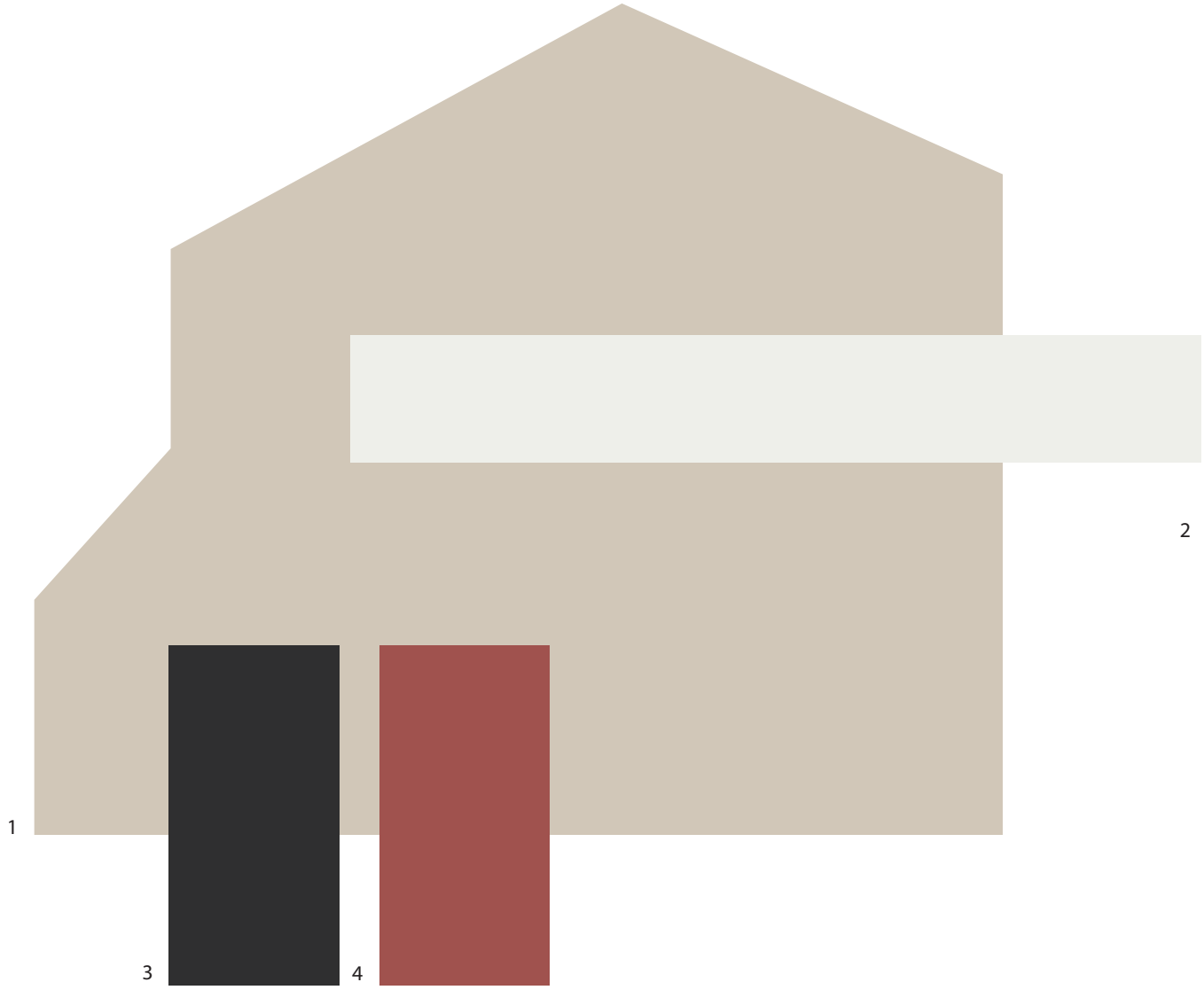

Scheme 104

1	Body	SW 7036 Accessible Beige
2	Trim	SW 7006 Extra White
3	Shutters	SW 6258 Tricorn Black
4	Front Door	SW 6320 Bravado Red

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Color samples shown approximate actual paint colors as closely as possible. 21-03-3281

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Scheme 105

1	Body	SW 6206 Oyster Bay
2	Trim	SW 7004 Snowbound
3	Shutters	SW 7004 Snowbound
4	Front Door	SW 7076 Cyberspace

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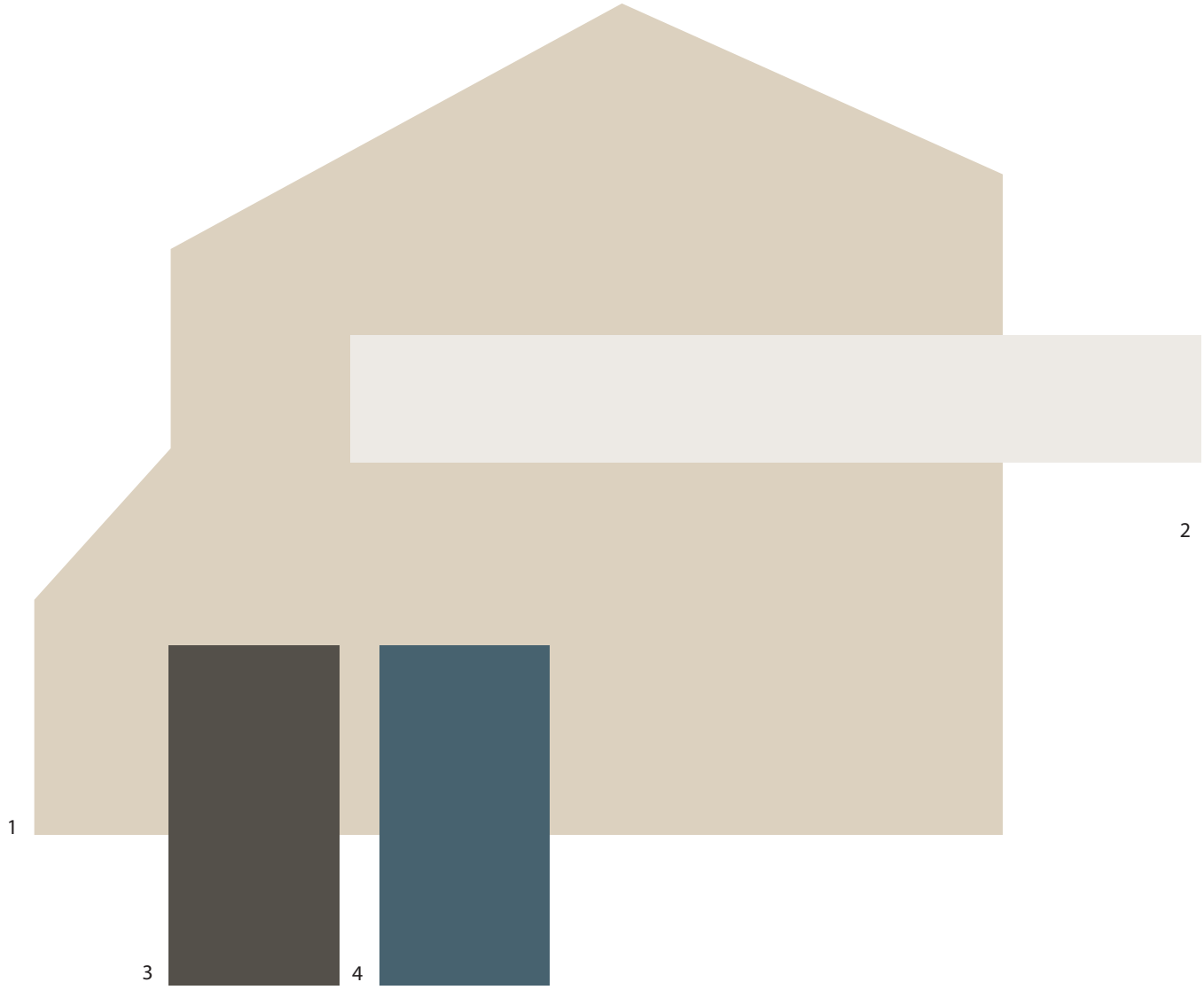

Scheme 106

1	Body	SW 7531 Canvas Tan
2	Trim	SW 7004 Snowbound
3	Shutters	SW 7048 Urbane Bronze
4	Front Door	SW 0048 Bunglehouse Blue

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Color samples shown approximate actual paint colors as closely as possible. 21-03-3281

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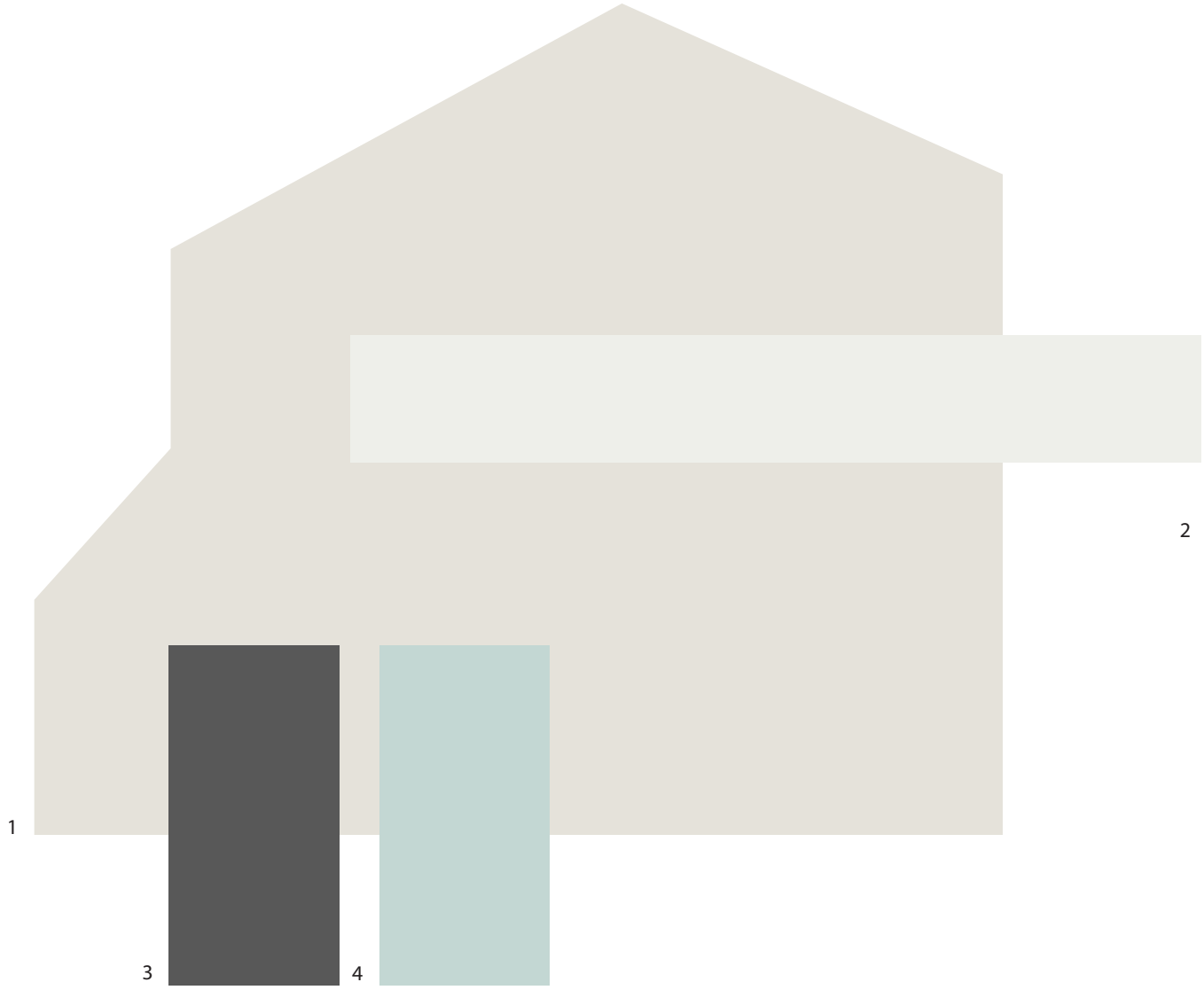

Scheme 107

1	Body	SW 7636 Origami White
2	Trim	SW 7006 Extra White
3	Shutters	SW 7674 Peppercorn
4	Front Door	SW 6477 Tidewater

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Color samples shown approximate actual paint colors as closely as possible. 21-03-3281

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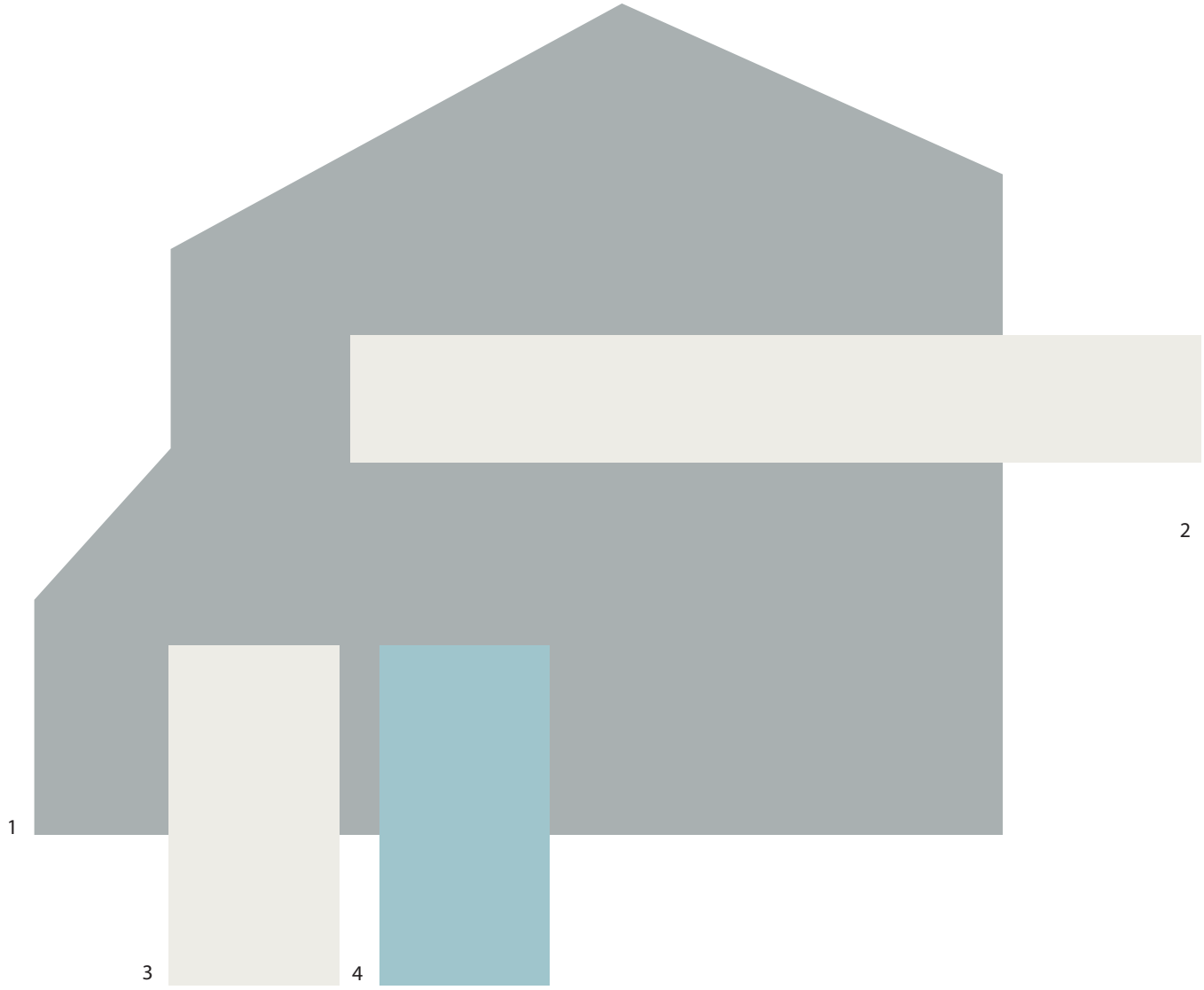

Scheme 108

1	Body	SW 6234 Uncertain Gray
2	Trim	SW 7005 Pure White
3	Shutters	SW 7005 Pure White
4	Front Door	SW 9053 Agua Fría

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Color samples shown approximate actual paint colors as closely as possible. 21-03-3281

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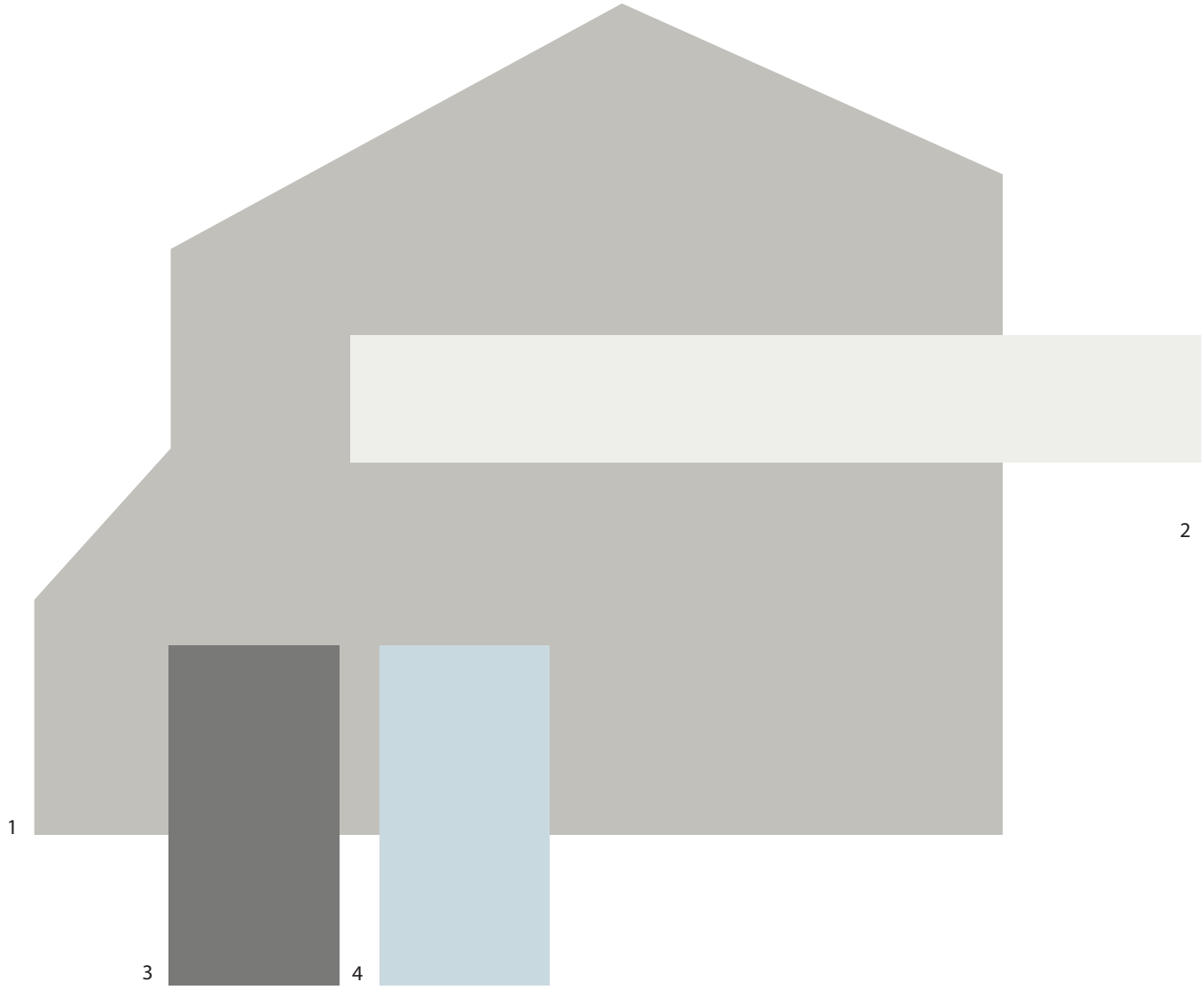

Scheme 109

1	Body	SW 0055 Light French Gray
2	Trim	SW 7006 Extra White
3	Shutters	SW 2849 Westchester Gray
4	Front Door	SW 9144 Moonmist

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Color samples shown approximate actual paint colors as closely as possible. 21-03-3281

SINGLE UNIT CALCULATIONS

AIR CONDITIONED AREAS

LIVING AREA	1409 SF
	1409 SF

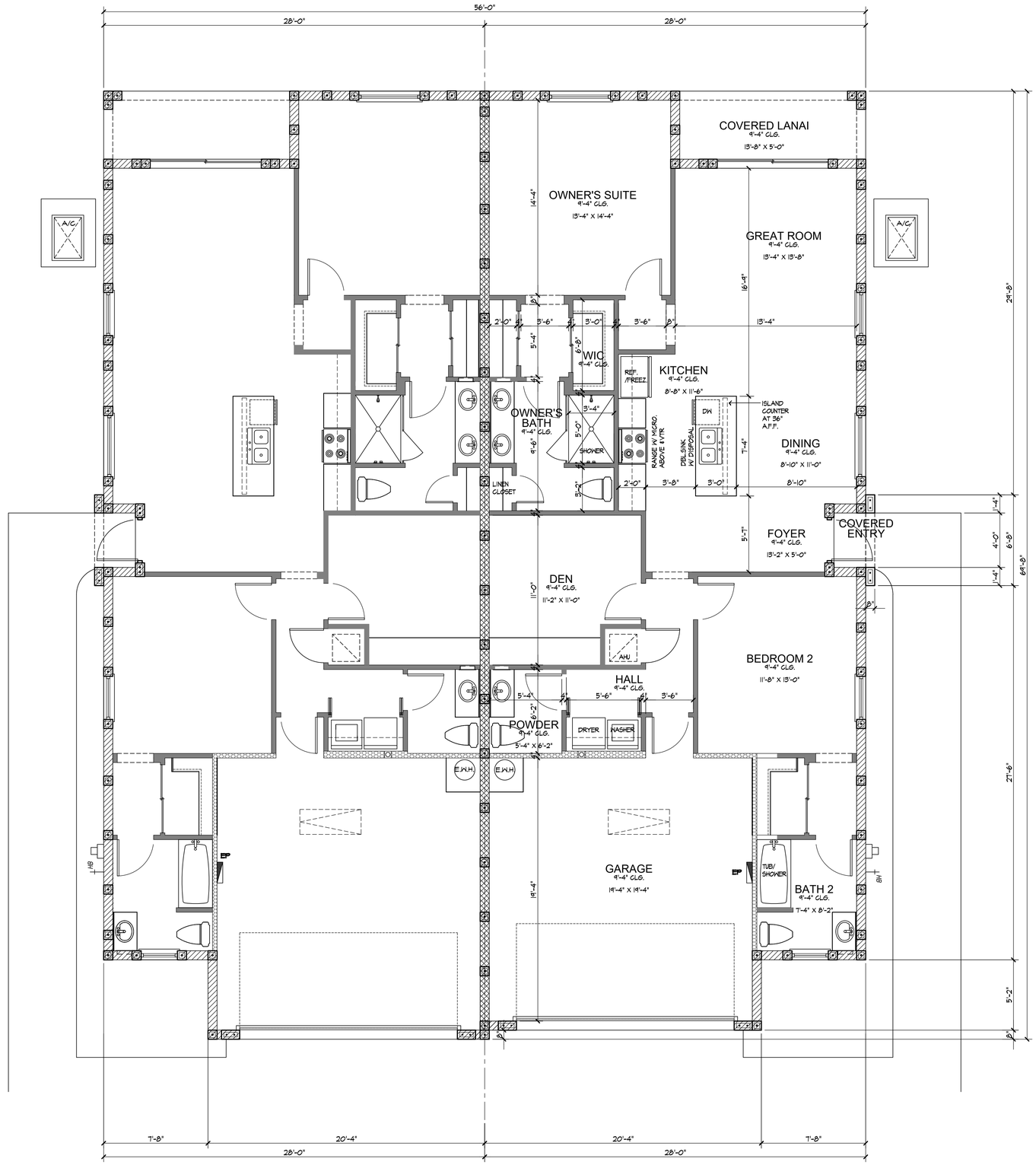
NON CONDITIONED AREAS

GARAGE	407 SF*
COVERED ENTRY	12 SF
LANAI	68 SF
	487 SF

*ADD 14 SQ. FT. FOR (1) EXTENDED GARAGE

GROSS AREA

GROSS AREA	1896 SF



revisions

no.	date
-	-

designed	SBD
drawn	KF
checked	SBD
date	8/12/21
scale	1/4" = 1'-0" (U.O.N.)
job no.	210712 DUPLEX_mm.lh

Scott Blakeslee Disher
AR-0011586 AA-0004385

PROGRESS SET
09/21/21

DUPLEX - MODEL 2

project

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

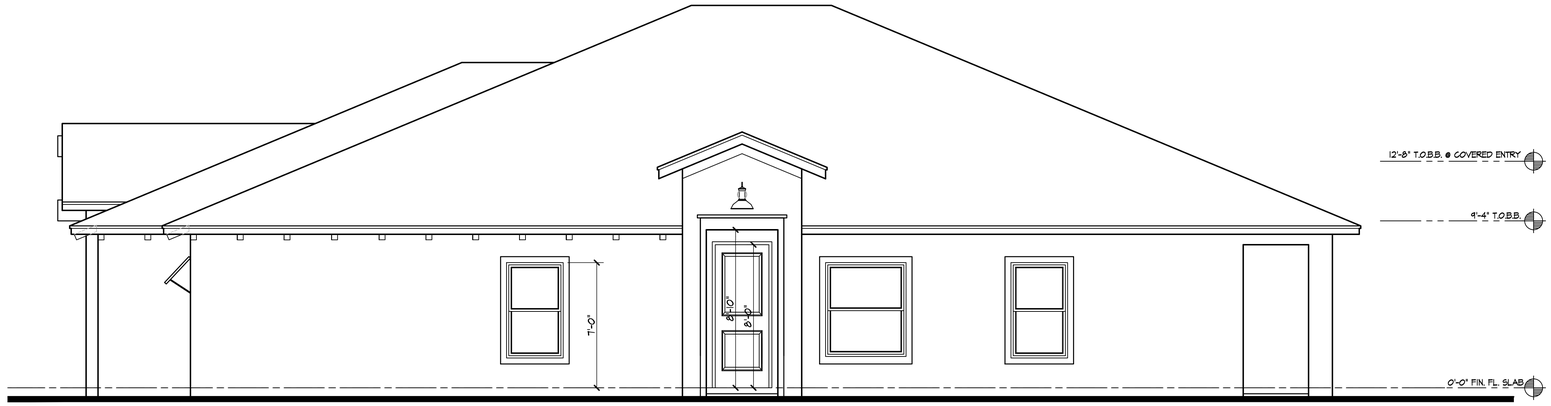
Phone 561.202.6990
Fax 561.296.2494
archstudiofl.com

drawing

FLOOR PLAN

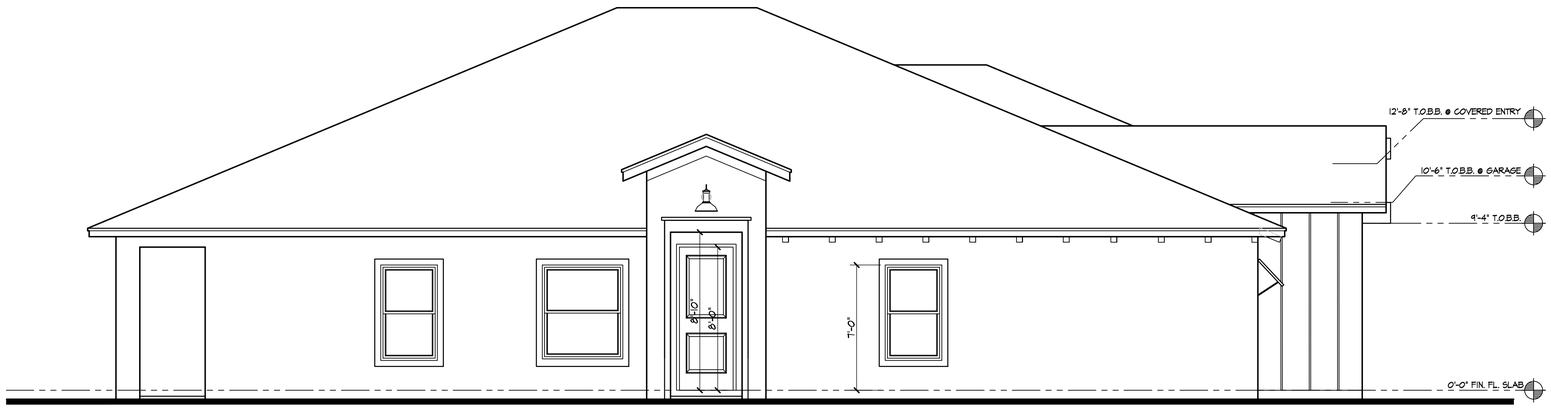
sheet

A-1



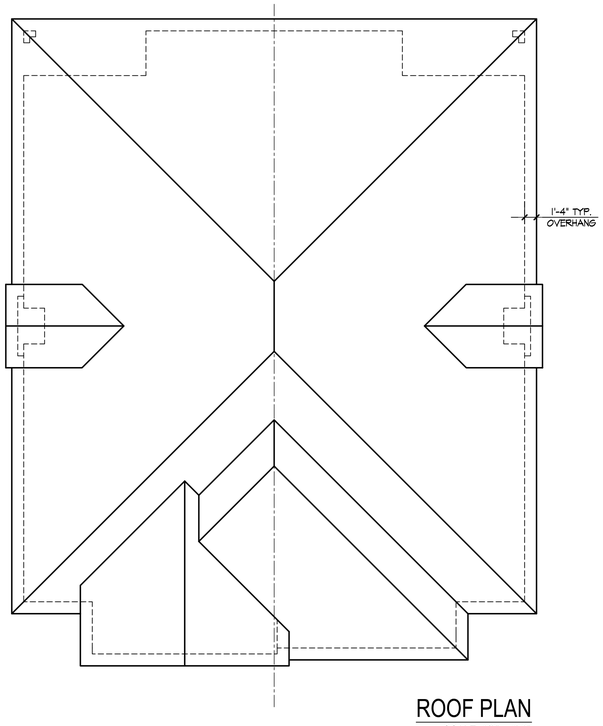
RIGHT SIDE ELEVATION

COASTAL



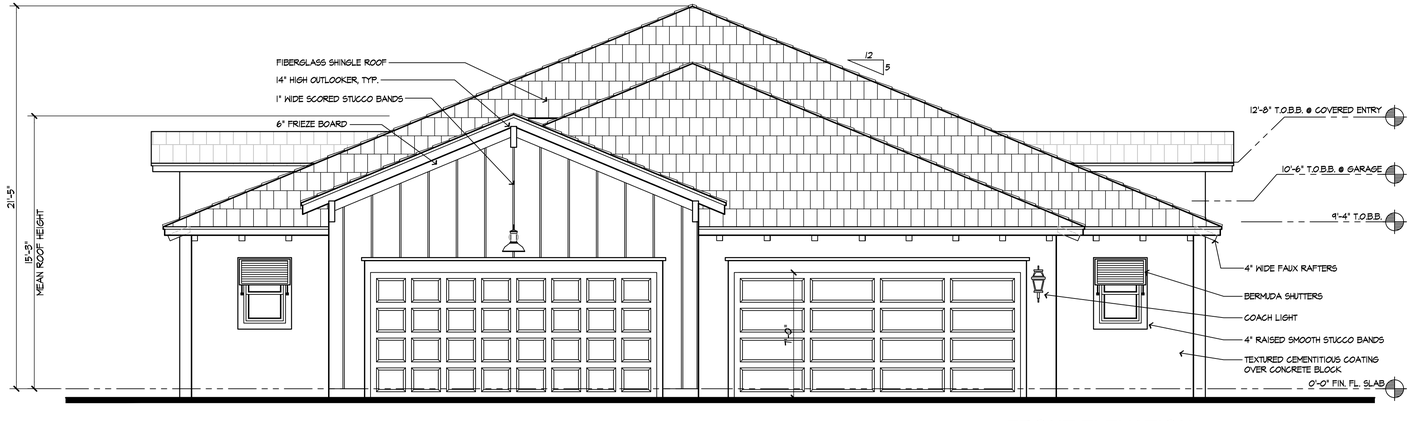
LEFT SIDE ELEVATION

COASTAL



ROOF PLAN

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



FRONT ELEVATION

COASTAL

revisions

no.	date
-	-

designed	SBD
drawn	KF
checked	SBD
date	8/12/21
scale	1/4" = 1'-0" (U.O.N.)
job no.	210712 DUPLEX_mm.lh

Scott Blakeslee Disher
AR-0011586 AA-C000185

PROGRESS SET
09/21/21

project

DUPLEX - MODEL 2

CONCEPTUAL PLAN
PRESERVE AT SAVANNAH LAKE

by: LENNAR HOMES

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Architecture
•
Planning

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Suite 260
Palm Beach Gardens, Florida 33418

Phone 561.202.6990
Fax 561.296.2494
archstudiofl.com

drawing

COASTAL ELEVATION

sheet

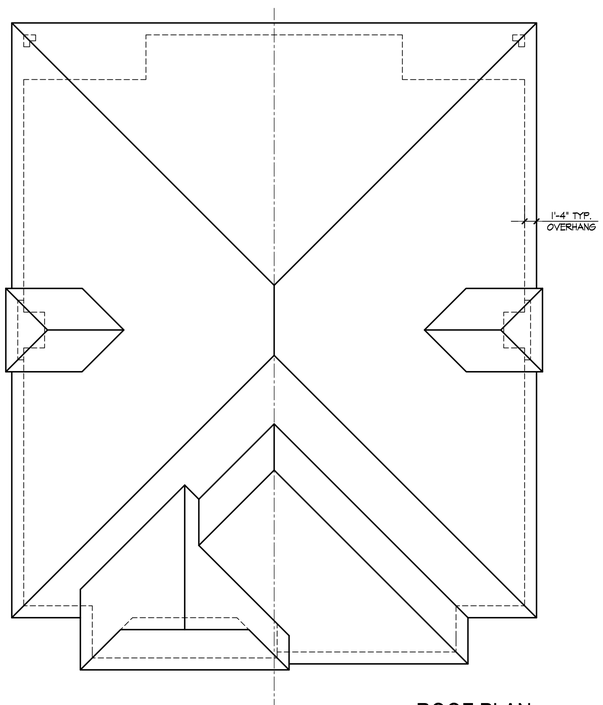
A-2

RIGHT SIDE ELEVATION

CRAFTSMAN

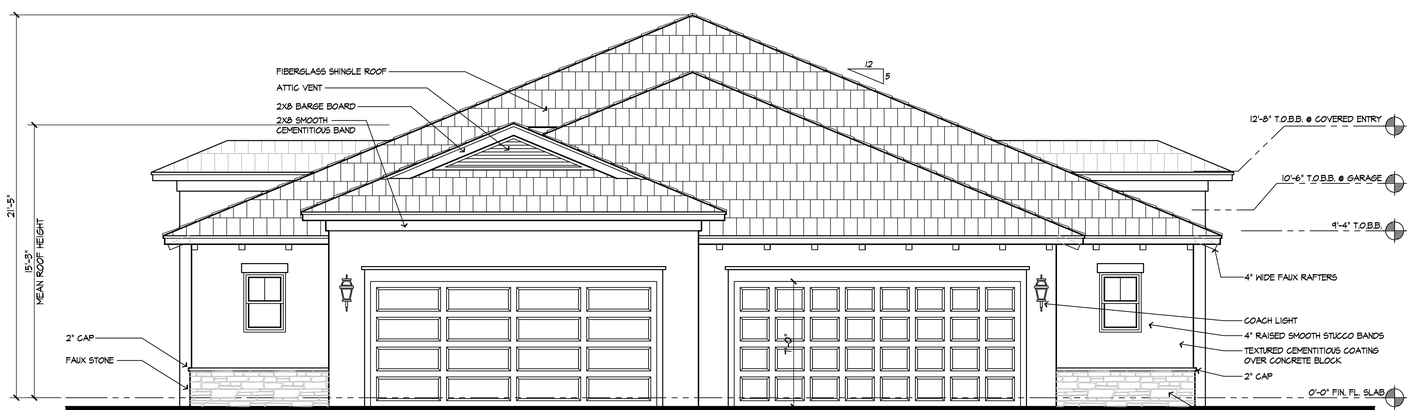
LEFT SIDE ELEVATION

CRAFTSMAN



ROOF PLAN

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



FRONT ELEVATION

CRAFTSMAN

revisions

no.	date
-	-

designed	SBD
drawn	KF
checked	SBD
date	8/12/21
scale	1/4" = 1'-0" (U.O.N.)
job no.	210712 DUPLEX_mm.lh

Scott Blakeslee Disher
AR-0011586 AA-0003185

PROGRESS SET
09/21/21

project

DUPLEX - MODEL 2

CONCEPTUAL PLAN
PRESERVE AT SAVANNAH LAKE

by: LENNAR HOMES

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Architecture
•
Planning

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

Phone 561.202.6990
Fax 561.296.2494
archstudiofl.com

drawing

CRAFTSMAN ELEVATION

sheet

A-3

PRELIMINARY
PRESERVE AT
SAVANNAH LAKES

EXTERIOR COLOR SCHEMES

	SCHEME 1	SCHEME **2**	SCHEME **3**	SCHEME **4**	SCHEME **5**
ROOF SHINGLE	GAF Timberline Ultra HD **Charcoal**	GAF Timberline Ultra HD **Charcoal**	GAF Timberline Ultra HD **Charcoal**	GAF Timberline Ultra HD **Charcoal**	GAF Timberline Ultra HD **Charcoal**
TRIM & COLUMNS	PAPERWHITE SW7105	ALABASTER SW7008	COTTON WHITE SW7104	NATURAL CHOICE SW7011	PURE WHITE SW7005
BODY	PEARL GRAY SW0052	COMFORT GRAY SW6205	COTTON WHITE SW7104	LIVEABLE GREEN SW6176	REFLECTION SW7661
FAUX SIDING	WHITE HYACINTH SW0046	ALABASTER SW7008	COTTON WHITE SW7104	NATURAL CHOICE SW7011	PURE WHITE SW7005
FRONT DOOR	WHITE HYACINTH SW0046	ROOKWOOD RED SW2802	BLACK MAGIC SW6991	ETHERAL MOOD SW7639	BRACING BLUE SW6242
SHUTTERS (if applicable)	SEAWORTHY SW7620	REGATTA SW6517	BLACK MAGIC SW6991	ETHERAL MOOD SW7639	BRACING BLUE SW6242
FASCIA	WHITE HYACINTH SW0046	ALABASTER SW7008	COTTON WHITE SW7104	NATURAL CHOICE SW7011	PURE WHITE SW7005
GARAGE DOOR	SEAWORTHY SW7620	REGATTA SW6517	BLACK MAGIC SW6991	ETHERAL MOOD SW7639	BRACING BLUE SW6242
PAVERS	GRANITE	GRANITE	GRANITE	GRANITE	GRANITE
ACCENT STONE (If applicable, per elevation)			BORAL CULTURED STONE WINTER HAVEN PRO-FIT ALPINE EDGESTONE		

LENNAR HOMES PAINT COLOR AND MATERIAL BOARD

The color and materials shown herein, are preliminary inteded to give a general idea and feel for the community. Final color and material selection will occur when the community is ready to go to market and will depend on trends and availability of materials and colors at such time.

SITE PLAN FOR

SAVANNAH PRESERVE a PLANNED DEVELOPMENT

IN

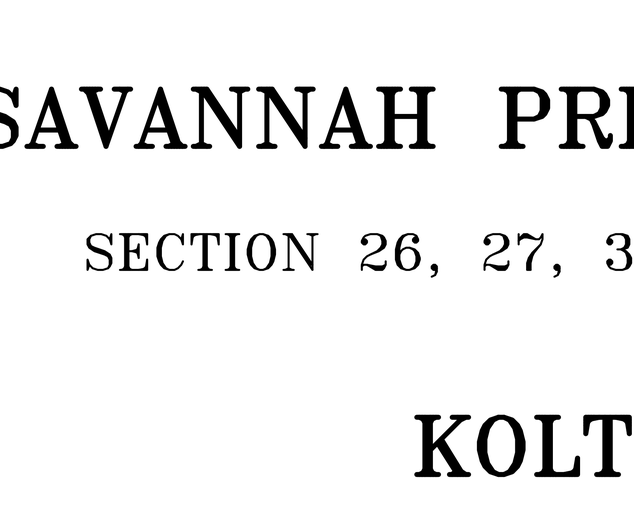
SECTION 26, 27, 34, AND 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST

MARTIN COUNTY, FLORIDA

PREPARED FOR

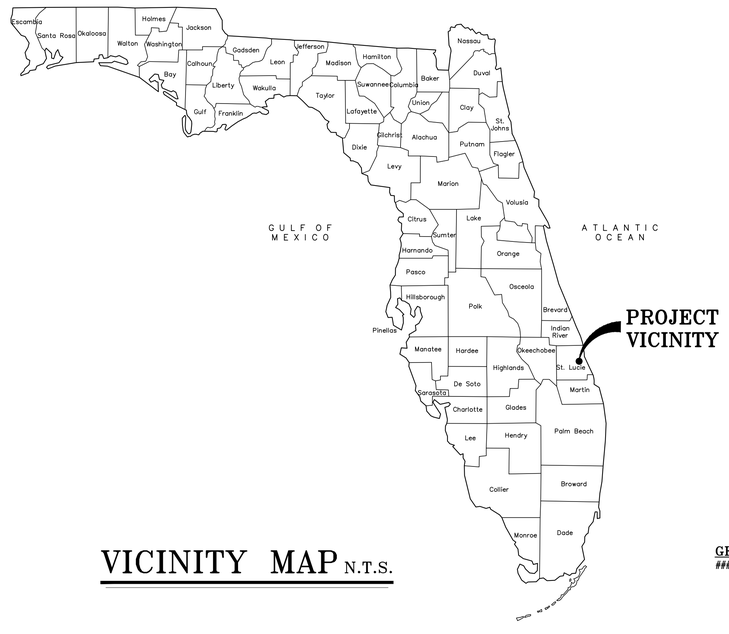
KOLTER LAND PARTNERS, LLC

KOLTERLAND



LOCATION MAP N.T.S.

SECTION 26, 27, 34 & 35
TOWNSHIP, 35 SOUTH,
RANGE 40 EAST



VICINITY MAP N.T.S.

GENERAL NOTES
####

INDEX TO SHEETS	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SITE PLAN
3	SITE PLAN DATA BLOCKS
4	SITE PLAN – AERIAL
5	SITE PLAN – DETAIL AREAS
6	SITE PLAN – DETAIL AREAS

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 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 02°04'47" 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°28'00" 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.

Parcel 3:
That part of the South 275.00 feet of the SW 1/4 of the SE 1/4 of Section 27, Township 35 South, Range 40 East, lying East of U.S. Highway No. 1, less the North 25.00 feet and the East 15.00 feet for Right-Of-Way, all lying and being in St. Lucie County, Florida.

Overall, parcel area 132.69 acres (more or less).

REVISIONS	
SHEET NO.	DATE

SUBMITTAL DATE: 02/10/2022

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

HIGH POINT FORT PIERCE CONDOMINIMUM SECTION III
(UNPLATTED)

GRAPHIC SCALE
135 0 67.5 135
(IN FEET)
1 inch = 135 ft.

PARCEL ID: 2436-333-0002-000-1
LAND USE: COS (CONSERVATION & OPEN SPACE)
ZONING: OS-2 (CONSERVATION OPEN SPACE)

DICKSON DRIVE (50.0' 70.0')

SAVANNAH LAKES BLVD.

SOUTH MARKET AVENUE EAST (55' R/W)

SOUTH US #1

RIGHT-OF-WAY LINE

S.E. BRIDGEY PLAIN WAY (50' R/W)

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

MANATEE MOBILE HOME PARK LLC

PARCEL ID: 2434-112-0001-000-0
LAND USE: RM (MEDIUM DENSITY RESIDENTIAL)
ZONING: R4 (MEDIUM DENSITY RESIDENTIAL)

PARCEL ID: 2434-501-0054-000-0
LAND USE: GC (GENERAL COMMERCIAL) ZONING: C-3 (GENERAL COMMERCIAL)

PARCEL ID: 2434-501-0123-000-8
LAND USE: GC (GENERAL COMMERCIAL) ZONING: C-3 (GENERAL COMMERCIAL)

PARCEL ID
2434-501-0122-000-8
LAND USE: GC (GENERAL COMMERCIAL)
ZONING: C-3 (GENERAL COMMERCIAL)

PARCEL ID
2434-501-0055-000-7
LAND USE: GC (GENERAL COMMERCIAL)
ZONING: C-3 (GENERAL COMMERCIAL)

PARCEL ID
2434-501-0054-000-0
LAND USE: GC (GENERAL COMMERCIAL)
ZONING: C-3 (GENERAL COMMERCIAL)

PARCEL ID: 2434-121-0002-000-5
LAND USE: GC (GENERAL COMMERCIAL)
ZONING: C-3 (GENERAL COMMERCIAL)

LAKE - 4 (62,076 sf)

LAKE - 1 (55,308 sf)

LAKE - 2 (56,164 sf)

LAKE - 3 (94,942 sf)

EXISTING WETLAND-1 (TO BE FILLED) 8,602 SF

EXISTING WETLAND-10 15,400 SF (ON SITE)

EXISTING WETLAND-2 7,651 SF (OFF-SITE)

EXISTING WETLAND-2 9,339 SF (ON SITE)

WETLAND-6 (±2.0 ACRES)

WETLAND-8 ±1.0 ACRES (0.2 ON SITE) (0.8 OFFSITE)

W-4
(32.5± AC)
(ONSITE ONLY)

EXISTING WETLANDS

PROPOSED DRAINAGE INFRASTRUCTURE (TYP.)

GUEST PARKING/ NORTH MAIL KIOSK/ SCHOOL BUS STOP

PROPOSED SIDEWALK

PRO. HYDRANT

MARSH EDGE LANE

PRO. WETLAND IMPACTS (21,536 SF) w/GRAVITY WALL

PRO. WETLAND IMPACTS (2 SF)

PROP. OUTFALL

PROP. WETLAND IMPACTS (2 SF)

PRO. WETLAND IMPACTS (936 SF) - w/GRAVITY WALL

CONTROL STRUCTURE NO.1

CONTROL STRUCTURE #2

DRY DETENTION POND

25FT (AVG) BUFFER (TYPICAL)

FLOOD PLAIN COMPENSATION

FLOOD ZONE AH

FLOOD ZONE A

FLOOD ZONE X

PRO. STOP SIGN & BAR

PRO. 5' SIDEWALK

PRO. 6" WATER MAIN

STOP SIGN & STOP BAR (TYP)

PRO. DRAIN. INLET (TYPICAL)

LONG BOAT WAY

CITY LAKE WAY

RENDEZVOUS ISLAND ROAD

BRIDGEY PLAIN WAY

PETOSKAMER WAY

SUPPLEMENTAL UPLAND BUFFER

PROPOSED COMMUNITY TRAIL (5ft wide along sidewalk 8ft wide through open spaces)

PROPOSED OVERLOOK

FUTURE RECREATION USE

UPLAND HABITAT RESERVE

RECREATION TRACT

OPEN SPACE TRACT

GRASSED PAVERS

GATED EMERGENCY ACCESS W/ KNOX BOX

PROPOSED LANDSCAPE WALL

PROPOSED PERIMETER FENCING

PRO. 6' FPL

PRO. OUTFALL

EXISTING SIGNAL

EXISTING WALL

EXISTING FIRE HYDRANT

PARCEL ID: 2436-223-0004-000-2
LAND USE: RM (MEDIUM DENSITY RESIDENTIAL)
ZONING: PD (PLANNED DEVELOPMENT)

PARCEL ID: 2436-223-0003-000-4
LAND USE: RM (MEDIUM DENSITY RESIDENTIAL)
ZONING: PD (PLANNED DEVELOPMENT)

PARCEL ID
2436-333-0002-000-1
LAND USE: COS (CONSERVATION & OPEN SPACE)
ZONING: OS-2 (CONSERVATION OPEN SPACE)

PARCEL ID
2434-501-0122-000-8
LAND USE: GC (GENERAL COMMERCIAL)
ZONING: C-3 (GENERAL COMMERCIAL)

PARCEL ID
2434-501-0123-000-8
LAND USE: GC (GENERAL COMMERCIAL)
ZONING: C-3 (GENERAL COMMERCIAL)

PARCEL ID
2434-501-0055-000-7
LAND USE: GC (GENERAL COMMERCIAL)
ZONING: C-3 (GENERAL COMMERCIAL)

PARCEL ID
2434-501-0054-000-0
LAND USE: GC (GENERAL COMMERCIAL)
ZONING: C-3 (GENERAL COMMERCIAL)

PARCEL ID
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LAND USE: GC (GENERAL COMMERCIAL)
ZONING: C-3 (GENERAL COMMERCIAL)

PARCEL ID
2434-501-0054-000-0
LAND USE: GC (GENERAL COMMERCIAL)
ZONING: C-3 (GENERAL COMMERCIAL)

PARCEL ID
2434-501-0122-000-8
LAND USE: GC (GENERAL COMMERCIAL)
ZONING: C-3 (GENERAL COMMERCIAL)

PARCEL ID
2434-501-0055-000-7
LAND USE: RU (COUNTY)
ZONING: RS-4 (COUNTY)

PARCEL ID
2434-501-0123-000-8
LAND USE: RU (COUNTY)
ZONING: RS-4 (COUNTY)

PARCEL ID
2434-501-0054-000-0
LAND USE: RU (COUNTY)
ZONING: RS-4 (COUNTY)

PARCEL ID
2434-501-0122-000-8
LAND USE: RU (COUNTY)
ZONING: RS-4 (COUNTY)

PARCEL ID
2434-501-0055-000-7
LAND USE: COM (COUNTY)
ZONING: CG (COUNTY)

PARCEL ID
2434-501-0054-000-0
LAND USE: COM (COUNTY)
ZONING: CG (COUNTY)

PARCEL ID
2434-501-0123-000-8
LAND USE: COM (COUNTY)
ZONING: CG (COUNTY)

PARCEL ID
2434-501-0122-000-8
LAND USE: COM (COUNTY)
ZONING: CG (COUNTY)

PARCEL ID
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LAND USE: COM (COUNTY)
ZONING: CG (COUNTY)

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ZONING: CG (COUNTY)

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LAND USE: RU (COUNTY)
ZONING: RS-4 (COUNTY)

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LAND USE: RU (COUNTY)
ZONING: RS-4 (COUNTY)

PARCEL ID
2434-501-0054-000-0
LAND USE: RU (COUNTY)
ZONING: RS-4 (COUNTY)

PARCEL ID
2434-501-0122-000-8
LAND USE: RU (COUNTY)
ZONING: RS-4 (COUNTY)

PARCEL ID
2434-501-0054-000-0

SITE DATA TABLE

Applicant:
Kolter Land Partners, LLC
105 NE 1st Street
Delray Beach, Fla 33444
Phone:
Fax:
Email:

Owner:
Karma Capial Investment LP
4512 N Flagler DR Ste 206
West Palm Beach, Fla 33407
Phone:
Fax:
Email:

Owner:
Dickson Commerce Center LLC
22532 Caravelle CIR
Boca Raton, Fla 33433
Phone:
Fax:
Email:

Engineer / Surveyor:
Culpepper & Terpening, Inc.
2980 South 25th. Street
Fort Pierce, FL 34981
Phone: (772) 464-3537
Fax: (772) 464-9497
Email: www.ct-eng.com

Landscape Architect:
Cotleur-Hearing
1934 Commerce lane, Ste 1
Jupiter, Fla 33458
Phone: 561.406.1012
Fax:
Email: www.cotleurhearing.com

Traffic Engineering:
MacKenzie Engineering and Planning, Inc.
1172 SW 30th Street, Suite 500
Palm City, FL 34990
Phone: (772) 286-8030
Fax:
Email:

Environmental:
EW Consultants, Inc.
1000 SE Monterey Commons Blvd., Ste 208
Stuart, FL 34996
Phone: 772-287-8771
Fax: 772-287-2988
Email: ewconsultants.com

1.) **Project Name:**
Savannh Preserve - a Planned Development

2.) **Location:**
East end of Dickson Drive, North of Gator Trace PD (City of Ft. Pierce).

3.) **Project Description:**
A 650 unit, residential community — 2-family units 340; Townhome u 310; 650

4.) **Legal Description**
see attached site survey

5.) **Sec/Town/Range:**
Sections 26, 27, 34, 35/ Range 35S/ Township 40E

6.) **Map ID:** 24/26S; 24/27S; 24/34N

7.) **Parcel ID Numbers:** 2426-333-0015-000-5; 2434-121-0001-000-8; 2427-433-0001-000-4; 2427-433-0002-000-1

8.) **Zoning:** PD (Planned Development); C-3 (Commercial General)

9.) **Future land Use** RM (Medium Density Residential); GC (Commercial General)

10.) **Gross Site Area:**

			acres
132.40	acres (proposed development tract)	Residential FLU	120.42
5,767,344	sq feet (approximate)	Commercial FL	11.98
			132.40

11.) **Site Density:**
Proposed # of Units 650
Maximum Density (Units/ ac): 10
Proposed Density (Units/ ac): 5
Max. Units (per R4 Zoning Class.):
Residential 1,204 units
Commercial 120 units
1,324 units

As a Planned Development (PD) requested zoning use, the project zoning district for which this sites development standards shall be based on as the foundation for application of the PD development flexibilities, is the R4 zoning district. Under the R4 zoning district, the maximum site density per acre is 10 dwelling units. For the purpose of this application, it is assumed that the 11.7 acres of commercially classified property included with this application, and under separate future land use amendment application, will be considered to be the equivalent to the R4 zoning district. Refer to PD deviation table for those items where variation from typicals is proposed.

12.) **Building Data:**
2-Family Unit

lot data (all dimensions are the minimum required.)		Actual dimensions will vary by lot and location)	
width	34 feet	Min Area	3910 square feet
depth	115 feet		
lot setbacks			
front	25 feet	side (interi	0 feet
rear[1]	15 feet	side	6 feet
rear[2]	5 feet	side cnr	15 feet

Townhome:

lot data (all dimensions are the minimum required.		Actual dimensions will vary by lot and location)	
width (inter	16 feet	width (end	26 feet
depth	100 feet	depth	100 feet
area	1600 square feet	area	2600 square feet
lot setbacks			
front[1]	25 feet	side (interi	0 feet
rear[2]	10 feet	side (end)	10 feet
		side cnr	15 feet

Note:
1.) Front setbacks are from the edge of the internal alley accessway.
2.) Accessory use structure - (eg patios, screen rooms, etc)
3.) 'Provided' setbacks indicate the minimum building setback to be provided at each individual building location. Specific setbacks may may vary (per plan), but will not be less than as indicated

13.) **Building Hgt.:**
Maximum Bldg. Hgt. 35 feet

14.) **Development Schedule:**
Start Spring 2022
Complete Summer 2023 (Infrastructure)

15.) **Flood Zone:**
The project site is located in Flood Zone X and Zone AE (Elev 5), according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map

16.) **City of Ft. Pierce General Notes:**
A. Project must comply with Chapters 17, 22 & Article XII per City of Ft. Pierce Code.

17.) **Site Coverage:**

Impervious	SF	ACRE	% Site
Buildings	690,720	15.86	12%
Pavement	312,661	7.18	5%
Sidewalk	130,000	2.98	2%
Misc. Area	890,400	20.44	15%
Sub Total Impervious	2,023,781	46.46	35%

Pervious/ Open Space	SF	ACRE	% Site
Lakes/ Retention	369,000	8.47	6%
Open Space/ Wetlands	3,374,563	77.47	59%
Sub-Total Pervious	3,743,563	85.94	65%

Total	980,938	132.40	100%

18.) **Open Space:**
Designated project open space totals 85.9 acres (65%) , of which approximatly 10% may consdered as active use areas. The balance of the gross open space areas are to be set aside as habitat preseve or perimeter landscaping.

19.) **Utility Service:**

Water Service	FPUA	Electric Service	FPUA
Sewage Service	FPUA	Cable Service	Comcast
Re-Use Water	n/a		

20.) **Fire Services:**
Fire Hydrants are provided as indicated on the project site plan, and have been placed in accord with St. Lucie County Fire District standards.

21.) **Site Lighting:**
Site lighting shall be provided in accord with City Codes and Standards. No lighting shall be directed off-site. Site lighting to be LED fixtures.

22.) **Refuse Collection:**
Trash and solid waste is collected by the City of Ft. Pierce. Individual service pick-up will be utilized.

23.) **Parking Required:**
In accord with the Ft. Pierce Parking Codes, the required parking for this residential community is two (2) spaces per residence.
- Townhome parking provided is a one (1) car garage and a one (1) car driveway. Parking is provided in a tandem format with one space being the garage and one space being the driveway. Minimum driveway widths are nine feet.
- 2-family units are a combination of two (2) driveway spaces and two (2) interior garage spaces; for a total of four spaces. Minimum driveway widths are 18 feet
- A total of 68 guest parking areas are provided at the; south side rec. center; at the north side mail kiosk/ bus pickup area at a midblock in townhome area.

24.) **Site Drainage:**
The site drainage system shall consistent of a combination of dry retention areas that will provide limited pretreatment with deposition into several small on-site lakes. Site stormwaters will pass through the large central wetland area with a project outfall to be installed in the southwest area of the site. Ultimate dischange is to the North Fork of the St. Lucie River through Platts Branch. On site storm drainage facilities shall conform to Chapter 17 of the Ft. Pierce Code of Ordinance and Standard Specifications adopted by the City Commission, February 13, 1978

26.) **Hazardous Waste Statement:**
Any and all hazardous or toxic materials generated or used or stored on site shall be disposed of in accordance with all local, state, and federal regulations.

27.) **Wellfield Protection Ordinance:**
This project is not located in a public water supply wellfield protection zone.

28.) **Traffic Statement**
MacKenzie Engineering and Planning, Inc. performed an analysis of the traffic impacts resulting from the proposed project located along the east side of South US 1, at the intersection of Dickson Drive/ Farmers Market Drive and South US 1, Fort Pierce, Florida. The applicant proposes 340 single family dwelling units and 310 multifamily dwelling units.

The proposed project is expected to generate the following net new external and cumulative driveway trips: • 5,513 daily, 386 AM peak hour (96 in/290 out), and 492 PM peak hour (310 in/182 out) trips.

The analysis shows that the roadways are projected to operate acceptably with the addition of the proposed development and the project meets City of Fort Pierce's concurrency requirements. The project will reconstruct Dickson Drive east of US 1 to include one left-turn lane, one shared through and right-turn lane. In addition, MEP recommends an extension of the southbound left turn lane 300 feet with a 50 taper for a total length of 350 feet.

STANDARD ZONING –v– PD ZONING DESIGN DEVIATIONS

PD/ with underlying R-4 Zoning District	REQUIRED BY CODE	PROVIDED	DEVIATION
CODE SECTION 125-212 PD REGULATIONS			
Comprehensive Plan Consistency	Any residential, commercial, industrial, or public land uses and structures are permitted in this district, provided the proposed development is shown to be consistent with the goals, objectives and policies of the comprehensive plan, and consistent with the future land use element, and the standards and criteria contained in the following sections, unless a corresponding amendment to the comprehensive plan is also adopted	See PD Planning Document / Application	
Perimeter Setbacks	Setbacks at the perimeter of the development shall be equal to those of the abutting zoning district, (R-4) except where city commission finds that alternate perimeter setbacks would be appropriate.	Minimum 10 feet	None
Density	Multifamily housing developments will utilize a lot with a gross density that shall not exceed 10 units per acre.	5 units/acre	- 5 du/ac
Open Space	Minimum of 20% of gross site area	65% of gross site area	+45% of gross site area
Lot Size (area):			
Townhome dwelling	1,500 SF	1,600 SF (min.)	+100 sf
2 family attached	4,000 SF	3,910 SF (min.) (This is smallest lot area. Many lots are	-90 sf
Lot Width:			
Townhome dwelling	16 ft Min. / 24 ft Max (per code)	16ft (min.)/ End units width will vary	End units will be a minimum 26ft. lot width. Actual will vary depending on location so as to meet the minimum 15ft. cnr setback.
2 family attached	60 ft (per structure (30 ft per unit))	34 ft (min)	n/a
Lot Depth:			
Townhome dwelling	90 ft	100 ft (min.)	n/a
2 family attached	90 ft	115 ft (min.)	n/a
Lot Coverage			
Townhome dwelling	50% lot	48% (based on smallest typ lot	- 2% of individual lot coverage,
2 family attached	50% lot	54% (based on smallest lots	+ 4% of individual lot coverage
Overall project site	Buildings in multifamily housing developments shall not cover more than 50 percent of the gross lot area.	12% of gross site area	- 38% of gross site area
Yards (Minimum):			
Townhome			
Front Yard	10 ft	25 ft	n/a
Side Yard	10 ft	10 ft	n/a
Side Yard Cnr	15 ft	15 ft(min)	n/a
Side Yard (Interior)	O ft	0 ft	n/a
Rear Yard (Main Bldg)	15 ft	18 ft	n/a
Rear Yard (Accessory)	15ft/5ft (Sec 125.194(2)(G))	9 ft	n/a
Unit Separation (Sec	20 ft	20 ft	n/a
Street Frontage (Minimum)	16 ft	Varies (min 16 ft)	n/a
2 Family Attached			
Front yard	25 ft	25f t	n/a
Side yard	6 ft	6 ft	n/a
Side yard cnr	15 ft	15 ft (min)	n/a
Rear yard (main Bldg)	15 ft	20 ft	n/a
Rear yard (accessory)	15ft/5ft (Sec 125.194(2)(G))	5 ft	n/a
Unit Separation (Sec 125.194(2)(H))	20ft	12 ft	8 ft (note side setbacks are compliant with min. side setback standards for R4 zoning district. The 20ft separation standard may not apply)
Street Frontage (Minimum)	25ft	Varies – 25ft (min)	n/a
Building Height:	45 feet	35 feet	n/a
Parking:			
Townhome dwelling	1.5 /unit in side by side driveway	2 / unit in in tandum (garage and driveway)	n/a
2 family attached	2 /unit in side by side driveway	2 / unit (garage and driveway) (4 total spaces option)	n/a
Driveway:			
Townhome dwelling			
width	12 ft minimum	9 ft	-3 ft
corner setback	50 ft	varies by location	varies by location
driveway separation	50 ft	varies - 2ft Minimum	48 ft
2 family attached	n/a		
Landscape:			
Townhome dwelling	Foundation Plantings along all Sides of Structure	Foundation Planting on Front and Side Yard Areas	Rear Yard Foundation Plantings Not Required
	Trees – Min of 4 Trees Required Per Lot	One Shade Tree or Equivalent Per Tract/Lot	-3 Trees
	Sodding Required on all Areas	Sodding Provide on all non-planted areas	None
	Irrigation Required	Irrigation (Central System Control) Provided	None
2 family attached	Foundation Plantings along all Sides of Structure	Foundation Planting on Front and Side Yard Areas	Rear Yard Foundation Plantings Not Required
	Trees – Min of 4 Trees Required Per Lot	One Shade Tree or Equivalent Per Tract/Lot	-3 Trees
	Sodding Required on all Areas	Sodding Provide on all non-planted areas	None
	Irrigation Required	Irrigation (Central System Control) Provided	None

KOLTERLAND

COMPUTER FILE REF.	FIELD BK./PG.

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

– REVISIONS –	BY	DATE
CONVERT SITE PLAN TO MF UNITS MIX	DJM	21.05.10
REVISE PROJECT ENTRY POINTS	DJM	21.06.01
REVISE PROJECT ENTRY POINTS (FDOT)	DJM	21.06.11
REVISE PROJECT PRODUCTS	DJM	21.07.02
REVISE PROJECT PRODUCTS (add 16ft site option)	DJM	21.07.12
REVISE PROJECT PRODUCTS (add 28ft site option)	DJM	21.07.13
REVISED PER CITY FTP REVIEW COMMENTS – DEC 2021	DJM	21.12.21
REVISED PER CITY FTP REVIEW COMMENTS – JAN 2022	DJM	22.01.31

	BY	DATE
DESIGNED	##	##
CALCS.	##	##
DRAWN	##	##
DETAILED	##	##
CHECKED	##	##
APPROVED	##	##

SAVANNAH PRESERVE

SITE PLAN – SUMMARY DATA

DATE: 04–21–21
HORIZ. SCALE: n/a
VERT. SCALE: #####
JOB No. 21–054
SHEET 3 of 6

KOLTERLAND

COMPUTER FILE REF.	FIELD BK./PG.

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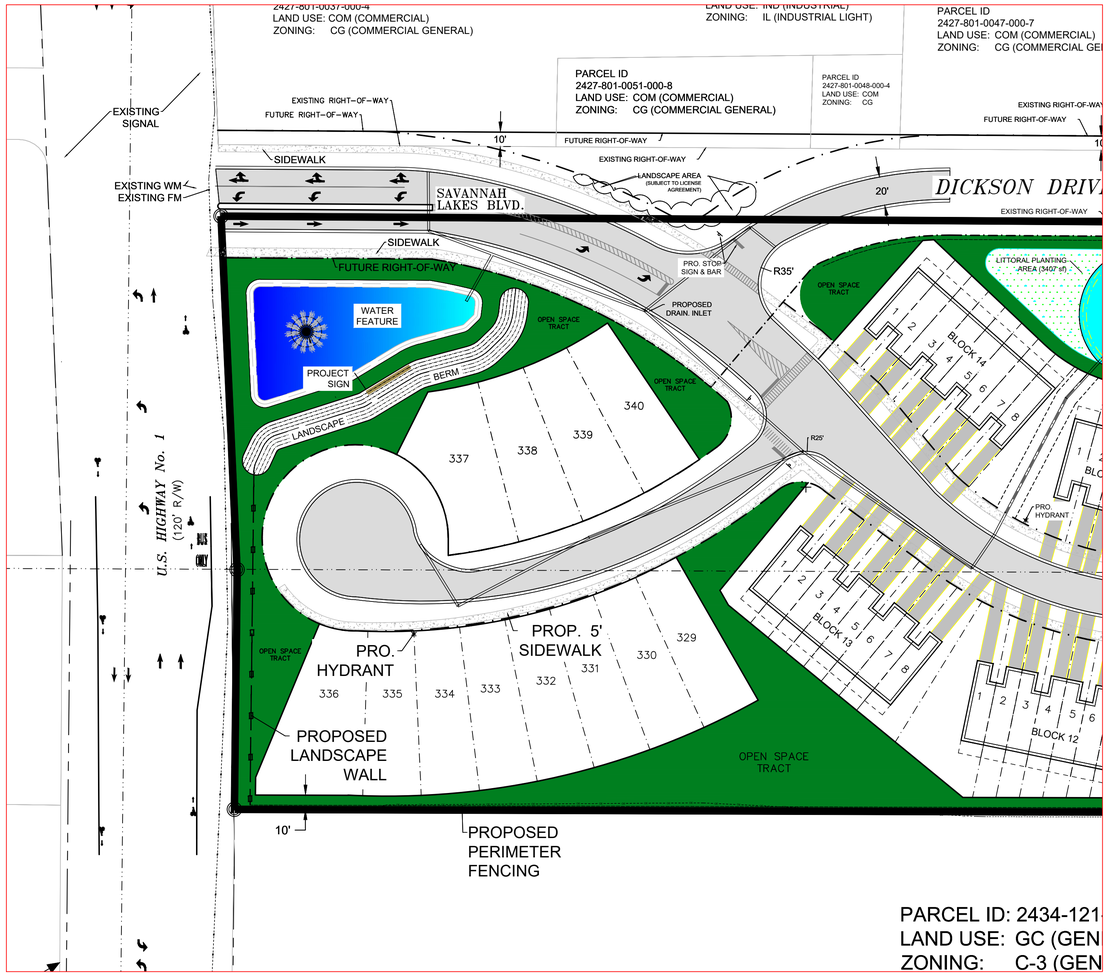
	BY	DATE
DESIGNED	##	##
CALCS.	##	##
DRAWN	##	##
DETAILED	##	##
CHECKED	##	##
APPROVED	##	##

SAVANNAH PRESERVE

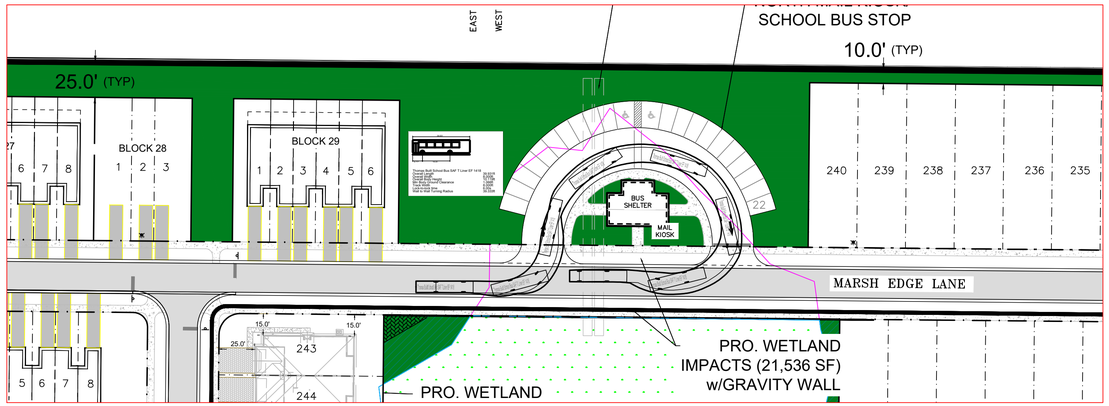
SITE PLAN – AERIAL

DATE: 04-21-21
HORIZ. SCALE: 1:150
VERT. SCALE: #####
JOB No. 21-054
SHEET **4 of 6**

PROJECT ENTRY AREA/ US 1 INTERSECTION IMPROVEMENT (CONCEPT) (scale 1:50)

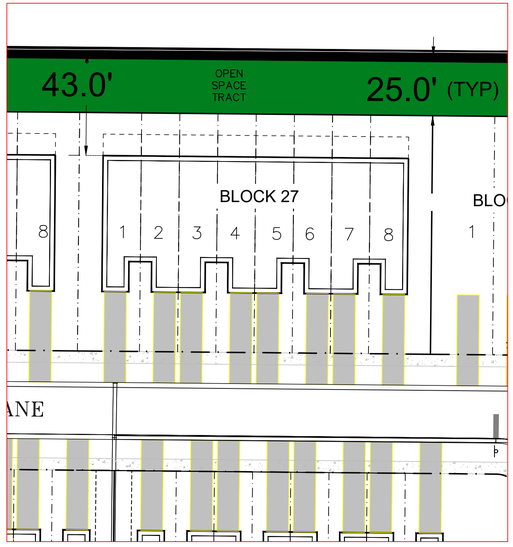


WETLAND 4 CROSSING/ NORTH MAIL KIOSK AREA (scale 1:50)

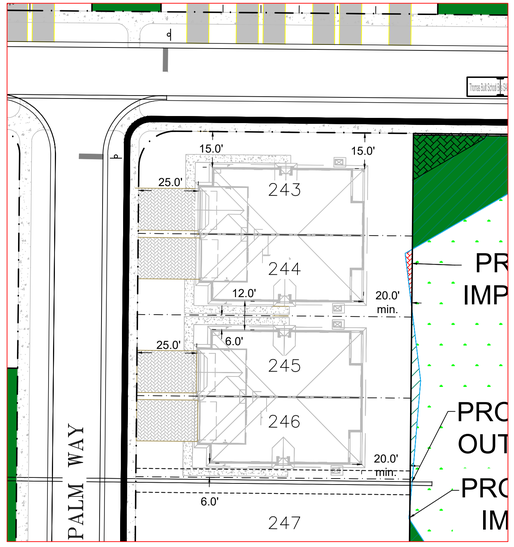


TYPICAL BUILDING SETBACKS

TOWNHOMES (scale 1:30)



2-FAMILY ATTACHED (scale 1:30)



KOLTERLAND

COMPUTER FILE REF.	FIELD BK./PG.

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– REVISIONS –	BY	DATE
CONVERT SITE PLAN TO MF UNITS MIX	DJM	21.05.10
REVISE PROJECT ENTRY POINTS	DJM	21.06.01
REVISE PROJECT ENTRY POINTS (FDOT)	DJM	21.06.11
REVISE PROJECT PRODUCTS	DJM	21.07.02
REVISE PROJECT PRODUCTS (add 16ft site option)	DJM	21.07.12
REVISE PROJECT PRODUCTS (add 28ft site option)	DJM	21.07.13
REVISED PER CITY FTP REVIEW COMMENTS - DEC 2021	DJM	21.12.21
REVISED PER CITY FTP REVIEW COMMENTS - JAN 2022	DJM	22.01.31

	BY	DATE
DESIGNED	##	##
CALCS.	##	##
DRAWN	##	##
DETAILED	##	##
CHECKED	##	##
APPROVED	##	##

SAVANNAH PRESERVE

SITE PLAN - AREA DETAILS

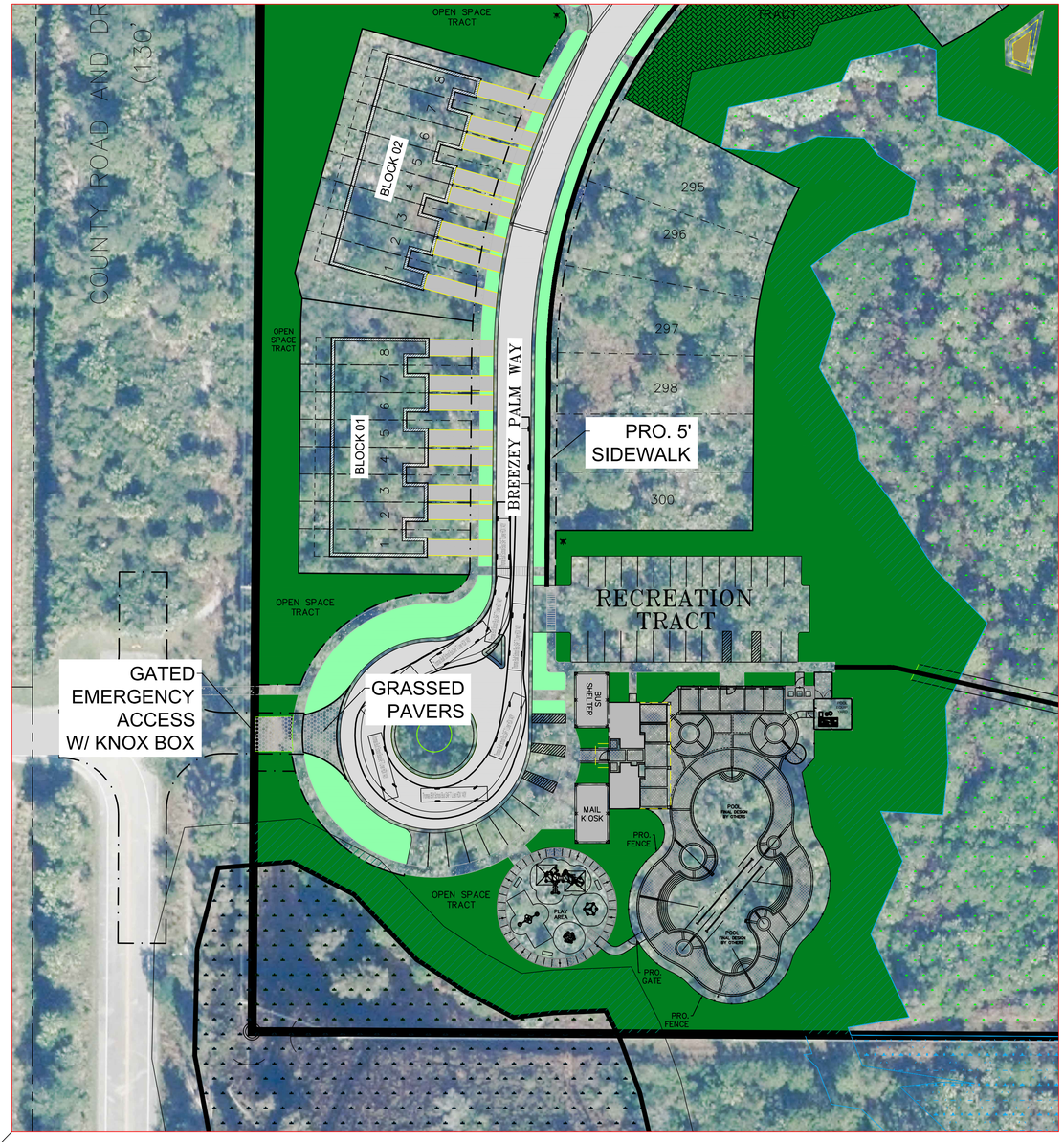
DATE: 04-21-21
HORIZ. SCALE: SEE ABOVE
VERT. SCALE: #####
JOB No. 21-054
SHEET 5 of 6

E:_DWN_2021\21-054 - savannah preserve - (kolterland)\21-054_planning - acad - site options - acad files\21_054_savannah preserve - site option 52 (22.02.10)_final draft illustration.dwg Plotted: 5/3/2022 1:37 PM By:

PROJECT RECREATION AREA (CONCEPT)

(SCALE 1:40)

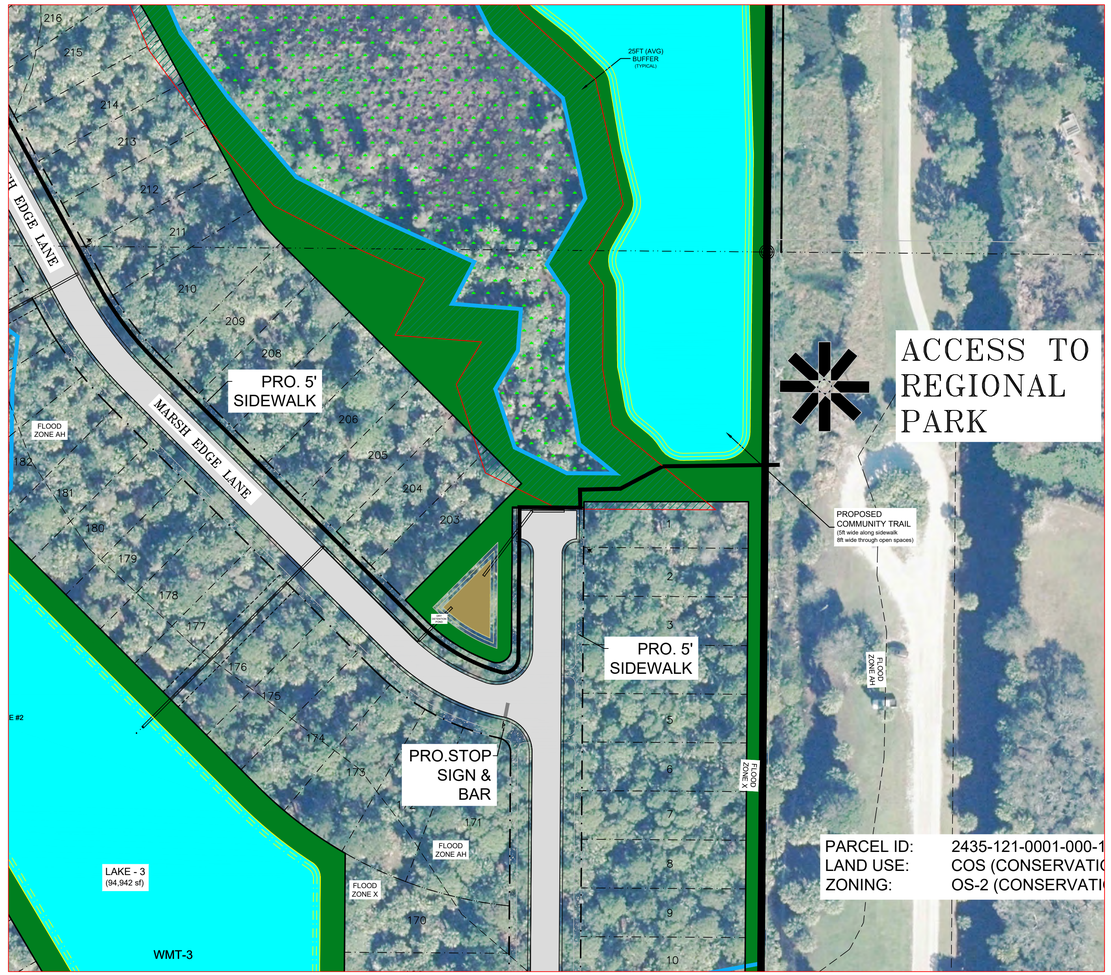
GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.



SAVANNAHS PARKS ACCESS

(SCALE 1:50)

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.



KOLTERLAND

COMPUTER FILE REF.	FIELD BK./PG.

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– REVISIONS –	BY	DATE
CONVERT SITE PLAN TO MF UNITS MIX	DJM	21.05.10
REVISE PROJECT ENTRY POINTS	DJM	21.06.01
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REVISE PROJECT PRODUCTS (add 28ft site option)	DJM	21.07.13
REVISED PER CITY FTP REVIEW COMMENTS – DEC 2021	DJM	21.12.21
REVISED PER CITY FTP REVIEW COMMENTS – JAN 2022	DJM	22.01.31

	BY	DATE
DESIGNED	##	##
CALCS.	##	##
DRAWN	##	##
DETAILED	##	##
CHECKED	##	##
APPROVED	##	##

SAVANNAH PRESERVE

SITE PLAN – AREA DETAILS

DATE: 04–21–21
HORIZ. SCALE: VARIES
VERT. SCALE: #####
JOB No. 21–054
SHEET 6 of 6

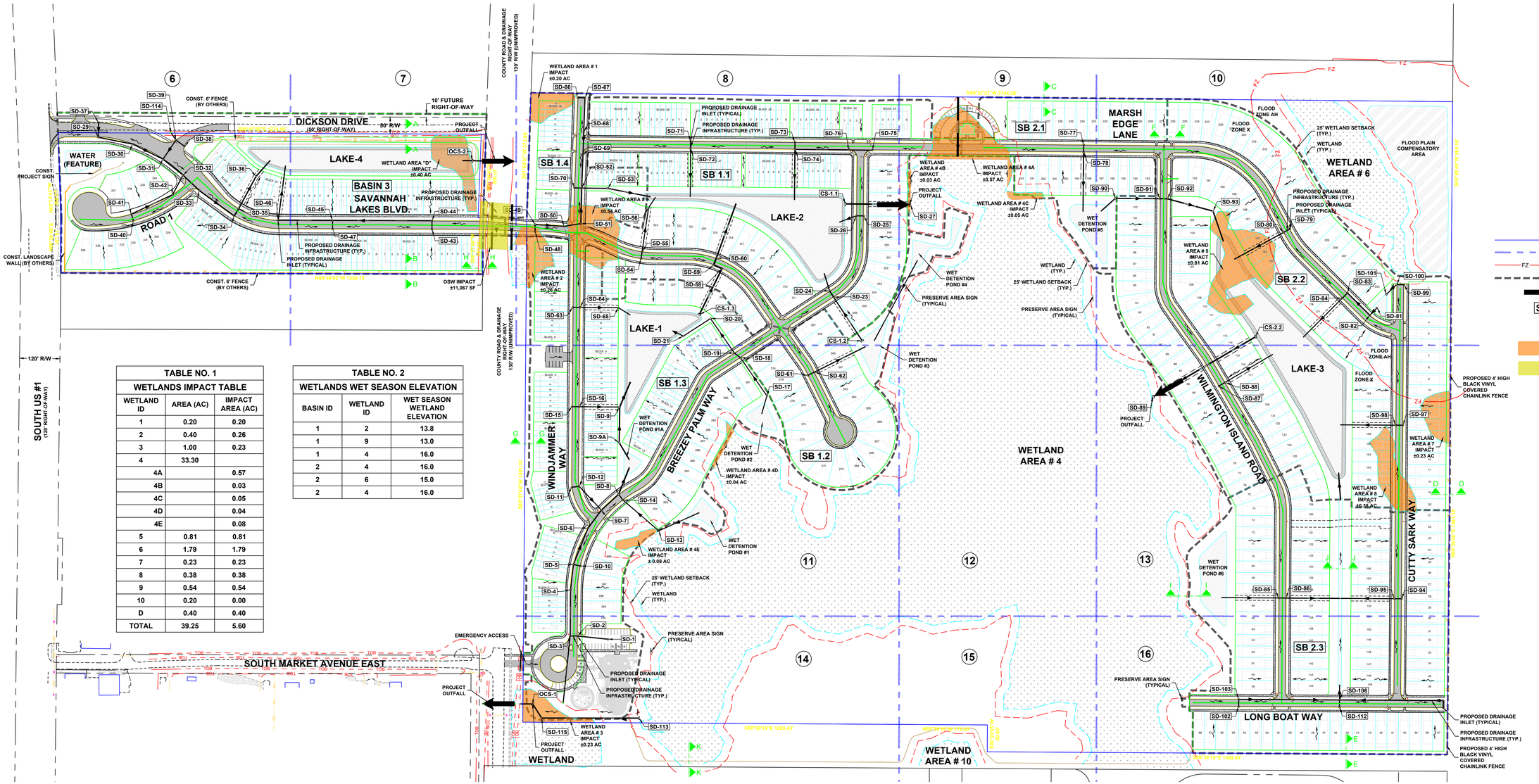

TABLE NO. 1		
WETLANDS IMPACT TABLE		
WETLAND ID	AREA (AC)	IMPACT AREA (AC)
1	0.20	0.20
2	0.40	0.26
3	1.00	0.23
4	33.30	
4A		0.57
4B		0.03
4C		0.05
4D		0.04
4E		0.08
5	0.81	0.81
6	1.79	1.79
7	0.23	0.23
8	0.38	0.38
9	0.54	0.54
10	0.20	0.00
D	0.40	0.40
TOTAL	39.25	5.60

TABLE NO. 2		
WETLANDS WET SEASON ELEVATION		
BASIN ID	WETLAND ID	WET SEASON WETLAND ELEVATION
1	2	13.8
1	9	13.0
1	4	16.0
2	4	16.0
2	6	15.0
2	4	16.0

TABLE NO. 3			
CONTROL STRUCTURE SUMMARY TABLE			
CONTROL STRUCTURE #	CONNECTION TO WETLAND / SWT	WETLAND NORMAL POOL	WETLAND SEASONAL HIGH ELEVATION
CS 1.1	WETLAND #4	15.7	16.0
CS 1.2	LAKE #2	N/A	N/A
CS 1.3	LAKE #1	N/A	N/A
CS 2.2	WETLAND #4	15.7	16.0
OCS 1	COUNTY ROW (SOUTH) DITCH	N/A	N/A
OCS 2	COUNTY ROW (NORTH) DITCH	N/A	N/A

DESIGN CRITERIA: 1988 NAVD
SFWMD PERMIT ### DRAINAGE BASINS 1.1

	ROUTED EL.	DESIGN EL.
CONTROL ELEVATION	= 15.00' NAVD	= 15.00' NAVD
MIN. ROAD CROWN	= 17.35' NAVD	= 17.60' NAVD
MIN. FINISHED FLOOR	= 17.76' NAVD	= 18.73' NAVD
MIN. PERIMETER BERM	= 17.61' NAVD	= 18.00' NAVD

DESIGN CRITERIA: 1988 NAVD
SFWMD PERMIT ### DRAINAGE BASINS 1.2

	ROUTED EL.	DESIGN EL.
CONTROL ELEVATION	= 15.00' NAVD	= 15.00' NAVD
MIN. ROAD CROWN	= 17.39' NAVD	= 17.80' NAVD
MIN. FINISHED FLOOR	= 17.80' NAVD	= 19.85' NAVD
MIN. PERIMETER BERM	= 17.66' NAVD	= 18.00' NAVD

DESIGN CRITERIA: 1988 NAVD
SFWMD PERMIT ### DRAINAGE BASINS 1.3

	ROUTED EL.	DESIGN EL.
CONTROL ELEVATION	= 15.00' NAVD	= 15.00' NAVD
MIN. ROAD CROWN	= 17.65' NAVD	= 17.65' NAVD
MIN. FINISHED FLOOR	= 17.98' NAVD	= 18.66' NAVD
MIN. PERIMETER BERM	= 17.87' NAVD	= 18.10' NAVD

DESIGN CRITERIA: 1988 NAVD
SFWMD PERMIT ### DRAINAGE BASINS 1.4

	ROUTED EL.	DESIGN EL.
CONTROL ELEVATION	= 15.00' NAVD	= 15.00' NAVD
MIN. ROAD CROWN	= 17.50' NAVD	= 17.60' NAVD
MIN. FINISHED FLOOR	= 17.79' NAVD	= 19.05' NAVD
MIN. PERIMETER BERM	= 17.65' NAVD	= 18.00' NAVD

DESIGN CRITERIA: 1988 NAVD
SFWMD PERMIT ### DRAINAGE BASINS 2.1

	ROUTED EL.	DESIGN EL.
CONTROL ELEVATION	= 15.60' NAVD	= 15.60' NAVD
MIN. ROAD CROWN	= 18.02' NAVD	= 18.62' NAVD
MIN. FINISHED FLOOR	= 18.41' NAVD	= 20.63' NAVD
MIN. PERIMETER BERM	= 18.30' NAVD	= 18.65' NAVD

DESIGN CRITERIA: 1988 NAVD
SFWMD PERMIT ### DRAINAGE BASINS 2.2

	ROUTED EL.	DESIGN EL.
CONTROL ELEVATION	= 15.60' NAVD	= 15.60' NAVD
MIN. ROAD CROWN	= 18.03' NAVD	= 18.30' NAVD
MIN. FINISHED FLOOR	= 18.40' NAVD	= 19.50' NAVD
MIN. PERIMETER BERM	= 18.29' NAVD	= 18.70' NAVD

DESIGN CRITERIA: 1988 NAVD
SFWMD PERMIT ### DRAINAGE BASINS 2.3

	ROUTED EL.	DESIGN EL.
CONTROL ELEVATION	= 15.60' NAVD	= 15.60' NAVD
MIN. ROAD CROWN	= 18.03' NAVD	= 18.30' NAVD
MIN. FINISHED FLOOR	= 18.52' NAVD	= 19.80' NAVD
MIN. PERIMETER BERM	= 18.39' NAVD	= 18.70' NAVD

DESIGN CRITERIA: 1988 NAVD
SFWMD PERMIT ### DRAINAGE BASINS 3

	ROUTED EL.	DESIGN EL.
CONTROL ELEVATION	= 15.98' NAVD	= 15.98' NAVD
MIN. ROAD CROWN	= 17.00' NAVD	= 17.10' NAVD
MIN. FINISHED FLOOR	= 18.67' NAVD	= 18.67' NAVD
MIN. PERIMETER BERM	= 17.88' NAVD	= 17.95' NAVD

THOMAS J. DEGRACE P.E. FL. REG. NO. 42354

Know what's below. Call before you dig.

NOTES:
1) ALL ELEVATIONS AND BENCHMARKS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988.

COMPUTER FILE REF.	FIELD BK./PG.

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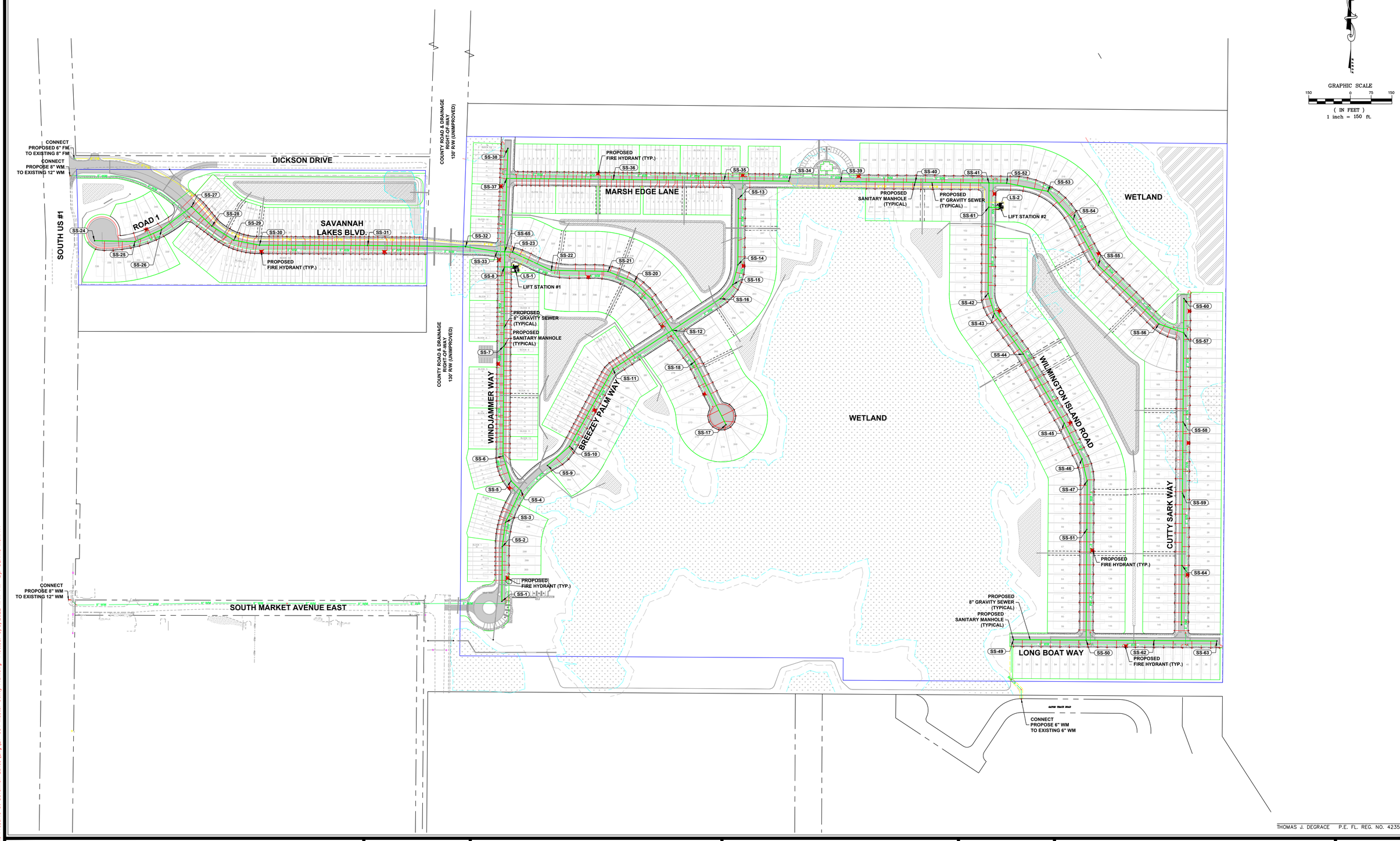
	BY	DATE
DESIGNED	TJD	10-1-21
CALCS.	ER	10-1-21
DRAWN	RN	10-1-21
DETAILED	EC	10-1-21
CHECKED	TJD	4-28-22
APPROVED	TJD	4-28-22

SAVANNAH PRESERVE

MASTER DRAINAGE PLAN

DATE: 4-28-22
HORIZ. SCALE: 1"=150'
VERT. SCALE: NA
JOB No. 21-054
SHEET 2 of 47

P:\Proj-2021\21-054 The Preserve at Savannah Lakes\Eng\21-054 Master Drainage Plan.dwg Plotted: 5/3/2022 1:50 PM By: DENNIS MURPHY



THOMAS J. DEGRACE P.E. FL. REG. NO. 42354

P:\Proj-2021\21-054 The Preserve at Savannah Lakes\Eng\21-054 Master Utility Plan.dwg Plotted: 5/3/2022 1:47 PM By: DENNIS MURPHY

COMPUTER FILE REF.	FIELD BK./PG.

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– REVISIONS –	BY	DATE
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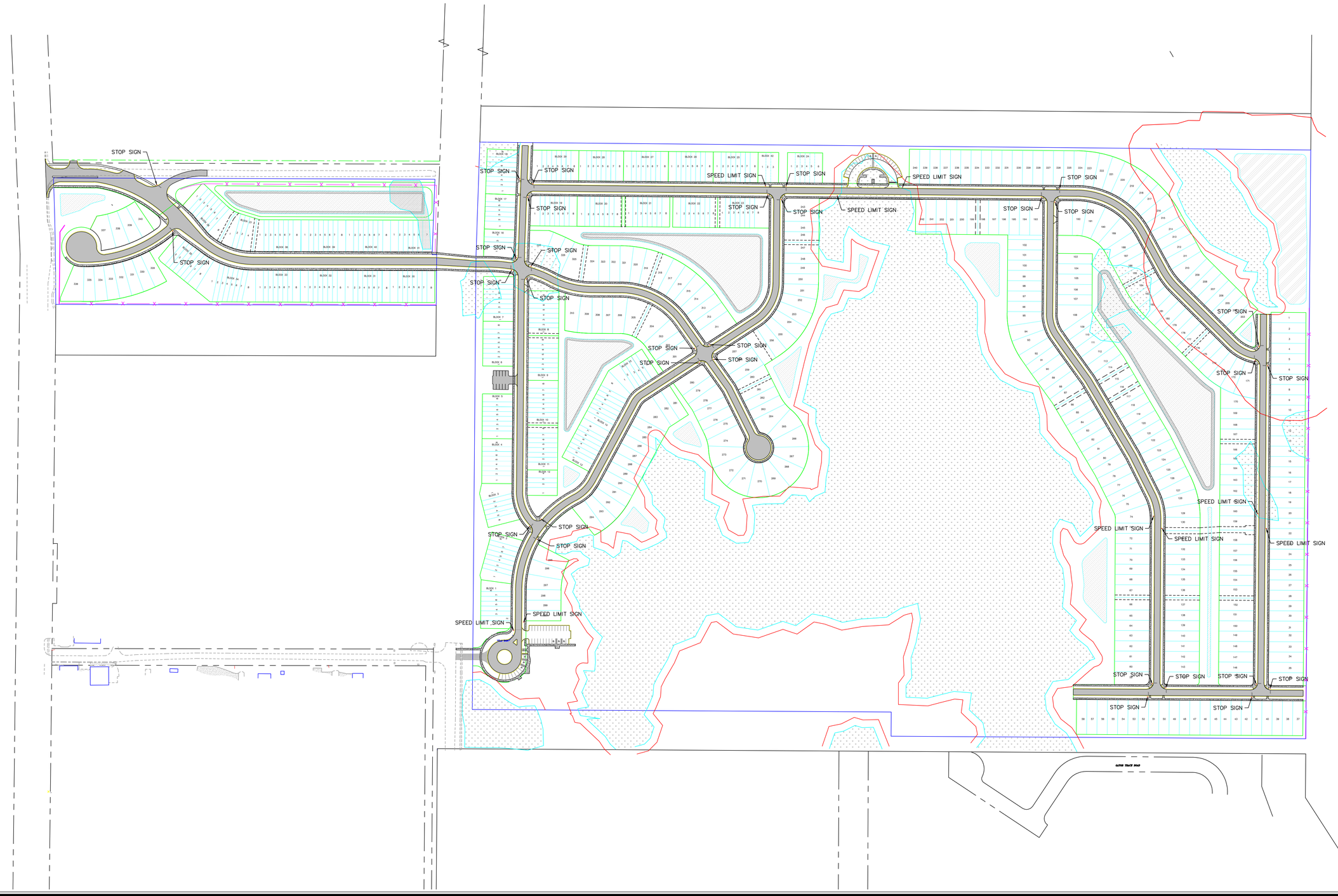
	BY	DATE
DESIGNED	TJD	10-1-21
CALCS.	ER	10-1-21
DRAWN	RN	10-1-21
DETAILED	EC	10-1-21
CHECKED	TJD	4-28-22
APPROVED	TJD	4-28-22

SAVANNAH PRESERVE

MASTER UTILITY PLAN

DATE: 4-28-22
HORIZ. SCALE: 1"=150'
VERT. SCALE: NA
JOB No. 21-054
SHEET 3 of 47



THOMAS J. DEGRACE P.E. FL. REG. NO. 42354

COMPUTER FILE REF.	FIELD BK./PG.

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– REVISIONS –	BY	DATE
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	BY	DATE
DESIGNED	TJD	10-1-21
CALCS.	ER	10-1-21
DRAWN	EC	10-1-21
DETAILED	EC	10-1-21
CHECKED	TJD	4-28-22
APPROVED	TJD	4-28-22

SAVANNAH PRESERVE

HORIZONTAL CONTROL & MARKING PLAN

DATE: 4-28-22
HORIZ. SCALE: 1"=150'
VERT. SCALE: NA
JOB No. 21-054
SHEET 4 of 47

P:\Proj-2021\21-054 The Preserve at Savannah Lakes\Eng\21-054 HC - Marking Plan.dwg Plotted: 5/3/2022 1:57 PM By: DENNIS MURPHY

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

KOLTER HOMES

SITUATED IN

SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST ST. LUCIE COUNTY, FLORIDA

NOTES

1) Reproductions of this map are not valid without the original signature and 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 contains 7.177 Acres, more or less.
5) The last date of field work was November 17, 2021.
6) The South line of Section 27, Township 35 South, Range 40 East is assumed to bear N89°50'51"W and all other bearings shown hereon are relative thereto.
7) Parcels is located within an areas having a Flood Zone Designation "X" by the Federal Emergency Management Agency (F.E.M.A.), on Flood Insurance Rate Map No. 12111C0189K 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) This survey was prepared with the benefit of Fidelity National Title Insurance Company Order No. 9948774, dated September 30, 2021 at 11:00 pm. The surveyed land is the same land described in the Title Commitment.
9) The features shown hereon were acquired using RTK GPS and Trigonometric Methods and were verified through a redundancy of measurements for an expected horizontal and vertical accuracy of 0.10'
10) There are no gaps, gores or overlaps between the subject parcel and the parcel (2423-121-0001-000-8) to the South. The subject parcel has contigious access to public right-of ways on three sides.

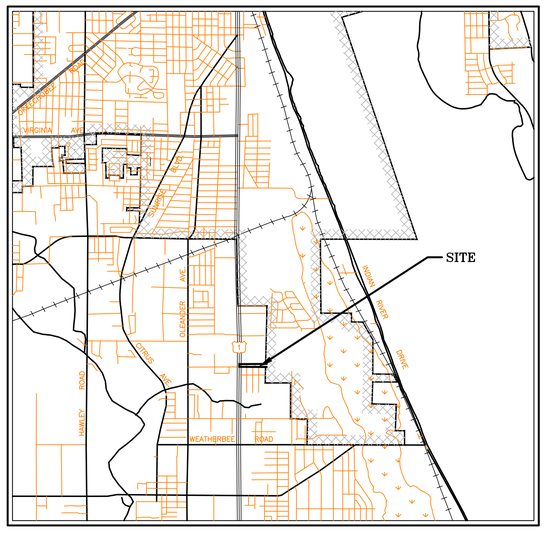
CERTIFICATION

To: Kolter Group Acquisitions LLC, a Florida limited liability company; Shuffield Lowman & Wilson, P.A.; SK Savannah Lakes LLC; Fidelity National Title Insurance Company; Nason, Gerson, Harris & Fumero, P.A.

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 none of Table A thereof. The field work was completed on November 17, 2021.

Date of Plat or Map November 19, 2021.

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



LOCATION MAP
NOT TO SCALE

DESCRIPTION

That part of the South 275.00 feet of the SW 1/4 of the SE 1/4 of Section 27, Township 35 South, Range 40 East, lying East of U.S. Highway No. 1, less the North 25.00 feet and the East 15.00 feet for Right-Of-Way, all lying and being in St. Lucie County, Florida.

GENERAL NOTES, LEGAL DESCRIPTION, & CERTIFICATIONS

COMPUTER FILE REF.	FIELD BK./PG.
21-054 bndy2.dwg	

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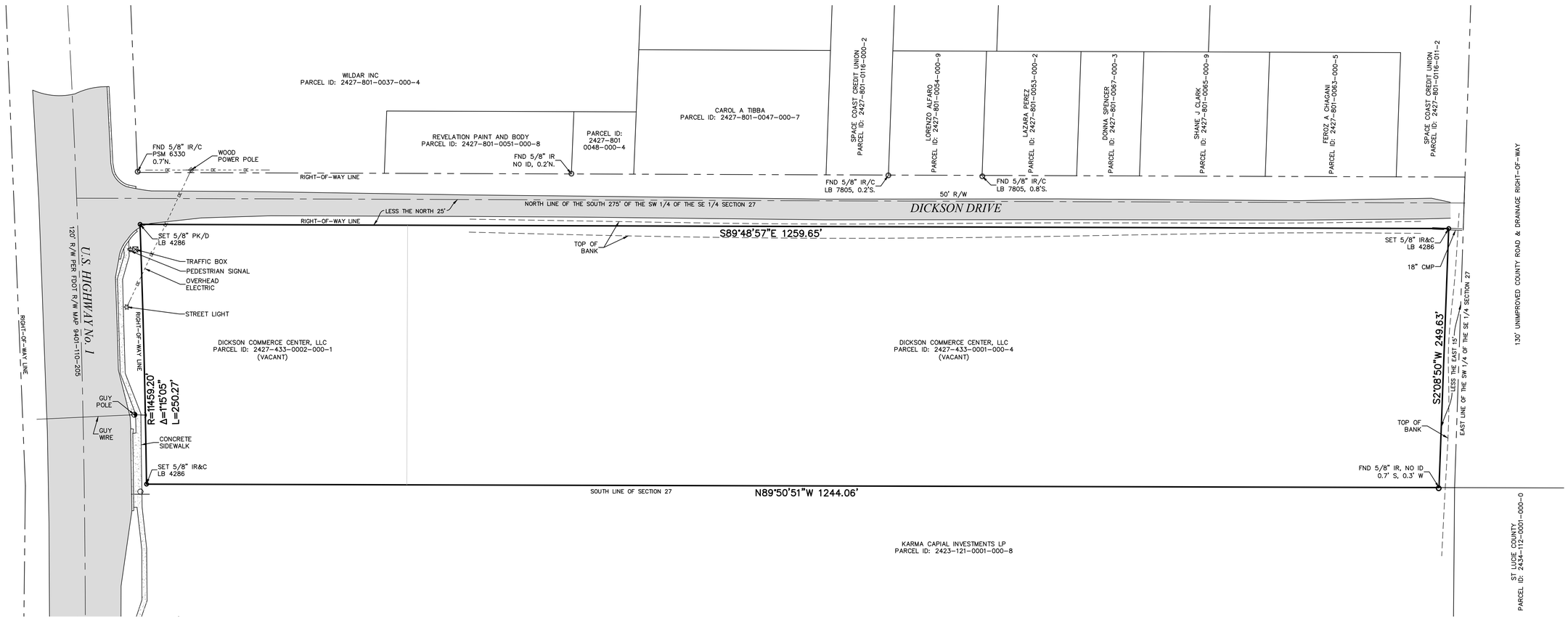
- REVISIONS -	BY	DATE

	BY	DATE
FIELD	PK	11-17-21
CALCS.		
DRAWN	GLM	11-18-21
DETAILED		
CHECKED		
APPROVED		

ALTA/NSPS LAND TITLE SURVEY
OF
PRESERVE AT SAVANNAH LAKES

DATE: 11-18-2021
HORIZ. SCALE: N/A
VERT. SCALE: N/A
JOB No. 21-054



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
PG. = Page
O.R.B. = Official Records Book
No. = Number
℄ = Center Line

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
S = Sanitary Manhole
WV = Fire Hydrant
= Water Valve
B = Bell South Service Box
BLDG. = Building
CONC. = Concrete

NORTH

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

GRAPHICS

COMPUTER FILE REF.	FIELD BK./PG.
21-054 bndy2.dwg	

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– REVISIONS –	BY	DATE

	BY	DATE
FIELD	PK	11-17-21
CALCS.		
DRAWN	GLM	11-18-21
DETAILED		
CHECKED		
APPROVED		

ALTA/NSPS LAND TITLE SURVEY
OF
PRESERVE AT SAVANNAH LAKES

DATE: 11-18-2021
HORIZ. SCALE: 1"=50'
VERT. SCALE: N/A
JOB No. 21-054
SHEET 2 OF 2

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

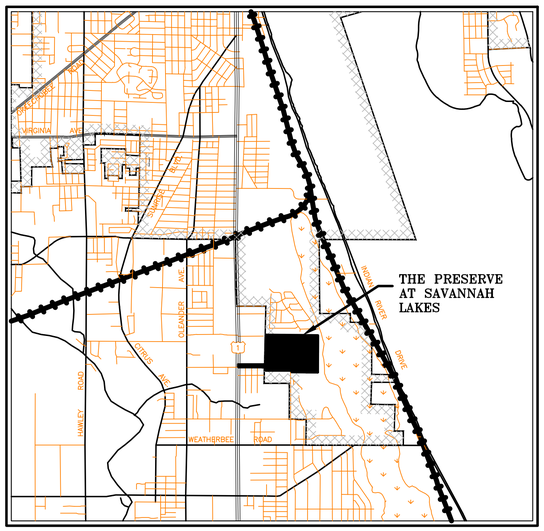
KOLTER HOMES

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 Consulants 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 4286

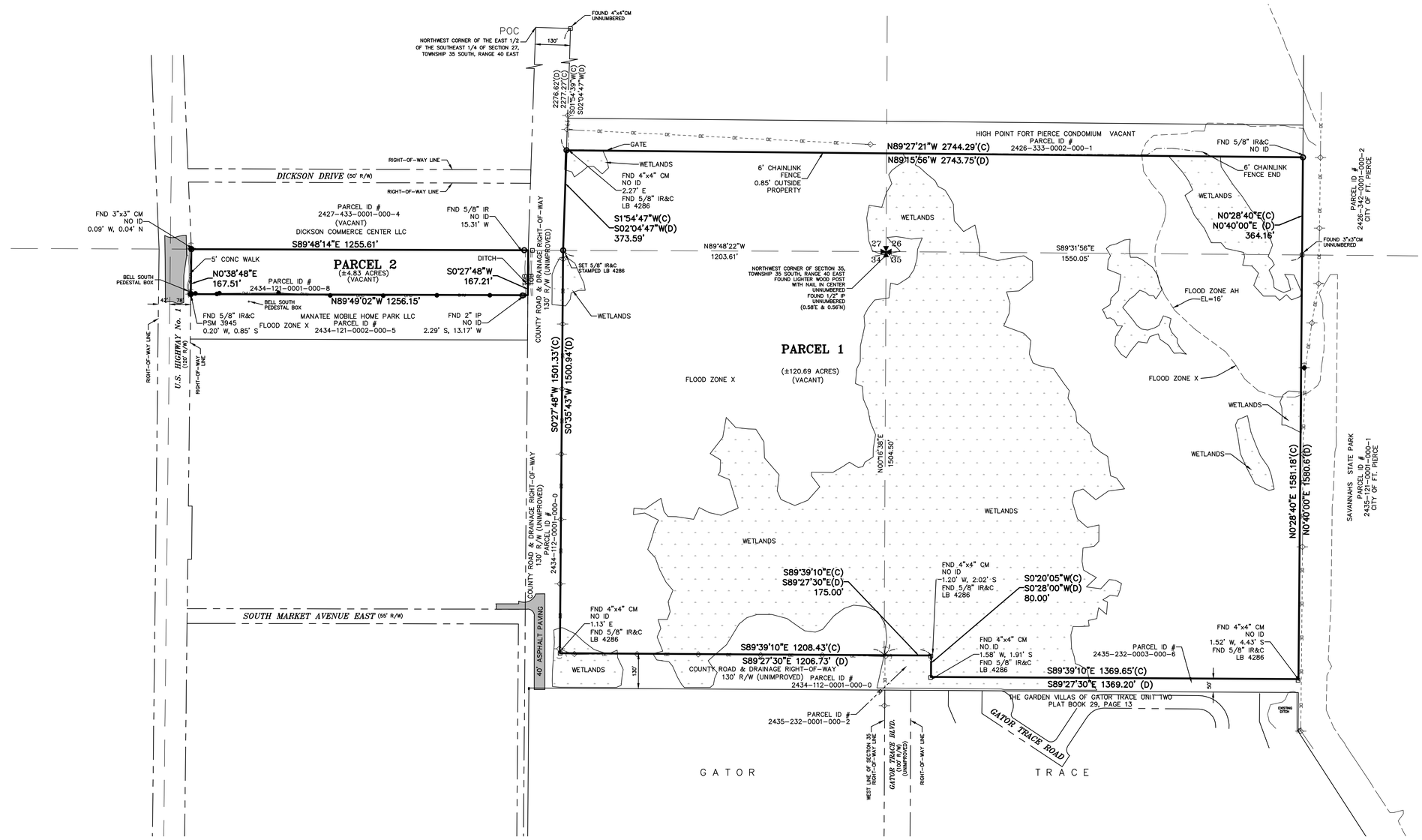
– REVISIONS –	BY	DATE

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

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



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
PG.	=	Page
O.R.B.	=	Official Records Book
No.	=	Number
℄	=	Center Line
BS	=	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
S	=	Sanitary Manhole
	=	Fire Hydrant
WV	=	Water Valve

GRAPHICS

COMPUTER FILE REF.	FIELD BK./PG.
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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

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

N89°27'21"W 2744.29'(C)
N89°15'56"W 2743.75'(D)

FND 5/8" IR&C
NO ID

GATE

WETLANDS

6' CHAINLINK FENCE END

6' CHAINLINK FENCE
0.85' OUTSIDE PROPERTY

FND 4"x4" CM
NO ID
2.27' E
FND 5/8" IR&C
LB 4286

S1°54'47"W(C)
S02°04'47"W(D)
373.59'

N0°28'40"E(C)
N0°40'00"E (D)
364.16'

FOUND 3"x3"CM
UNNUMBERED

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

N89°48'22"W
1203.67'

S89°31'56"E
1550.05'

SET 5/8" IR&C
STAMPED LB 4286

NORTHWEST CORNER OF SECTION 35,
TOWNSHIP 35 SOUTH, RANGE 40 EAST
FOUND LIGHTER WOOD POST
WITH NAIL IN CENTER
UNNUMBERED
FOUND 1/2" IP
UNNUMBERED
(0.58'E & 0.56'N)

27 26
34 35

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

PARCEL 1

(±120.69 ACRES)
(VACANT)

FLOOD ZONE X

FLOOD ZONE AH
EL=16'

FLOOD ZONE X

WETLANDS

WETLANDS

WETLANDS

WETLANDS

WETLANDS

WETLANDS

S02°48'W 1504.33'(C)
S0°35'43"W 1500.94'(D)

N0°01'38"E
1504.50'

S89°39'10"E(C)
S89°27'30"E(D)
175.00'

FND 4"x4" CM
NO ID
1.20' W, 2.02' S
FND 5/8" IR&C
LB 4286

S6°20'05"W(C)
S0°28'00"W(D)
80.00'

FND 4"x4" CM
NO ID
1.13' E
FND 5/8" IR&C
LB 4286

FND 4"x4" CM
NO ID
1.58' W, 1.91' S
FND 5/8" IR&C
LB 4286

FND 4"x4" CM
NO ID
1.52' W, 4.43' S
FND 5/8" IR&C
LB 4286

S89°39'10"E 1208.43'(C)
S89°27'30"E 1206.73' (D)

S89°39'10"E 1369.65'(C)
S89°27'30"E 1369.20' (D)

130'

50'

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

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

THE GARDEN VILLAS OF GATOR TRACE UNIT TWO
PLAT BOOK 70, PAGE 13

N0°28'40"E 3581.18'(C)
N0°40'00"E 3580.8'(D)

SAVANNAHS STATE PARK

HURON

TOPOGRAPHIC SURVEY
PARCEL 1

COMPUTER FILE REF.	FIELD BK./PG.
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ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
PRESERVE AT SAVANNAH LAKES

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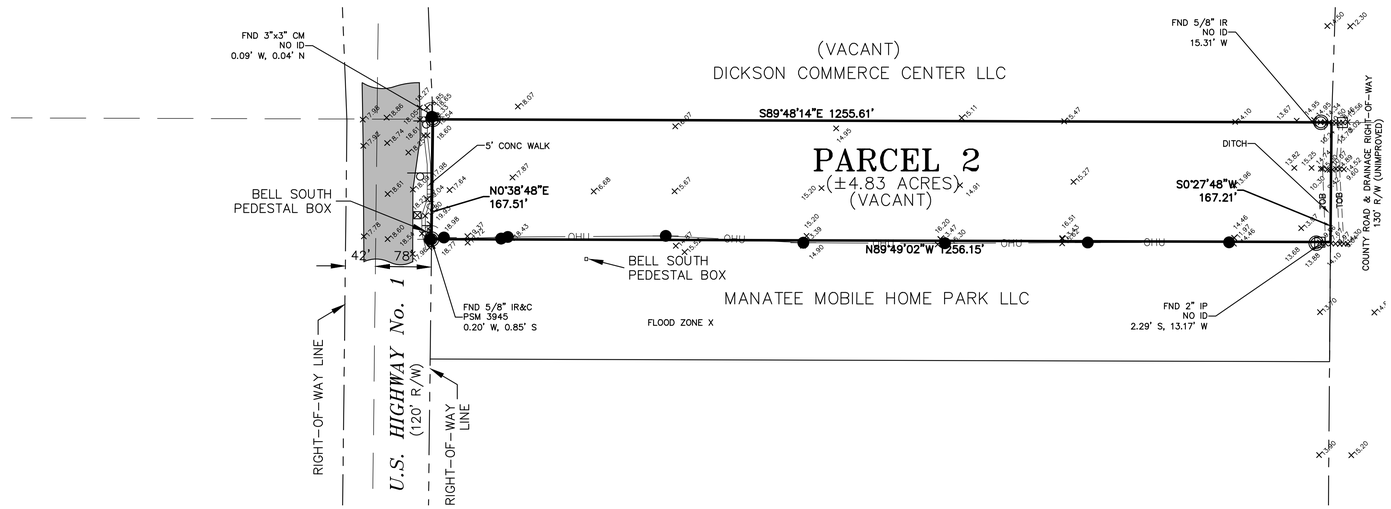
HORIZ. SCALE: 1"=100'
VERT. SCALE: N/A
JOB No. 21-054
SHEET 3 OF 4

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



GRAPHIC SCALE

100 0 50 100

(IN FEET)

1 inch = 100 ft.

HURON

LEGEND

IR&C	=	Iron Rod with Plastic Cap
IP&C	=	Iron Pipe and Cap
IP	=	Iron Pipe
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Ⓢ	=	Sanitary Manhole
	=	Fire Hydrant
	=	Water Valve

TOPOGRAPHIC SURVEY
PARCEL 2

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

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SHEET 4 OF 4

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

MacKenzie
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

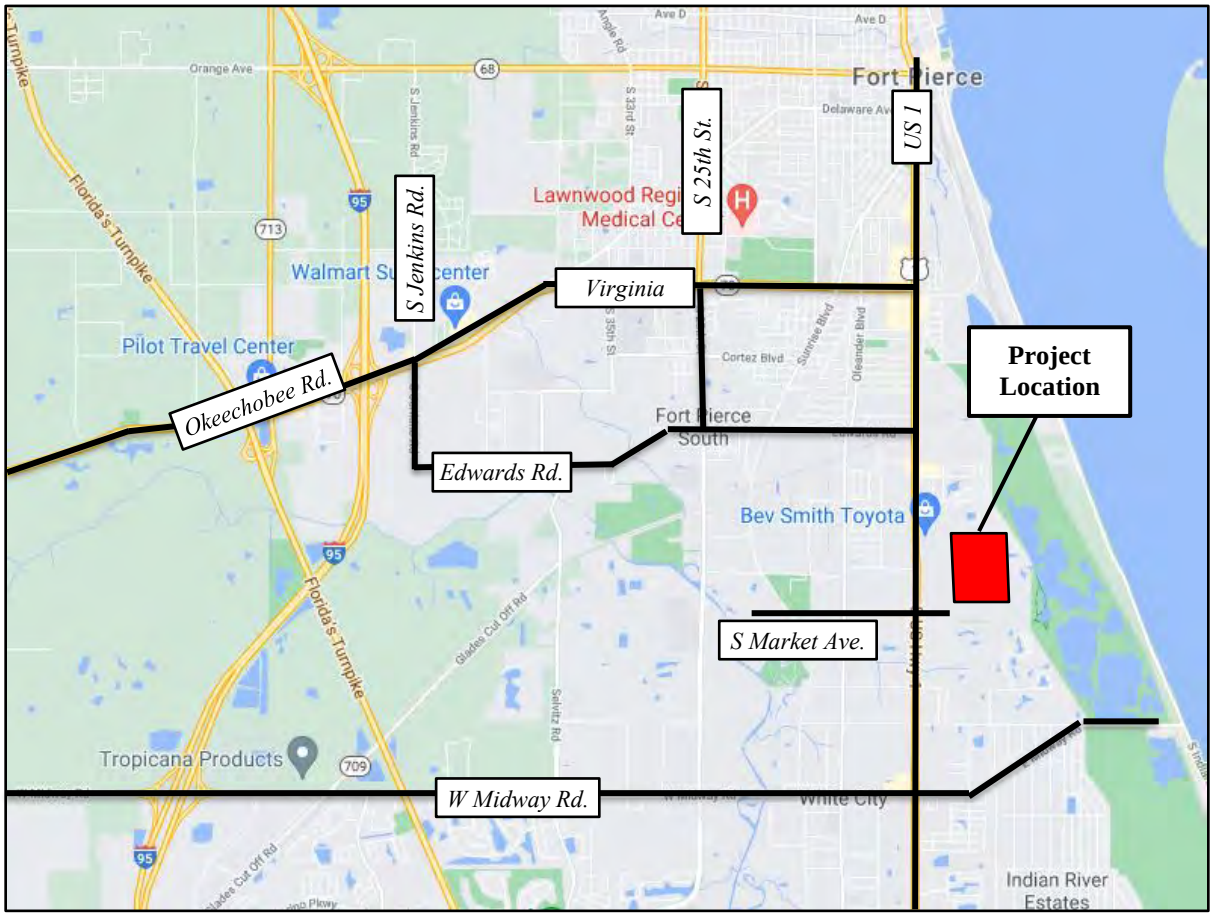

Exhibit 2 Trip Generation

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 in/out	AM Peak Hour Rate	PM Peak Hour in/out	PM Peak Hour 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

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Exhibit 3 Trip Distribution

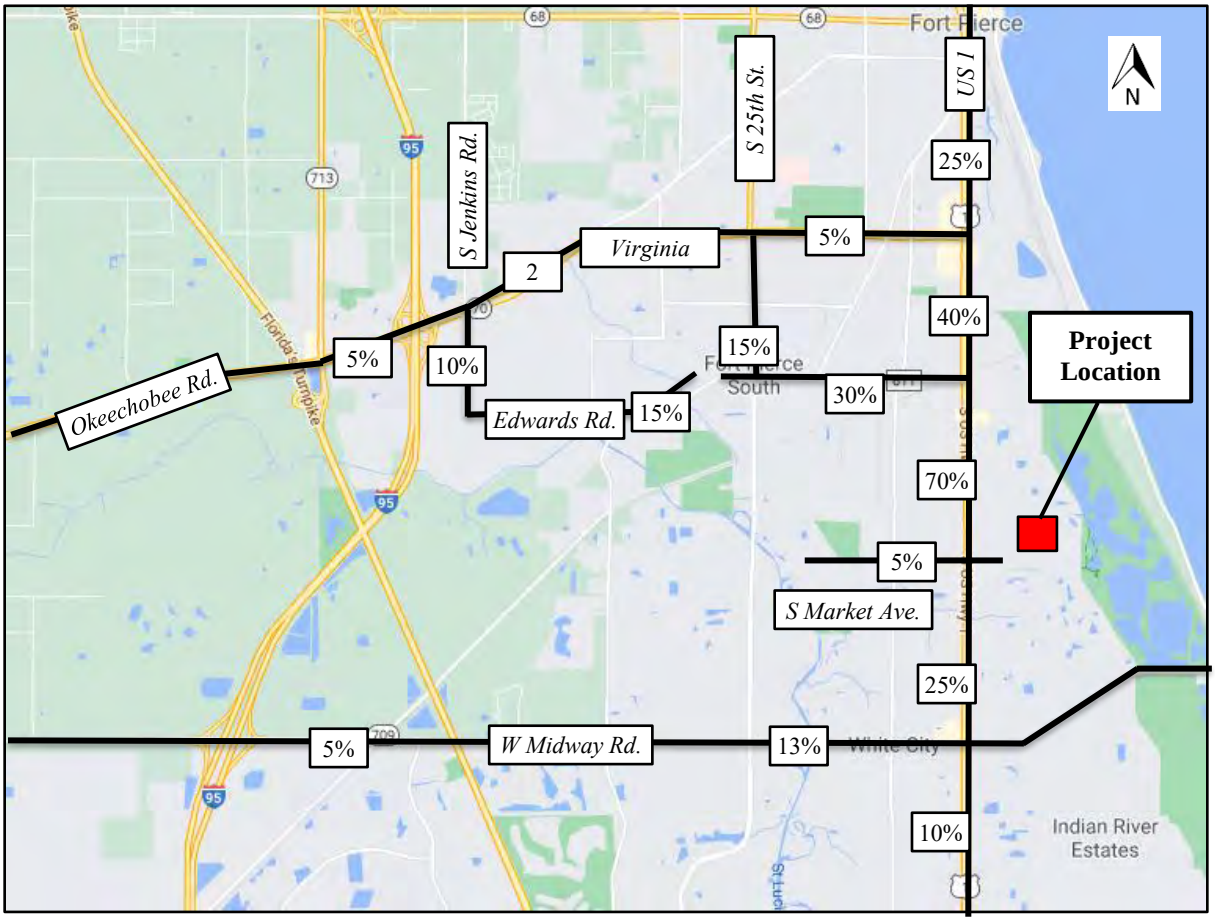


Exhibit 4 Bus Route 1 Map

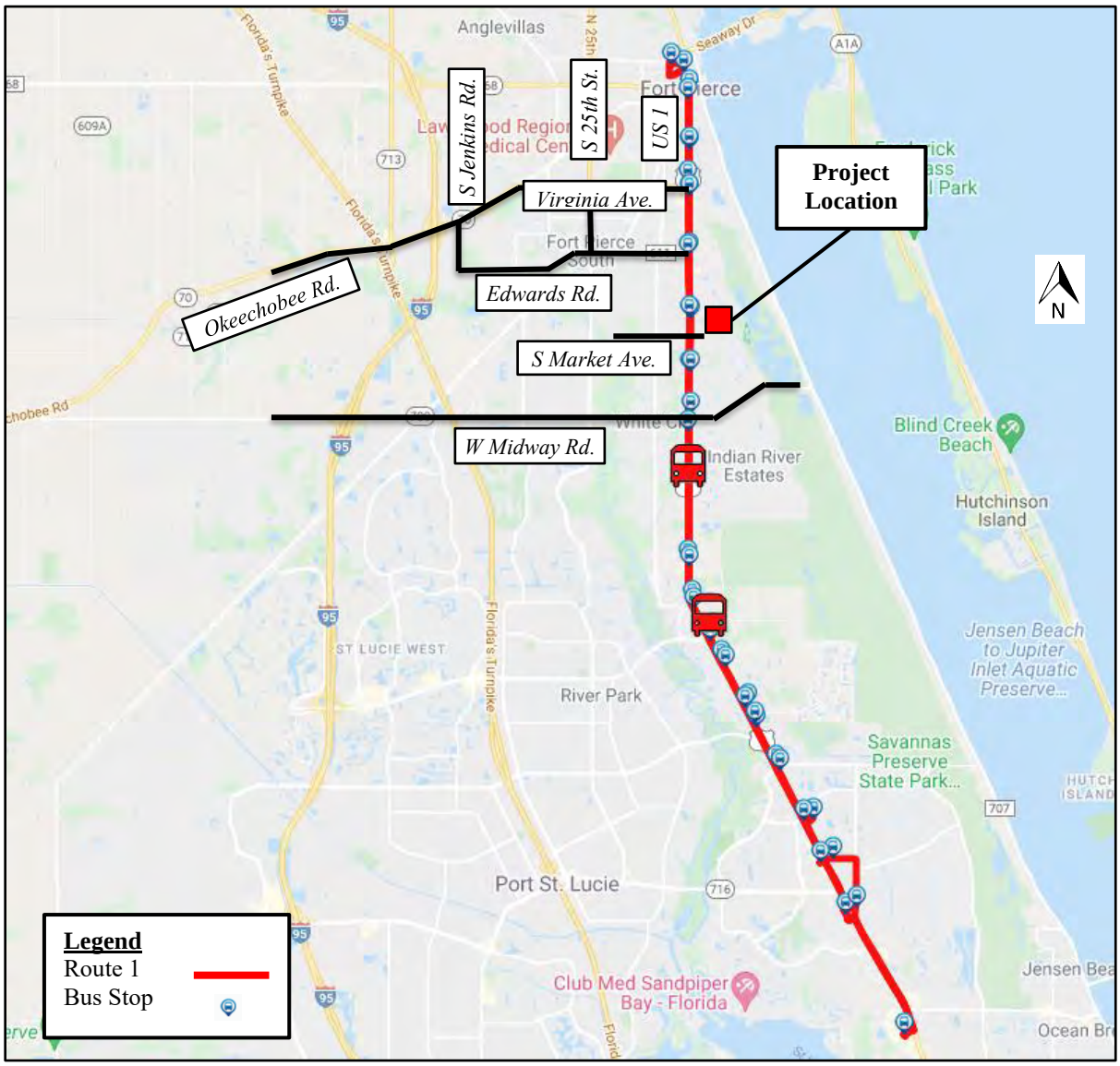
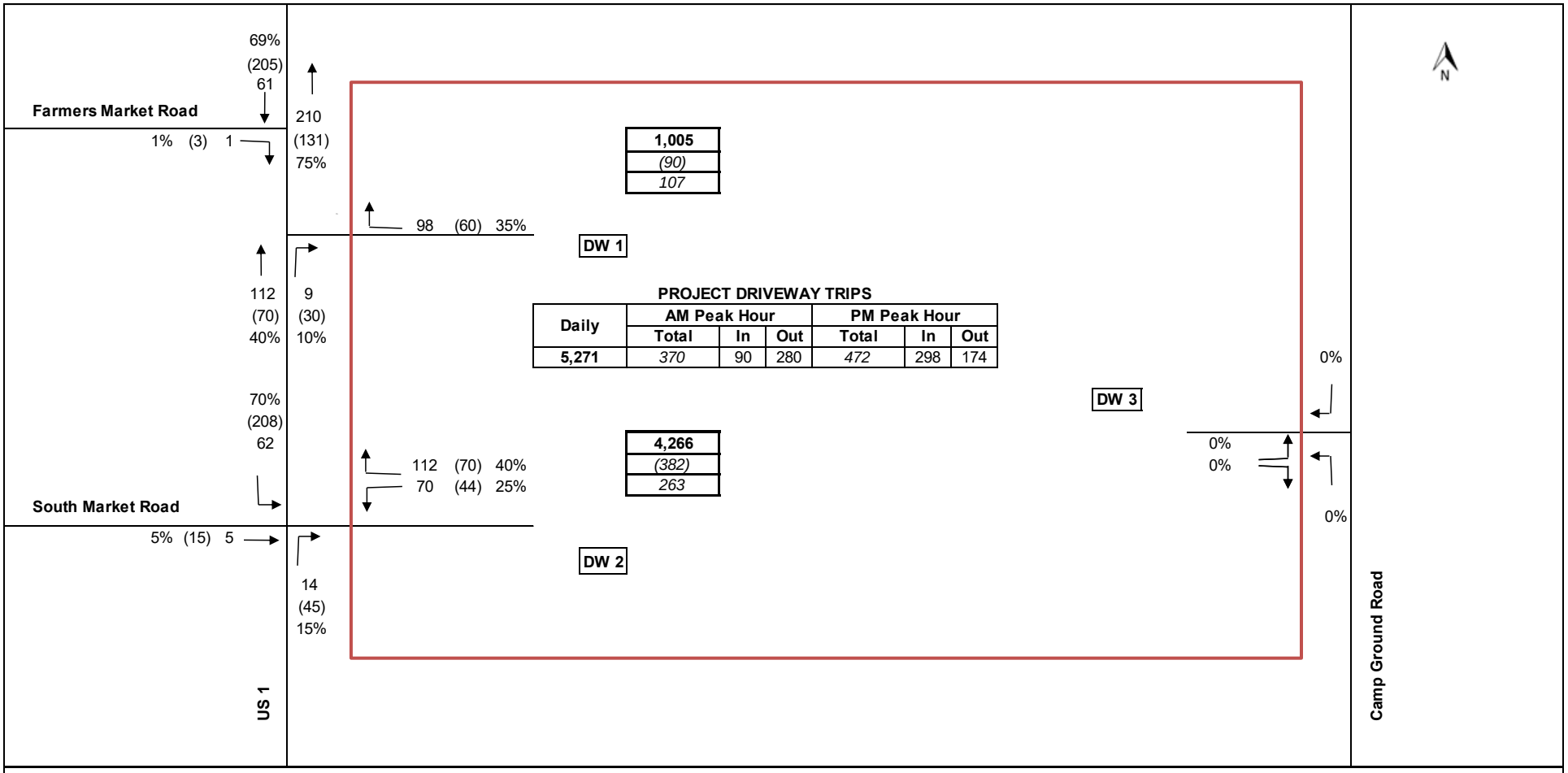


Exhibit 5 Driveway Volumes



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

MacKenzie
Engineering & Planning, Inc.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: FLUMA, Rezoning, Preliminary Plat - Savannah Preserve

NOTICES PROVIDED PURSUANT TO: City Code 125-37, 125-133, 125-136, & Chapter 163.3184, F.S.

NOTICE BY NEWSPAPER: April 29th, 2022 (2 FLUMA Display Ads) and June 5th, 2022

NOTICE BY MAIL: May 25th, 2022

NOTICE BY SIGNS: May 4th, 2022

VERIFIED BY: Vennis Gilmore **TITLE:** Senior Planner/Supervisor

SIGNATURE: **DATE:** June 9th, 2022

City Commission Regular Meeting - 6:00 pm **12. b.**

Meeting Date: 07/05/2022

Re: Ordinance 22-016 - Future Land Use Map Amendment - The South Side of Dickson Drive, at the intersection with South US Highway 1

SUBJECT:

Legislative Hearing - Ordinance 22-016: An Ordinance by the City Commission of the City of Fort Pierce, Florida: Amending the Future Land Use Map of the Comprehensive Plan to change the designation of two (2) parcels generally located along the south side of Dickson Drive, at the intersection with South US Highway 1, from City of Fort Pierce General Commercial (GC) to City of Fort Pierce Medium Density Residential (RM); providing for a severability clause; providing for repeal of ordinances or parts thereof in conflict herewith; and providing for an effective date. SECOND READING

SUMMARY:

In accordance with Sections 125-37, 125-133, and 125-136 of the City Code and Chapter 163.3184, F.S., the applicant is requesting the review and approval of a Zoning Atlas Map Amendment (Rezoning) from C-3, General Commercial Zone and PD, Planned Development (for four parcels) to PD, Planned Development. The applicant is also requesting review and approval of two (2) Future Land Use Map Amendments from GC, General Commercial to RM, Medium Density Residential for three parcels of land. Lastly, in accordance with Chapter 121 of the City Code, the applicant is requesting review and approval of a Preliminary Plat for approximately 132.7 acres of land. The applicant is requesting all applications so that they may develop a residential subdivision known as The Preserve at Savanna Lakes, that will have 650 platted lots consisting of single-family homes, villas, and townhomes. The subject site was previously approved as a Planned Development by the name The Preserve at Gator Trace in 2006. The previously approved Planned Development has since expired.

RECOMMENDATION:

Approval

ALTERNATIVES:

Disapproval

RESPONSIBLE STAFF:

Vennis Gilmore, Senior Planner/Planning Supervisor

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Ordinance 22-016
Staff Presentation
Staff Report and Supporting Documents
Application and Supporting Documents
Public Notice Certification
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	06/11/2022 09:19 AM

Form Started By: Vennis Gilmore
Started On: 06/09/2022 02:58 PM
Final Approval Date: 06/22/2022

ORDINANCE NO. 22-016

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA: AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN TO CHANGE THE DESIGNATION OF TWO (2) PARCELS GENERALLY LOCATED ALONG THE SOUTH SIDE OF DICKSON DRIVE, AT THE INTERSECTION WITH SOUTH US HIGHWAY 1 FROM CITY OF FORT PIERCE GENERAL COMMERCIAL (GC) TO CITY OF FORT PIERCE MEDIUM DENSITY RESIDENTIAL (RM); PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Pierce has adopted a Comprehensive Plan known as the City of Fort Pierce Comprehensive Plan adopted by ordinance 19-33, as subsequently amended; and

WHEREAS, changing the Future Land Use designation requires an amendment to the Comprehensive Plan, pursuant to section 163.3187, Florida Statutes; and

WHEREAS, the Fort Pierce City Planning Board having been duly designated as the Local Planning Agency pursuant to section 163.3174, Florida Statutes and having held a public hearing thereon, has considered this proposed amendment to the Comprehensive Plan and submitted its recommendations thereon to the City Commission; and

WHEREAS, having considered the recommendations of the Local Planning Agency (Planning Board), the City of Fort Pierce City Commission has prepared this amendment to the City's Comprehensive Plan and transmitted it to the Department of Economic Opportunity and other agencies as required by section 163.3187; and

WHEREAS, two (2) public hearings, with due notice have been held by the City Commission to inform the public and receive comments and objections; and

WHEREAS, the proposed Future Land Use amendment is consistent with the Comprehensive Plan, and will not have an adverse effect on the ability of the City to satisfy land and water use needs, and will meet transportation demands and provide community facilities and services, and will promote and protect the public health, safety, and general welfare as required by City Code 125-136; and

WHEREAS, the City of Fort Pierce desires to hereby formally adopt this amendment to the City's Comprehensive Plan.

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. The preceding "whereas" clauses are ratified and incorporated as the legislative intent of this Ordinance.

SECTION 2. The Comprehensive Plan of the City of Fort Pierce is hereby amended as follows:

Parcel ID(s): 2427-433-0002-000-1 and 2427-433-0001-000-4

From and after the effective date hereof, the following properties legally described as:

THAT PART OF THE SOUTH 275.00 FEET OF THE SW 1/4 OF THE SE 1/4 OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING EAST OF U.S. HIGHWAY NO. 1, LESS THE NORTH 25.00 FEET AND THE EAST 15.00 FEET FOR RIGHT-OF-WAY, ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

Said properties being generally located at or near the southeast corner of the intersection of Dickson Drive and South US #1 in Fort Pierce, Florida shall be, and the Future Land Use Designation is hereby changed from City of Fort Pierce General Commercial (GC) to City of Fort Pierce Medium Density Residential (RM) as depicted on Exhibit "A", attached hereto and incorporated herein.

SECTION 3. The provisions of this Ordinance are declared to be severable and if any section, sentence, cluse, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 4. All ordinances or parts of ordinances in conflict herewith are and the same shall be repealed and shall be of no further force or effect whatsoever.

SECTION 5. This Ordinance is and the same shall become effective immediately upon final passage.

SECTION 6. The effective date of this comprehensive plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency, or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

APPROVED AS TO FORM & CORRECTNESS:

_____

Tanya M. Earley
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 22-016 was duly advertised by title only in the St. Lucie News Tribune on June 5th, 2022 and; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on June 21st, 2022; and was duly introduced, read by title only, and passed on second and final reading July 5th, 2022, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this ____ day of _____, 2022.

_____

Linda Hudson
Mayor Commissioner

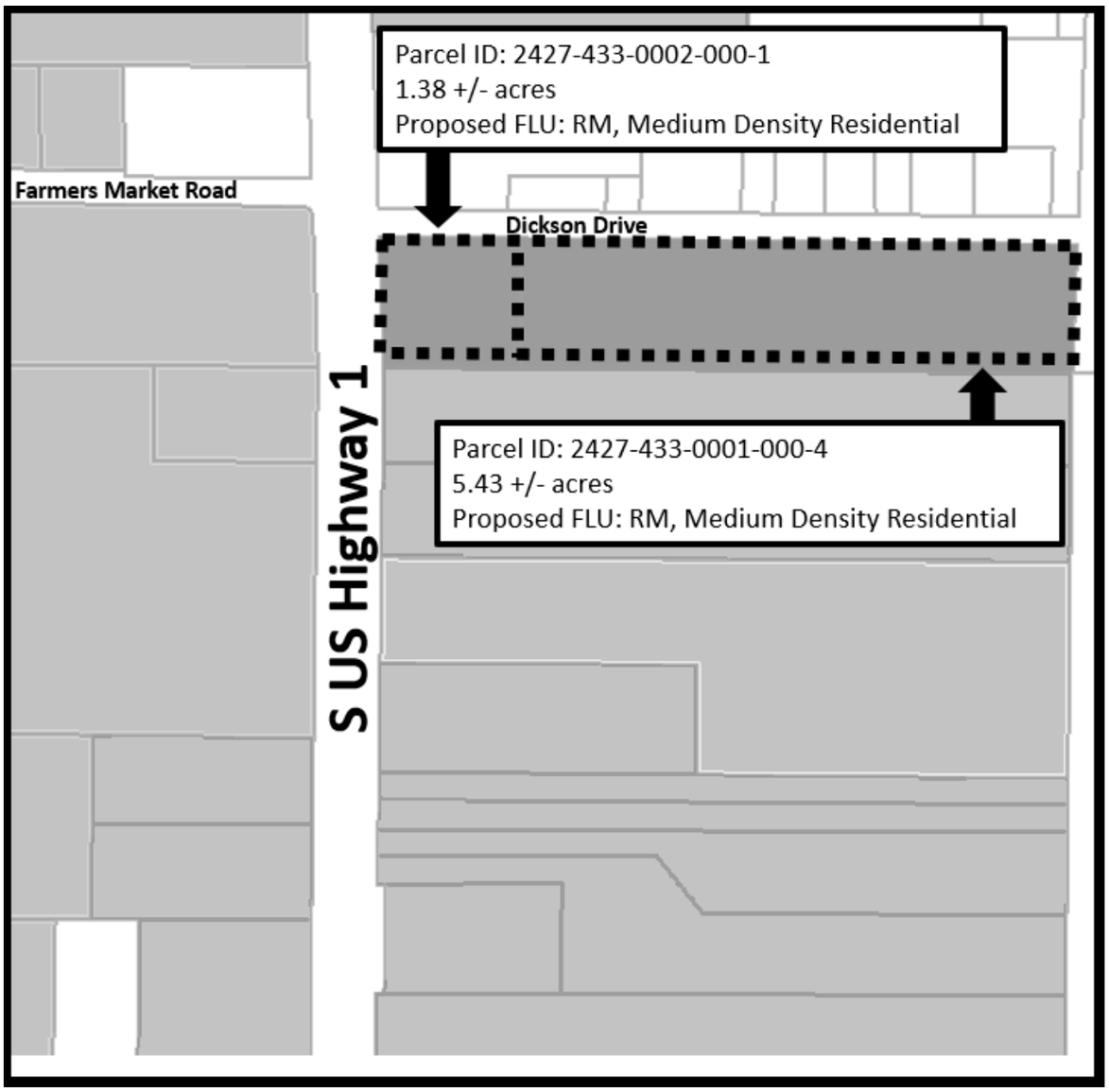
ATTEST:

_____

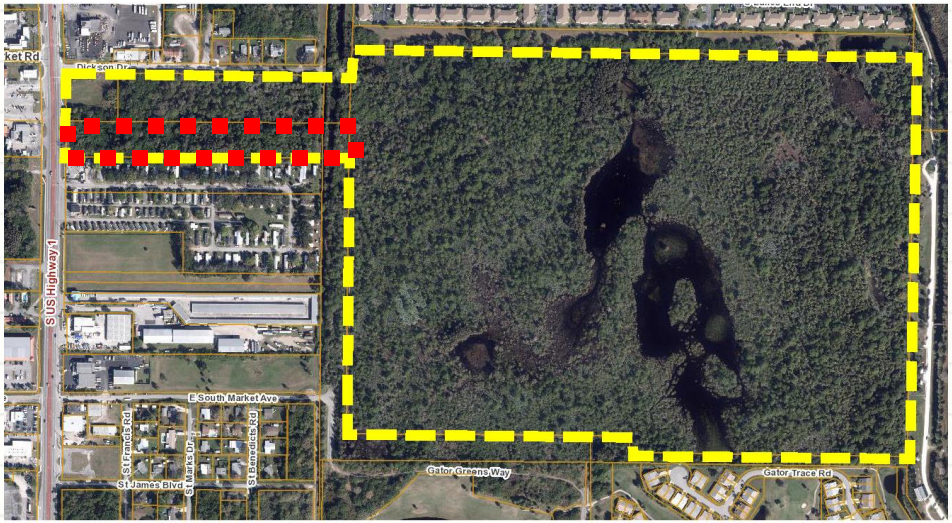
Linda W. Cox
City Clerk

(CITY SEAL)

EXHIBIT A
Proposed Future Land Use
Medium Density
Residential - RM

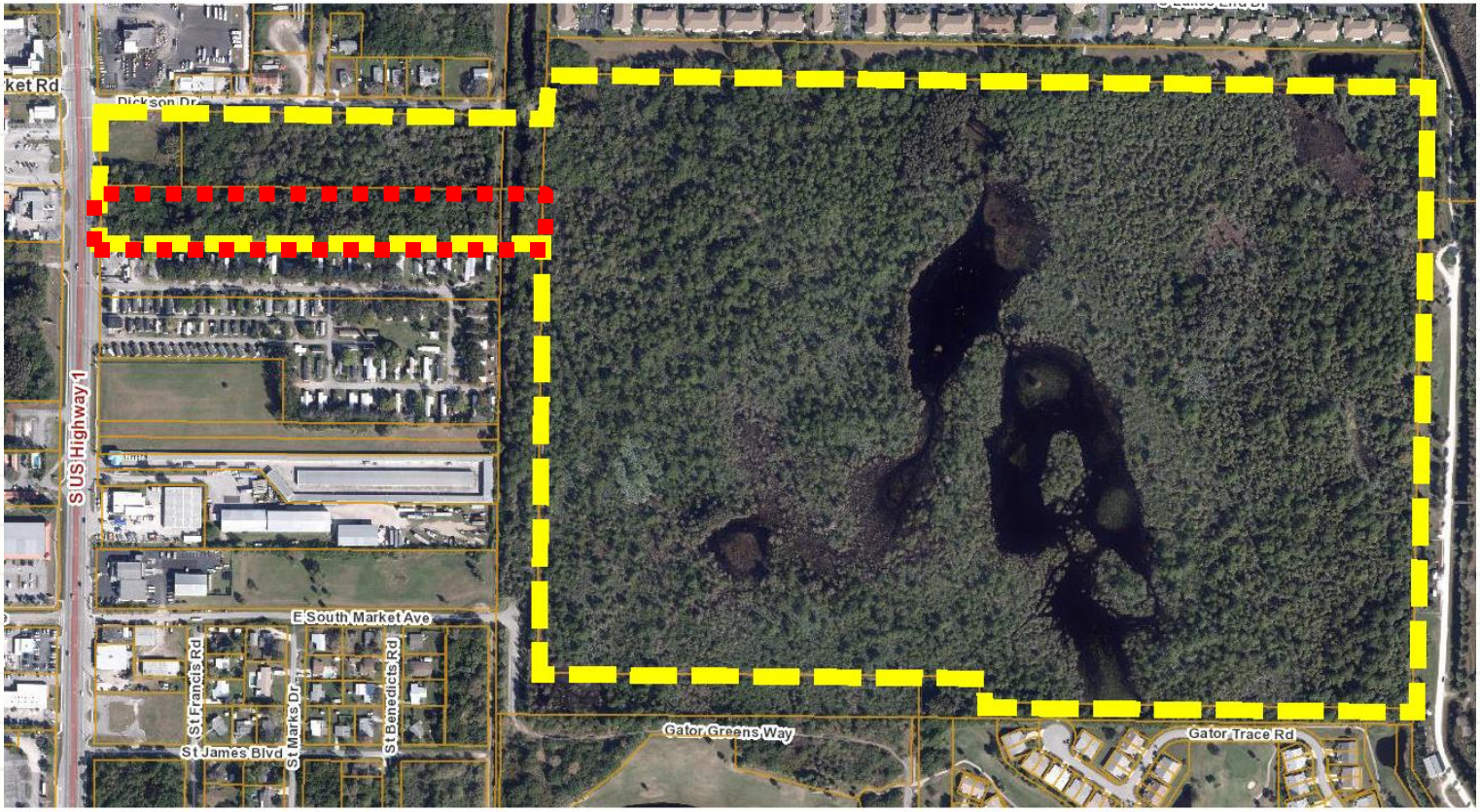


Future Land Use Map Amendment – Ordinance 22-015



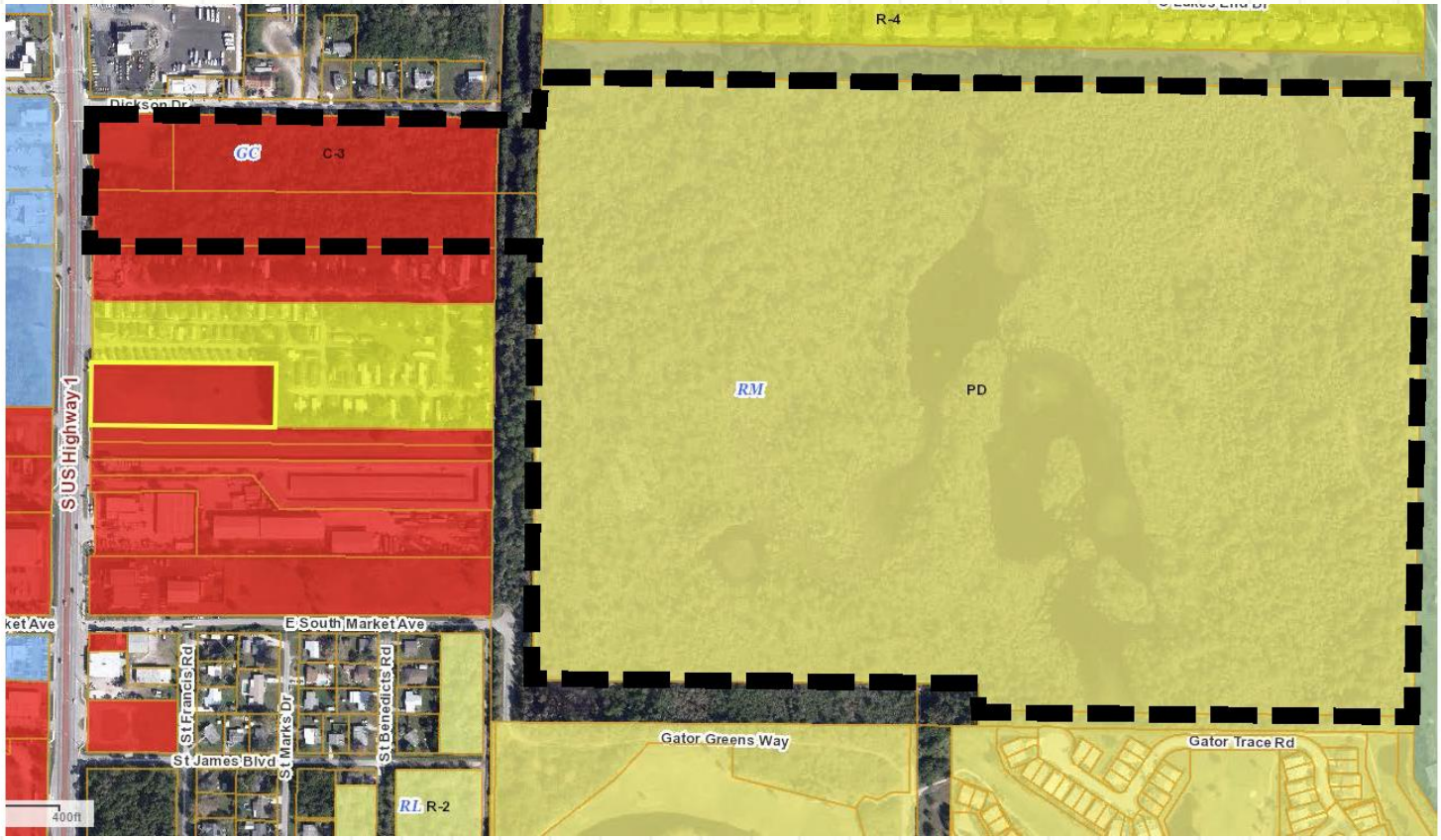
EAST SIDE OF SOUTH US HIGHWAY 1, APPROXIMATELY 250 FEET SOUTH OF DICKSON DRIVE

Aerial Map



- **Parcel ID: 2434-121-0001-000-8**
- **4.04 +/- acres**
- **Current FLU: GC, General Commercial**
- **Proposed FLU: RM, Medium Density Residential**

FLU-Zoning Map



Future Land Use Map Amendment

Future Land Use change for one parcel from GC, General Commercial to RM, Medium Density Residential

- **Staff recommends <u>Approval</u> of the request**
  - ❑ **1 of the 4 parcels for the proposed development already has a FLU of RM, Medium Density Residential**
  - ❑ **Consistent with Section 125-136 of City Code & the Comprehensive Plan**
  - ❑ **Does not adversely affect the public health, safety, convenience and general welfare**

PB Recommendation (Future Land Use Map Amendment)

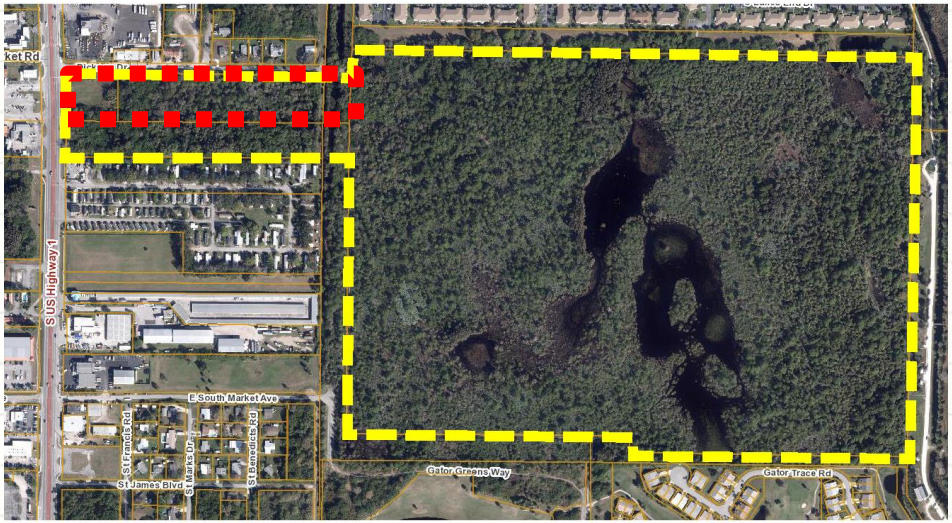
The Planning Board, at their May 9th, 2022 meeting, voted unanimously to recommend Approval of the request.

City Commission Actions

Possible actions of the City Commission:

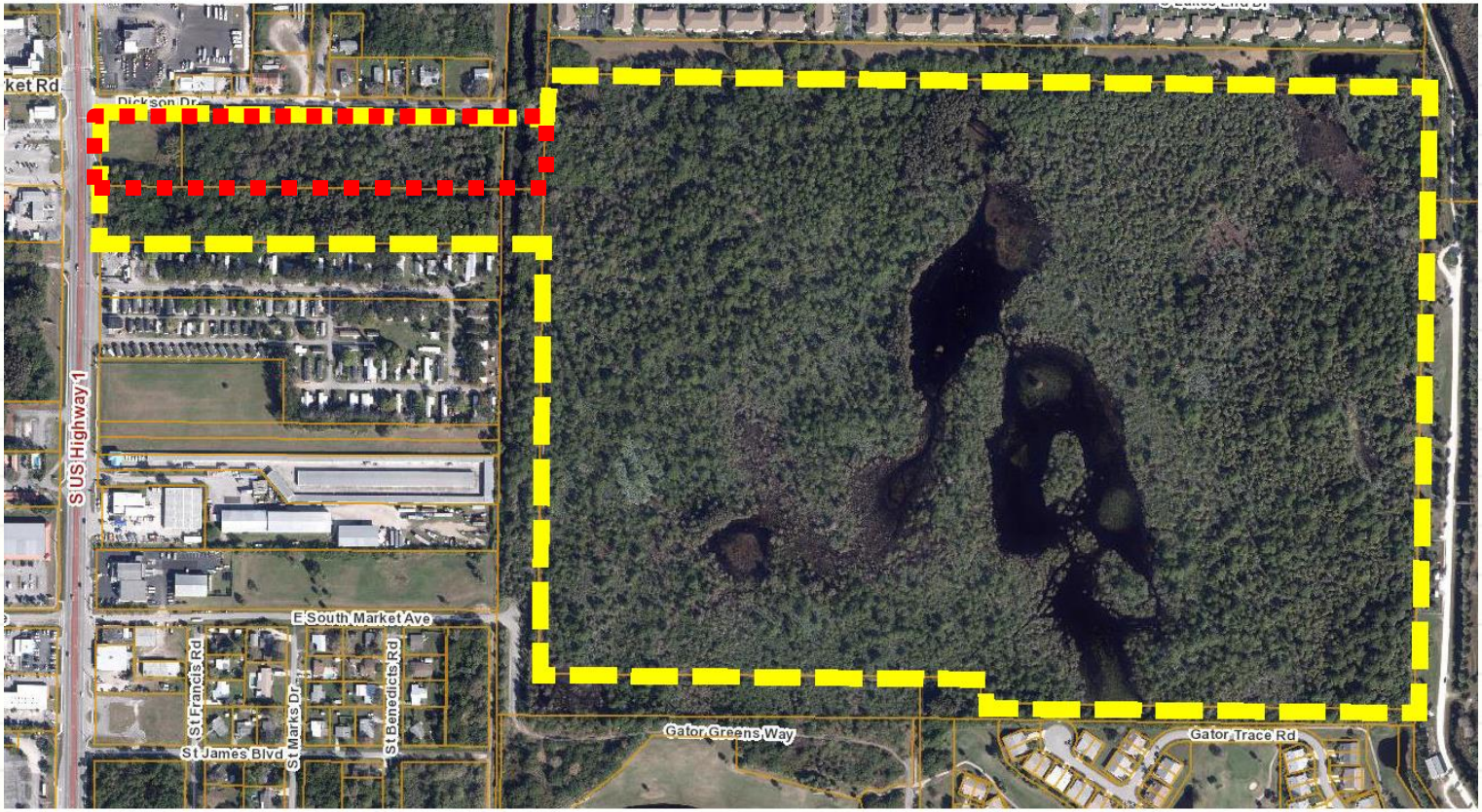
- APPROVAL of the proposed Amendment
    - Staff recommends APPROVAL to the City Commission.
- DISAPPROVAL of the proposed Amendment

Future Land Use Map Amendment – Ordinance 22-016



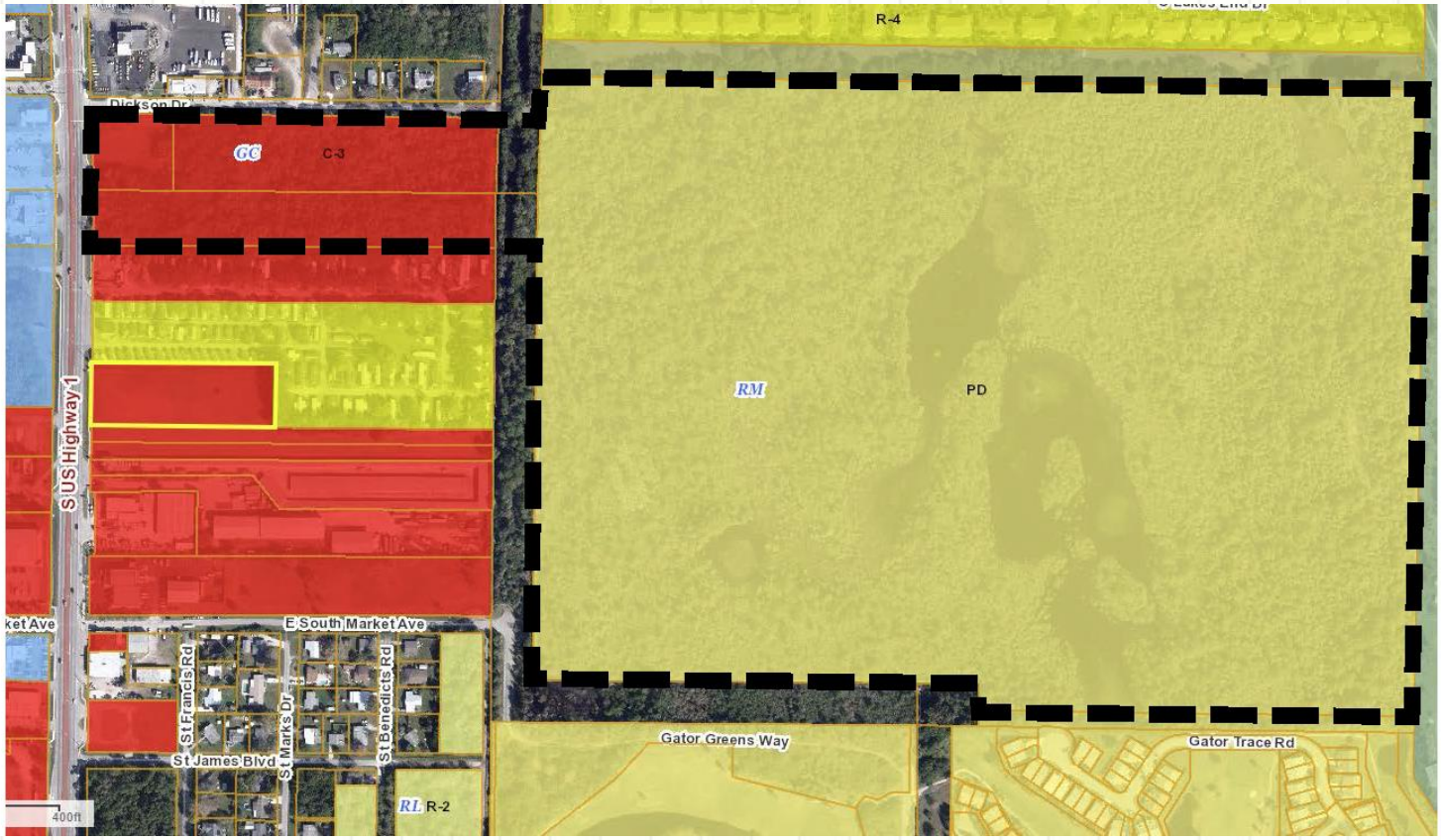
SOUTH SIDE OF DICKSON DRIVE, AT THE INTERSECTION WITH SOUTH US HIGHWAY 1

Aerial Map



- (2) Parcels
- Parcel ID: 2427-433-0002-000-1 - 1.38 +/- acres
- Parcel ID: 2427-433-0001-000-4 - 5.43 +/- acres
- Current FLU: GC, General Commercial
- Proposed FLU: RM, Medium Density Residential

FLU-Zoning Map



Future Land Use Map Amendment

Future Land Use change for two parcels from GC, General Commercial to RM, Medium Density Residential

- **Staff recommends <u>Approval</u> of the request**
  - ❑ **1 of the 4 parcels for the proposed development already has a FLU of RM, Medium Density Residential**
  - ❑ **Consistent with Section 125-136 of City Code & the Comprehensive Plan**
  - ❑ **Does not adversely affect the public health, safety, convenience and general welfare**

PB Recommendation (Future Land Use Map Amendment)

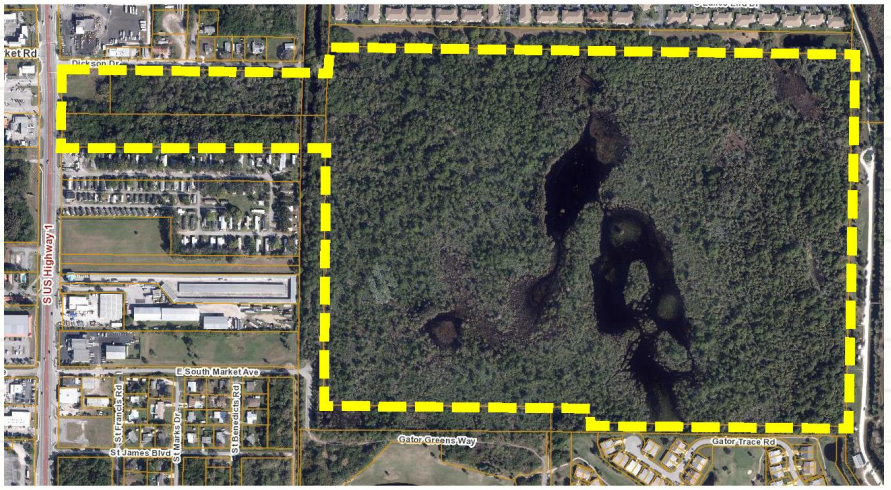
The Planning Board, at their May 9th, 2022 meeting, voted unanimously to recommend Approval of the request.

City Commission Actions

Possible actions of the City Commission:

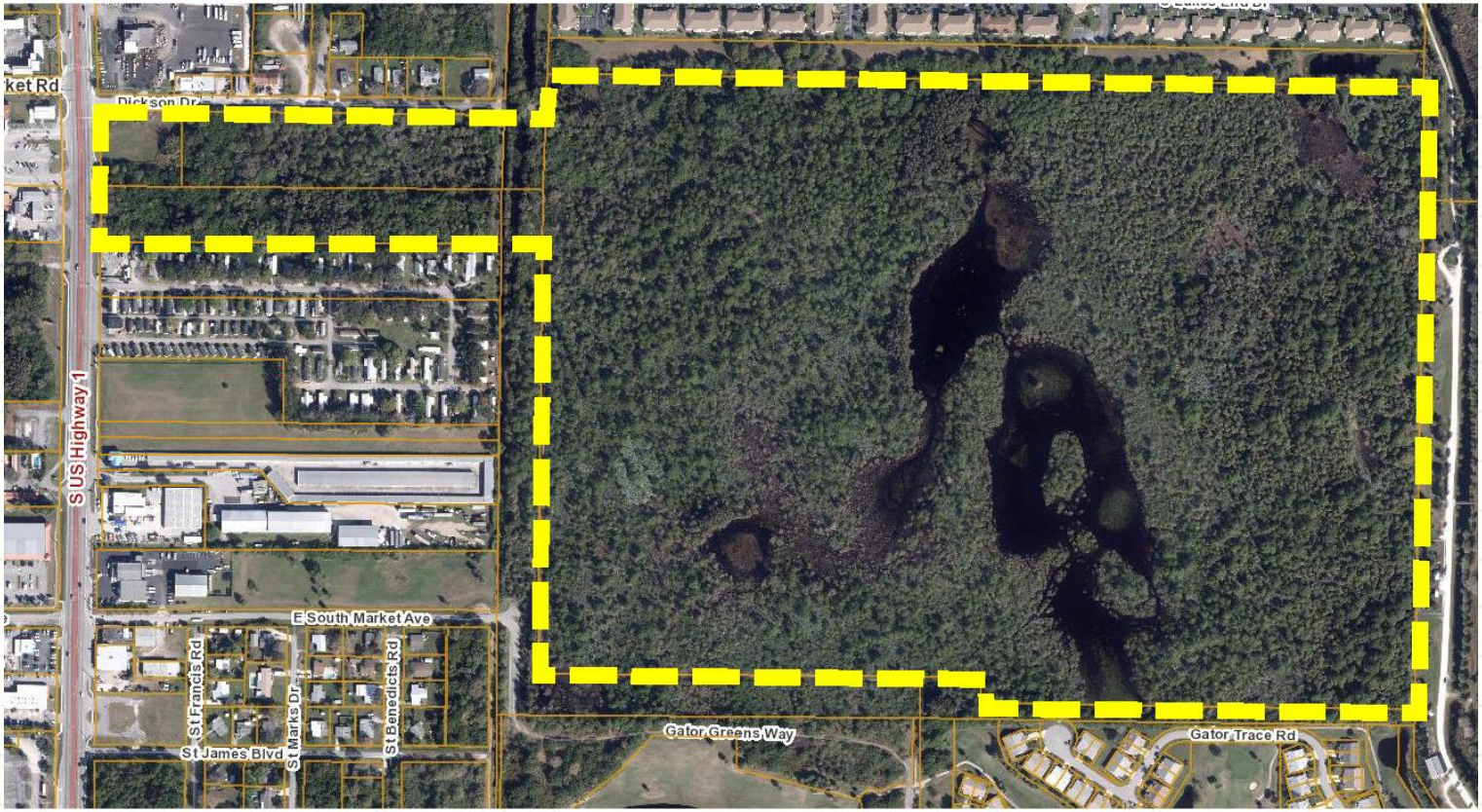
- APPROVAL of the proposed Amendment
    - Staff recommends APPROVAL to the City Commission.
- DISAPPROVAL of the proposed Amendment

Zoning Atlas Map Amendment – Ordinance 22-017



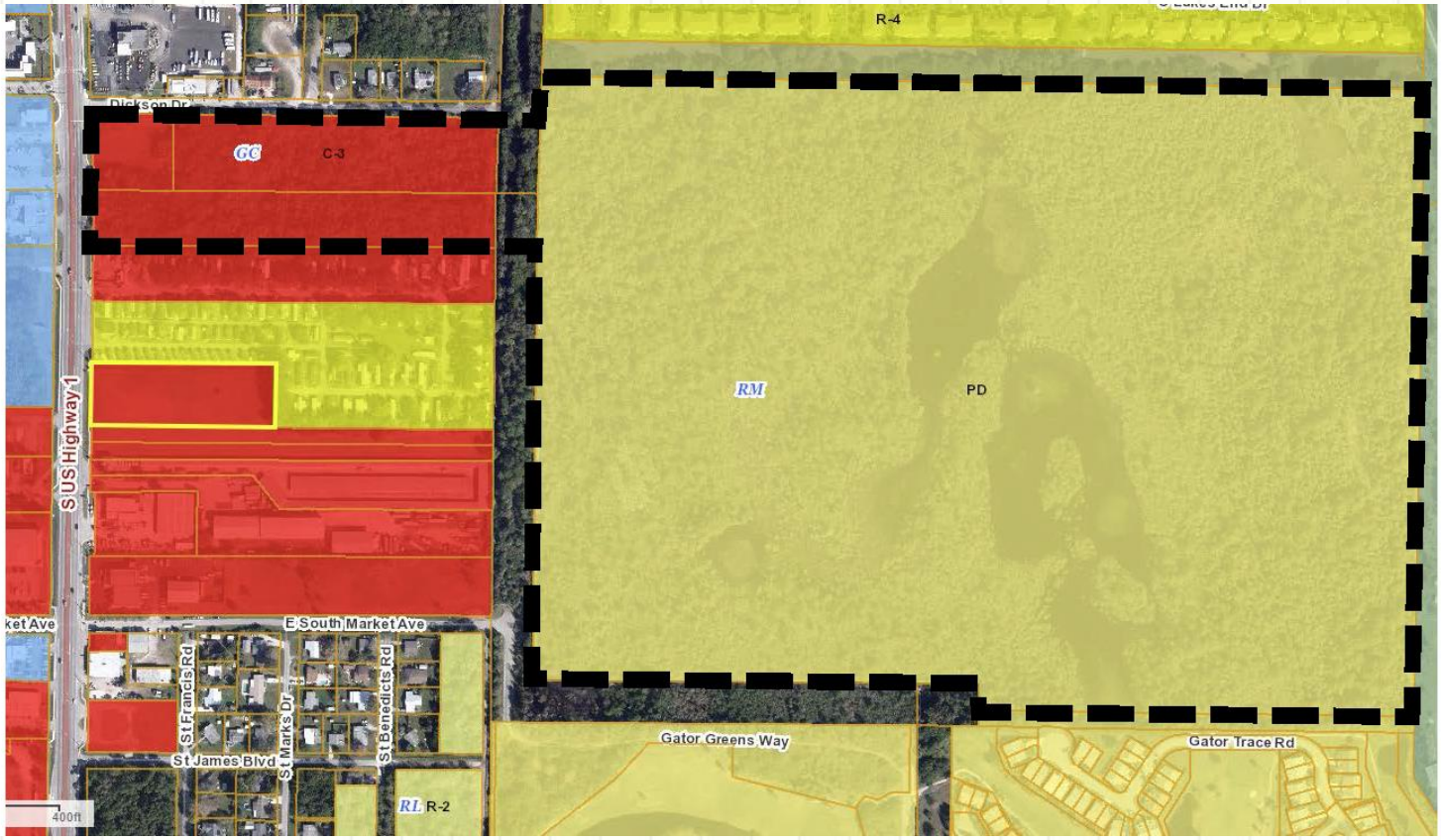
EAST SIDE OF SOUTH US HIGHWAY 1 AT THE INTERSECTION OF DICKSON DRIVE AND LYING NORTH OF THE EXISTING GATOR TRACE PLANNED DEVELOPMENT

Aerial Map



- **Approx. 132.7 acres +/-**

FLU-Zoning Map



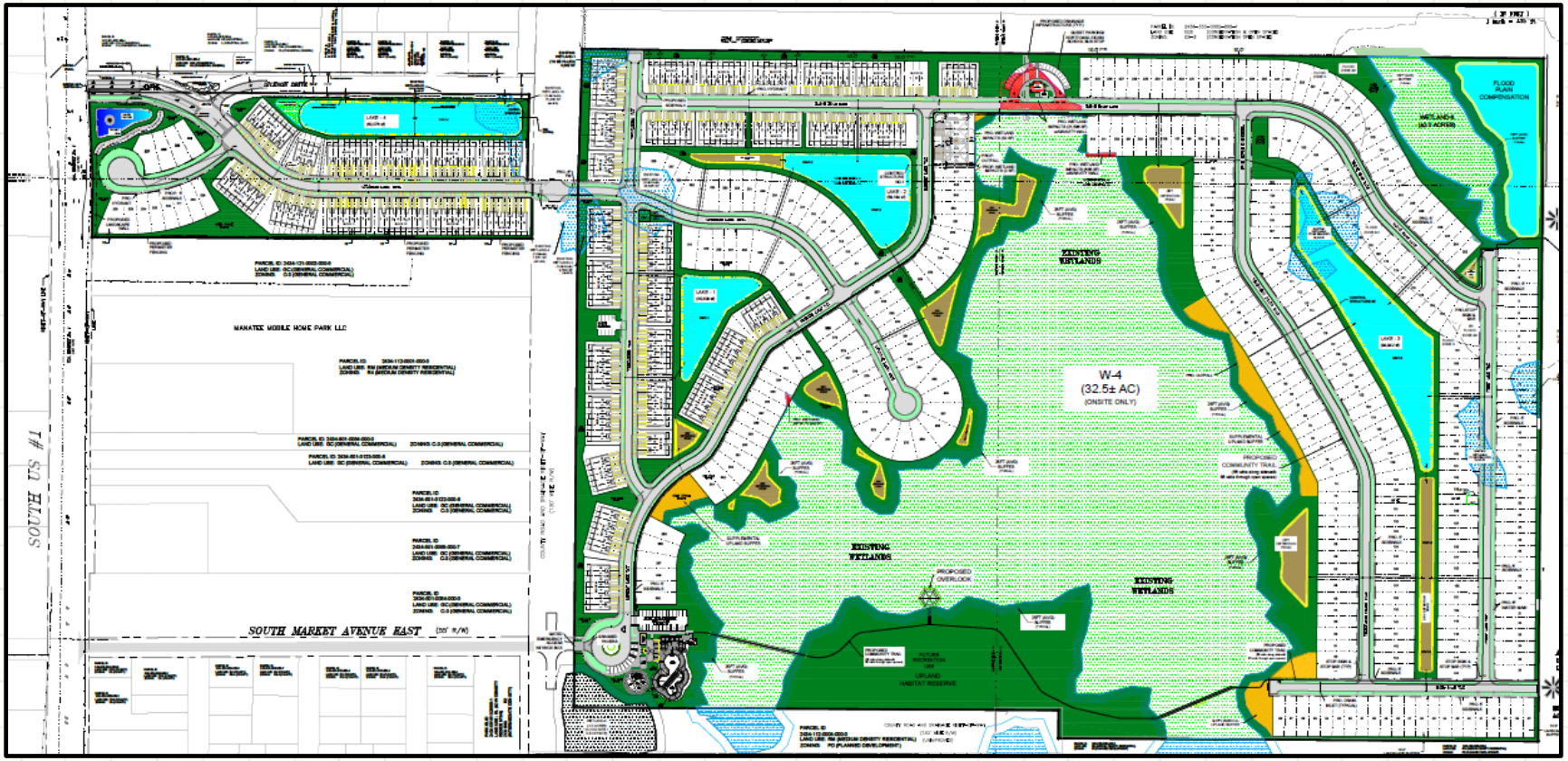
Zoning Atlas Map Amendment

Zoning Atlas Map Amendment from C-3, General Commercial (3 parcels) & PD, Planned Development (1 parcel) to PD, Planned Development with associated Development Plan.

- **Staff recommends Approval of the request**

  - ❑ **Consistent with Section 125-212 & 125-136 of City Code & the Comprehensive Plan.**
  - ❑ **Does not adversely affect the public health, safety, convenience and general welfare.**

PD Development Plan



Staff Recommendation Rezoning

Staff recommends **APPROVAL** of the request.

PB Recommendation (Zoning Atlas Map Amendment)

The Planning Board, at their May 9th, 2022 meeting, voted unanimously to recommend Approval of the request.

City Commission Actions (Zoning Atlas Map Amendment)

Possible actions of the City Commission:

- **APPROVAL** of the proposed Zoning Atlas Amendment with no changes
- **APPROVAL** of the proposed Zoning Atlas Amendment with changes.
- **DISAPPROVAL** of the proposed Zoning Atlas Amendment

Preliminary Plat

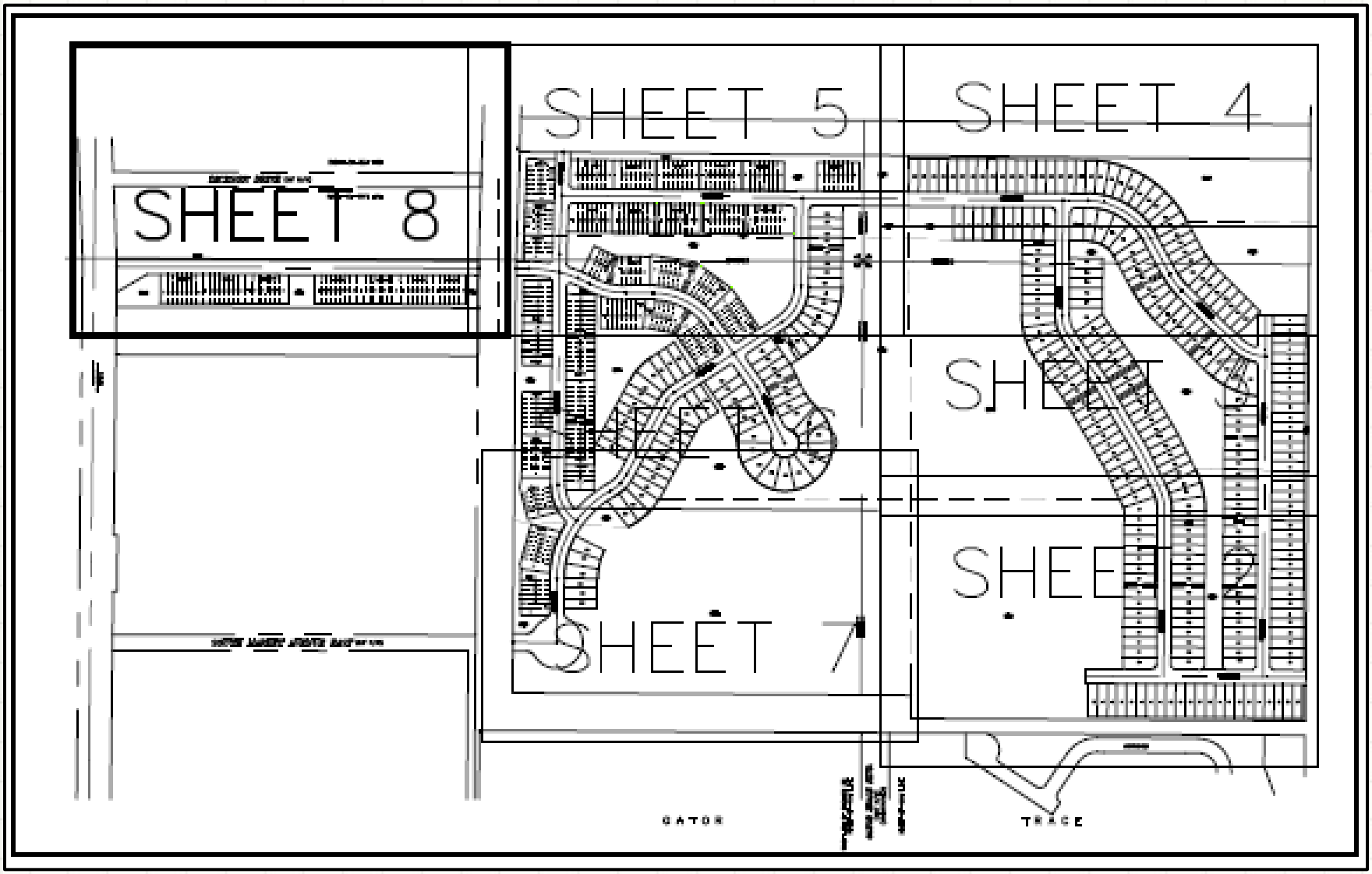
EAST SIDE OF SOUTH US HIGHWAY 1 AT THE INTERSECTION OF DICKSON DRIVE AND LYING NORTH OF THE EXISTING GATOR TRACE PLANNED DEVELOPMENT

Preliminary Plat

Preliminary Plat for a Subdivision titled "The Preserve at Savannah Lakes."

- **Staff recommends Approval of the request.**
  - ❑ **Preliminary Plat meets the criteria as specified in Chapter 121 of the Code of Ordinances.**
  - ❑ **Consistent with Land Development Code & Comprehensive Plan**

Plat



Staff Recommendation Preliminary Plat

Staff recommends APPROVAL to the City Commission, subject to one (1) Condition of Approval:

1. **Prior to the submittal of the Final Plat, the applicant shall address all the City of Fort Pierce Engineering Comments on the Plat document.**

PB Recommendation (Preliminary Plat)

The Planning Board, at their May 9th, 2022 meeting, voted unanimously to recommend Approval of the request.

City Commission Actions (Preliminary Plat)

Possible actions of the City Commission:

- **APPROVAL** of the proposed Preliminary Plat subject to 1 Condition with no changes
- **APPROVAL** of the proposed Preliminary Plat with changes
- **DISAPPROVAL** of the proposed Preliminary Plat.

Savannah Preserve PD

EAST SIDE OF SOUTH US HIGHWAY 1 AT THE INTERSECTION OF DICKSON DRIVE AND LYING NORTH OF THE EXISTING GATOR TRACE PLANNED DEVELOPMENT

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Nick C. Mimms, P.E., ICMA-CM, City Manager
THROUGH:	N/A
FROM:	Vennis Gilmore, Senior Planner/Planning Supervisor
RE:	**Application for Zoning Atlas Map Amendment (4 Parcels)** **Applications for a Future Land Use Map Amendment (3 Parcels)** **Application for Preliminary Plat** **The Preserve at Savannah Lakes Planned Development** **Parcel ID(s): 2427-433-0002-000-1, 2427-433-0001-000-4, 2434-121-0001-000-8, 2426-333-0015-000-5**
BOARD DATE:	June 21, 2022

STAFF REPORT

Owner(s):	Karma Capital Investments, LP 4512 N Flagler Drive, Suite 206 West Palm Beach, FL 33407
Applicant and Representative:	Kolter Land Partners, LLC (Culpepper & Terpening, Inc.) 105 NE 1st Street Delray Beach, FL 33444
Applicant's Request:	Approval of a Zoning Atlas Map Amendment (Rezoning) of four (4) parcels from C-3, General Commercial Zone and PD, Planned Development to PD, Planned Development. Approval of Future Land Use Map Amendments (FLUMA) of three (3) parcels from GC, General Commercial to RM, Medium Density Residential. Approval of a Preliminary Plat for a Subdivision to be known as The Preserve at Savannah Lakes
Location:	The East Side of S US Highway 1 at the intersection of Dickson Drive and lying North of the existing Gator Trace Planned Development

Parcel ID: 2427-433-0002-000-1, 2427-433-0001-000-4, 2434-121-0001-000-8, 2426-333-0015-000-5

Existing Use: Vacant

Site Size: 132.7 Acres (more or less)

Current Zoning: General Commercial Zone (C-3) and Planned Development (PD)

Proposed Zoning: Planned Development (PD)

Current Future Land Use: General Commercial (GC)

Proposed Future Land Use: Medium Density Residential (RM)

Surrounding Zoning/FLU:

North	East	South	West
R-4/RM, CG/COM, IL/I, RM-11/RH	OS-2/COS	C-3/GC, PD/RM	I-1/I, C-3/GC, R-4/RM

Staff Analysis:

Request & Background

In accordance with Sections 125-37, 125-133, and 125-136 of the City Code and Chapter 163.3184, F.S., the applicant is requesting the review and approval of a Zoning Atlas Map Amendment (Rezoning) from C-3, General Commercial Zone and PD, Planned Development (for four parcels) to PD, Planned Development. The applicant is also requesting review and approval of two (2) Future Land Use Map Amendments from GC, General Commercial to RM, Medium Density Residential for three parcels of land. Lastly, in accordance with Chapter 121 of the City Code, the applicant is requesting review and approval of a Preliminary Plat for approximately 132.7 acres of land. The applicant is requesting all applications so that they may develop a residential subdivision known as The Preserve at Savanna Lakes, that will have 650 platted lots consisting of single-family homes, villas, and townhomes. The subject site was previously approved as a Planned Development by the name The Preserve at Gator Trace in 2006. The previously approved Planned Development has since expired.

Standards for Review

The following standards must be satisfied per Section 125-136 of the City Code prior to the approval of the requested amendment:

(1) The amendment is consistent with the comprehensive plan;

(2) The amendment will not have an adverse effect on the ability of the City to:

a. Satisfy land and water use needs; and

b. Meet transportation demands and provide community facilities and services; and

(3) The amendment will promote and protect the public health, safety and general welfare.

The proposed amendment is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan and is consistent with the concurrent request to amend the FLU designation of the parcel. Furthermore, the amendment does not appear to have an adverse effect on the ability of the City to satisfy land and water use needs, meet transportation demands, and provide community facilities and services. The presented amendment promotes and protects the public health, safety and general welfare through the increased variety and access to neighborhood goods and services while ensuring minimal impacts to neighboring residential districts.

Future Land Use Designation Comparison

The subject site currently has three (3) parcels with a FLU designation of GC, General Commercial. The General Commercial designation is intended for parcels that are 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 of 15 dwelling units per acre and a maximum FAR of 1.0. Development should include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20% of the total floor area of the General Commercial Future Land Use designation.

The subject site is seeking a Future Land Use designation of RM, Medium Density Residential for three of the parcels to be consistent with the fourth larger parcel in the development that already has this designation. This designation is intended for parcels that are best suited for multifamily residential uses ranging in density from 6.5 to 12 dwelling units per acre. This category allows for small-lot single family units and multifamily dwellings including duplexes, condominiums, and townhomes. Limited commercial uses intended to serve residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools, and daycare facilities shall also be allowed.

When comparing both designations the Medium Density Residential designation would be considered a less intense designation compared to the General Commercial designation. Also, when developing a project, all parcels associated with the project should the same Future Land Use and compatible Zoning, so that there are not any inconsistencies in the enforcement of the Land Development Code

on the project. This request is an appropriate measure to ensure that the proposed subdivision can be developed under the same set of standards of its chosen Zoning district and Future Land Use designation. Lastly, Residential is not as appropriate for a General Commercial Future Land Use designation as it is for a Medium Density Future Land Use, especially considering the size and scale of the proposed subdivision.

Technical Review Committee

All affected departments have reviewed the proposed Applications for a Zoning Atlas Map Amendment, Future Land Use Map Amendment, and Preliminary Plat for consistency with the requirements of the City Code. Findings and comments from review by affected departments, and the corresponding responses and plan amendments by the applicant are provided for consideration.

Planning Board Recommendation

The Planning Board, at their May 9th, 2022 meeting, voted unanimously to recommend Approval of the requests.

Staff Recommendation Future Land Use Map Amendment (Ordinance 22-015)

The requested Application for Future Land Use Map Amendments meets the criteria specified in Section 121-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare; Therefore, Staff recommends **APPROVAL** to the City Commission.

Staff Recommendation Future Land Use Map Amendment (Ordinance 22-016)

The requested Application for Future Land Use Map Amendments meets the criteria specified in Section 121-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare; Therefore, Staff recommends **APPROVAL** to the City Commission.

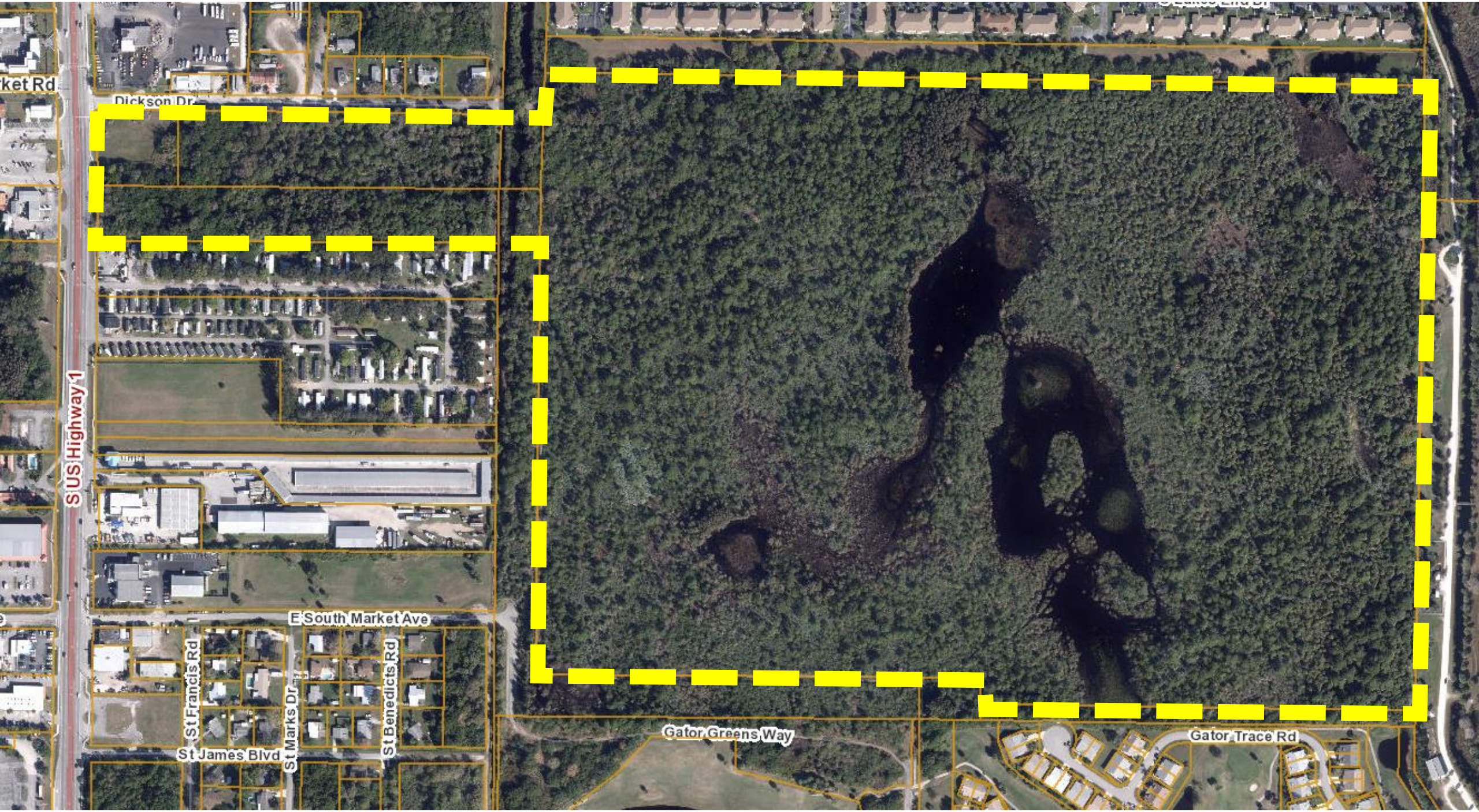
Staff Recommendation Zoning Atlas Map Amendment (Ordinance 22-017)

The requested Application for a Zoning Atlas Map Amendment and associated Development Plan meets the criteria specified in 125-212 and 126-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare; Therefore, Staff recommends **APPROVAL** to the City Commission.

Staff Recommendation Preliminary Plat

The requested Application for Preliminary Plat meets the criteria as specified in Chapter 121 of the City Code of Ordinances and is consistent with the City's Land Development Code and Comprehensive Plan, therefore Staff recommends **APPROVAL** to the City Commission with one (1) condition:

1. Prior to the submittal of the Final Plat address all the City of Fort Pierce Engineering Comments on the Plat document.


Dickson Dr
S US Highway 1
E South Market Ave
St Francis Rd
St Marks Dr
St James Blvd
St Benedicts Rd
Gator Greens Way
Gator Trace Rd

R-4
Dickson Dr
GC
C-3
S US Highway 1
RM
PD
E South Market Ave
St Francis Rd
St Marks Dr
St Benedicts Rd
St James Blvd
RL
R-2
Gator Greens Way
Gator Trace Rd
400ft

CULPEPPER & TERPENING INC

CONSULTING ENGINEERS | LAND SURVEYORS

File number: 21-054
Writers e-mail: dmurphy@ct-eng.com

February 10, 2022

Ms. Jennifer Hofmeister-Drew, Director
City of Ft. Pierce Planning Department
100 North US #1
Ft. Pierce, Fla 34950

Subject: Savannah Preserve Planned Development - Response to Comments

Dear Ms. Hofmeister-Drew:

We are in receipt of the Ft. Pierce Technical Review Committee comments in regard to the proposed Savannah Preserve Planned Development. Below, please find our responses to the questions posed in your reviews.

****

1. Pursuant to Code Sec. 125-212. The PD District is intended to provide a process for the evaluation of individually planned developments which are not otherwise permitted in the zoning districts established by this chapter. The PD District is to be a voluntary process commenced by an applicant for such zoning designation. The standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time granting the city commission the absolute authority to establish such limitations and regulations as it deems necessary to protect the public health, safety and general welfare. In so doing, the PD district is designed to:
   - Provide for the planning, review and approval of one or a combination of residential, commercial, public and industrial land uses not otherwise allowed under general zoning districts.
   - Encourage structures which result in an organized, compatible development within and with surrounding land uses in density and intensity of use.
   - Allow flexibility through a more efficient arrangement of structures, utilities, on-site circulation, and ingress and egress than is permitted under conventional zoning and subdivision regulations.
   - Encourage the preservation of environmental assets and natural amenities as scenic and functional open-space areas.
   - Encourage usable open space by permitting a more concentrated building area than is allowed under conventional zoning and subdivision regulations.
   - Encourage innovative site planning and land development concepts in order to create an aesthetically pleasing and functionally desirable living environment while preserving onsite natural elements and cultural resources.
   - Promote flexibility and efficiency in site design for more desirable living and working environments.
     Promote development that is adapted to natural features, including wetlands, trees and other vegetation and habitat, and which avoids the disruption of natural drainage patterns.
   - Permit site specific requirements based on the unique characteristics of the individual site.

- Permit site specific limitations where necessary to protect public health, safety, or welfare, or for the protection or preservation of lands either internal or external to the planned development.

2. The overall site plan with the internal wetland and interconnected pedestrian trail that connects to the Savannah Preserve, presents an innovative site plan layout with an abundance of native habitat amenities. With regard to the elevations for the two (2)-family units (duplexes), as indicated in previous meetings, Planning staff would like to see more architectural elements, in addition to enhancements to the limited outdoor space per unit. The elevation modifications recommended should complement the townhomes which suggest a coastal design. The floor plan appears to only offer two (2)-bedroom units, with some units, offering a den.

Please clarify how many of the units offer a den, as the two (2)-bedroom units are over half of the models proposed for the entire development. As a PD, please justify. Additionally, the landscaping should provide for foundation plantings on both the two (2) unit and the townhomes.

Residential units within this community are, as noted in the prior staff comments, a combination of three-bedroom townhomes and two bedroom (with separate den/office area), 2-famly attached villa units. Each unit is to be individually owned and will be located on a platted tract/ lot. As noted in our PD application documents, the Savannah Preserve community is seen as being a mid-price range community, intended to provide homes that address the needs of younger families, families with no children, and families where the children have grown but where the buyer is not ready for, nor interested in, an age segregated community. As such, and as supported by proprietary marketing reviews done by the projected builders in this community, the mix of unit types described above is believed to be supported by projected demand/ adsorption rates, permitting this community to be substantially built—out in approximately 60 months (or less) after the commencement of sales.

Landscaping around each of the residential structures (2 family) shall, at a minimum include complete foundation planting areas along the front and sides of all structures. Street trees will be provided as part of the base infrastructure development, and will eb install in coordination with home construction. Rear yard landscaping shall not require foundation plantings, but shall include at least one shade tree (or equivalent) and all areas not otherwise used as part the sites hardscaping shall be sodded. Irrigation shall be provided on all tracts/lots.

Landscaping around each of the townhome structures shall, at a minimum include complete foundation planting areas along the front and sides of all structures. Street trees will be provided as part of the base infrastructure development, and will be install in coordination with home construction. Rear yard landscaping shall not require foundation plantings, and all areas not otherwise used as part the sites hardscaping shall be sodded. Irrigation shall be provided on all tracts/lots.

3. Please provide a justification statement for the FLUM and rezoning applications.

The proposed justification for the development of overall Savannah Preserve PUD may be characterized as follows:

a. The application for Change in Zoning to the PD (Planned Development) Zoning District is for the purpose of making use of the petition property in a manner and form consistent with the community growth objectives of the City of Ft. Pierce Comprehensive Plan, and at the same respect the sensitive natural resources found on the subject (petition) property. The PD development standards and flexibilities in project design afford the petitioner the opportunity to achieve a reasonable investment

return on the development of the property and at the same time protect over 50% of the gross project site and the habitats found thereon.

b. The requested justification for the two proposed Small Area, Future Land Use Amendments that are associated with the overall petition for development of the Savannah Preserve Planned Development, is to provide for the required change in Future Land Use Classification to a Residential Land Use Category in order to permit the requested residential use of the property. Both of the commercial properties under petition may be viewed as 'second tier' commercial sites. Both sites have had commercial uses proposed for them in the past, on an individual basis, but those were ultimately deemed not to be marketably functional and the parcels have remained vacant. When these properties are taken from their individual vacant status and merged into a larger, functionally coordinated, development program with other adjacent property to the east, the deficiencies that keep these properties from becoming net positives to the local tax base, effectively go away. In other words, by combining these two underutilized commercial sites with the larger residential opportunity tract (Savannah Preserve), overall area property valuations may be expected to expand.

Review of the various objectives found in the City's of Comprehensive Plan, Future Land Use Element, provide a number of community adopted Objectives that appear to support coordinated community growth that is done in a manner that is respective of the adjacent property uses and any existing natural resource considerations. In regard to adjacent land use compatibility, when the two commercial areas are considered in the whole with the overall Savannah Preserve PD site, it can be destemmed that the proposed site density of approximately 5 du/ac is consistent with the residential densities found in the adjacent High Pointe Community to the north and the Gator Trace community to the south. While the petition properties themselves do not exhibit any unique or special habitat considerations, when combined with the portion of the project site lying to the east, these parcels afford a development opportunity that permits the applicant to focus construction activity away from the larger high quality wetland areas found thereon. These better-quality areas have been set aside as either general preserve areas or areas that can be used for both passive recreation and preservation protection. Habitat integrations can be made with the adjacent Savannah Preserve (City/County Park Sites) as indicated on the project site plan.

4. On the site data, please provide or edit the following:

a. The proposed FLUM and Zoning designations

Refer to the site data table on the project site plan. Both the Existing Future Land Use Classification and Existing Zoning Designations have been identified in this table for all petitioned parcels.

b. The maximum units per FLU class broken down by Residential and Commercial is confusing. Please remove.

Refer to the site data table on the project site plan.

c. Please confirm that the Code citations referenced in the General Notes are correct.

These are the standard City Code Citations required by the City Engineering Department.

d. Provide Perimeter Setbacks

Perimeter Setbacks vary in width from a minimum of ten (10) feet to over 25 feet in width. Refer to the project site plan for a graphic identification of the permitter buffers at a given location in the community.

e. Please define miscellaneous area under impervious lot coverage.

'Miscellaneous area' coverage is intended to address any impervious areas that do not typically fall into the general categories of; buildings; pavement; or sidewalks. It should be noted that for this site planning level of project design, all figures are to be looked at as approximate and are subject to refinement as part of final site construction designs that are to be submitted to the City, and other required review entities, for final permitting.

5. **As a PD, the requested setbacks will be made a part of the adopting Ordinance in order to review and approve individual lots during the DPCR review by Planning. Please specify if individual accessory structures, such as fencing, private pools, sheds, etc. will be permitted and include their associated regulations, i.e. setbacks.**

See Site Data Blocks.

6. **Please adjust the scale to reduce the number of plan sheets. Provide 'typicals' instead.**

As we have discussed, we have refined the overall submission packet to a more generalized development pan format with detail areas of various parts of the project site plan.

7. **Please provide the location of mailboxes throughout the site. A one area location is notsupported.**

Refer to the project site plan. We are presently proposing two (2) mail kiosk locations, however final service location are set by the Post Office. Any assistance that the City can provide in convincing the Post Office that two locations for this site are necessary, would be appreciated.

8. **Water features are requested in the internal lakes in addition to the one shown at the entrance into the development.**

Water features (lake aerators) will be provided in each of the sites stormwater lakes.

9. **Below is a table of the proposed PD with an underlying zoning district of R-4 as it is the adjacent residential zoning to the subject property. Please confirm and/or complete. Deviations should be supported in the PD justification.**

See Site Data Blocks.

****

Fort Pierce Engineering Department:

PRELIMINARY PLAT COMMENTS:

1. **Update the signature page on sheet 2 Of 9 to include the following City Commission Certificate as stipulated in Chapter 121-lO(c)(la), "CITY COMMISSION CERTIFICATE: Pursuant at the provisions of the Fort Pierce City Commission this plat was given Preliminary Approval by the City Commission at a meeting held on _____ , 2022. , Linda Cox, City Clerk".**

Refer to the attached Preliminary Plat.

2. **Correct the typographical error on sheet 2 of 9 under the heading of Planning and Development Services Approval.**

Refer to the attached Preliminary Plat.

3. **Revise line item five under the Dedication to reference FPUA as opposed to FPL for the electric service provider.**

Refer to the attached Preliminary Plat.

4. Update plat sheets 3 through 9 to include an updated sheet index map as the current one is based on the previously submitted plat and references incorrect page numbers and subdivision layout of sheet number 9.

Refer to the attached Preliminary Plat.

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Refer to the attached Preliminary Plat.

6. Sheet 4 of 9 - Revise sheet number called out on the match lines from 2 to 3, 4 to 5 (two places), and 6 to 7.

Refer to the attached Preliminary Plat.

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Refer to the attached Preliminary Plat.

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Refer to the attached Preliminary Plat.

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Refer to the attached Preliminary Plat.

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Refer to the attached Preliminary Plat.

Advisory Comments:

1. Prior to final plat approval, all subdivision improvements shall be constructed or an approved engineer's cost estimate along with the appropriate surety in an amount determined by the City Engineer will need to be provided. The bond shall include all construction costs of the subdivision's infrastructure and common improvements.

Comments acknowledged.

2. The final plat shall include the street names.

Comments acknowledged.

SITE PLAN/PD COMMENTS:

1. The landscape plans indicate plantings within the limits of the County owned and maintained Dickson Drive and S. Market Avenue rights -of-way along with the proposed SLC dedicated Roadway Tract RW-2. The applicant shall provide St. Lucie County authorization to install these plantings within these rights-of-way.

Comments acknowledged. It is the intention of the applicant, through the Preserve at Savannah Lakes Community Development District, to enter into the necessary interlocal agreements addressing this landscape area.

2. **Update the site plan to identify the dimensions of the driveway widths and parking spaces of the Recreation Tract's parking lot.**

Refer to the project site plan. We have added extra details sheets to address this request.

3. **The drainage, utility, and striping plans shall reflect the T-turnarounds at the roadway terminuses.**

Refer to the attached generalized drainage, utility, and striping plans.

4. **The typical lot development plan which shall include driveway side setbacks and applicable driveway widths.**

Refer to the project site plan. We have added extra details sheets to address this request.

5. **The 25' wetland buffer should not encroach into the limits of the platted lots.**

Refer to the project site plan. The designated 25' wetland buffers do not encroach into the limits of the platted lots. Areas that might otherwise have been considered as encroachments have been mitigation and a minimum compensating ratio of 1.5 sq feet of added buffer for each square foot impacted.

Advisory Comments:

1. **The site contains active gopher tortoise burrows. Prior to issuance of any clearing permits or site development permits, the applicant shall submit a 100% gopher tortoise survey complete with a gopher tortoise relocation plan and the relocation permit issued by the Florida Fish and Wildlife Conservation Commission for the relocation of on-site gopher tortoises to a protected off-site location.**

Comments acknowledged.

2. **The drainage plan was reviewed conceptually and will be reviewed in depth at time of building permit submittal.**

Comments acknowledged.

****

Fort Pierce Code Enforcement Division

1. **No Comments.**

Comments acknowledged. No action required at this time.

****

Fort Pierce Building Department

1. **See attached**

Comments acknowledged. We have reviewed the Building Department Comment sheet and the provided comments appear to be more appropriately directed/addressed as part of final site permitting construction applications. No action is required at this time.

****

Fort Pierce Solid Waste Division

1. **No Comments.**

Comments acknowledged.

****

Fort Pierce Tree Arborist

1. **Forthcoming**

Comments acknowledged.

****

Fort Pierce Police Department

1. **No comments at this time.**

Comments acknowledged.

****

St. Lucie County School District

The St. Lucie County School District has reviewed the above reference project and we have the following comments:

1. **We believe that a school bus stop in the circle entry on the south entrance would be best off the arterial roadway (route A). We do recognize that it is about 1 mile to the furthest lot and we may loop thru the site (route B) depending upon the location of students in the development. Please verify that a school bus can make the turn at the south entry circle, with auto turn analysis or similar.**

Refer to attached project site plan. The radius of the cul-de-sac at the main recreation area is 50ft minimum. Travel lanes are a minimum of 20 feet. We have run a quick auto-turn in this area to verify mobility and all seems to be sufficient. There is covered shade shelter for students to wait for a bus as indicated on the project site plan.

Consistent with our follow up discussions, we have added a new north side pick-up point that should address the split community issues that have been raised. The attached site plan depicts an auto-turn review in this area and there are expected to be no circulation issues of concern.

2. **Develop a proper location for student to stand/wail for bus at the circle.**

See above comments.

3. **Please provide assurances that the school bus may use the entry long term and not be subject to the will of a POA/owner not allowing buses into the community.**

This is not a gated community. At present there are no plans or intentions to have gates installed on any roads in this community. The roads and streets in this community are to be dedicated to the Lakes at Savannah Preserve Community Development District, and are indicated the plats (preliminary) for this property to be open to the public use. Should any proposal be made to gate these streets, it is our understanding that a release/amendment to this dedication will be required. We do not believe that the HOA/POA will have the authority to unilaterally rescind this plat dedication and gate these streets without inputs/approvals from the City of Ft. Pierce.

****

Fort Pierce Utility Authority (FPUA)

1. **See below**

   FPUA W/WW Engineering: ***Concept approved.***

   Water and wastewater (via force main) services are available to serve the subject property. To connect to these services please submit Utility Plan (2 complete sets) along with a completed commercial service application and lift station calculations to FPUA's Water and Wastewater Engineering department, at 1701 S 37th Street Fort Pierce Florida 34947. Please see the Developer's Responsibilities page attached or on the FPUA website for important steps to guide through the entire process including utility details and permit applications (link below). For questions please contact Shane Ostrander sostrander@FPUA.com or 772-466-1600 ext 3468 https://fpua.com/water-and-wastewater-engineering-downloads/

   FPUA Electric & Gas Engineering: ***Approved.***

   Electric service *is available to the site (from the west side of the property) for the propose development. Please provide electric load information for the propose structures /new services and AutoCAD drawing. Customer will be responsible for all transformer pads, conduits and secondary conductors. For more information and project coordination, please contact Thierry Sydné.*

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

2. **FPUA will require a utility easement for all propose FPUA facilities within the site.**

Utility comments are acknowledged.

3. **Please find attached copies of the FPUA GIS maps (Electric and Gas).**

Utility comments are acknowledged. We are coordinating with the FPUA for all service design needs in the Savannah Preserve PD.

****

St. Lucie County Planning

1. Staff is awaiting the updated Traffic Impact Report (post meeting with the applicant & FDOT) to be further evaluated by a third-party consultant.

Comments acknowledged.

****

St. Lucie County Public Works

The following comments are offered by SLC Public Works Department:

1. The County requests the applicant clear and stabilize the canal bank along their frontage to ensure positive drainage.

Comments acknowledged. We will be coordinating this request with the County as part of our final site design efforts.

2. Provide a status update on discussions with the neighboring properties about the realignment of Dickson Drive

We have reached out to the adjoining property owners and will continue to work with them to ensure that their lawful access rights are not infringed.

3. Additional comments will be provided after review of a Site Development Permit Application submittal.

Comments acknowledged.

4. For discussion regarding these comments, please contact me at 772-462-2741, chambersg@stlucieco.org or David Hays at 772-462-1491, haysd@stlucieco.org.

Comments acknowledged.

****

St Lucie Transportation Planning Organization:

The St. Lucie Transportation Planning Organization (St. Lucie TPO) has completed a PTIR with regard to the above-referenced proposed development.

1. **Inaccurate and Inconsistent Application Information: The resubmittal package for the development continues to contain inaccurate and/or inconsistent information such as the Site Plan only identifying "2-Family" and "Townhome" units while depicting single-family lots and the Site Plan identifying 654 units while the Traffic Impact Statement is identifying 620 units. The resubmittal package should be revised to correct these errors and resubmitted for review.**

The project as described in the revised traffic report is correct. This is a community that is comprised of townhomes and two family, attached homes. The lots that you are looking at on the site plan are not for detached single family home use. These are the lots on which the townhomes and the two family residencies will be built.

2. **Site Access and US-1/Dickson Drive Intersection Safety: The revised Site Plan removes the reconstruction of South Market Avenue that was included as another access in the original Site Plan. Therefore, all traffic associated with the development must access the US-1/Dickson Drive Intersection which is a misaligned and outdated intersection. A second access to the development should be provided to improve traffic circulation, and the US-1/Dickson Drive Intersection should be aligned to improve traffic safety.**

Secondary emergency access is provide at both the southwest and southeast corners of the project.

Your comments about the off-set alignment the Dickson Drive/ US 1 intersection are noted, and in an otherwise prefect world we could look to assist in the possible realignment of this intersection. However, to do so, requires that there be a substantial right-of-way acquisition effort undertaken that neither the City, nor the County, have expressed an interest to participate in and that cannot be borne solely by the applicant for this project. Our proposed reconstruction of this intersection, while maintaining the existing 'dog-leg' alignment, will provide for a much improved access approach and signal adjustments.

3. **Dickson Drive Reconfiguration: The revised Site Plan reconfigures Dickson Drive, which is a public road, and takes right-of-way placing a new intersection, which all vehicles and pedestrians must use, onto private property and impacting traffic circulation on Dickson Drive. This reconfiguration should be eliminated to improve traffic circulation and maintain public access to Dickson Drive.**

We are not really sure what you noting here. Yes, the realignment of the Dickson Drive / Project Entry Road does include the use of what is presently private property. However, as noted in our submission materials, all areas of the realignment are to be conveyed to St. Lucie County as part of this platting action. East of the intersection, the project entry drive will be conveyed to the Lakes at Savannah Preserve Community Development District. Public access along Dickson Drive

4. **Dead-End Streets: The revised Site Plan contains several dead-end streets which historically are inconsistent with municipal subdivision requirements and impact traffic circulation. The 'dead-ends' should be removed to improve traffic circulation.**

There are three (3) street ends that could, arguably, be seen as 'dead end' streets. Two of these terminate are environmentally sensitive wetland areas where further extensions are not possible. The other is at the northwest corner of the main development site and where this street could be extended to the north of the community that lies there was so interested.

5. **Traffic Impact Statement: As identified in the review of the initial submittal and which remains unchanged in the resubmittal, the Traffic Impact Statement is inadequate for the purposes of reviewing the application as it does not evaluate the potential transportation impacts from the proposed development and does not consider background traffic and historical growth rates. A comprehensive Traffic Impact Analysis should be provided to evaluate the potential transportation impacts from the proposed development.**

We respectfully disagree with this statement. The traffic impact report for this project does assess the impacts of this development proposal on the area roadway network and it does comply with the submission requirements of the City of Ft. Pierce.

****

I believe that we have addressed the comments as presented and appreciate your continued processing of this application material. If there are any remaining questions, please let me know.

Sincerely

DJ Murphy

Dennis J. Murphy
Principal Planner

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Brandon Creagan, Planner

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

Re : Savannah Preserve Planned Development & Preliminary Plat
TRC No. 21-43900002

Date : August 18, 2021

This is to advise you that we have completed the review of the following documents as received by this office on August 10, 2021:

- [x] PD & Preliminary Plat Application
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] Construction Drawings
- [ ] Executed Construction Contract
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [x] Do Not Recommend

- [x] PD/Preliminary Plat Approval
- [ ] Building Permit
- [ ] C/O

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

- [x] See attached for comments

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PRELIMINARY PLAT COMMENTS:

1. The submitted survey was not signed and sealed, please provide a certified boundary survey as per the requirements of Chapter 177.041 of the Florida State Statutes.
2. Update the signature page to include the following City Commission Certificate as stipulated in Chapter 121-10(c)(1a), "CITY COMMISSION CERTIFICATE: Pursuant at the provisions of the Fort Pierce City Commission this plat was given Preliminary Approval by the City Commission at a meeting held on _____, 2021. _____, Linda Cox, City Clerk".
3. Revise line item one under the Dedication to reference City of Fort Pierce as opposed to St. Lucie County. In addition, please include the following statement "All public authorities shall have the right to use the streets in the course of performing their respective duties".
4. Revise line item three under the Dedication to reference FPUA as opposed to FPL for the electric service provider.
5. Sheet 2 of 8 – Add Tract OST-5 width as situated at the rear of Lots 37 – 58.
6. Sheet 4 of 8 – Add Tract OST-2 width as situated at the rear of Lots 225 – 242.
7. Sheet 5 of 8 – Add Tract WMT-2 width as situated on the south side of Blocks 21 – 25.
8. Sheet 6 of 8 – Add Tract OST-3 width as situated on the west side of Blocks 3 – 7.
9. Sheet 6 of 8 – Add the dimension of WMT-1 between Block 15, Lot 1 and Block 8.
10. Sheet 8 of 8 – Add Tract OST-6 width as situated on the south side of Blocks 36 – 42.
11. **Advisory Comment:** Prior to final plat approval, all subdivision improvements shall be constructed or an approved engineer's cost estimate along with the appropriate surety in an amount determined by the City Engineer will need to be provided. The bond shall include all construction costs of the subdivision's infrastructure and common improvements.
12. **Advisory Comment:** Prior to final plat approval, a copy of the recorded deed restrictions, a copy of the filed articles of incorporation, along with a copy of the certificate of incorporation for the homeowners' association shall be submitted.

PLANNED DEVELOPMENT COMMENTS:

1. In accordance with the requirements specified in the City of Fort Pierce Code of Ordinances Section 119-2. Please provide a paper copy and electronic copy of a certified boundary and topographic survey. The survey shall identify the limits of the on-site wetlands and surface waters as referenced in the Environmental Assessment prepared by EW Consultants, Inc. In addition, the survey shall identify the boundary limits of the 100-year and 500-year floodplain that may traverse across the property.
2. The site plan shall indicate sidewalk construction on both sides of the proposed development's roadways per the requirements specified in Section 121 of the Fort Pierce Code of Ordinances.
3. Update the site plan to identify the dimensions for roadway lane widths, parking lot information, sidewalk widths, etc.
4. Provide the appropriate hammerheads or other means to permit vehicles to turn around at dead-end situations.
5. The drainage plan was reviewed conceptually and will be reviewed in depth at time of building permit submittal.

6. The PUD plan provided was submitted at a scale of 1" = 100', please provide a site plan drawn to a scale not less than 1" = 50' in accordance with the City of Fort Pierce Code of Ordinances Section 125-313.
7. Provide a typical lot development plan which provides setbacks of the building from the side, front, and rear lot lines. In addition, the lot plan shall include driveway locations with applicable driveway widths.
8. The project is divided by an unimproved 130' wide Roadway and Drainage right-of-way which continues to the east along the southern property limits of the parent tract; the applicant shall contact St. Lucie County directly for possible R/W required improvements with this right-of-way.
9. **ADVISORY COMMENT:** The site contains active gopher tortoise burrows which means prior to issuance of any clearing permits or site development permits, the applicant shall submit a 100% gopher tortoise survey complete with a gopher tortoise relocation plan and the relocation permit issued by the Florida Fish and Wildlife Conservation Commission for the relocation of on-site gopher tortoises to a protected off-site location.

JRA/TST/tst

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THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Brandon Creagan, Planner

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

Re : Savannah Preserve Planned Development & Preliminary Plat
TRC No. 21-43900002

Date : August 18, 2021

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Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [x] Do Not Recommend

- [x] PD/Preliminary Plat Approval
- [ ] Building Permit
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JRA/TST/tst

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THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Jennifer Hofmeister-Drew, AICP, Planning Director

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

Re : Savannah Preserve Planned Development & Preliminary Plat
TRC No. 21-43900002

Date : January 14, 2022

This is to advise you that we have completed the review of the following documents as received by this office on January 10, 2022:

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Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [x] Do Not Recommend

- [x] PD/Preliminary Plat Approval
- [ ] Building Permit
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- [x] See attached for comments

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5. The 25' wetland buffer should not encroach into the limits of the platted lots.

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6. **Advisory Comments:**
   a. The site contains active gopher tortoise burrows. Prior to issuance of any clearing permits or site development permits, the applicant shall submit a 100% gopher tortoise survey complete with a gopher tortoise relocation plan and the relocation permit issued by the Florida Fish and Wildlife Conservation Commission for the relocation of on-site gopher tortoises to a protected off-site location.
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JRA/TST/tst

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D R A F T

CITY OF FORT PIERCE

PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, MAY 9, 2022, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Marcia Baker; Harold Albury; Bob Burdge; Nichelle Clemons; Michael Broderick, Vice-Chair; Alexander Edwards; Frank Creyaufmiller, Chairman

Staff Present: Vennis Gilmore, Senior Planner
Alicia Rosenthal, Planning and Development Organizer

4. CONSIDERATION OF ABSENCES

All members were in attendance.

5. APPROVAL OF MINUTES

a. Minutes from the April 11, 2022 meeting

Motion was made by Bob Burdge, and seconded by Nichelle Clemons to approve the minutes from the April 11, 2022 meeting.

AYE: Bob Burdge, Nichelle Clemons, Vice-Chair Michael Broderick, Alexander Edwards, Marcia Baker, Harold Albury, Chairman Frank Creyaufmiller

Passed

6. **HEARING OF THE LOCAL PLANNING AGENCY**

a. **Future Land Use Map Amendment (1 of 2) - The Preserve at Savannah Lakes - The East side of S. US Highway 1 at the intersection of Dickson Drive lying North of the existing Gator Trace Planned Development**

Chairman Creyaufmiller recused himself and handed the gavel to Vice-Chair Broderick.

Items 6a and 6b were presented together by Mr. Gilmore and the applicant presented Items 6a, 6b, 7a, and 7b together in one PowerPoint presentation.

Mr. Gilmore gave an overview of the project. The applicant is requesting review and approval of two (2) Future Land Use Map Amendments from GC, General Commercial to RM, Medium Density Residential for three parcels of land. Mr. Gilmore stated a Future Land Use change is needed on the two different parcels to carry out the Dickson Street entrance into the development.

Dennis Murphy, Applicant Representative from Culpepper and Terpening, showed a detailed presentation for the entire Savannah Lakes project. He stated the project will encompass 130 acres from the original tract and two additional commercial properties. The neighboring properties have mixed zoning designations in the city and St. Lucie County. Mr. Murphy noted they are currently obtaining approval from the city for the Community Development District (CDD). Mr. Murphy explained that the CDD assures improvements and facilities will be maintained. Mr. Murphy said the original tract from 15 years ago was called the Preserve at Gator Trace and was for 800 units. Mr. Murphy stated the Kolter project will consist of 650 units with a recreation loop throughout the community, and they will be keeping the environmental sensitive land within the development.

Mr. Murphy noted that the initial draining discharge will go into the large wetland in the middle of the project. A berm will be constructed, in the St. Lucie County right-of-way, along the south of the property line to redirect extra water flow from going to the Gator Trace development. Mr. Murphy stated that FPUA wants the development to connect to the sewer lines at Gator Trace, which will provide better water flow and in turn better water quality.

Mr. Murphy said there will be emergency access to the development from South Market and US Highway 1 and secondary emergency access for residents if needed.

Mr. Murphy stated the development will contain entry market rate 2-story townhomes and villa units.

Motion was made by Marcia Baker, and seconded by Nichelle Clemons to forward a recommendation of approval to the City Commission.

AYE: Nichelle Clemons, Alexander Edwards, Marcia Baker, Harold Albury, Bob Burdge, Vice-Chair Michael Broderick

Other: Chairman Frank Creyaufmiller (ABSTAIN)

Passed

b. **Future Land Use Map Amendment (2 of 2) - The Preserve at Savannah Lakes - The East side of S. US Highway 1 at the intersection of Dickson Drive lying North of the existing Gator Trace Planned Development**

This item was presented with 6a.

Motion was made by Marcia Baker, and seconded by Nichelle Clemons to forward a recommendation of approval to the City Commission.

AYE: Alexander Edwards, Marcia Baker, Harold Albury, Bob Burdge, Nichelle Clemons, Vice-Chair Michael Broderick

Other: Chairman Frank Creyaufmiller (ABSTAIN)

Passed

7. NEW BUSINESS

a. Zoning Atlas Map Amendment - The Preserve at Savannah Lakes - The East side of S. US Highway 1 at the intersection of Dickson Drive lying North of the existing Gator Trace Planned Development

Mr. Gilmore gave an overview of the project. The applicant is requesting the review and approval of a Zoning Atlas Map Amendment (Rezoning) from C-3, General Commercial Zone and PD, Planned Development (for four parcels) to PD, Planned Development. The applicant is requesting all applications so that they may develop a residential subdivision known as The Preserve at Savanna Lakes, that will have 650 platted lots consisting of single-family homes, villas, and townhomes. The subject site was previously approved as a Planned Development by the name The Preserve at Gator Trace in 2006 but has since expired.

Ms. Baker asked Mr. Murphy if there are any problems with the Community Development District (CDD) regarding the current state legislation. Mr. Burdge asked if there is any tax relief from the CDD, if the trail inside the development is specific to the residences and how mail will be received. Mr. Murphy stated the mailboxes will be at a covered central location within the development. Mr. Broderick addressed concerns with the placement and dimensions of the berm. Mr. Murphy explained they are working with St. Lucie County on putting an agreement in place for the berm but no permits have been signed off yet. Mr. Broderick stated he prefers the berm placement be located on the northern side of the St. Lucie County right-of-way, so landscape can be added. Mr. Broderick asked who will be maintaining the easement and if the developer has an easement agreement with Gator Trace. Mr. Murphy said they are working on the exhibits. Mr. Broderick inquired on how the emergency entrance is being controlled and Mr. Murphy stated by either a lock box or by the master association if something occurs inside the community. Mr. Burdge asked if the HOA could turn the development into a gated community and Mr. Murphy said there is no room to meet the standard requirements for a gate location. Mr. Edwards asked if there will be a buffer to the residences from the preserve. Mr. Burdge inquired about the expected population of the development.

Joanne Driscoll and Peggy Linares, residents, expressed concerns with the berm.

David Earle, Attorney Representative for Gator Trace Master Association, stated the key concern is the drainage and Gator Trace does not want the berm on their property, and it would be simpler if the berm was on the applicant's property. Mr. Earle said the berm documents being produced need to be reviewed for maintenance responsibility, function and landscape, and they will have to look at the requirements of the Master Association to negotiate the documents. He highlighted that the berm will need to be aesthetically pleasing, and the master drainage plan is not shown.

Ed Bates, resident, expressed concerns with flooding and the berm.

Nelson Northern, resident, asked if documents from the meeting would be available to the

public.

Motion was made by Nichelle Clemons, and seconded by Marcia Baker to forward a recommendation of approval to the City Commission with the following conditions:

1. The berm will be maintained by the property owner.
2. The berm will be located in the northern portion of the St. Lucie County easement or on the applicant's property.
3. Any change to the location of the berm will need to be reviewed by the Planning Board.

AYE: Alexander Edwards, Marcia Baker, Harold Albury, Bob Burdge, Nichelle Clemons, Vice-Chair Michael Broderick

Other: Chairman Frank Creyaufmiller (ABSTAIN)

Passed

b. **Preliminary Plat - The Preserve at Savannah Lakes - The East side of S. US Highway 1 at the intersection of Dickson Drive lying North of the existing Gator Trace Planned Development**

Mr. Gilmore stated the applicant is requesting review and approval of a Preliminary Plat for approximately 132.7 acres of land that will subdivide into 650 lots.

Dennis Murphy, Applicant Representative from Culpepper and Terpening stated the development will be fee simple ownership and the final plats will be submitted in phases.

Mr. Broderick suggested that language regarding the berm conditions be built into the plat approval. Mr. Earle, Gator Trace Master Association Attorney, agreed with Mr. Broderick.

Motion was made by Marcia Baker, and seconded by Alexander Edwards to forward a recommendation of approval to the City Commission with the following conditions:

1. Prior to the submittal of the Final Plat, address all the City of Fort Pierce Engineering Comments on the Plat document.
2. The berm will be maintained by the property owner.
3. The berm will be located in the northern portion of the St. Lucie County easement or on the applicant's property.
4. Any change to the location of the berm will need to be reviewed by the Planning Board.

AYE: Marcia Baker, Harold Albury, Bob Burdge, Nichelle Clemons, Alexander Edwards, Vice-Chair Michael Broderick

Other: Chairman Frank Creyaufmiller (ABSTAIN)

Passed

c. **Conditional Use - Surrounded by Love Eternally Preschool - 2806 S. US Highway 1**

Mr. Gilmore gave an overview of the application. The applicant is requesting the review and approval of a Conditional Use with No New Construction to allow a daycare facility. The applicant is seeking to operate the preschool in an existing 2,591 square foot structure on a property that is approximately 7.26 acres. The property has a Future Land Use designation of General Commercial with a compatible zoning classification of General Commercial (C-3). The proposed facility is approximately 2,591 square-feet that will consist of seven (7) classrooms with all meals being prepared onsite. The facility will include an outside fenced playground area. The proposed facility will be open from 6:30 am to 7:00 pm, Monday

through Friday, accommodating approximately 74 kids on average between the ages of six (6) weeks to five (5) years old. Mr. Gilmore noted the Synergy School, located in the same plaza, will be providing meals to the preschool.

Chairman Creyaufmiller noted the probation office next to the proposed preschool is of no concern because there will be no visitors.

No one spoke for or against the application.

Motion was made by Vice-Chair Michael Broderick, and seconded by Nichelle Clemons to forward a recommendation of approval.

AYE: Harold Albury, Bob Burdge, Nichelle Clemons, Vice-Chair Michael Broderick, Alexander Edwards, Marcia Baker, Chairman Frank Creyaufmiller

Passed

d. **Conditional Use with New Construction - Blackman Residence - 1627 Thumb Point Drive**

Mr. Gilmore gave an overview of the application. The applicant is requesting the review and approval of a Conditional Use to construct a single-family home that will be approximately 33 feet and 11-5/8 inches in height from the FEMA Based Flood Elevation. The applicant is requesting an additional approximate six (6) feet in height to meet their desired interior design without increasing the footprint on the lot. The subject property has a Future Land Use designation of Low Density Residential (RL) with a compatible zoning district classification of Single-Family Low Density Residential Zone (R-1). The proposed new residence will include three (3) bedrooms, three (3) full baths, two (2) half baths, office and playroom on the upper-primary level (3690 square feet), and two (2) garages, a workshop and storage area on the first level (3737 square feet).

Huey Blackman, owner, explained the height increase is needed because there is no living area on the 1st level of the home due to possible flooding.

Motion was made by Marcia Baker, and seconded by Bob Burdge to forward a recommendation of approval.

AYE: Bob Burdge, Nichelle Clemons, Vice-Chair Michael Broderick, Alexander Edwards, Marcia Baker, Harold Albury, Chairman Frank Creyaufmiller

Passed

e. **Conditional Use and Site Plan (Development Review and Design Review) - U-Haul Storage - 3602 S. US Highway 1**

Mr. Gilmore gave an overview of the project. The applicant is requesting the review and approval for a Conditional Use - Site Plan (Development Review and Design Review) to construct a four (4)-story, approximately 33,888 square foot storage building with associated site improvements. The facility will be secured by a controlled access security system, with an office on site. The subject parcels total approximately 5.51 acres +/-.

The proposed facility will be used for the U-Haul U-Box Container Program. Customers can pick up their U-Box from a U-Haul location or have the U-Box delivered to their doorstep where it can be filled with household items at their leisure. When the U-Box is packed and

ready, customers can return the U-Box to a location or have it picked up and delivered to any U-Haul self-storage locations throughout the United States and Canada. Customers that have access codes can access their storage units from 8:00 am – 4:00 pm Monday – Sunday. The design for the building integrates various architectural elements.

Ms. Baker asked if outside storage was allowed and if there were similar facilities locally. Mr. Gilmore stated no outside storage is allowed.

No one spoke for or against the application.

Motion was made by Marcia Baker, and seconded by Nichelle Clemons to approve the requested applications with the following conditions:

1. A certified letter of completion by a landscape architect, cost estimate, and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.
2. Prior to the issuance of a site work permit, all properties that make up this development will need to be combined with a parcel combination with the St. Lucie County Property Appraiser's Office and a unity of title with the St. Lucie County Clerk of Courts

AYE: Nichelle Clemons, Vice-Chair Michael Broderick, Alexander Edwards, Marcia Baker, Harold Albury, Bob Burdge, Chairman Frank Creyaufmiller

Passed

f. **Site Plan (Development and Design Review) - Kings Highway Commerce Park Phase II - SE corner of Kings Highway and White Road approximately ½ mile north of Okeechobee Road (9 Parcels)**

Mr. Gilmore gave an overview of the project and stated that Phase I has been approved along with an overall landscape plan for all the phases. The property owner and applicant are seeking Site Plan (Development Review and Design Review) approval to construct one 750,500 square foot building with 710,500 of warehouse distribution space and 40,000 square feet of office space with associated site improvements. Phase 2 of the project will provide for 623 parking spaces along with 13 handicap accessible spaces. The proposed building elevation is articulated with varying roof heights and accents and the elevations incorporate the creation of living walls or green walls.

No one spoke for or against the application.

Motion was made by Bob Burdge, and seconded by Nichelle Clemons to approve the project with the following Conditions:

1. A Landscape Bond for all site landscaping shall be provided pursuant to City Code 123-6 prior the issuance of the first Final Certificate of Occupancy for the site.
2. Prior to the issuance of a site work permit, all properties contained within the subject development will need to be combined through a parcel combination with the St. Lucie County Property Appraiser’s Office and a Unity of Title with the St. Lucie County Clerk of Courts.

AYE: Vice-Chair Michael Broderick, Alexander Edwards, Marcia Baker, Harold Albury, Bob Burdge, Nichelle Clemons, Chairman Frank Creyaufmiller

Passed

8. **COMMENTS FROM THE PUBLIC**

There were no comments from the public.

9. BOARD COMMENTS

Chairman Creyaufmiller asked Mr. Gilmore if a new Planning director has been hired. Chairman Creyaufmiller said he would like to hear comments and participation form more Board members, and he suggested Board members error on the side of caution if they ever need to recuse themselves from an agenda item.

10. ADJOURNMENT

Final Publication Date
4/29/2022

Ad Number
GCI0873587-01 -02

Publication
St Lucie News Tribune

Market
Treasure Coast

Delivery Method
Both

Number of Affidavits Needed
1

Customer Email
lcox@cityoffortpierce.com

Customer Name
City Of Fort Pierce Legals

Customer Phone Number
(772) 460-2200

Customer Address
Po Box 1480
Fort Pierce, FL 34954-1480

Account Number (If Known)
463454

Name
Linda Cox

Street
Po Box 1480

City
Fort Pierce

State
FL

ZIP Code
34954-1480

Your Name
Jennifer DeWitt

Email Address
jldewitt@gannett.com

Treasure Coast Newspapers
PART OF THE USA TODAY NETWORK
St. Lucie News-Tribune
1939 SE Federal Highway, Stuart, FL 34994

AFFIDAVIT OF PUBLICATION

CITY OF FORT PIERCE LEGALS
PO BOX 1480
FORT PIERCE, FL 34954
ATTN LINDA COX

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he is a legal clerk Manager of the St. Lucie News-Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St. Lucie News-Tribune in the following issues below. Affiant further says that the said St Lucie News-Tribune is a newspaper published in Fort Pierce, in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement ; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St. Lucie News-Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

4/29/2022

Subscribed and sworn to before on the 29th of April, 2022

Notary, State of WI, County of Brown
My commission expires: 5.15.23

NANCY HEYRMAN
Notary Public
State of Wisconsin

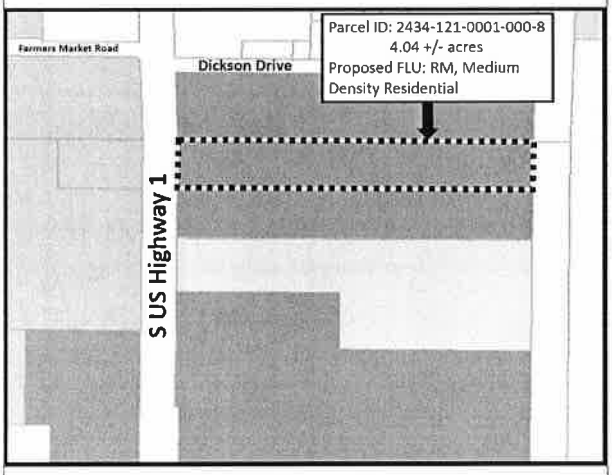
Publication Cost: $315.00
Ad No: GCI0873587-01
Customer No: 463454
PO#: PUBLIC NOTICE

PUBLIC NOTICE
CITY OF FORT PIERCE
LOCAL PLANNING AGENCY

NOTICE IS HEREBY GIVEN, pursuant to Sections 163.3174(4)(a) and 163.3184(a), F.S., the Planning Board, as the Local Planning Agency, of the City of Fort Pierce will hold a public hearing on Monday, May 9th, 2022 at 2:00 P.M., in the City Hall Commission Chambers, 100 N. U.S. 1, Fort Pierce, Florida. The public hearing will be on an application submitted by the representative, Kolter Land Partners, LLC (Culpepper & Terpening, Inc.), and property owner, Karma Capital Investments, LP for a Future Land Use Map Amendment for one (1) parcel of land to change the future land use designation from GC, General Commercial to RM, Medium Density Residential. Said parcel is generally located along the east side of South US Highway 1, approximately 250 feet south of Dickson Drive.

The legal description of the parcel is as follows:

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.



Interested parties may appear at the Local Planning Agency meeting and be heard with respect to the proposed amendment. A copy of the proposed amendment will be made available for inspection by the public at the City of Fort Pierce Planning Department, City Hall, 100 North US Highway 1.

Any person seeking to appeal the decision of the Local Planning Agency of the City of Fort Pierce, Florida, as to the foregoing, is advised that a record of the proceedings is required in any such appeal, and any such person may need to ensure that a verbatim record of proceedings is made including the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

Dated this 29th day of April 2022.
Frank Creyaufmiller, Chairman
Local Planning Agency
City of Fort Pierce, Florida

Vennis Gilmore, Acting Planning Supervisor

Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

St. Lucie News-Tribune
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COUNTY OF BROWN

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4/29/2022

Subscribed and sworn to before on the 29th of April, 2022

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My commission expires: 5.15.23

Publication Cost: $315.00
Ad No: GCI0873587-02
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NANCY HEYRMAN
Notary Public
State of Wisconsin

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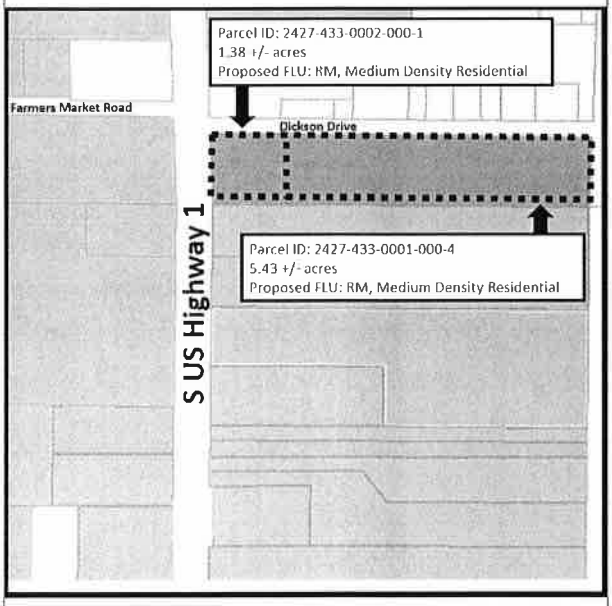
The legal description of the parcels is as follows:

THAT PART OF THE SOUTH 275.00 FEET OF THE SW 1/4 OF THE SE 1/4 OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING EAST OF U.S. HIGHWAY NO. 1, LESS THE NORTH 25.00 FEET AND THE EAST 15.00 FEET FOR RIGHT-OF-WAY, ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.



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Dated this 29th day of April 2022

Dated this 29th day of April 2022.
Frank Creyaufmiller, Chairman
Local Planning Agency
City of Fort Pierce, Florida

Vennis Gilmore, Acting Planning Supervisor

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

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	Kolter Land Partners, LLC
Property Owner(s)	**Applicant/Representative, Title, Company**
4512 North Flagler Drive, Suite 206	105 NE 1st Street
Street Address	Street Address
West Palm Beach FL 33407	Delray Beach FL 33444
City State Zip	City State Zip
Phone Number	Phone Number 954-649-6613
Email Address	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)

DENISE K. YANES
COMMISSION
NUMBER
GG 324827
EXPIRES
April 17, 2023
BONDED THRU AARON NOTARY
Notary Public - State of Florida

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467.3729

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____
Intake Planner_____
Planner Assigned_____
Approved By_____Date _____
Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

☑ 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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

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 & Moble 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: _____

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location 125 acre tract of land, lying between Gator Trace PUD and the High Pointe Condominimum

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 ACTINOK who is personally known to me or has produced
Florida DL A435-545-77-122-0 as identification.

Signature of Notary

seal

JUAN MARTINEZ
Notary Public, State of Florida
Commission# GG 277250
My comm. expires Nov. 15, 2022

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____
Intake Planner_____
Planner Assigned_____
Approved By_____Date _____
Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

❑ 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:

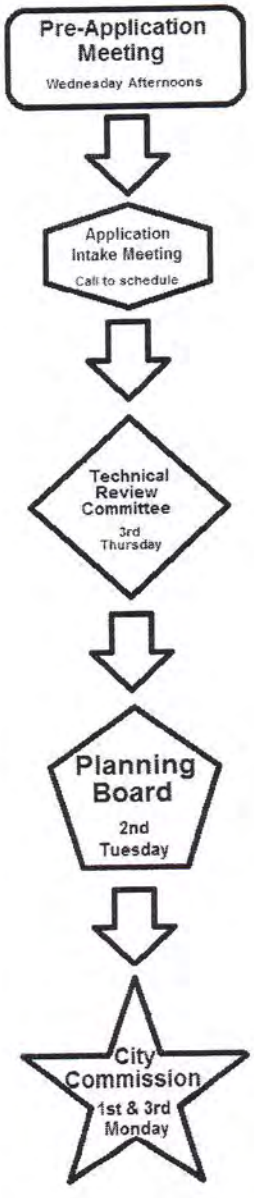
620 (+/-)

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

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)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

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

Property Owner(s)	Applicant/Representative, Title, Company
Karma Capital Investments, LP	Kolter Land Partners, LLC
4512 North, Flagler Drive, Suite 206	105 NE 1st Street
Street Address	Street Address
West Plam Beach FLA 33407	Delray Beach FLA 33444
City State Zip	City State Zip
	954-649-6613
Phone Number	Phone Number
	mcaputo@kolter.com
Email Address	Email Address

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

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 ALTINOK who is personally known to me or has produced

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

Signature of Notary

JUAN MARTINEZ
Notary Public, State of Florida
Commission# GG 317250
My comm. expires Nov. 15, 2022
(seal)

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

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

Intake Planner_____

Planner Assigned_____

Approved _____ Date_____

Comments _____

Intake Date Stamp

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

Submittal for Administrative Approval

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

Submittal for Board Approval

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Future Land Use Map Amendment

☐ Future Land Use Map Amendment – Large Scale (>10 acres)

■ Future Land Use Map Amendment – Small Scale (<10 acres)

In accordance with Chapter 163.3187, Florida Statutes, The City of Fort Pierce will consider applications for land use changes on parcels in excess of 10 aces ("Large Scale Amendments") only twice each calendar year. The City Commission will consider applications for land use changes on parcels less than or equal to 10 acres with a maximum density of 10 units per acres or less at any time during the calendar year. You are encouraged to schedule a pre-application meeting with the planning staff and to submit your application up to three months in advance of the application deadline.

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 (13) 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: no address assigned
2. Property Tax ID(s): 2434-121-0001-000-8
3. Total Acreage: 4.04 acres
4. Existing Future Land Use Designation: CG
5. Existing Zoning Classification: C-3
6. Proposed Zoning Classification: PUD
7. Other applications being submitted concurrent with this application, if any: the subject property is associated with the Savannah Preserve 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 bring the property into land uses consistency with the proposed use of the adjoining Savannah Preserve PUD.
11. **Capacity Analysis:**

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant	CG (Amendment request to RM pending)	C3
South	Vacant	RM	R4
East	Vacant	RM	PD
West	commercial/ industrial	IND	IL

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	CG	C3	175,982 sf	4.04	x
Proposed	RM	PD	48	4.04	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 21,998 gpd
Proposed Zoning	Total gallons per day 12,605 gpd
Change in Demand	**Total gallons per day** -9,393 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
Current Zoning	Total gallons per day 17,598 gpd
Proposed Zoning	Total gallons per day 12,605 gpd
Change in Demand	**Total gallons per day** -4,993 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	44227	44351	+2.5 ac
Urban District	5 acres per 1,000 people	44227	44351	+ .6 ac
Community	2.5 acres per 1,000 people	44227	44351	+ .3 ac
Neighborhood	1.36 acres per 1,000 people	44227	44351	+ .2 ac

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High) K8 7 students ---- HS 3 students
Multi-family: (du x 0.207 = students/70% K-8/30% High)

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

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	n/a
Proposed Zoning	6.1 yds (46 units @ .13333 yds/unit)
Change in Demand	

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

G. Transportation Analysis: Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning	C3	C3
Proposed Zoning	PD	PD
Change in Demand	Trips - 1,443	Trips -17 (AM) / -125 (PM)
Impact to Capacity	See attached traffic report for overal Savannah Preserve PD	

12. Name of Owner(s): Karma Capital Investment LP
Mailing Address: 4512 No. Flagler Drive, Ste 206
City West Palm Beach State Fl Zip 33407
Phone #
E-mail:

13. Name of Applicant: Kolter Land Partners, LLC (attn: m. caputo)
Mailing Address: 105 NE 1st Street
City Delray Beach State Fla Zip 33444
Phone # Fax #
E-mail: mcaputo@kolter.com>

14. Name of Representative: Culpepper & Terpening, Inc. (attn: d murphy)
Mailing Address: 2980 South 25th Street
City Ft. Pierce State Fla Zip 34981
Phone # 772-464-3537 Fax #
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

Date

Address State FI 33407 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(s) 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 identification.

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: _____

FILE # 4838662 OR BOOK 4579 PAGE 2812, Recorded 03/26/2021 02:46:29 PM Doc Tax: $2240.00

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**.

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

Witness Name: STEPHANIE M. PETRULAK

By: _____
Dorothy W. Smith, Manager

Witness Name: TANYA C TILLMAN

(Corporate Seal)

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of [X] 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 [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

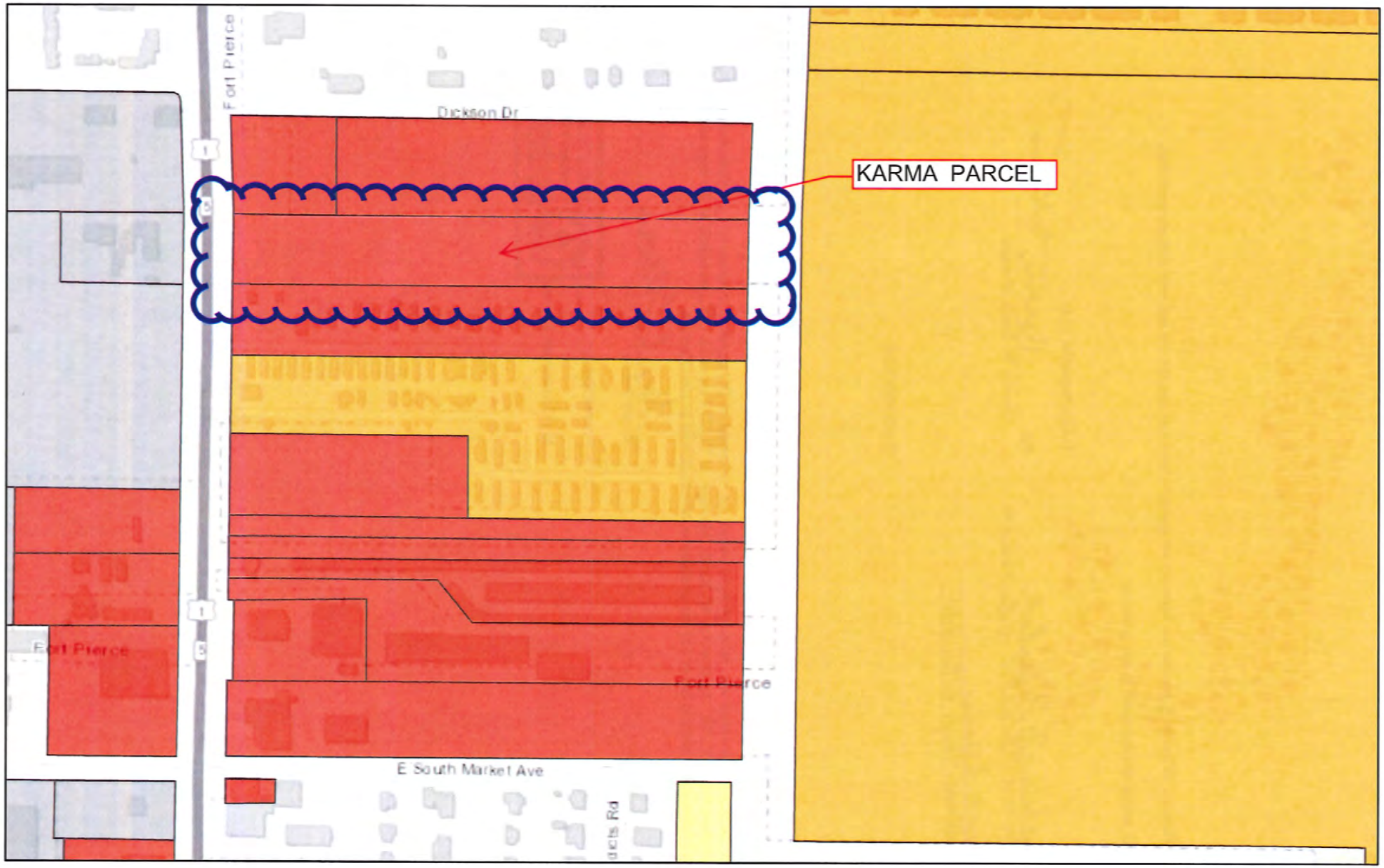
Printed Name: _____

My Commission Expires: _____

TANYA C. TILLMAN
Commission # HH 060951
Expires November 5, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

DoubleTime®

ArcGIS Web Map



1/3/2022, 2:25:00 PM

Future Land Use

- GC, General Commercial
- I, Industrial
- RL - Low Density Residential
- RM - Medium Density Residential

1:4,514

0 0.03 0.07 0.13 mi

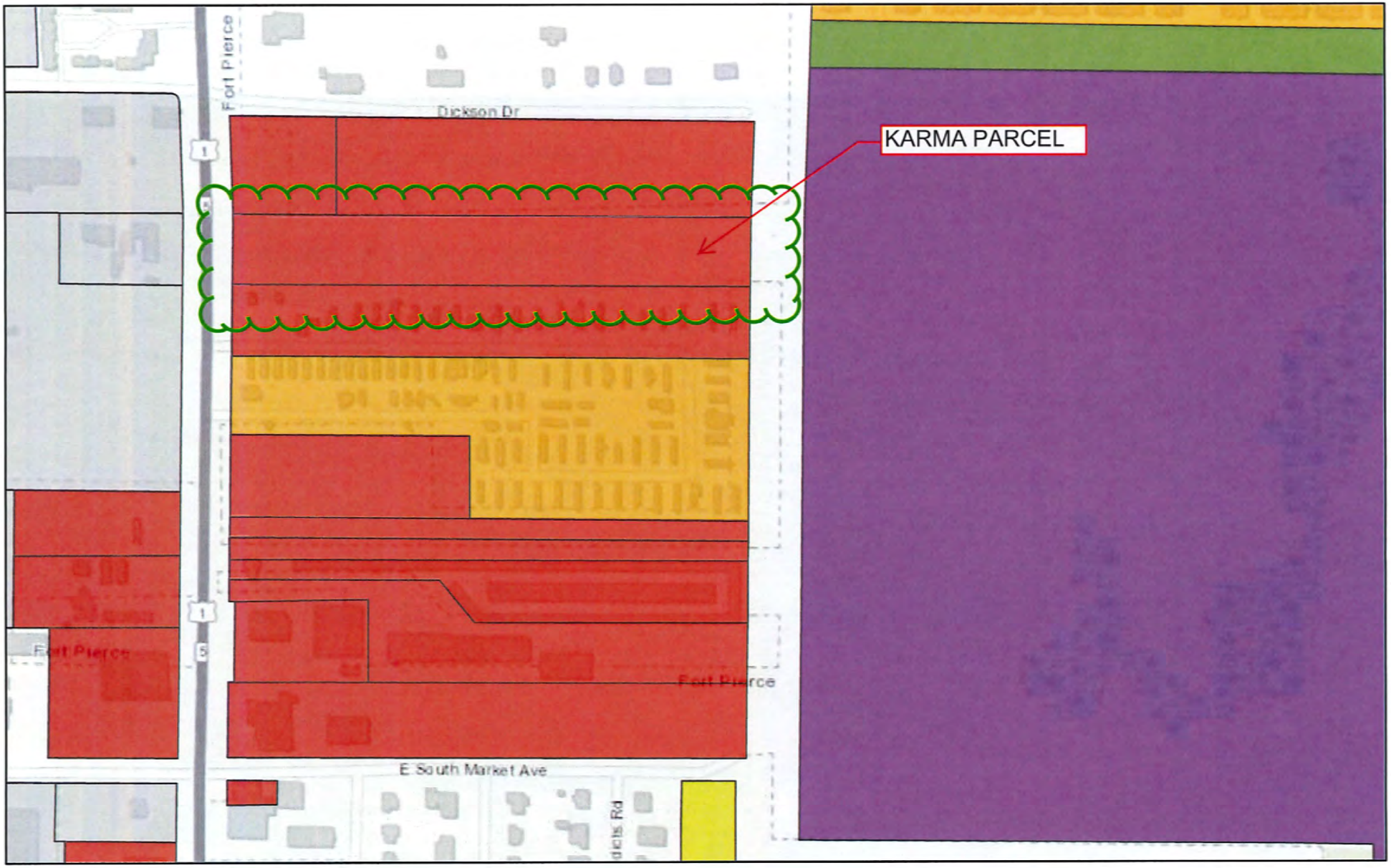
0 0.05 0.1 0.2 km

SLC Property Appraiser's Office, Esri, HERE, Garmin, INCREMENT P,

Web AppBuilder for ArcGIS

SLC Property Appraiser's Office, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | City of Ft Pierce | City of Ft Pierce Planning Department & St Lucie County.

ArcGIS Web Map



1/3/2022, 2:27:28 PM

1:4,514

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

Zoning

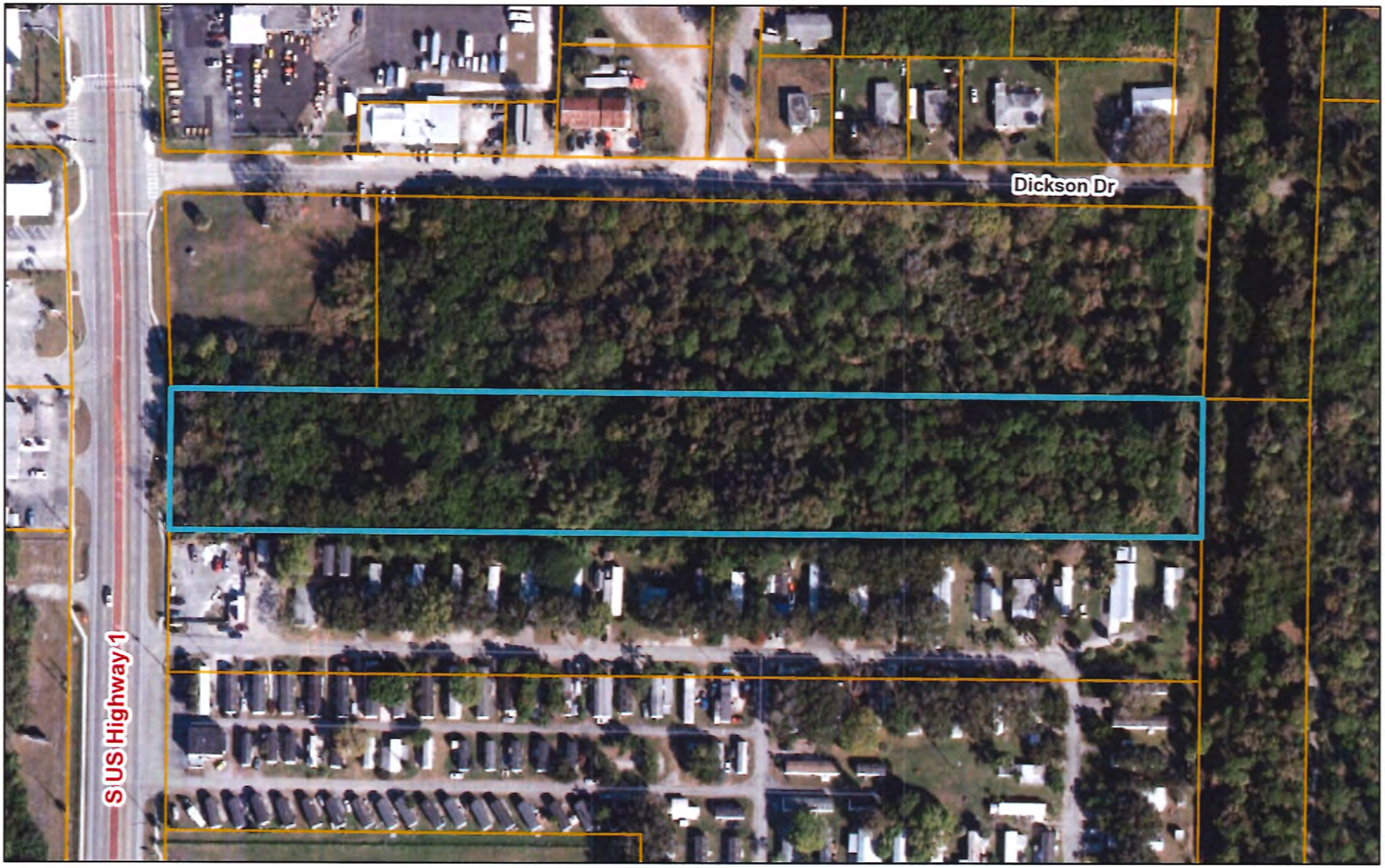
- C-3, General Commercial
- I-1, Light Industrial
- OS-2, Conservation Open Space
- PD, Planned Development
- R-2, Single Family Intermediate Density
- R-4, Medium Density Residential

SLC Property Appraiser's Office, Esri, HERE, Garmin, INCREMENT P,

Web AppBuilder for ArcGIS

SLC Property Appraiser's Office, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | City of Ft Pierce | City of Ft Pierce Planning Department & St Lucie County.

Saint Lucie County Property Appraiser



January 3, 2022

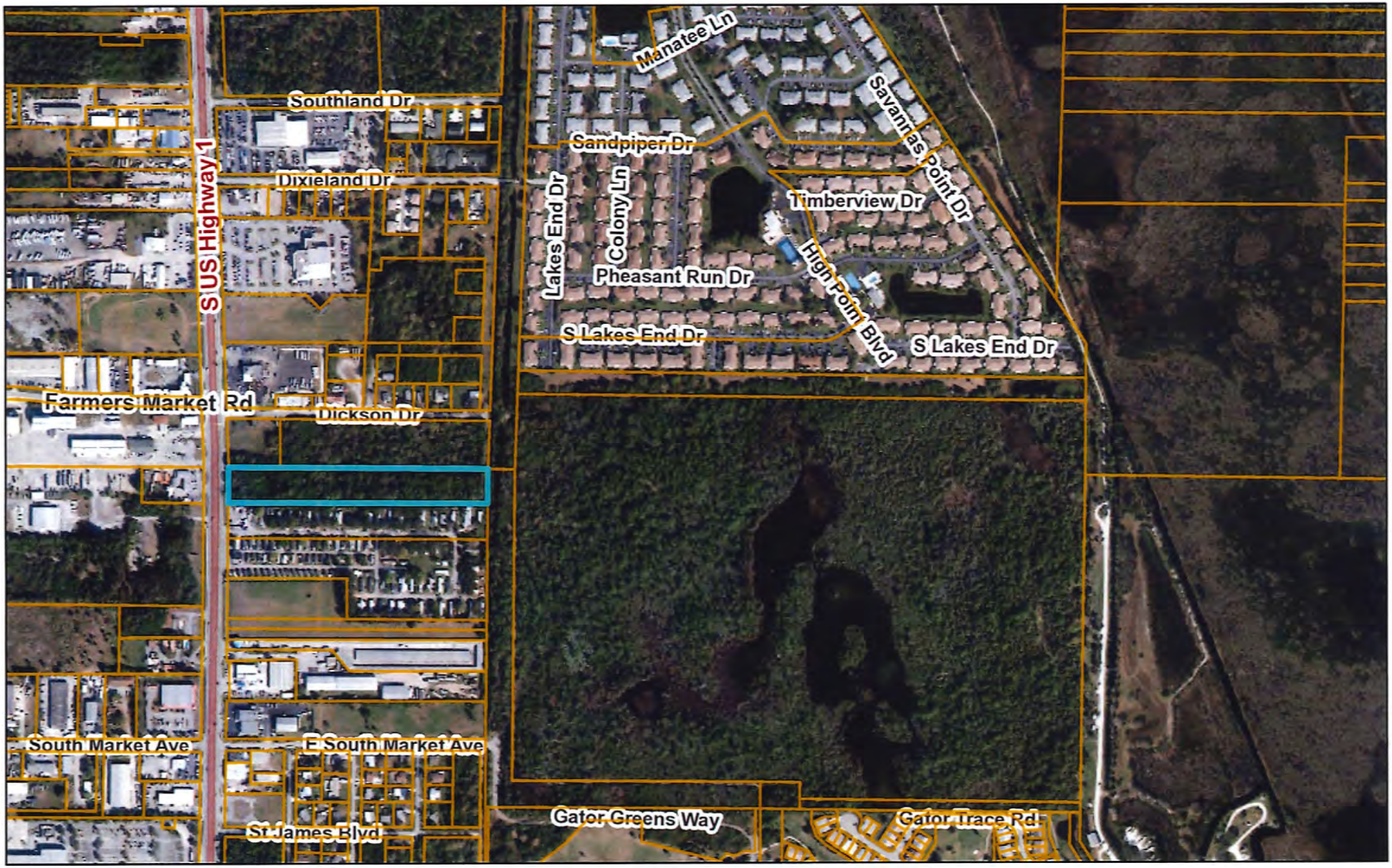
1:2,257

0 90 180 360 ft

0 25 50 100 m

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

Saint Lucie County Property Appraiser



January 3, 2022

1:9,028

0 370 740 1,480 ft

0 112.5 225 450 m

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

CULPEPPER & TERPENING INC

CONSULTING ENGINEERS | LAND SURVEYORS

File number: 21-054
Writers e-mail: dmurphy@ct-eng.com

February 10, 2022

Ms. Jennifer Hofmeister-Drew, Director
City of Ft. Pierce Planning Department
100 North US #1
Ft. Pierce, Fla 34950

Subject: Savannah Preserve Planned Development - Response to Comments

Dear Ms. Hofmeister-Drew:

We are in receipt of the Ft. Pierce Technical Review Committee comments in regard to the proposed Savannah Preserve Planned Development. Below, please find our responses to the questions posed in your reviews.

****

1. Pursuant to Code Sec. 125-212. The PD District is intended to provide a process for the evaluation of individually planned developments which are not otherwise permitted in the zoning districts established by this chapter. The PD District is to be a voluntary process commenced by an applicant for such zoning designation. The standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time granting the city commission the absolute authority to establish such limitations and regulations as it deems necessary to protect the public health, safety and general welfare. In so doing, the PD district is designed to:
   - Provide for the planning, review and approval of one or a combination of residential, commercial, public and industrial land uses not otherwise allowed under general zoning districts.
   - Encourage structures which result in an organized, compatible development within and with surrounding land uses in density and intensity of use.
   - Allow flexibility through a more efficient arrangement of structures, utilities, on-site circulation, and ingress and egress than is permitted under conventional zoning and subdivision regulations.
   - Encourage the preservation of environmental assets and natural amenities as scenic and functional open-space areas.
   - Encourage usable open space by permitting a more concentrated building area than is allowed under conventional zoning and subdivision regulations.
   - Encourage innovative site planning and land development concepts in order to create an aesthetically pleasing and functionally desirable living environment while preserving onsite natural elements and cultural resources.
   - Promote flexibility and efficiency in site design for more desirable living and working environments.
     Promote development that is adapted to natural features, including wetlands, trees and other vegetation and habitat, and which avoids the disruption of natural drainage patterns.
   - Permit site specific requirements based on the unique characteristics of the individual site.

- Permit site specific limitations where necessary to protect public health, safety, or welfare, or for the protection or preservation of lands either internal or external to the planned development.

2. The overall site plan with the internal wetland and interconnected pedestrian trail that connects to the Savannah Preserve, presents an innovative site plan layout with an abundance of native habitat amenities. With regard to the elevations for the two (2)-family units (duplexes), as indicated in previous meetings, Planning staff would like to see more architectural elements, in addition to enhancements to the limited outdoor space per unit. The elevation modifications recommended should complement the townhomes which suggest a coastal design. The floor plan appears to only offer two (2)-bedroom units, with some units, offering a den.

Please clarify how many of the units offer a den, as the two (2)-bedroom units are over half of the models proposed for the entire development. As a PD, please justify. Additionally, the landscaping should provide for foundation plantings on both the two (2) unit and the townhomes.

Residential units within this community are, as noted in the prior staff comments, a combination of three-bedroom townhomes and two bedroom (with separate den/office area), 2-famly attached villa units. Each unit is to be individually owned and will be located on a platted tract/ lot. As noted in our PD application documents, the Savannah Preserve community is seen as being a mid-price range community, intended to provide homes that address the needs of younger families, families with no children, and families where the children have grown but where the buyer is not ready for, nor interested in, an age segregated community. As such, and as supported by proprietary marketing reviews done by the projected builders in this community, the mix of unit types described above is believed to be supported by projected demand/ adsorption rates, permitting this community to be substantially built—out in approximately 60 months (or less) after the commencement of sales.

Landscaping around each of the residential structures (2 family) shall, at a minimum include complete foundation planting areas along the front and sides of all structures. Street trees will be provided as part of the base infrastructure development, and will eb install in coordination with home construction. Rear yard landscaping shall not require foundation plantings, but shall include at least one shade tree (or equivalent) and all areas not otherwise used as part the sites hardscaping shall be sodded. Irrigation shall be provided on all tracts/lots.

Landscaping around each of the townhome structures shall, at a minimum include complete foundation planting areas along the front and sides of all structures. Street trees will be provided as part of the base infrastructure development, and will be install in coordination with home construction. Rear yard landscaping shall not require foundation plantings, and all areas not otherwise used as part the sites hardscaping shall be sodded. Irrigation shall be provided on all tracts/lots.

3. Please provide a justification statement for the FLUM and rezoning applications.

The proposed justification for the development of overall Savannah Preserve PUD may be characterized as follows:

a. The application for Change in Zoning to the PD (Planned Development) Zoning District is for the purpose of making use of the petition property in a manner and form consistent with the community growth objectives of the City of Ft. Pierce Comprehensive Plan, and at the same respect the sensitive natural resources found on the subject (petition) property. The PD development standards and flexibilities in project design afford the petitioner the opportunity to achieve a reasonable investment

return on the development of the property and at the same time protect over 50% of the gross project site and the habitats found thereon.

b. The requested justification for the two proposed Small Area, Future Land Use Amendments that are associated with the overall petition for development of the Savannah Preserve Planned Development, is to provide for the required change in Future Land Use Classification to a Residential Land Use Category in order to permit the requested residential use of the property. Both of the commercial properties under petition may be viewed as 'second tier' commercial sites. Both sites have had commercial uses proposed for them in the past, on an individual basis, but those were ultimately deemed not to be marketably functional and the parcels have remained vacant. When these properties are taken from their individual vacant status and merged into a larger, functionally coordinated, development program with other adjacent property to the east, the deficiencies that keep these properties from becoming net positives to the local tax base, effectively go away. In other words, by combining these two underutilized commercial sites with the larger residential opportunity tract (Savannah Preserve), overall area property valuations may be expected to expand.

Review of the various objectives found in the City's of Comprehensive Plan, Future Land Use Element, provide a number of community adopted Objectives that appear to support coordinated community growth that is done in a manner that is respective of the adjacent property uses and any existing natural resource considerations. In regard to adjacent land use compatibility, when the two commercial areas are considered in the whole with the overall Savannah Preserve PD site, it can be destemmed that the proposed site density of approximately 5 du/ac is consistent with the residential densities found in the adjacent High Pointe Community to the north and the Gator Trace community to the south. While the petition properties themselves do not exhibit any unique or special habitat considerations, when combined with the portion of the project site lying to the east, these parcels afford a development opportunity that permits the applicant to focus construction activity away from the larger high quality wetland areas found thereon. These better-quality areas have been set aside as either general preserve areas or areas that can be used for both passive recreation and preservation protection. Habitat integrations can be made with the adjacent Savannah Preserve (City/County Park Sites) as indicated on the project site plan.

4. On the site data, please provide or edit the following:

a. The proposed FLUM and Zoning designations

Refer to the site data table on the project site plan. Both the Existing Future Land Use Classification and Existing Zoning Designations have been identified in this table for all petitioned parcels.

b. The maximum units per FLU class broken down by Residential and Commercial is confusing. Please remove.

Refer to the site data table on the project site plan.

c. Please confirm that the Code citations referenced in the General Notes are correct.

These are the standard City Code Citations required by the City Engineering Department.

d. Provide Perimeter Setbacks

Perimeter Setbacks vary in width from a minimum of ten (10) feet to over 25 feet in width. Refer to the project site plan for a graphic identification of the permitter buffers at a given location in the community.

e. Please define miscellaneous area under impervious lot coverage.

'Miscellaneous area' coverage is intended to address any impervious areas that do not typically fall into the general categories of; buildings; pavement; or sidewalks. It should be noted that for this site planning level of project design, all figures are to be looked at as approximate and are subject to refinement as part of final site construction designs that are to be submitted to the City, and other required review entities, for final permitting.

5. **As a PD, the requested setbacks will be made a part of the adopting Ordinance in order to review and approve individual lots during the DPCR review by Planning. Please specify if individual accessory structures, such as fencing, private pools, sheds, etc. will be permitted and include their associated regulations, i.e. setbacks.**

See Site Data Blocks.

6. **Please adjust the scale to reduce the number of plan sheets. Provide 'typicals' instead.**

As we have discussed, we have refined the overall submission packet to a more generalized development pan format with detail areas of various parts of the project site plan.

7. **Please provide the location of mailboxes throughout the site. A one area location is not supported.**

Refer to the project site plan. We are presently proposing two (2) mail kiosk locations, however final service location are set by the Post Office. Any assistance that the City can provide in convincing the Post Office that two locations for this site are necessary, would be appreciated.

8. **Water features are requested in the internal lakes in addition to the one shown at the entrance into the development.**

Water features (lake aerators) will be provided in each of the sites stormwater lakes.

9. **Below is a table of the proposed PD with an underlying zoning district of R-4 as it is the adjacent residential zoning to the subject property. Please confirm and/or complete. Deviations should be supported in the PD justification.**

See Site Data Blocks.

****

Fort Pierce Engineering Department:

PRELIMINARY PLAT COMMENTS:

1. **Update the signature page on sheet 2 Of 9 to include the following City Commission Certificate as stipulated in Chapter 121-lO(c)(la), "CITY COMMISSION CERTIFICATE: Pursuant at the provisions of the Fort Pierce City Commission this plat was given Preliminary Approval by the City Commission at a meeting held on _____ , 2022. , Linda Cox, City Clerk".**

Refer to the attached Preliminary Plat.

2. **Correct the typographical error on sheet 2 of 9 under the heading of Planning and Development Services Approval.**

Refer to the attached Preliminary Plat.

3. **Revise line item five under the Dedication to reference FPUA as opposed to FPL for the electric service provider.**

Refer to the attached Preliminary Plat.

4. Update plat sheets 3 through 9 to include an updated sheet index map as the current one is based on the previously submitted plat and references incorrect page numbers and subdivision layout of sheet number 9.

Refer to the attached Preliminary Plat.

5. Sheet 3 of 9 - Revise sheet number called out on the match line from 3 to 4.

Refer to the attached Preliminary Plat.

6. Sheet 4 of 9 - Revise sheet number called out on the match lines from 2 to 3, 4 to 5 (two places), and 6 to 7.

Refer to the attached Preliminary Plat.

7. Sheet 5 of 9 - Revise sheet number called out on the match lines from 3 to 4 (two places) and 5 to 6.

Refer to the attached Preliminary Plat.

8. Sheet 6 of 9 - Revise sheet number called out on the match lines from 4 to 5 and 6 to 7.

Refer to the attached Preliminary Plat.

9. Sheet 7 of 9 - Revise sheet number called out on the match lines from 3 to 4, 5 to 6, 7 to 8 (two places), and 8 to 9.

Refer to the attached Preliminary Plat.

10. Sheet 8 of 9 - Revise sheet number called out on the match lines from 2 to 3 and 6 to 7 (two places).

Refer to the attached Preliminary Plat.

11. Sheet 9 of 9 - Tract RW-2 is missing boundary information for the east and west property boundaries; please revise the plat to include this information.

Refer to the attached Preliminary Plat.

12. Sheet 9 of 9 - Add the distance and bearing information for the western and northern boundary lines of Tract OST-7

Refer to the attached Preliminary Plat.

Advisory Comments:

1. Prior to final plat approval, all subdivision improvements shall be constructed or an approved engineer's cost estimate along with the appropriate surety in an amount determined by the City Engineer will need to be provided. The bond shall include all construction costs of the subdivision's infrastructure and common improvements.

Comments acknowledged.

2. The final plat shall include the street names.

Comments acknowledged.

SITE PLAN/PD COMMENTS:

1. The landscape plans indicate plantings within the limits of the County owned and maintained Dickson Drive and S. Market Avenue rights -of-way along with the proposed SLC dedicated Roadway Tract RW-2. The applicant shall provide St. Lucie County authorization to install these plantings within these rights-of-way.

Comments acknowledged. It is the intention of the applicant, through the Preserve at Savannah Lakes Community Development District, to enter into the necessary interlocal agreements addressing this landscape area.

2. **Update the site plan to identify the dimensions of the driveway widths and parking spaces of the Recreation Tract's parking lot.**

Refer to the project site plan. We have added extra details sheets to address this request.

3. **The drainage, utility, and striping plans shall reflect the T-turnarounds at the roadway terminuses.**

Refer to the attached generalized drainage, utility, and striping plans.

4. **The typical lot development plan which shall include driveway side setbacks and applicable driveway widths.**

Refer to the project site plan. We have added extra details sheets to address this request.

5. **The 25' wetland buffer should not encroach into the limits of the platted lots.**

Refer to the project site plan. The designated 25' wetland buffers do not encroach into the limits of the platted lots. Areas that might otherwise have been considered as encroachments have been mitigation and a minimum compensating ratio of 1.5 sq feet of added buffer for each square foot impacted.

Advisory Comments:

1. **The site contains active gopher tortoise burrows. Prior to issuance of any clearing permits or site development permits, the applicant shall submit a 100% gopher tortoise survey complete with a gopher tortoise relocation plan and the relocation permit issued by the Florida Fish and Wildlife Conservation Commission for the relocation of on-site gopher tortoises to a protected off-site location.**

Comments acknowledged.

2. **The drainage plan was reviewed conceptually and will be reviewed in depth at time of building permit submittal.**

Comments acknowledged.

****

Fort Pierce Code Enforcement Division

1. **No Comments.**

Comments acknowledged. No action required at this time.

****

Fort Pierce Building Department

1. **See attached**

Comments acknowledged. We have reviewed the Building Department Comment sheet and the provided comments appear to be more appropriately directed/addressed as part of final site permitting construction applications. No action is required at this time.

****

Fort Pierce Solid Waste Division

1. **No Comments.**

Comments acknowledged.

****

Fort Pierce Tree Arborist

1. **Forthcoming**

Comments acknowledged.

****

Fort Pierce Police Department

1. **No comments at this time.**

Comments acknowledged.

****

St. Lucie County School District

The St. Lucie County School District has reviewed the above reference project and we have the following comments:

1. **We believe that a school bus stop in the circle entry on the south entrance would be best off the arterial roadway (route A). We do recognize that it is about 1 mile to the furthest lot and we may loop thru the site (route B) depending upon the location of students in the development. Please verify that a school bus can make the turn at the south entry circle, with auto turn analysis or similar.**

Refer to attached project site plan. The radius of the cul-de-sac at the main recreation area is 50ft minimum. Travel lanes are a minimum of 20 feet. We have run a quick auto-turn in this area to verify mobility and all seems to be sufficient. There is covered shade shelter for students to wait for a bus as indicated on the project site plan.

Consistent with our follow up discussions, we have added a new north side pick-up point that should address the split community issues that have been raised. The attached site plan depicts an auto-turn review in this area and there are expected to be no circulation issues of concern.

2. **Develop a proper location for student to stand/wail for bus at the circle.**

See above comments.

3. **Please provide assurances that the school bus may use the entry long term and not be subject to the will of a POA/owner not allowing buses into the community.**

This is not a gated community. At present there are no plans or intentions to have gates installed on any roads in this community. The roads and streets in this community are to be dedicated to the Lakes at Savannah Preserve Community Development District, and are indicated the plats (preliminary) for this property to be open to the public use. Should any proposal be made to gate these streets, it is our understanding that a release/amendment to this dedication will be required. We do not believe that the HOA/POA will have the authority to unilaterally rescind this plat dedication and gate these streets without inputs/approvals from the City of Ft. Pierce.

****

Fort Pierce Utility Authority (FPUA)

1. **See below**

   FPUA W/WW Engineering: ***Concept approved.***

   Water and wastewater (via force main) services are available to serve the subject property. To connect to these services please submit Utility Plan (2 complete sets) along with a completed commercial service application and lift station calculations to FPUA's Water and Wastewater Engineering department, at 1701 S 37th Street Fort Pierce Florida 34947. Please see the Developer's Responsibilities page attached or on the FPUA website for important steps to guide through the entire process including utility details and permit applications (link below). For questions please contact Shane Ostrander sostrander@FPUA.com or 772-466-1600 ext 3468 https://fpua.com/water-and-wastewater-engineering-downloads/

   FPUA Electric & Gas Engineering: ***Approved.***

   Electric service *is available to the site (from the west side of the property) for the propose development. Please provide electric load information for the propose structures /new services and AutoCAD drawing. Customer will be responsible for all transformer pads, conduits and secondary conductors. For more information and project coordination, please contact Thierry Sydné.*

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

2. **FPUA will require a utility easement for all propose FPUA facilities within the site.**

Utility comments are acknowledged.

3. **Please find attached copies of the FPUA GIS maps (Electric and Gas).**

Utility comments are acknowledged. We are coordinating with the FPUA for all service design needs in the Savannah Preserve PD.

****

St. Lucie County Planning

1. Staff is awaiting the updated Traffic Impact Report (post meeting with the applicant & FDOT) to be further evaluated by a third-party consultant.

Comments acknowledged.

****

St. Lucie County Public Works

The following comments are offered by SLC Public Works Department:

1. The County requests the applicant clear and stabilize the canal bank along their frontage to ensure positive drainage.

Comments acknowledged. We will be coordinating this request with the County as part of our final site design efforts.

2. Provide a status update on discussions with the neighboring properties about the realignment of Dickson Drive

We have reached out to the adjoining property owners and will continue to work with them to ensure that their lawful access rights are not infringed.

3. Additional comments will be provided after review of a Site Development Permit Application submittal.

Comments acknowledged.

4. For discussion regarding these comments, please contact me at 772-462-2741, chambersg@stlucieco.org or David Hays at 772-462-1491, haysd@stlucieco.org.

Comments acknowledged.

****

St Lucie Transportation Planning Organization:

The St. Lucie Transportation Planning Organization (St. Lucie TPO) has completed a PTIR with regard to the above-referenced proposed development.

1. **Inaccurate and Inconsistent Application Information: The resubmittal package for the development continues to contain inaccurate and/or inconsistent information such as the Site Plan only identifying "2-Family" and "Townhome" units while depicting single-family lots and the Site Plan identifying 654 units while the Traffic Impact Statement is identifying 620 units. The resubmittal package should be revised to correct these errors and resubmitted for review.**

The project as described in the revised traffic report is correct. This is a community that is comprised of townhomes and two family, attached homes. The lots that you are looking at on the site plan are not for detached single family home use. These are the lots on which the townhomes and the two family residencies will be built.

2. **Site Access and US-1/Dickson Drive Intersection Safety: The revised Site Plan removes the reconstruction of South Market Avenue that was included as another access in the original Site Plan. Therefore, all traffic associated with the development must access the US-1/Dickson Drive Intersection which is a misaligned and outdated intersection. A second access to the development should be provided to improve traffic circulation, and the US-1/Dickson Drive Intersection should be aligned to improve traffic safety.**

Secondary emergency access is provide at both the southwest and southeast corners of the project.

Your comments about the off-set alignment the Dickson Drive/ US 1 intersection are noted, and in an otherwise prefect world we could look to assist in the possible realignment of this intersection. However, to do so, requires that there be a substantial right-of-way acquisition effort undertaken that neither the City, nor the County, have expressed an interest to participate in and that cannot be borne solely by the applicant for this project. Our proposed reconstruction of this intersection, while maintaining the existing 'dog-leg' alignment, will provide for a much improved access approach and signal adjustments.

3. **Dickson Drive Reconfiguration: The revised Site Plan reconfigures Dickson Drive, which is a public road, and takes right-of-way placing a new intersection, which all vehicles and pedestrians must use, onto private property and impacting traffic circulation on Dickson Drive. This reconfiguration should be eliminated to improve traffic circulation and maintain public access to Dickson Drive.**

We are not really sure what you noting here. Yes, the realignment of the Dickson Drive / Project Entry Road does include the use of what is presently private property. However, as noted in our submission materials, all areas of the realignment are to be conveyed to St. Lucie County as part of this platting action. East of the intersection, the project entry drive will be conveyed to the Lakes at Savannah Preserve Community Development District. Public access along Dickson Drive

4. **Dead-End Streets: The revised Site Plan contains several dead-end streets which historically are inconsistent with municipal subdivision requirements and impact traffic circulation. The 'dead-ends' should be removed to improve traffic circulation.**

There are three (3) street ends that could, arguably, be seen as 'dead end' streets. Two of these terminate are environmentally sensitive wetland areas where further extensions are not possible. The other is at the northwest corner of the main development site and where this street could be extended to the north of the community that lies there was so interested.

5. **Traffic Impact Statement: As identified in the review of the initial submittal and which remains unchanged in the resubmittal, the Traffic Impact Statement is inadequate for the purposes of reviewing the application as it does not evaluate the potential transportation impacts from the proposed development and does not consider background traffic and historical growth rates. A comprehensive Traffic Impact Analysis should be provided to evaluate the potential transportation impacts from the proposed development.**

We respectfully disagree with this statement. The traffic impact report for this project does assess the impacts of this development proposal on the area roadway network and it does comply with the submission requirements of the City of Ft. Pierce.

****

I believe that we have addressed the comments as presented and appreciate your continued processing of this application material. If there are any remaining questions, please let me know.

Sincerely

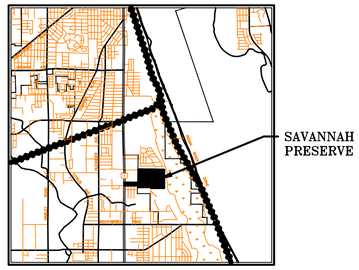
DJ Murphy

Dennis J. Murphy
Principal Planner

PLAT BOOK _____
PAGE _____

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



LOCATION MAP
NOT TO SCALE

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, INCLUDING RW–1, BUT EXCLUDING RW–2, ARE PRIVATE ROAD RIGHTS–OF–WAY AND ARE HEREBY DEDICATED TO THE SAVANNAH PRESERVE COMMUNITY DEVELOPMENT DISTRICT (DISTRICT), IT'S 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 DISTRICT. AN EASEMENT OVER AND UNDER SAID PRIVATE ROAD RIGHTS–OF–WAY AS SHOWN HEREON IS ALSO RESERVED IN FAVOR OF THE CITY OF FT. PIERCE (CITY) AND THE FT. PIERCE UTILITY AUTHORITY (FPUA), ITS SUCCESSORS AND ASSIGNS FOR ACCESS TO, AND THE INSTALLATION, AND MAINTENANCE OF PUBLIC UTILITY FACILITIES. NEITHER THE CITY NOR THE FPUA 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 CITY OR THE FPUA. ALL PUBLIC AUTHORITIES SHALL HAVE THE RIGHT TO USE THE STREETS IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES.

2) RIGHT–OF–WAY TRACT 2 (RW–2), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ST. LUCIE COUNTY BOARD OF COUNTY COMMISSIONERS FOR PUBLIC ROAD RIGHT–OF–WAY PURPOSES, FOR THE BENEFIT OF THE PUBLIC, AND FOR DRAINAGE AND UTILITIES, AND SHALL BE THE MAINTENANCE RESPONSIBILITY OF ST LUCIE COUNTY.

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

5) 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, ELECTRICAL SERVICES, 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.

6) 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 COMMUNITY DEVELOPMENT DISTRICT (DISTRICT), ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE AND PURPOSES SET FORTH BY SAID ASSOCIATION, AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION.

7) THE WATER MANAGEMENT TRACTS (WMT–1, WMT–2, WMT–3 AND WMT 4) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TO THE SAVANNAH PRESERVE COMMUNITY DEVELOPMENT DISTRICT (DISTRICT), IT'S SUCCESSORS AND/OR ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND FOR WATER MANAGEMENT MAINTENANCE PURPOSES AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID DISTRICT.

8) THE LIFT STATION EASEMENTS (LSE–1 AND LSE–2), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE 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, DESIGNEES 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, DESIGNEES OR CONTRACTORS WITHOUT LIABILITY OR RESPONSIBILITY THEREFOR.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____.
THIS _____ DAY OF _____, 2022.

KOLTER LAND PARTNERS, LLC.
BY: _____
NAME
TITLE

WITNESS: _____ WITNESS: _____

(PRINT NAME): _____ (PRINT NAME): _____

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 _____, 2022.

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

PRINT NAME: _____

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 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.

CONTAINING 120.69 ACRES, MORE OR LESS.

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.

CONTAINING 4.83 ACRES, MORE OR LESS.

PARCEL 3:

THAT PART OF THE SOUTH 275.00 FEET OF THE SW 1/4 OF THE SE 1/4 OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING EAST OF U.S. HIGHWAY NO. 1, LESS THE NORTH 25.00 FEET AND THE EAST 15.00 FEET FOR RIGHT–OF–WAY, ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING 7.177 ACRES, MORE OR LESS.

TOTAL AREA: 132.697 ACRES, MORE OR LESS

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) ALL 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.

CERTIFICATE OF TITLE

STATE OF FLORIDA
COUNTY OF _____

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:

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

DATED THIS _____ DAY OF _____, 2022.

_____
NAME
TITLE
ADDRESS

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

ST. LUCIE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, HEREBY ACCEPTS THE DEDICATION OF TRACT RW–2 FOR ROADS AND STREET RIGHT–OF–WAY PURPOSES.

DATED THIS _____ DAY OF _____, 2022.

PRINT NAME: _____ _____,
CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

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 _____, _____ OF BOARD OF COUNTY COMMISSIONERS, ON BEHALF OF THE COUNTY. 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 _____, 2022.

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

PRINT NAME: _____

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE SAVANNAH PRESERVE COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES (DISTRICT), HEREBY ACCEPTS THE DEDICATIONS OF THE STREET AND ROAD RIGHTS OF WAY, WATER MANAGEMENT TRACTS AND DRAINAGE EASEMENT, AND OPEN SPACE TRACTS SET FORTH UPON THE WITHIN PLAT AND SPECIFICALLY DEDICATED TO TO THE DISTRICT, PROVIDED, HOWEVER, THAT ACCEPTANCE OF SUCH DEDICATION AND OF THE OBLIGATION TO OPERATE AND MAINTAIN SUCH FACILITIES IS EXPRESSLY CONDITIONED UPON (I) COMPLETION OF CONSTRUCTION OF ALL ROADS AND STREETS, WATER MANAGEMENT SYSTEM IMPROVEMENTS AND OPEN SPACE TRACTS FOR THE PHASE OF SUCH SYSTEM IN WHICH THE DEDICATED ROADS OR STREETS, EASEMENT OR TRACT ARE LOCATED IN STRICT COMPLIANCE WITH BOTH THE APPROVED PLANS FOR, AND THE REQUIREMENTS FOR ALL REGULATORY AUTHORITIES EXERCISING JURISDICTION OVER, SUCH IMPROVEMENTS, AND (II) COMPLIANCE WITH ALL SURFACE WATER MANAGEMENT SYSTEM TURNOVER REQUIREMENTS RELATING TO SUCH FACILITIES, AS SET FORTH IN THE POLICIES AND PROCEDURES MANUAL FOR THE DISTRICT. THE DISTRICT DOES NOT ACCEPT ANY OTHER RIGHT–OF–WAY, EASEMENT, TRACT, OR OTHER INTEREST IN REAL ESTATE OTHERWISE DEDICATED TO THE PUBLIC.

DATED THIS _____ DAY OF _____, 2022.

BY: _____
NAME/ CHAIRMAN

_____
PRINTED NAME/ CHAIRMAN

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 _____, CHAIRMAN OF SAVANNAH PRESERVE COMMUNITY DEVELOPMENT DISTRICT, ON BEHALF OF THE DISTRICT. 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 _____, 2022.

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

PRINT NAME: _____

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

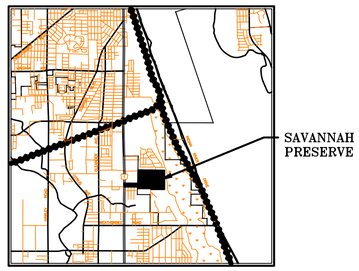
THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

FILE NAME: 21–054–PLAT–COVER.DWG

PLAT BOOK _____
PAGE _____

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



LOCATION MAP
NOT TO SCALE

CITY ATTORNEY

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

THIS _____ DAY OF _____, 2022.

BY: _____

_____, CITY ATTORNEY
CITY OF FORT PIERCE, FLORIDA

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 PD (SAVANNH PRESERVE) ZONING DISTRICT (PD PLANNING DOCUMENTS), AS PROVIDED FOR IN CHAPTER 125 OF THE FORT PIERCE LAND DEVELOPMENT REGULATIONS.

THIS _____ DAY OF _____, 2022.

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

CERTIFICATE OF FINAL APPROVAL BY CITY COMMISSION

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

1.) PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN PRELIMINARY APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON _____, 20___.

2.) 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 _____, 2022. 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 _____, 2022.

FORT PIERCE CITY COMMISSION

BY: _____
LINDA COX, CITY CLERK

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

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 _____, 2022.

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

CLERK OF THE COURT

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 _____, 2022.

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

SURVEYOR

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

FILE NAME: 21-054-PLAT-COVER.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

PLAT BOOK _____
PAGE _____

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

LEGEND

℄	DENOTES CENTERLINE
TYP	DENOTES TYPICAL
FND	DENOTES FOUND
LB	DENOTES LICENSED BUSINESS
DE	DENOTES DRAINAGE EASEMENT
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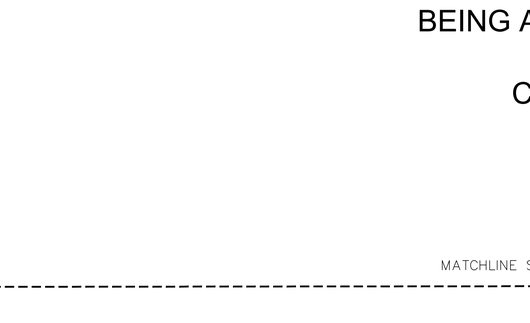

SHEET INDEX

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MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 3

OST-5

WMT-3

STREET NAME

STREET NAME

STREET NAME

LSE-2

20' UE

SAVANNAHS STATE PARK
PARCEL ID #
2435-121-0001-000-1
CITY OF FT. PIERCE

PARCEL ID #
2435-232-0003-000-6

SET 5/8" IR&C
PRM LB 4286

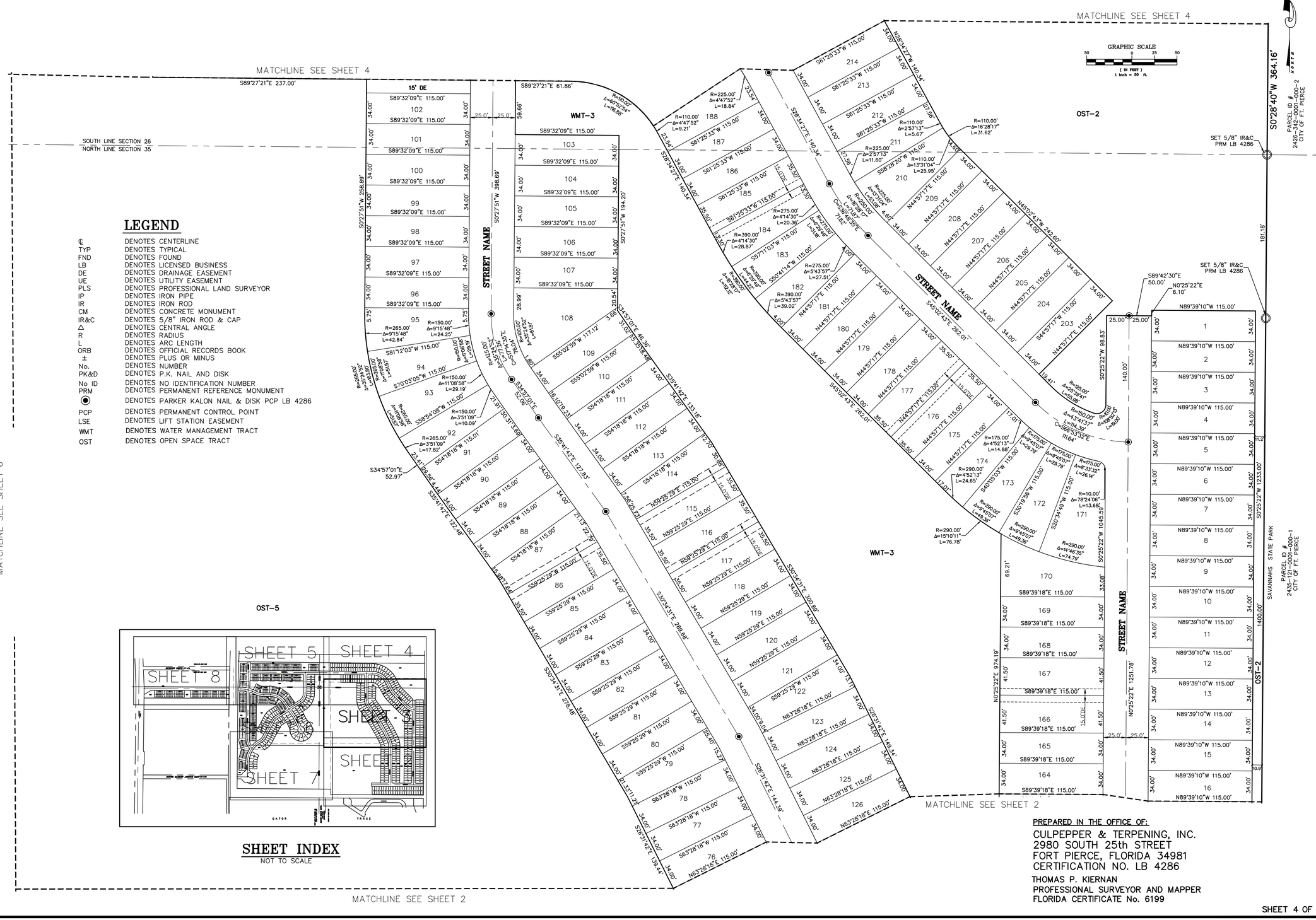
THE GARDEN VILLAS OF GATOR TRACE UNIT TWO
PLAT BOOK 29, PAGE 13

GATOR TRACE ROAD

PLAT BOOK _____
PAGE _____

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



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NORTH

GRAPHIC SCALE
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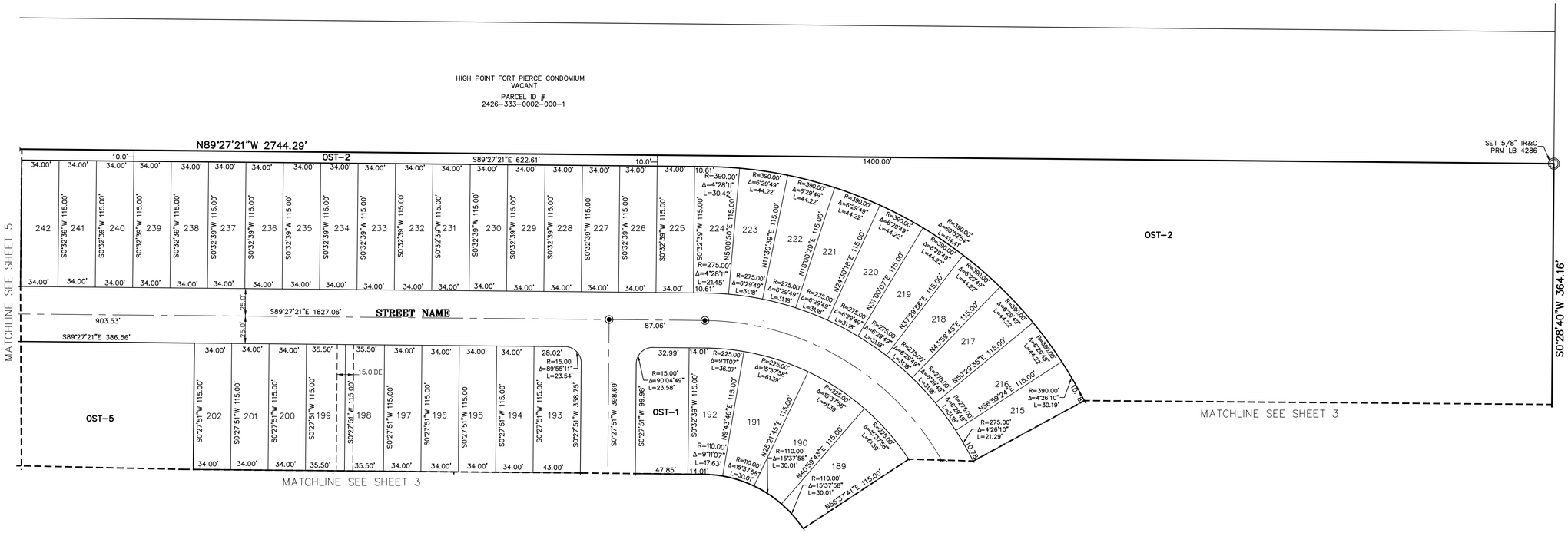

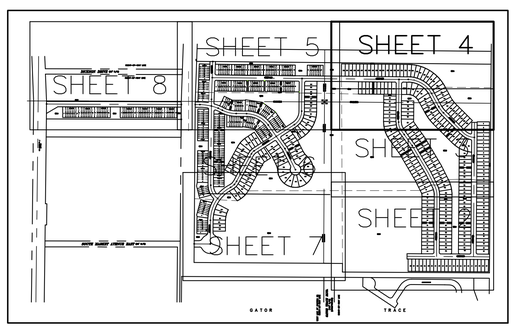

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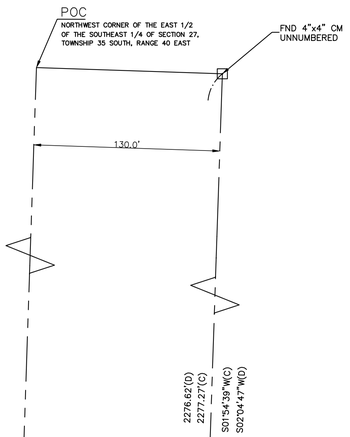

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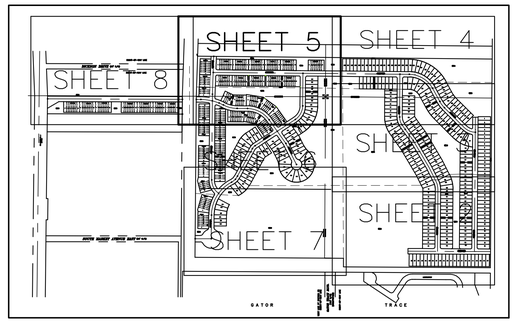

SHEET INDEX
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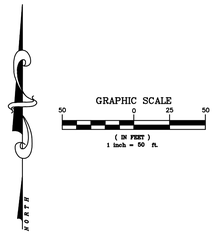

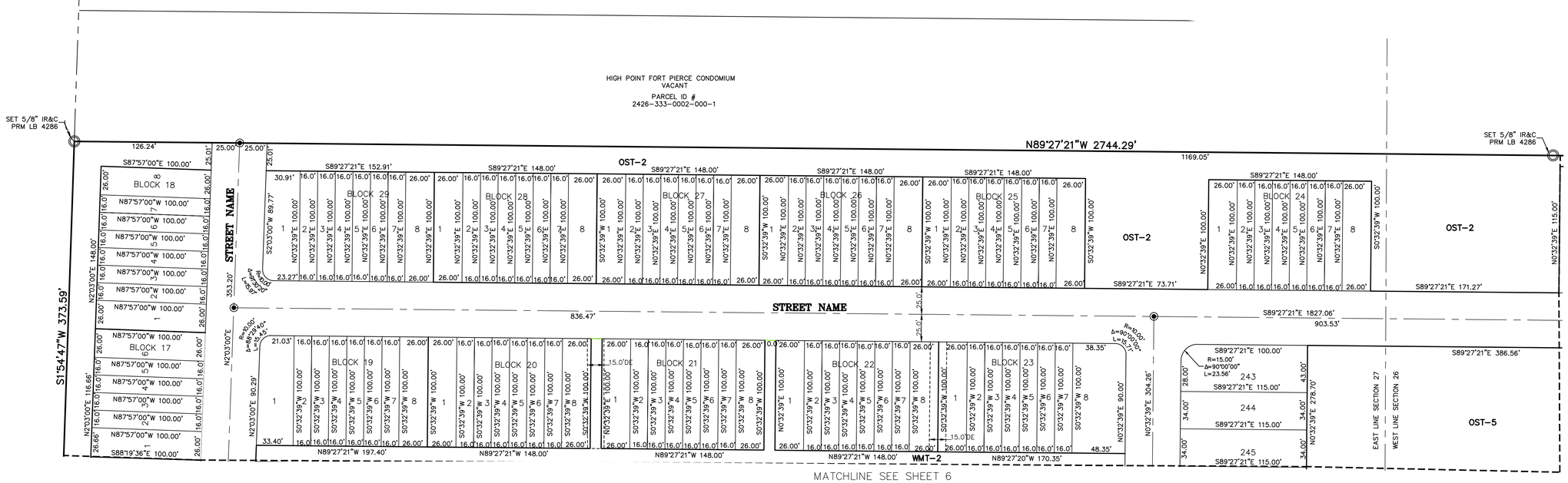

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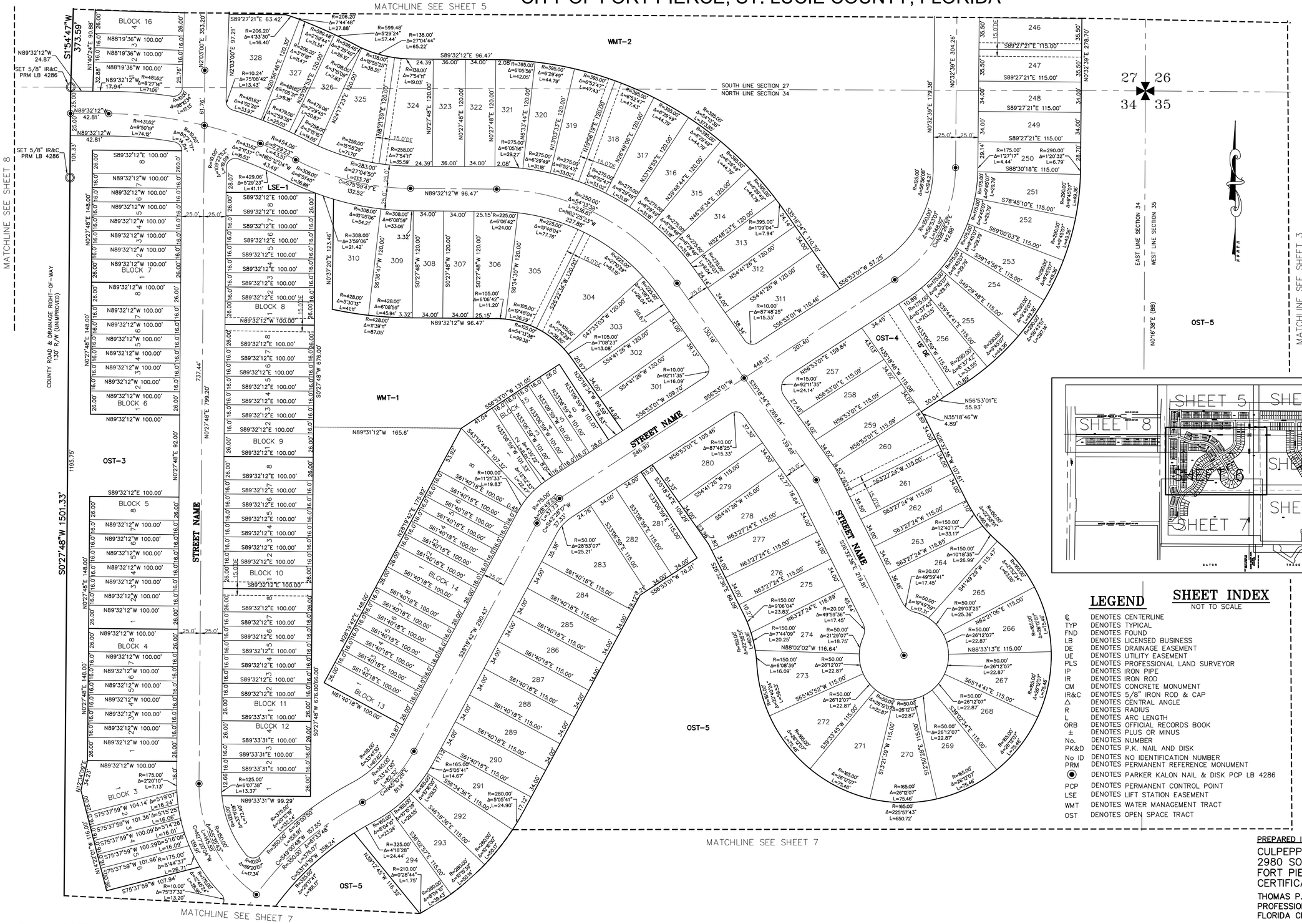
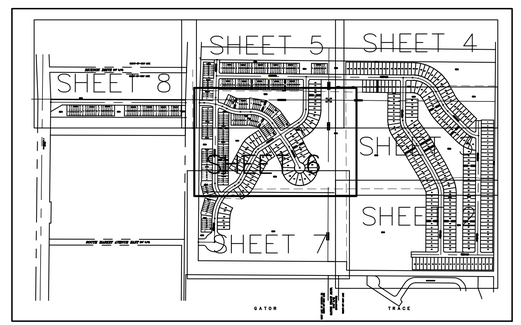
PAGE _____





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
WMT	DENOTES WATER MANAGEMENT TRACT
OST	DENOTES OPEN SPACE TRACT

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

FILE NAME: 21-054-PLAT-SHT6.DWG

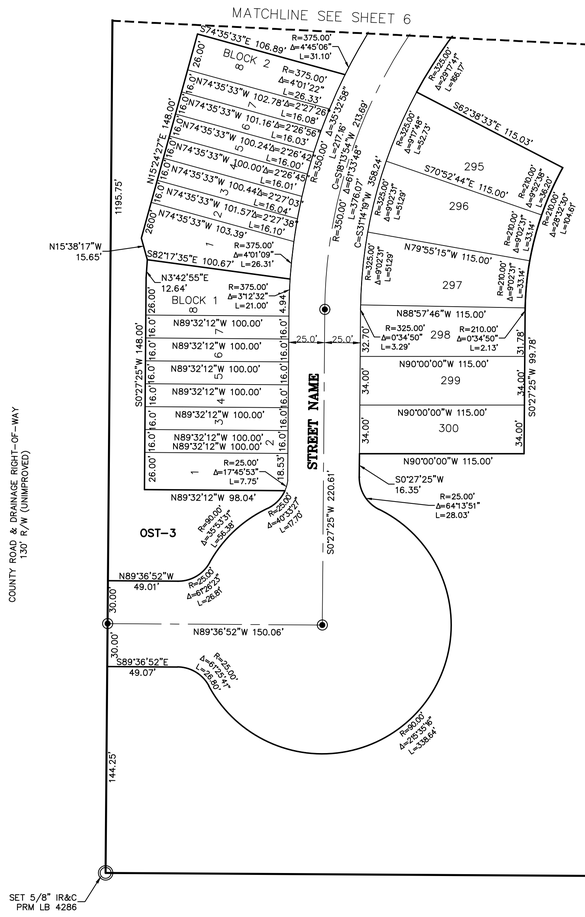
SAVANNAH PRESERVE

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

PLAT BOOK _____
PAGE _____

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

MATCHLINE SEE SHEET 6


MATCHLINE SEE SHEET 6
S74°35'33"E 106.89'
BLOCK 2
R=375.00'
Δ=4°45'06"
L=31.10'
R=375.00'
Δ=4°01'22"
L=26.33'
N74°35'33"W 102.78'
Δ=2°27'58"
L=16.08'
N74°35'33"W 101.16'
Δ=2°26'56"
L=16.03'
N74°35'33"W 100.24'
Δ=2°26'42"
L=16.00'
N74°35'33"W 100.00'
Δ=2°26'42"
L=16.01'
N74°35'33"W 100.44'
Δ=2°27'03"
L=16.04'
N74°35'33"W 101.57'
Δ=2°27'38"
L=16.10'
N74°35'33"W 103.39'
N15°38'17"W
15.65'
S82°17'35"E 100.67'
R=375.00'
Δ=4°01'09"
L=26.31'
N3°42'55"E
12.64'
BLOCK 1
R=375.00'
Δ=3°12'32"
L=21.00'
N89°32'12"W 100.00'
N89°32'12"W 98.04'
R=25.00'
Δ=17°45'53"
L=7.75'
OST-3
N89°36'52"W
49.01'
R=25.00'
Δ=87°25'23"
L=38.15'
N89°36'52"W 150.06'
S89°36'52"E
49.07'
R=25.00'
Δ=87°25'23"
L=38.15'
144.25'
1195.75'
S0°27'25"W 148.00'
S0°27'25"W 99.78'
S0°27'25"W 220.61'
STREET NAME
R=350.00'
Δ=30°32'38"
L=186.61'
C=S31°43'48"W 213.65'
C=S15°13'29"W 184.46'
L=187.46'
R=350.00'
Δ=30°32'38"
L=186.61'
C=S31°43'48"W 358.24'
L=376.07'
S82°38'33"E 115.03'
R=525.00'
Δ=29°17'41"
L=268.47'
R=500.00'
Δ=27°17'46"
L=382.73'
S70°52'44"E 115.00'
295
296
297
298
299
300
R=325.00'
Δ=9°02'31"
L=51.28'
R=325.00'
Δ=9°02'31"
L=51.28'
R=325.00'
Δ=9°02'31"
L=51.28'
R=210.00'
Δ=9°02'31"
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R=210.00'
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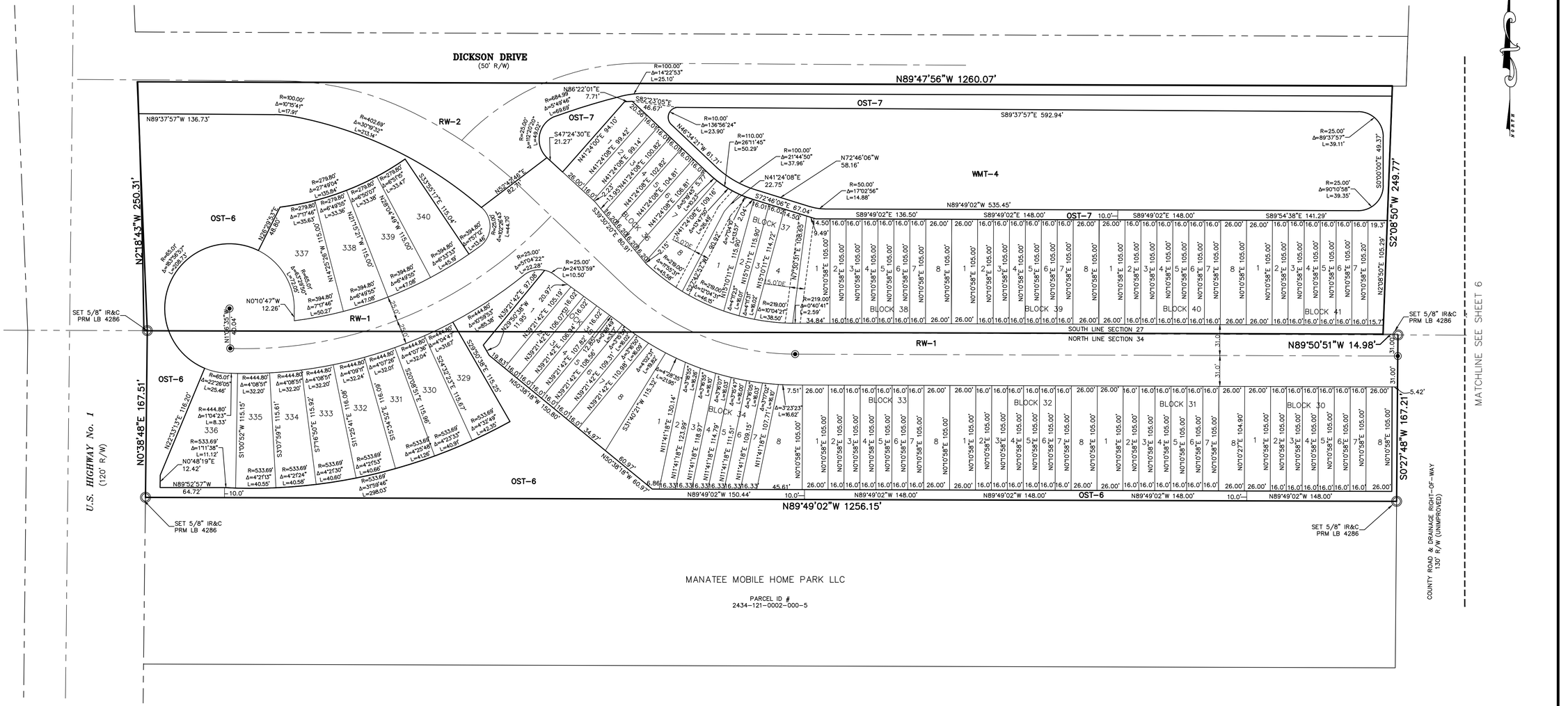
R=210.00'
Δ=9°02'31"
L=33.14'
R=210.00'
Δ=28°02'38"
L=102.80'
R=210.00'
Δ=28°02'39"
L=102.80'
R=210.00'
Δ=28°02'39"
L=102.80'
N79°55'15"W 115.00'
N88°57'46"W 115.00'
R=325.00'
Δ=0°34'50"
L=3.29'
R=210.00'
Δ=0°34'50"
L=2.13'
N90°00'00"W 115.00'
N90°00'00"W 115.00'
N90°00'00"W 115.00'
S0°27'25"W
16.35'
R=25.00'
Δ=64°13'51"
L=28.03'
R=400.00'
Δ=25°53'37"
L=180.72'
R=400.00'
Δ=25°53'37"
L=180.72'
R=400.00'
Δ=25°53'37"
L=180.72

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 _____

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.



MANATEE MOBILE HOME PARK LLC

PARCEL ID #
2434-121-0002-000-5

LEGEND

℄	DENOTES CENTERLINE
TYP	DENOTES TYPICAL
FND	DENOTES FOUND
LB	DENOTES LICENSED BUSINESS
DE	DENOTES DRAINAGE EASEMENT
UE	DENOTES UTILITY EASEMENT
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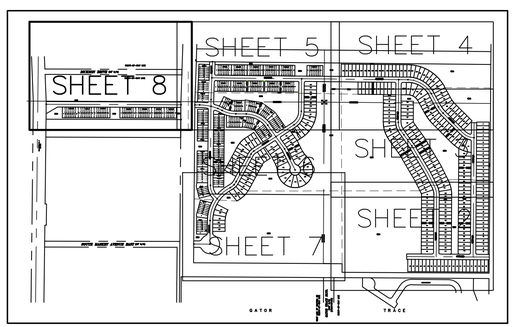

SHEET INDEX

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2980 SOUTH 25th STREET
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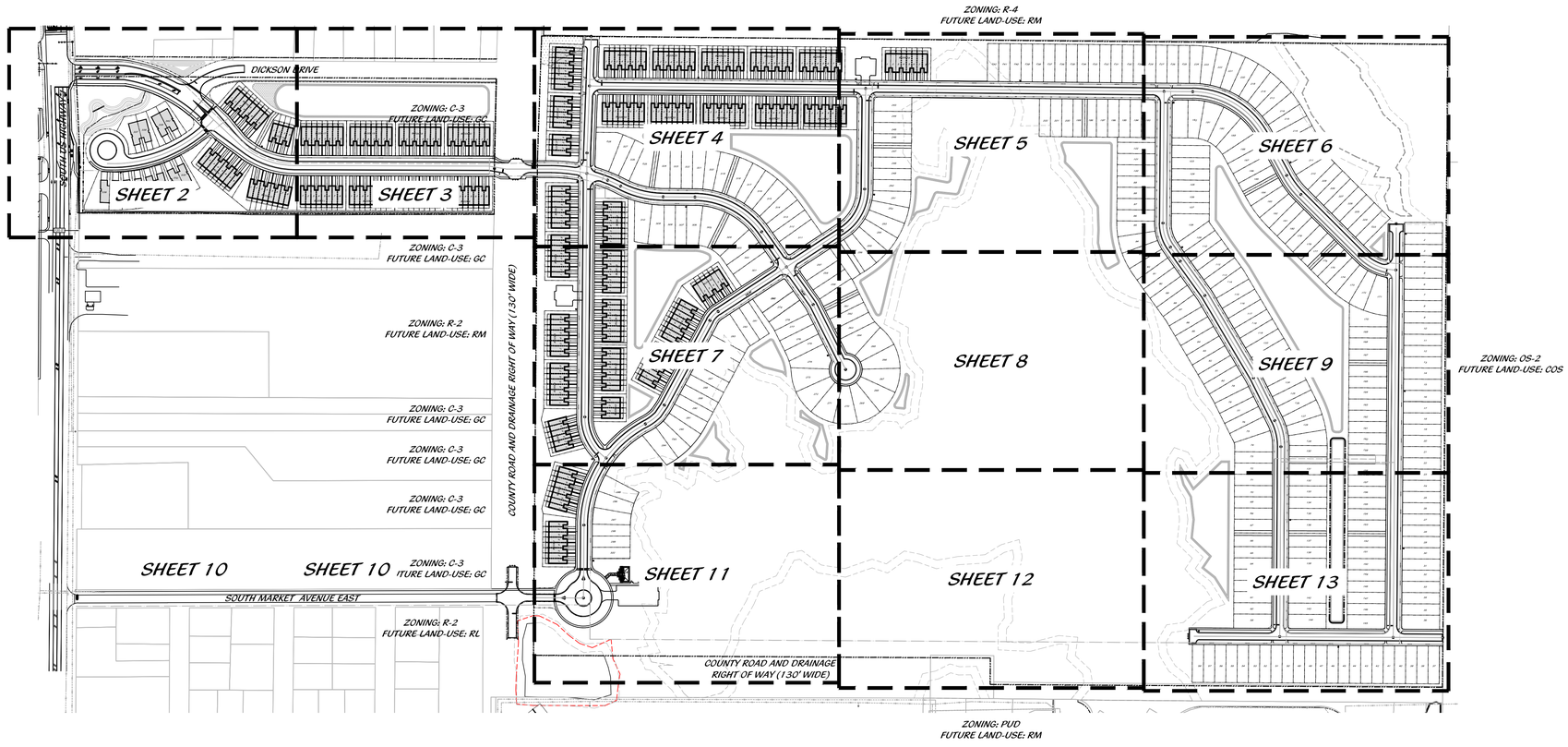
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

FILE NAME: 21-054-PLAT-SHT8.DWG

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: 561-747-6336
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

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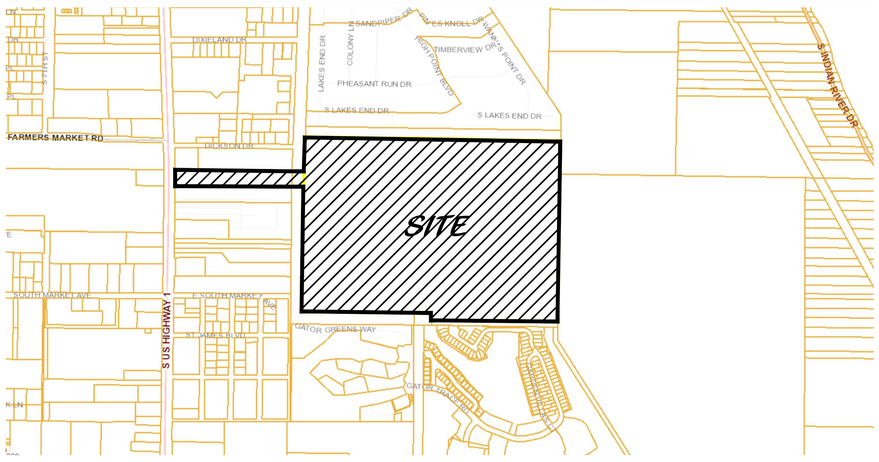
SHEET 1	COVER PAGE
SHEET 2 - 12	LANDSCAPE PLAN
SHEET 14	TYPICAL TOWN HOME LANDSCAPE
SHEET 15	LANDSCAPE DETAILS

LOCATION MAP



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811
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www.cotleurhearing.com
Lic# LC-26000535

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

DESIGNED	HK/LH
DRAWN	HK/JAE
APPROVED	DEH
JOB NUMBER	21-0626
DATE	07-19-21
REVISIONS	11-19-21

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

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

SHEET 1 OF 15

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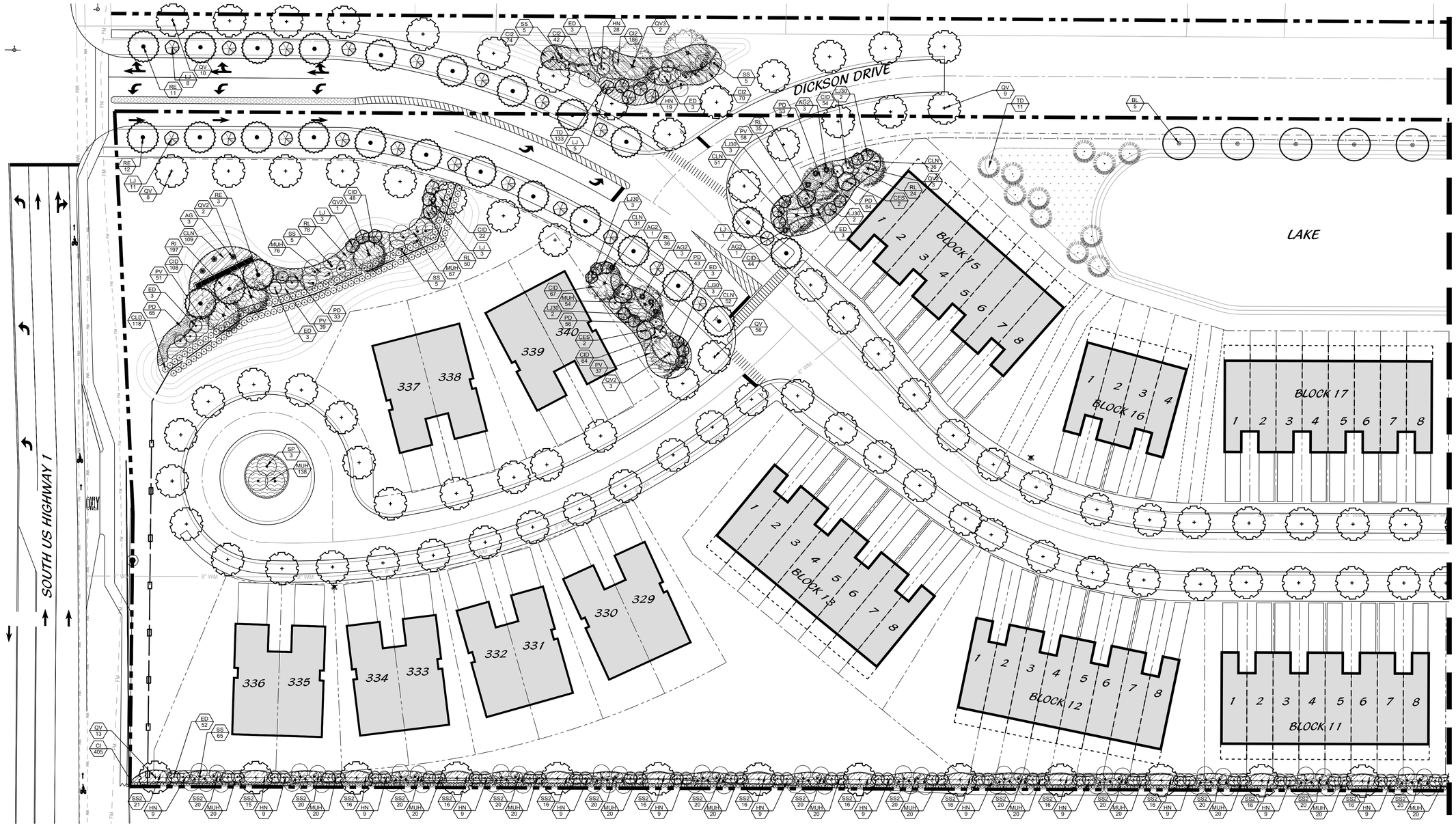

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SHEET 3 OF 15

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MATCHLINE - SHEET 3

MATCHLINE - SHEET 5

MATCHLINE - SHEET 7

BLOCK 24 1 2 3 4 5 6 7 8

BLOCK 25 1 2 3 4 5 6 7 8

BLOCK 26 1 2 3 4 5 6 7 8

BLOCK 27 1 2 3 4 5 6 7 8

BLOCK 28 1 2 3 4 5 6 7

BLOCK 23 1 2 3 4 5 6 7

BLOCK 22 1 2 3 4 5 6

BLOCK 21 1 2 3 4

BLOCK 34 1 2 3 4 5 6 7 8

BLOCK 33 1 2 3 4 5 6 7 8

BLOCK 32 1 2 3 4 5 6 7 8

BLOCK 31 1 2 3 4 5 6 7 8

BLOCK 30 1 2 3 4 5 6 7

BLOCK 7 1 2 3 4 5 6 7 8

BLOCK 35 1 2 3 4 5 6 7 8

328 327 326 325 324 323 322 321 320 319 318 317 316 315 314 313 312 311 310 309 308 307 306 305 304

LAKE

PE1 3 PE2 2 PE3 2 SR 60 EF 12# CIR 92 SP 4 SP 5 SP 2 SP 1 RL 37 RL 54 RL 55 RL 36 RL 46 RL 18 RL 25 QV 145

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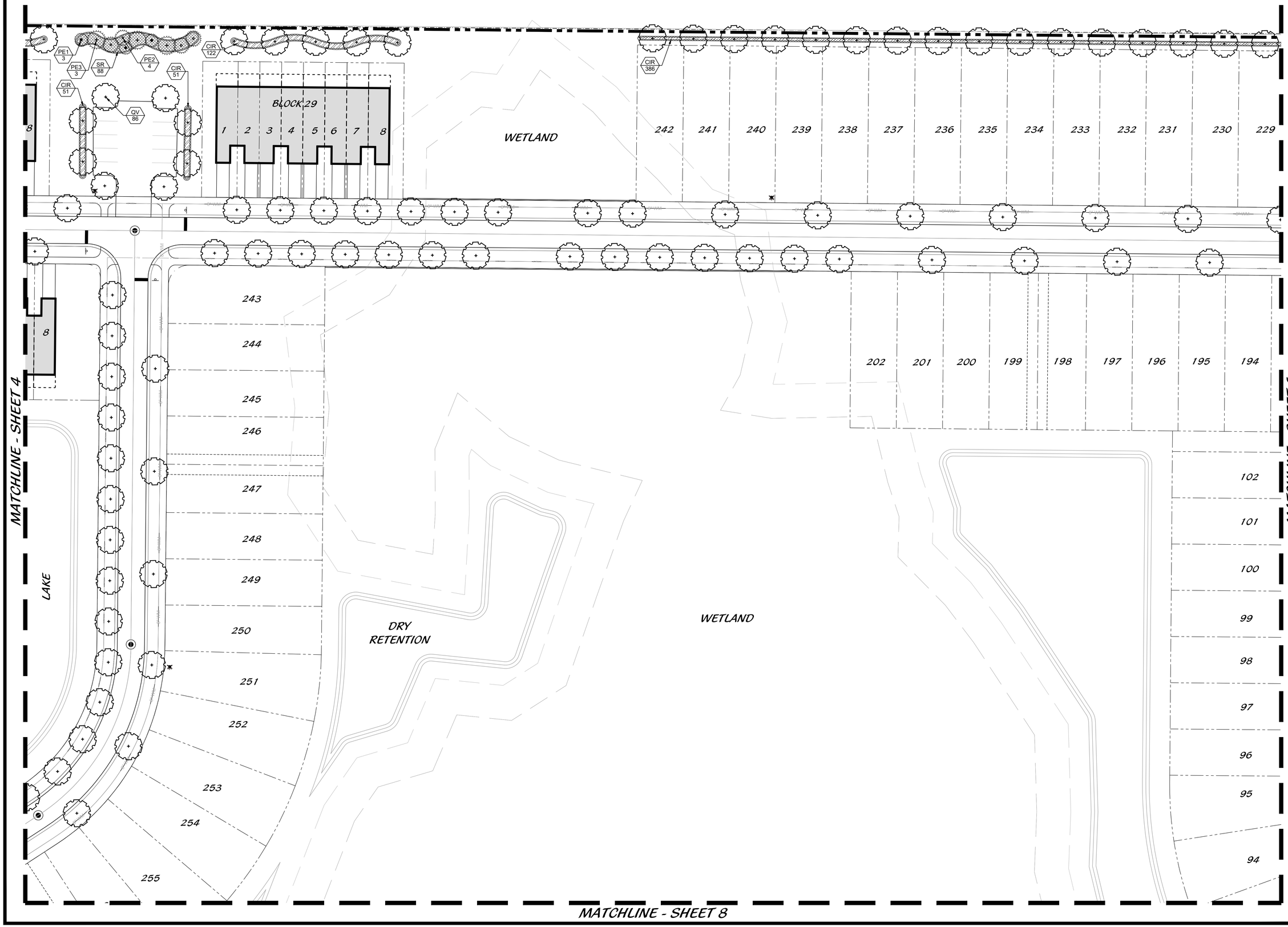

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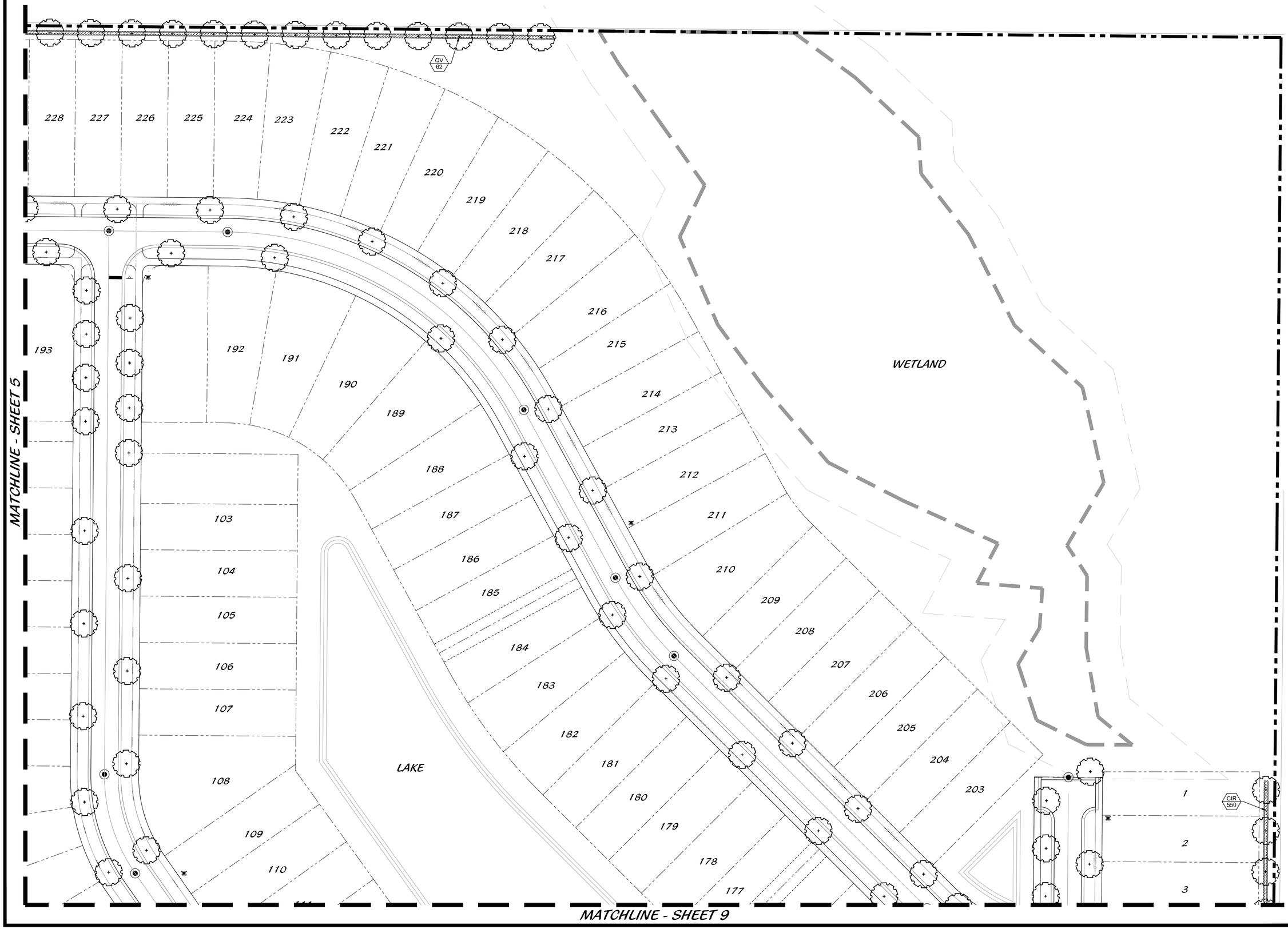

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MATCHLINE - SHEET 4

MATCHLINE - SHEET 8

MATCHLINE - SHEET 11

LAKE

BLOCK 6 BLOCK 36 BLOCK 5 BLOCK 37 BLOCK 4 BLOCK 38 BLOCK 3 BLOCK 39 BLOCK 42 BLOCK 41 BLOCK 40

303 302 301 257 258 259 280 279 281 278 282 277 283 276 284 275 285 274 286 273 287 272 288 271 289 290 291 292 293 294

146.90' 139.68'

DRY RETENTION

WETLAND

DRY RETENTION

DRY RETENTION

EF 92
PE2 4
CIR 51
PE3 3
PE1 3
QV 98
SR 88
CIR 51
CIR 92
PE1 3
PE3 2
SR 60
PE2 4
EF 62
CIR 62
PE1 2
PE3 2
PE2 2
SR 60
PE1 6
PE3 5
PE2 5
SP 1
RL 37
RL 75
SP 5
RL 37
RL 75
RL 37
SP 2
SP 2
RL 37
SP 2
RL 37
SP 2
SP 2
RL 42

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July 19, 2021 1:56:14 p.m.
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SHEET 7 OF 15

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MATCHLINE - SHEET 5

256

93

DRY RETENTION

261

262

263

264

265

266

267

268

269

270

SP 3

MUH 138

DRY RET.

MATCHLINE - SHEET 7

MATCHLINE - SHEET 9

MATCHLINE - SHEET 12

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REVISIONS	11-19-21

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0' 15' 30' 60'

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

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MATCHLINE - SHEET 6

MATCHLINE - SHEET 8

LAKE

WETLAND

DRY RET.

MATCHLINE - SHEET 13

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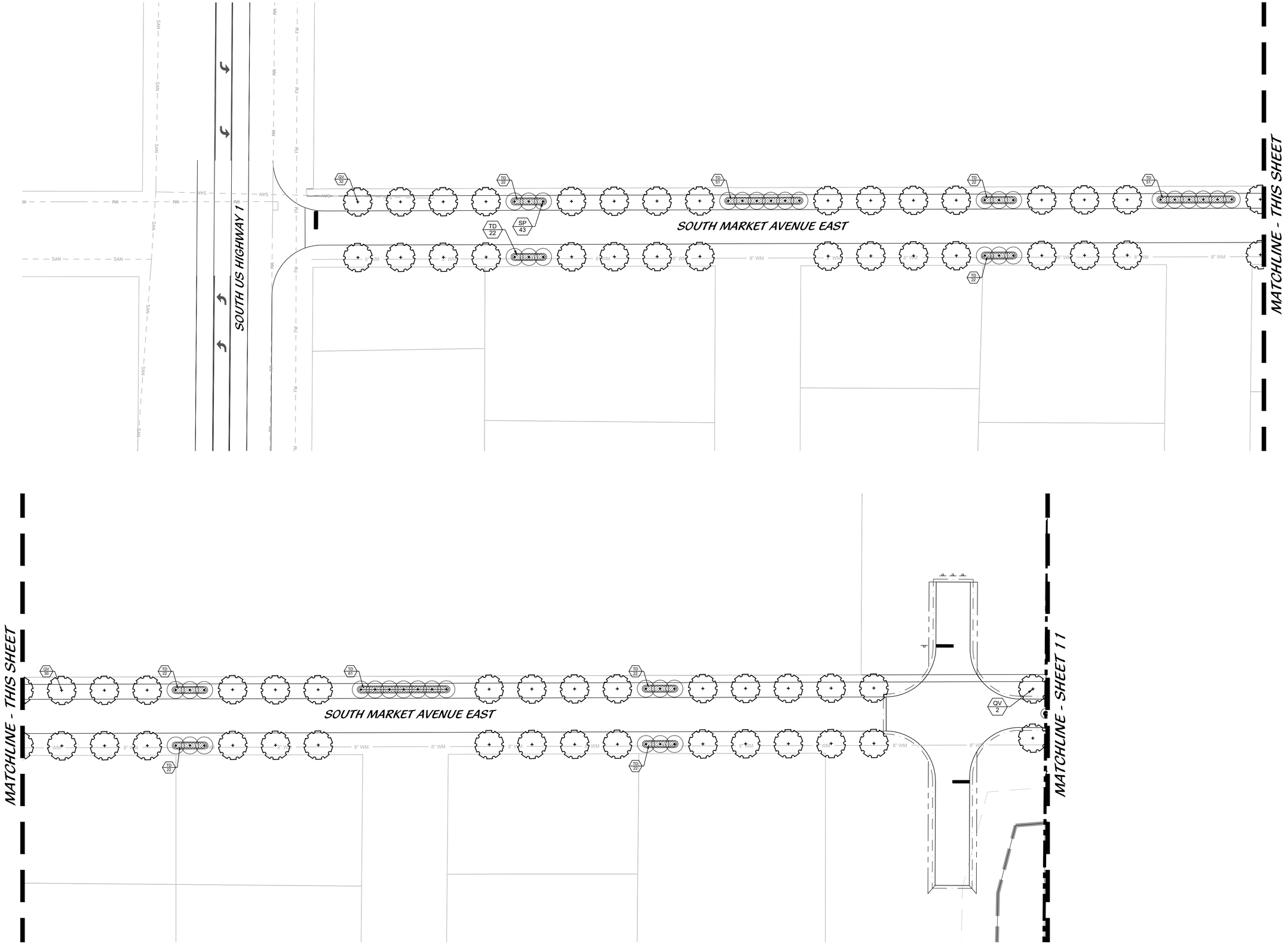

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MATCHLINE - SHEET 7

DRY RETENTION

WETLAND

MATCHLINE - SHEET 10

MATCHLINE - SHEET 12

BLOCK 1

BLOCK 2

295

296

297

298

299

300

PE1 1

QV 45

EF 92

PE1 3

PE3 2

SR 60

PE2 2

SP 2

RL 33

PE1 6

CIR 152

PE3 7

PE2 5

SP 9

CID 275

MUH 115

PE3 3

PE2 3

PE1 3

RECREATION TRACT

8" WM

TREE PRESERVE

WETLAND

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

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Jupiter, Florida 33458
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Drawing: 21-0626 LP.DWG

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MATCHLINE - SHEET 8

MATCHLINE - SHEET 11

MATCHLINE - SHEET 13

WETLAND

8" WM

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/LH
DRAWN	HK/JAE
APPROVED	DEH
JOB NUMBER	21-0626
DATE	07-19-21
REVISIONS	11-19-21

Scale: 1" = 30'

0' 15' 30' 60'

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

SHEET 12 OF 15

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MATCHLINE - SHEET 9

MATCHLINE - SHEET 12

WETLAND

DRY RETENTION

DRY RETENTION

71 70 69 68 67 66 65 64 63 62 61 60 59

132 133 134 135 136 137 138 139 140 141 142 143 144

157 156 155 154 153 152 151 150 149 148 147 146 145

23 24 25 26 27 28 29 30 31 32 33 34 35 36

QV 102

CIR 390

8" WM

58 57 56 55 54 53 52 51 50 49 48 47 46 45 44 43 42 41 40 39 38 37

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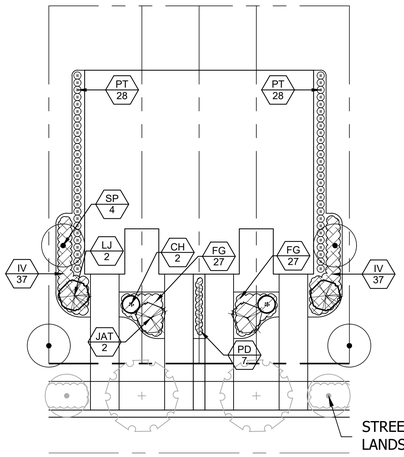
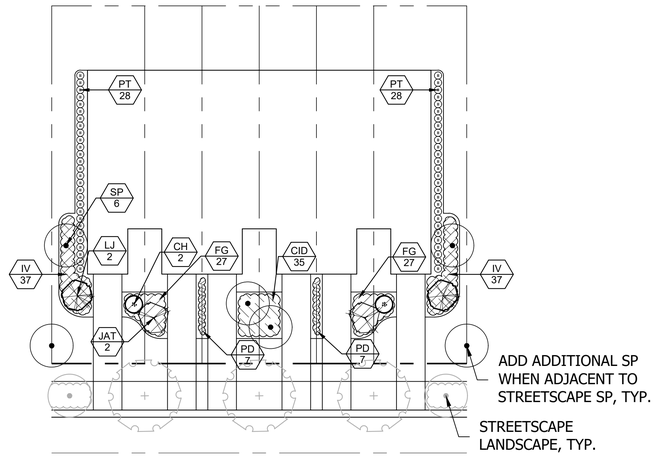
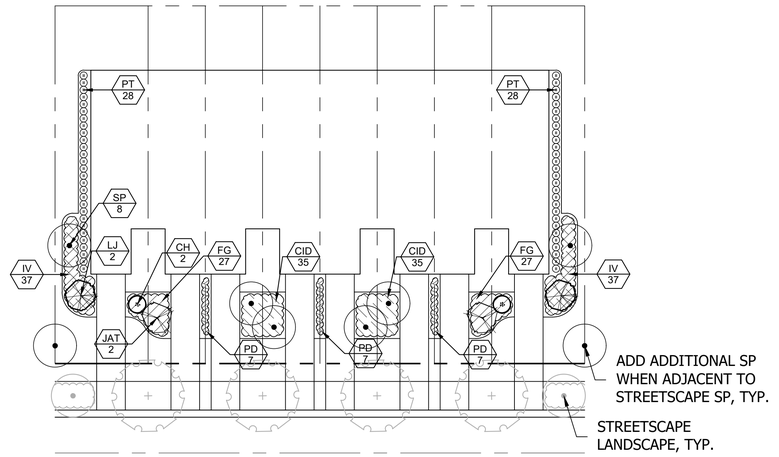
OPTION ONE



4-UNIT TOWN HOME

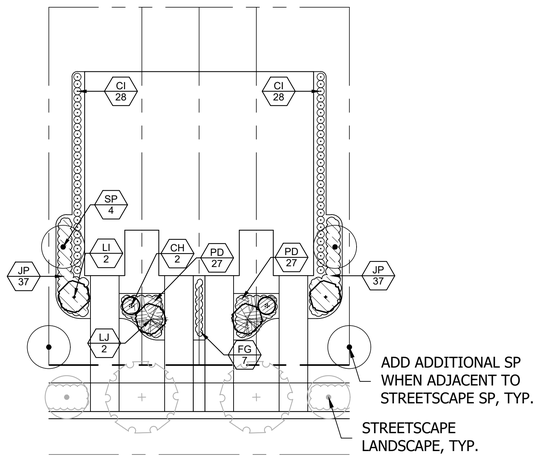


6-UNIT TOWN HOME

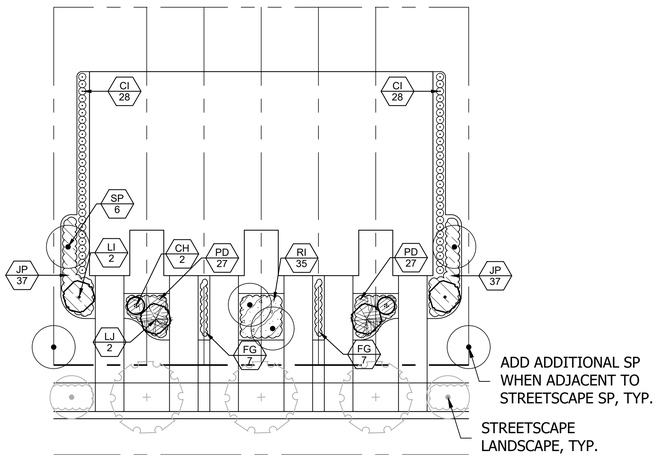


8-UNIT TOWN HOME

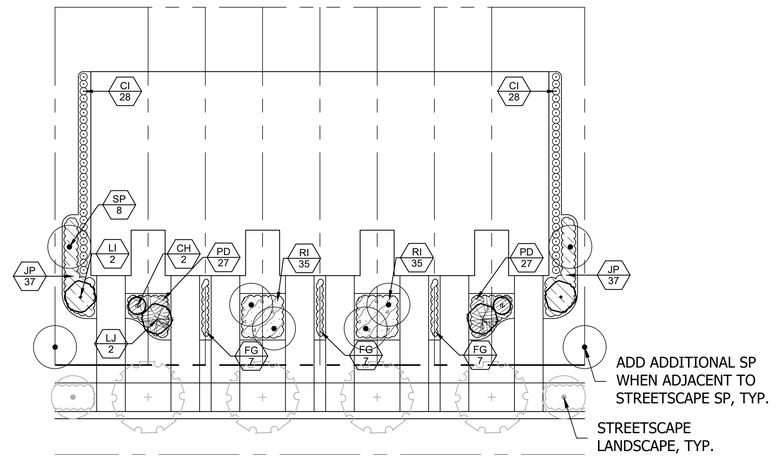
OPTION TWO



4-UNIT TOWN HOME



6-UNIT TOWN HOME



8-UNIT TOWN HOME

TOWN HOME PLANT PALETTE

ACCENT TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	SIZE	NATIVE	REMARKS
JAT	6	JATROPHA INTEGERRIMA	JATROPHA TREE	25 GAL.	N/A	6` HT. X 5` SPRD.	N	FULL, STANDARD
PALM TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**CALIPER**	**SIZE**	**NATIVE**	**REMARKS**
SP	36	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	6	LAGERSTROEMIA INDICA	CRAPE MYRTLE	65 GAL.	2.5"	12` HT. X 5` SPRD.	N	FULL CANOPY, MULTI, FLORDA FAN
LJ	12	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	65 GAL.	1" - 2" CAL. EA. TRUNK	8` HT. X 8` SPRD.	N	FULL CANOPY, MULTI, 3 TRUNK MIN FLORIDA FANCY
ACCENT PALMS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**CALIPER**	**SIZE**	**NATIVE**	**REMARKS**
CH	12	CHAMAEROPS HUMILIS	EUROPEAN FAN PALM	F.G.	N/A	5` - 6` O.A.	N	3 STEMS MIN., 2' STEM FOOTAGE F LIMB UP 2', FULL & THICK
MEDIUM AND LARGE	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**SIZE**	**SPACING**	**NATIVE**	**REMARKS**
CI	168	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	3 GAL.	18" X 18"	24" O.C.	Y	FULL & THICK
PT	168	PITTOSPORUM TOBIRA 'DWARF VARIEGATA'	DWARF VARIEGATED PITTOSPORUM	3 GAL.	18" X 18"	2` O.C.	N	FULL & THICK
SMALL SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**SIZE**	**SPACING**	**NATIVE**	**REMARKS**
CID	105	CHRYSOBALANUS ICACO 'HORIZONTALIS'	HORIZONTAL COCOPLUM	3 GAL.	18" X 18"	24" O.C.	Y	FULL & THICK
FG	204	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL.	18" X 18"	24" O.C.	N	FULL & THICK
IV	222	ILEX VOMITORIA 'SCHILLINGS Dwarf'	DWARF YAUPON HOLLY	3 GAL.	18" X 18"	24" O.C.	Y	
JP	222	JUNIPERUS CHINENSIS 'PARSONII'	PARSONS JUNIPER	3 GAL.	12" X 18"	24" O.C.	N	FULL & THICK
PD	204	PODOCARPUS MACROPHYLLUS 'DWARF PRINGLES'	DWARF PODOCARPUS	3 GAL.	24" X 24"	24" O.C.	N	FULL & THICK
RI	105	RHAPHIOLEPIS INDICA 'PINK LADY'	INDIAN HAWTHORNE	3 GAL.	18" X 18"	24" O.C.	N	FULL & THICK

Typical Town Home Landscape

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Scale: 1" = 20'
0' 10' 20' 40'

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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 (LDRs) 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 27-1262(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 SECONDATUS 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 FDOT INDEX 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 WAYS. ALL ROOT BARRIER SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURES 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 WITH IN 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 A300 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 SPADE 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 SPADES. THE SIZE OF SPADE SHALL VARY FROM 90" 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 NEED BASIS TO INSURE SURVIVAL. AT A MINIMUM THE APPLICANT SHALL INSURE 60% SURVIVAL FOR ALL RELOCATED PLANT MATERIAL.

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 I & II, 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 TRANSPLANTED 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 ARCHITEC TO BE UNSUITABLE FOR PLANTING, IE. ROAD BASE, PAVEMENT, ETC. REPLACMENT SOIL MIX SHALL CONTAIN 60% SAND AND 40% 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. TABLET FERTILIZER (AGRIFORM OR EQUAL) 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.	1/3 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 ½ 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 OR 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 WIT 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, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. 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 BACKFILLTO 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, CULTIVATING, 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 (PANICUM 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 WILL 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.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
BL	18	BUCIDA BUCERAS 'SHADY LADY'	SHADY LADY GEOMETRY TREE	65 GAL	2.5" CAL	12`-14` HT	N	FULL & THICK
CES	4	CONOCARPUS ERECTUS `SERICEUS`	SILVER BUTTONWOOD	30 gal, MIN.	2" CAL.	10`-12`	Y	FULL CANOPY, STANDARD, SINGLE TRUNK
ED	98	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE	45 GAL	2" CAL.	12` OA	N	CONICAL, FULL TO BASE, MATCHED
PE1	54	PINUS ELLIOTTII 'DENSA'	SLASH PINE	30 GAL.	2.5" - 3" CAL.	8`-10` HT.	Y	FULL CANOPY
PE2	43	PINUS ELLIOTTII 'DENSA'	SLASH PINE	45 GAL.	3" - 4" CAL.	10` - 12` HT.	Y	FULLY CANOPY
PE3	43	PINUS ELLIOTTII 'DENSA'	SLASH PINE	F.G.	4" - 5" CAL.	12` - 14` HT.	Y	FULL CANOPY
QV3	2	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	200 GAL. OR F.G.	6"-8" CAL.	16`-18` HT., 10`-12` SPD.	Y	FULL CANOPY, RANCH, CHARACTER
QV	804	QUERCUS VIRGINIANA	LIVE OAK	45 GAL.	2.5" CAL.	12` HT. X 5` SPRD.	Y	FULL CANOPY, 5' C.T.
QV2	9	QUERCUS VIRGINIANA	LIVE OAK	65 GAL	2.5" CAL.	14` HT X 7` SPRD	Y	FULL CANOPY, 5' C.T.

ACCENT PALMS / TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
CH	12	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
JAT	6	JATROPHA INTEGERRIMA	JATROPHA TREE	25 GAL.	N/A	6` HT. X 5` SPRD.	N	FULL, STANDARD

PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
RE	26	ROYSTONEA ELATA	FLORIDA ROYAL PALM	FIELD GROWN	N.A.	14` GW	Y	FULL, STRAIGHT TRUNK, MATCHED
SS	120	SABAL PALMETTO	CURVED SABAL PALM	B & B	NA	8`,12`,18` CT, STGG.	Y	SLICK TRUNK, STAGGER HEIGHTS
SP	142	SABAL PALMETTO	SABAL PALM	F.G.	N/A	12`, 14`, 18` CT., STG. HTS.	Y	STRAIGHT, SLICK TRUNK

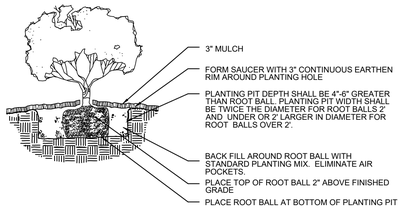
SMALL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
LI	6	LAGERSTROEMIA INDICA	CRAPE MYRTLE	65 GAL.	2.5"	12` HT. X 5` SPRD.	N	FULL CANOPY, MULTI, FLORDA FANCY, 5' C.T.
LJ30	15	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	30 GAL	MULTI TRUNK	6` HT X 5`-6` SPRD	N	FULL CANOPY, MULTI, 3 TRUNK MIN., 4' C.T., FLORIDA FANCY
LJ	43	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	CONT	SIZE	SPACE	NATIVE	REMARKS
AG2	8	AGAVE AMERICANA `GAINESVILLE BLUE`	BLUE AGAVE	15 GAL	2.5` X 2.5`	2.5` O.C.	N	FULL, SPECIMEN
AG	3	AGAVE `BLUE GLOW`	BLUE GLOW AGAVE	15 GAL	2.5` X 2.5`	2.5` O.C.	N	FULL, SPECIMEN
CI	796	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	3 GAL.	18" X 18"	24" O.C.	Y	FULL & THICK
CLD	118	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	15 GAL	5`-6` O.A	3`-4` O.C.	Y	FULL & THICK, FLORIDA FANCY
PT	168	PITTOSPORUM TOBIRA 'DWARF VARIEGATA'	DWARF VARIEGATED PITTOSPORUM	3 GAL.	18" X 18"	2` O.C.	N	FULL & THICK

MEDIUM AND LARGE SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
CIR	2,420	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	3 GAL.	18" X 18"	2` O.C.	Y	FULL & THICK
EF	494	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

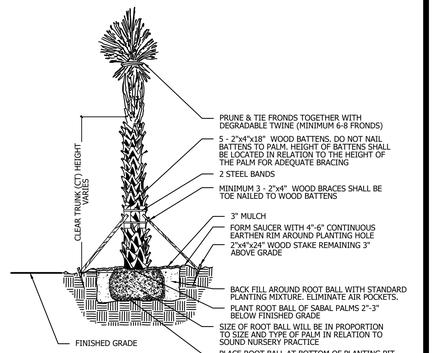
SMALL SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
CID	787	CHRYSOBALANUS ICACO 'HORIZONTALIS'	HORIZONTAL COCOPLUM	3 GAL.	18" X 18"	24" O.C.	Y	FULL & THICK
CI2	372	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	3 GAL.	18" X 18"	24" O.C.	Y	FULL & THICK
CLN	279	CLUSIA GUTTIFERA `NANA`	DWARF CLUSIA	3 GAL	2` x 2`	2` OC	N	FULL & THICK, FLORIDA FANCY
FG	204	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL.	18" X 18"	24" O.C.	N	FULL & THICK
HN	227	HAMELIA PATENS `NANA`	DWARF FIREBUSH	7 GAL	3` OA	2.5` OC	Y	FULL & THICK
IV	222	ILEX VOMITORIA 'SCHILLINGS Dwarf'	DWARF YAUPON HOLLY	3 GAL.	18" X 18"	24" O.C.	Y	
JP	222	JUNIPERUS CHINENSIS 'PARSONII'	PARSONS JUNIPER	3 GAL.	12" X 18"	24" O.C.	N	FULL & THICK
MUH	988	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL.	24" X 24"	24" O.C.	Y	FULL & THICK
PV	185	PITTOSPORUM TOBIRA `VARIEGATA`	VARIEGATED PITTOSPORUM	7 GAL	30" x 30"	30" OC	N	FULL & THICK
PD	518	PODOCARPUS MACROPHYLLUS 'DWARF PRINGLES'	DWARF PODOCARPUS	3 GAL.	24" X 24"	24" O.C.	N	FULL & THICK
RI	302	RHAPHIOLEPIS INDICA 'PINK LADY'	INDIAN HAWTHORNE	3 GAL.	18" X 18"	24" O.C.	N	FULL & THICK
RL	1,162	RONDELETIA LEUCOPHYLLA	PANAMA ROSE	3 GAL.	18" X 18"	24" O.C.	N	FULL & THICK
SS2	738	SERENOA REPENS SILVER	SAW PALMETTO	3 GAL	1.5` x 1.5`	2.5` O.C.	Y	FULL & THICK
TD	483	TRIPSACUM DACTYLOIDES	DWARF FAKAHATCHEE GRASS	3 GAL.	24" X 24"	24" O.C.	Y	FULL & THICK

PLANTING DETAILS



SHRUB/GROUNDCOVER PLANTING DETAIL

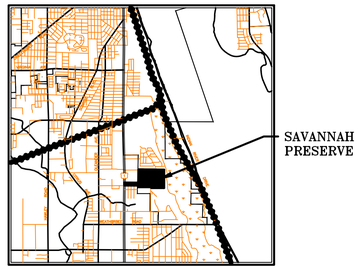
NTS


CLEAR TRUNK (CT) HEIGHT VARIES
PRUNE & TIE FRONDS TOGETHER WITH DEGRADABLE TWINE (MINIMUM 6-8 FRONDS)
5 - 2"x4"x18" WOOD BATTENS. DO NOT NAIL BATTENS TO PALM, HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING
2 STEEL BANDS
MINIMUM 3 - 2"x4" WOOD BRACES SHALL BE TOE NAILED TO WOOD BATTENS
3" MULCH
FORM SAUCER WITH 4"-6" CONTINUOUS EARTHEN RIM AROUND PLANTING HOLE
2"x4"x24" WOOD STAKE REMAINING 3" ABOVE GRADE
BACK FILL AROUND ROOT BALL WITH STANDARD PLANTING MIXTURE. ELIMINATE AIR POCKETS.
PLANT ROOT BALL OF SABAL PALMS 2"-3" BELOW FINISHED GRADE
SIZ

PLAT BOOK _____
PAGE _____

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



LOCATION MAP
NOT TO SCALE

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, INCLUDING RW–1, BUT EXCLUDING RW–2, ARE PRIVATE ROAD RIGHTS–OF–WAY AND ARE HEREBY DEDICATED TO THE SAVANNAH PRESERVE COMMUNITY DEVELOPMENT DISTRICT (DISTRICT), IT'S 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 DISTRICT. AN EASEMENT OVER AND UNDER SAID PRIVATE ROAD RIGHTS–OF–WAY AS SHOWN HEREON IS ALSO RESERVED IN FAVOR OF THE CITY OF FT. PIERCE (CITY) AND THE FT. PIERCE UTILITY AUTHORITY (FPUA), ITS SUCCESSORS AND ASSIGNS FOR ACCESS TO, AND THE INSTALLATION, AND MAINTENANCE OF PUBLIC UTILITY FACILITIES. NEITHER THE CITY NOR THE FPUA 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 CITY OR THE FPUA. ALL PUBLIC AUTHORITIES SHALL HAVE THE RIGHT TO USE THE STREETS IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES.

2) RIGHT–OF–WAY TRACT 2 (RW–2), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ST. LUCIE COUNTY BOARD OF COUNTY COMMISSIONERS FOR PUBLIC ROAD RIGHT–OF–WAY PURPOSES, FOR THE BENEFIT OF THE PUBLIC, AND FOR DRAINAGE AND UTILITIES, AND SHALL BE THE MAINTENANCE RESPONSIBILITY OF ST LUCIE COUNTY.

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

5) THE UTILITY EASEMENT (U.E.), AS SHOWN HEREON, IS HEREBY DEDICATED TO FORT PIERCE UTILITIES AUTHORITY, 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, ELECTRICAL SERVICES, 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.

6) 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 COMMUNITY DEVELOPMENT DISTRICT (DISTRICT), ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE AND PURPOSES SET FORTH BY SAID ASSOCIATION, AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION.

7) THE WATER MANAGEMENT TRACTS (WMT–1, WMT–2, WMT–3 AND WMT 4) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TO THE SAVANNAH PRESERVE COMMUNITY DEVELOPMENT DISTRICT (DISTRICT), IT'S SUCCESSORS AND/OR ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND FOR WATER MANAGEMENT MAINTENANCE PURPOSES AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID DISTRICT.

8) THE LIFT STATION EASEMENTS (LSE–1 AND LSE–2), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE 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, DESIGNEES 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, DESIGNEES OR CONTRACTORS WITHOUT LIABILITY OR RESPONSIBILITY THEREFOR.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____,
THIS _____ DAY OF _____, 2022.

KOLTER LAND PARTNERS, LLC.
BY: _____
NAME
TITLE

WITNESS: _____ WITNESS: _____

(PRINT NAME): _____ (PRINT NAME): _____

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 _____, 2022.

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

PRINT NAME: _____

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 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.

CONTAINING 120.69 ACRES, MORE OR LESS.

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.

CONTAINING 4.83 ACRES, MORE OR LESS.

PARCEL 3:

THAT PART OF THE SOUTH 275.00 FEET OF THE SW 1/4 OF THE SE 1/4 OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING EAST OF U.S. HIGHWAY NO. 1, LESS THE NORTH 25.00 FEET AND THE EAST 15.00 FEET FOR RIGHT–OF–WAY, ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING 7.177 ACRES, MORE OR LESS.

TOTAL AREA: 132.697 ACRES, MORE OR LESS

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) ALL 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.

CERTIFICATE OF TITLE

STATE OF FLORIDA
COUNTY OF _____

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:

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

DATED THIS _____ DAY OF _____, 2022.

_____
NAME
TITLE
ADDRESS

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

ST. LUCIE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, HEREBY ACCEPTS THE DEDICATION OF TRACT RW–2 FOR ROADS AND STREET RIGHT–OF–WAY PURPOSES.

DATED THIS _____ DAY OF _____, 2022.

PRINT NAME: _____ _____,
CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

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 _____, _____ OF BOARD OF COUNTY COMMISSIONERS, ON BEHALF OF THE COUNTY. 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 _____, 2022.

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

PRINT NAME: _____

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE SAVANNAH PRESERVE COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES (DISTRICT), HEREBY ACCEPTS THE DEDICATIONS OF THE STREET AND ROAD RIGHTS OF WAY, WATER MANAGEMENT TRACTS AND DRAINAGE EASEMENT, AND OPEN SPACE TRACTS SET FORTH UPON THE WITHIN PLAT AND SPECIFICALLY DEDICATED TO TO THE DISTRICT, PROVIDED, HOWEVER, THAT ACCEPTANCE OF SUCH DEDICATION AND OF THE OBLIGATION TO OPERATE AND MAINTAIN SUCH FACILITIES IS EXPRESSLY CONDITIONED UPON (I) COMPLETION OF CONSTRUCTION OF ALL ROADS AND STREETS, WATER MANAGEMENT SYSTEM IMPROVEMENTS AND OPEN SPACE TRACTS FOR THE PHASE OF SUCH SYSTEM IN WHICH THE DEDICATED ROADS OR STREETS, EASEMENT OR TRACT ARE LOCATED IN STRICT COMPLIANCE WITH BOTH THE APPROVED PLANS FOR, AND THE REQUIREMENTS FOR ALL REGULATORY AUTHORITIES EXERCISING JURISDICTION OVER, SUCH IMPROVEMENTS, AND (II) COMPLIANCE WITH ALL SURFACE WATER MANAGEMENT SYSTEM TURNOVER REQUIREMENTS RELATING TO SUCH FACILITIES, AS SET FORTH IN THE POLICIES AND PROCEDURES MANUAL FOR THE DISTRICT. THE DISTRICT DOES NOT ACCEPT ANY OTHER RIGHT–OF–WAY, EASEMENT, TRACT, OR OTHER INTEREST IN REAL ESTATE OTHERWISE DEDICATED TO THE PUBLIC.

DATED THIS _____ DAY OF _____, 2022.

BY: _____
NAME/ CHAIRMAN

_____
PRINTED NAME/ CHAIRMAN

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 _____, CHAIRMAN OF SAVANNAH PRESERVE COMMUNITY DEVELOPMENT DISTRICT, ON BEHALF OF THE DISTRICT. 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 _____, 2022.

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

PRINT NAME: _____

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

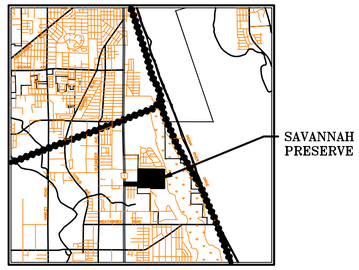
THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

FILE NAME: 21–054–PLAT–COVER.DWG

PLAT BOOK _____
PAGE _____

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



LOCATION MAP
NOT TO SCALE

CITY ATTORNEY

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

THIS _____ DAY OF _____, 2022.

BY: _____

_____, CITY ATTORNEY
CITY OF FORT PIERCE, FLORIDA

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 PD (SAVANNAH PRESERVE) ZONING DISTRICT (PD PLANNING DOCUMENTS), AS PROVIDED FOR IN CHAPTER 125 OF THE FORT PIERCE LAND DEVELOPMENT REGULATIONS.

THIS _____ DAY OF _____, 2022.

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

CERTIFICATE OF FINAL APPROVAL BY CITY COMMISSION

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

1.) PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN PRELIMINARY APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON _____, 20___.

2.) 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 _____, 2022. 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 _____, 2022.

FORT PIERCE CITY COMMISSION

BY: _____
LINDA COX, CITY CLERK

CITY 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
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. _____
PLAT REVIEWER FOR THE CITY OF FORT PIERCE

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 _____, 2022.

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

CLERK OF THE COURT

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 _____, 2022.

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

SURVEYOR

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

FILE NAME: 21-054-PLAT-COVER.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

PLAT BOOK _____
PAGE _____

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

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
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No.	DENOTES NUMBER
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No ID	DENOTES NO IDENTIFICATION NUMBER
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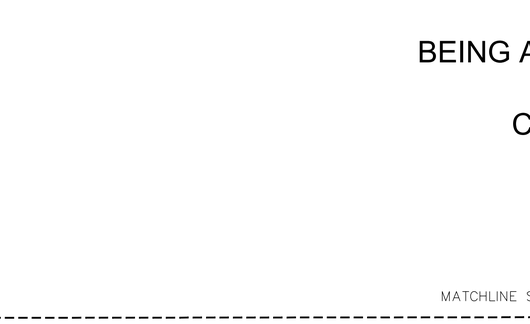
◉	DENOTES PARKER KALON NAIL & DISK PCP LB 4286
PCP	DENOTES PERMANENT CONTROL POINT
LSE	DENOTES LIFT STATION EASEMENT
WMT	DENOTES WATER MANAGEMENT TRACT
OST	DENOTES OPEN SPACE TRACT



SHEET INDEX
NOT TO SCALE

PREPARED IN THE OFFICE OF:
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CERTIFICATION NO. LB 4286
THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 4

S0°20'05"W 80.00'

N89°39'10"W 1369.65'

S0°20'42"W 549.85'

S0°20'42"W 574.87'

N0°25'22"E 1111.78'

N0°25'22"E 974.19'

S0°25'22"W 1233.00'

1400.00'

SAVANNAHS STATE PARK

STREET NAME

STREET NAME

STREET NAME

WMT-3

LSE-2

20' UE

N89°39'10"W 135.23'

S0°20'42"W 50.00'

7275.23'

343.64'

N89°39'10"W 768.69'

149.82'

S89°39'10"E 83.69'

N89°39'10"W 95.00'

N89°39'10"W 104.99'

N89°39'10"W 748.00'

10.18'

10.14'

SET 5/8" IR&C
PRM LB 4286

GATOR TRACE ROAD

PLAT BOOK _____
PAGE _____

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
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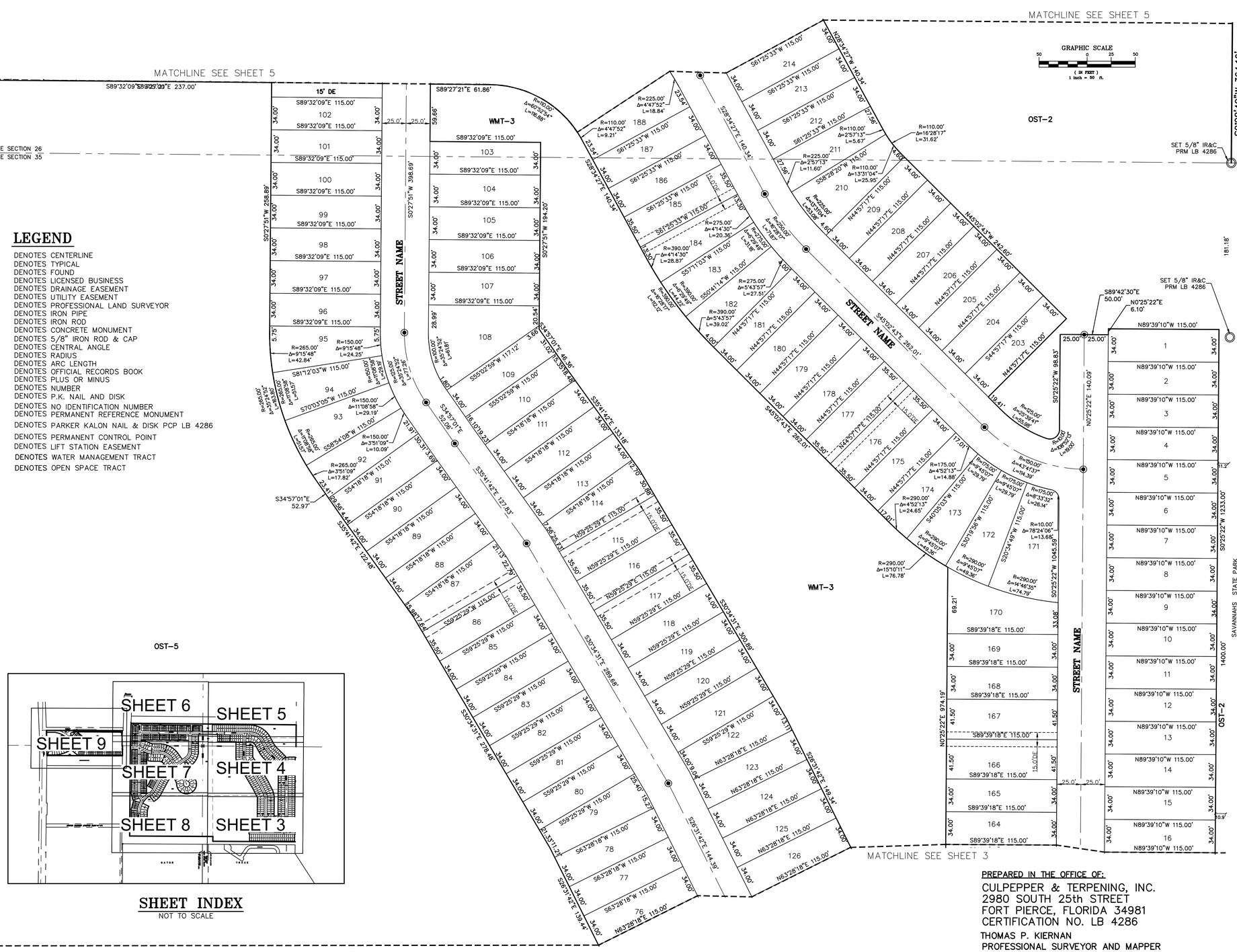

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2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286

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

FILE NAME: 21-054-PLAT-SHT3.DWG

PLAT BOOK _____
PAGE _____

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

NORTH

GRAPHIC SCALE
50 0 25 50
(IN FEET)
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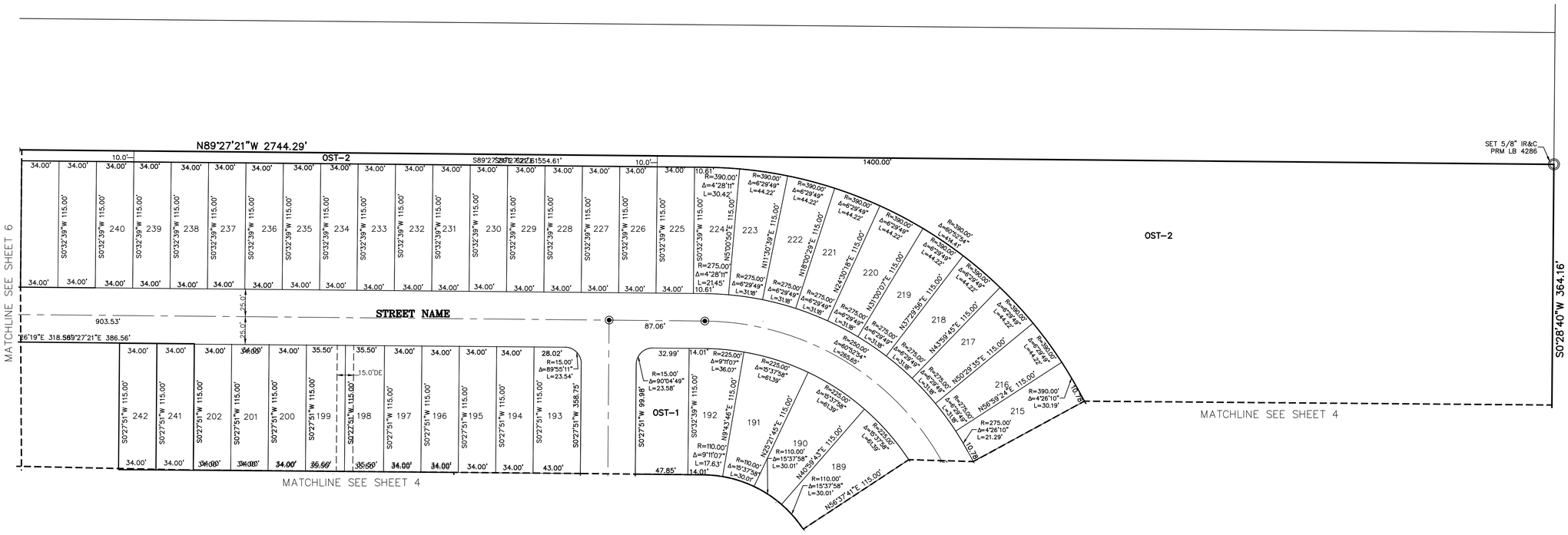

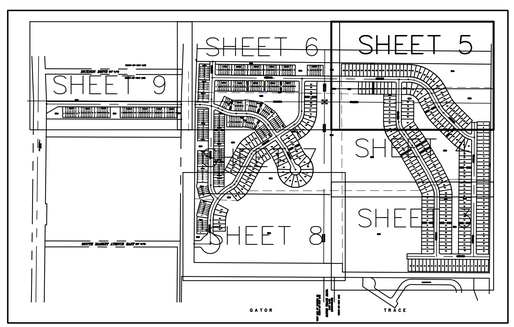

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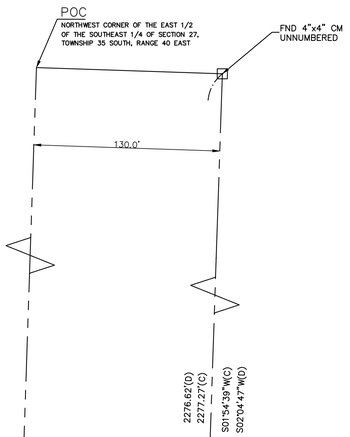

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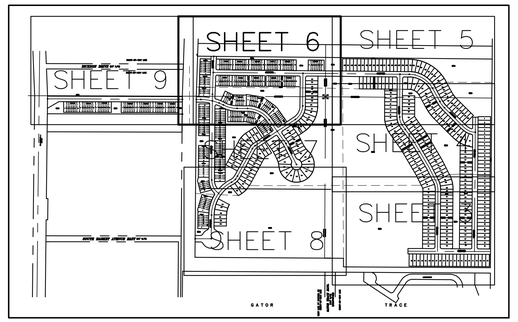

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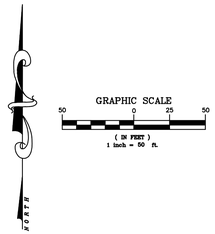

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PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

FILE NAME: 21-054-PLAT-SHT5.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

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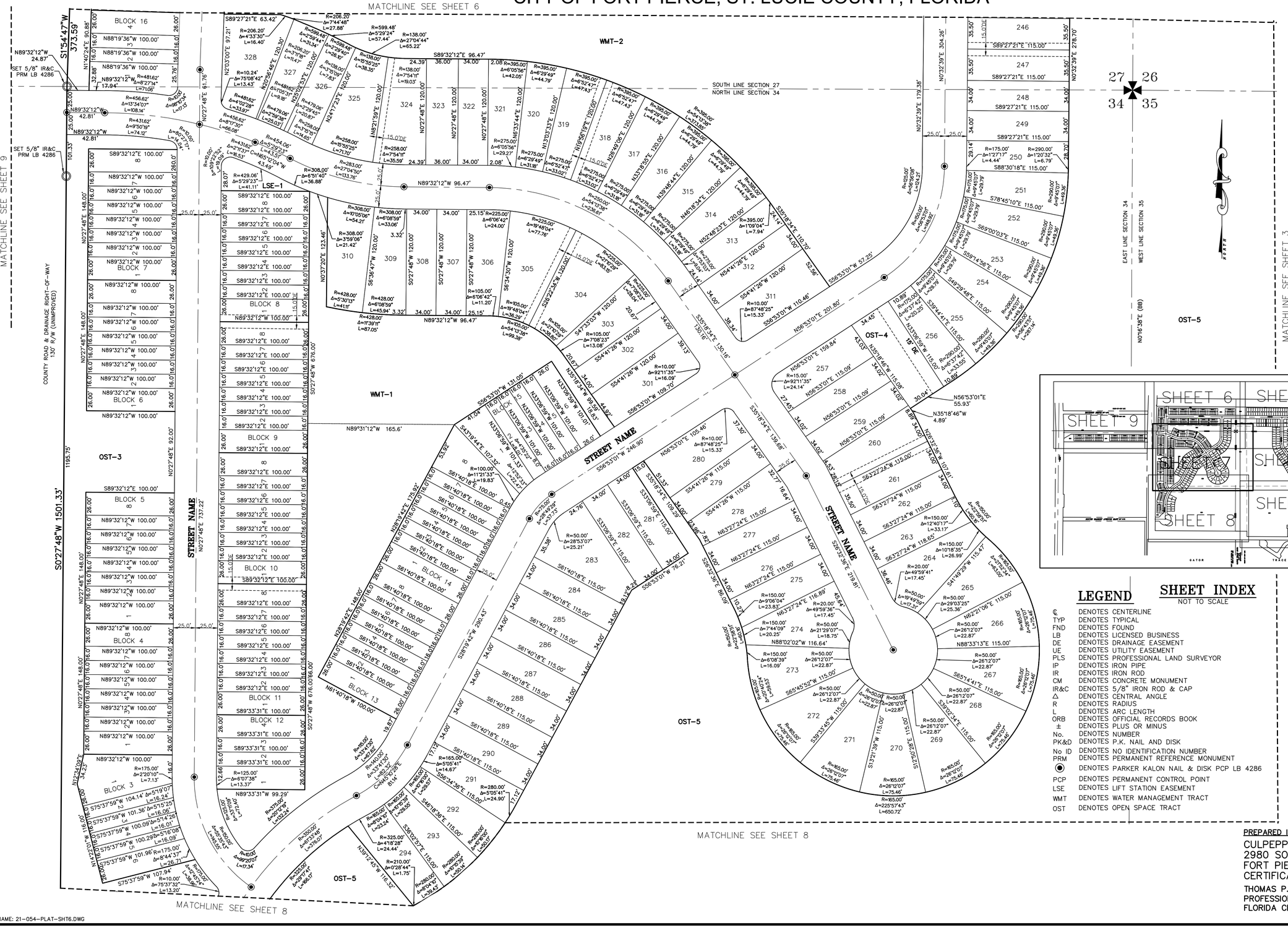
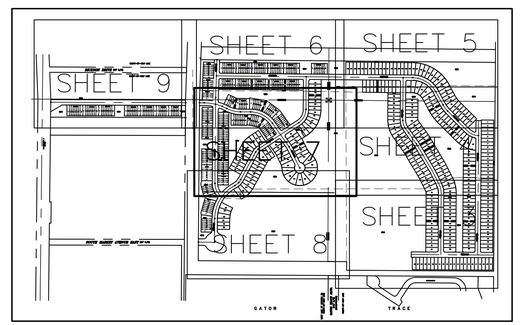
PAGE _____





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FILE NAME: 21-054-PLAT-SHT6.DWG

SAVANNAH PRESERVE

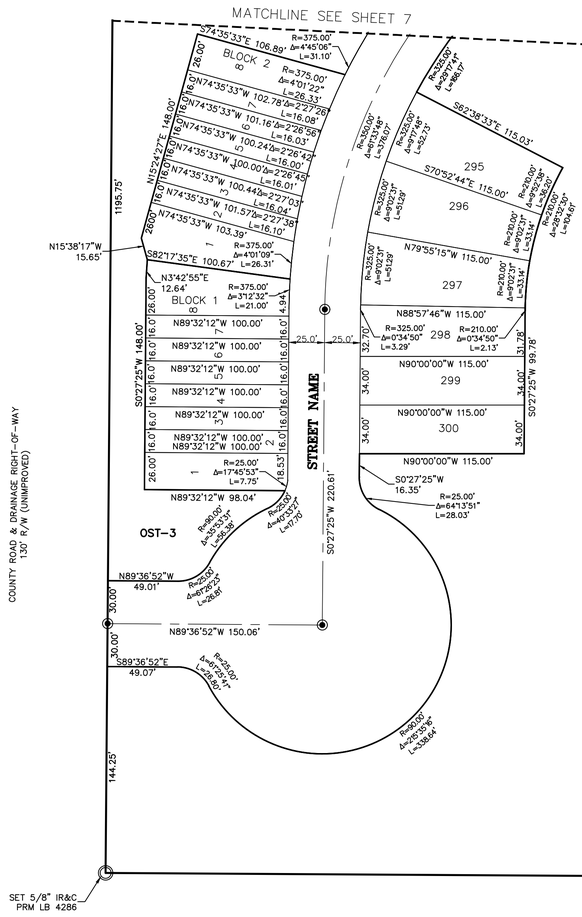
BEING A PARCEL OF LAND LYING IN SECTIONS 26, 27, 34 AND 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 7

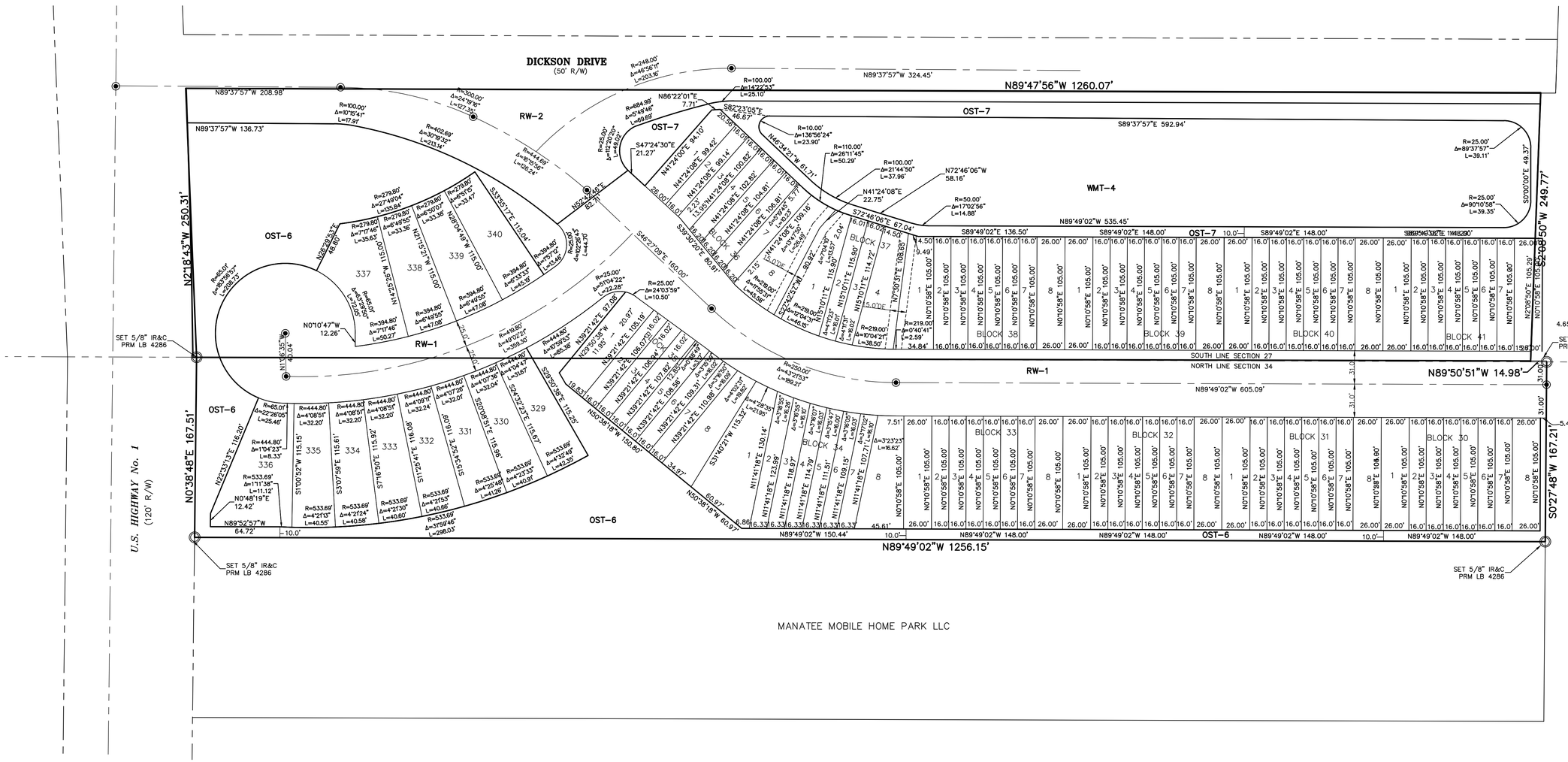

S74°35'33"E 106.89'
BLOCK 2
R=375.00' Δ=4°45'06" L=31.10'
R=375.00' Δ=4°01'22" L=26.33'
N74°35'33"W 102.78' Δ=2°27'56" L=16.08'
N74°35'33"W 101.16' Δ=2°28'56" L=16.03'
N74°35'33"W 100.24' Δ=2°28'42" L=16.00'
N74°35'33"W 100.00' Δ=2°28'49" L=16.01'
N74°35'33"W 100.44' Δ=2°27'03" L=16.04'
N74°35'33"W 101.57' Δ=2°27'38" L=16.10'
N74°35'33"W 103.39'
N15°38'17"W 15.65'
S82°17'35"E 100.67'
R=375.00' Δ=4°01'09" L=26.31'
N3°42'55"E 12.64'
R=375.00' Δ=3°12'32" L=21.00'
BLOCK 1
N89°32'12"W 100.00'
N89°32'12"W 100.00'
N89°32'12"W 100.00'
N89°32'12"W 100.00'
N89°32'12"W 100.00'
N89°32'12"W 100.00'
N89°32'12"W 100.00'
N89°32'12"W 100.00'
N89°32'12"W 98.04'
R=25.00' Δ=17°45'53" L=7.75'
S0°27'25"W 148.00'
1195.75'
26.00'
16.0'
6.94'
18.53'
25.0'
32.75'
34.00'
STREET NAME
S0°27'25"W 220.61'
S0°27'25"W 99.78'
31.78'
295
296
297
298
299
300
S70°52'44"E 115.00'
S82°38'33"E 115.03'
N79°55'15"W 115.00'
N88°57'46"W 115.00'
N90°00'00"W 115.00'
S0°27'25"W 16.35'
R=25.00' Δ=64°13'51" L=28.03'
R=325.00' Δ=20°17'41" L=98.17'
R=325.00' Δ=6°13'15" L=35.28'
R=325.00' Δ=6°13'15" L=378.07'
R=325.00' Δ=6°13'15" L=352.73'
R=325.00' Δ=4°02'21" L=22.91'
R=325.00' Δ=4°02'21" L=45.29'
R=325.00' Δ=0°34'50" L=3.29'
R=210.00' Δ=0°34'50" L=2.13'
R=210.00' Δ=9°02'38" L=33.16'
R=210.00' Δ=9°02'38" L=33.14'
R=210.00' Δ=9°02'38" L=33.14'
R=210.00' Δ=9°02'38" L=33.14

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

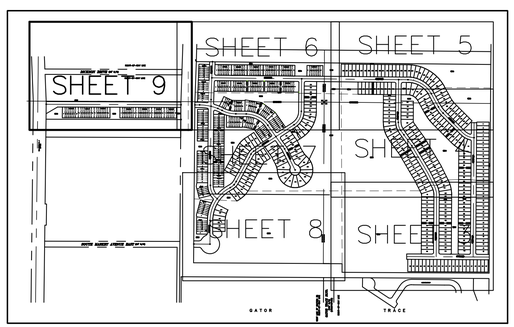
PLAT BOOK _____
PAGE _____

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.



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
WMT	DENOTES WATER MANAGEMENT TRACT
OST	DENOTES OPEN SPACE TRACT

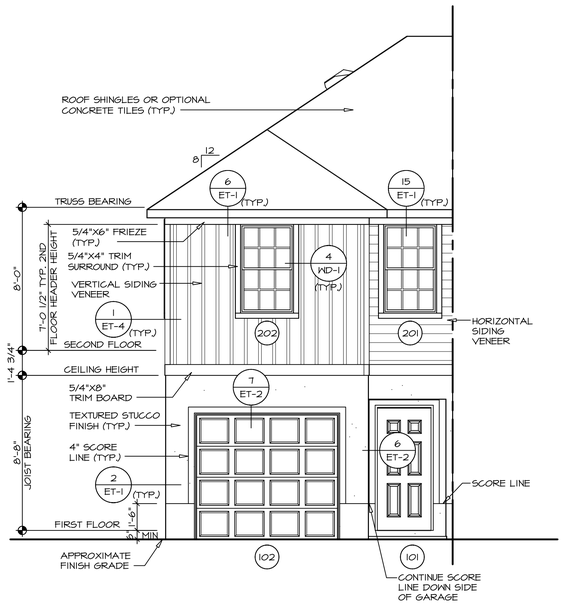


SHEET INDEX

NOT TO SCALE

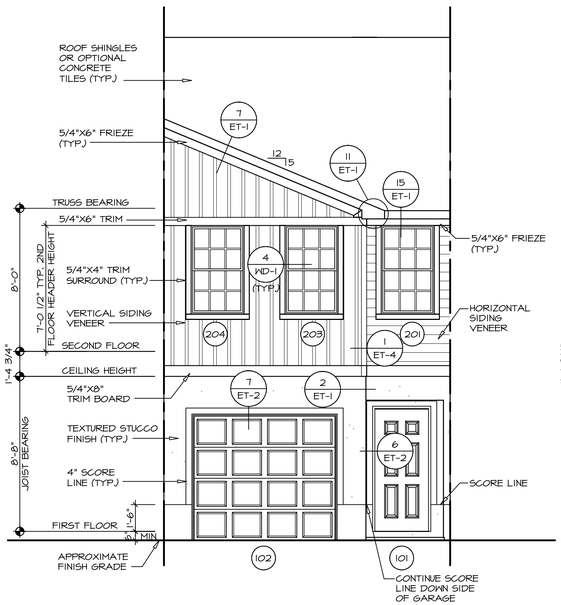
PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286
THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

FILE NAME: 21-054-PLAT-SHT8.DWG



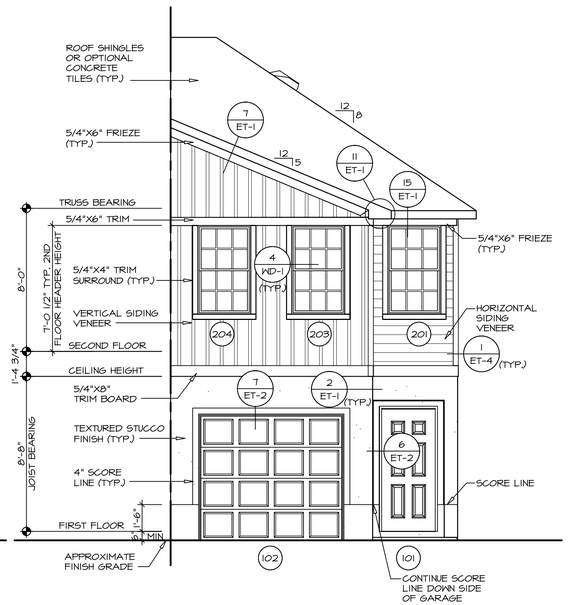
1/A-1 **FRONT ELEVATION "A"**

SCALE: 1/4" = 1'-0" — END UNIT - EXTERIOR TO FIRE SEPARATION WALL "SA1"



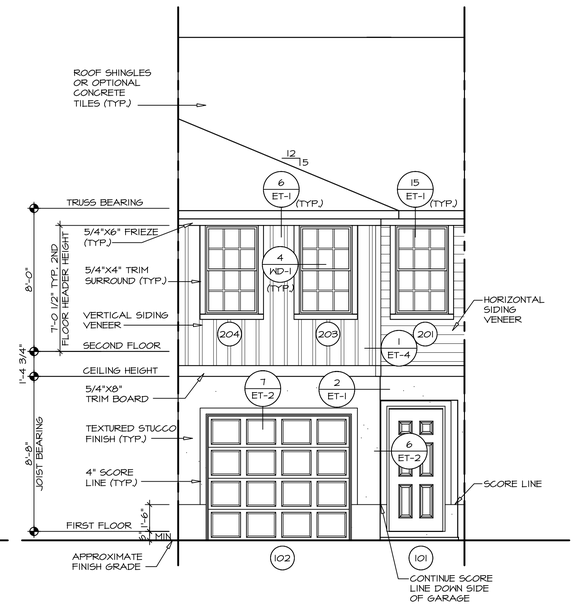
2/A-1 **FRONT ELEVATION "B"**

SCALE: 1/4" = 1'-0" — INTERIOR UNIT "SA0"



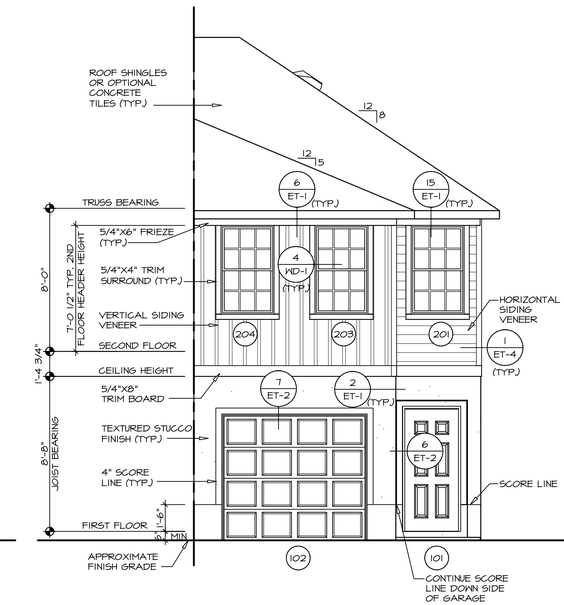
3/A-1 **FRONT ELEVATION "B"**

SCALE: 1/4" = 1'-0" — END UNIT - FIRE SEPARATION WALL TO EXTERIOR "SA1"



4/A-1 **FRONT ELEVATION "C"**

SCALE: 1/4" = 1'-0" — INTERIOR UNIT "SA0"



5/A-1 **FRONT ELEVATION "C"**

SCALE: 1/4" = 1'-0" — END UNIT - FIRE SEPARATION WALL TO EXTERIOR "SA1"

REV. NO.	DATE	REMARKS

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NVR

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Frederick, MD 21703

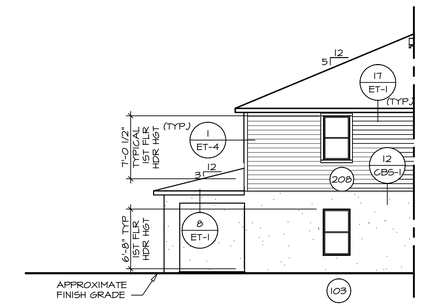
SET NO. FLGWB
VERSION CO
DRAWN BY HT
DATE: 06/02/20
OPTION

MODEL FLAMINGO WB
DRAWING TITLE FRONT ELEVATIONS
SHEET NO. A-1

OPTION DESCRIPTION

4

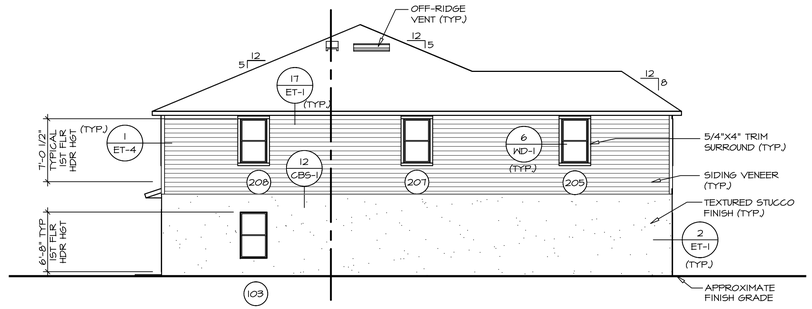
J:\PROJECTS\RYANHOMES\FLAMINGO WB_FLGWB_00\Sheets\Master Set\Elevations\4 A-1 ELV FRONT.dwg 01/18/21 - 1:22 pm



4 A-2 **PARTIAL LEFT ELEVATION**

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

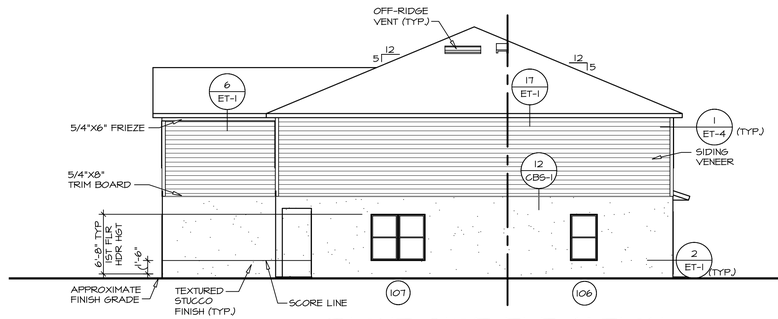
END UNIT - WALL EXTERIOR TO FIRE SEPARATION "SAI" W/ OPT. LANAI "EPL"



1 A-2 **LEFT SIDE ELEVATION**

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

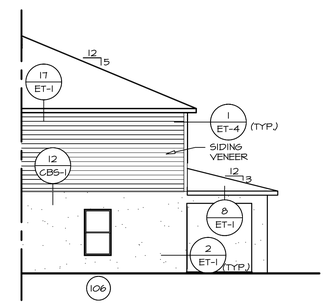
ELEVATION "A" "ELA"
END UNIT - WALL EXTERIOR TO FIRE SEPARATION "SAI"



2 A-2 **RIGHT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"

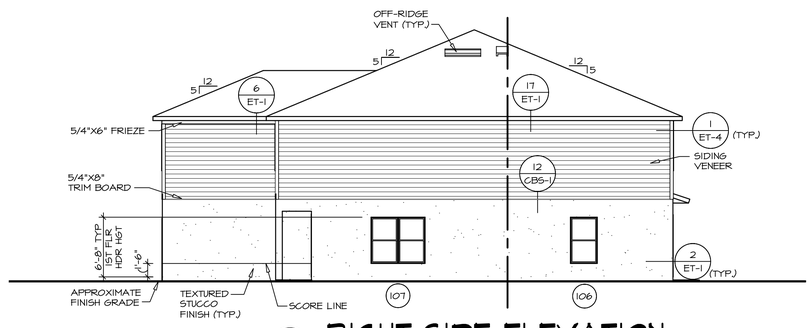
ELEVATION "B" "ELB"
END UNIT - FIRE SEPARATION WALL TO EXTERIOR "SAM"



5 A-2 **PARTIAL RIGHT ELEVATION**

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

END UNIT - FIRE SEPARATION WALL TO EXTERIOR "SAM" W/ OPT. LANAI "EPL"



3 A-2 **RIGHT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"

ELEVATION "C" "ELC"
END UNIT - FIRE SEPARATION WALL TO EXTERIOR "SAM"

REV. NO.	DATE	REMARKS

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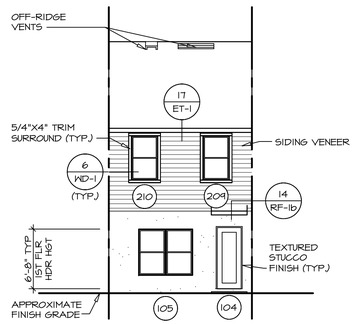
SET NO. FLGWB
VERSION 00
DRAWN BY HT
DATE: 06/02/20
OPTION

MODEL: FLAMINGO WB
DRAWING TITLE: SIDE ELEVATIONS
OPTION DESCRIPTION

SHEET NO. A-2

5

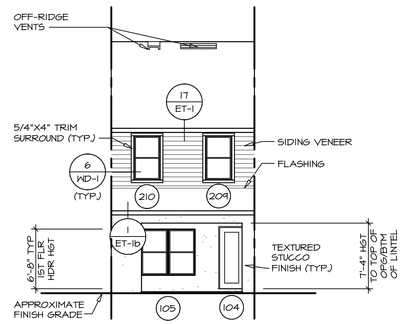
J:\PROJECTS\RYANHOMES\FLAMINGO WB_FLGWB_00\Sheets\Master Set\Elevations\5 A-2 ELV_SIDE.dwg 01/18/21 - 1:22 pm



1 A-2b REAR ELEVATION

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

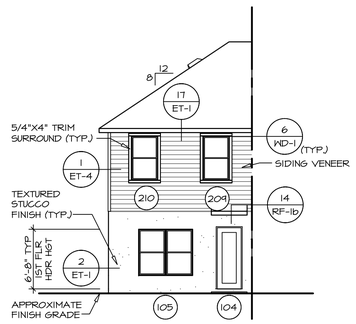
ELEVATION "B" **"ELB"**
ELEVATION "C" **"ELC"**
INTERIOR UNIT **"SAO"**



2 A-2b REAR ELEVATION

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

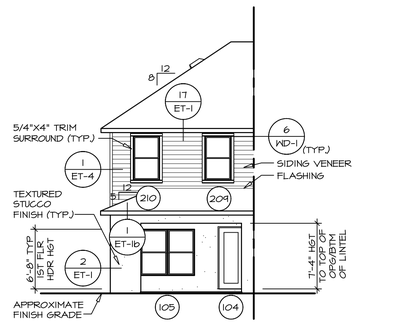
ELEVATION "B" **"ELB"**
ELEVATION "C" **"ELC"**
INTERIOR UNIT **"SAO"**
OPT. LANAI **"EPL"**



3 A-2b REAR ELEVATION

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

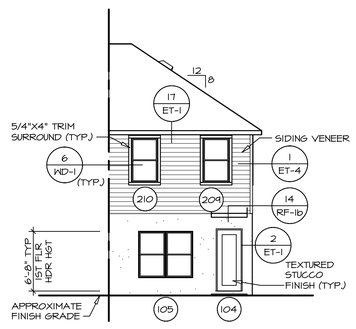
ELEVATION "B" **"ELB"**
ELEVATION "C" **"ELC"**
END UNIT - FIRE SEPARATION
WALL TO EXTERIOR **"SAM"**



4 A-2b REAR ELEVATION

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

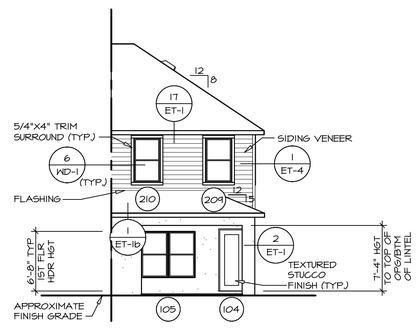
ELEVATION "B" **"ELB"**
ELEVATION "C" **"ELC"**
END UNIT - FIRE SEPARATION
WALL TO EXTERIOR **"SAM"**
OPT. LANAI **"EPL"**



5 A-2b REAR ELEVATION

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

ELEVATION "A" **"ELA"**
END UNIT - EXTERIOR TO
FIRE SEPARATION WALL **"SAI"**



6 A-2b REAR ELEVATION

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

ELEVATION "A" **"ELA"**
END UNIT - EXTERIOR TO
FIRE SEPARATION WALL **"SAI"**
OPT. LANAI **"EPL"**

REMARKS

REV. NO.	DATE

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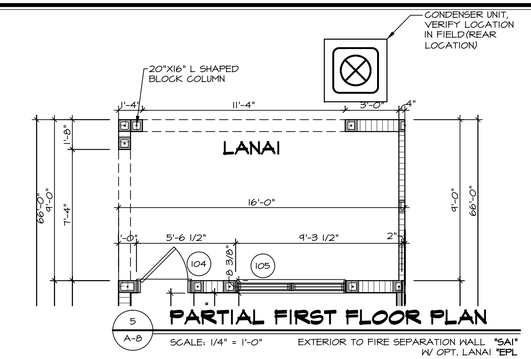
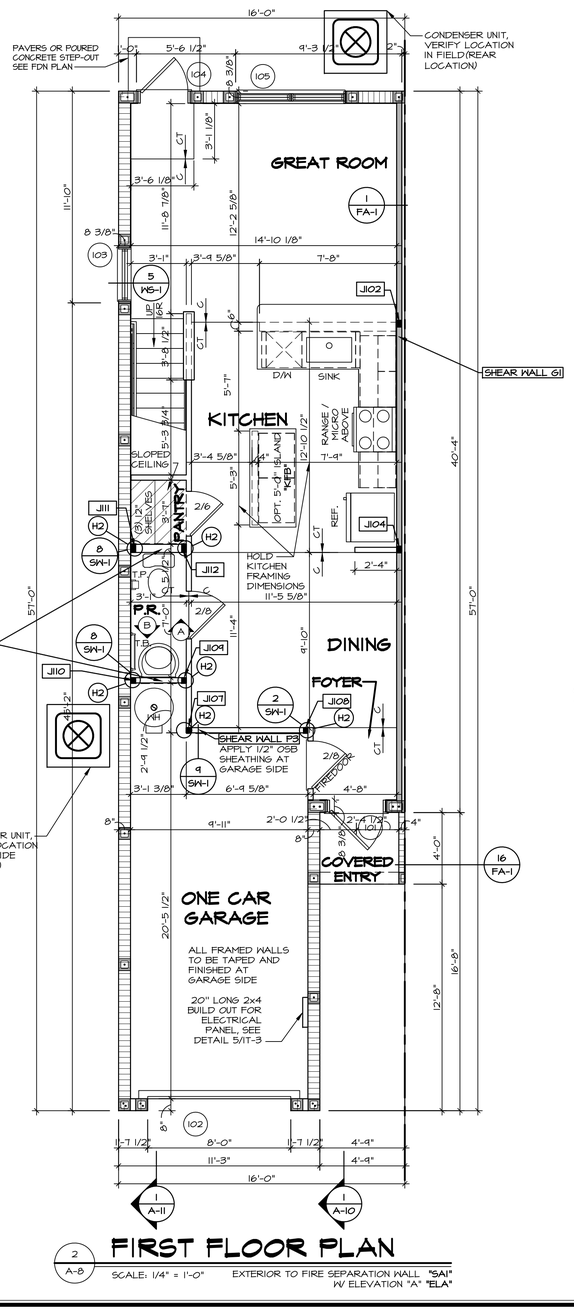
SET NO. FLGWB
VERSION 00
DRAWN BY HT
DATE: 06/02/20
OPTION

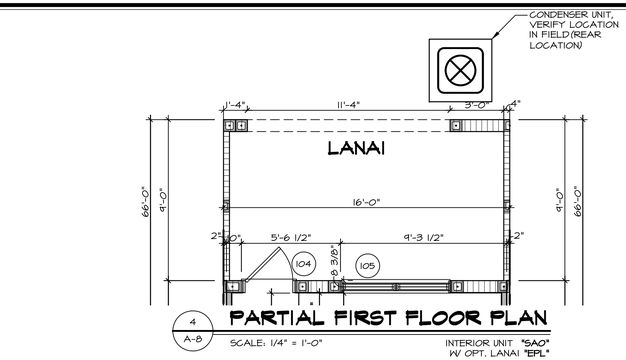
SHEET NO. A-2b
MODEL FLAMINGO WB
DRAWING TITLE REAR ELEVATIONS
OPTION DESCRIPTION

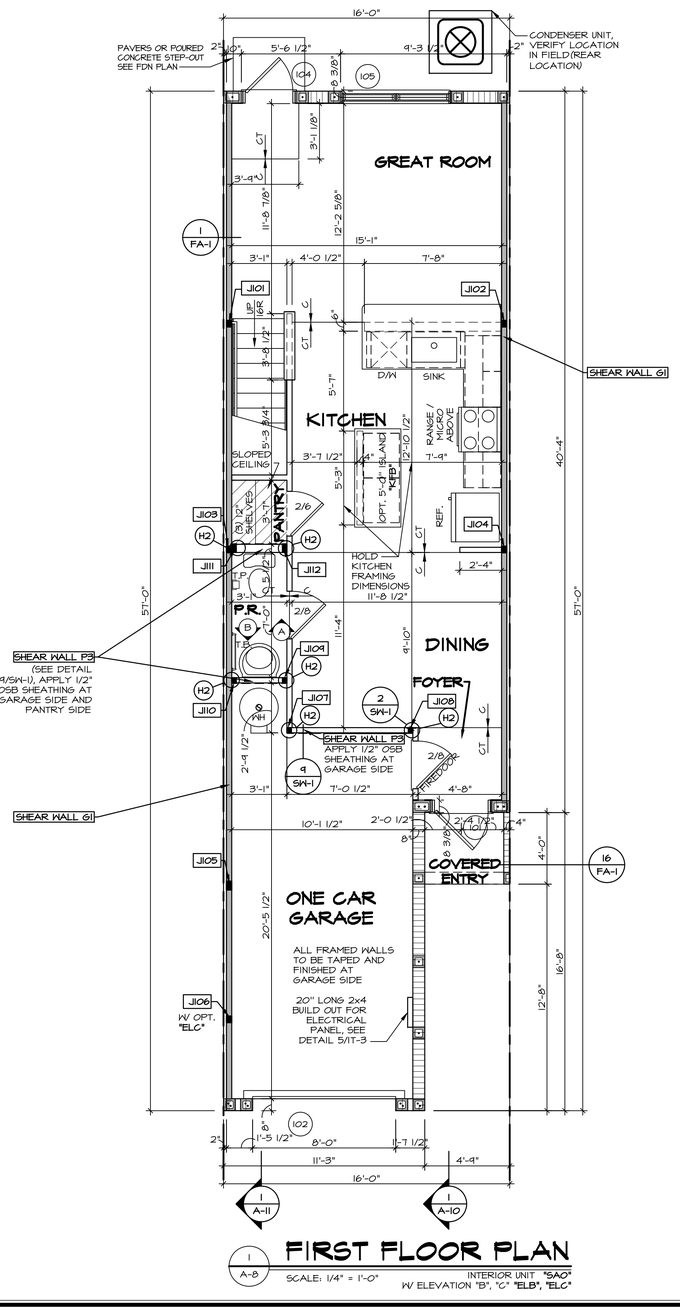
6

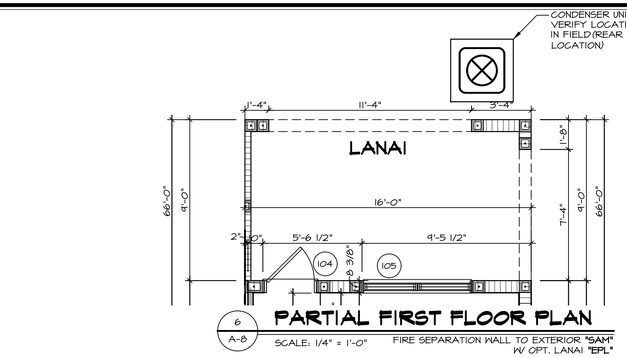
J:\PROJECTS\RYANHOMES\FLAMINGO_WB_FLGWB_00\Sheets\Master Set\Elevations\6 A-2b ELV_REAR.dwg 01/18/21 - 1:22 pm

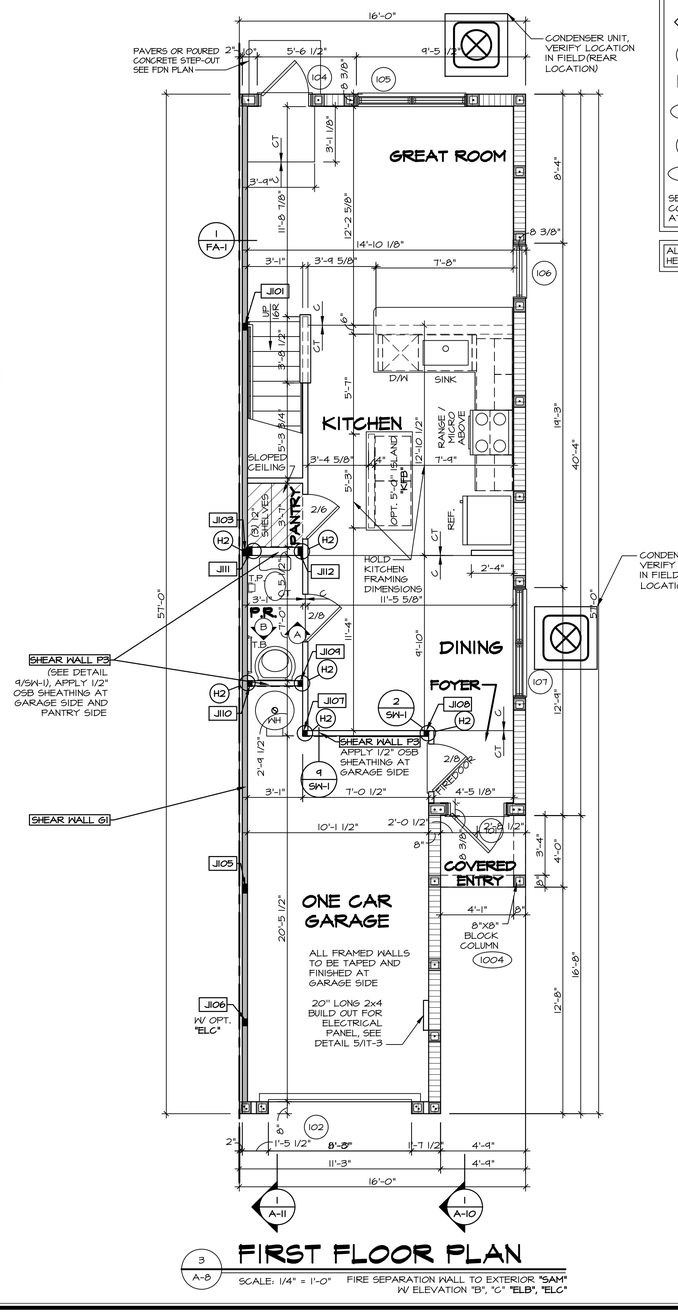












NOTES:

1. ALL BLOCK WALL DIMENSIONS AT CONDITIONED SPACE INCLUDE FURRING STRIPS.
2. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
3. SCHEDULES (N-2)

LEGEND

- WOOD BEARING WALL: BEARING WALLS - 2X SYP#2 STUDS AT 16" O.C.
- NON BEARING WALL: 2X STUD GRADE LUMBER OR METAL STUDS AT 24" O.C. *SEE SW-1 FOR SHEAR WALL STUD SPACING (WHEN INDICATED).
- MASONRY WALL
- JACKS
- BEAM/HEADER
- PAD FOOTING
- STEEL COLUMN
- SHEAR WALL HOLD DOWN
- JOIST/TRUSS
- ENGINEERING PAGE NUMBER
- WINDOW/DOOR TAG
- PRECAST LINTEL TAG

SEE FC DETAILS FOR FRAMING CONNECTORS AND STUD SPACING AT FRAMED WALLS

ALL WINDOWS HAVE 6'-8" HEADER HEIGHT UNLESS OTHERWISE NOTED

REMARKS

REV. NO.	DATE

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SET NO. FLOWB
VERSION 00
DRAWN BY HD
DATE: 5/25/20
OPTION

SHEET NO. A-8
MODEL FLAMINGO WB
DRAWING TITLE FIRST FLOOR PLANS
OPTION DESCRIPTION

13

J:\PROJECTS\RYANHOMES\FLAMINGO WB_FLOWB_00\Sheets\Master Set\First Floor Plan\13 A-8 PLNT.dwg 01/18/21 - 1:23 pm

NOTES:

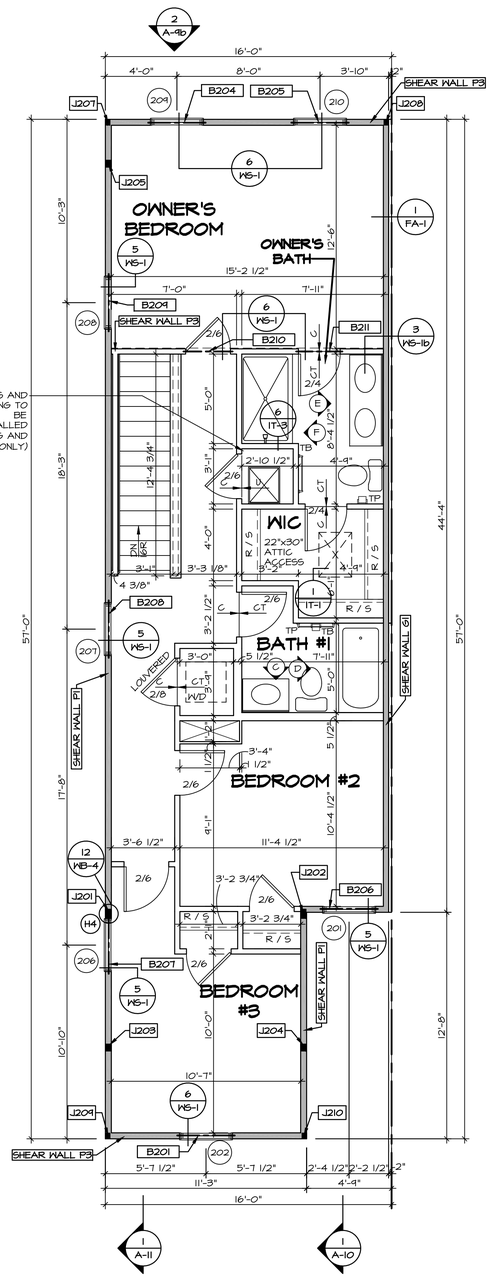
1. ALL BLOCK WALL DIMENSIONS AT CONDITIONED SPACE INCLUDE FURRING STRIPS.
2. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
3. SCHEDULES (N-2)

LEGEND

- WOOD BEARING WALL: BEARING WALLS - 2X SYP#2 STUDS AT 16" O.C.
- NON BEARING WALL: 2X STUD GRADE LUMBER OR METAL STUDS AT 24" O.C. *SEE SW-1 FOR SHEAR WALL STUD SPACING (WHEN INDICATED).
- MASONRY WALL
- JACKS
- BEAM/HEADER
- PAD FOOTING
- STEEL COLUMN
- SHEAR WALL HOLD DOWN
- JOIST/TRUSS
- ENGINEERING PAGE NUMBER
- WINDOW/DOOR TAG
- PRECAST LINTEL TAG

SEE FC DETAILS FOR FRAMING CONNECTORS AND STUD SPACING AT FRAMED WALLS

ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED

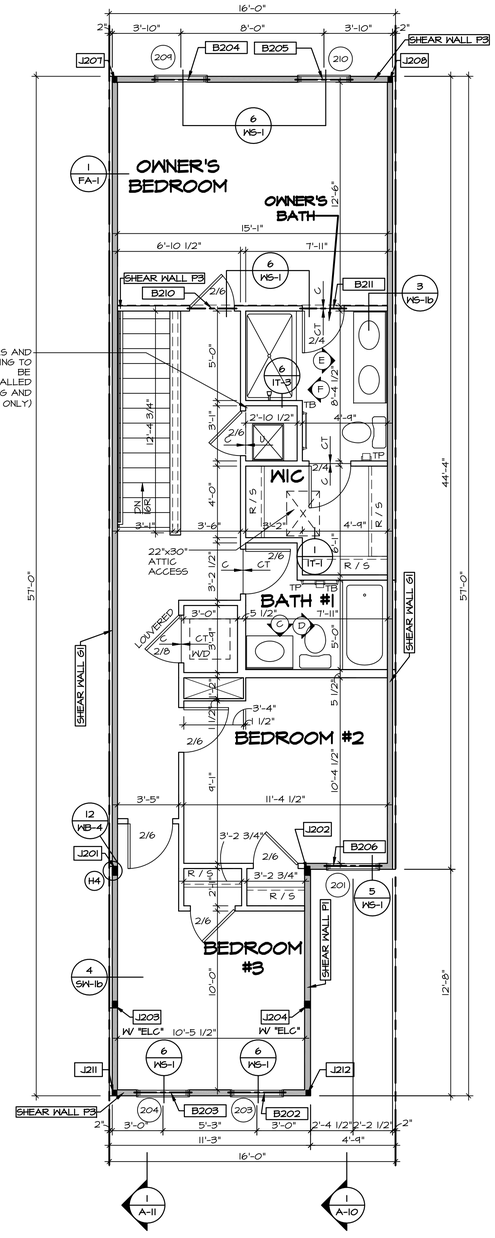


SECOND FLOOR PLAN

2 / A-9

SCALE: 1/4" = 1'-0"

EXTERIOR TO FIRE SEPARATION WALL "SA1"
ELEVATION "A" "ELA"
THREE BEDROOM "BCB"

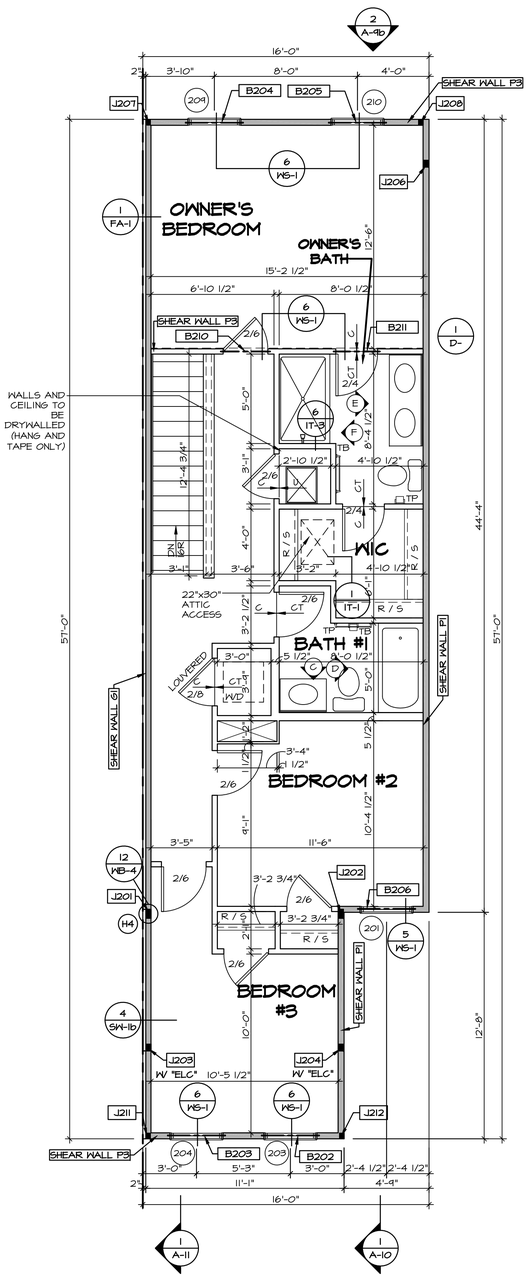


SECOND FLOOR PLAN

1 / A-9

SCALE: 1/4" = 1'-0"

INTERIOR UNIT "SAO"
ELEVATION "B", "C" "ELB", "ELC"
THREE BEDROOM "BCB"



SECOND FLOOR PLAN

3 / A-9

SCALE: 1/4" = 1'-0"

FIRE SEPARATION WALL TO EXTERIOR "SAM"
ELEVATION "B", "C" "ELB", "ELC"
THREE BEDROOM "BCB"

REV. NO.	DATE	REMARKS

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Frederick, MD 21703

SET NO. FLAWB
VERSION 00
DRAWN BY HD
DATE: 5/27/20

MODEL FLAMINGO WB
DRAWING TITLE SECOND FLOOR PLANS
OPTION DESCRIPTION
OPTION

SHEET NO. A-9

15

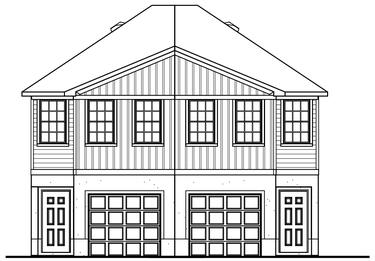
J:\PROJECTS\RYANHOMES\FLAMINGO WB_FLOWB_00\Sheets\Master Set\Second Floor Plan\15 A-9 PLN2.dwg 01/18/21 - 1:24 pm

UNIT B
ELEVATION "A"
(PER PLAN)

UNIT A
ELEVATION "A"
(REVERSE)

1 / B-2 — 2 - UNIT BUILDING

SCALE: 1/8" = 1'-0" FLG2A



UNIT B
ELEVATION "B"
(REVERSE)

UNIT A
ELEVATION "B"
(PER PLAN)

2 / B-2 — 2 - UNIT BUILDING

SCALE: 1/8" = 1'-0" FLG2B

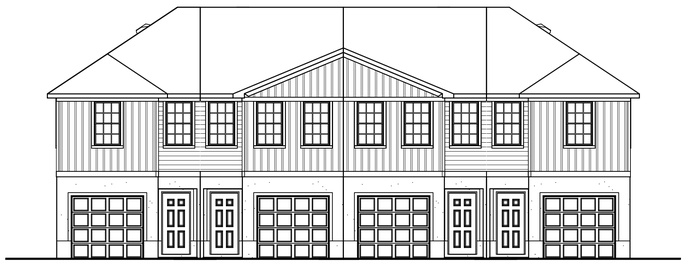
UNIT C
ELEVATION "A"
(PER PLAN)

UNIT B
ELEVATION "B"
(REVERSE)

UNIT A
ELEVATION "B"
(PER PLAN)

3 / B-2 — 3 - UNIT BUILDING

SCALE: 1/8" = 1'-0" FLG03



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" FLG04

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" FLG05

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" FLG06

REMARKS

REV. NO.	DATE

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5285 Westview Drive, Suite 100
Frederick, MD 21703

SHEET NO. B-2

MODEL FLAMINGO WB

DRAWING TITLE BUILDING STRIP ELEVATIONS 2, 3, 4, 5, 6-UNIT BUILDING

OPTION DESCRIPTION BLOCK FIRST FLOOR

SET NO. FLGWB VERSION 00

DRAWN BY HT

DATE: 06/11/20

OPTION SPF

501

J:\PROJECTS\RYANHOMES\FLAMINGO WB_FLGWB_00\Sheets\Buildings\501 B-2 UNIT_STRP_23456.dwg 01/19/21 - 8:49 am

UNIT G
ELEVATION "A"
(PER PLAN)

UNIT F
ELEVATION "C"
(REVERSE)

UNIT E
ELEVATION "C"
(PER PLAN)

UNIT D
ELEVATION "B"
(REVERSE)

UNIT C
ELEVATION "B"
(PER PLAN)

UNIT B
ELEVATION "C"
(REVERSE)

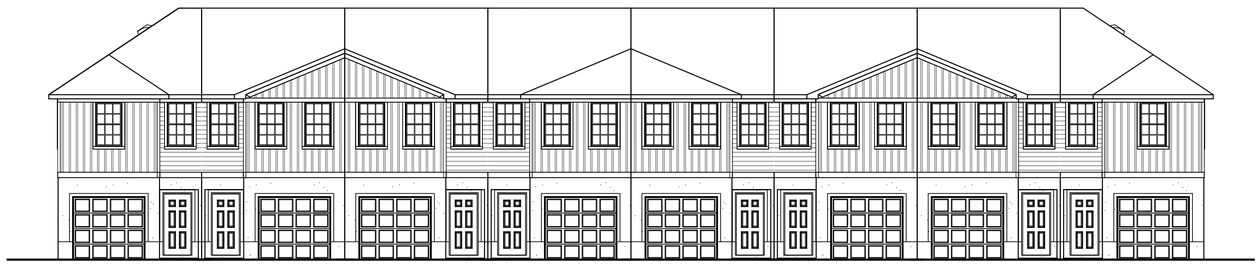
UNIT A
ELEVATION "C"
(PER PLAN)

1
B-2

7 - UNIT BUILDING

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

FLGOT



UNIT H
ELEVATION "A"
(PER PLAN)

UNIT G
ELEVATION "B"
(REVERSE)

UNIT F
ELEVATION "B"
(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)

2
B-2

8 - UNIT BUILDING

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

FLGOB

REMARKS

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Frederick, MD 21703

SHEET NO.
B-2

MODEL
FLAMINGO WB

DRAWING TITLE
BUILDING STRIP ELEVATIONS
7, 8-UNIT BUILDING

OPTION DESCRIPTION
BLOCK FIRST FLOOR

502

SET NO. FLGWB
VERSION 00

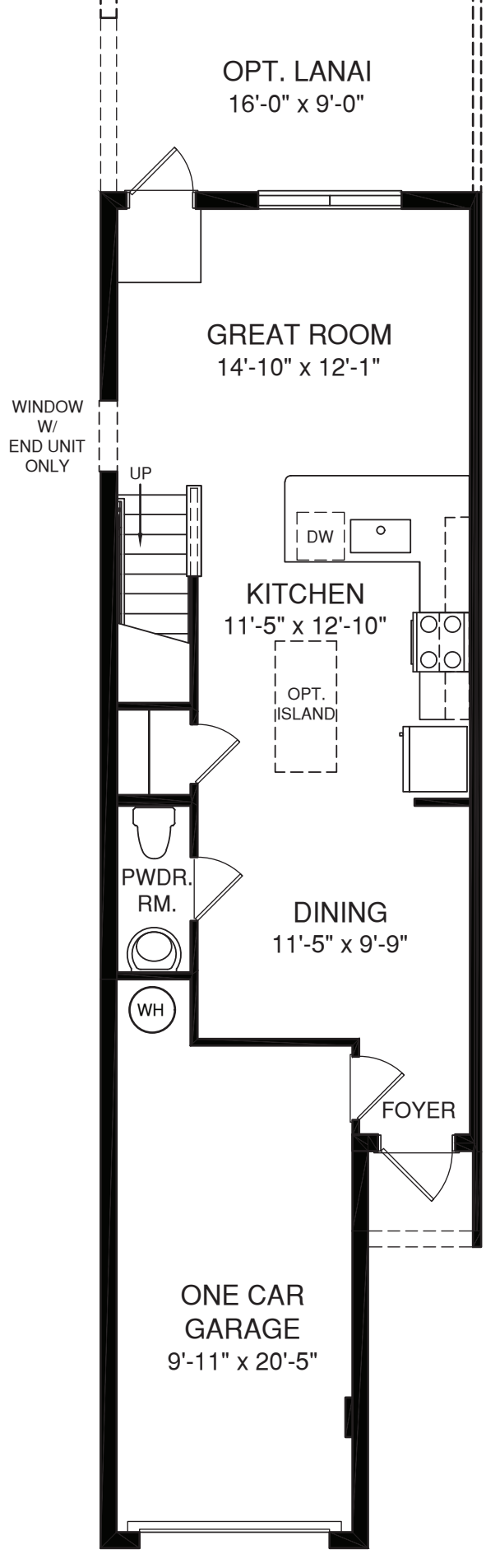
DRAWN BY HT

DATE: 06/11/20

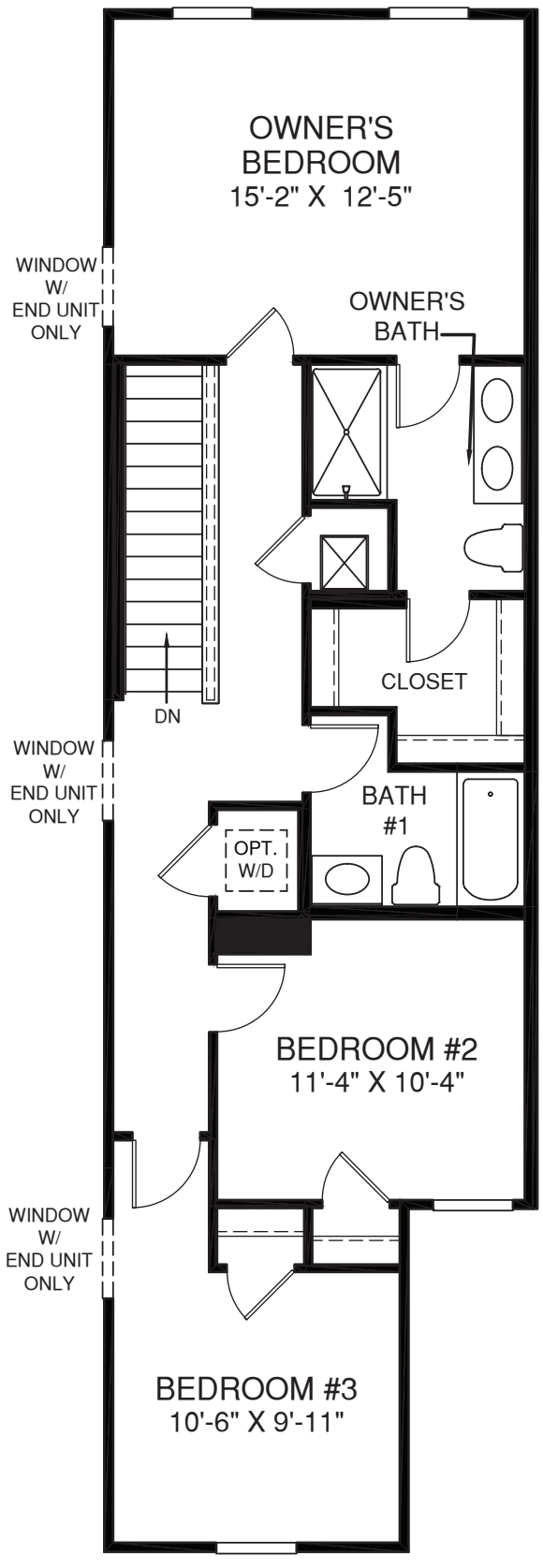
OPTION
SPFF

J:\PROJECTS\RYANHOMES\FLAMINGO WB_FLGWB_00\Sheets\Buildings\502 B-2 UNIT STRIP 7&8.dwg 01/19/21 - 8:49 am

FLAMINGO



MAIN LEVEL



UPPER LEVEL

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Elevations shown are artist's concepts. Floor plans may vary per elevation. Ryan Homes reserves the right to make changes without notice or prior obligation.

EQUAL HOUSING OPPORTUNITY
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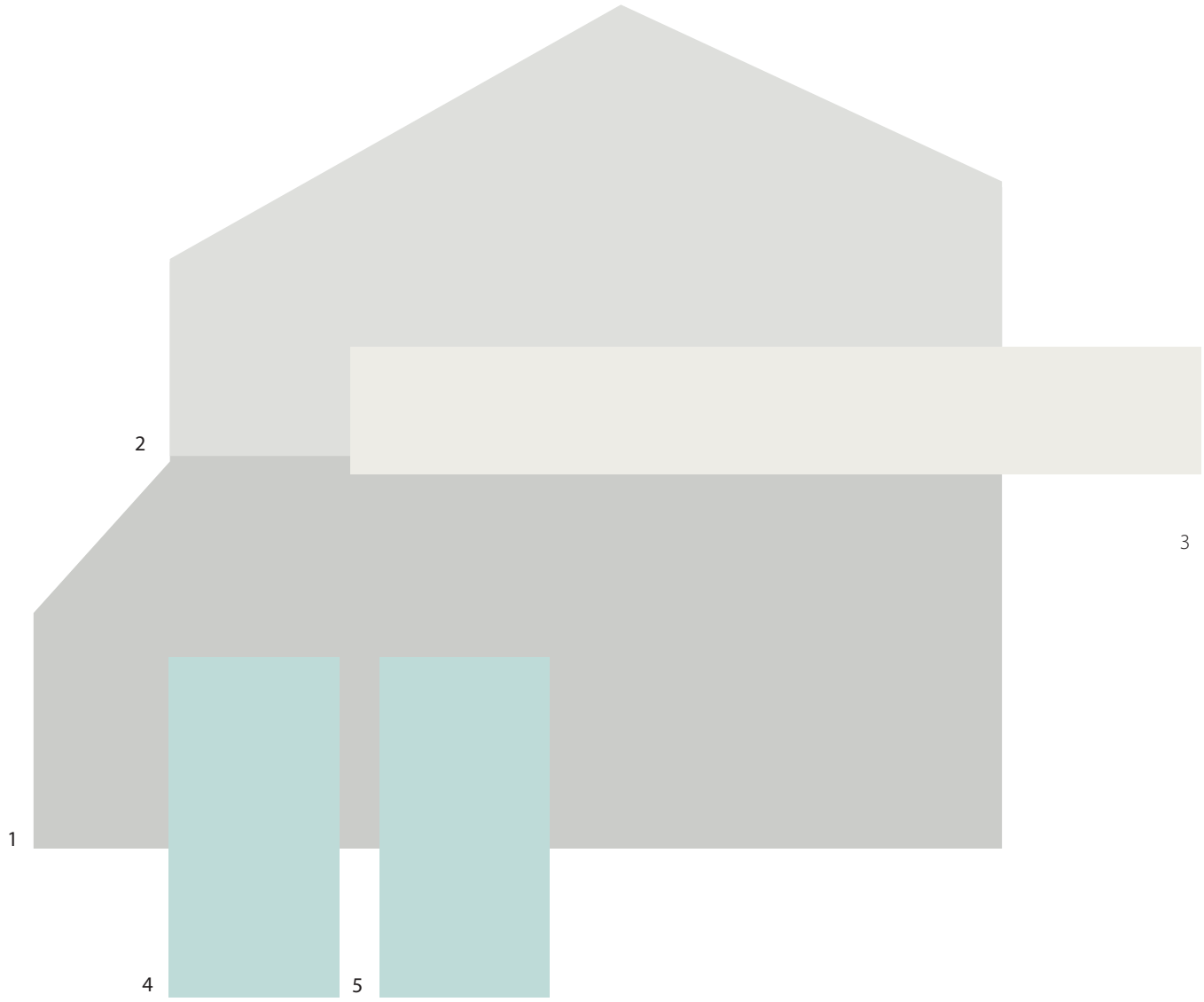
Elevations shown are artist's concepts. Floor plans may vary per elevation. Ryan Homes reserves the right to make changes without notice or prior obligation.

Ryan Homes

SHERWIN-WILLIAMS.
HOMESCAPES™

Simply Ryan



Scheme 201

1	Body	SW 7064 Passive
2	Hardiboard	SW 7063 Nebulous White
3	Trim	SW 7005 Pure White
4	Shutters	SW 6484 Meander Blue
5	Front Door	SW 6484 Meander Blue

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Color samples shown approximate actual paint colors as closely as possible. 21-03-3281

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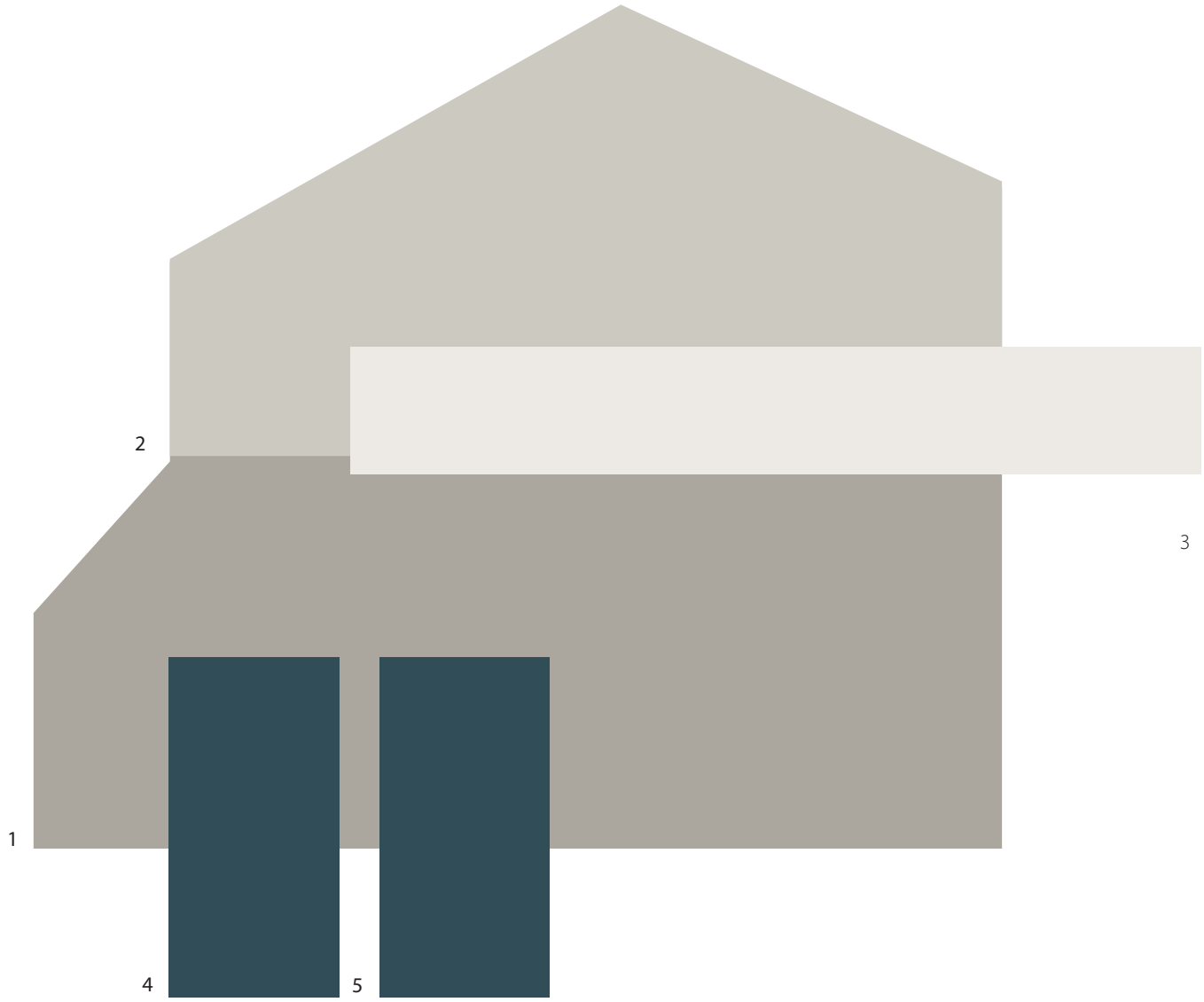

Scheme 202

1	Body	SW 7017 Dorian Gray
2	Hardiboard	SW 7015 Repose Gray
3	Trim	SW 7004 Snowbound
4	Shutters	SW 7620 Seaworthy
5	Front Door	SW 7620 Seaworthy

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Color samples shown approximate actual paint colors as closely as possible. 21-03-3281

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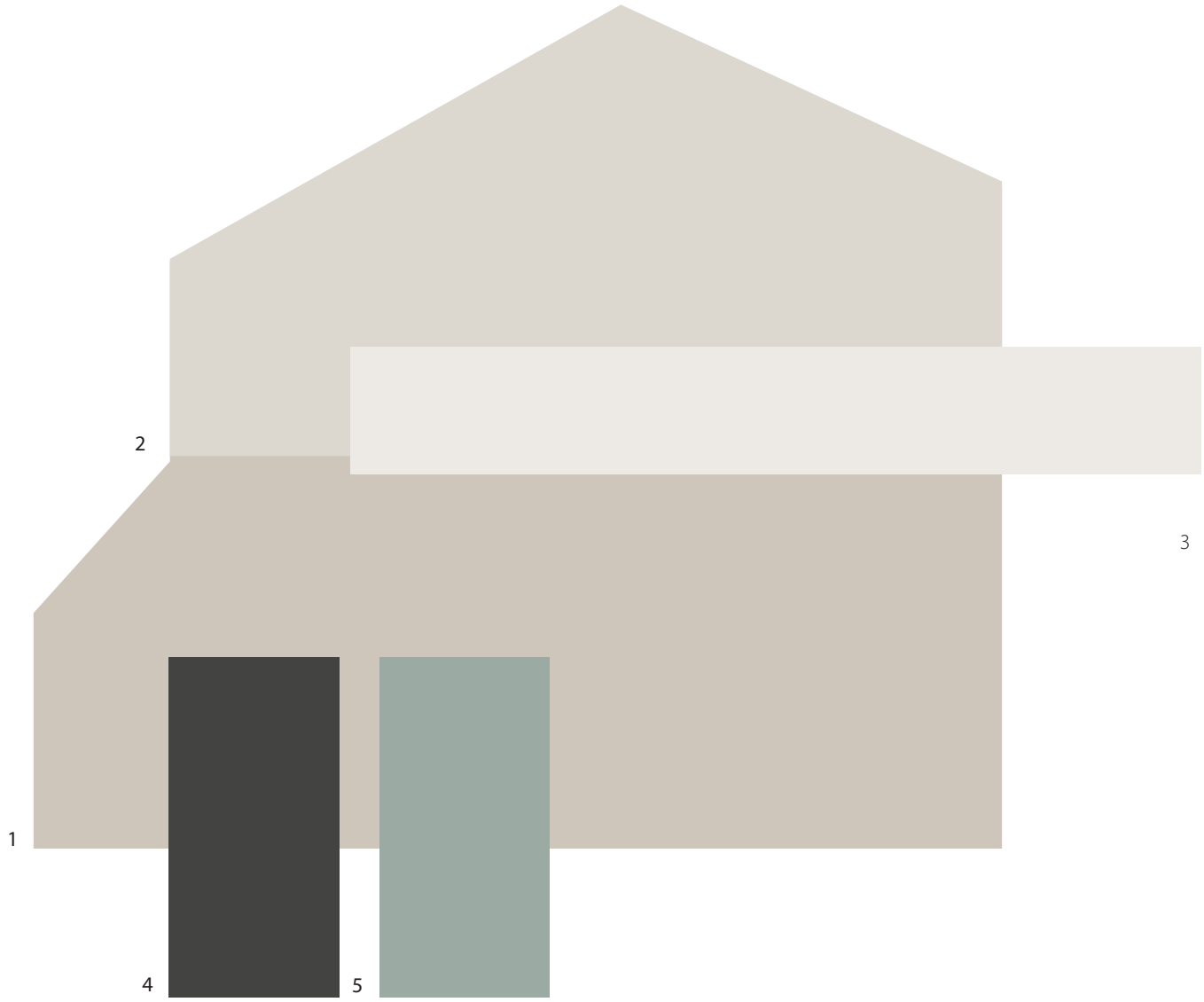

Scheme 203

1	Body	SW 7043 Worldly Gray
2	Hardiboard	SW 9166 Drift of Mist
3	Trim	SW 7004 Snowbound
4	Shutters	SW 7069 Iron Ore
5	Front Door	SW 6213 Halcyon Green

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Color samples shown approximate actual paint colors as closely as possible. 21-03-3281

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Scheme 204

1	Body	SW 6254 Lazy Gray
2	Hardiboard	SW 7006 Extra White
3	Trim	SW 7006 Extra White
4	Shutters	SW 6258 Tricorn Black
5	Front Door	SW 6258 Tricorn Black

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Color samples shown approximate actual paint colors as closely as possible. 21-03-3281

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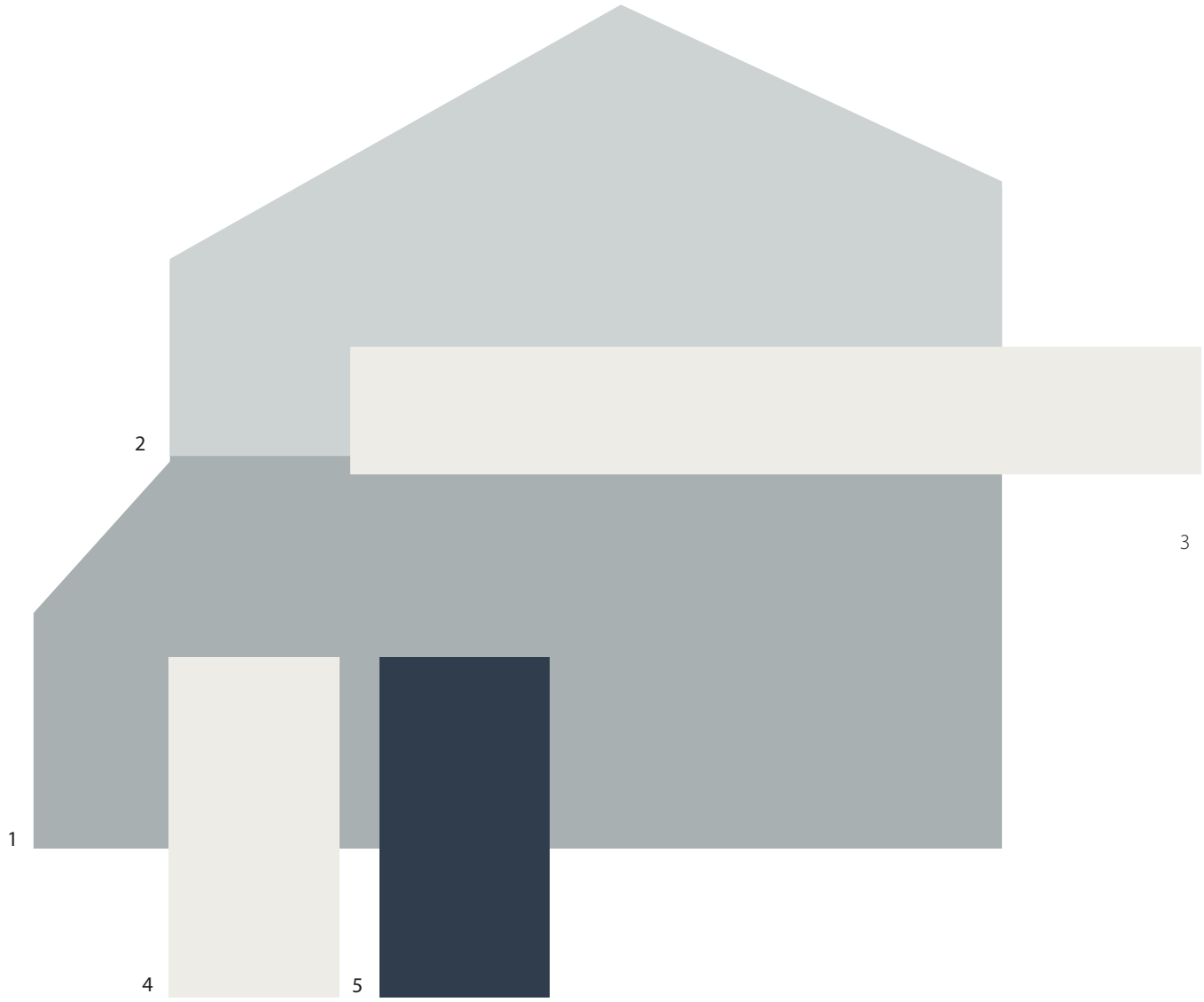

Scheme 205

1	Body	SW 6234 Uncertain Gray
2	Hardiboard	SW 6232 Misty
3	Trim	SW 7005 Pure White
4	Shutters	SW 7005 Pure White
5	Front Door	SW 6244 Naval

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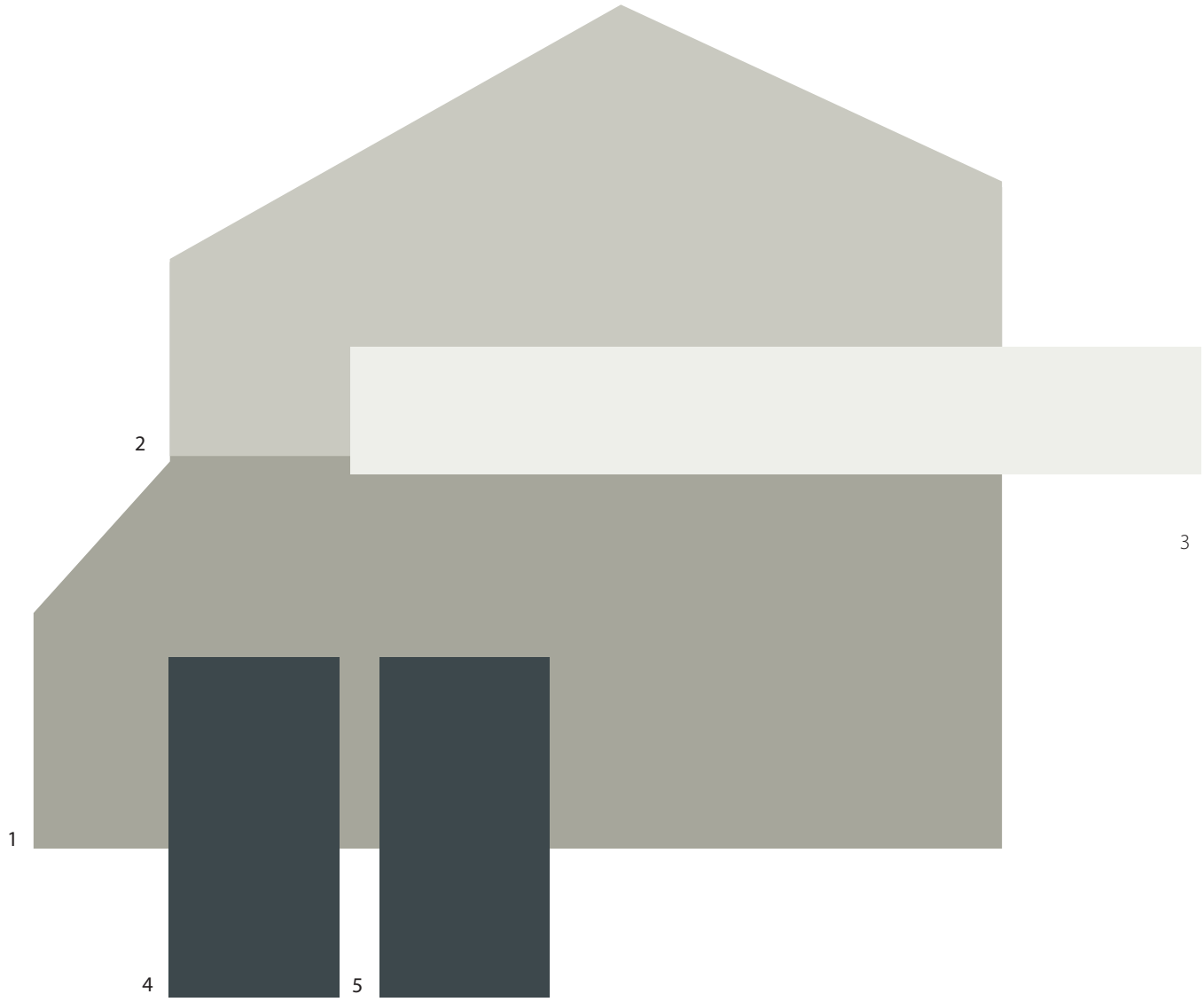

Scheme 206

1	Body	SW 6199 Rare Gray
2	Hardiboard	SW 6197 Aloof Gray
3	Trim	SW 7006 Extra White
4	Shutters	SW 7625 Mount Etna
5	Front Door	SW 7625 Mount Etna

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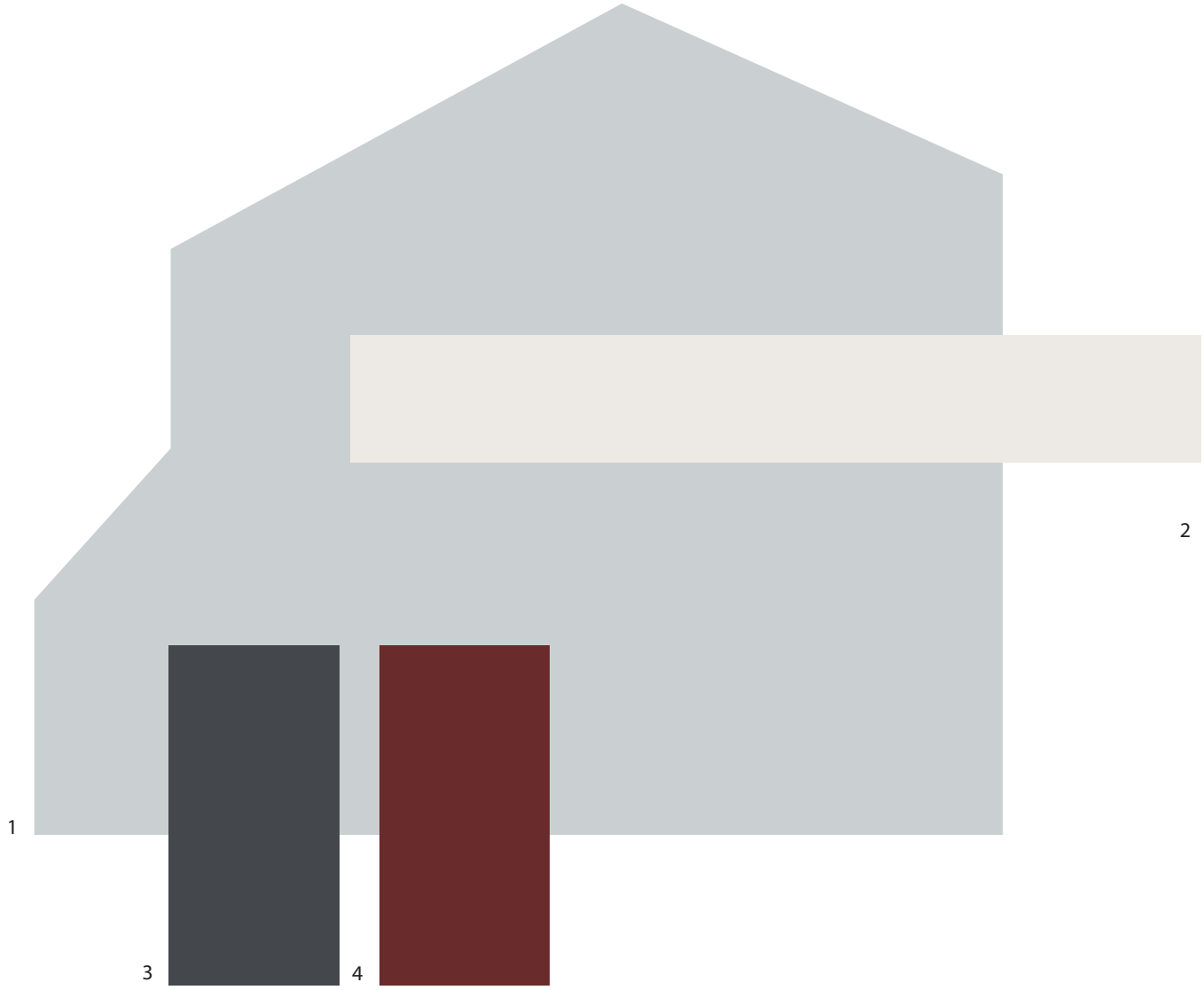

Scheme 101

1	Body	SW 6246 North Star
2	Trim	SW 7004 Snowbound
3	Shutters	SW 7076 Cyberspace
4	Front Door	SW 7585 Sundried Tomato

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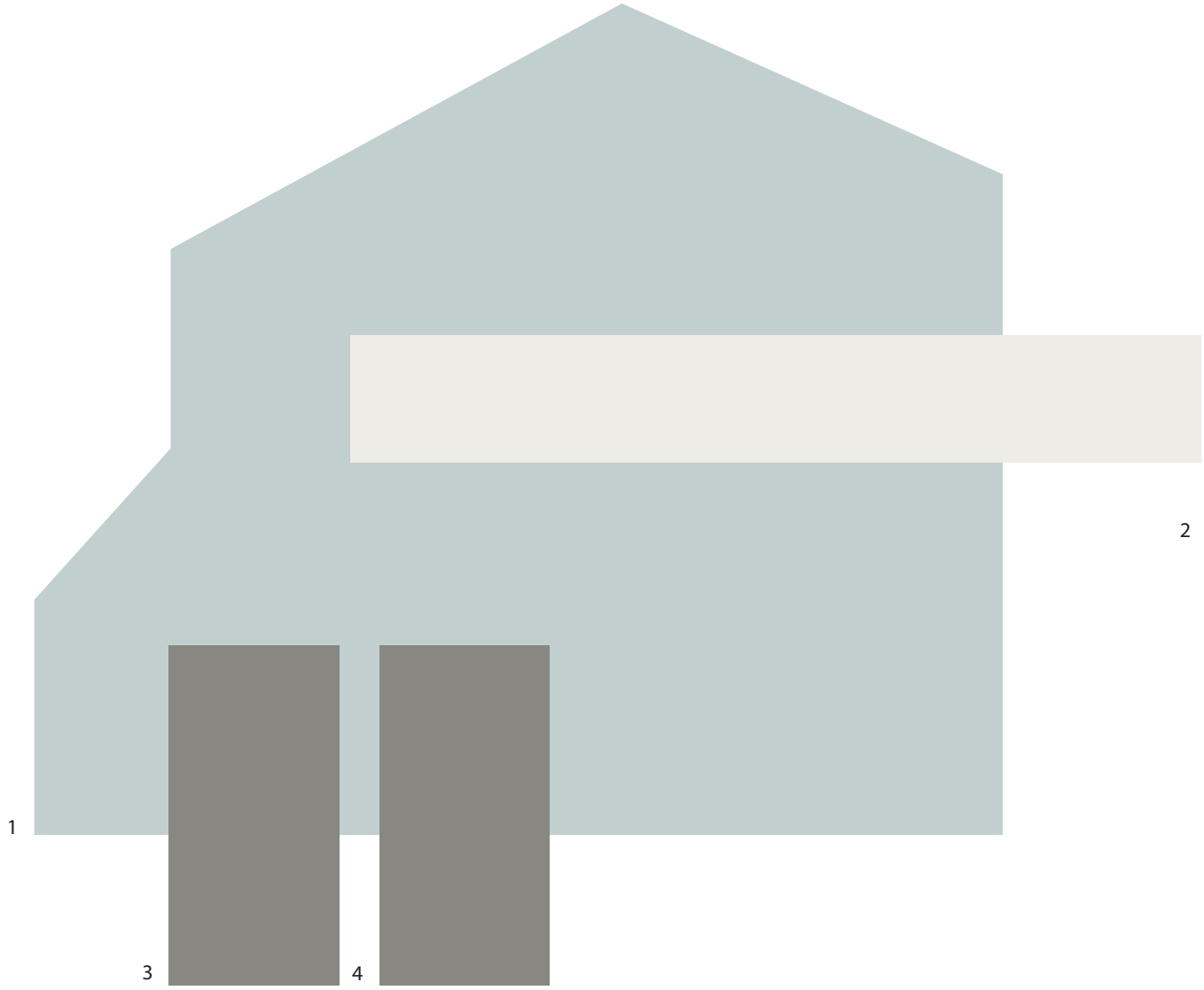

Scheme 102

1	Body	SW 6218 Tradewind
2	Trim	SW 7005 Pure White
3	Shutters	SW 0077 Classic French Gray
4	Front Door	SW 0077 Classic French Gray

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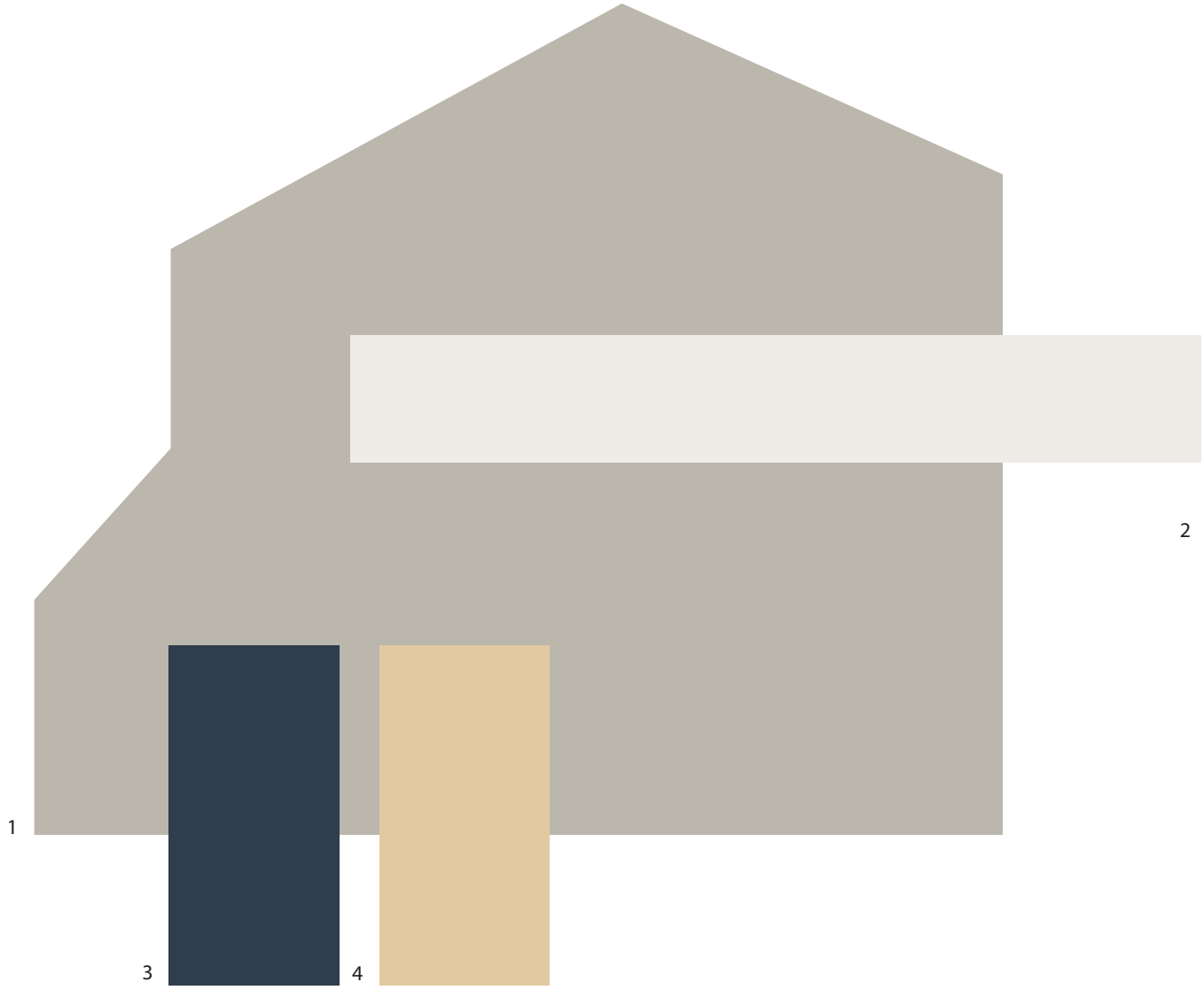

Scheme 103

1	Body	SW 7016 Mindful Gray
2	Trim	SW 7005 Pure White
3	Shutters	SW 6244 Naval
4	Front Door	SW 7691 Pale Yellow

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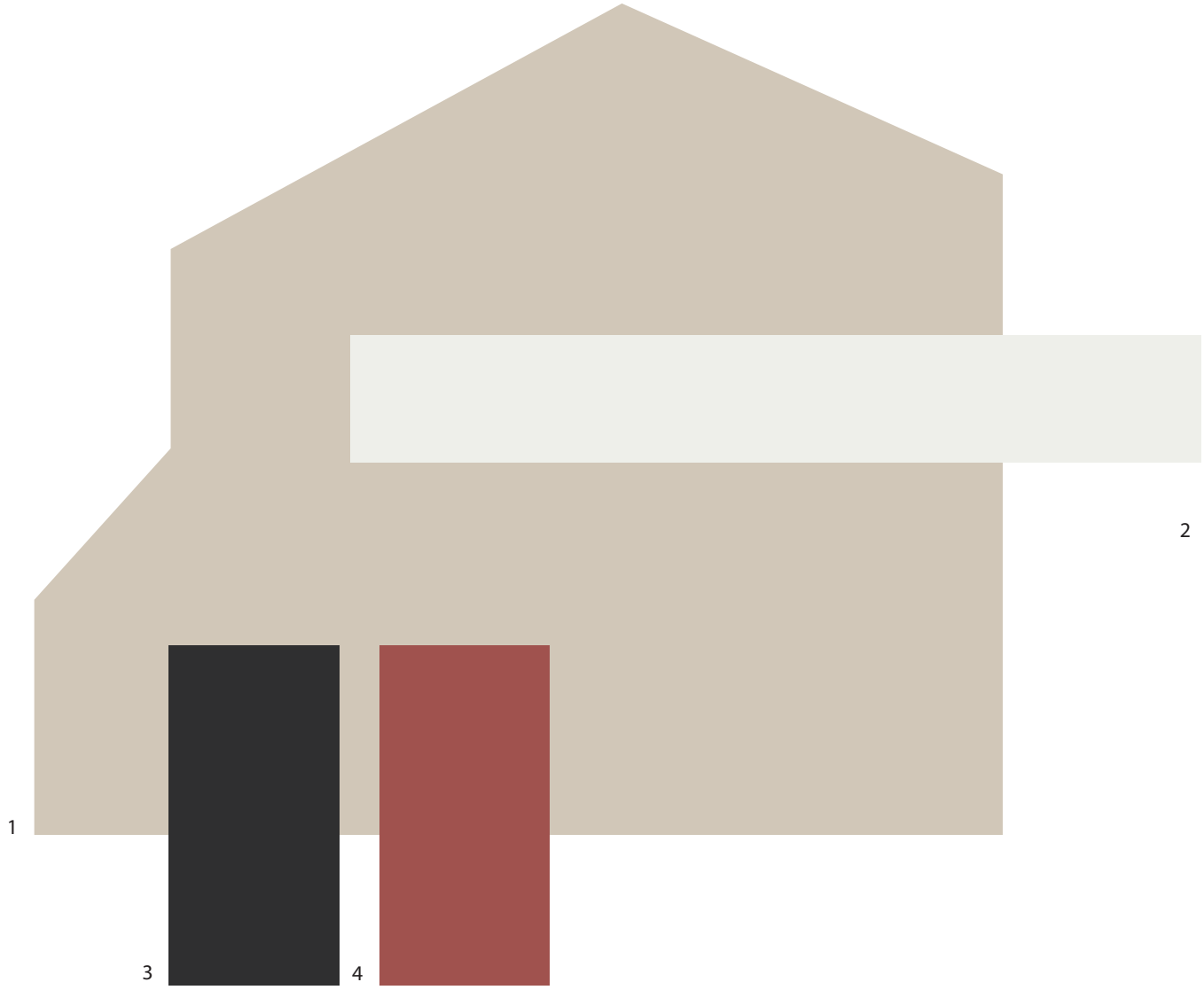

Scheme 104

1	Body	SW 7036 Accessible Beige
2	Trim	SW 7006 Extra White
3	Shutters	SW 6258 Tricorn Black
4	Front Door	SW 6320 Bravado Red

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Color samples shown approximate actual paint colors as closely as possible. 21-03-3281

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Scheme 105

1	Body	SW 6206 Oyster Bay
2	Trim	SW 7004 Snowbound
3	Shutters	SW 7004 Snowbound
4	Front Door	SW 7076 Cyberspace

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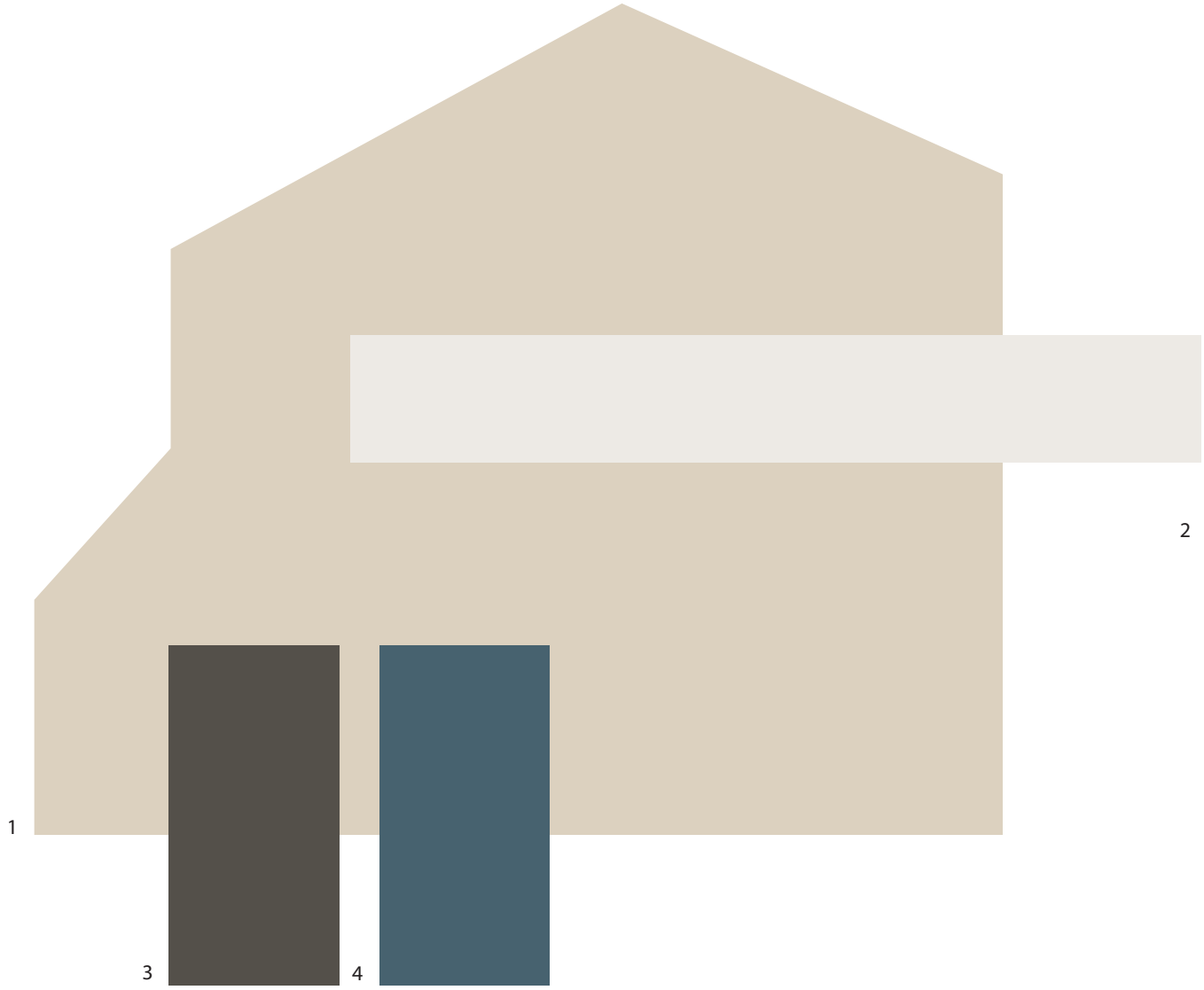

Scheme 106

1	Body	SW 7531 Canvas Tan
2	Trim	SW 7004 Snowbound
3	Shutters	SW 7048 Urbane Bronze
4	Front Door	SW 0048 Bunglehouse Blue

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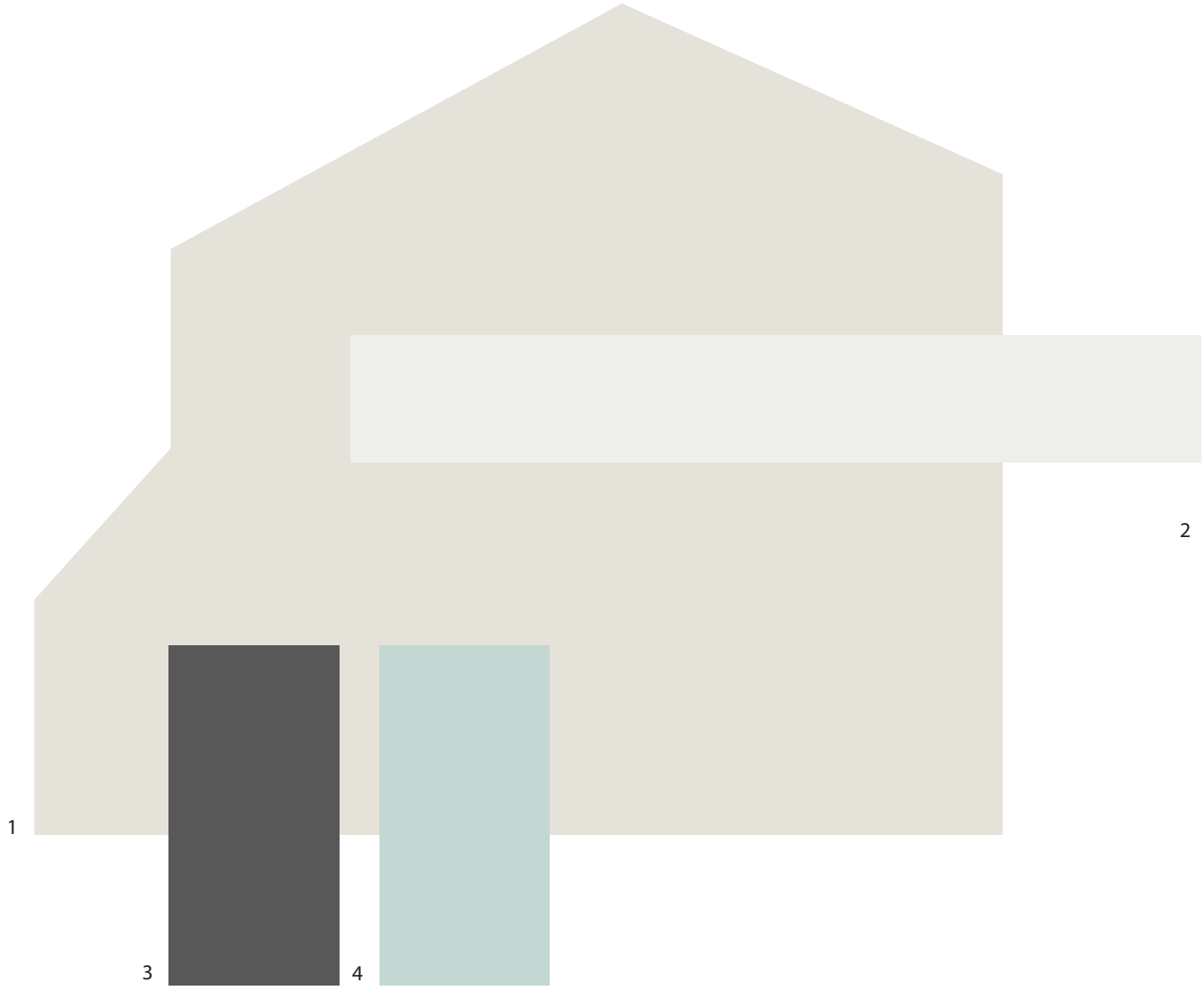

Scheme 107

1	Body	SW 7636 Origami White
2	Trim	SW 7006 Extra White
3	Shutters	SW 7674 Peppercorn
4	Front Door	SW 6477 Tidewater

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Color samples shown approximate actual paint colors as closely as possible. 21-03-3281

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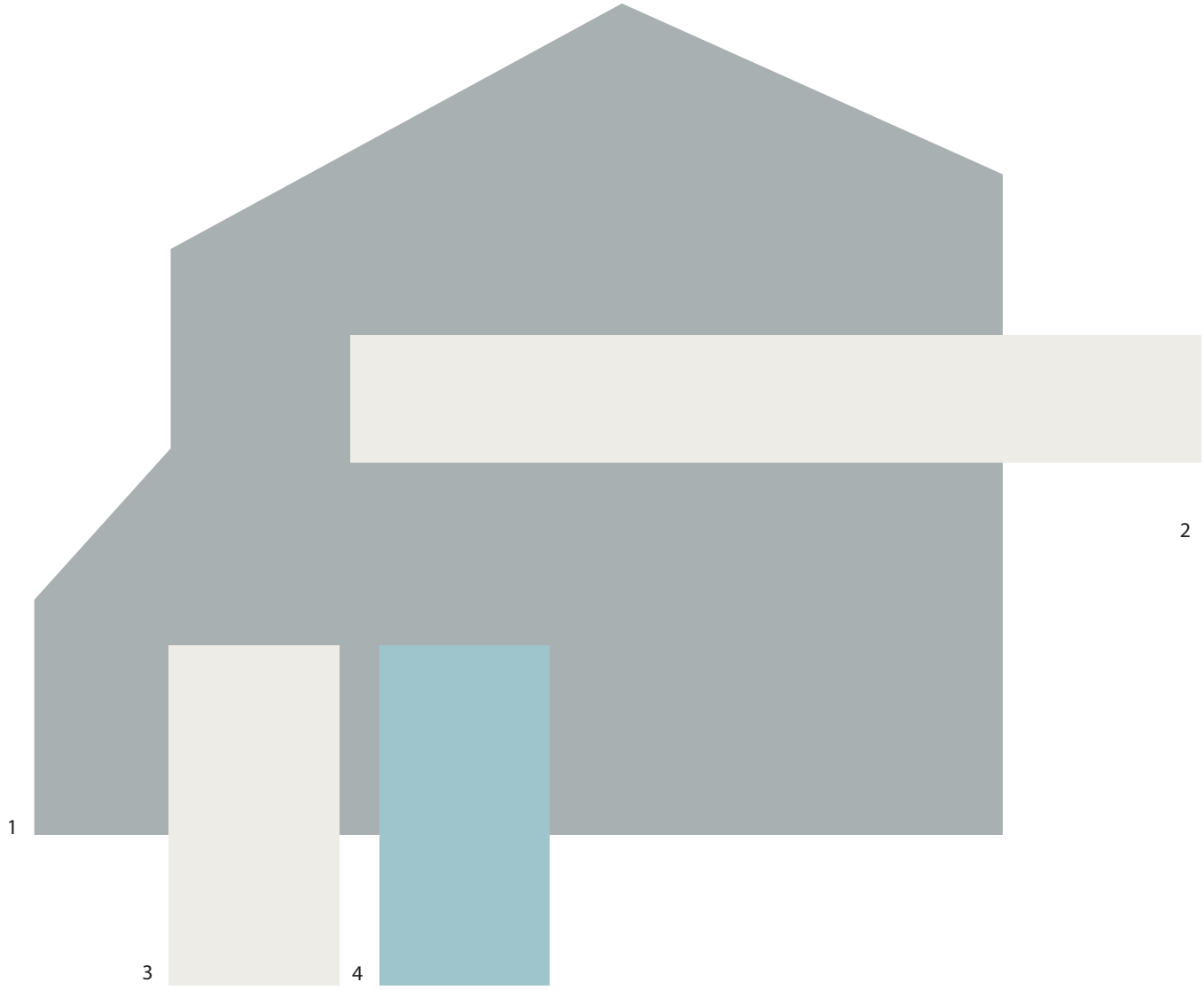

Scheme 108

1	Body	SW 6234 Uncertain Gray
2	Trim	SW 7005 Pure White
3	Shutters	SW 7005 Pure White
4	Front Door	SW 9053 Agua Fría

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Color samples shown approximate actual paint colors as closely as possible. 21-03-3281

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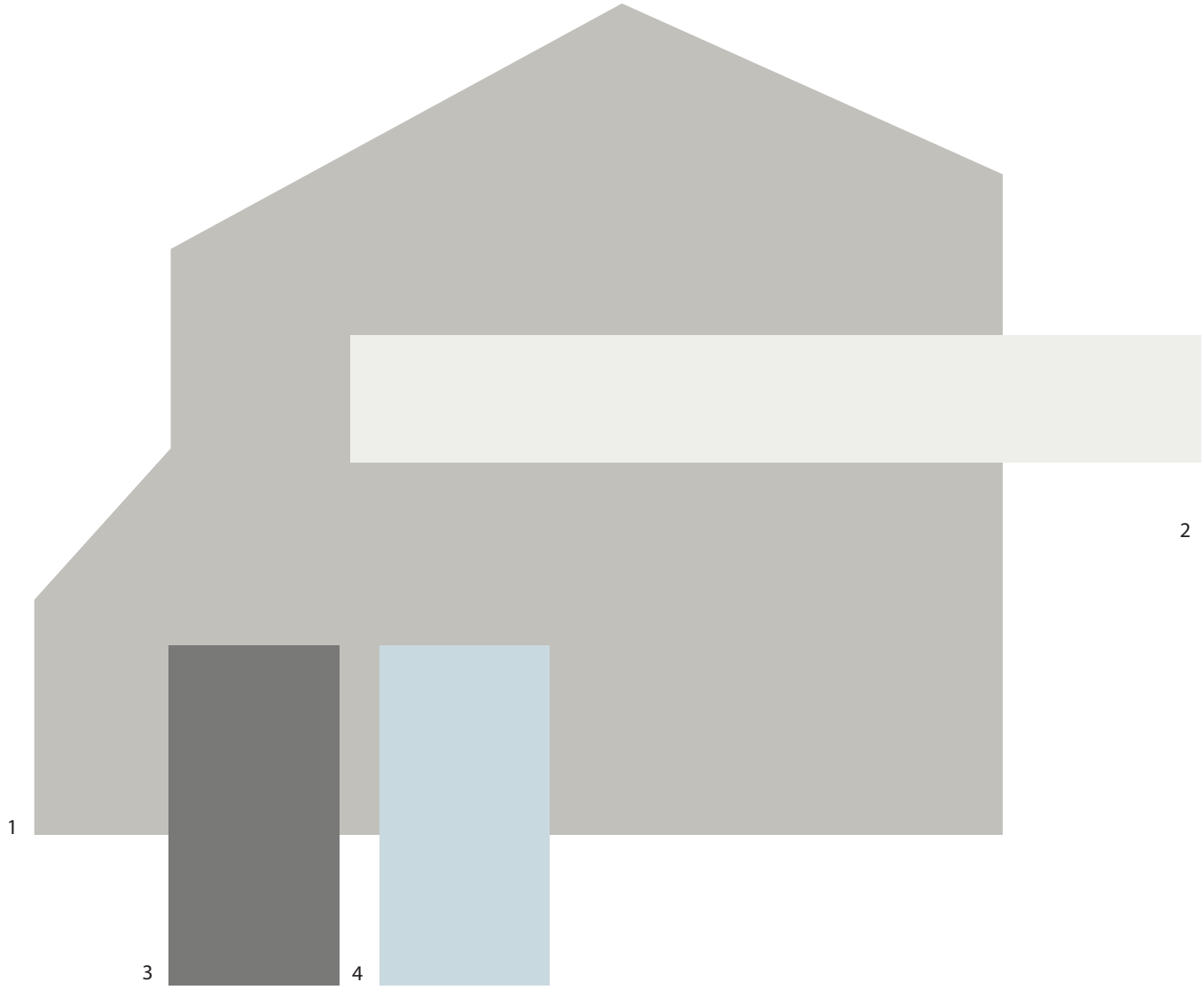

Scheme 109

1	Body	SW 0055 Light French Gray
2	Trim	SW 7006 Extra White
3	Shutters	SW 2849 Westchester Gray
4	Front Door	SW 9144 Moonmist

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Color samples shown approximate actual paint colors as closely as possible. 21-03-3281

SINGLE UNIT CALCULATIONS

AIR CONDITIONED AREAS

LIVING AREA	1409 SF
	1409 SF

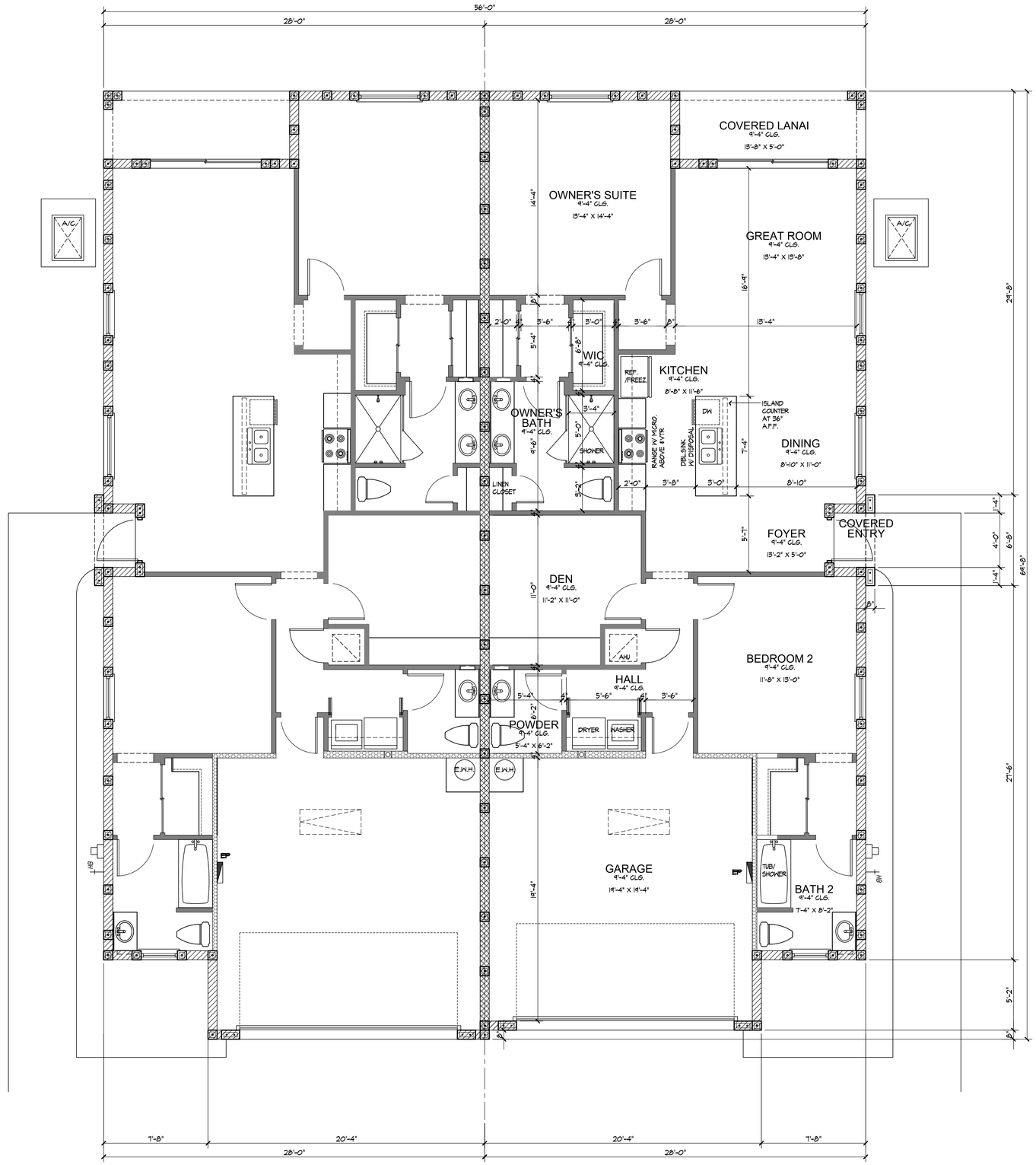
NON CONDITIONED AREAS

GARAGE	407 SF*
COVERED ENTRY	12 SF
LANAI	68 SF
	487 SF

*ADD 14 SQ. FT. FOR (1) EXTENDED GARAGE

GROSS AREA

GROSS AREA	1896 SF



revisions

no.	date
-	-

designed	SBD
drawn	KF
checked	SBD
date	8/12/21
scale	1/4" = 1'-0" (U.O.N.)
job no.	210712 DUPLEX_mm.lh

Scott Blakeslee Disher
AR-0011586 AA-0004385

PROGRESS SET
09/21/21

DUPLEX - MODEL 2

project

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

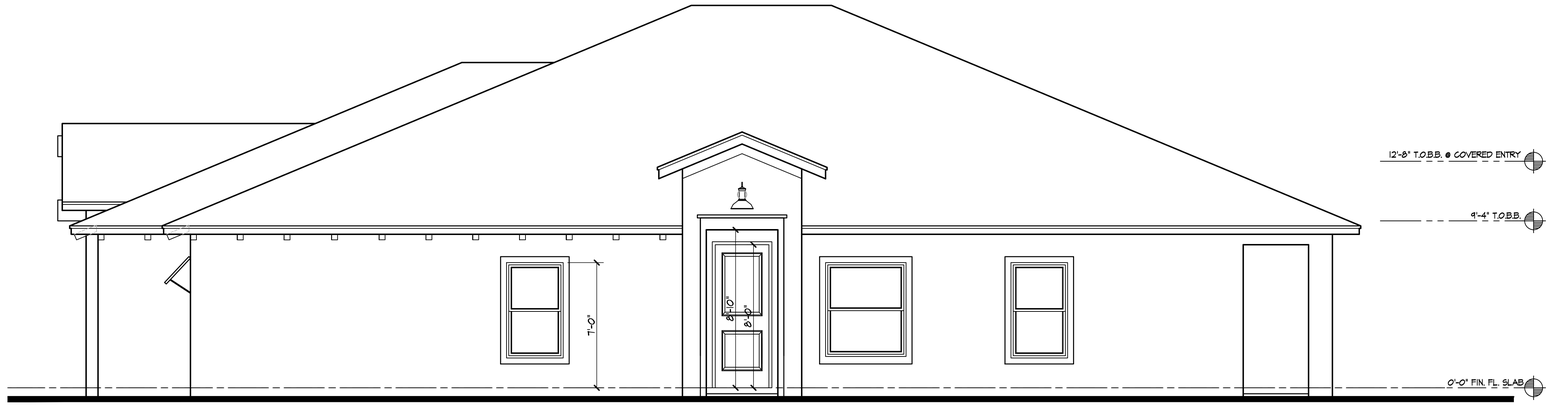
Phone 561.202.6990
Fax 561.296.2494
archstudiofl.com

drawing

FLOOR PLAN

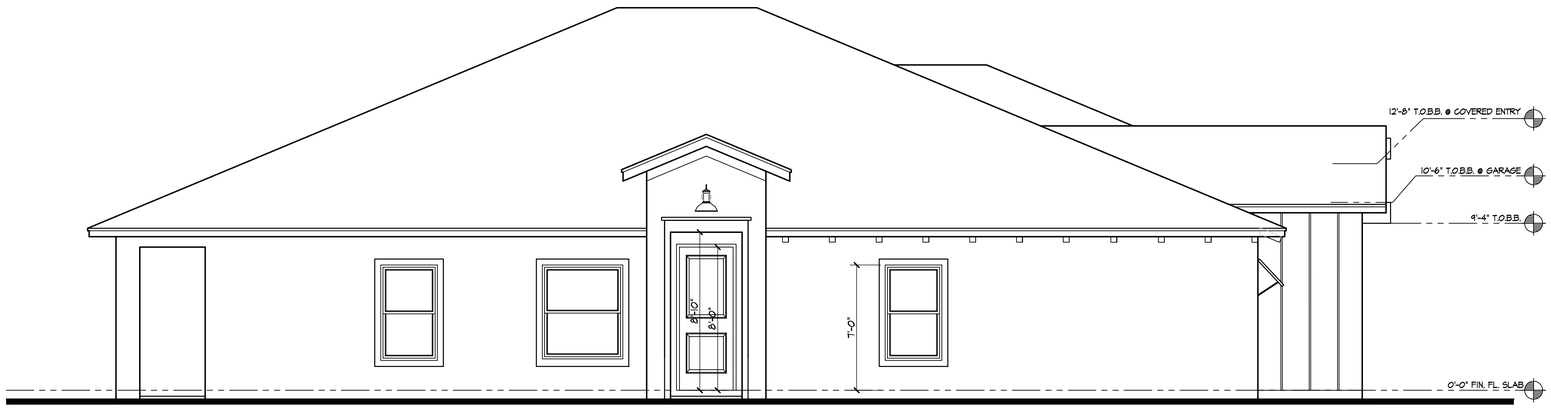
sheet

A-1



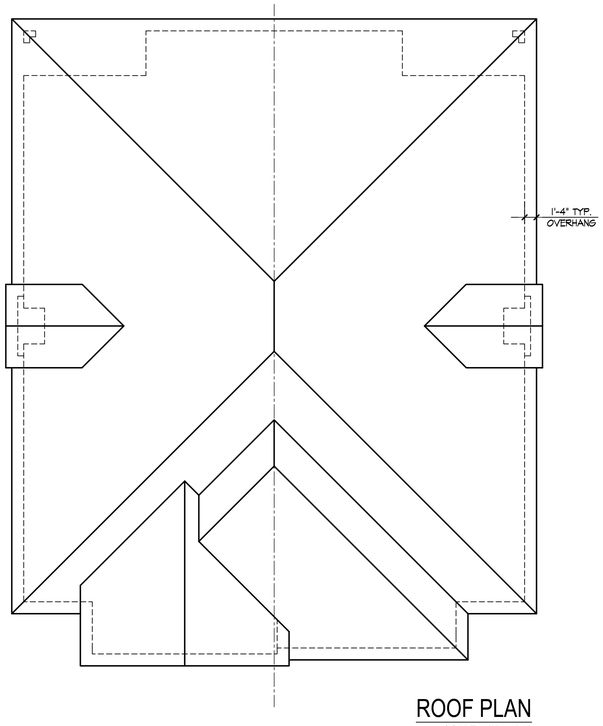
RIGHT SIDE ELEVATION

COASTAL



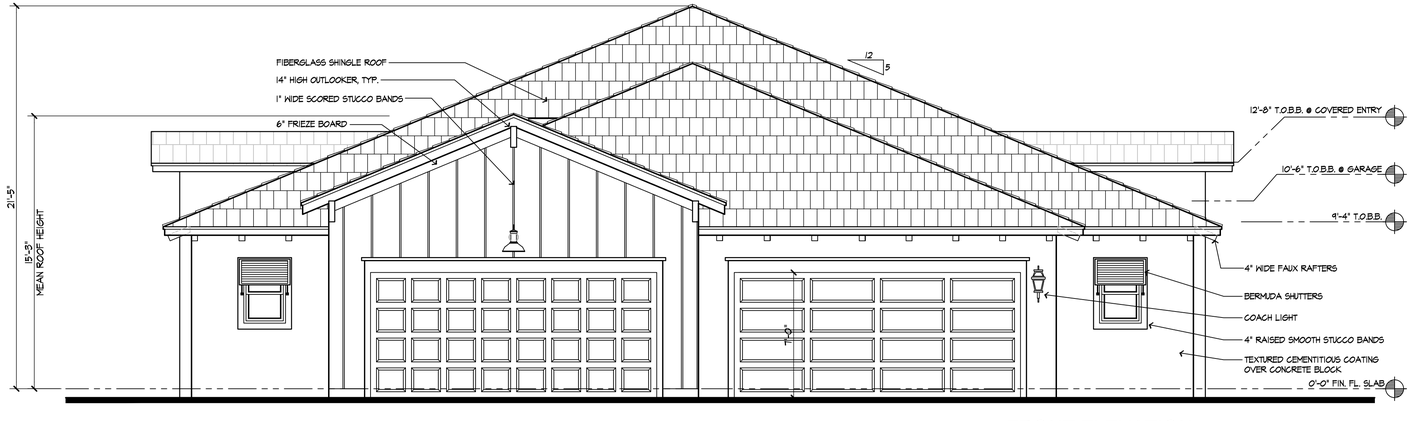
LEFT SIDE ELEVATION

COASTAL



ROOF PLAN

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



FRONT ELEVATION

COASTAL

revisions

no.	date
-	-

designed	SBD
drawn	KF
checked	SBD
date	8/12/21
scale	1/4" = 1'-0" (U.O.N.)
job no.	210712 DUPLEX_mm.lh

Scott Blakeslee Disher
AR-0011586 AA-C000185

PROGRESS SET
09/21/21

project

DUPLEX - MODEL 2

CONCEPTUAL PLAN
PRESERVE AT SAVANNAH LAKE

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Architecture
•
Planning

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Suite 260
Palm Beach Gardens, Florida 33418

Phone 561.202.6990
Fax 561.296.2494
archstudiofl.com

drawing

COASTAL ELEVATION

sheet

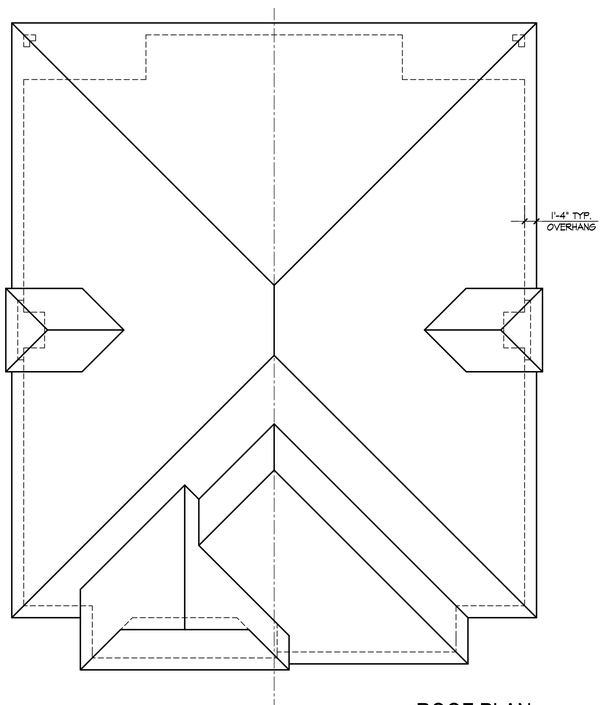
A-2

RIGHT SIDE ELEVATION

CRAFTSMAN

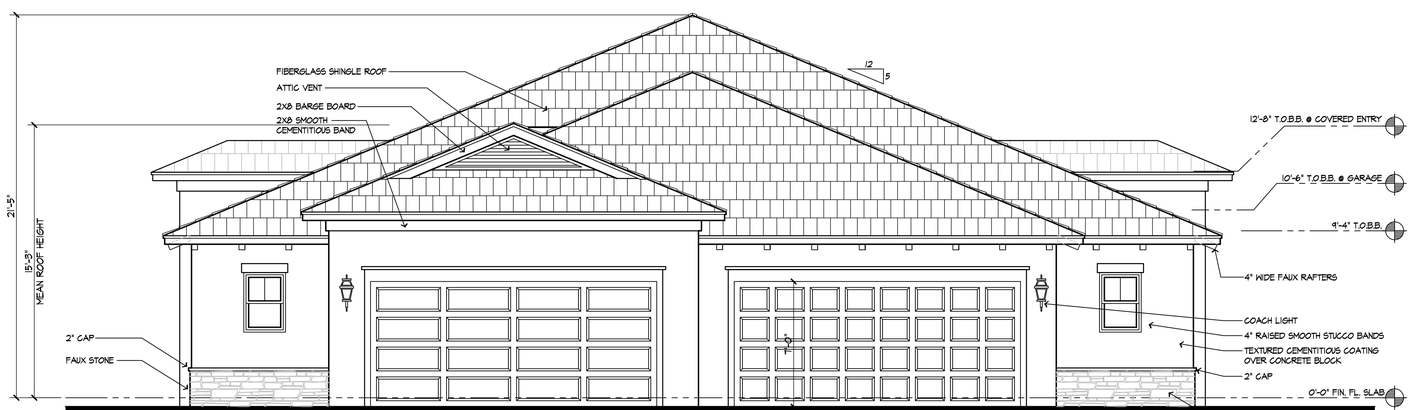
LEFT SIDE ELEVATION

CRAFTSMAN



ROOF PLAN

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



FRONT ELEVATION

CRAFTSMAN

revisions

no.	date
-	-

designed	SBD
drawn	KF
checked	SBD
date	8/12/21
scale	1/4" = 1'-0" (U.O.N.)
job no.	210712 DUPLEX_mm.lh

Scott Blakeslee Disher
AR-0011586 AA-0003185

PROGRESS SET
09/21/21

project

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
archstudiofl.com

drawing

CRAFTSMAN ELEVATION

sheet

A-3

PRELIMINARY
PRESERVE AT
SAVANNAH LAKES

EXTERIOR COLOR SCHEMES

	SCHEME 1	SCHEME **2**	SCHEME **3**	SCHEME **4**	SCHEME **5**
ROOF SHINGLE	GAF Timberline Ultra HD **Charcoal**	GAF Timberline Ultra HD **Charcoal**	GAF Timberline Ultra HD **Charcoal**	GAF Timberline Ultra HD **Charcoal**	GAF Timberline Ultra HD **Charcoal**
TRIM & COLUMNS	PAPERWHITE SW7105	ALABASTER SW7008	COTTON WHITE SW7104	NATURAL CHOICE SW7011	PURE WHITE SW7005
BODY	PEARL GRAY SW0052	COMFORT GRAY SW6205	COTTON WHITE SW7104	LIVEABLE GREEN SW6176	REFLECTION SW7661
FAUX SIDING	WHITE HYACINTH SW0046	ALABASTER SW7008	COTTON WHITE SW7104	NATURAL CHOICE SW7011	PURE WHITE SW7005
FRONT DOOR	WHITE HYACINTH SW0046	ROOKWOOD RED SW2802	BLACK MAGIC SW6991	ETHERAL MOOD SW7639	BRACING BLUE SW6242
SHUTTERS (if applicable)	SEAWORTHY SW7620	REGATTA SW6517	BLACK MAGIC SW6991	ETHERAL MOOD SW7639	BRACING BLUE SW6242
FASCIA	WHITE HYACINTH SW0046	ALABASTER SW7008	COTTON WHITE SW7104	NATURAL CHOICE SW7011	PURE WHITE SW7005
GARAGE DOOR	SEAWORTHY SW7620	REGATTA SW6517	BLACK MAGIC SW6991	ETHERAL MOOD SW7639	BRACING BLUE SW6242
PAVERS	GRANITE	GRANITE	GRANITE	GRANITE	GRANITE
ACCENT STONE (If applicable, per elevation)			BORAL CULTURED STONE WINTER HAVEN PRO-FIT ALPINE EDGESTONE		

LENNAR HOMES PAINT COLOR AND MATERIAL BOARD

The color and materials shown herein, are preliminary inteded to give a general idea and feel for the community. Final color and material selection will occur when the community is ready to go to market and will depend on trends and availability of materials and colors at such time.

SITE PLAN FOR

SAVANNAH PRESERVE a PLANNED DEVELOPMENT

IN

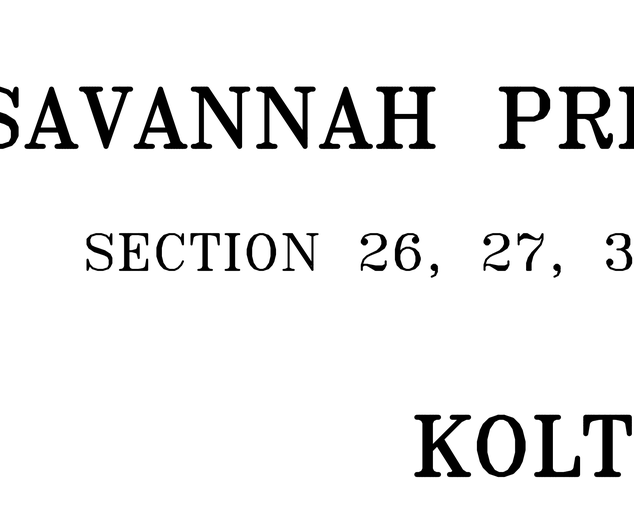
SECTION 26, 27, 34, AND 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST

MARTIN COUNTY, FLORIDA

PREPARED FOR

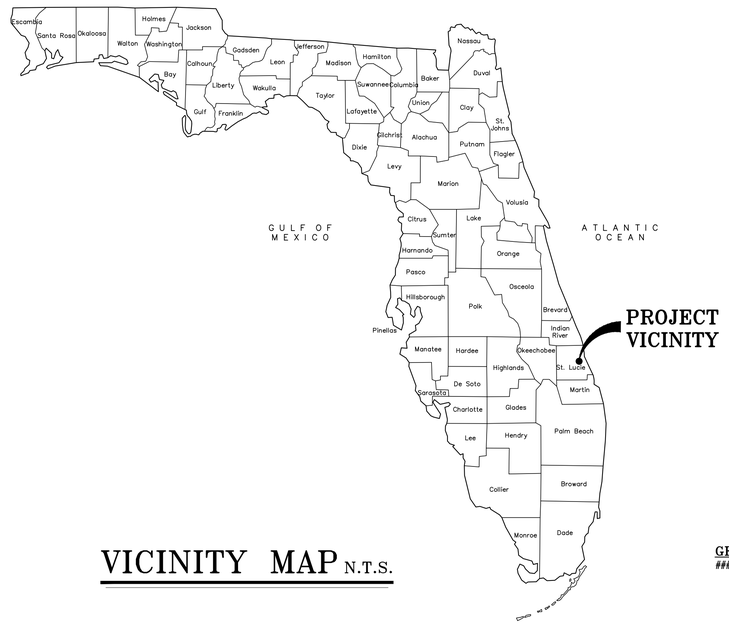
KOLTER LAND PARTNERS, LLC

KOLTERLAND



LOCATION MAP N.T.S.

SECTION 26, 27, 34 & 35
TOWNSHIP, 35 SOUTH,
RANGE 40 EAST



VICINITY MAP N.T.S.

GENERAL NOTES
####

INDEX TO SHEETS	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SITE PLAN
3	SITE PLAN DATA BLOCKS
4	SITE PLAN – AERIAL
5	SITE PLAN – DETAIL AREAS
6	SITE PLAN – DETAIL AREAS

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 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 02°04'47" 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°28'00" 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.

Parcel 3:
That part of the South 275.00 feet of the SW 1/4 of the SE 1/4 of Section 27, Township 35 South, Range 40 East, lying East of U.S. Highway No. 1, less the North 25.00 feet and the East 15.00 feet for Right-Of-Way, all lying and being in St. Lucie County, Florida.

Overall, parcel area 132.69 acres (more or less).

REVISIONS	
SHEET NO.	DATE

SUBMITTAL DATE: 02/10/2022

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

HIGH POINT FORT PIERCE CONDOMINIMUM SECTION III
(UNPLATTED)

GRAPHIC SCALE
135 0 67.5 135
(IN FEET)
1 inch = 135 ft.

PARCEL ID: 2436-333-0002-000-1
LAND USE: COS (CONSERVATION & OPEN SPACE)
ZONING: OS-2 (CONSERVATION OPEN SPACE)

DICKSON DRIVE (50.0' 70.0')

SAVANNAH LAKES BLVD.

SOUTH MARKET AVENUE EAST (55' R/W)

SOUTH US #1

RIGHT-OF-WAY LINE

S.E. BRIDGEY PLAIN WAY (50' R/W)

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

MANATEE MOBILE HOME PARK LLC

PARCEL ID: 2434-112-0001-000-0
LAND USE: RM (MEDIUM DENSITY RESIDENTIAL)
ZONING: R4 (MEDIUM DENSITY RESIDENTIAL)

PARCEL ID: 2434-501-0054-000-0
LAND USE: GC (GENERAL COMMERCIAL) ZONING: C-3 (GENERAL COMMERCIAL)

PARCEL ID: 2434-501-0123-000-8
LAND USE: GC (GENERAL COMMERCIAL) ZONING: C-3 (GENERAL COMMERCIAL)

PARCEL ID
2434-501-0122-000-8
LAND USE: GC (GENERAL COMMERCIAL)
ZONING: C-3 (GENERAL COMMERCIAL)

PARCEL ID
2434-501-0055-000-7
LAND USE: GC (GENERAL COMMERCIAL)
ZONING: C-3 (GENERAL COMMERCIAL)

PARCEL ID
2434-501-0054-000-0
LAND USE: GC (GENERAL COMMERCIAL)
ZONING: C-3 (GENERAL COMMERCIAL)

PARCEL ID: 2434-121-0002-000-5
LAND USE: GC (GENERAL COMMERCIAL)
ZONING: C-3 (GENERAL COMMERCIAL)

LAKE - 4 (62,076 sf)

LAKE - 1 (55,308 sf)

LAKE - 2 (56,164 sf)

LAKE - 3 (94,942 sf)

EXISTING WETLAND-1 (TO BE FILLED) 8,602 SF

EXISTING WETLAND-10 15,400 SF (ON SITE)

EXISTING WETLAND-2 7,651 SF (OFF-SITE)

EXISTING WETLAND-2 9,339 SF (ON SITE)

WETLAND-6 (±2.0 ACRES)

WETLAND-8 ±1.0 ACRES (0.2 ON SITE) (0.8 OFFSITE)

W-4
(32.5± AC)
(ONSITE ONLY)

EXISTING WETLANDS

PROPOSED DRAINAGE INFRASTRUCTURE (TYP.)

GUEST PARKING/ NORTH MAIL KIOSK/ SCHOOL BUS STOP

PROPOSED SIDEWALK

PRO. HYDRANT

MARSH EDGE LANE

PRO. WETLAND IMPACTS (21,536 SF) w/GRAVITY WALL

PRO. WETLAND IMPACTS (2 SF)

PROP. OUTFALL

PROP. WETLAND IMPACTS (2 SF)

PRO. WETLAND IMPACTS (936 SF) - w/GRAVITY WALL

CONTROL STRUCTURE NO.1

CONTROL STRUCTURE #2

DRY DETENTION POND

25FT (AVG) BUFFER (TYPICAL)

FLOOD PLAIN COMPENSATION

FLOOD ZONE AH

FLOOD ZONE A

FLOOD ZONE X

PRO. STOP SIGN & BAR

PRO. 5' SIDEWALK

PRO. 6" WATER MAIN

STOP SIGN & STOP BAR (TYP)

PRO. DRAIN. INLET (TYPICAL)

LONG BOAT WAY

CITY LAKE WAY

RENDEZVOUS ISLAND ROAD

BRIDGEY PLAIN WAY

PETOSKAMER WAY

SUPPLEMENTAL UPLAND BUFFER

PROPOSED COMMUNITY TRAIL (5ft wide along sidewalk 8ft wide through open spaces)

PROPOSED OVERLOOK

FUTURE RECREATION USE

UPLAND HABITAT RESERVE

RECREATION TRACT

OPEN SPACE TRACT

GRASSED PAVERS

GATED EMERGENCY ACCESS W/ KNOX BOX

PROPOSED LANDSCAPE WALL

PROPOSED PERIMETER FENCING

PRO. 6' FPL

PRO. OUTFALL

EXISTING SIGNAL

EXISTING WALL

EXISTING FIRE HYDRANT

PARCEL ID: 2436-223-0004-000-2
LAND USE: RM (MEDIUM DENSITY RESIDENTIAL)
ZONING: PD (PLANNED DEVELOPMENT)

PARCEL ID: 2436-223-0003-000-4
LAND USE: RM (MEDIUM DENSITY RESIDENTIAL)
ZONING: PD (PLANNED DEVELOPMENT)

PARCEL ID
2436-333-0002-000-1
LAND USE: COS (CONSERVATION & OPEN SPACE)
ZONING: OS-2 (CONSERVATION OPEN SPACE)

PARCEL ID
2434-501-0122-000-8
LAND USE: GC (GENERAL COMMERCIAL)
ZONING: C-3 (GENERAL COMMERCIAL)

PARCEL ID
2434-501-0123-000-8
LAND USE: GC (GENERAL COMMERCIAL)
ZONING: C-3 (GENERAL COMMERCIAL)

PARCEL ID
2434-501-0055-000-7
LAND USE: GC (GENERAL COMMERCIAL)
ZONING: C-3 (GENERAL COMMERCIAL)

PARCEL ID
2434-501-0054-000-0
LAND USE: GC (GENERAL COMMERCIAL)
ZONING: C-3 (GENERAL COMMERCIAL)

PARCEL ID
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LAND USE: GC (GENERAL COMMERCIAL)
ZONING: C-3 (GENERAL COMMERCIAL)

PARCEL ID
2434-501-0054-000-0
LAND USE: GC (GENERAL COMMERCIAL)
ZONING: C-3 (GENERAL COMMERCIAL)

PARCEL ID
2434-501-0122-000-8
LAND USE: GC (GENERAL COMMERCIAL)
ZONING: C-3 (GENERAL COMMERCIAL)

PARCEL ID
2434-501-0055-000-7
LAND USE: RU (COUNTY)
ZONING: RS-4 (COUNTY)

PARCEL ID
2434-501-0123-000-8
LAND USE: RU (COUNTY)
ZONING: RS-4 (COUNTY)

PARCEL ID
2434-501-0054-000-0
LAND USE: RU (COUNTY)
ZONING: RS-4 (COUNTY)

PARCEL ID
2434-501-0122-000-8
LAND USE: RU (COUNTY)
ZONING: RS-4 (COUNTY)

PARCEL ID
2434-501-0055-000-7
LAND USE: COM (COUNTY)
ZONING: CG (COUNTY)

PARCEL ID
2434-501-0054-000-0
LAND USE: COM (COUNTY)
ZONING: CG (COUNTY)

PARCEL ID
2434-501-0123-000-8
LAND USE: COM (COUNTY)
ZONING: CG (COUNTY)

PARCEL ID
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LAND USE: COM (COUNTY)
ZONING: CG (COUNTY)

PARCEL ID
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ZONING: CG (COUNTY)

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ZONING: CG (COUNTY)

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LAND USE: RU (COUNTY)
ZONING: RS-4 (COUNTY)

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LAND USE: RU (COUNTY)
ZONING: RS-4 (COUNTY)

PARCEL ID
2434-501-0054-000-0
LAND USE: RU (COUNTY)
ZONING: RS-4 (COUNTY)

PARCEL ID
2434-501-0122-000-8
LAND USE: RU (COUNTY)
ZONING: RS-4 (COUNTY)

PARCEL ID
2434-501-0054-000-0

SITE DATA TABLE

Applicant:
Kolter Land Partners, LLC
105 NE 1st Street
Delray Beach, Fla 33444
Phone:
Fax:
Email:

Owner:
Karma Capial Investment LP
4512 N Flagler DR Ste 206
West Palm Beach, Fla 33407
Phone:
Fax:
Email:

Owner:
Dickson Commerce Center LLC
22532 Caravelle CIR
Boca Raton, Fla 33433
Phone:
Fax:
Email:

Engineer / Surveyor:
Culpepper & Terpening, Inc.
2980 South 25th. Street
Fort Pierce, FL 34981
Phone: (772) 464-3537
Fax: (772) 464-9497
Email: www.ct-eng.com

Landscape Architect:
Cotleur-Hearing
1934 Commerce lane, Ste 1
Jupiter, Fla 33458
Phone: 561.406.1012
Fax:
Email: www.cotleurhearing.com

Traffic Engineering:
MacKenzie Engineering and Planning, Inc.
1172 SW 30th Street, Suite 500
Palm City, FL 34990
Phone: (772) 286-8030
Fax:
Email:

Environmental:
EW Consultants, Inc.
1000 SE Monterey Commons Blvd., Ste 208
Stuart, FL 34996
Phone: 772-287-8771
Fax: 772-287-2988
Email: ewconsultants.com

1.) **Project Name:**
Savannh Preserve - a Planned Development

2.) **Location:**
East end of Dickson Drive, North of Gator Trace PD (City of Ft. Pierce).

3.) **Project Description:**
A 650 unit, residential community — 2-family units 340; Townhome u 310; 650

4.) **Legal Description**
see attached site survey

5.) **Sec/Town/Range:**
Sections 26, 27, 34, 35/ Range 35S/ Township 40E

6.) **Map ID:** 24/26S; 24/27S; 24/34N

7.) **Parcel ID Numbers:** 2426-333-0015-000-5; 2434-121-0001-000-8; 2427-433-0001-000-4; 2427-433-0002-000-1

8.) **Zoning:** PD (Planned Development); C-3 (Commercial General)

9.) **Future land Use** RM (Medium Density Residential); GC (Commercial General)

10.) **Gross Site Area:**

			acres
132.40	acres (proposed development tract)	Residential FLU	120.42
5,767,344	sq feet (approximate)	Commercial FL	11.98
			132.40

11.) **Site Density:**
Proposed # of Units 650
Maximum Density (Units/ ac): 10
Proposed Density (Units/ ac): 5
Max. Units (per R4 Zoning Class.):
Residential 1,204 units
Commercial 120 units
1,324 units

As a Planned Development (PD) requested zoning use, the project zoning district for which this sites development standards shall be based on as the foundation for application of the PD development flexibilities, is the R4 zoning district. Under the R4 zoning district, the maximum site density per acre is 10 dwelling units. For the purpose of this application, it is assumed that the 11.7 acres of commercially classified property included with this application, and under separate future land use amendment application, will be considered to be the equivalent to the R4 zoning district. Refer to PD deviation table for those items where variation from typicals is proposed.

12.) **Building Data:**
2-Family Unit

lot data (all dimensions are the minimum required.)		Actual dimensions will vary by lot and location)	
width	34 feet	Min Area	3910 square feet
depth	115 feet		
lot setbacks			
front	25 feet	side (interi	0 feet
rear[1]	15 feet	side	6 feet
rear[2]	5 feet	side cnr	15 feet

Townhome:

lot data (all dimensions are the minimum required.		Actual dimensions will vary by lot and location)	
width (inter	16 feet	width (end	26 feet
depth	100 feet	depth	100 feet
area	1600 square feet	area	2600 square feet
lot setbacks			
front[1]	25 feet	side (interi	0 feet
rear[2]	10 feet	side (end)	10 feet
		side cnr	15 feet

Note:
1.) Front setbacks are from the edge of the internal alley accessway.
2.) Accessory use structure - (eg patios, screen rooms, etc)
3.) 'Provided' setbacks indicate the minimum building setback to be provided at each individual building location. Specific setbacks may may vary (per plan), but will not be less than as indicated

13.) **Building Hgt.:**
Maximum Bldg. Hgt. 35 feet

14.) **Development Schedule:**
Start Spring 2022
Complete Summer 2023 (Infrastructure)

15.) **Flood Zone:**
The project site is located in Flood Zone X and Zone AE (Elev 5), according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map

16.) **City of Ft. Pierce General Notes:**
A. Project must comply with Chapters 17, 22 & Article XII per City of Ft. Pierce Code.

17.) **Site Coverage:**

Impervious	SF	ACRE	% Site
Buildings	690,720	15.86	12%
Pavement	312,661	7.18	5%
Sidewalk	130,000	2.98	2%
Misc. Area	890,400	20.44	15%
Sub Total Impervious	2,023,781	46.46	35%

Pervious/ Open Space	SF	ACRE	% Site
Lakes/ Retention	369,000	8.47	6%
Open Space/ Wetlands	3,374,563	77.47	59%
Sub-Total Pervious	3,743,563	85.94	65%

Total	980,938	132.40	100%

18.) **Open Space:**
Designated project open space totals 85.9 acres (65%) , of which approximatly 10% may consdered as active use areas. The balance of the gross open space areas are to be set aside as habitat preseve or perimeter landscaping.

19.) **Utility Service:**

Water Service	FPUA	Electric Service	FPUA
Sewage Service	FPUA	Cable Service	Comcast
Re-Use Water	n/a		

20.) **Fire Services:**
Fire Hydrants are provided as indicated on the project site plan, and have been placed in accord with St. Lucie County Fire District standards.

21.) **Site Lighting:**
Site lighting shall be provided in accord with City Codes and Standards. No lighting shall be directed off-site. Site lighting to be LED fixtures.

22.) **Refuse Collection:**
Trash and solid waste is collected by the City of Ft. Pierce. Individual service pick-up will be utilized.

23.) **Parking Required:**
In accord with the Ft. Pierce Parking Codes, the required parking for this residential community is two (2) spaces per residence.
- Townhome parking provided is a one (1) car garage and a one (1) car driveway. Parking is provided in a tandem format with one space being the garage and one space being the driveway. Minimum driveway widths are nine feet.
- 2-family units are a combination of two (2) driveway spaces and two (2) interior garage spaces; for a total of four spaces. Minimum driveway widths are 18 feet
- A total of 68 guest parking areas are provided at the; south side rec. center; at the north side mail kiosk/ bus pickup area at a midblock in townhome area.

24.) **Site Drainage:**
The site drainage system shall consistent of a combination of dry retention areas that will provide limited pretreatment with deposition into several small on-site lakes. Site stormwaters will pass through the large central wetland area with a project outfall to be installed in the southwest area of the site. Ultimate dischange is to the North Fork of the St. Lucie River through Platts Branch. On site storm drainage facilities shall conform to Chapter 17 of the Ft. Pierce Code of Ordinance and Standard Specifications adopted by the City Commission, February 13, 1978

26.) **Hazardous Waste Statement:**
Any and all hazardous or toxic materials generated or used or stored on site shall be disposed of in accordance with all local, state, and federal regulations.

27.) **Wellfield Protection Ordinance:**
This project is not located in a public water supply wellfield protection zone.

28.) **Traffic Statement**
MacKenzie Engineering and Planning, Inc. performed an analysis of the traffic impacts resulting from the proposed project located along the east side of South US 1, at the intersection of Dickson Drive/ Farmers Market Drive and South US 1, Fort Pierce, Florida. The applicant proposes 340 single family dwelling units and 310 multifamily dwelling units.

The proposed project is expected to generate the following net new external and cumulative driveway trips: • 5,513 daily, 386 AM peak hour (96 in/290 out), and 492 PM peak hour (310 in/182 out) trips.

The analysis shows that the roadways are projected to operate acceptably with the addition of the proposed development and the project meets City of Fort Pierce's concurrency requirements. The project will reconstruct Dickson Drive east of US 1 to include one left-turn lane, one shared through and right-turn lane. In addition, MEP recommends an extension of the southbound left turn lane 300 feet with a 50 taper for a total length of 350 feet.

STANDARD ZONING –v– PD ZONING DESIGN DEVIATIONS

PD/ with underlying R-4 Zoning District	REQUIRED BY CODE	PROVIDED	DEVIATION
CODE SECTION 125-212 PD REGULATIONS			
Comprehensive Plan Consistency	Any residential, commercial, industrial, or public land uses and structures are permitted in this district, provided the proposed development is shown to be consistent with the goals, objectives and policies of the comprehensive plan, and consistent with the future land use element, and the standards and criteria contained in the following sections, unless a corresponding amendment to the comprehensive plan is also adopted	See PD Planning Document / Application	
Perimeter Setbacks	Setbacks at the perimeter of the development shall be equal to those of the abutting zoning district, (R-4) except where city commission finds that alternate perimeter setbacks would be appropriate.	Minimum 10 feet	None
Density	Multifamily housing developments will utilize a lot with a gross density that shall not exceed 10 units per acre.	5 units/acre	- 5 du/ac
Open Space	Minimum of 20% of gross site area	65% of gross site area	+45% of gross site area
Lot Size (area):			
Townhome dwelling	1,500 SF	1,600 SF (min.)	+100 sf
2 family attached	4,000 SF	3,910 SF (min.) (This is smallest lot area. Many lots are	-90 sf
Lot Width:			
Townhome dwelling	16 ft Min. / 24 ft Max (per code)	16ft (min.)/ End units width will vary	End units will be a minimum 26ft. lot width. Actual will vary depending on location so as to meet the minimum 15ft. cnr setback.
2 family attached	60 ft (per structure (30 ft per unit))	34 ft (min)	n/a
Lot Depth:			
Townhome dwelling	90 ft	100 ft (min.)	n/a
2 family attached	90 ft	115 ft (min.)	n/a
Lot Coverage			
Townhome dwelling	50% lot	48% (based on smallest typ lot	- 2% of individual lot coverage,
2 family attached	50% lot	54% (based on smallest lots	+ 4% of individual lot coverage
Overall project site	Buildings in multifamily housing developments shall not cover more than 50 percent of the gross lot area.	12% of gross site area	- 38% of gross site area
Yards (Minimum):			
Townhome			
Front Yard	10 ft	25 ft	n/a
Side Yard	10 ft	10 ft	n/a
Side Yard Cnr	15 ft	15 ft(min)	n/a
Side Yard (Interior)	O ft	0 ft	n/a
Rear Yard (Main Bldg)	15 ft	18 ft	n/a
Rear Yard (Accessory)	15ft/5ft (Sec 125.194(2)(G))	9 ft	n/a
Unit Separation (Sec	20 ft	20 ft	n/a
Street Frontage (Minimum)	16 ft	Varies (min 16 ft)	n/a
2 Family Attached			
Front yard	25 ft	25f t	n/a
Side yard	6 ft	6 ft	n/a
Side yard cnr	15 ft	15 ft (min)	n/a
Rear yard (main Bldg)	15 ft	20 ft	n/a
Rear yard (accessory)	15ft/5ft (Sec 125.194(2)(G))	5 ft	n/a
Unit Separation (Sec 125.194(2)(H))	20ft	12 ft	8 ft (note side setbacks are compliant with min. side setback standards for R4 zoning district. The 20ft separation standard may not apply)
Street Frontage (Minimum)	25ft	Varies – 25ft (min)	n/a
Building Height:	45 feet	35 feet	n/a
Parking:			
Townhome dwelling	1.5 /unit in side by side driveway	2 / unit in in tandum (garage and driveway)	n/a
2 family attached	2 /unit in side by side driveway	2 / unit (garage and driveway) (4 total spaces option)	n/a
Driveway:			
Townhome dwelling			
width	12 ft minimum	9 ft	-3 ft
corner setback	50 ft	varies by location	varies by location
driveway separation	50 ft	varies - 2ft Minimum	48 ft
2 family attached	n/a		
Landscape:			
Townhome dwelling	Foundation Plantings along all Sides of Structure	Foundation Planting on Front and Side Yard Areas	Rear Yard Foundation Plantings Not Required
	Trees – Min of 4 Trees Required Per Lot	One Shade Tree or Equivalent Per Tract/Lot	-3 Trees
	Sodding Required on all Areas	Sodding Provide on all non-planted areas	None
	Irrigation Required	Irrigation (Central System Control) Provided	None
2 family attached	Foundation Plantings along all Sides of Structure	Foundation Planting on Front and Side Yard Areas	Rear Yard Foundation Plantings Not Required
	Trees – Min of 4 Trees Required Per Lot	One Shade Tree or Equivalent Per Tract/Lot	-3 Trees
	Sodding Required on all Areas	Sodding Provide on all non-planted areas	None
	Irrigation Required	Irrigation (Central System Control) Provided	None

KOLTERLAND

COMPUTER FILE REF.	FIELD BK./PG.

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

– REVISIONS –	BY	DATE
CONVERT SITE PLAN TO MF UNITS MIX	DJM	21.05.10
REVISE PROJECT ENTRY POINTS	DJM	21.06.01
REVISE PROJECT ENTRY POINTS (FDOT)	DJM	21.06.11
REVISE PROJECT PRODUCTS	DJM	21.07.02
REVISE PROJECT PRODUCTS (add 16ft site option)	DJM	21.07.12
REVISE PROJECT PRODUCTS (add 28ft site option)	DJM	21.07.13
REVISED PER CITY FTP REVIEW COMMENTS – DEC 2021	DJM	21.12.21
REVISED PER CITY FTP REVIEW COMMENTS – JAN 2022	DJM	22.01.31

	BY	DATE
DESIGNED	##	##
CALCS.	##	##
DRAWN	##	##
DETAILED	##	##
CHECKED	##	##
APPROVED	##	##

SAVANNAH PRESERVE

SITE PLAN – SUMMARY DATA

DATE: 04–21–21
HORIZ. SCALE: n/a
VERT. SCALE: #####
JOB No. 21–054
SHEET 3 of 6

KOLTERLAND

COMPUTER FILE REF.	FIELD BK./PG.

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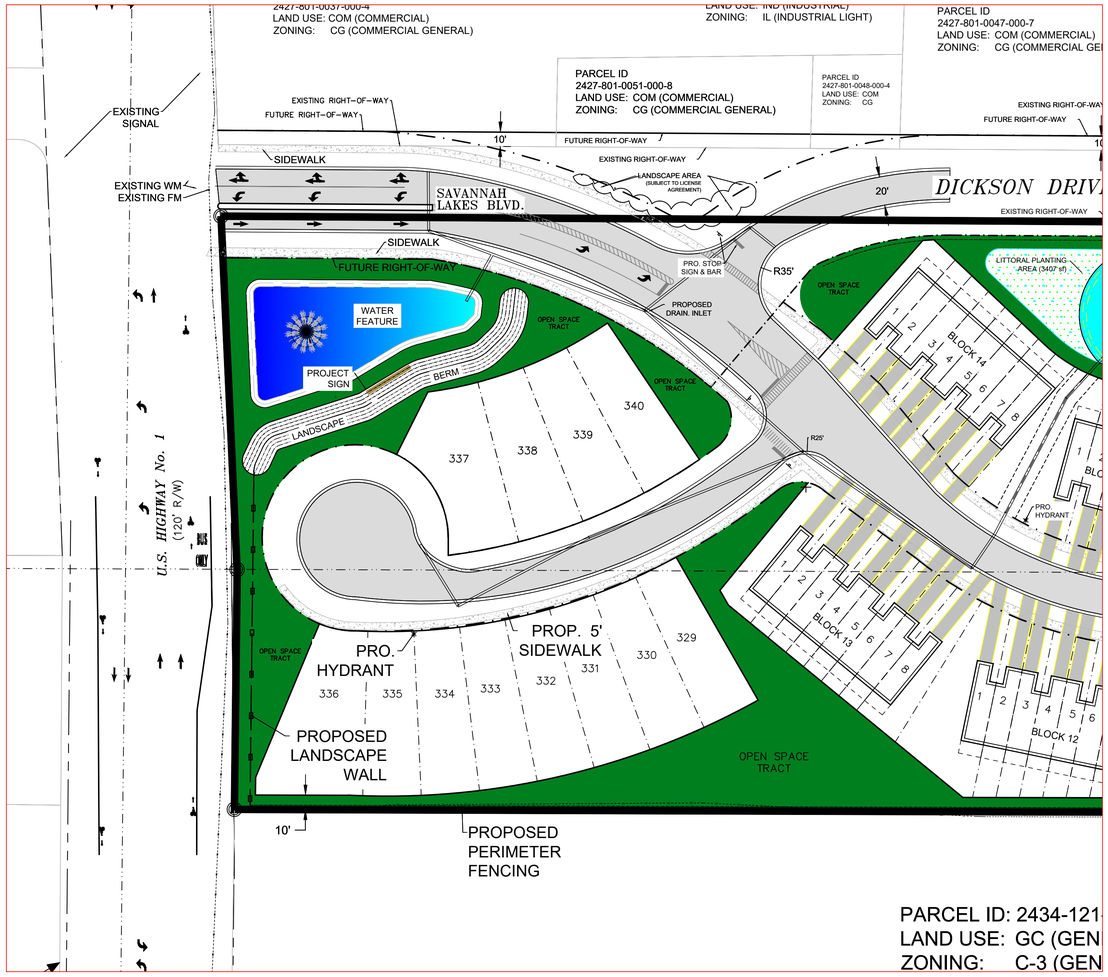
	BY	DATE
DESIGNED	##	##
CALCS.	##	##
DRAWN	##	##
DETAILED	##	##
CHECKED	##	##
APPROVED	##	##

SAVANNAH PRESERVE

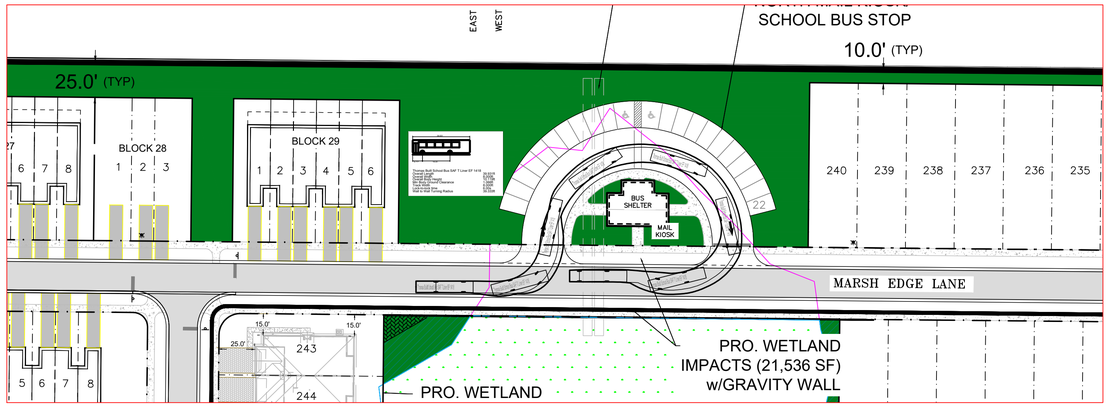
SITE PLAN – AERIAL

DATE: 04-21-21
HORIZ. SCALE: 1:150
VERT. SCALE: #####
JOB No. 21-054
SHEET **4 of 6**

PROJECT ENTRY AREA/ US 1 INTERSECTION IMPROVEMENT (CONCEPT) (scale 1:50)

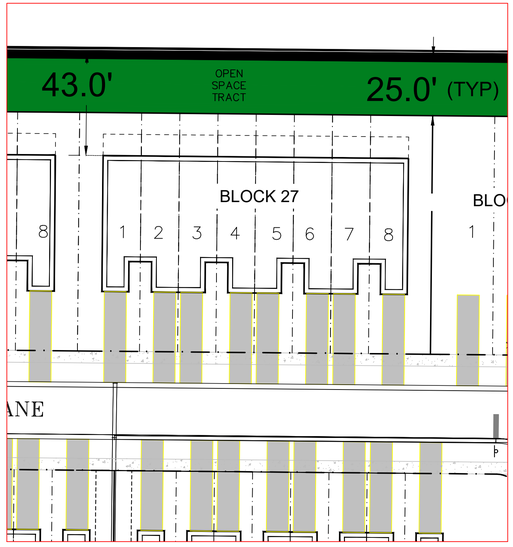


WETLAND 4 CROSSING/ NORTH MAIL KIOSK AREA (scale 1:50)

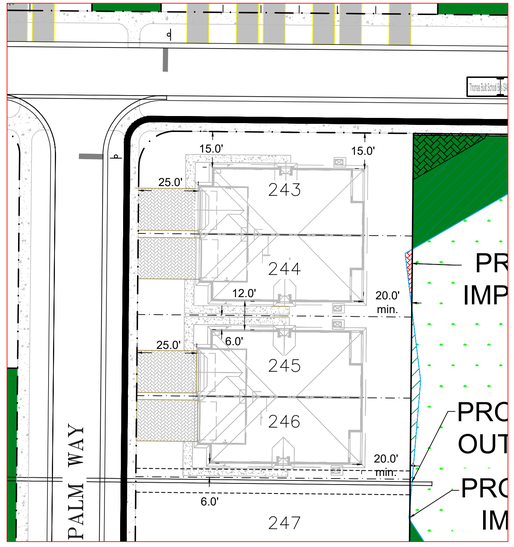


TYPICAL BUILDING SETBACKS

TOWNHOMES (scale 1:30)



2-FAMILY ATTACHED (scale 1:30)



KOLTERLAND

COMPUTER FILE REF.	FIELD BK./PG.

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– REVISIONS –	BY	DATE
CONVERT SITE PLAN TO MF UNITS MIX	DJM	21.05.10
REVISE PROJECT ENTRY POINTS	DJM	21.06.01
REVISE PROJECT ENTRY POINTS (FDOT)	DJM	21.06.11
REVISE PROJECT PRODUCTS	DJM	21.07.02
REVISE PROJECT PRODUCTS (add 16ft site option)	DJM	21.07.12
REVISE PROJECT PRODUCTS (add 28ft site option)	DJM	21.07.13
REVISED PER CITY FTP REVIEW COMMENTS - DEC 2021	DJM	21.12.21
REVISED PER CITY FTP REVIEW COMMENTS - JAN 2022	DJM	22.01.31

	BY	DATE
DESIGNED	##	##
CALCS.	##	##
DRAWN	##	##
DETAILED	##	##
CHECKED	##	##
APPROVED	##	##

SAVANNAH PRESERVE

SITE PLAN - AREA DETAILS

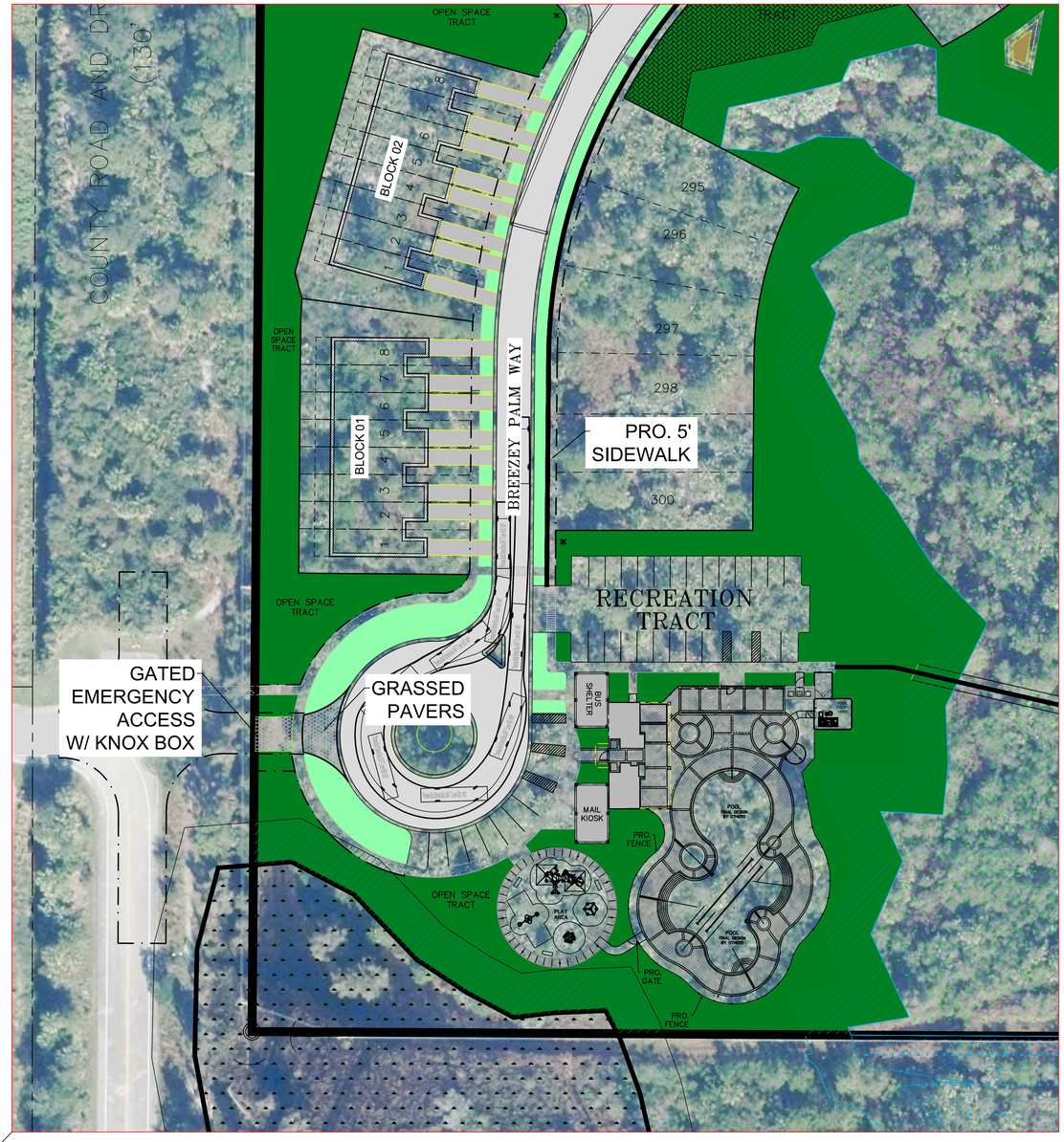
DATE: 04-21-21
HORIZ. SCALE: SEE ABOVE
VERT. SCALE: #####
JOB No. 21-054
SHEET 5 of 6

E:_DWN_2021\21-054 - savannah preserve - (kolterland)\21-054_planning - acad - site options - acad files\21_054_savannah preserve - site option 52 (22.02.10)_final draft illustration.dwg Plotted: 5/3/2022 1:37 PM By:

PROJECT RECREATION AREA (CONCEPT)

(SCALE 1:40)

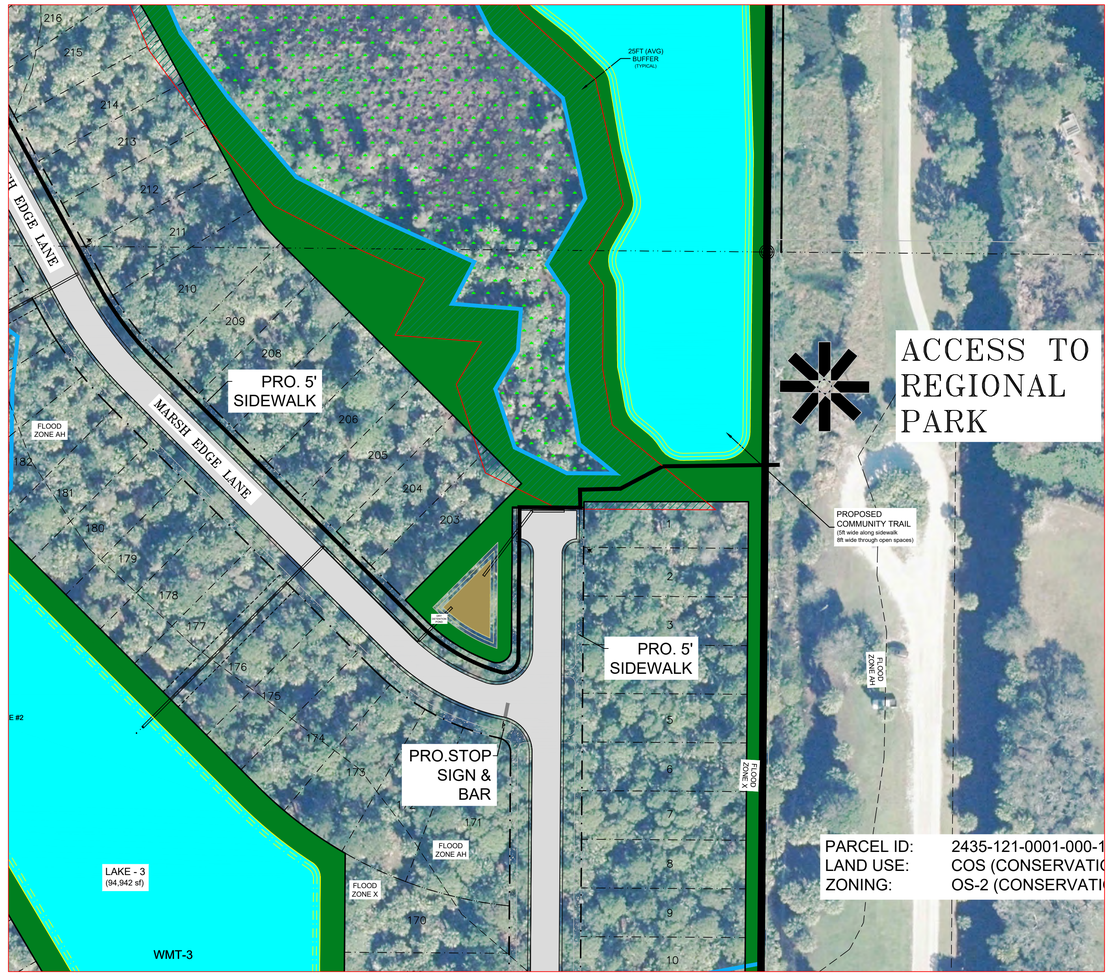
GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.



SAVANNAHS PARKS ACCESS

(SCALE 1:50)

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.



KOLTERLAND

COMPUTER FILE REF.	FIELD BK./PG.

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– REVISIONS –	BY	DATE
CONVERT SITE PLAN TO MF UNITS MIX	DJM	21.05.10
REVISE PROJECT ENTRY POINTS	DJM	21.06.01
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REVISE PROJECT PRODUCTS (add 28ft site option)	DJM	21.07.13
REVISED PER CITY FTP REVIEW COMMENTS – DEC 2021	DJM	21.12.21
REVISED PER CITY FTP REVIEW COMMENTS – JAN 2022	DJM	22.01.31

	BY	DATE
DESIGNED	##	##
CALCS.	##	##
DRAWN	##	##
DETAILED	##	##
CHECKED	##	##
APPROVED	##	##

SAVANNAH PRESERVE

SITE PLAN – AREA DETAILS

DATE: 04–21–21
HORIZ. SCALE: VARIES
VERT. SCALE: #####
JOB No. 21–054
SHEET 6 of 6

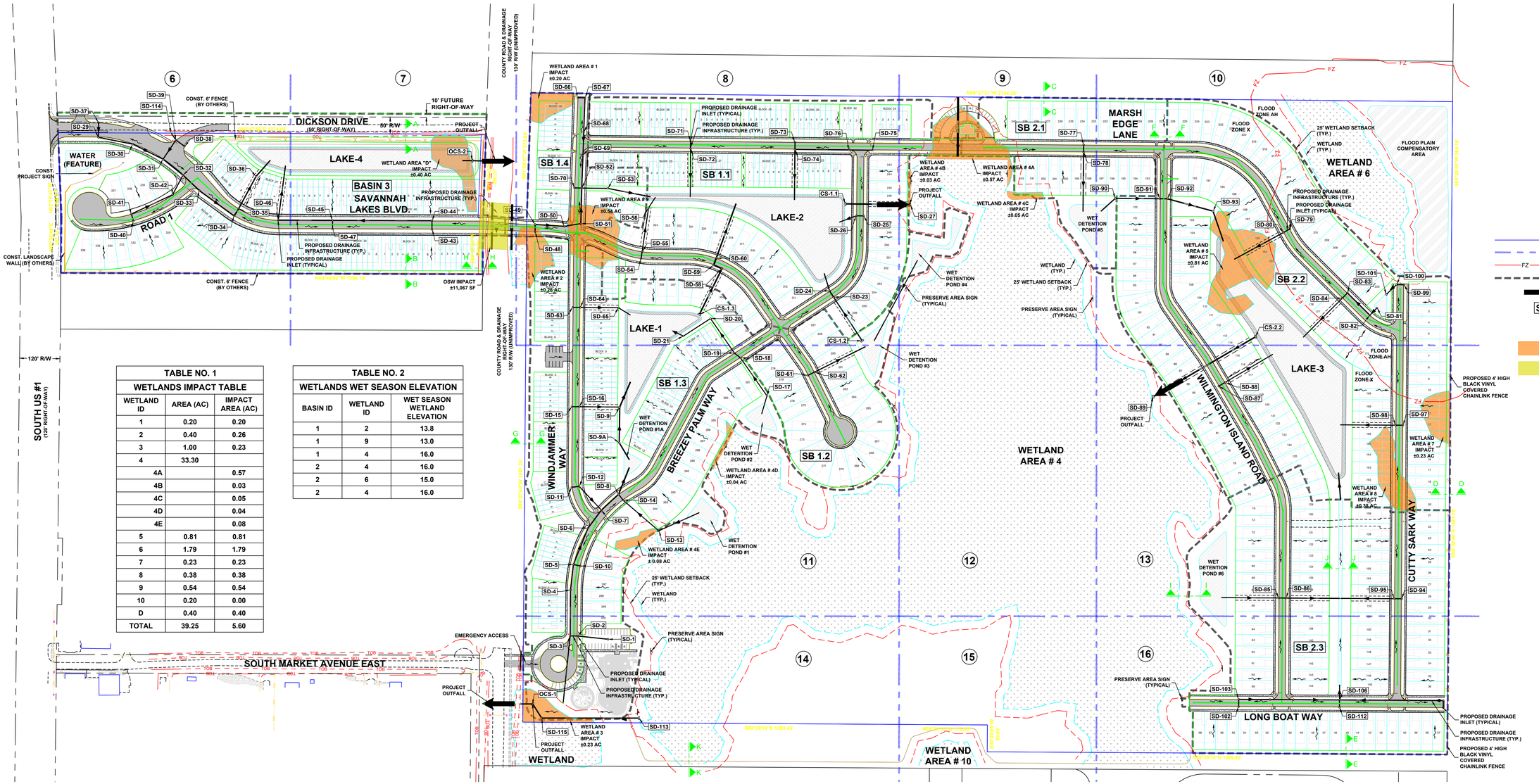

TABLE NO. 1		
WETLANDS IMPACT TABLE		
WETLAND ID	AREA (AC)	IMPACT AREA (AC)
1	0.20	0.20
2	0.40	0.26
3	1.00	0.23
4	33.30	
4A		0.57
4B		0.03
4C		0.05
4D		0.04
4E		0.08
5	0.81	0.81
6	1.79	1.79
7	0.23	0.23
8	0.38	0.38
9	0.54	0.54
10	0.20	0.00
D	0.40	0.40
TOTAL	39.25	5.60

TABLE NO. 2		
WETLANDS WET SEASON ELEVATION		
BASIN ID	WETLAND ID	WET SEASON WETLAND ELEVATION
1	2	13.8
1	9	13.0
1	4	16.0
2	4	16.0
2	6	15.0
2	4	16.0

TABLE NO. 3			
CONTROL STRUCTURE SUMMARY TABLE			
CONTROL STRUCTURE #	CONNECTION TO WETLAND / SWT	WETLAND NORMAL POOL	WETLAND SEASONAL HIGH ELEVATION
CS 1.1	WETLAND #4	15.7	16.0
CS 1.2	LAKE #2	N/A	N/A
CS 1.3	LAKE #1	N/A	N/A
CS 2.2	WETLAND #4	15.7	16.0
OCS 1	COUNTY ROW (SOUTH) DITCH	N/A	N/A
OCS 2	COUNTY ROW (NORTH) DITCH	N/A	N/A

DESIGN CRITERIA: 1988 NAVD
SFWMD PERMIT ### DRAINAGE BASINS 1.1

	ROUTED EL.	DESIGN EL.
CONTROL ELEVATION	= 15.00' NAVD	= 15.00' NAVD
MIN. ROAD CROWN	= 17.35' NAVD	= 17.60' NAVD
MIN. FINISHED FLOOR	= 17.76' NAVD	= 18.73' NAVD
MIN. PERIMETER BERM	= 17.61' NAVD	= 18.00' NAVD

DESIGN CRITERIA: 1988 NAVD
SFWMD PERMIT ### DRAINAGE BASINS 1.2

	ROUTED EL.	DESIGN EL.
CONTROL ELEVATION	= 15.00' NAVD	= 15.00' NAVD
MIN. ROAD CROWN	= 17.39' NAVD	= 17.80' NAVD
MIN. FINISHED FLOOR	= 17.80' NAVD	= 19.85' NAVD
MIN. PERIMETER BERM	= 17.66' NAVD	= 18.00' NAVD

DESIGN CRITERIA: 1988 NAVD
SFWMD PERMIT ### DRAINAGE BASINS 1.3

	ROUTED EL.	DESIGN EL.
CONTROL ELEVATION	= 15.00' NAVD	= 15.00' NAVD
MIN. ROAD CROWN	= 17.65' NAVD	= 17.65' NAVD
MIN. FINISHED FLOOR	= 17.98' NAVD	= 18.66' NAVD
MIN. PERIMETER BERM	= 17.87' NAVD	= 18.10' NAVD

DESIGN CRITERIA: 1988 NAVD
SFWMD PERMIT ### DRAINAGE BASINS 1.4

	ROUTED EL.	DESIGN EL.
CONTROL ELEVATION	= 15.00' NAVD	= 15.00' NAVD
MIN. ROAD CROWN	= 17.50' NAVD	= 17.60' NAVD
MIN. FINISHED FLOOR	= 17.79' NAVD	= 19.05' NAVD
MIN. PERIMETER BERM	= 17.65' NAVD	= 18.00' NAVD

DESIGN CRITERIA: 1988 NAVD
SFWMD PERMIT ### DRAINAGE BASINS 2.1

	ROUTED EL.	DESIGN EL.
CONTROL ELEVATION	= 15.60' NAVD	= 15.60' NAVD
MIN. ROAD CROWN	= 18.02' NAVD	= 18.62' NAVD
MIN. FINISHED FLOOR	= 18.41' NAVD	= 20.63' NAVD
MIN. PERIMETER BERM	= 18.30' NAVD	= 18.65' NAVD

DESIGN CRITERIA: 1988 NAVD
SFWMD PERMIT ### DRAINAGE BASINS 2.2

	ROUTED EL.	DESIGN EL.
CONTROL ELEVATION	= 15.60' NAVD	= 15.60' NAVD
MIN. ROAD CROWN	= 18.03' NAVD	= 18.30' NAVD
MIN. FINISHED FLOOR	= 18.40' NAVD	= 19.50' NAVD
MIN. PERIMETER BERM	= 18.29' NAVD	= 18.70' NAVD

DESIGN CRITERIA: 1988 NAVD
SFWMD PERMIT ### DRAINAGE BASINS 2.3

	ROUTED EL.	DESIGN EL.
CONTROL ELEVATION	= 15.60' NAVD	= 15.60' NAVD
MIN. ROAD CROWN	= 18.03' NAVD	= 18.30' NAVD
MIN. FINISHED FLOOR	= 18.52' NAVD	= 19.80' NAVD
MIN. PERIMETER BERM	= 18.39' NAVD	= 18.70' NAVD

DESIGN CRITERIA: 1988 NAVD
SFWMD PERMIT ### DRAINAGE BASINS 3

	ROUTED EL.	DESIGN EL.
CONTROL ELEVATION	= 15.98' NAVD	= 15.98' NAVD
MIN. ROAD CROWN	= 17.00' NAVD	= 17.10' NAVD
MIN. FINISHED FLOOR	= 18.67' NAVD	= 18.67' NAVD
MIN. PERIMETER BERM	= 17.88' NAVD	= 17.95' NAVD

THOMAS J. DEGRACE P.E. FL. REG. NO. 42354

Know what's below. Call before you dig.

NOTES:
1) ALL ELEVATIONS AND BENCHMARKS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988.

COMPUTER FILE REF.	FIELD BK./PG.

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– REVISIONS –	BY	DATE
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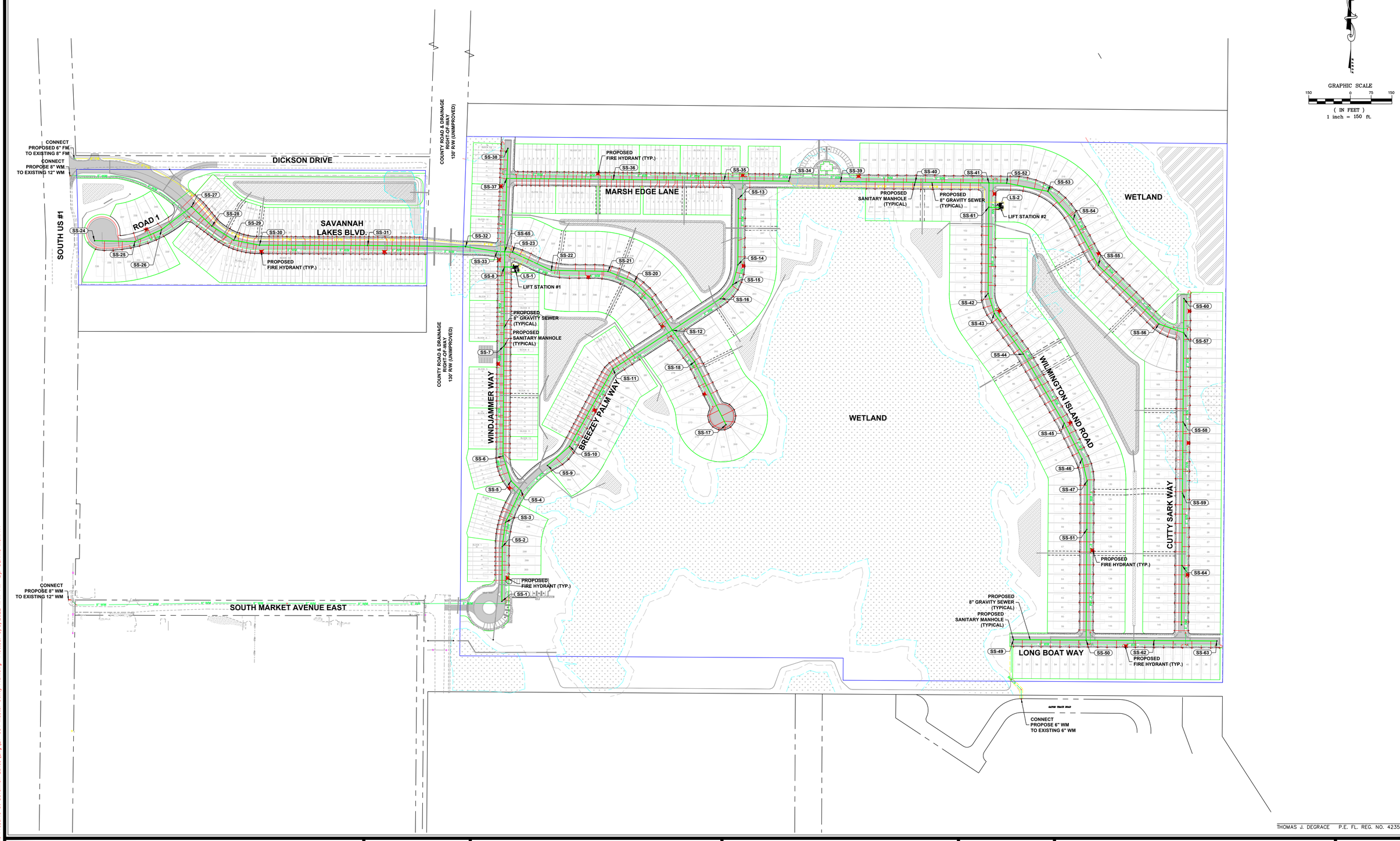
	BY	DATE
DESIGNED	TJD	10-1-21
CALCS.	ER	10-1-21
DRAWN	RN	10-1-21
DETAILED	EC	10-1-21
CHECKED	TJD	4-28-22
APPROVED	TJD	4-28-22

SAVANNAH PRESERVE

MASTER DRAINAGE PLAN

DATE: 4-28-22
HORIZ. SCALE: 1"=150'
VERT. SCALE: NA
JOB No. 21-054
SHEET 2 of 47

P:\Proj-2021\21-054 The Preserve at Savannah Lakes\Eng\21-054 Master Drainage Plan.dwg Plotted: 5/3/2022 1:50 PM By: DENNIS MURPHY



THOMAS J. DEGRACE P.E. FL. REG. NO. 42354

P:\Proj-2021\21-054 The Preserve at Savannah Lakes\Eng\21-054 Master Utility Plan.dwg Plotted: 5/3/2022 1:47 PM By: DENNIS MURPHY

COMPUTER FILE REF.	FIELD BK./PG.

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– REVISIONS –	BY	DATE
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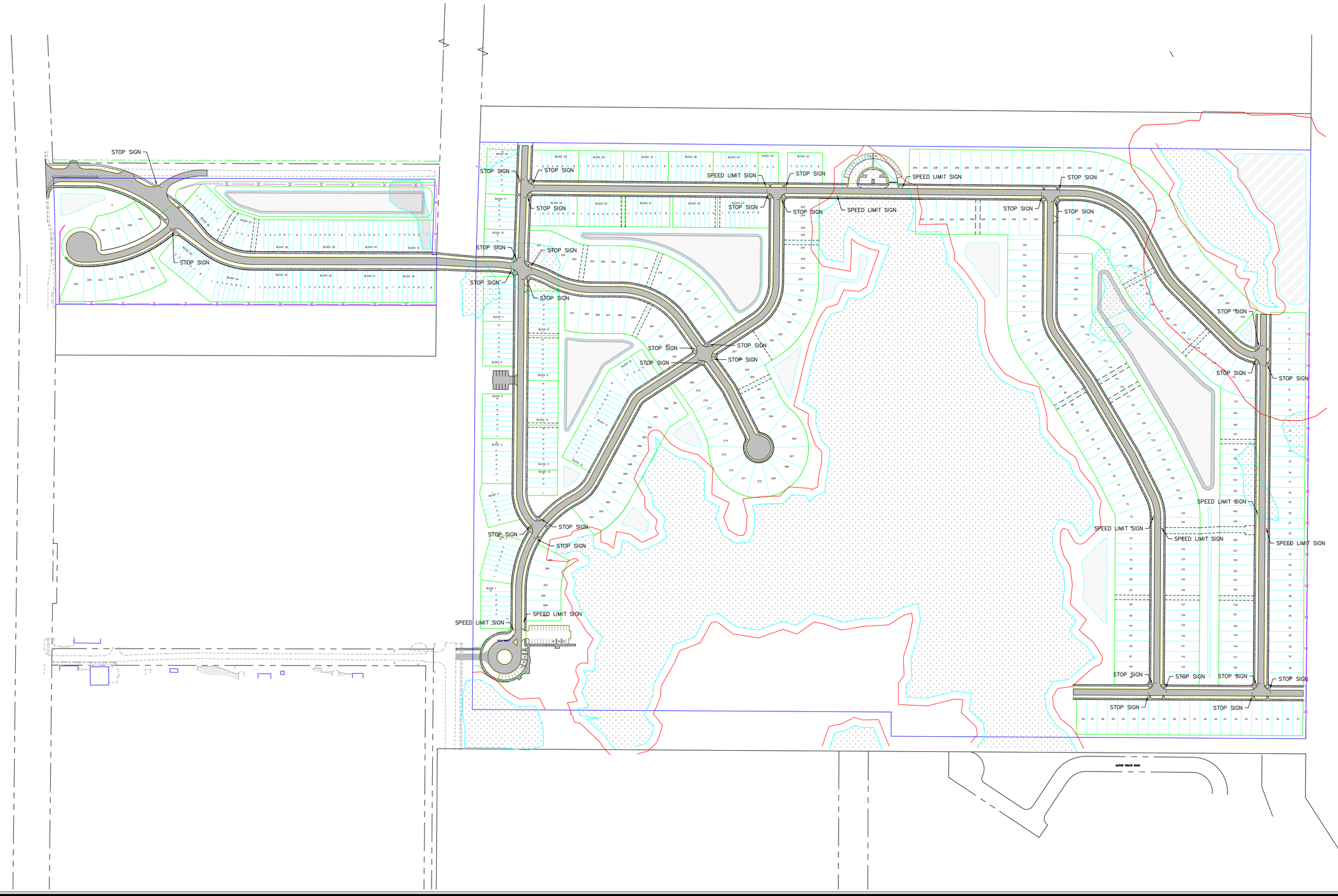
	BY	DATE
DESIGNED	TJD	10-1-21
CALCS.	ER	10-1-21
DRAWN	RN	10-1-21
DETAILED	EC	10-1-21
CHECKED	TJD	4-28-22
APPROVED	TJD	4-28-22

SAVANNAH PRESERVE

MASTER UTILITY PLAN

DATE: 4-28-22
HORIZ. SCALE: 1"=150'
VERT. SCALE: NA
JOB No. 21-054
SHEET 3 of 47



THOMAS J. DEGRACE P.E. FL. REG. NO. 42354

COMPUTER FILE REF.	FIELD BK./PG.

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– REVISIONS –	BY	DATE
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	BY	DATE
DESIGNED	TJD	10-1-21
CALCS.	ER	10-1-21
DRAWN	EC	10-1-21
DETAILED	EC	10-1-21
CHECKED	TJD	4-28-22
APPROVED	TJD	4-28-22

SAVANNAH PRESERVE

HORIZONTAL CONTROL & MARKING PLAN

DATE: 4-28-22
HORIZ. SCALE: 1"=150'
VERT. SCALE: NA
JOB No. 21-054
SHEET 4 of 47

P:\Proj-2021\21-054 The Preserve at Savannah Lakes\Eng\21-054 HC - Marking Plan.dwg Plotted: 5/3/2022 1:57 PM By: DENNIS MURPHY

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

KOLTER HOMES

SITUATED IN

SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST ST. LUCIE COUNTY, FLORIDA

NOTES

1) Reproductions of this map are not valid without the original signature and 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 contains 7.177 Acres, more or less.
5) The last date of field work was November 17, 2021.
6) The South line of Section 27, Township 35 South, Range 40 East is assumed to bear N89°50'51"W and all other bearings shown hereon are relative thereto.
7) Parcels is located within an areas having a Flood Zone Designation "X" by the Federal Emergency Management Agency (F.E.M.A.), on Flood Insurance Rate Map No. 12111C0189K 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) This survey was prepared with the benefit of Fidelity National Title Insurance Company Order No. 9948774, dated September 30, 2021 at 11:00 pm. The surveyed land is the same land described in the Title Commitment.
9) The features shown hereon were acquired using RTK GPS and Trigonometric Methods and were verified through a redundancy of measurements for an expected horizontal and vertical accuracy of 0.10'
10) There are no gaps, gores or overlaps between the subject parcel and the parcel (2423-121-0001-000-8) to the South. The subject parcel has contigious access to public right-of ways on three sides.

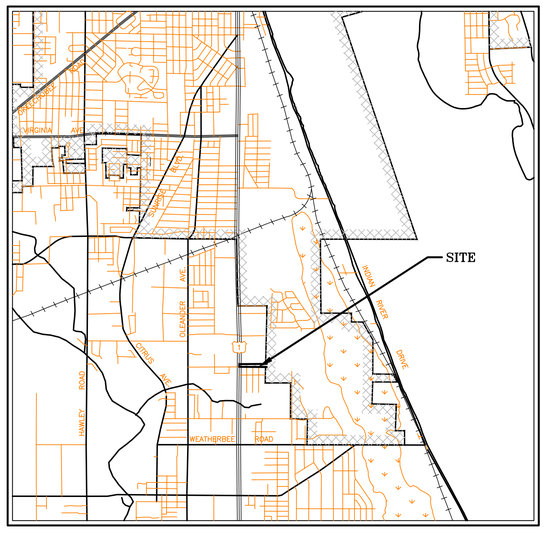
CERTIFICATION

To: Kolter Group Acquisitions LLC, a Florida limited liability company; Shuffield Lowman & Wilson, P.A.; SK Savannah Lakes LLC; Fidelity National Title Insurance Company; Nason, Gerson, Harris & Fumero, P.A.

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 none of Table A thereof. The field work was completed on November 17, 2021.

Date of Plat or Map November 19, 2021.

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



LOCATION MAP
NOT TO SCALE

DESCRIPTION

That part of the South 275.00 feet of the SW 1/4 of the SE 1/4 of Section 27, Township 35 South, Range 40 East, lying East of U.S. Highway No. 1, less the North 25.00 feet and the East 15.00 feet for Right-Of-Way, all lying and being in St. Lucie County, Florida.

GENERAL NOTES, LEGAL DESCRIPTION, & CERTIFICATIONS

COMPUTER FILE REF.	FIELD BK./PG.
21-054 bndy2.dwg	

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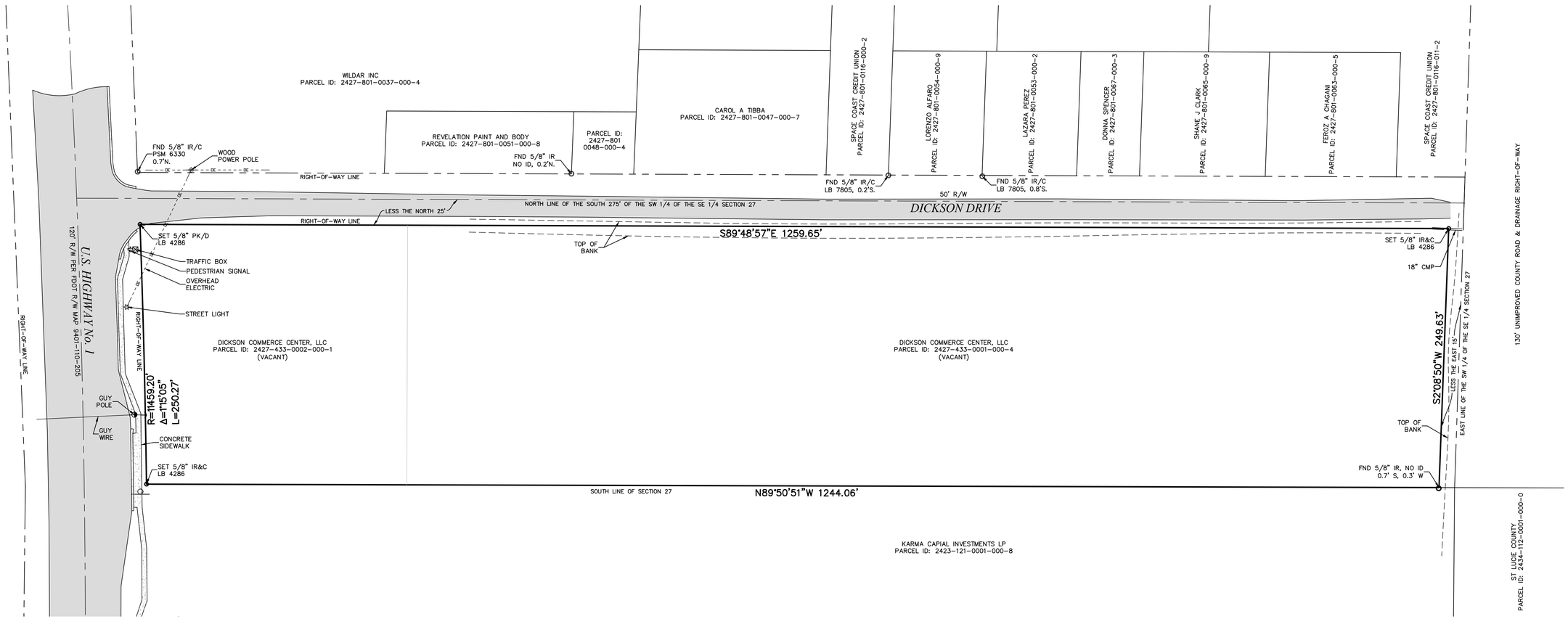
STATE OF FLORIDA CERTIFICATION No. LB 4286

- REVISIONS -	BY	DATE

	BY	DATE
FIELD	PK	11-17-21
CALCS.		
DRAWN	GLM	11-18-21
DETAILED		
CHECKED		
APPROVED		

ALTA/NSPS LAND TITLE SURVEY
OF
PRESERVE AT SAVANNAH LAKES

DATE: 11-18-2021
HORIZ. SCALE: N/A
VERT. SCALE: N/A
JOB No. 21-054



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
PG. = Page
O.R.B. = Official Records Book
No. = Number
℄ = Center Line

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
S = Sanitary Manhole
WV = Fire Hydrant
= Water Valve
B = Bell South Service Box
BLDG. = Building
CONC. = Concrete

NORTH

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

GRAPHICS

COMPUTER FILE REF.	FIELD BK./PG.
21-054 bndy2.dwg	

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– REVISIONS –	BY	DATE

	BY	DATE
FIELD	PK	11-17-21
CALCS.		
DRAWN	GLM	11-18-21
DETAILED		
CHECKED		
APPROVED		

ALTA/NSPS LAND TITLE SURVEY
OF
PRESERVE AT SAVANNAH LAKES

DATE: 11-18-2021
HORIZ. SCALE: 1"=50'
VERT. SCALE: N/A
JOB No. 21-054
SHEET 2 OF 2

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

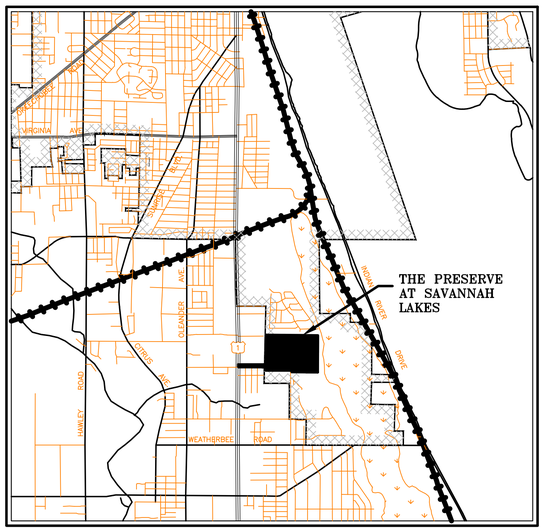
KOLTER HOMES

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 Consulants 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 4286

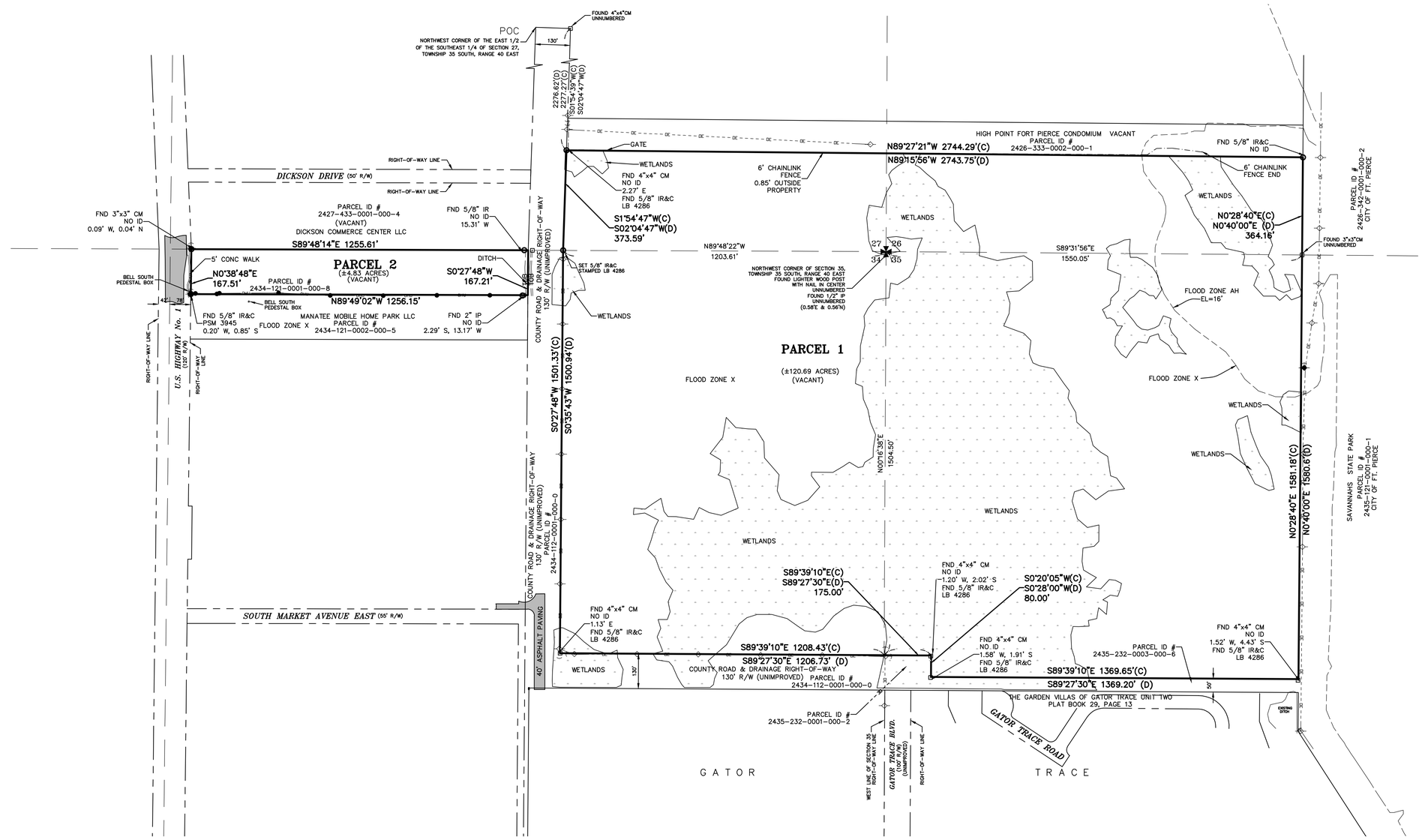
– REVISIONS –	BY	DATE

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

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



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
PG.	=	Page
O.R.B.	=	Official Records Book
No.	=	Number
℄	=	Center Line
BS	=	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
S	=	Sanitary Manhole
	=	Fire Hydrant
WV	=	Water Valve

GRAPHICS

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

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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

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

N89°27'21"W 2744.29'(C)
N89°15'56"W 2743.75'(D)

FND 5/8" IR&C
NO ID

GATE

WETLANDS

6' CHAINLINK FENCE END

6' CHAINLINK FENCE
0.85' OUTSIDE PROPERTY

FND 4"x4" CM
NO ID
2.27' E
FND 5/8" IR&C
LB 4286

S1°54'47"W(C)
S02°04'47"W(D)
373.59'

N0°28'40"E(C)
N0°40'00"E (D)
364.16'

FOUND 3"x3"CM
UNNUMBERED

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

N89°48'22"W
1203.67'

S89°31'56"E
1550.05'

SET 5/8" IR&C
STAMPED LB 4286

NORTHWEST CORNER OF SECTION 35,
TOWNSHIP 35 SOUTH, RANGE 40 EAST
FOUND LIGHTER WOOD POST
WITH NAIL IN CENTER
UNNUMBERED
FOUND 1/2" IP
UNNUMBERED
(0.58'E & 0.56'N)

27 26
34 35

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

PARCEL 1

(±120.69 ACRES)
(VACANT)

FLOOD ZONE X

FLOOD ZONE AH
EL=16'

FLOOD ZONE X

WETLANDS

WETLANDS

WETLANDS

WETLANDS

WETLANDS

WETLANDS

S02°48'W 1504.33'(C)
S0°35'43"W 1500.94'(D)

N0°01'38"E
1504.50'

S89°39'10"E(C)
S89°27'30"E(D)
175.00'

FND 4"x4" CM
NO ID
1.20' W, 2.02' S
FND 5/8" IR&C
LB 4286

S6°20'05"W(C)
S0°28'00"W(D)
80.00'

FND 4"x4" CM
NO ID
1.13' E
FND 5/8" IR&C
LB 4286

FND 4"x4" CM
NO ID
1.58' W, 1.91' S
FND 5/8" IR&C
LB 4286

FND 4"x4" CM
NO ID
1.52' W, 4.43' S
FND 5/8" IR&C
LB 4286

S89°39'10"E 1208.43'(C)
S89°27'30"E 1206.73' (D)

S89°39'10"E 1369.65'(C)
S89°27'30"E 1369.20' (D)

130'

50'

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

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

THE GARDEN VILLAS OF GATOR TRACE UNIT TWO
PLAT BOOK 70, PAGE 13

N0°28'40"E 3581.18'(C)
N0°40'00"E 3580.8'(D)

SAVANNAHS STATE PARK

HURON

TOPOGRAPHIC SURVEY
PARCEL 1

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

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PRESERVE AT SAVANNAH LAKES

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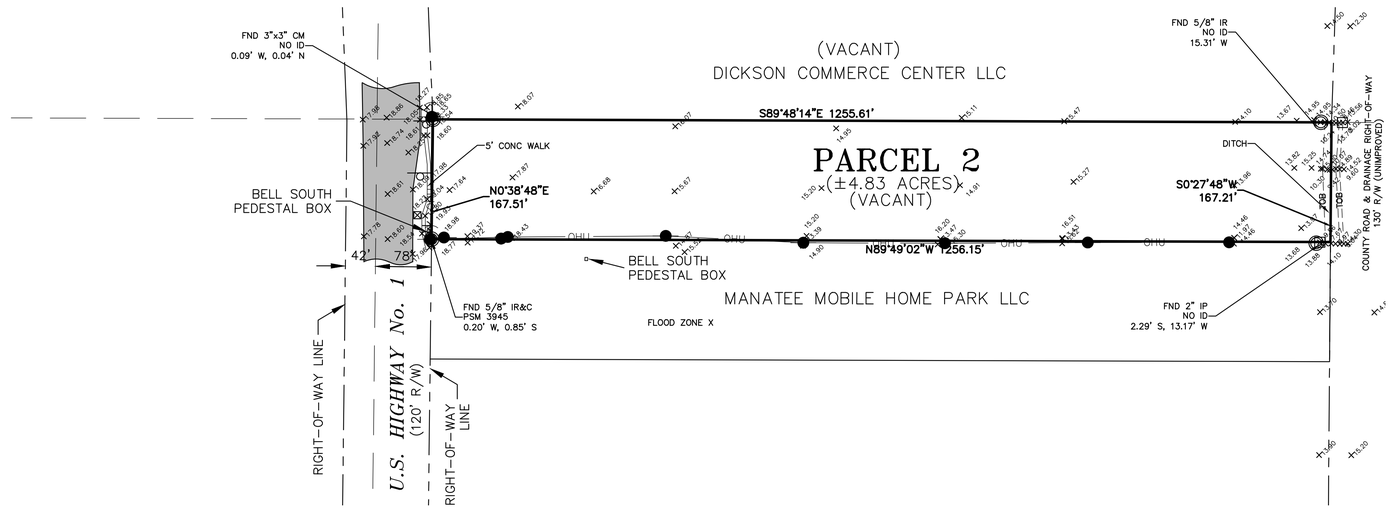
JOB No. 21-054
SHEET 3 OF 4

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



GRAPHIC SCALE

100 0 50 100

(IN FEET)

1 inch = 100 ft.

HURON

LEGEND

IR&C	=	Iron Rod with Plastic Cap
IP&C	=	Iron Pipe and Cap
IP	=	Iron Pipe
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Ⓢ	=	Sanitary Manhole
	=	Fire Hydrant
	=	Water Valve

TOPOGRAPHIC SURVEY
PARCEL 2

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

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SHEET 4 OF 4

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

MacKenzie
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

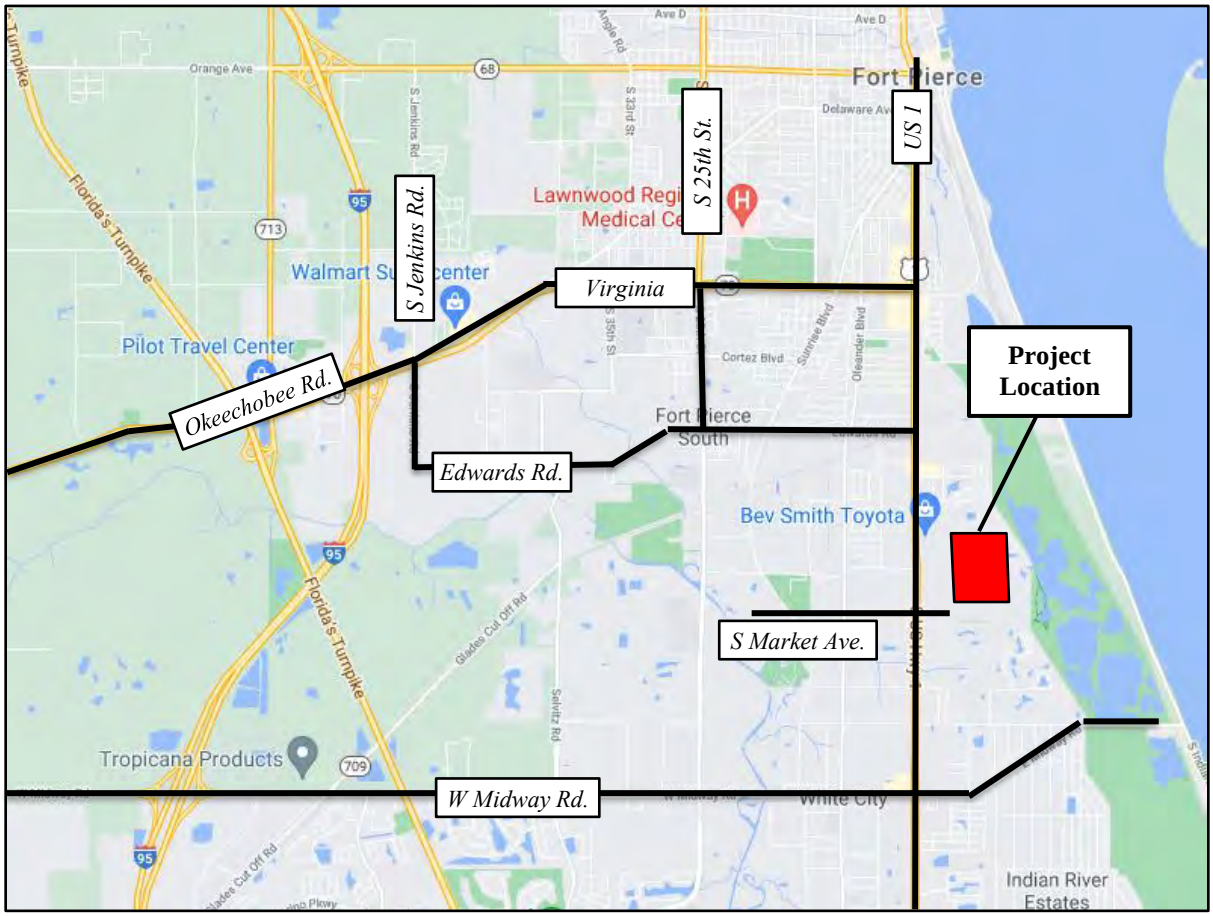

Exhibit 2 Trip Generation

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 in/out	AM Peak Hour Rate	PM Peak Hour in/out	PM Peak Hour 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

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Exhibit 3 Trip Distribution

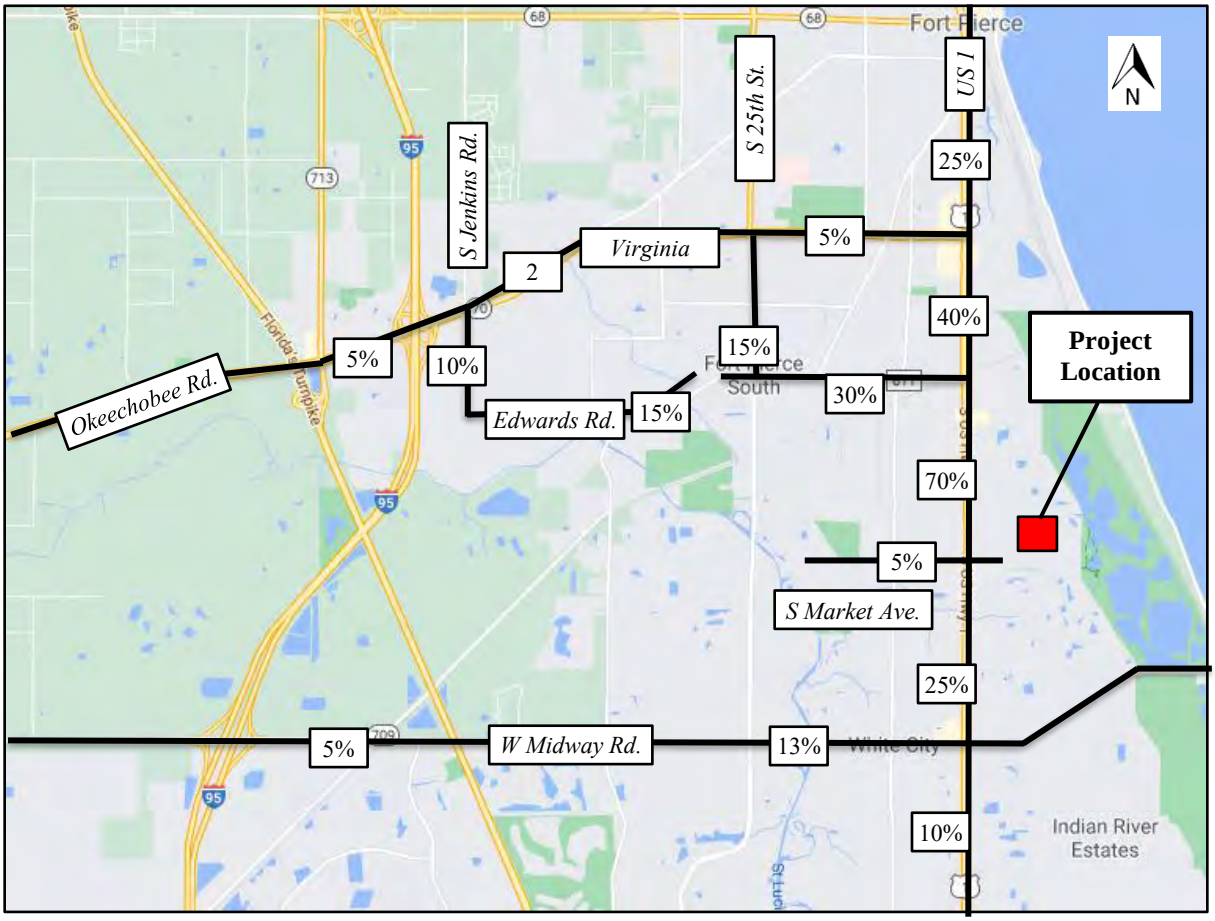


Exhibit 4 Bus Route 1 Map

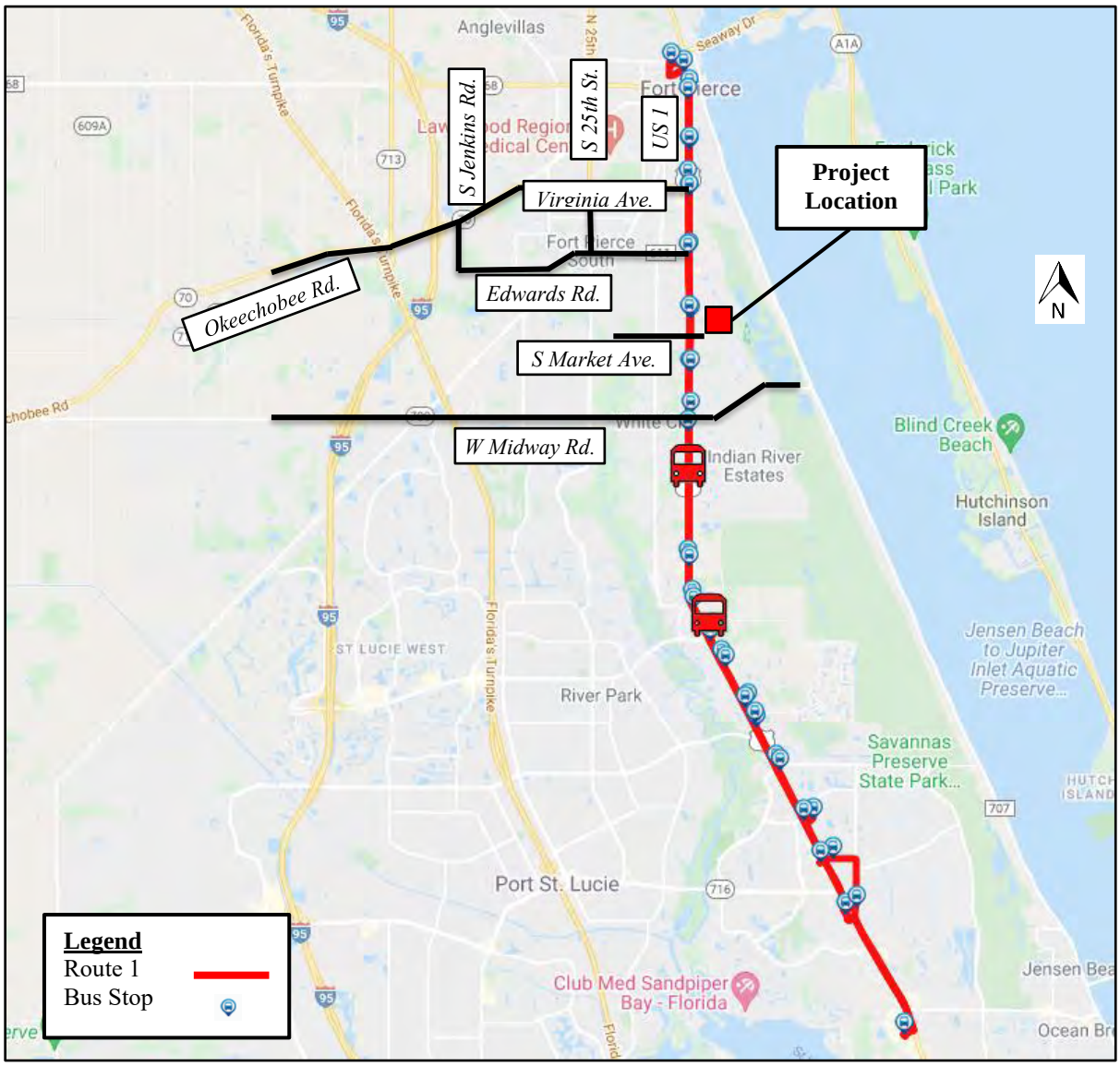
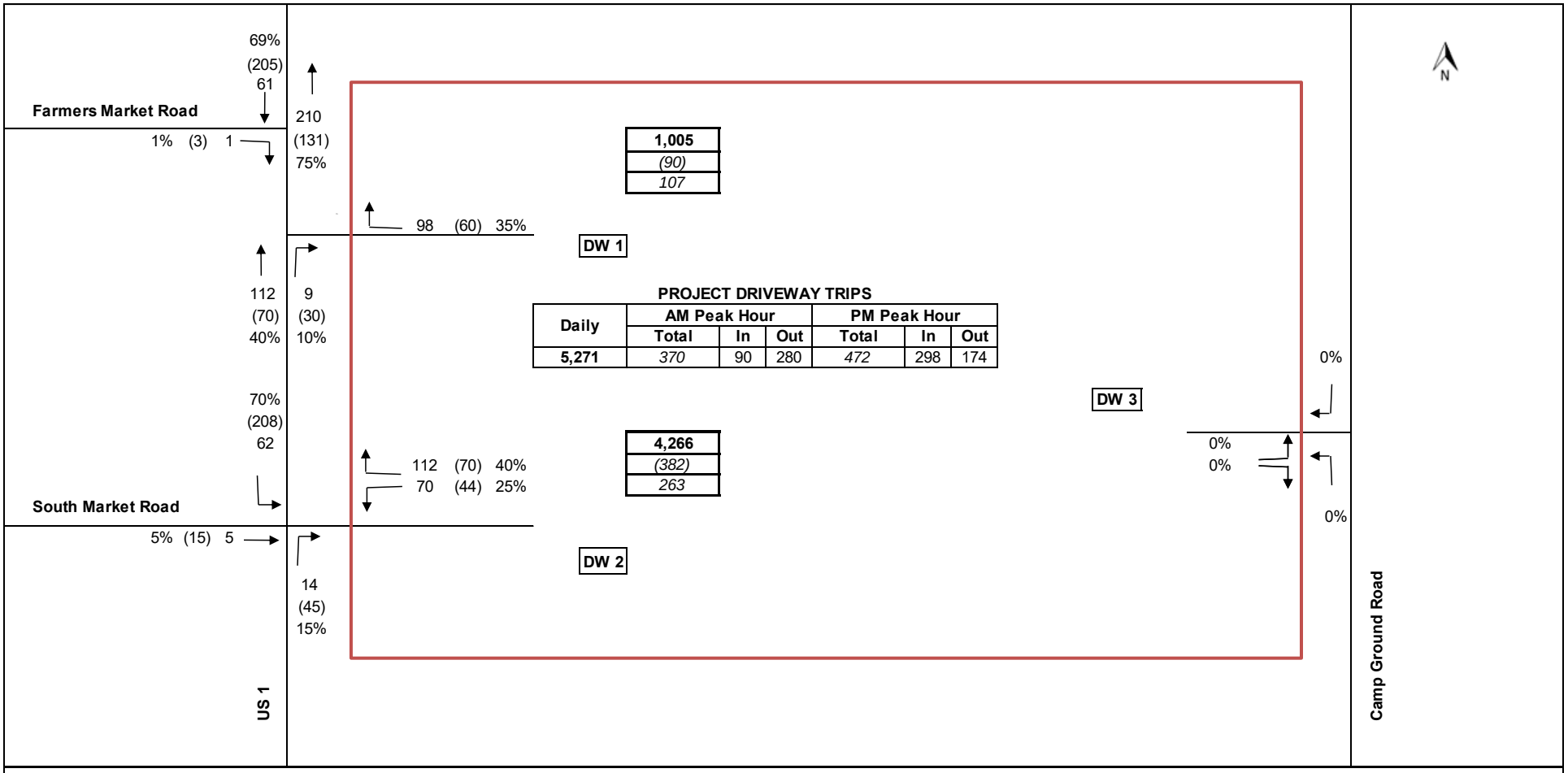


Exhibit 5 Driveway Volumes



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

MacKenzie
Engineering & Planning, Inc.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: FLUMA, Rezoning, Preliminary Plat - Savannah Preserve

NOTICES PROVIDED PURSUANT TO: City Code 125-37, 125-133, 125-136, & Chapter 163.3184, F.S.

NOTICE BY NEWSPAPER: April 29th, 2022 (2 FLUMA Display Ads) and June 5th, 2022

NOTICE BY MAIL: May 25th, 2022

NOTICE BY SIGNS: May 4th, 2022

VERIFIED BY: Vennis Gilmore **TITLE:** Senior Planner/Supervisor

SIGNATURE: **DATE:** June 9th, 2022

Treasure Coast Newspapers
PART OF THE USA TODAY NETWORK
St. Lucie News-Tribune
1939 SE Federal Highway, Stuart, FL 34994

AFFIDAVIT OF PUBLICATION

CITY OF FORT PIERCE LEGALS
PO BOX 1480
FORT PIERCE, FL 34954
ATTN

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he is a legal clerk Manager of the St. Lucie News-Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St. Lucie News-Tribune in the following issues below. Affiant further says that the said St Lucie News-Tribune is a newspaper published in Fort Pierce, in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement ; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St. Lucie News-Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

6/5/2022

Subscribed and sworn to before on the 5th of June, 2022

Notary, State of WI, County of Brown
My commission expires: 9-19-25

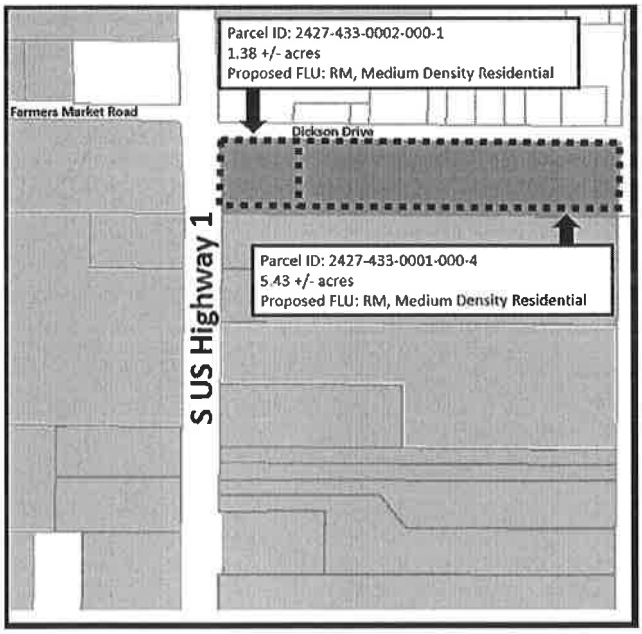
Publication Cost: $315.00
Ad No: GCI0894033
Customer No: 463454
PO#: PUBLIC NOTICE
THIS IS NOT AN INVOICE

VICKY FELTY
Notary Public
State of Wisconsin

CITY OF FORT PIERCE
PUBLIC HEARING
FUTURE LAND USE MAP AMENDMENT

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 125-37 of the Code of Ordinances of the City of Fort Pierce, and Sections 166.041 (3)(a) and 163.3187 of Florida State Statutes, will on Tuesday, June 21, 2022 at 4:30 p.m. and Tuesday, July 5, 2022 at 6:00 p.m. hold Public Hearings on the enactment of the proposed ordinance on first and second readings, respectively, in the City Hall Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida, to consider review and approval of the following:

ORDINANCE 22-016 AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA: AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN TO CHANGE THE DESIGNATION OF TWO (2) PARCELS GENERALLY LOCATED ALONG THE SOUTH SIDE OF DICKSON DRIVE, AT THE INTERSECTION WITH SOUTH US HIGHWAY 1 FROM CITY OF FORT PIERCE GENERAL COMMERCIAL (GC) TO CITY OF FORT PIERCE MEDIUM DENSITY RESIDENTIAL (RM); PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.



All interested parties may appear at the meeting and be heard with respect to the ordinance. Said ordinance will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

/s/ Linda W. Cox, City Clerk

Publish: 6/5/2022

City Commission Regular Meeting - 6:00 pm **12. c.**

Meeting Date: 07/05/2022

Re: Ordinance 22-017 -

SUBJECT:

Quasi-Judicial Hearing Continued from June 21, 2022 - Ordinance 22-017: An Ordinance by the City Commission of the City of Fort Pierce, Florida: Rezoning four parcels of land generally located on the east side of South US Highway 1 at the intersection of Dickson Drive and lying north of the existing Gator Trace Planned Development, from General Commercial (C-3) and Planned Development (PD) to Planned Development (PD), for the residential project to be known as Savannah Preserve; providing for a severability clause; providing for repeal of ordinances or parts thereof in conflict herewith; and providing for an effective date. FIRST READING

SUMMARY:

In accordance with Sections 125-37, 125-133, and 125-136 of the City Code and Chapter 163.3184, F.S., the applicant is requesting the review and approval of a Zoning Atlas Map Amendment (Rezoning) from C-3, General Commercial Zone and PD, Planned Development (for four parcels) to PD, Planned Development. The applicant is also requesting review and approval of two (2) Future Land Use Map Amendments from GC, General Commercial to RM, Medium Density Residential for three parcels of land. Lastly, in accordance with Chapter 121 of the City Code, the applicant is requesting review and approval of a Preliminary Plat for approximately 132.7 acres of land. The applicant is requesting all applications so that they may develop a residential subdivision known as The Preserve at Savanna Lakes, that will have 650 platted lots consisting of single-family homes, villas, and townhomes. The subject site was previously approved as a Planned Development by the name The Preserve at Gator Trace in 2006. The previously approved Planned Development has since expired.

RECOMMENDATION:

Approval with the following conditions:

1. Civil Plans shall be reviewed and approved by all applicable City departments prior to the issuance of a site permit. The plans shall include details of any off-site improvements such as any stormwater control berm.
2. All required regulatory agency permits, including but not limited to the South Florida Water Management District and Army Corp of Engineers, shall be obtained by the applicant and copies provided to the City prior to the commencement of any development activities.
3. The applicant shall provide a conceptual stormwater design and an engineer's statement attesting that the PD's storm water system will be in compliance with all required stormwater treatment requirements.
4. The driveway at the entrance of Dickson Dr shall be realigned to provide access to parcels abutting to the north, (Parcel ID# 2427-801-0051-000-8 and Parcel ID# 2427-801-0037-000-4).
5. The applicant shall provide confirmation of the approval of St. Lucie County for the location of the berm and stormwater discharge outfall into the Right of Way and Drainage easement (Parcel # 2434-112-0001-000-0), which bifurcates the site, also running along the southern

boundary of the site prior to the commencement of any development activities.
6.The applicant shall provide confirmation of a maintenance agreement with St. Lucie County for the installation of the berm and, if applicable, the stormwater discharge outfall into the Right of Way and Drainage easement (Parcel # 2434-112-0001-000-0), which bifurcates the site, also running along the southern boundary of the site prior to the commencement of any development activities.

ALTERNATIVES:

Disapproval

RESPONSIBLE STAFF:

Vennis Gilmore, Senior Planner/Planning Supervisor

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

22-017 Updated
Presentation Updated
Ordinance 22-017
Staff Presentation
Staff Report and Supporting Documents
Application and Supporting Documents
Public Notice Certification
Document by Leslie Olson at PH

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	06/11/2022 09:19 AM

Form Started By: Vennis Gilmore
Started On: 06/09/2022 03:01 PM
Final Approval Date: 06/22/2022

ORDINANCE NO. 22-017

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA: REZONING FOUR PARCELS OF LAND GENERALLY LOCATED ON THE EAST SIDE OF SOUTH US HIGHWAY 1 AT THE INTERSECTION OF DICKSON DRIVE AND LYING NORTH OF THE EXISTING GATOR TRACE PLANNED DEVELOPMENT, FROM GENERAL COMMERCIAL (C-3) AND PLANNED DEVELOPMENT (PD) TO PLANNED DEVELOPMENT (PD), FOR THE RESIDENTIAL PROJECT TO BE KNOWNS AS SAVANNAH PRESERVE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject property is located on the east side of South US Highway 1 at the intersection of Dickson Drive and lying North of the existing Gator Trace Planned Development, as more specifically described in **Section 1** of this Ordinance, representing approximately 132.7 acres of land; and,

WHEREAS, the owner and applicant seek to rezone the subject property from General Commercial (C-3) and Planned Development (PD) to Planned Development (PD) for the residential project to be known as Savannah Preserve; and,

WHEREAS, the proposed zoning atlas map amendment (rezoning) is consistent with the comprehensive plan, will not have an adverse effect on the ability of the city to satisfy land and water use needs, will meet transportation demands and provide community facilities and services, and will promote the public health, safety and general welfare as required by City Code 125-136; and,

WHEREAS, the City of Fort Pierce Planning Board, at their May 9th, 2022 meeting, voted unanimously to recommend approval of the request; and

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. From and after the effective date hereof, the following described property is hereby rezoned as follows:

Parcel ID: 2427-433-0002-000-1
2427-433-0001-000-4
2434-121-0001-000-8
2426-333-0015-000-5

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., and;

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., and;

That part of the South 275.00 feet of the SW 1/4 of the SE 1/4 of Section 27, Township 35 South, Range 40 East, lying East of U.S. Highway No. 1, less the North 25.00 feet and the East 15.00 feet for right-of-way, all lying and being in St. Lucie County, Florida.

Total site area is 132.7 acres (more or less)

Said property located on the on the east side of South US Highway 1 at the intersection of Dickson Drive and lying north of the existing Gator Trace Planned Development, and the zoning designation is hereby changed from General Commercial (C-3) and Planned Development (PD) to Planned Development (PD) for the residential project to be knowns as Savannah Preserve, as depicted on Exhibit "A" attached hereto and incorporated herein.

SECTION 2: The PD site plan depicted on the attached and incorporated Exhibit "B" is hereby approved. Any additions, deletions, changes in the use, density, sequence of development, or other specifications of the approved PD site plan will require a major modification to the PD site plan and approval of the City Commission. Other modifications such as minor variations, extensions, alterations or modifications of proposed uses, buildings/structures or other improvements which are consistent with the purpose and intent of the approved PD plan may be considered a minor modification to the PD site plan and determined through administrative process.

SECTION 3: The development conditions set forth in the attached and incorporated Exhibit "C" are hereby adopted and shall apply to the PD site plan approved in **Section 2** of this Ordinance.

SECTION4. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 5. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 6. This Ordinance shall be and become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____

Tanya M. Earley
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 22-017 was duly advertised by title only in the St. Lucie News Tribune on June 5th, 2022 and; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on July 5th, 2022; and was duly introduced, read by title only, and passed on second and final reading July 18th, 2022, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this ___th day of _____, 2022.

_____

Linda Hudson
Mayor Commissioner ATTEST:

_____
Linda W. Cox
City Clerk

(CITY SEAL)

EXHIBIT A
Proposed Zoning Atlas Map
Amendment - Planned Development,
PD

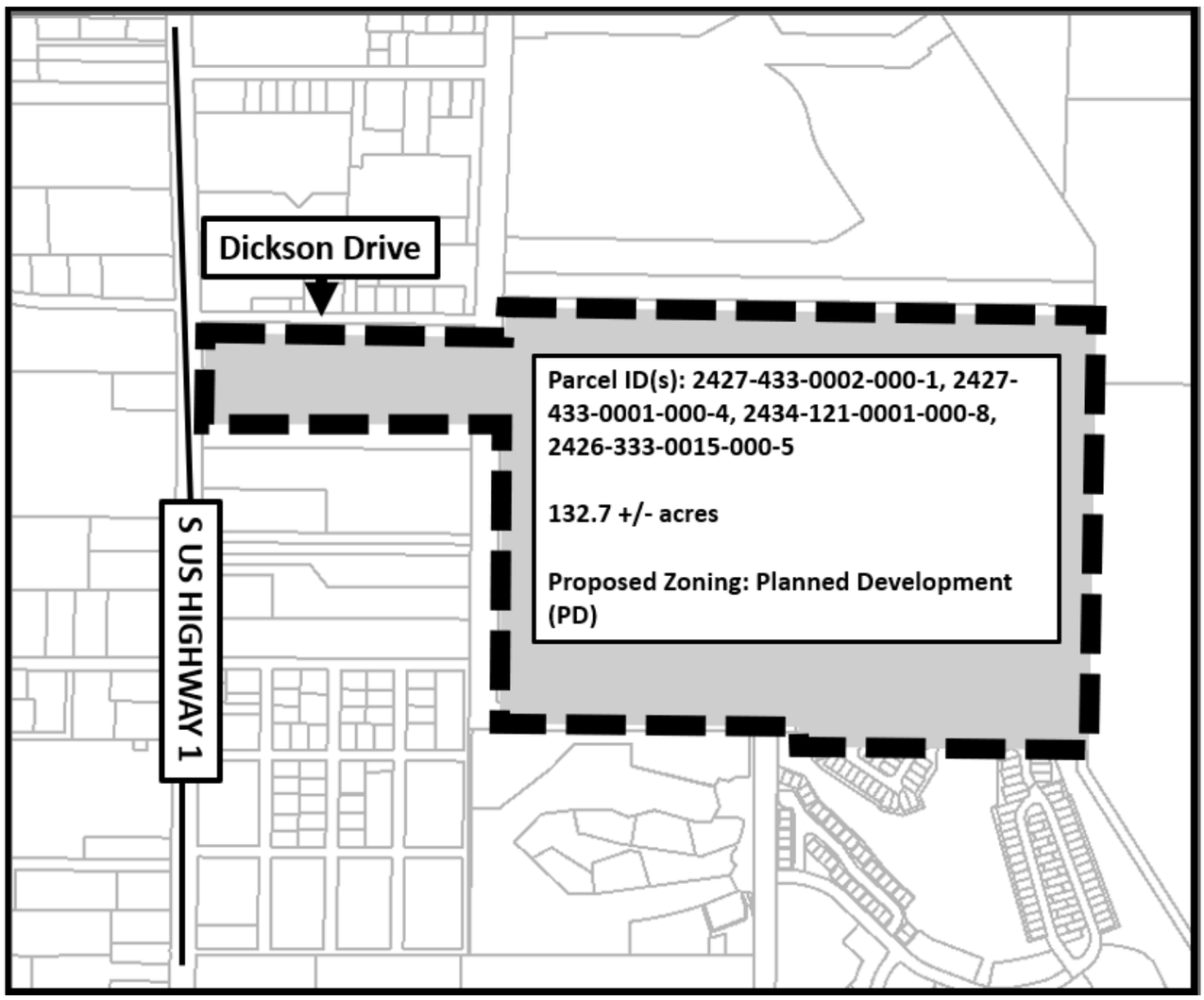


Exhibit B
Savannah Preserve PD

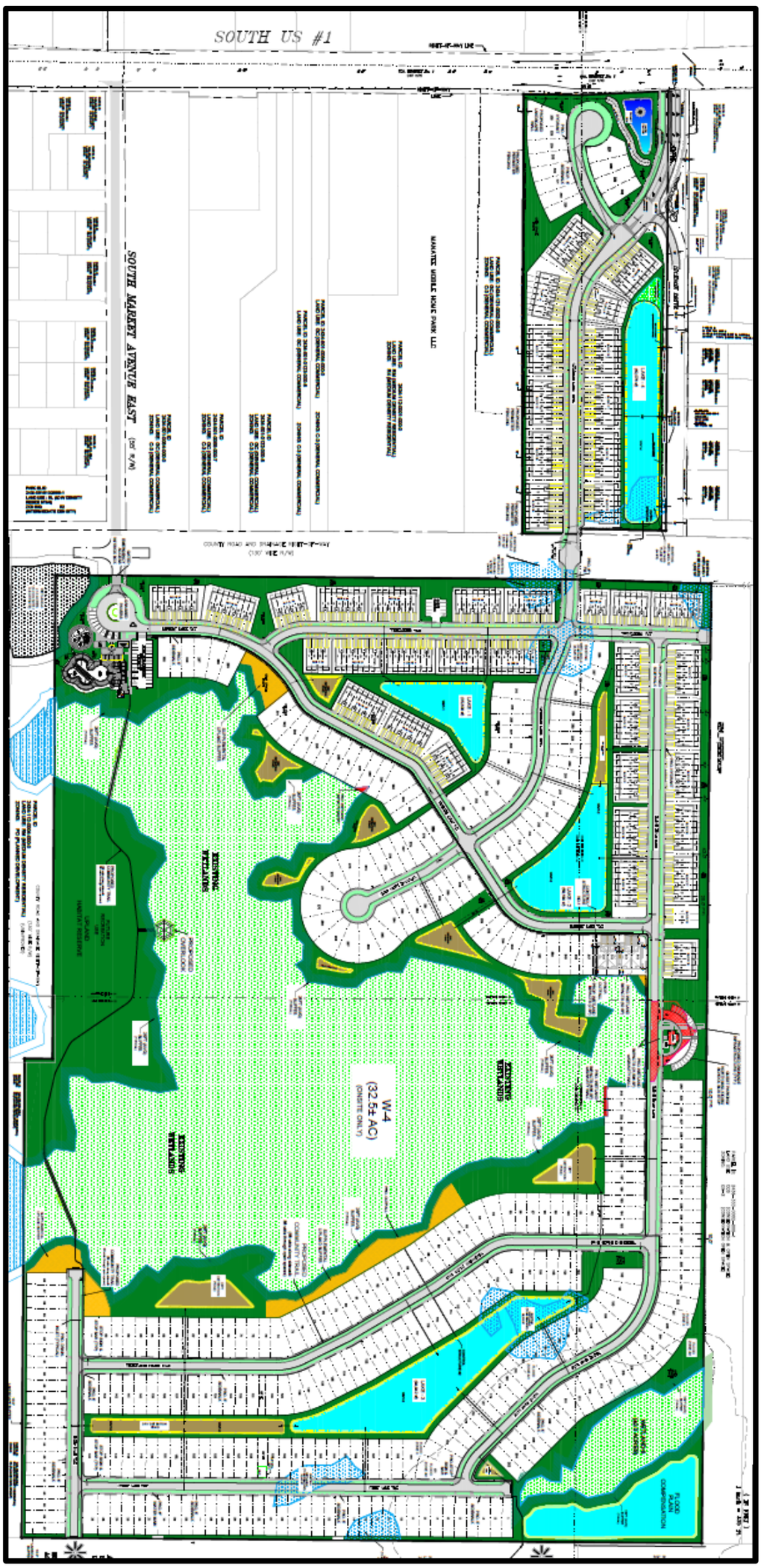


Exhibit C
Savannah Preserve - Conditions of Approval

1. Civil Plans shall be reviewed and approved by all applicable City departments prior to the issuance of a site permit. The plans shall include details of any off-site improvements such as any stormwater control berm.

2. All required regulatory agency permits, including but not limited to the South Florida Water Management District and Army Corp of Engineers, shall be obtained by the applicant and copies provided to the City prior to the commencement of any development activities.

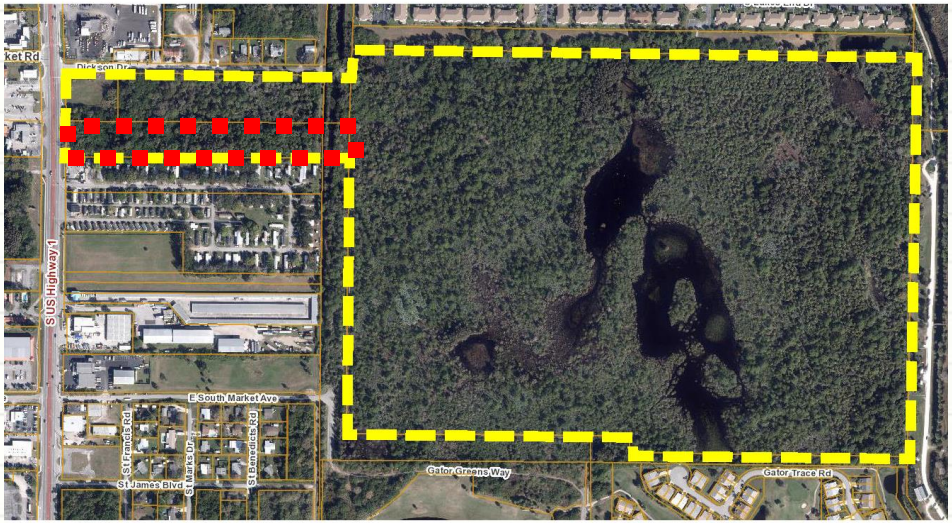
3. The applicant shall provide a conceptual stormwater design and an engineer's statement attesting that the PD's storm water system will be in compliance with all required stormwater treatment requirements.

4. The driveway at the entrance of Dickson Dr shall be realigned to provide access to parcels abutting to the north, (Parcel ID# 2427-801-0051-000-8 and Parcel ID# 2427-801-0037-000-4).

5. The applicant shall provide confirmation of the approval of St. Lucie County for the location of the berm and stormwater discharge outfall into the Right of Way and Drainage easement (Parcel # 2434-112-0001-000-0), which bifurcates the site, also running along the southern boundary of the site prior to the commencement of any development activities.

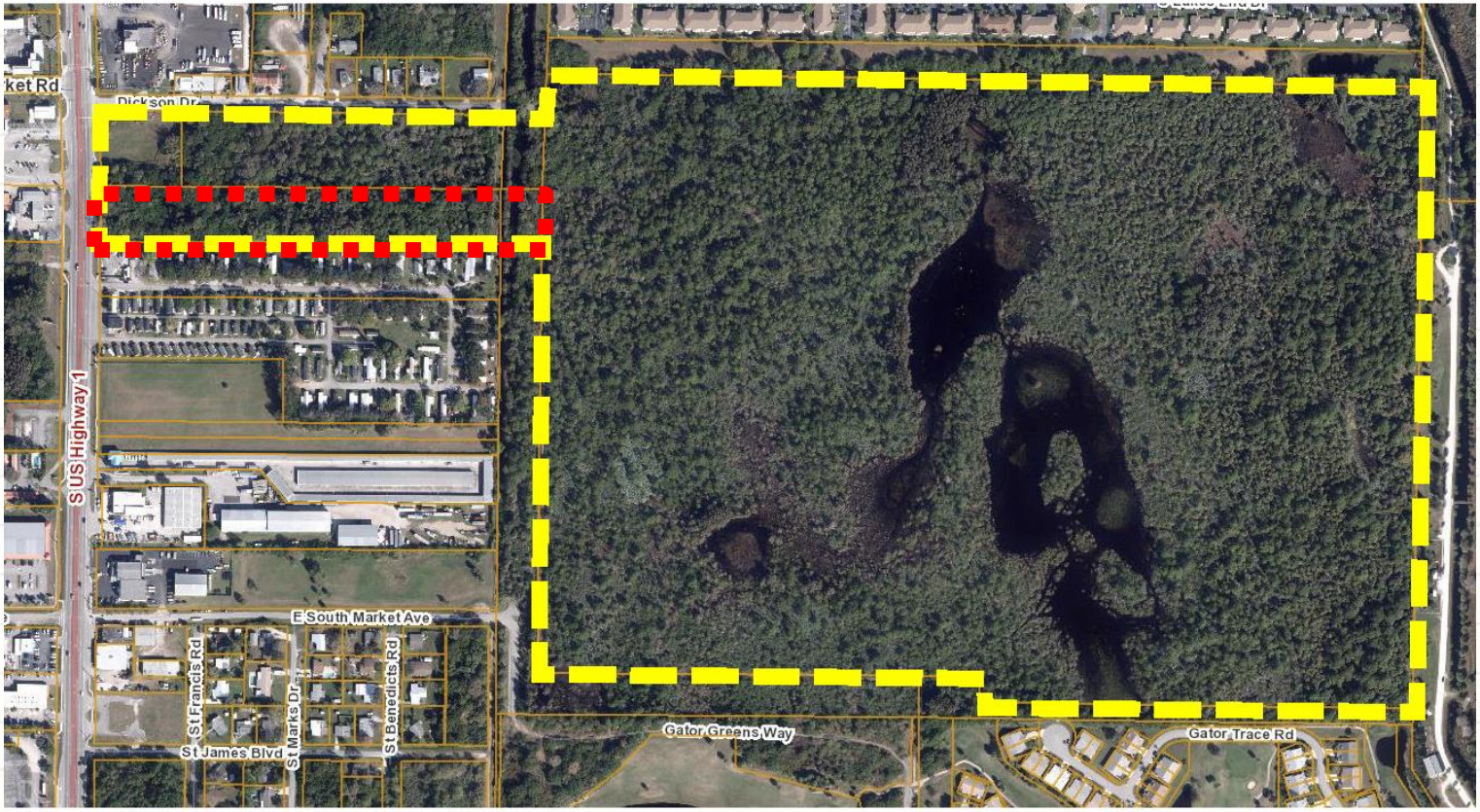
6. The applicant shall provide confirmation of a maintenance agreement with St. Lucie County for the installation of the berm and, if applicable, the stormwater discharge outfall into the Right of Way and Drainage easement (Parcel # 2434-112-0001-000-0), which bifurcates the site, also running along the southern boundary of the site prior to the commencement of any development activities.

Future Land Use Map Amendment – Ordinance 22-015



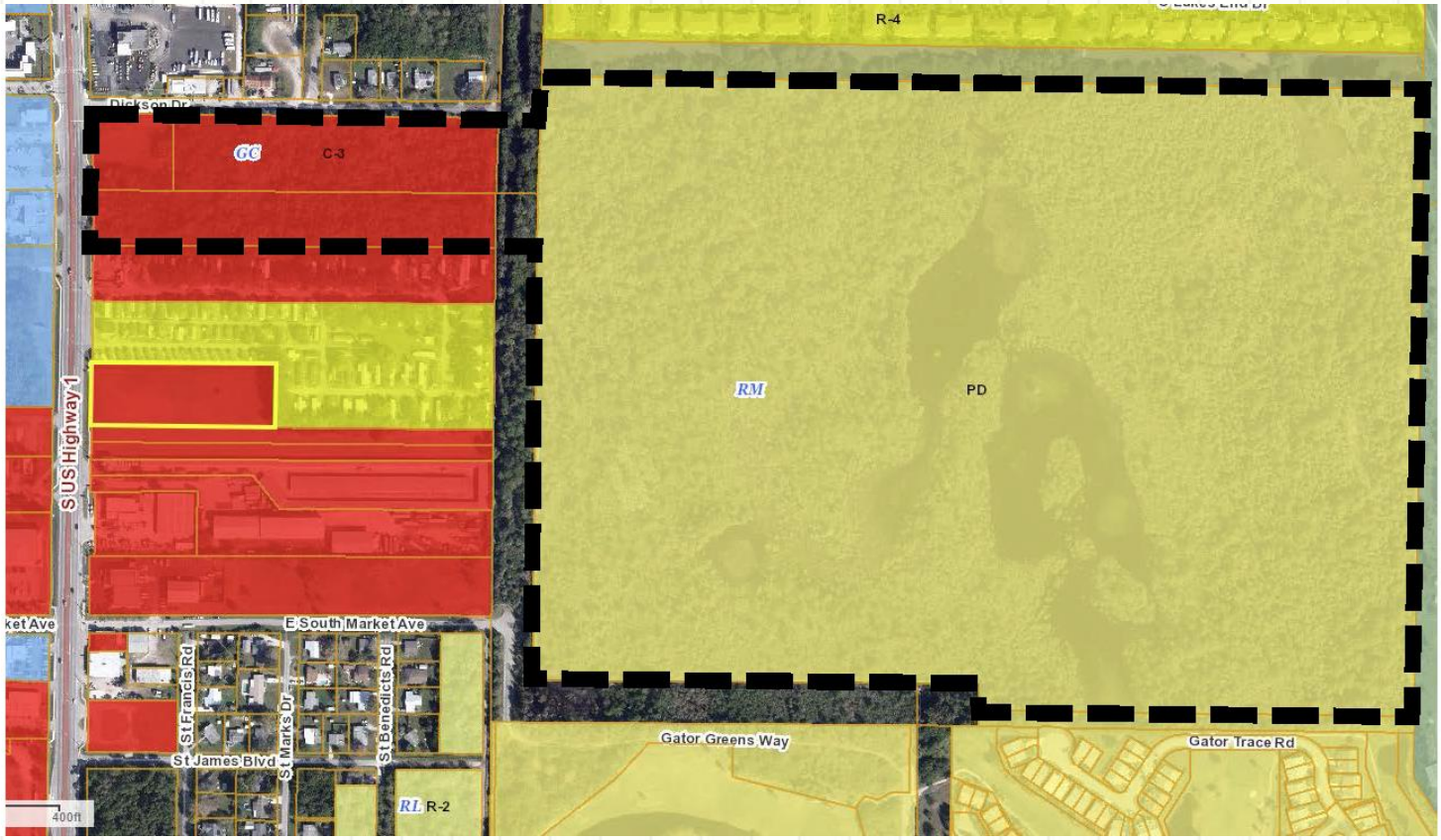
EAST SIDE OF SOUTH US HIGHWAY 1, APPROXIMATELY 250 FEET SOUTH OF DICKSON DRIVE

Aerial Map



- **Parcel ID: 2434-121-0001-000-8**
- **4.04 +/- acres**
- **Current FLU: GC, General Commercial**
- **Proposed FLU: RM, Medium Density Residential**

FLU-Zoning Map



Future Land Use Map Amendment

Future Land Use change for one parcel from GC, General Commercial to RM, Medium Density Residential

- **Staff recommends <u>Approval</u> of the request**
  - ❑ **1 of the 4 parcels for the proposed development already has a FLU of RM, Medium Density Residential**
  - ❑ **Consistent with Section 125-136 of City Code & the Comprehensive Plan**
  - ❑ **Does not adversely affect the public health, safety, convenience and general welfare**

PB Recommendation (Future Land Use Map Amendment)

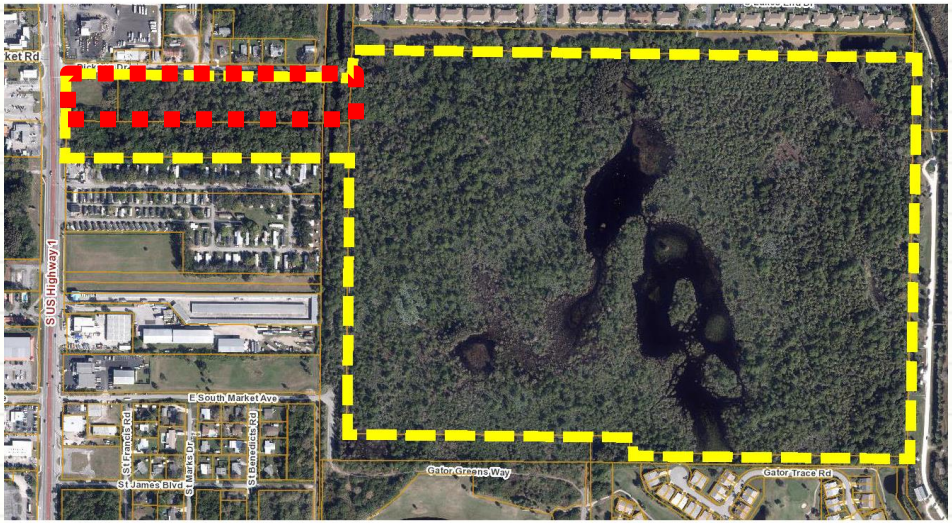
The Planning Board, at their May 9th, 2022 meeting, voted unanimously to recommend Approval of the request.

City Commission Actions

Possible actions of the City Commission:

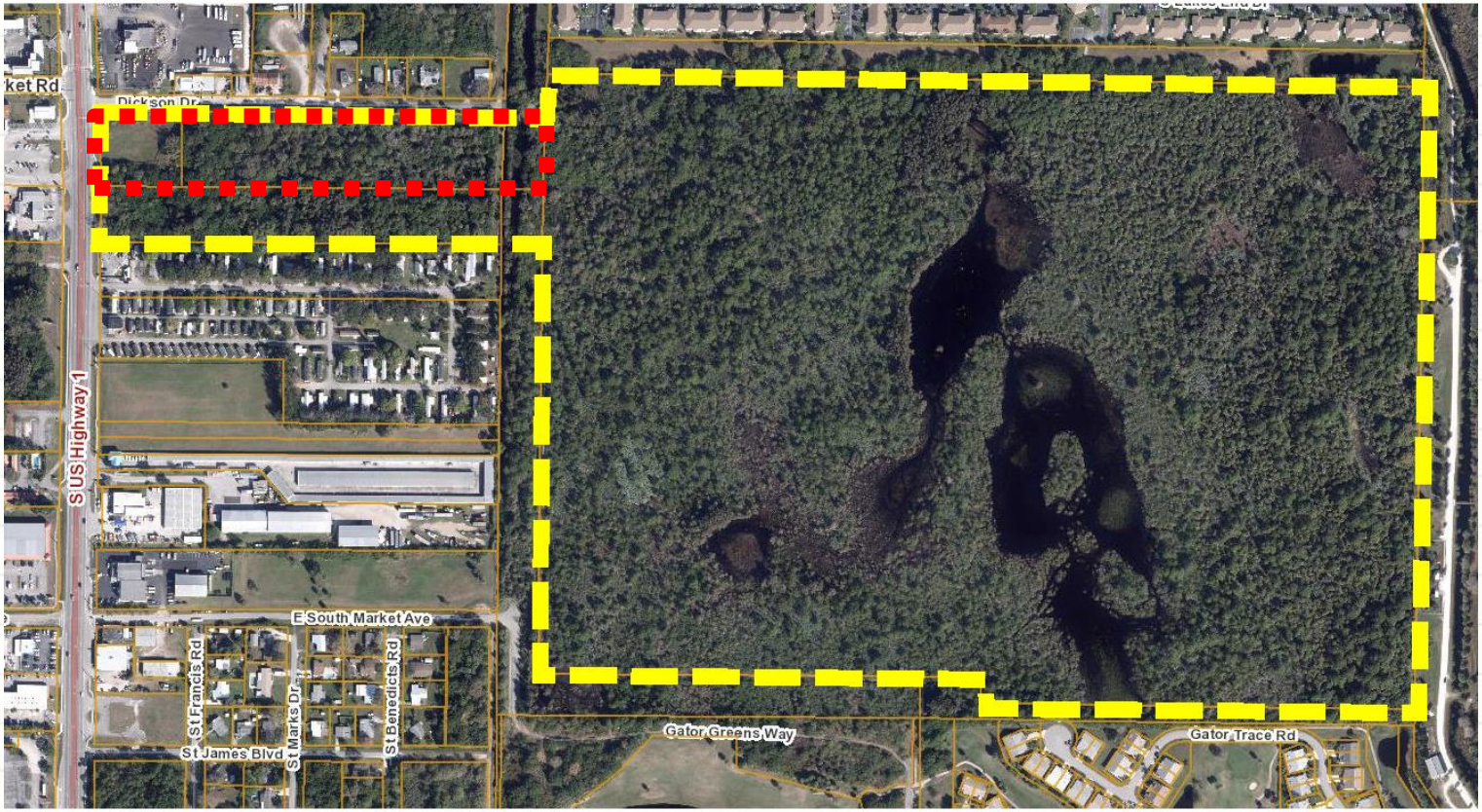
- APPROVAL of the proposed Amendment
    - Staff recommends APPROVAL to the City Commission.
- DISAPPROVAL of the proposed Amendment

Future Land Use Map Amendment – Ordinance 22-016



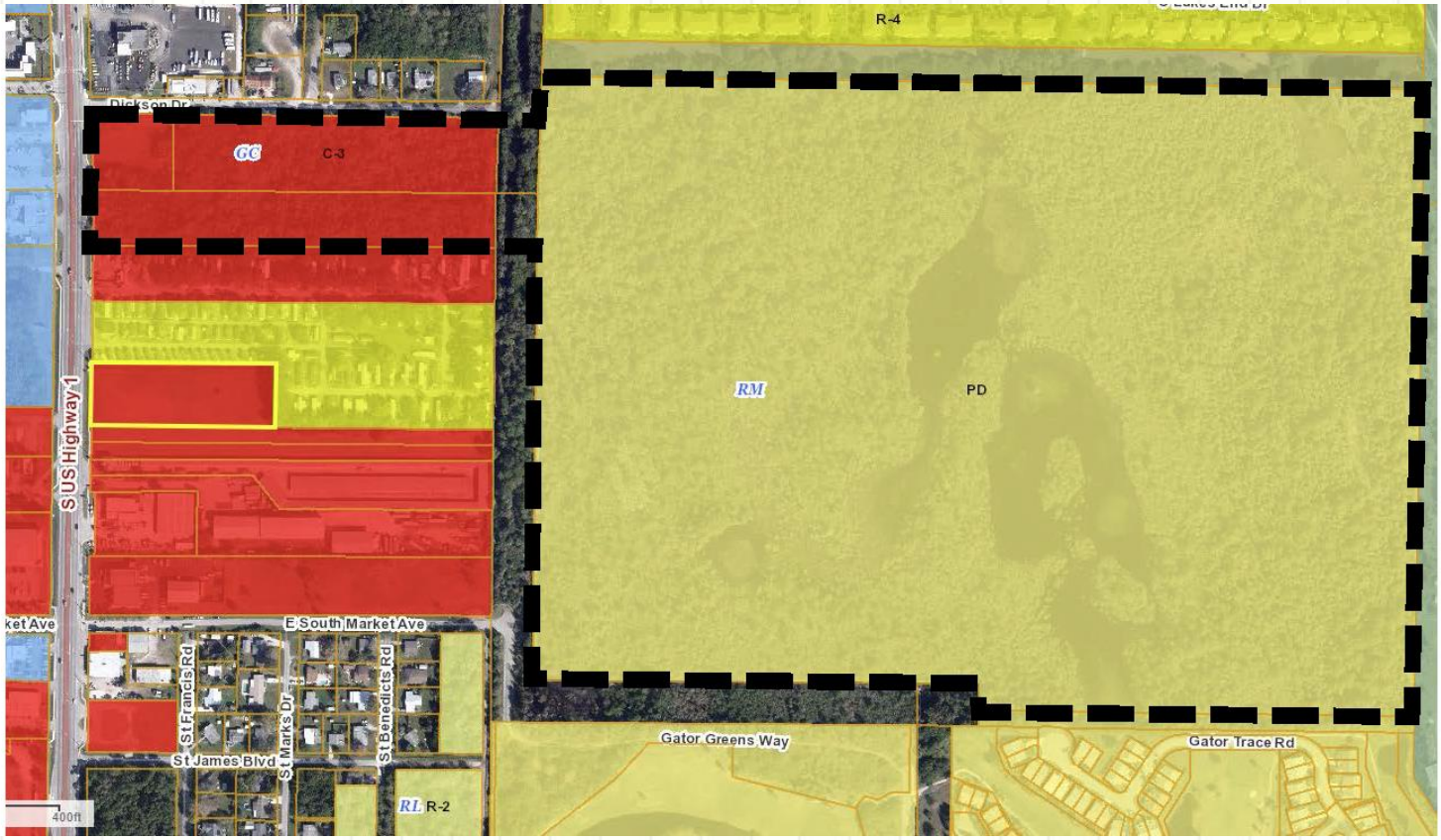
SOUTH SIDE OF DICKSON DRIVE, AT THE INTERSECTION WITH SOUTH US HIGHWAY 1

Aerial Map



- (2) Parcels
- Parcel ID: 2427-433-0002-000-1 - 1.38 +/- acres
- Parcel ID: 2427-433-0001-000-4 - 5.43 +/- acres
- Current FLU: GC, General Commercial
- Proposed FLU: RM, Medium Density Residential

FLU-Zoning Map



Future Land Use Map Amendment

Future Land Use change for two parcels from GC, General Commercial to RM, Medium Density Residential

- **Staff recommends <u>Approval</u> of the request**
  - ❑ **1 of the 4 parcels for the proposed development already has a FLU of RM, Medium Density Residential**
  - ❑ **Consistent with Section 125-136 of City Code & the Comprehensive Plan**
  - ❑ **Does not adversely affect the public health, safety, convenience and general welfare**

PB Recommendation (Future Land Use Map Amendment)

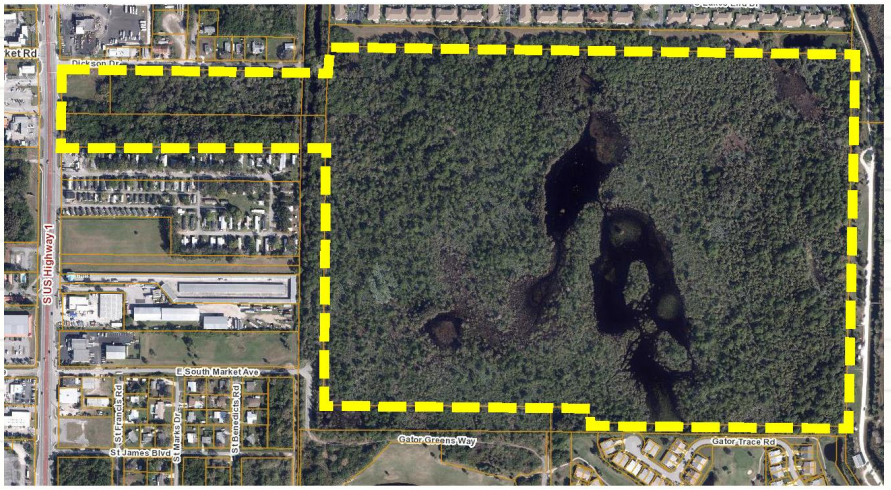
The Planning Board, at their May 9th, 2022 meeting, voted unanimously to recommend Approval of the request.

City Commission Actions

Possible actions of the City Commission:

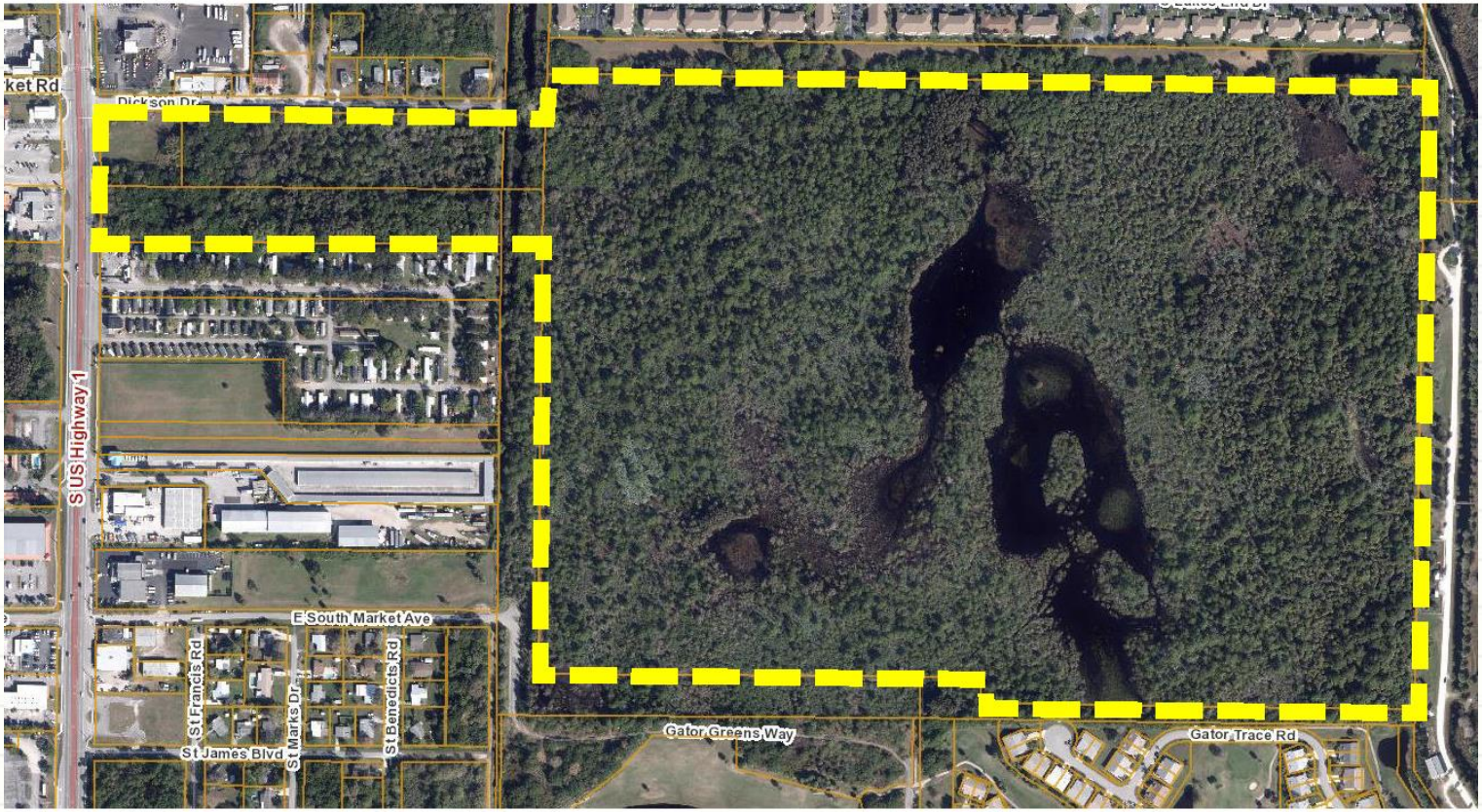
- APPROVAL of the proposed Amendment
    - Staff recommends APPROVAL to the City Commission.
- DISAPPROVAL of the proposed Amendment

Zoning Atlas Map Amendment – Ordinance 22-017



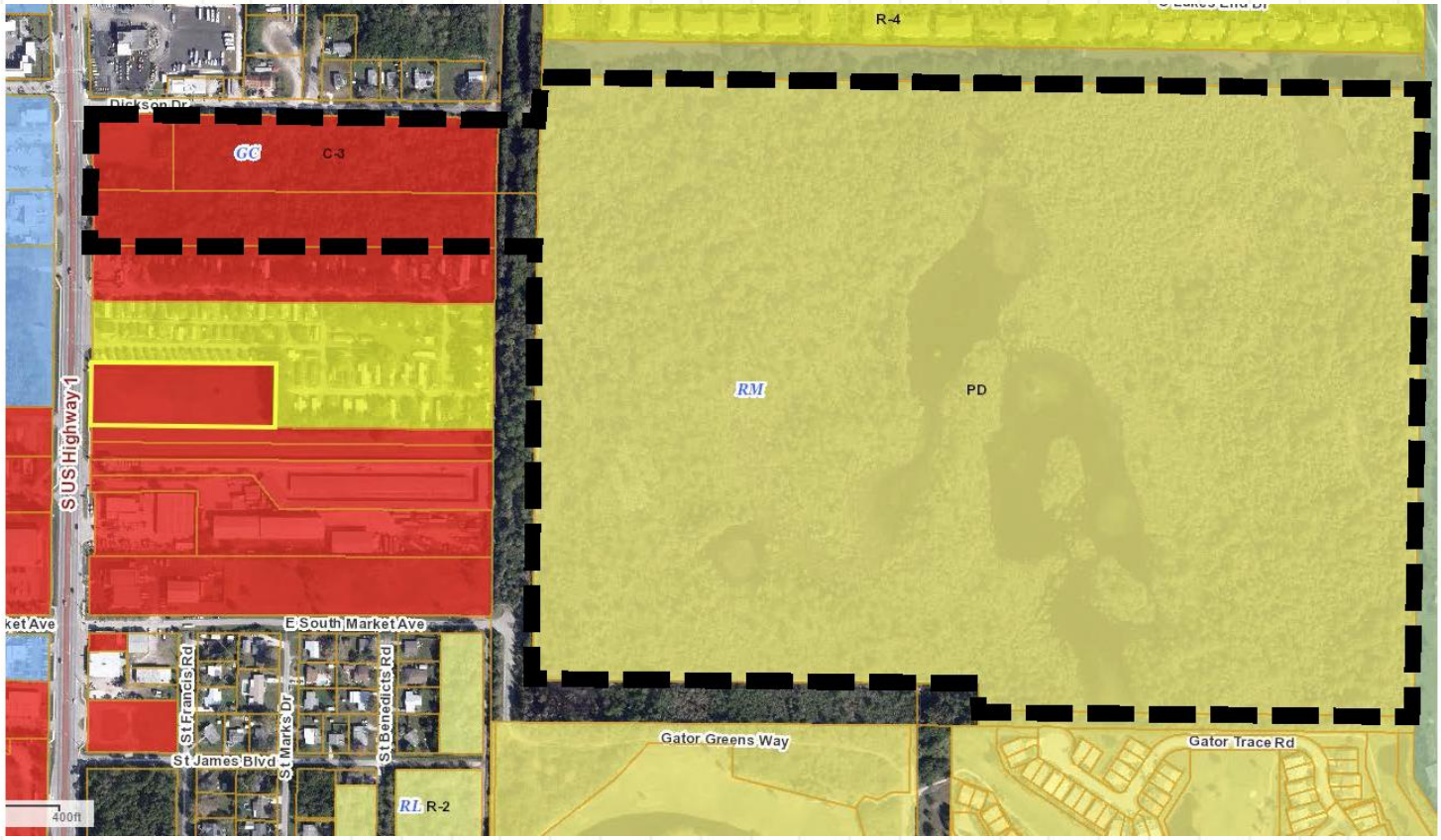
EAST SIDE OF SOUTH US HIGHWAY 1 AT THE INTERSECTION OF DICKSON DRIVE AND LYING NORTH OF THE EXISTING GATOR TRACE PLANNED DEVELOPMENT

Aerial Map



- **Approx. 132.7 acres +/-**

FLU-Zoning Map



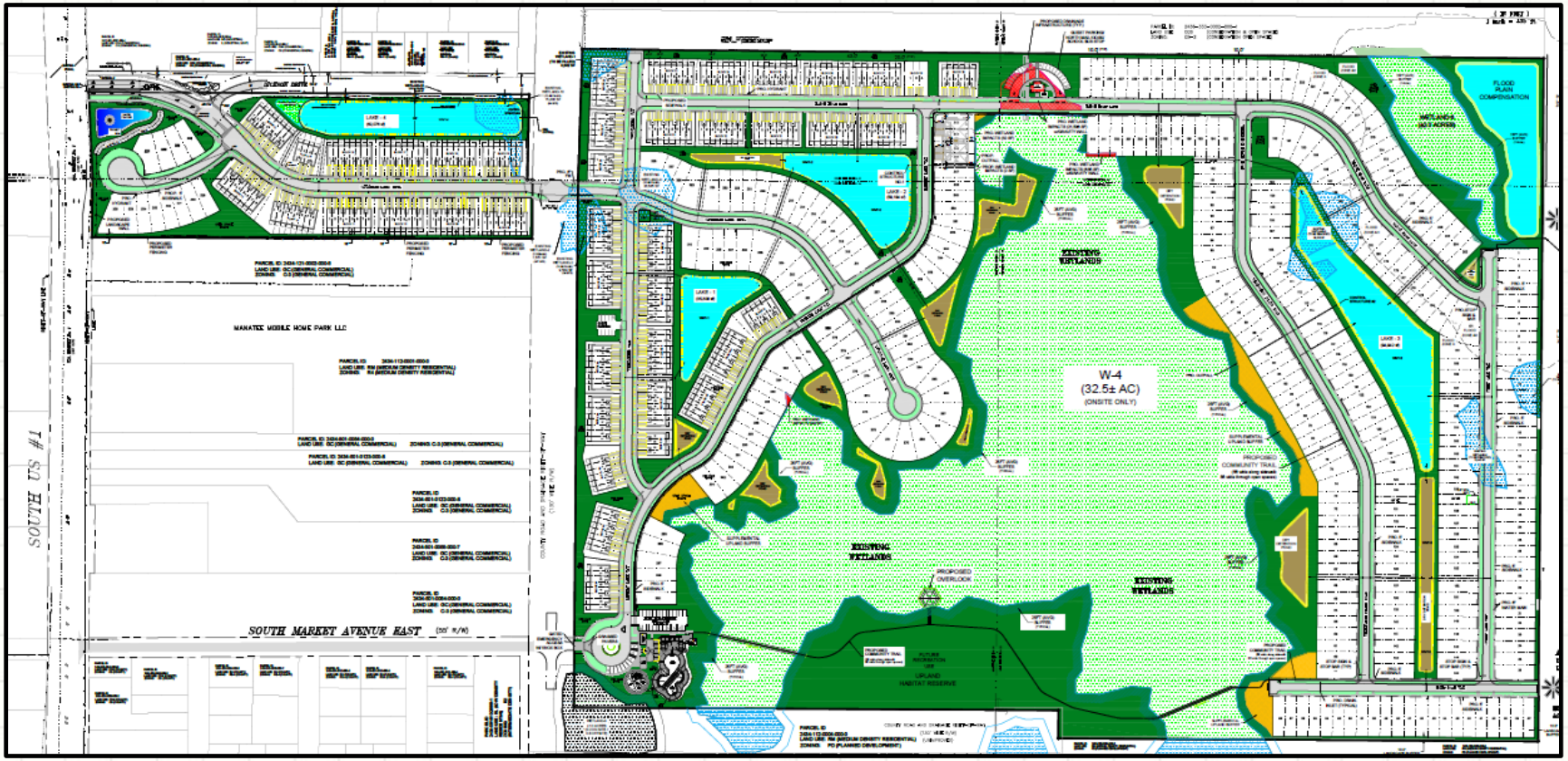
Zoning Atlas Map Amendment

Zoning Atlas Map Amendment from C-3, General Commercial (3 parcels) & PD, Planned Development (1 parcel) to PD, Planned Development with an associated Development Plan.

- **Staff recommends Approval of the request**

  - ❑ **Consistent with Section 125-212 & 125-136 of City Code & the Comprehensive Plan.**
  - ❑ **Does not adversely affect the public health, safety, convenience and general welfare.**

PD Development Plan



PB Recommendation (Zoning Atlas Map Amendment)

The Planning Board, at their May 9th, 2022 meeting, voted unanimously to recommend Approval of the request with the following conditions:

1. **The berm will be maintained by the property owner**
2. **The berm will be located in the northern portion of the St. Lucie County easement or on the applicant's property.**
3. **Any change to the location of the berm will need to be reviewed by the Planning Board.**

Staff Recommendation Rezoning

Staff recommends **APPROVAL** of the request with the following conditions:

1. **Civil Plans shall be reviewed and approved by all applicable City departments prior to the issuance of a site permit. The plans shall include details of any off-site improvements such as any stormwater control berm.**
2. **All required regulatory agency permits, including but not limited to the South Florida Water Management District and Army Corp of Engineers, shall be obtained by the applicant and copies provided to the City prior to the commencement of any development activities.**
3. **The applicant shall provide a conceptual stormwater design and an engineer's statement attesting that the PD's storm water system will be in compliance with all required stormwater treatment requirements.**
4. **The driveway at the entrance of Dickson Dr shall be realigned to provide access to parcels abutting to the north, (Parcel ID# 2427-801-0051-000-8 and Parcel ID# 2427-801-0037-000-4).**
5. **The applicant shall provide confirmation of the approval of St. Lucie County for the location of the berm and stormwater discharge outfall into the Right of Way and Drainage easement (Parcel # 2434-112-0001-000-0), which bifurcates the site, also running along the southern boundary of the site prior to the commencement of any development activities.**
6. **The applicant shall provide confirmation of a maintenance agreement with St. Lucie County for the installation of the berm and, if applicable, the stormwater discharge outfall into the Right of Way and Drainage easement (Parcel # 2434-112-0001-000-0), which bifurcates the site, also running along the southern boundary of the site prior to the commencement of any development activities.**

City Commission Actions (Zoning Atlas Map Amendment)

Possible actions of the City Commission:

- **APPROVAL** of the proposed Zoning Atlas Amendment with no changes
- **APPROVAL** of the proposed Zoning Atlas Amendment with changes.
- **DISAPPROVAL** of the proposed Zoning Atlas Amendment

Preliminary Plat

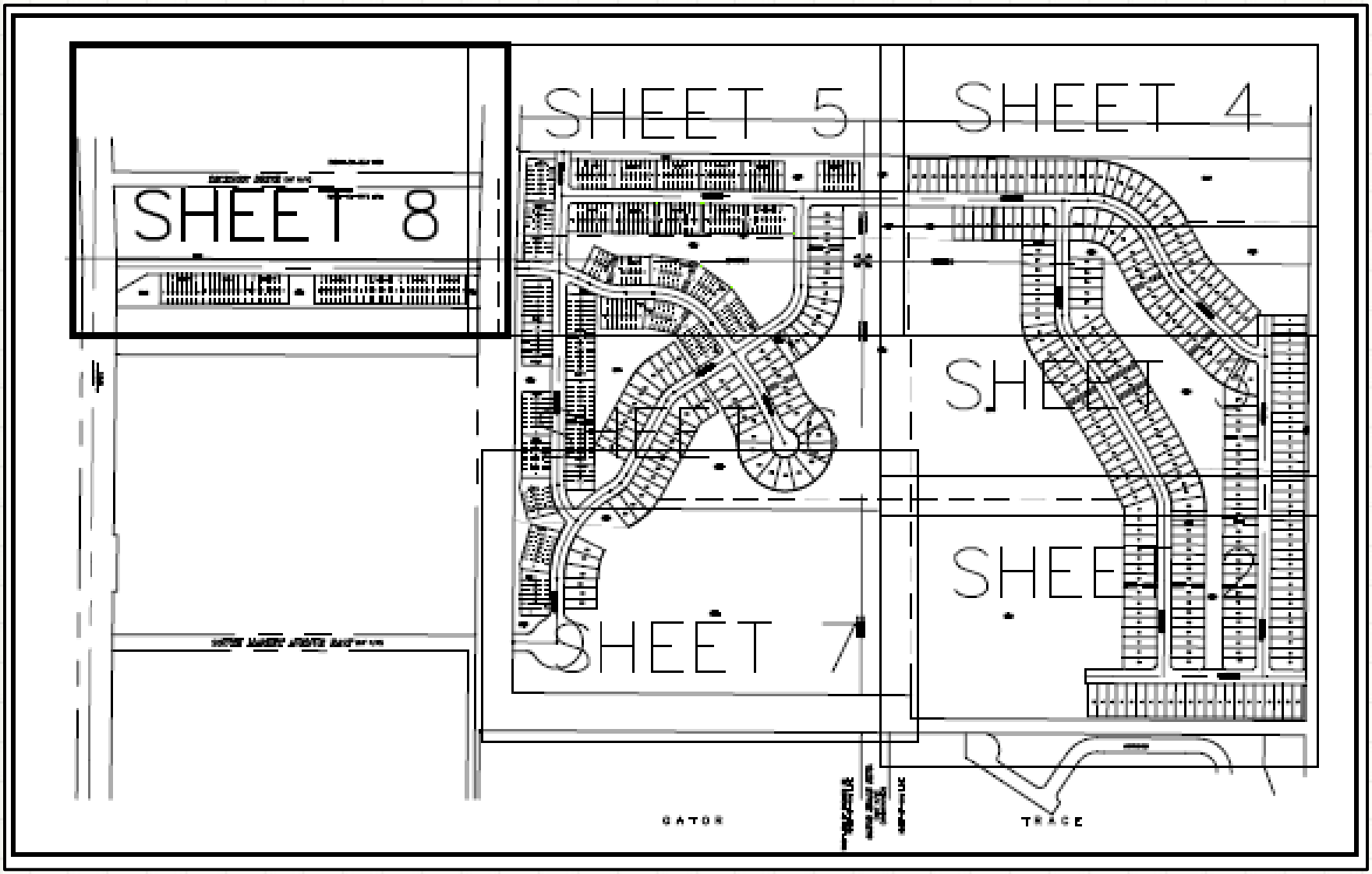
EAST SIDE OF SOUTH US HIGHWAY 1 AT THE INTERSECTION OF DICKSON DRIVE AND LYING NORTH OF THE EXISTING GATOR TRACE PLANNED DEVELOPMENT

Preliminary Plat

Preliminary Plat for a Subdivision titled "The Preserve at Savannah Lakes."

- **Staff recommends Approval of the request.**
  - ❑ **Preliminary Plat meets the criteria as specified in Chapter 121 of the Code of Ordinances.**
  - ❑ **Consistent with Land Development Code & Comprehensive Plan**

Plat



Staff Recommendation Preliminary Plat

Staff recommends APPROVAL to the City Commission, subject to one (1) Condition of Approval:

1. **Prior to the submittal of the Final Plat, the applicant shall address all the City of Fort Pierce Engineering Comments on the Plat document.**

PB Recommendation (Preliminary Plat)

The Planning Board, at their May 9th, 2022 meeting, voted unanimously to recommend Approval of the request.

City Commission Actions (Preliminary Plat)

Possible actions of the City Commission:

- **APPROVAL** of the proposed Preliminary Plat subject to 1 Condition with no changes
- **APPROVAL** of the proposed Preliminary Plat with changes
- **DISAPPROVAL** of the proposed Preliminary Plat.

Savannah Preserve PD

EAST SIDE OF SOUTH US HIGHWAY 1 AT THE INTERSECTION OF DICKSON DRIVE AND LYING NORTH OF THE EXISTING GATOR TRACE PLANNED DEVELOPMENT

ORDINANCE NO. 22-017

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA: REZONING FOUR PARCELS OF LAND GENERALLY LOCATED ON THE EAST SIDE OF SOUTH US HIGHWAY 1 AT THE INTERSECTION OF DICKSON DRIVE AND LYING NORTH OF THE EXISTING GATOR TRACE PLANNED DEVELOPMENT, FROM GENERAL COMMERCIAL (C-3) AND PLANNED DEVELOPMENT (PD) TO PLANNED DEVELOPMENT (PD), FOR THE RESIDENTIAL PROJECT TO BE KNOWNS AS SAVANNAH PRESERVE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject property is located on the east side of South US Highway 1 at the intersection of Dickson Drive and lying North of the existing Gator Trace Planned Development, as more specifically described in **Section 1** of this Ordinance, representing approximately 132.7 acres of land; and,

WHEREAS, the owner and applicant seek to rezone the subject property from General Commercial (C-3) and Planned Development (PD) to Planned Development (PD) for the residential project to be known as Savannah Preserve; and,

WHEREAS, the proposed zoning atlas map amendment (rezoning) is consistent with the comprehensive plan, will not have an adverse effect on the ability of the city to satisfy land and water use needs and will meet transportation demands and provide community facilities and services, and will promote the public health, safety and general welfare as required by City Code 125-136; and,

WHEREAS, the City of Fort Pierce Planning Board, at their May 9th, 2022 meeting, voted unanimously to recommend approval of the request; and

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. From and after the effective date hereof, the following described property is hereby rezoned as follows:

Parcel ID: 2427-433-0002-000-1
2427-433-0001-000-4
2434-121-0001-000-8
2426-333-0015-000-5

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., and;

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., and;

That part of the South 275.00 feet of the SW 1/4 of the SE 1/4 of Section 27, Township 35 South, Range 40 East, lying East of U.S. Highway No. 1, less the North 25.00 feet and the East 15.00 feet for right-of-way, all lying and being in St. Lucie County, Florida.

Total site area is 132.7 acres (more or less)

Said property located on the on the east side of South US Highway 1 at the intersection of Dickson Drive and lying north of the existing Gator Trace Planned Development, and the zoning designation is hereby changed from General Commercial (C-3) and Planned Development (PD) to Planned Development (PD) for the residential project to be knowns as Savannah Preserve, as depicted on Exhibit "A" attached hereto and incorporated herein.

SECTION 2. Should the subject Planned Development not be issued a building permit within two (2) years from the effective date of this ordinance, and unless the otherwise extended by the City Commission, the zoning designations on the petition properties shall revert back to the City Zoning Designation as applied prior to the approval of this Ordinance. The City shall provide notice to the owner of record of the property at the time of any such reversion.

SECTION 3. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 4. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 5. This Ordinance shall be and become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

_____

Tanya M. Earley
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 22-017 was duly advertised by title only in the St. Lucie News Tribune on June 5th, 2022 and; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on June 21st, 2022; and was duly introduced, read by title only, and passed on second and final reading July 5th, 2022, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this ___th day of _____, 2022.

_____
Linda Hudson
Mayor Commissioner ATTEST:

_____
Linda W. Cox
City Clerk

(CITY SEAL)

EXHIBIT A
Proposed Zoning Atlas Map
Amendment Planned Development, PD

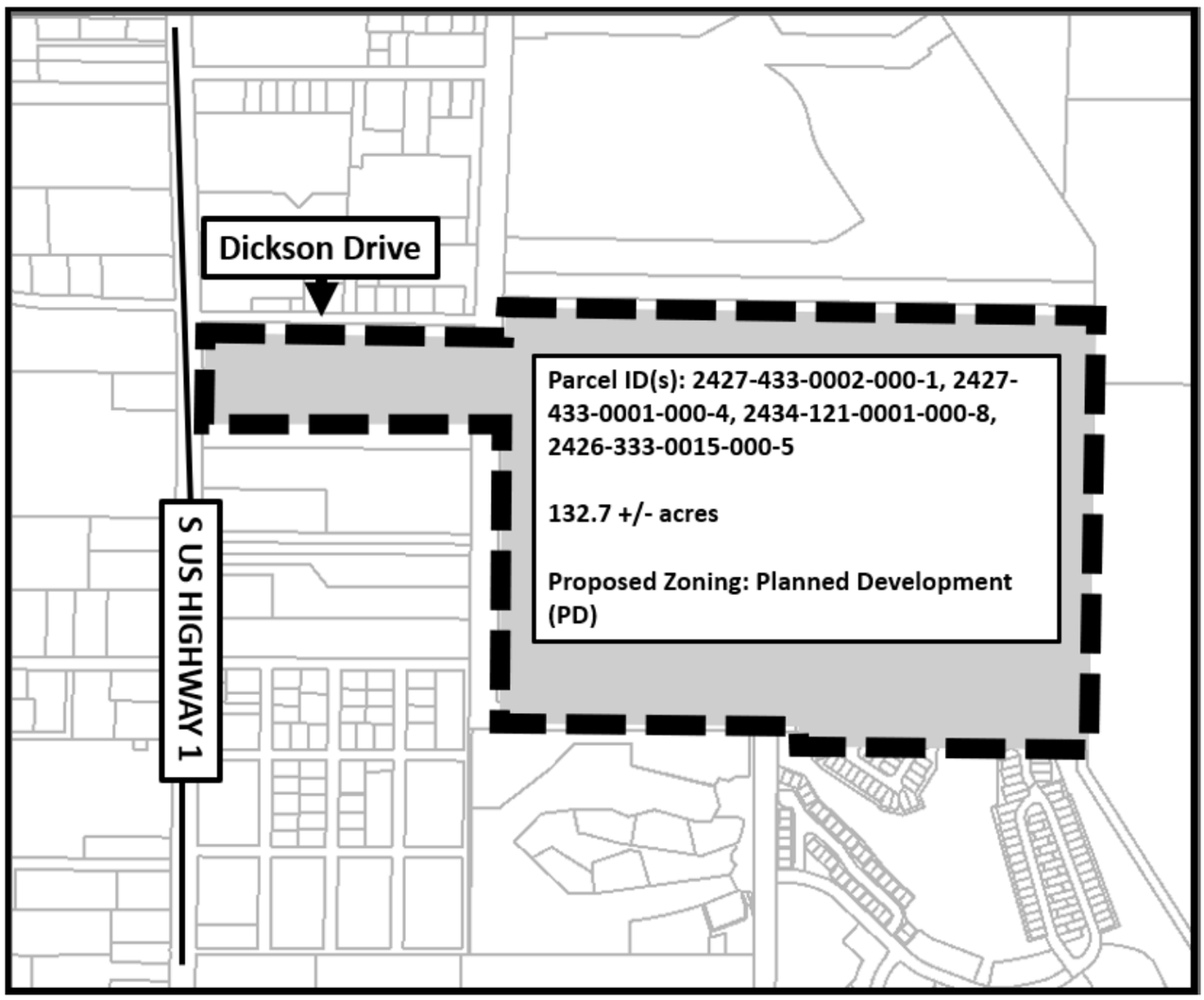
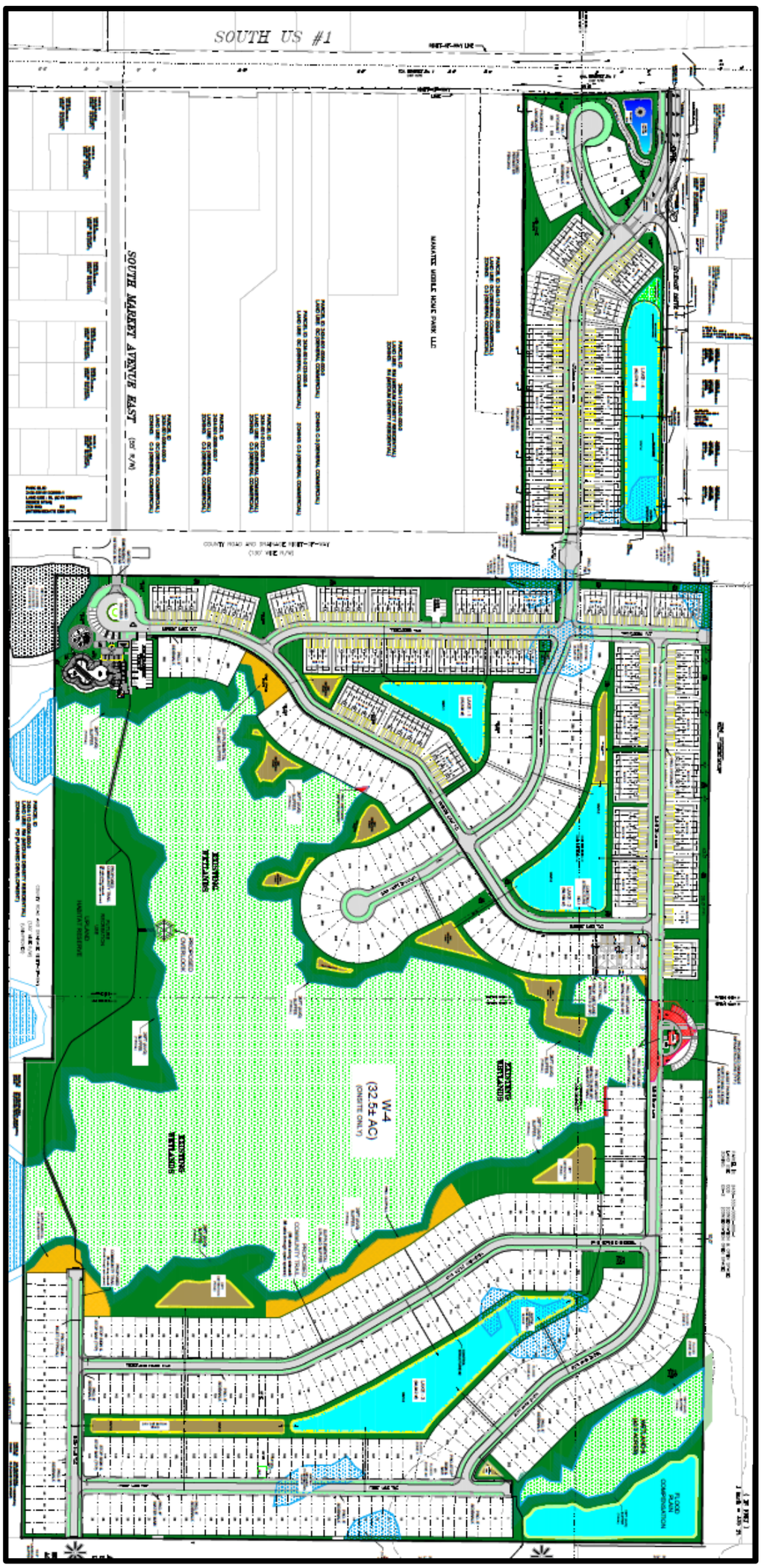
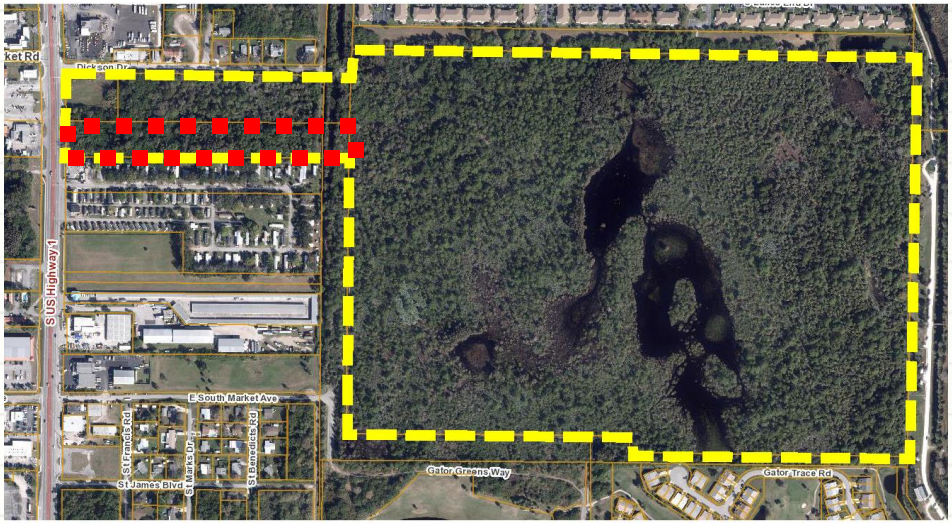


Exhibit B
Savannah Preserve PD

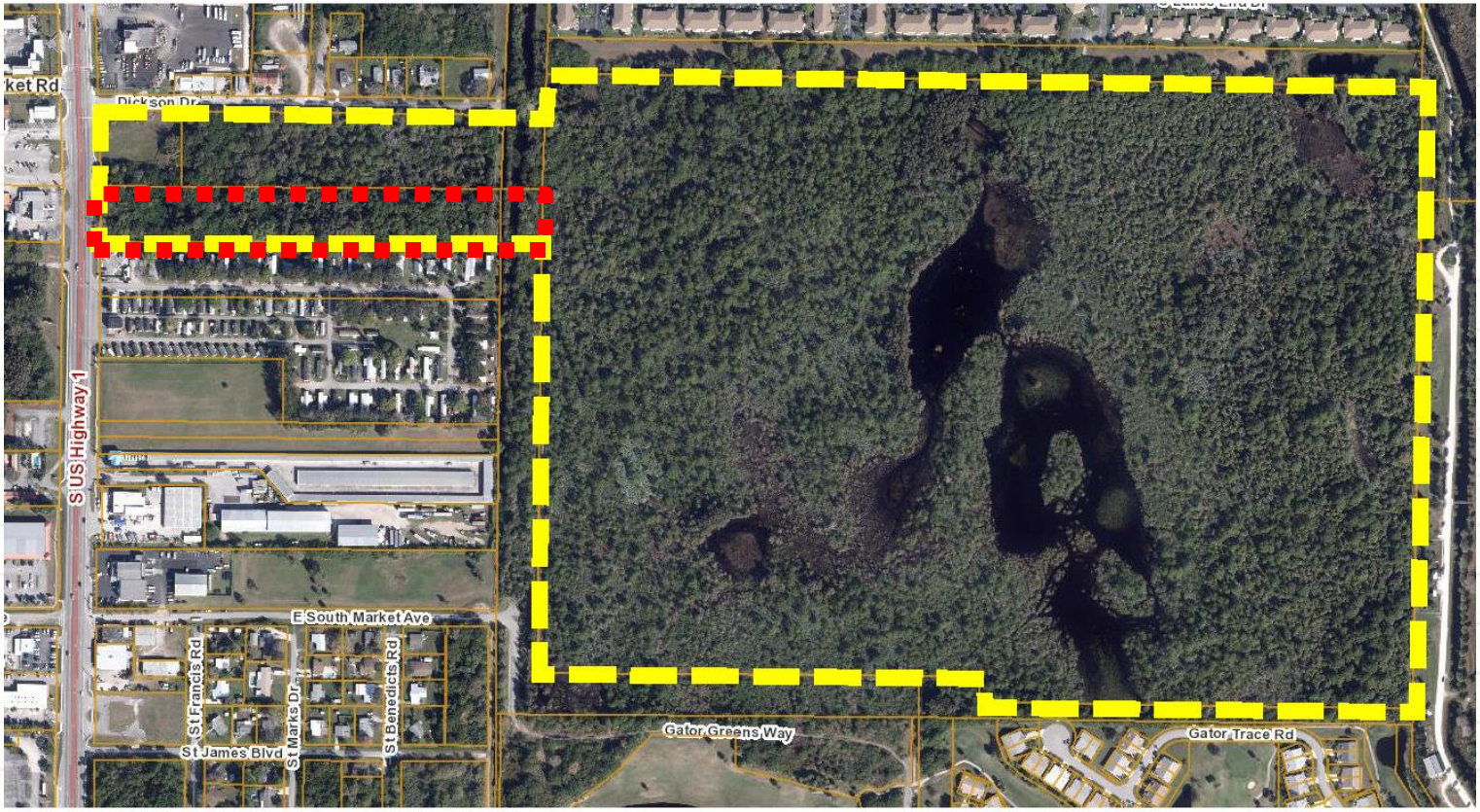


Future Land Use Map Amendment – Ordinance 22-015



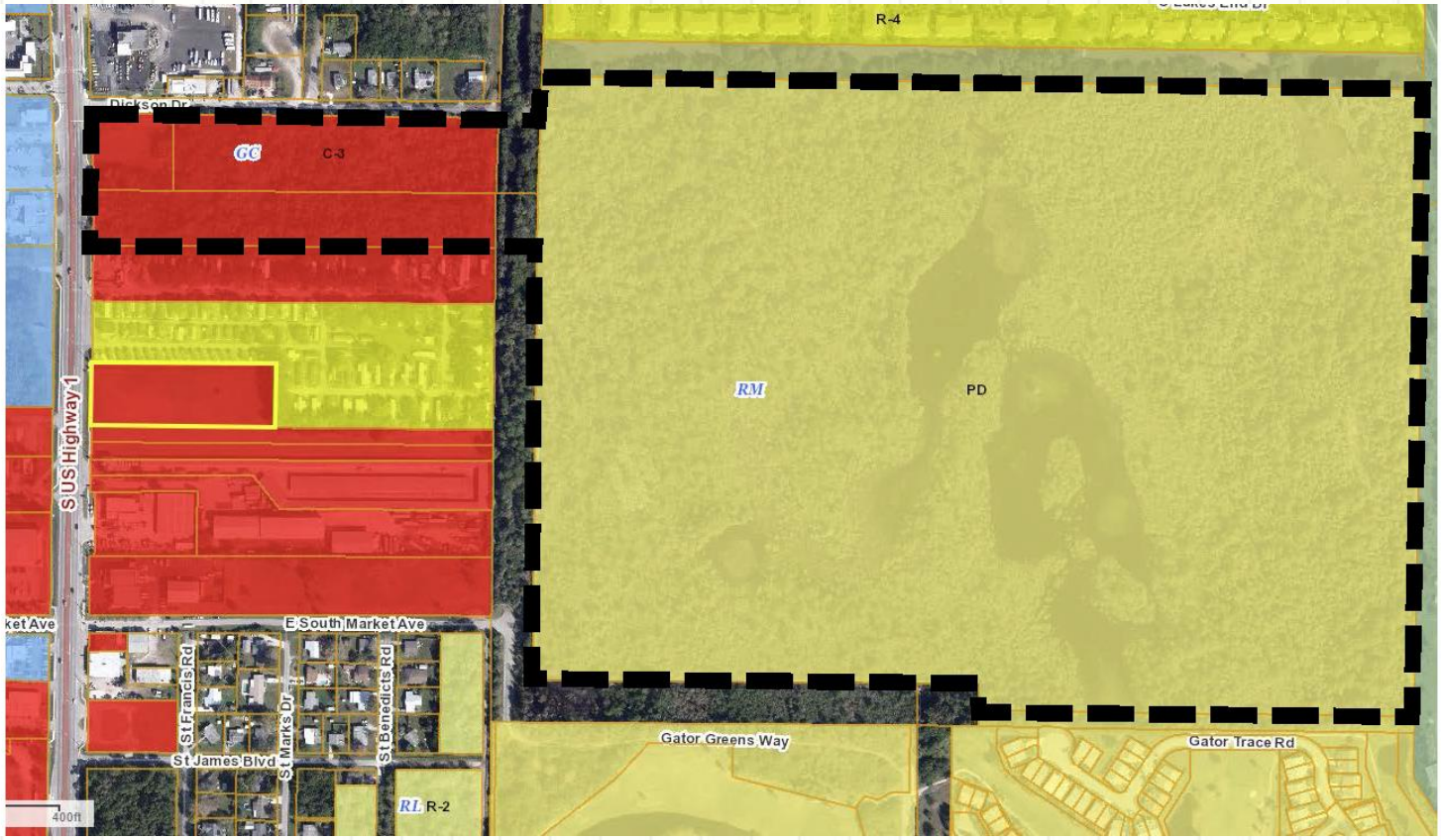
EAST SIDE OF SOUTH US HIGHWAY 1, APPROXIMATELY 250 FEET SOUTH OF DICKSON DRIVE

Aerial Map



- **Parcel ID: 2434-121-0001-000-8**
- **4.04 +/- acres**
- **Current FLU: GC, General Commercial**
- **Proposed FLU: RM, Medium Density Residential**

FLU-Zoning Map



Future Land Use Map Amendment

Future Land Use change for one parcel from GC, General Commercial to RM, Medium Density Residential

- **Staff recommends <u>Approval</u> of the request**
  - ❑ **1 of the 4 parcels for the proposed development already has a FLU of RM, Medium Density Residential**
  - ❑ **Consistent with Section 125-136 of City Code & the Comprehensive Plan**
  - ❑ **Does not adversely affect the public health, safety, convenience and general welfare**

PB Recommendation (Future Land Use Map Amendment)

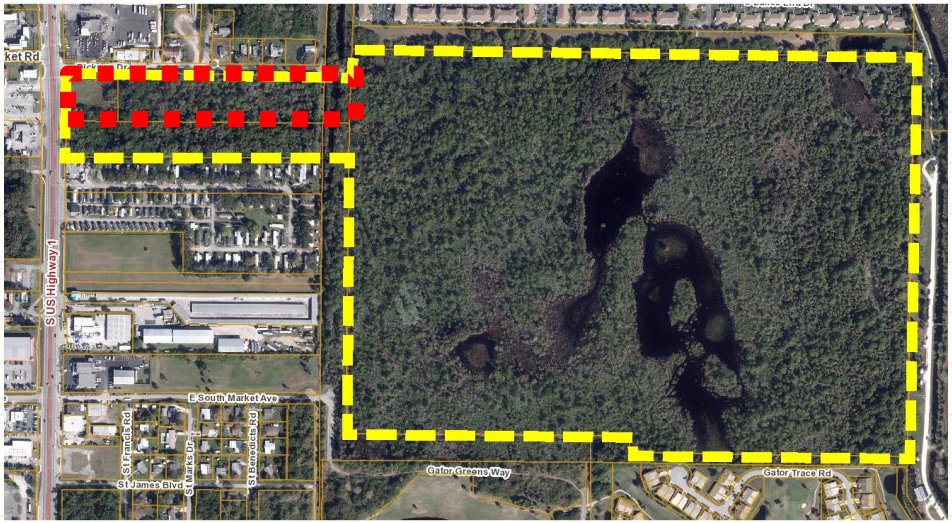
The Planning Board, at their May 9th, 2022 meeting, voted unanimously to recommend Approval of the request.

City Commission Actions

Possible actions of the City Commission:

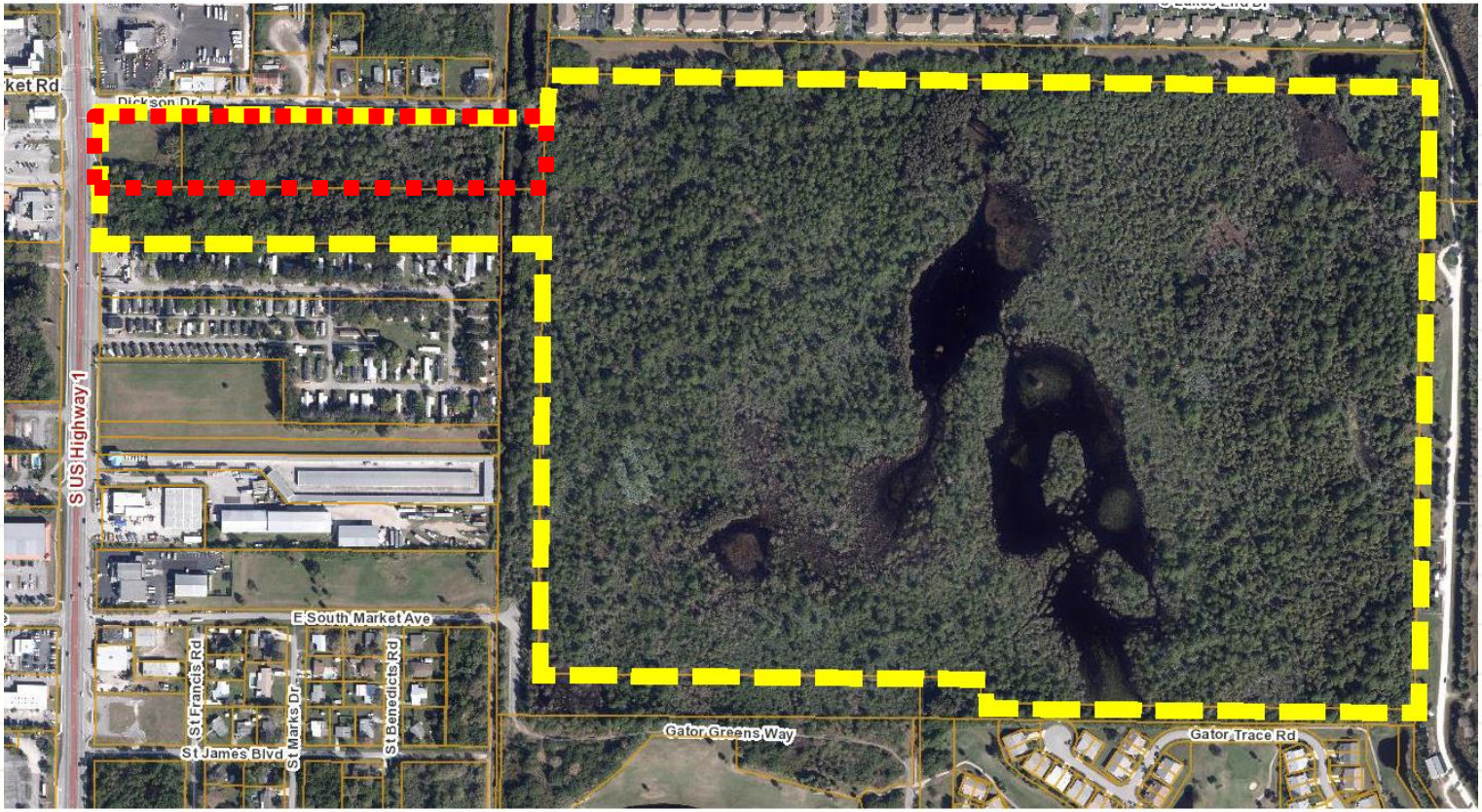
- APPROVAL of the proposed Amendment
    - Staff recommends APPROVAL to the City Commission.
- DISAPPROVAL of the proposed Amendment

Future Land Use Map Amendment – Ordinance 22-016



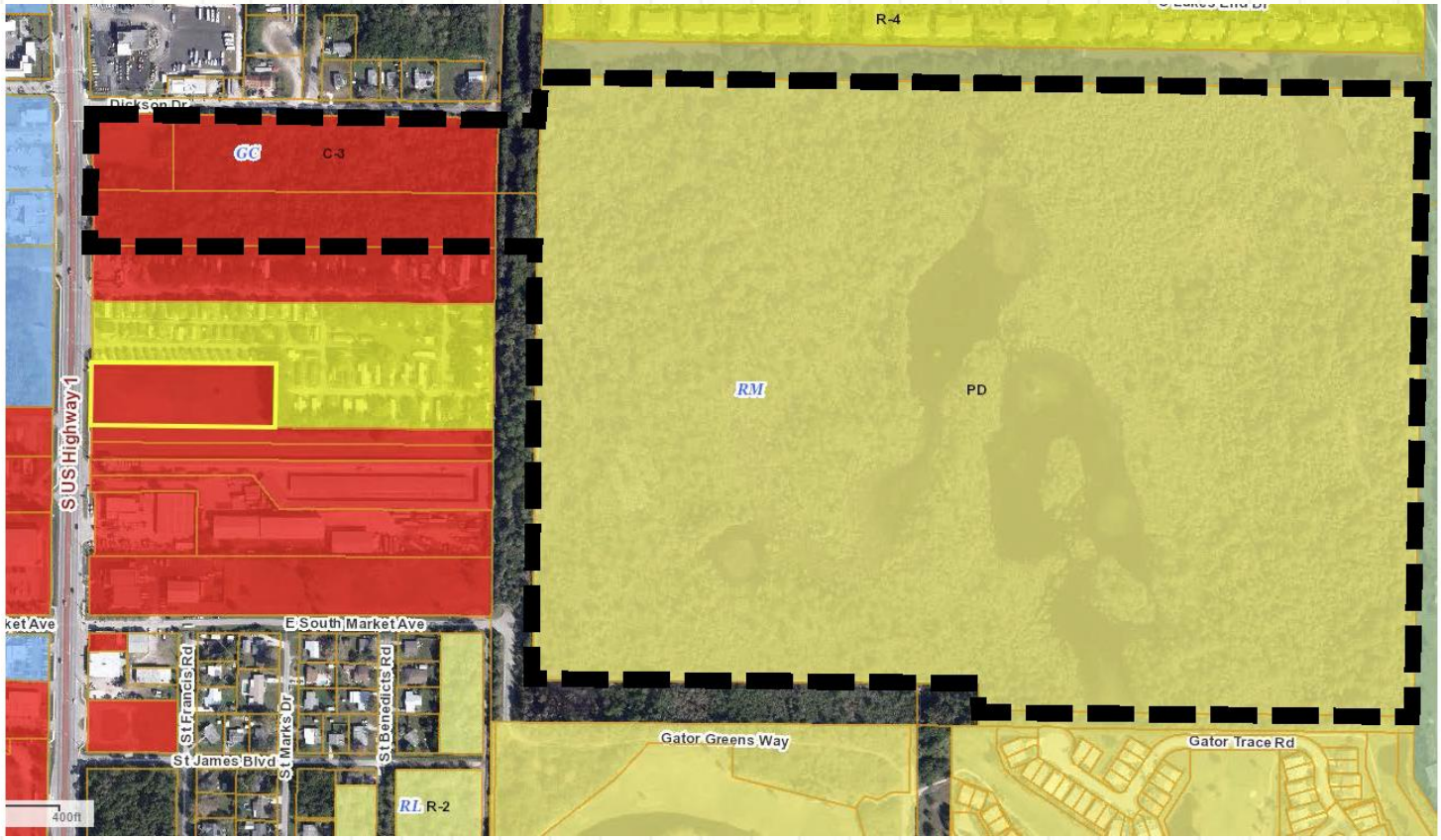
SOUTH SIDE OF DICKSON DRIVE, AT THE INTERSECTION WITH SOUTH US HIGHWAY 1

Aerial Map



- (2) Parcels
- Parcel ID: 2427-433-0002-000-1 - 1.38 +/- acres
- Parcel ID: 2427-433-0001-000-4 - 5.43 +/- acres
- Current FLU: GC, General Commercial
- Proposed FLU: RM, Medium Density Residential

FLU-Zoning Map



Future Land Use Map Amendment

Future Land Use change for two parcels from GC, General Commercial to RM, Medium Density Residential

- **Staff recommends <u>Approval</u> of the request**
  - ❑ **1 of the 4 parcels for the proposed development already has a FLU of RM, Medium Density Residential**
  - ❑ **Consistent with Section 125-136 of City Code & the Comprehensive Plan**
  - ❑ **Does not adversely affect the public health, safety, convenience and general welfare**

PB Recommendation (Future Land Use Map Amendment)

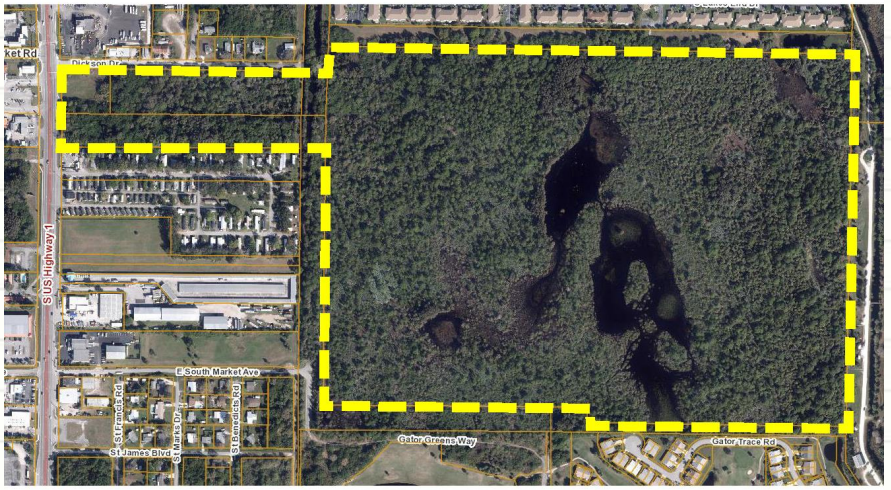
The Planning Board, at their May 9th, 2022 meeting, voted unanimously to recommend Approval of the request.

City Commission Actions

Possible actions of the City Commission:

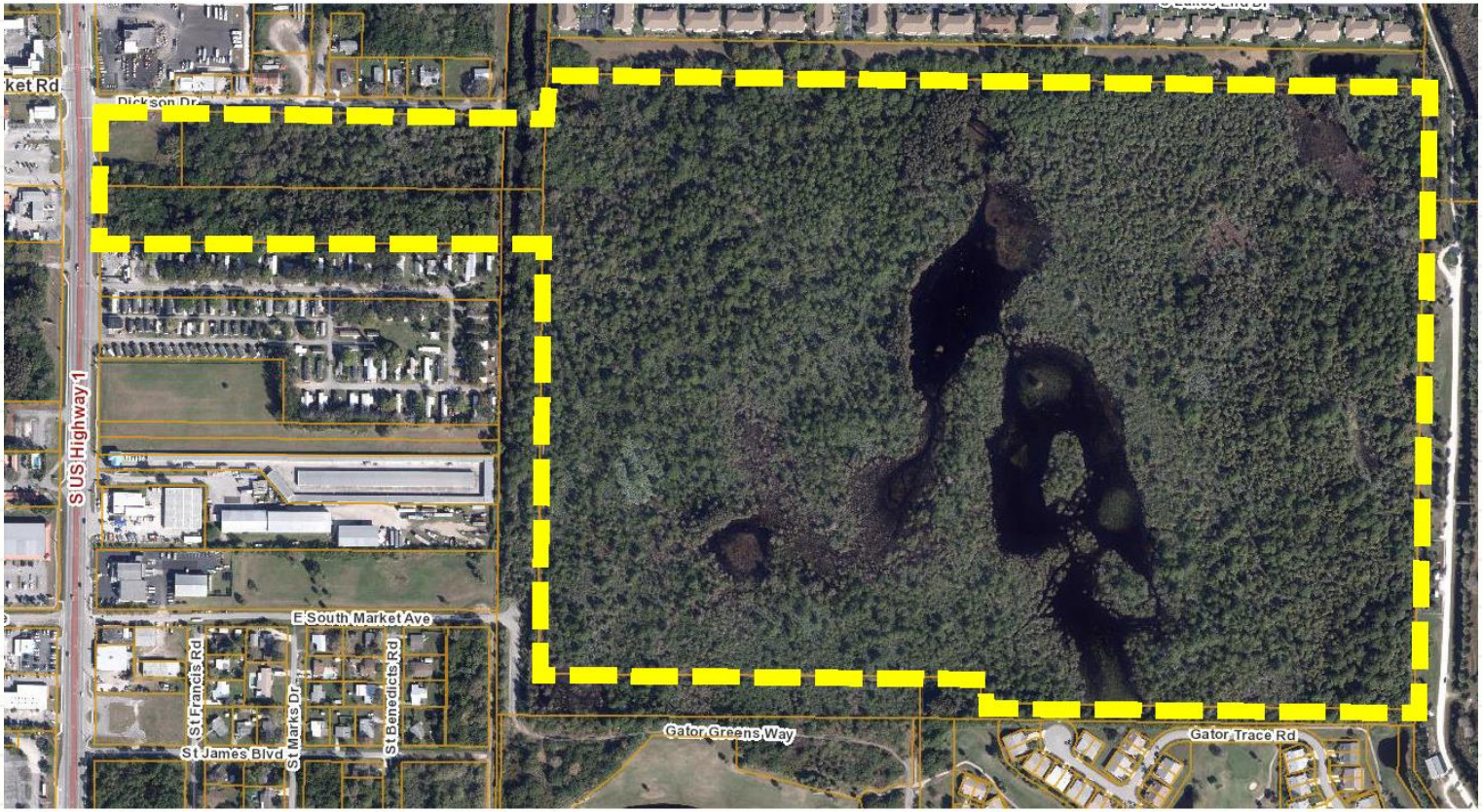
- APPROVAL of the proposed Amendment
    - Staff recommends APPROVAL to the City Commission.
- DISAPPROVAL of the proposed Amendment

Zoning Atlas Map Amendment – Ordinance 22-017



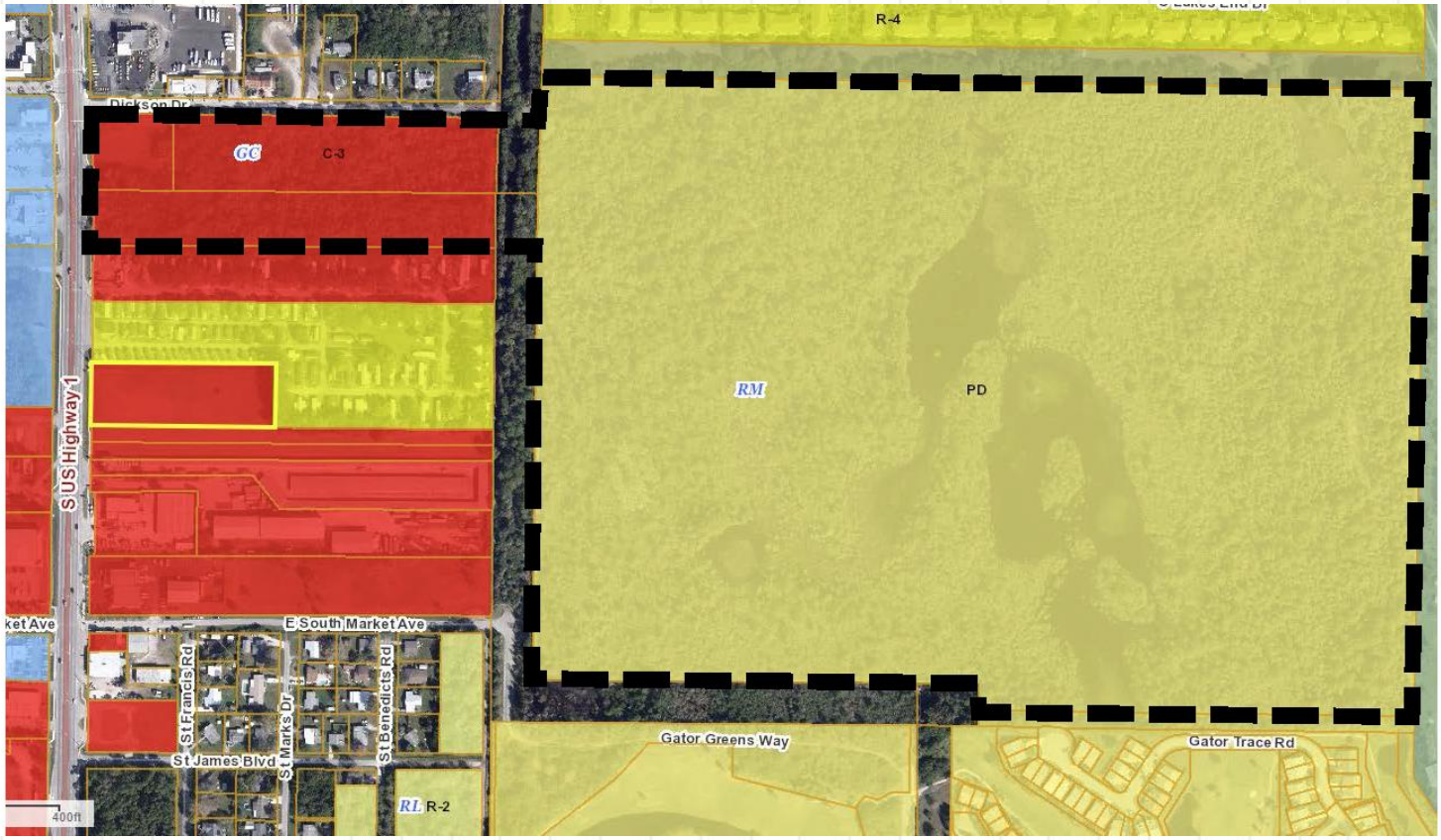
EAST SIDE OF SOUTH US HIGHWAY 1 AT THE INTERSECTION OF DICKSON DRIVE AND LYING NORTH OF THE EXISTING GATOR TRACE PLANNED DEVELOPMENT

Aerial Map



- **Approx. 132.7 acres +/-**

FLU-Zoning Map



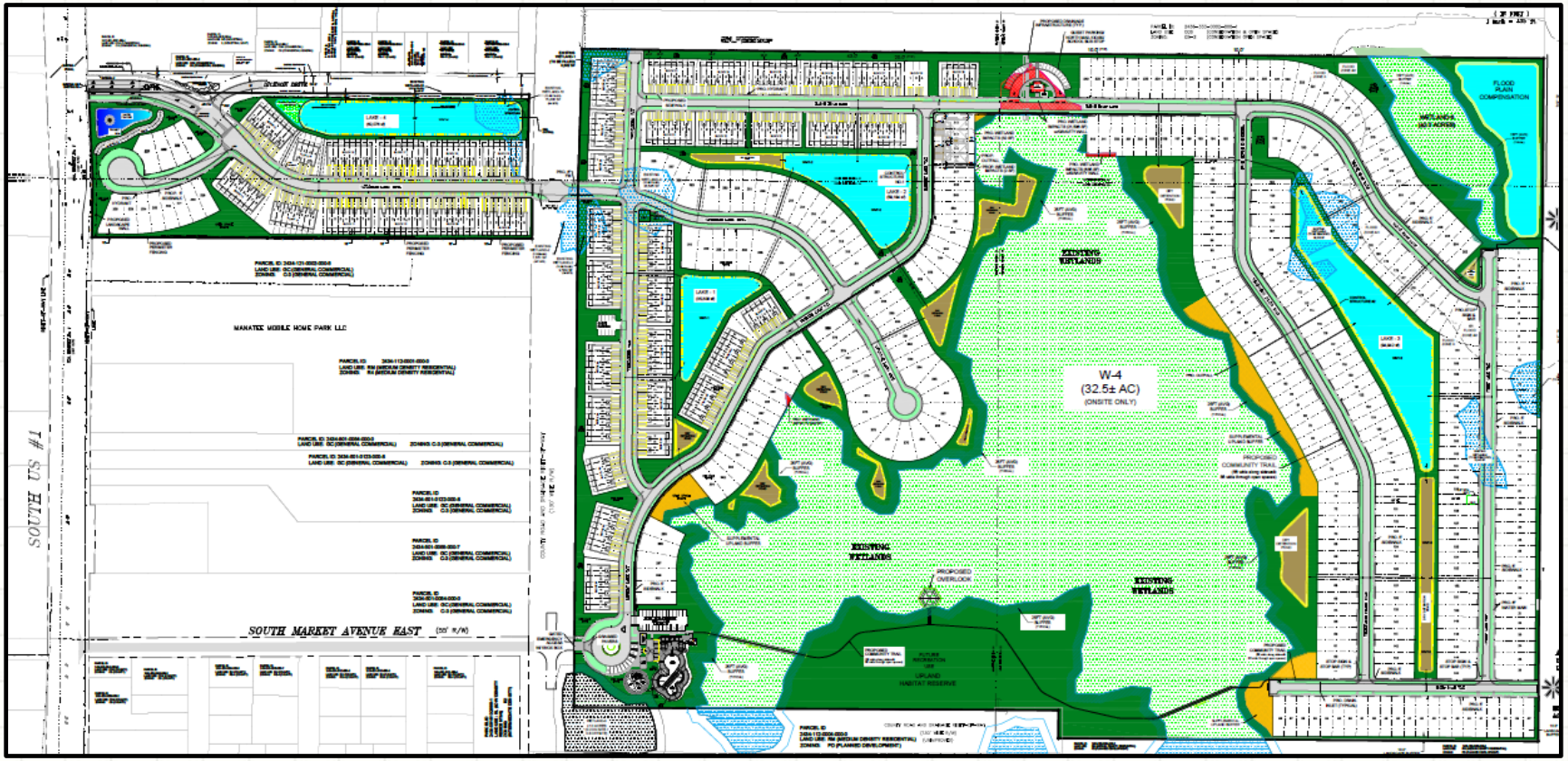
Zoning Atlas Map Amendment

Zoning Atlas Map Amendment from C-3, General Commercial (3 parcels) & PD, Planned Development (1 parcel) to PD, Planned Development with associated Development Plan.

- **Staff recommends Approval of the request**

  - ❑ **Consistent with Section 125-212 & 125-136 of City Code & the Comprehensive Plan.**
  - ❑ **Does not adversely affect the public health, safety, convenience and general welfare.**

PD Development Plan



Staff Recommendation Rezoning

Staff recommends **APPROVAL** of the request.

PB Recommendation (Zoning Atlas Map Amendment)

The Planning Board, at their May 9th, 2022 meeting, voted unanimously to recommend Approval of the request.

City Commission Actions (Zoning Atlas Map Amendment)

Possible actions of the City Commission:

- **APPROVAL** of the proposed Zoning Atlas Amendment with no changes
- **APPROVAL** of the proposed Zoning Atlas Amendment with changes.
- **DISAPPROVAL** of the proposed Zoning Atlas Amendment

Preliminary Plat

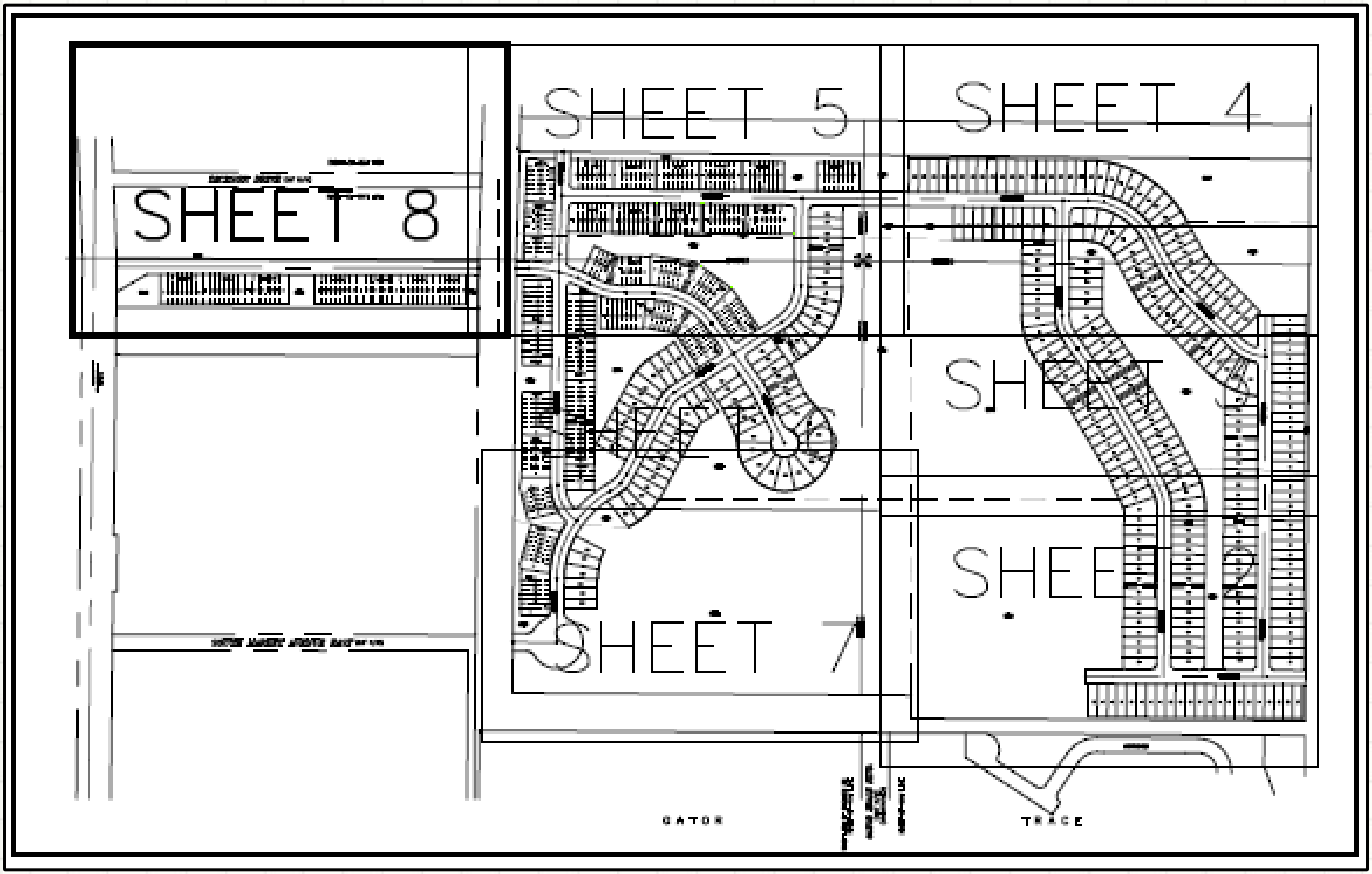
EAST SIDE OF SOUTH US HIGHWAY 1 AT THE INTERSECTION OF DICKSON DRIVE AND LYING NORTH OF THE EXISTING GATOR TRACE PLANNED DEVELOPMENT

Preliminary Plat

Preliminary Plat for a Subdivision titled "The Preserve at Savannah Lakes."

- **Staff recommends Approval of the request.**
  - ❑ **Preliminary Plat meets the criteria as specified in Chapter 121 of the Code of Ordinances.**
  - ❑ **Consistent with Land Development Code & Comprehensive Plan**

Plat



Staff Recommendation Preliminary Plat

Staff recommends APPROVAL to the City Commission, subject to one (1) Condition of Approval:

1. **Prior to the submittal of the Final Plat, the applicant shall address all the City of Fort Pierce Engineering Comments on the Plat document.**

PB Recommendation (Preliminary Plat)

The Planning Board, at their May 9th, 2022 meeting, voted unanimously to recommend Approval of the request.

City Commission Actions (Preliminary Plat)

Possible actions of the City Commission:

- **APPROVAL** of the proposed Preliminary Plat subject to 1 Condition with no changes
- **APPROVAL** of the proposed Preliminary Plat with changes
- **DISAPPROVAL** of the proposed Preliminary Plat.

Savannah Preserve PD

EAST SIDE OF SOUTH US HIGHWAY 1 AT THE INTERSECTION OF DICKSON DRIVE AND LYING NORTH OF THE EXISTING GATOR TRACE PLANNED DEVELOPMENT

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Nick C. Mimms, P.E., ICMA-CM, City Manager
THROUGH:	N/A
FROM:	Vennis Gilmore, Senior Planner/Planning Supervisor
RE:	**Application for Zoning Atlas Map Amendment (4 Parcels)** **Applications for a Future Land Use Map Amendment (3 Parcels)** **Application for Preliminary Plat** **The Preserve at Savannah Lakes Planned Development** **Parcel ID(s): 2427-433-0002-000-1, 2427-433-0001-000-4, 2434-121-0001-000-8, 2426-333-0015-000-5**
BOARD DATE:	June 21, 2022

STAFF REPORT

Owner(s):	Karma Capital Investments, LP 4512 N Flagler Drive, Suite 206 West Palm Beach, FL 33407
Applicant and Representative:	Kolter Land Partners, LLC (Culpepper & Terpening, Inc.) 105 NE 1st Street Delray Beach, FL 33444
Applicant's Request:	Approval of a Zoning Atlas Map Amendment (Rezoning) of four (4) parcels from C-3, General Commercial Zone and PD, Planned Development to PD, Planned Development. Approval of Future Land Use Map Amendments (FLUMA) of three (3) parcels from GC, General Commercial to RM, Medium Density Residential. Approval of a Preliminary Plat for a Subdivision to be known as The Preserve at Savannah Lakes
Location:	The East Side of S US Highway 1 at the intersection of Dickson Drive and lying North of the existing Gator Trace Planned Development

Parcel ID: 2427-433-0002-000-1, 2427-433-0001-000-4, 2434-121-0001-000-8, 2426-333-0015-000-5

Existing Use: Vacant

Site Size: 132.7 Acres (more or less)

Current Zoning: General Commercial Zone (C-3) and Planned Development (PD)

Proposed Zoning: Planned Development (PD)

Current Future Land Use: General Commercial (GC)

Proposed Future Land Use: Medium Density Residential (RM)

Surrounding Zoning/FLU:

North	East	South	West
R-4/RM, CG/COM, IL/I, RM-11/RH	OS-2/COS	C-3/GC, PD/RM	I-1/I, C-3/GC, R-4/RM

Staff Analysis:

Request & Background

In accordance with Sections 125-37, 125-133, and 125-136 of the City Code and Chapter 163.3184, F.S., the applicant is requesting the review and approval of a Zoning Atlas Map Amendment (Rezoning) from C-3, General Commercial Zone and PD, Planned Development (for four parcels) to PD, Planned Development. The applicant is also requesting review and approval of two (2) Future Land Use Map Amendments from GC, General Commercial to RM, Medium Density Residential for three parcels of land. Lastly, in accordance with Chapter 121 of the City Code, the applicant is requesting review and approval of a Preliminary Plat for approximately 132.7 acres of land. The applicant is requesting all applications so that they may develop a residential subdivision known as The Preserve at Savanna Lakes, that will have 650 platted lots consisting of single-family homes, villas, and townhomes. The subject site was previously approved as a Planned Development by the name The Preserve at Gator Trace in 2006. The previously approved Planned Development has since expired.

Standards for Review

The following standards must be satisfied per Section 125-136 of the City Code prior to the approval of the requested amendment:

(1) The amendment is consistent with the comprehensive plan;

(2) The amendment will not have an adverse effect on the ability of the City to:

a. Satisfy land and water use needs; and

b. Meet transportation demands and provide community facilities and services; and

(3) The amendment will promote and protect the public health, safety and general welfare.

The proposed amendment is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan and is consistent with the concurrent request to amend the FLU designation of the parcel. Furthermore, the amendment does not appear to have an adverse effect on the ability of the City to satisfy land and water use needs, meet transportation demands, and provide community facilities and services. The presented amendment promotes and protects the public health, safety and general welfare through the increased variety and access to neighborhood goods and services while ensuring minimal impacts to neighboring residential districts.

Future Land Use Designation Comparison

The subject site currently has three (3) parcels with a FLU designation of GC, General Commercial. The General Commercial designation is intended for parcels that are 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 of 15 dwelling units per acre and a maximum FAR of 1.0. Development should include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20% of the total floor area of the General Commercial Future Land Use designation.

The subject site is seeking a Future Land Use designation of RM, Medium Density Residential for three of the parcels to be consistent with the fourth larger parcel in the development that already has this designation. This designation is intended for parcels that are best suited for multifamily residential uses ranging in density from 6.5 to 12 dwelling units per acre. This category allows for small-lot single family units and multifamily dwellings including duplexes, condominiums, and townhomes. Limited commercial uses intended to serve residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools, and daycare facilities shall also be allowed.

When comparing both designations the Medium Density Residential designation would be considered a less intense designation compared to the General Commercial designation. Also, when developing a project, all parcels associated with the project should the same Future Land Use and compatible Zoning, so that there are not any inconsistencies in the enforcement of the Land Development Code

on the project. This request is an appropriate measure to ensure that the proposed subdivision can be developed under the same set of standards of its chosen Zoning district and Future Land Use designation. Lastly, Residential is not as appropriate for a General Commercial Future Land Use designation as it is for a Medium Density Future Land Use, especially considering the size and scale of the proposed subdivision.

Technical Review Committee

All affected departments have reviewed the proposed Applications for a Zoning Atlas Map Amendment, Future Land Use Map Amendment, and Preliminary Plat for consistency with the requirements of the City Code. Findings and comments from review by affected departments, and the corresponding responses and plan amendments by the applicant are provided for consideration.

Planning Board Recommendation

The Planning Board, at their May 9th, 2022 meeting, voted unanimously to recommend Approval of the requests.

Staff Recommendation Future Land Use Map Amendment (Ordinance 22-015)

The requested Application for Future Land Use Map Amendments meets the criteria specified in Section 121-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare; Therefore, Staff recommends **APPROVAL** to the City Commission.

Staff Recommendation Future Land Use Map Amendment (Ordinance 22-016)

The requested Application for Future Land Use Map Amendments meets the criteria specified in Section 121-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare; Therefore, Staff recommends **APPROVAL** to the City Commission.

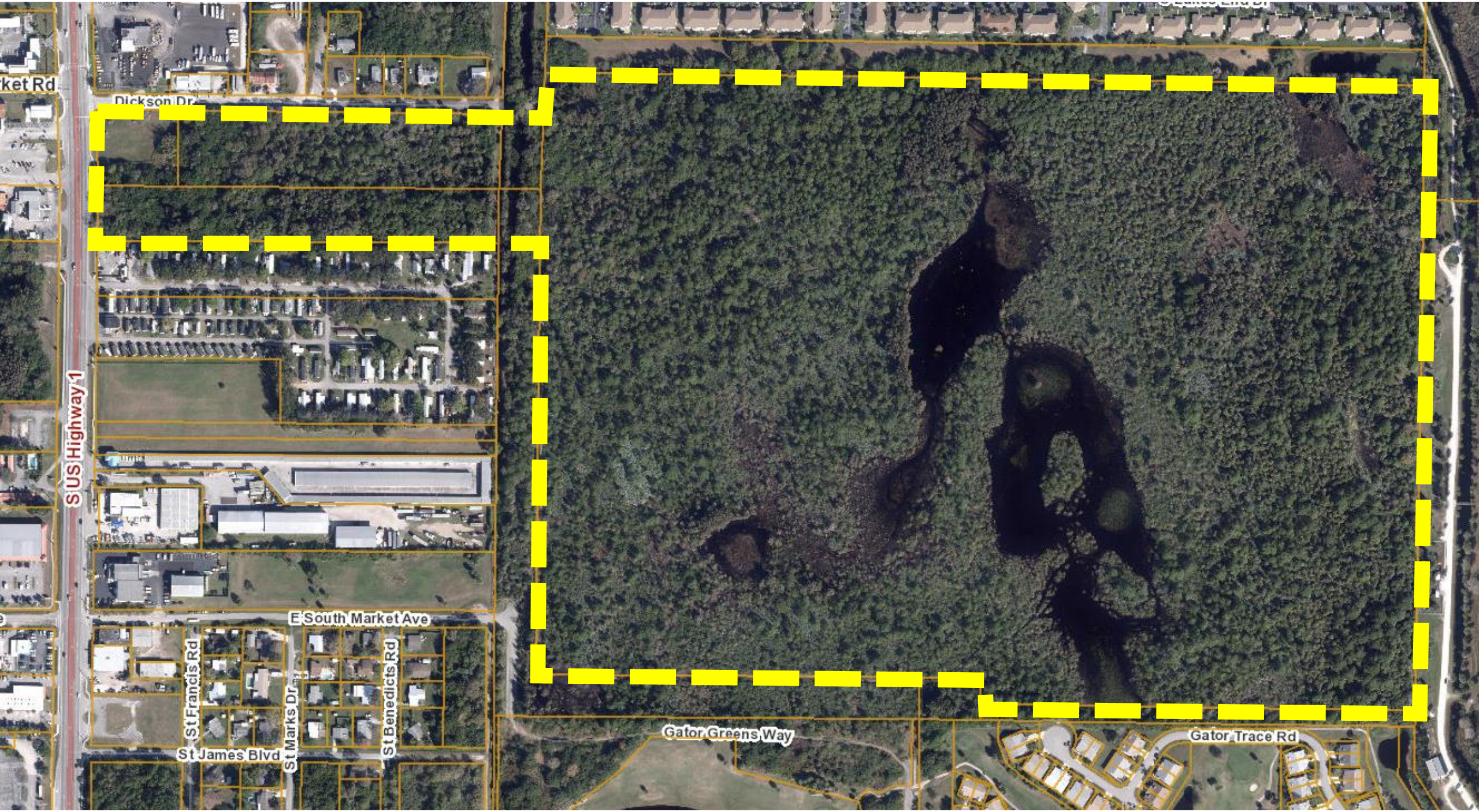
Staff Recommendation Zoning Atlas Map Amendment (Ordinance 22-017)

The requested Application for a Zoning Atlas Map Amendment and associated Development Plan meets the criteria specified in 125-212 and 126-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare; Therefore, Staff recommends **APPROVAL** to the City Commission.

Staff Recommendation Preliminary Plat

The requested Application for Preliminary Plat meets the criteria as specified in Chapter 121 of the City Code of Ordinances and is consistent with the City's Land Development Code and Comprehensive Plan, therefore Staff recommends **APPROVAL** to the City Commission with one (1) condition:

1. Prior to the submittal of the Final Plat address all the City of Fort Pierce Engineering Comments on the Plat document.


Dickson Dr
S US Highway 1
E South Market Ave
St Francis Rd
St Marks Dr
St James Blvd
St Benedicts Rd
Gator Greens Way
Gator Trace Rd

R-4
Dickson Dr
GC
C-3
S US Highway 1
RM
PD
E South Market Ave
St Francis Rd
St Marks Dr
St Benedicts Rd
St James Blvd
RL
R-2
Gator Greens Way
Gator Trace Rd
400ft

CULPEPPER & TERPENING INC

CONSULTING ENGINEERS | LAND SURVEYORS

File number: 21-054
Writers e-mail: dmurphy@ct-eng.com

February 10, 2022

Ms. Jennifer Hofmeister-Drew, Director
City of Ft. Pierce Planning Department
100 North US #1
Ft. Pierce, Fla 34950

Subject: Savannah Preserve Planned Development - Response to Comments

Dear Ms. Hofmeister-Drew:

We are in receipt of the Ft. Pierce Technical Review Committee comments in regard to the proposed Savannah Preserve Planned Development. Below, please find our responses to the questions posed in your reviews.

****

1. Pursuant to Code Sec. 125-212. The PD District is intended to provide a process for the evaluation of individually planned developments which are not otherwise permitted in the zoning districts established by this chapter. The PD District is to be a voluntary process commenced by an applicant for such zoning designation. The standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time granting the city commission the absolute authority to establish such limitations and regulations as it deems necessary to protect the public health, safety and general welfare. In so doing, the PD district is designed to:
   - Provide for the planning, review and approval of one or a combination of residential, commercial, public and industrial land uses not otherwise allowed under general zoning districts.
   - Encourage structures which result in an organized, compatible development within and with surrounding land uses in density and intensity of use.
   - Allow flexibility through a more efficient arrangement of structures, utilities, on-site circulation, and ingress and egress than is permitted under conventional zoning and subdivision regulations.
   - Encourage the preservation of environmental assets and natural amenities as scenic and functional open-space areas.
   - Encourage usable open space by permitting a more concentrated building area than is allowed under conventional zoning and subdivision regulations.
   - Encourage innovative site planning and land development concepts in order to create an aesthetically pleasing and functionally desirable living environment while preserving onsite natural elements and cultural resources.
   - Promote flexibility and efficiency in site design for more desirable living and working environments.
     Promote development that is adapted to natural features, including wetlands, trees and other vegetation and habitat, and which avoids the disruption of natural drainage patterns.
   - Permit site specific requirements based on the unique characteristics of the individual site.

- Permit site specific limitations where necessary to protect public health, safety, or welfare, or for the protection or preservation of lands either internal or external to the planned development.

2. The overall site plan with the internal wetland and interconnected pedestrian trail that connects to the Savannah Preserve, presents an innovative site plan layout with an abundance of native habitat amenities. With regard to the elevations for the two (2)-family units (duplexes), as indicated in previous meetings, Planning staff would like to see more architectural elements, in addition to enhancements to the limited outdoor space per unit. The elevation modifications recommended should complement the townhomes which suggest a coastal design. The floor plan appears to only offer two (2)-bedroom units, with some units, offering a den.

Please clarify how many of the units offer a den, as the two (2)-bedroom units are over half of the models proposed for the entire development. As a PD, please justify. Additionally, the landscaping should provide for foundation plantings on both the two (2) unit and the townhomes.

Residential units within this community are, as noted in the prior staff comments, a combination of three-bedroom townhomes and two bedroom (with separate den/office area), 2-famly attached villa units. Each unit is to be individually owned and will be located on a platted tract/ lot. As noted in our PD application documents, the Savannah Preserve community is seen as being a mid-price range community, intended to provide homes that address the needs of younger families, families with no children, and families where the children have grown but where the buyer is not ready for, nor interested in, an age segregated community. As such, and as supported by proprietary marketing reviews done by the projected builders in this community, the mix of unit types described above is believed to be supported by projected demand/ adsorption rates, permitting this community to be substantially built—out in approximately 60 months (or less) after the commencement of sales.

Landscaping around each of the residential structures (2 family) shall, at a minimum include complete foundation planting areas along the front and sides of all structures. Street trees will be provided as part of the base infrastructure development, and will eb install in coordination with home construction. Rear yard landscaping shall not require foundation plantings, but shall include at least one shade tree (or equivalent) and all areas not otherwise used as part the sites hardscaping shall be sodded. Irrigation shall be provided on all tracts/lots.

Landscaping around each of the townhome structures shall, at a minimum include complete foundation planting areas along the front and sides of all structures. Street trees will be provided as part of the base infrastructure development, and will be install in coordination with home construction. Rear yard landscaping shall not require foundation plantings, and all areas not otherwise used as part the sites hardscaping shall be sodded. Irrigation shall be provided on all tracts/lots.

3. Please provide a justification statement for the FLUM and rezoning applications.

The proposed justification for the development of overall Savannah Preserve PUD may be characterized as follows:

a. The application for Change in Zoning to the PD (Planned Development) Zoning District is for the purpose of making use of the petition property in a manner and form consistent with the community growth objectives of the City of Ft. Pierce Comprehensive Plan, and at the same respect the sensitive natural resources found on the subject (petition) property. The PD development standards and flexibilities in project design afford the petitioner the opportunity to achieve a reasonable investment

return on the development of the property and at the same time protect over 50% of the gross project site and the habitats found thereon.

b. The requested justification for the two proposed Small Area, Future Land Use Amendments that are associated with the overall petition for development of the Savannah Preserve Planned Development, is to provide for the required change in Future Land Use Classification to a Residential Land Use Category in order to permit the requested residential use of the property. Both of the commercial properties under petition may be viewed as 'second tier' commercial sites. Both sites have had commercial uses proposed for them in the past, on an individual basis, but those were ultimately deemed not to be marketably functional and the parcels have remained vacant. When these properties are taken from their individual vacant status and merged into a larger, functionally coordinated, development program with other adjacent property to the east, the deficiencies that keep these properties from becoming net positives to the local tax base, effectively go away. In other words, by combining these two underutilized commercial sites with the larger residential opportunity tract (Savannah Preserve), overall area property valuations may be expected to expand.

Review of the various objectives found in the City's of Comprehensive Plan, Future Land Use Element, provide a number of community adopted Objectives that appear to support coordinated community growth that is done in a manner that is respective of the adjacent property uses and any existing natural resource considerations. In regard to adjacent land use compatibility, when the two commercial areas are considered in the whole with the overall Savannah Preserve PD site, it can be destemmed that the proposed site density of approximately 5 du/ac is consistent with the residential densities found in the adjacent High Pointe Community to the north and the Gator Trace community to the south. While the petition properties themselves do not exhibit any unique or special habitat considerations, when combined with the portion of the project site lying to the east, these parcels afford a development opportunity that permits the applicant to focus construction activity away from the larger high quality wetland areas found thereon. These better-quality areas have been set aside as either general preserve areas or areas that can be used for both passive recreation and preservation protection. Habitat integrations can be made with the adjacent Savannah Preserve (City/County Park Sites) as indicated on the project site plan.

4. On the site data, please provide or edit the following:

a. The proposed FLUM and Zoning designations

Refer to the site data table on the project site plan. Both the Existing Future Land Use Classification and Existing Zoning Designations have been identified in this table for all petitioned parcels.

b. The maximum units per FLU class broken down by Residential and Commercial is confusing. Please remove.

Refer to the site data table on the project site plan.

c. Please confirm that the Code citations referenced in the General Notes are correct.

These are the standard City Code Citations required by the City Engineering Department.

d. Provide Perimeter Setbacks

Perimeter Setbacks vary in width from a minimum of ten (10) feet to over 25 feet in width. Refer to the project site plan for a graphic identification of the permitter buffers at a given location in the community.

e. Please define miscellaneous area under impervious lot coverage.

'Miscellaneous area' coverage is intended to address any impervious areas that do not typically fall into the general categories of; buildings; pavement; or sidewalks. It should be noted that for this site planning level of project design, all figures are to be looked at as approximate and are subject to refinement as part of final site construction designs that are to be submitted to the City, and other required review entities, for final permitting.

5. **As a PD, the requested setbacks will be made a part of the adopting Ordinance in order to review and approve individual lots during the DPCR review by Planning. Please specify if individual accessory structures, such as fencing, private pools, sheds, etc. will be permitted and include their associated regulations, i.e. setbacks.**

See Site Data Blocks.

6. **Please adjust the scale to reduce the number of plan sheets. Provide 'typicals' instead.**

As we have discussed, we have refined the overall submission packet to a more generalized development pan format with detail areas of various parts of the project site plan.

7. **Please provide the location of mailboxes throughout the site. A one area location is notsupported.**

Refer to the project site plan. We are presently proposing two (2) mail kiosk locations, however final service location are set by the Post Office. Any assistance that the City can provide in convincing the Post Office that two locations for this site are necessary, would be appreciated.

8. **Water features are requested in the internal lakes in addition to the one shown at the entrance into the development.**

Water features (lake aerators) will be provided in each of the sites stormwater lakes.

9. **Below is a table of the proposed PD with an underlying zoning district of R-4 as it is the adjacent residential zoning to the subject property. Please confirm and/or complete. Deviations should be supported in the PD justification.**

See Site Data Blocks.

****

Fort Pierce Engineering Department:

PRELIMINARY PLAT COMMENTS:

1. **Update the signature page on sheet 2 Of 9 to include the following City Commission Certificate as stipulated in Chapter 121-lO(c)(la), "CITY COMMISSION CERTIFICATE: Pursuant at the provisions of the Fort Pierce City Commission this plat was given Preliminary Approval by the City Commission at a meeting held on _____ , 2022. , Linda Cox, City Clerk".**

Refer to the attached Preliminary Plat.

2. **Correct the typographical error on sheet 2 of 9 under the heading of Planning and Development Services Approval.**

Refer to the attached Preliminary Plat.

3. **Revise line item five under the Dedication to reference FPUA as opposed to FPL for the electric service provider.**

Refer to the attached Preliminary Plat.

4. Update plat sheets 3 through 9 to include an updated sheet index map as the current one is based on the previously submitted plat and references incorrect page numbers and subdivision layout of sheet number 9.

Refer to the attached Preliminary Plat.

5. Sheet 3 of 9 - Revise sheet number called out on the match line from 3 to 4.

Refer to the attached Preliminary Plat.

6. Sheet 4 of 9 - Revise sheet number called out on the match lines from 2 to 3, 4 to 5 (two places), and 6 to 7.

Refer to the attached Preliminary Plat.

7. Sheet 5 of 9 - Revise sheet number called out on the match lines from 3 to 4 (two places) and 5 to 6.

Refer to the attached Preliminary Plat.

8. Sheet 6 of 9 - Revise sheet number called out on the match lines from 4 to 5 and 6 to 7.

Refer to the attached Preliminary Plat.

9. Sheet 7 of 9 - Revise sheet number called out on the match lines from 3 to 4, 5 to 6, 7 to 8 (two places), and 8 to 9.

Refer to the attached Preliminary Plat.

10. Sheet 8 of 9 - Revise sheet number called out on the match lines from 2 to 3 and 6 to 7 (two places).

Refer to the attached Preliminary Plat.

11. Sheet 9 of 9 - Tract RW-2 is missing boundary information for the east and west property boundaries; please revise the plat to include this information.

Refer to the attached Preliminary Plat.

12. Sheet 9 of 9 - Add the distance and bearing information for the western and northern boundary lines of Tract OST-7

Refer to the attached Preliminary Plat.

Advisory Comments:

1. Prior to final plat approval, all subdivision improvements shall be constructed or an approved engineer's cost estimate along with the appropriate surety in an amount determined by the City Engineer will need to be provided. The bond shall include all construction costs of the subdivision's infrastructure and common improvements.

Comments acknowledged.

2. The final plat shall include the street names.

Comments acknowledged.

SITE PLAN/PD COMMENTS:

1. The landscape plans indicate plantings within the limits of the County owned and maintained Dickson Drive and S. Market Avenue rights -of-way along with the proposed SLC dedicated Roadway Tract RW-2. The applicant shall provide St. Lucie County authorization to install these plantings within these rights-of-way.

Comments acknowledged. It is the intention of the applicant, through the Preserve at Savannah Lakes Community Development District, to enter into the necessary interlocal agreements addressing this landscape area.

2. **Update the site plan to identify the dimensions of the driveway widths and parking spaces of the Recreation Tract's parking lot.**

Refer to the project site plan. We have added extra details sheets to address this request.

3. **The drainage, utility, and striping plans shall reflect the T-turnarounds at the roadway terminuses.**

Refer to the attached generalized drainage, utility, and striping plans.

4. **The typical lot development plan which shall include driveway side setbacks and applicable driveway widths.**

Refer to the project site plan. We have added extra details sheets to address this request.

5. **The 25' wetland buffer should not encroach into the limits of the platted lots.**

Refer to the project site plan. The designated 25' wetland buffers do not encroach into the limits of the platted lots. Areas that might otherwise have been considered as encroachments have been mitigation and a minimum compensating ratio of 1.5 sq feet of added buffer for each square foot impacted.

Advisory Comments:

1. **The site contains active gopher tortoise burrows. Prior to issuance of any clearing permits or site development permits, the applicant shall submit a 100% gopher tortoise survey complete with a gopher tortoise relocation plan and the relocation permit issued by the Florida Fish and Wildlife Conservation Commission for the relocation of on-site gopher tortoises to a protected off-site location.**

Comments acknowledged.

2. **The drainage plan was reviewed conceptually and will be reviewed in depth at time of building permit submittal.**

Comments acknowledged.

****

Fort Pierce Code Enforcement Division

1. **No Comments.**

Comments acknowledged. No action required at this time.

****

Fort Pierce Building Department

1. **See attached**

Comments acknowledged. We have reviewed the Building Department Comment sheet and the provided comments appear to be more appropriately directed/addressed as part of final site permitting construction applications. No action is required at this time.

****

Fort Pierce Solid Waste Division

1. **No Comments.**

Comments acknowledged.

****

Fort Pierce Tree Arborist

1. **Forthcoming**

Comments acknowledged.

****

Fort Pierce Police Department

1. **No comments at this time.**

Comments acknowledged.

****

St. Lucie County School District

The St. Lucie County School District has reviewed the above reference project and we have the following comments:

1. **We believe that a school bus stop in the circle entry on the south entrance would be best off the arterial roadway (route A). We do recognize that it is about 1 mile to the furthest lot and we may loop thru the site (route B) depending upon the location of students in the development. Please verify that a school bus can make the turn at the south entry circle, with auto turn analysis or similar.**

Refer to attached project site plan. The radius of the cul-de-sac at the main recreation area is 50ft minimum. Travel lanes are a minimum of 20 feet. We have run a quick auto-turn in this area to verify mobility and all seems to be sufficient. There is covered shade shelter for students to wait for a bus as indicated on the project site plan.

Consistent with our follow up discussions, we have added a new north side pick-up point that should address the split community issues that have been raised. The attached site plan depicts an auto-turn review in this area and there are expected to be no circulation issues of concern.

2. **Develop a proper location for student to stand/wail for bus at the circle.**

See above comments.

3. **Please provide assurances that the school bus may use the entry long term and not be subject to the will of a POA/owner not allowing buses into the community.**

This is not a gated community. At present there are no plans or intentions to have gates installed on any roads in this community. The roads and streets in this community are to be dedicated to the Lakes at Savannah Preserve Community Development District, and are indicated the plats (preliminary) for this property to be open to the public use. Should any proposal be made to gate these streets, it is our understanding that a release/amendment to this dedication will be required. We do not believe that the HOA/POA will have the authority to unilaterally rescind this plat dedication and gate these streets without inputs/approvals from the City of Ft. Pierce.

****

Fort Pierce Utility Authority (FPUA)

1. **See below**

   FPUA W/WW Engineering: ***Concept approved.***

   Water and wastewater (via force main) services are available to serve the subject property. To connect to these services please submit Utility Plan (2 complete sets) along with a completed commercial service application and lift station calculations to FPUA's Water and Wastewater Engineering department, at 1701 S 37th Street Fort Pierce Florida 34947. Please see the Developer's Responsibilities page attached or on the FPUA website for important steps to guide through the entire process including utility details and permit applications (link below). For questions please contact Shane Ostrander sostrander@FPUA.com or 772-466-1600 ext 3468 https://fpua.com/water-and-wastewater-engineering-downloads/

   FPUA Electric & Gas Engineering: ***Approved.***

   Electric service *is available to the site (from the west side of the property) for the propose development. Please provide electric load information for the propose structures /new services and AutoCAD drawing. Customer will be responsible for all transformer pads, conduits and secondary conductors. For more information and project coordination, please contact Thierry Sydné.*

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

2. **FPUA will require a utility easement for all propose FPUA facilities within the site.**

Utility comments are acknowledged.

3. **Please find attached copies of the FPUA GIS maps (Electric and Gas).**

Utility comments are acknowledged. We are coordinating with the FPUA for all service design needs in the Savannah Preserve PD.

****

St. Lucie County Planning

1. Staff is awaiting the updated Traffic Impact Report (post meeting with the applicant & FDOT) to be further evaluated by a third-party consultant.

Comments acknowledged.

****

St. Lucie County Public Works

The following comments are offered by SLC Public Works Department:

1. The County requests the applicant clear and stabilize the canal bank along their frontage to ensure positive drainage.

Comments acknowledged. We will be coordinating this request with the County as part of our final site design efforts.

2. Provide a status update on discussions with the neighboring properties about the realignment of Dickson Drive

We have reached out to the adjoining property owners and will continue to work with them to ensure that their lawful access rights are not infringed.

3. Additional comments will be provided after review of a Site Development Permit Application submittal.

Comments acknowledged.

4. For discussion regarding these comments, please contact me at 772-462-2741, chambersg@stlucieco.org or David Hays at 772-462-1491, haysd@stlucieco.org.

Comments acknowledged.

****

St Lucie Transportation Planning Organization:

The St. Lucie Transportation Planning Organization (St. Lucie TPO) has completed a PTIR with regard to the above-referenced proposed development.

1. **Inaccurate and Inconsistent Application Information: The resubmittal package for the development continues to contain inaccurate and/or inconsistent information such as the Site Plan only identifying "2-Family" and "Townhome" units while depicting single-family lots and the Site Plan identifying 654 units while the Traffic Impact Statement is identifying 620 units. The resubmittal package should be revised to correct these errors and resubmitted for review.**

The project as described in the revised traffic report is correct. This is a community that is comprised of townhomes and two family, attached homes. The lots that you are looking at on the site plan are not for detached single family home use. These are the lots on which the townhomes and the two family residencies will be built.

2. **Site Access and US-1/Dickson Drive Intersection Safety: The revised Site Plan removes the reconstruction of South Market Avenue that was included as another access in the original Site Plan. Therefore, all traffic associated with the development must access the US-1/Dickson Drive Intersection which is a misaligned and outdated intersection. A second access to the development should be provided to improve traffic circulation, and the US-1/Dickson Drive Intersection should be aligned to improve traffic safety.**

Secondary emergency access is provide at both the southwest and southeast corners of the project.

Your comments about the off-set alignment the Dickson Drive/ US 1 intersection are noted, and in an otherwise prefect world we could look to assist in the possible realignment of this intersection. However, to do so, requires that there be a substantial right-of-way acquisition effort undertaken that neither the City, nor the County, have expressed an interest to participate in and that cannot be borne solely by the applicant for this project. Our proposed reconstruction of this intersection, while maintaining the existing 'dog-leg' alignment, will provide for a much improved access approach and signal adjustments.

3. **Dickson Drive Reconfiguration: The revised Site Plan reconfigures Dickson Drive, which is a public road, and takes right-of-way placing a new intersection, which all vehicles and pedestrians must use, onto private property and impacting traffic circulation on Dickson Drive. This reconfiguration should be eliminated to improve traffic circulation and maintain public access to Dickson Drive.**

We are not really sure what you noting here. Yes, the realignment of the Dickson Drive / Project Entry Road does include the use of what is presently private property. However, as noted in our submission materials, all areas of the realignment are to be conveyed to St. Lucie County as part of this platting action. East of the intersection, the project entry drive will be conveyed to the Lakes at Savannah Preserve Community Development District. Public access along Dickson Drive

4. **Dead-End Streets: The revised Site Plan contains several dead-end streets which historically are inconsistent with municipal subdivision requirements and impact traffic circulation. The 'dead-ends' should be removed to improve traffic circulation.**

There are three (3) street ends that could, arguably, be seen as 'dead end' streets. Two of these terminate are environmentally sensitive wetland areas where further extensions are not possible. The other is at the northwest corner of the main development site and where this street could be extended to the north of the community that lies there was so interested.

5. **Traffic Impact Statement: As identified in the review of the initial submittal and which remains unchanged in the resubmittal, the Traffic Impact Statement is inadequate for the purposes of reviewing the application as it does not evaluate the potential transportation impacts from the proposed development and does not consider background traffic and historical growth rates. A comprehensive Traffic Impact Analysis should be provided to evaluate the potential transportation impacts from the proposed development.**

We respectfully disagree with this statement. The traffic impact report for this project does assess the impacts of this development proposal on the area roadway network and it does comply with the submission requirements of the City of Ft. Pierce.

****

I believe that we have addressed the comments as presented and appreciate your continued processing of this application material. If there are any remaining questions, please let me know.

Sincerely

DJ Murphy

Dennis J. Murphy
Principal Planner

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Brandon Creagan, Planner

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

Re : Savannah Preserve Planned Development & Preliminary Plat
TRC No. 21-43900002

Date : August 18, 2021

This is to advise you that we have completed the review of the following documents as received by this office on August 10, 2021:

- [x] PD & Preliminary Plat Application
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] Construction Drawings
- [ ] Executed Construction Contract
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [x] Do Not Recommend

- [x] PD/Preliminary Plat Approval
- [ ] Building Permit
- [ ] C/O

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

- [x] See attached for comments

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PRELIMINARY PLAT COMMENTS:

1. The submitted survey was not signed and sealed, please provide a certified boundary survey as per the requirements of Chapter 177.041 of the Florida State Statutes.
2. Update the signature page to include the following City Commission Certificate as stipulated in Chapter 121-10(c)(1a), "CITY COMMISSION CERTIFICATE: Pursuant at the provisions of the Fort Pierce City Commission this plat was given Preliminary Approval by the City Commission at a meeting held on _____, 2021. _____, Linda Cox, City Clerk".
3. Revise line item one under the Dedication to reference City of Fort Pierce as opposed to St. Lucie County. In addition, please include the following statement "All public authorities shall have the right to use the streets in the course of performing their respective duties".
4. Revise line item three under the Dedication to reference FPUA as opposed to FPL for the electric service provider.
5. Sheet 2 of 8 – Add Tract OST-5 width as situated at the rear of Lots 37 – 58.
6. Sheet 4 of 8 – Add Tract OST-2 width as situated at the rear of Lots 225 – 242.
7. Sheet 5 of 8 – Add Tract WMT-2 width as situated on the south side of Blocks 21 – 25.
8. Sheet 6 of 8 – Add Tract OST-3 width as situated on the west side of Blocks 3 – 7.
9. Sheet 6 of 8 – Add the dimension of WMT-1 between Block 15, Lot 1 and Block 8.
10. Sheet 8 of 8 – Add Tract OST-6 width as situated on the south side of Blocks 36 – 42.
11. **Advisory Comment:** Prior to final plat approval, all subdivision improvements shall be constructed or an approved engineer's cost estimate along with the appropriate surety in an amount determined by the City Engineer will need to be provided. The bond shall include all construction costs of the subdivision's infrastructure and common improvements.
12. **Advisory Comment:** Prior to final plat approval, a copy of the recorded deed restrictions, a copy of the filed articles of incorporation, along with a copy of the certificate of incorporation for the homeowners' association shall be submitted.

PLANNED DEVELOPMENT COMMENTS:

1. In accordance with the requirements specified in the City of Fort Pierce Code of Ordinances Section 119-2. Please provide a paper copy and electronic copy of a certified boundary and topographic survey. The survey shall identify the limits of the on-site wetlands and surface waters as referenced in the Environmental Assessment prepared by EW Consultants, Inc. In addition, the survey shall identify the boundary limits of the 100-year and 500-year floodplain that may traverse across the property.
2. The site plan shall indicate sidewalk construction on both sides of the proposed development's roadways per the requirements specified in Section 121 of the Fort Pierce Code of Ordinances.
3. Update the site plan to identify the dimensions for roadway lane widths, parking lot information, sidewalk widths, etc.
4. Provide the appropriate hammerheads or other means to permit vehicles to turn around at dead-end situations.
5. The drainage plan was reviewed conceptually and will be reviewed in depth at time of building permit submittal.

6. The PUD plan provided was submitted at a scale of 1" = 100', please provide a site plan drawn to a scale not less than 1" = 50' in accordance with the City of Fort Pierce Code of Ordinances Section 125-313.
7. Provide a typical lot development plan which provides setbacks of the building from the side, front, and rear lot lines. In addition, the lot plan shall include driveway locations with applicable driveway widths.
8. The project is divided by an unimproved 130' wide Roadway and Drainage right-of-way which continues to the east along the southern property limits of the parent tract; the applicant shall contact St. Lucie County directly for possible R/W required improvements with this right-of-way.
9. **ADVISORY COMMENT:** The site contains active gopher tortoise burrows which means prior to issuance of any clearing permits or site development permits, the applicant shall submit a 100% gopher tortoise survey complete with a gopher tortoise relocation plan and the relocation permit issued by the Florida Fish and Wildlife Conservation Commission for the relocation of on-site gopher tortoises to a protected off-site location.

JRA/TST/tst

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THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Brandon Creagan, Planner

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

Re : Savannah Preserve Planned Development & Preliminary Plat
TRC No. 21-43900002

Date : August 18, 2021

This is to advise you that we have completed the review of the following documents as received by this office on August 10, 2021:

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Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [x] Do Not Recommend

- [x] PD/Preliminary Plat Approval
- [ ] Building Permit
- [ ] C/O

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

- [x] See attached for comments

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4. Provide the appropriate hammerheads or other means to permit vehicles to turn around at dead-end situations.
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JRA/TST/tst

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THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Jennifer Hofmeister-Drew, AICP, Planning Director

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

Re : Savannah Preserve Planned Development & Preliminary Plat
TRC No. 21-43900002

Date : January 14, 2022

This is to advise you that we have completed the review of the following documents as received by this office on January 10, 2022:

- [x] PD & Preliminary Plat Application
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] Construction Drawings
- [ ] Executed Construction Contract
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [x] Do Not Recommend

- [x] PD/Preliminary Plat Approval
- [ ] Building Permit
- [ ] C/O

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

- [x] See attached for comments

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PRELIMINARY PLAT COMMENTS:

1. Update the signature page on sheet 2 0f 9 to include the following City Commission Certificate as stipulated in Chapter 121-10(c)(1a), "CITY COMMISSION CERTIFICATE: Pursuant at the provisions of the Fort Pierce City Commission this plat was given Preliminary Approval by the City Commission at a meeting held on _____, 2022. ____, Linda Cox, City Clerk".
2. Correct the typographical error on sheet 2 of 9 under the heading of Planning and Development Services Approval.
3. Revise line item five under the Dedication to reference FPUA as opposed to FPL for the electric service provider.
4. Update plat sheets 3 through 9 to include an updated sheet index map as the current one is based on the previously submitted plat and references incorrect page numbers and subdivision layout of sheet number 9.
5. Sheet 3 of 9 – Revise sheet number called out on the match line from 3 to 4.
6. Sheet 4 of 9 – Revise sheet number called out on the match lines from 2 to 3, 4 to 5 (two places), and 6 to 7.
7. Sheet 5 of 9 – Revise sheet number called out on the match lines from 3 to 4 (two places) and 5 to 6.
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12. Sheet 9 of 9 – Add the distance and bearing information for the western and northern boundary lines of Tract OST-7
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    a. Prior to final plat approval, all subdivision improvements shall be constructed or an approved engineer's cost estimate along with the appropriate surety in an amount determined by the City Engineer will need to be provided. The bond shall include all construction costs of the subdivision's infrastructure and common improvements.
    b. The final plat shall include the street names.

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1. The landscape plans indicate plantings within the limits of the County owned and maintained Dickson Drive and S. Market Avenue rights-of-way along with the proposed SLC dedicated Roadway Tract RW-2. The applicant shall provide St. Lucie County authorization to install these plantings within these rights-of-way.
2. Update the site plan to identify the dimensions of the driveway widths and parking spaces of the Recreation Tract's parking lot.
3. The drainage, utility, and striping plans shall reflect the T-turnarounds at the roadway terminuses.
4. The typical lot development plan which shall include driveway side setbacks and applicable driveway widths.
5. The 25' wetland buffer should not encroach into the limits of the platted lots.

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6. **Advisory Comments:**
   a. The site contains active gopher tortoise burrows. Prior to issuance of any clearing permits or site development permits, the applicant shall submit a 100% gopher tortoise survey complete with a gopher tortoise relocation plan and the relocation permit issued by the Florida Fish and Wildlife Conservation Commission for the relocation of on-site gopher tortoises to a protected off-site location.
   b. The drainage plan was reviewed conceptually and will be reviewed in depth at time of building permit submittal.

JRA/TST/tst

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D R A F T

CITY OF FORT PIERCE

PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, MAY 9, 2022, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Marcia Baker; Harold Albury; Bob Burdge; Nichelle Clemons; Michael Broderick, Vice-Chair; Alexander Edwards; Frank Creyaufmiller, Chairman

Staff Present: Vennis Gilmore, Senior Planner
Alicia Rosenthal, Planning and Development Organizer

4. CONSIDERATION OF ABSENCES

All members were in attendance.

5. APPROVAL OF MINUTES

a. Minutes from the April 11, 2022 meeting

Motion was made by Bob Burdge, and seconded by Nichelle Clemons to approve the minutes from the April 11, 2022 meeting.

AYE: Bob Burdge, Nichelle Clemons, Vice-Chair Michael Broderick, Alexander Edwards, Marcia Baker, Harold Albury, Chairman Frank Creyaufmiller

Passed

6. **HEARING OF THE LOCAL PLANNING AGENCY**

a. **Future Land Use Map Amendment (1 of 2) - The Preserve at Savannah Lakes - The East side of S. US Highway 1 at the intersection of Dickson Drive lying North of the existing Gator Trace Planned Development**

Chairman Creyaufmiller recused himself and handed the gavel to Vice-Chair Broderick.

Items 6a and 6b were presented together by Mr. Gilmore and the applicant presented Items 6a, 6b, 7a, and 7b together in one PowerPoint presentation.

Mr. Gilmore gave an overview of the project. The applicant is requesting review and approval of two (2) Future Land Use Map Amendments from GC, General Commercial to RM, Medium Density Residential for three parcels of land. Mr. Gilmore stated a Future Land Use change is needed on the two different parcels to carry out the Dickson Street entrance into the development.

Dennis Murphy, Applicant Representative from Culpepper and Terpening, showed a detailed presentation for the entire Savannah Lakes project. He stated the project will encompass 130 acres from the original tract and two additional commercial properties. The neighboring properties have mixed zoning designations in the city and St. Lucie County. Mr. Murphy noted they are currently obtaining approval from the city for the Community Development District (CDD). Mr. Murphy explained that the CDD assures improvements and facilities will be maintained. Mr. Murphy said the original tract from 15 years ago was called the Preserve at Gator Trace and was for 800 units. Mr. Murphy stated the Kolter project will consist of 650 units with a recreation loop throughout the community, and they will be keeping the environmental sensitive land within the development.

Mr. Murphy noted that the initial draining discharge will go into the large wetland in the middle of the project. A berm will be constructed, in the St. Lucie County right-of-way, along the south of the property line to redirect extra water flow from going to the Gator Trace development. Mr. Murphy stated that FPUA wants the development to connect to the sewer lines at Gator Trace, which will provide better water flow and in turn better water quality.

Mr. Murphy said there will be emergency access to the development from South Market and US Highway 1 and secondary emergency access for residents if needed.

Mr. Murphy stated the development will contain entry market rate 2-story townhomes and villa units.

Motion was made by Marcia Baker, and seconded by Nichelle Clemons to forward a recommendation of approval to the City Commission.

AYE: Nichelle Clemons, Alexander Edwards, Marcia Baker, Harold Albury, Bob Burdge, Vice-Chair Michael Broderick

Other: Chairman Frank Creyaufmiller (ABSTAIN)

Passed

b. **Future Land Use Map Amendment (2 of 2) - The Preserve at Savannah Lakes - The East side of S. US Highway 1 at the intersection of Dickson Drive lying North of the existing Gator Trace Planned Development**

This item was presented with 6a.

Motion was made by Marcia Baker, and seconded by Nichelle Clemons to forward a recommendation of approval to the City Commission.

AYE: Alexander Edwards, Marcia Baker, Harold Albury, Bob Burdge, Nichelle Clemons, Vice-Chair Michael Broderick

Other: Chairman Frank Creyaufmiller (ABSTAIN)

Passed

7. NEW BUSINESS

a. Zoning Atlas Map Amendment - The Preserve at Savannah Lakes - The East side of S. US Highway 1 at the intersection of Dickson Drive lying North of the existing Gator Trace Planned Development

Mr. Gilmore gave an overview of the project. The applicant is requesting the review and approval of a Zoning Atlas Map Amendment (Rezoning) from C-3, General Commercial Zone and PD, Planned Development (for four parcels) to PD, Planned Development. The applicant is requesting all applications so that they may develop a residential subdivision known as The Preserve at Savanna Lakes, that will have 650 platted lots consisting of single-family homes, villas, and townhomes. The subject site was previously approved as a Planned Development by the name The Preserve at Gator Trace in 2006 but has since expired.

Ms. Baker asked Mr. Murphy if there are any problems with the Community Development District (CDD) regarding the current state legislation. Mr. Burdge asked if there is any tax relief from the CDD, if the trail inside the development is specific to the residences and how mail will be received. Mr. Murphy stated the mailboxes will be at a covered central location within the development. Mr. Broderick addressed concerns with the placement and dimensions of the berm. Mr. Murphy explained they are working with St. Lucie County on putting an agreement in place for the berm but no permits have been signed off yet. Mr. Broderick stated he prefers the berm placement be located on the northern side of the St. Lucie County right-of-way, so landscape can be added. Mr. Broderick asked who will be maintaining the easement and if the developer has an easement agreement with Gator Trace. Mr. Murphy said they are working on the exhibits. Mr. Broderick inquired on how the emergency entrance is being controlled and Mr. Murphy stated by either a lock box or by the master association if something occurs inside the community. Mr. Burdge asked if the HOA could turn the development into a gated community and Mr. Murphy said there is no room to meet the standard requirements for a gate location. Mr. Edwards asked if there will be a buffer to the residences from the preserve. Mr. Burdge inquired about the expected population of the development.

Joanne Driscoll and Peggy Linares, residents, expressed concerns with the berm.

David Earle, Attorney Representative for Gator Trace Master Association, stated the key concern is the drainage and Gator Trace does not want the berm on their property, and it would be simpler if the berm was on the applicant's property. Mr. Earle said the berm documents being produced need to be reviewed for maintenance responsibility, function and landscape, and they will have to look at the requirements of the Master Association to negotiate the documents. He highlighted that the berm will need to be aesthetically pleasing, and the master drainage plan is not shown.

Ed Bates, resident, expressed concerns with flooding and the berm.

Nelson Northern, resident, asked if documents from the meeting would be available to the

public.

Motion was made by Nichelle Clemons, and seconded by Marcia Baker to forward a recommendation of approval to the City Commission with the following conditions:

1. The berm will be maintained by the property owner.
2. The berm will be located in the northern portion of the St. Lucie County easement or on the applicant's property.
3. Any change to the location of the berm will need to be reviewed by the Planning Board.

AYE: Alexander Edwards, Marcia Baker, Harold Albury, Bob Burdge, Nichelle Clemons, Vice-Chair Michael Broderick

Other: Chairman Frank Creyaufmiller (ABSTAIN)

Passed

b. **Preliminary Plat - The Preserve at Savannah Lakes - The East side of S. US Highway 1 at the intersection of Dickson Drive lying North of the existing Gator Trace Planned Development**

Mr. Gilmore stated the applicant is requesting review and approval of a Preliminary Plat for approximately 132.7 acres of land that will subdivide into 650 lots.

Dennis Murphy, Applicant Representative from Culpepper and Terpening stated the development will be fee simple ownership and the final plats will be submitted in phases.

Mr. Broderick suggested that language regarding the berm conditions be built into the plat approval. Mr. Earle, Gator Trace Master Association Attorney, agreed with Mr. Broderick.

Motion was made by Marcia Baker, and seconded by Alexander Edwards to forward a recommendation of approval to the City Commission with the following conditions:

1. Prior to the submittal of the Final Plat, address all the City of Fort Pierce Engineering Comments on the Plat document.
2. The berm will be maintained by the property owner.
3. The berm will be located in the northern portion of the St. Lucie County easement or on the applicant's property.
4. Any change to the location of the berm will need to be reviewed by the Planning Board.

AYE: Marcia Baker, Harold Albury, Bob Burdge, Nichelle Clemons, Alexander Edwards, Vice-Chair Michael Broderick

Other: Chairman Frank Creyaufmiller (ABSTAIN)

Passed

c. **Conditional Use - Surrounded by Love Eternally Preschool - 2806 S. US Highway 1**

Mr. Gilmore gave an overview of the application. The applicant is requesting the review and approval of a Conditional Use with No New Construction to allow a daycare facility. The applicant is seeking to operate the preschool in an existing 2,591 square foot structure on a property that is approximately 7.26 acres. The property has a Future Land Use designation of General Commercial with a compatible zoning classification of General Commercial (C-3). The proposed facility is approximately 2,591 square-feet that will consist of seven (7) classrooms with all meals being prepared onsite. The facility will include an outside fenced playground area. The proposed facility will be open from 6:30 am to 7:00 pm, Monday

through Friday, accommodating approximately 74 kids on average between the ages of six (6) weeks to five (5) years old. Mr. Gilmore noted the Synergy School, located in the same plaza, will be providing meals to the preschool.

Chairman Creyaufmiller noted the probation office next to the proposed preschool is of no concern because there will be no visitors.

No one spoke for or against the application.

Motion was made by Vice-Chair Michael Broderick, and seconded by Nichelle Clemons to forward a recommendation of approval.

AYE: Harold Albury, Bob Burdge, Nichelle Clemons, Vice-Chair Michael Broderick, Alexander Edwards, Marcia Baker, Chairman Frank Creyaufmiller

Passed

d. **Conditional Use with New Construction - Blackman Residence - 1627 Thumb Point Drive**

Mr. Gilmore gave an overview of the application. The applicant is requesting the review and approval of a Conditional Use to construct a single-family home that will be approximately 33 feet and 11-5/8 inches in height from the FEMA Based Flood Elevation. The applicant is requesting an additional approximate six (6) feet in height to meet their desired interior design without increasing the footprint on the lot. The subject property has a Future Land Use designation of Low Density Residential (RL) with a compatible zoning district classification of Single-Family Low Density Residential Zone (R-1). The proposed new residence will include three (3) bedrooms, three (3) full baths, two (2) half baths, office and playroom on the upper-primary level (3690 square feet), and two (2) garages, a workshop and storage area on the first level (3737 square feet).

Huey Blackman, owner, explained the height increase is needed because there is no living area on the 1st level of the home due to possible flooding.

Motion was made by Marcia Baker, and seconded by Bob Burdge to forward a recommendation of approval.

AYE: Bob Burdge, Nichelle Clemons, Vice-Chair Michael Broderick, Alexander Edwards, Marcia Baker, Harold Albury, Chairman Frank Creyaufmiller

Passed

e. **Conditional Use and Site Plan (Development Review and Design Review) - U-Haul Storage - 3602 S. US Highway 1**

Mr. Gilmore gave an overview of the project. The applicant is requesting the review and approval for a Conditional Use - Site Plan (Development Review and Design Review) to construct a four (4)-story, approximately 33,888 square foot storage building with associated site improvements. The facility will be secured by a controlled access security system, with an office on site. The subject parcels total approximately 5.51 acres +/-.

The proposed facility will be used for the U-Haul U-Box Container Program. Customers can pick up their U-Box from a U-Haul location or have the U-Box delivered to their doorstep where it can be filled with household items at their leisure. When the U-Box is packed and

ready, customers can return the U-Box to a location or have it picked up and delivered to any U-Haul self-storage locations throughout the United States and Canada. Customers that have access codes can access their storage units from 8:00 am – 4:00 pm Monday – Sunday. The design for the building integrates various architectural elements.

Ms. Baker asked if outside storage was allowed and if there were similar facilities locally. Mr. Gilmore stated no outside storage is allowed.

No one spoke for or against the application.

Motion was made by Marcia Baker, and seconded by Nichelle Clemons to approve the requested applications with the following conditions:

1. A certified letter of completion by a landscape architect, cost estimate, and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.
2. Prior to the issuance of a site work permit, all properties that make up this development will need to be combined with a parcel combination with the St. Lucie County Property Appraiser's Office and a unity of title with the St. Lucie County Clerk of Courts

AYE: Nichelle Clemons, Vice-Chair Michael Broderick, Alexander Edwards, Marcia Baker, Harold Albury, Bob Burdge, Chairman Frank Creyaufmiller

Passed

f. **Site Plan (Development and Design Review) - Kings Highway Commerce Park Phase II - SE corner of Kings Highway and White Road approximately ½ mile north of Okeechobee Road (9 Parcels)**

Mr. Gilmore gave an overview of the project and stated that Phase I has been approved along with an overall landscape plan for all the phases. The property owner and applicant are seeking Site Plan (Development Review and Design Review) approval to construct one 750,500 square foot building with 710,500 of warehouse distribution space and 40,000 square feet of office space with associated site improvements. Phase 2 of the project will provide for 623 parking spaces along with 13 handicap accessible spaces. The proposed building elevation is articulated with varying roof heights and accents and the elevations incorporate the creation of living walls or green walls.

No one spoke for or against the application.

Motion was made by Bob Burdge, and seconded by Nichelle Clemons to approve the project with the following Conditions:

1. A Landscape Bond for all site landscaping shall be provided pursuant to City Code 123-6 prior the issuance of the first Final Certificate of Occupancy for the site.
2. Prior to the issuance of a site work permit, all properties contained within the subject development will need to be combined through a parcel combination with the St. Lucie County Property Appraiser’s Office and a Unity of Title with the St. Lucie County Clerk of Courts.

AYE: Vice-Chair Michael Broderick, Alexander Edwards, Marcia Baker, Harold Albury, Bob Burdge, Nichelle Clemons, Chairman Frank Creyaufmiller

Passed

8. **COMMENTS FROM THE PUBLIC**

There were no comments from the public.

9. BOARD COMMENTS

Chairman Creyaufmiller asked Mr. Gilmore if a new Planning director has been hired. Chairman Creyaufmiller said he would like to hear comments and participation form more Board members, and he suggested Board members error on the side of caution if they ever need to recuse themselves from an agenda item.

10. ADJOURNMENT

Final Publication Date
4/29/2022

Ad Number
GCI0873587-01 -02

Publication
St Lucie News Tribune

Market
Treasure Coast

Delivery Method
Both

Number of Affidavits Needed
1

Customer Email
lcox@cityoffortpierce.com

Customer Name
City Of Fort Pierce Legals

Customer Phone Number
(772) 460-2200

Customer Address
Po Box 1480
Fort Pierce, FL 34954-1480

Account Number (If Known)
463454

Name
Linda Cox

Street
Po Box 1480

City
Fort Pierce

State
FL

ZIP Code
34954-1480

Your Name
Jennifer DeWitt

Email Address
jldewitt@gannett.com

Treasure Coast Newspapers
PART OF THE USA TODAY NETWORK
St. Lucie News-Tribune
1939 SE Federal Highway, Stuart, FL 34994

AFFIDAVIT OF PUBLICATION

CITY OF FORT PIERCE LEGALS
PO BOX 1480
FORT PIERCE, FL 34954
ATTN LINDA COX

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he is a legal clerk Manager of the St. Lucie News-Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St. Lucie News-Tribune in the following issues below. Affiant further says that the said St Lucie News-Tribune is a newspaper published in Fort Pierce, in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement ; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St. Lucie News-Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

4/29/2022

Subscribed and sworn to before on the 29th of April, 2022

Notary, State of WI, County of Brown
My commission expires: 5.15.23

NANCY HEYRMAN
Notary Public
State of Wisconsin

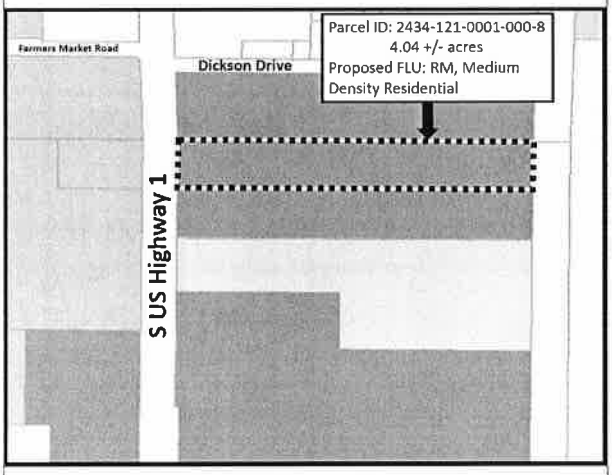
Publication Cost: $315.00
Ad No: GCI0873587-01
Customer No: 463454
PO#: PUBLIC NOTICE

PUBLIC NOTICE
CITY OF FORT PIERCE
LOCAL PLANNING AGENCY

NOTICE IS HEREBY GIVEN, pursuant to Sections 163.3174(4)(a) and 163.3184(a), F.S., the Planning Board, as the Local Planning Agency, of the City of Fort Pierce will hold a public hearing on Monday, May 9th, 2022 at 2:00 P.M., in the City Hall Commission Chambers, 100 N. U.S. 1, Fort Pierce, Florida. The public hearing will be on an application submitted by the representative, Kolter Land Partners, LLC (Culpepper & Terpening, Inc.), and property owner, Karma Capital Investments, LP for a Future Land Use Map Amendment for one (1) parcel of land to change the future land use designation from GC, General Commercial to RM, Medium Density Residential. Said parcel is generally located along the east side of South US Highway 1, approximately 250 feet south of Dickson Drive.

The legal description of the parcel is as follows:

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.



Interested parties may appear at the Local Planning Agency meeting and be heard with respect to the proposed amendment. A copy of the proposed amendment will be made available for inspection by the public at the City of Fort Pierce Planning Department, City Hall, 100 North US Highway 1.

Any person seeking to appeal the decision of the Local Planning Agency of the City of Fort Pierce, Florida, as to the foregoing, is advised that a record of the proceedings is required in any such appeal, and any such person may need to ensure that a verbatim record of proceedings is made including the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

Dated this 29th day of April 2022.
Frank Creyaufmiller, Chairman
Local Planning Agency
City of Fort Pierce, Florida

Vennis Gilmore, Acting Planning Supervisor

Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

St. Lucie News-Tribune
1939 SE Federal Highway, Stuart, FL 34994
AFFIDAVIT OF PUBLICATION

CITY OF FORT PIERCE LEGALS
PO BOX 1480
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ATTN LINDA COX

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COUNTY OF BROWN

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4/29/2022

Subscribed and sworn to before on the 29th of April, 2022

Notary, State of WI, County of Brown
My commission expires: 5.15.23

Publication Cost: $315.00
Ad No: GCI0873587-02
Customer No: 463454
PO#: PUBLIC NOTICE

NANCY HEYRMAN
Notary Public
State of Wisconsin

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LOCAL PLANNING AGENCY

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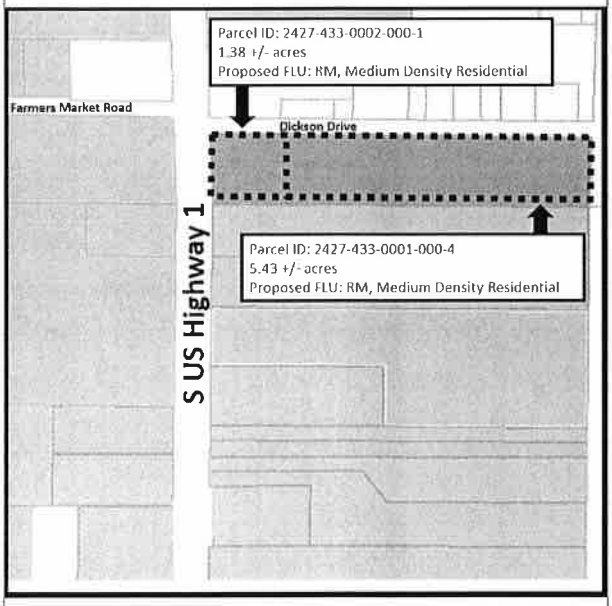
The legal description of the parcels is as follows:

THAT PART OF THE SOUTH 275.00 FEET OF THE SW 1/4 OF THE SE 1/4 OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING EAST OF U.S. HIGHWAY NO. 1, LESS THE NORTH 25.00 FEET AND THE EAST 15.00 FEET FOR RIGHT-OF-WAY, ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.



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Dated this 29th day of April 2022

Dated this 29th day of April 2022.
Frank Creyaufmiller, Chairman
Local Planning Agency
City of Fort Pierce, Florida

Vennis Gilmore, Acting Planning Supervisor

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

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	Kolter Land Partners, LLC
Property Owner(s)	**Applicant/Representative, Title, Company**
4512 North Flagler Drive, Suite 206	105 NE 1st Street
Street Address	Street Address
West Palm Beach FL 33407	Delray Beach FL 33444
City State Zip	City State Zip
Phone Number	Phone Number 954-649-6613
Email Address	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)

DENISE K. YANES
COMMISSION
NUMBER
GG 324827
EXPIRES
April 17, 2023
BONDED THRU AARON NOTARY
Notary Public - State of Florida

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467.3729

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____
Intake Planner_____
Planner Assigned_____
Approved By_____Date _____
Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

☑ 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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

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 & Moble 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: _____

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location 125 acre tract of land, lying between Gator Trace PUD and the High Pointe Condominimum

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 ACTINOK who is personally known to me or has produced
Florida DL A435-545-77-122-0 as identification.

Signature of Notary

seal

JUAN MARTINEZ
Notary Public, State of Florida
Commission# GG 277250
My comm. expires Nov. 15, 2022

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____
Intake Planner_____
Planner Assigned_____
Approved By_____Date _____
Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

❑ 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:

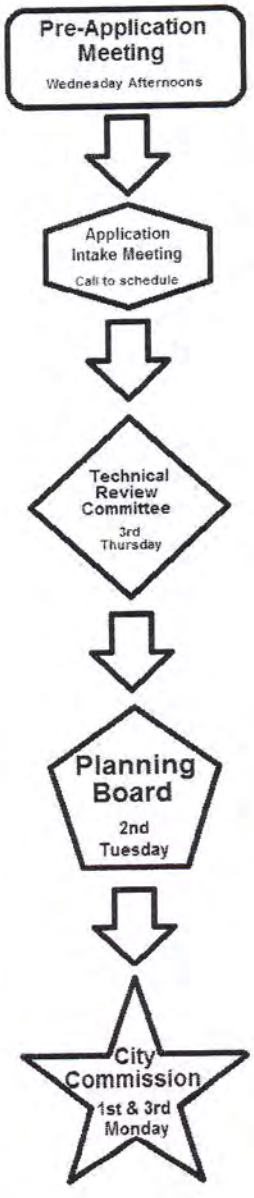
620 (+/-)

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

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)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

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

Property Owner(s)	Applicant/Representative, Title, Company
Karma Capital Investments, LP	Kolter Land Partners, LLC
4512 North, Flagler Drive, Suite 206	105 NE 1st Street
Street Address	Street Address
West Plam Beach FLA 33407	Delray Beach FLA 33444
City State Zip	City State Zip
	954-649-6613
Phone Number	Phone Number
	mcaputo@kolter.com
Email Address	Email Address

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

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 ALTINOK who is personally known to me or has produced

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

Signature of Notary

JUAN MARTINEZ
Notary Public, State of Florida
Commission# GG 317250
My comm. expires Nov. 15, 2022
(seal)

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

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

Intake Planner_____

Planner Assigned_____

Approved _____ Date_____

Comments _____

Intake Date Stamp

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

Submittal for Administrative Approval

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

Submittal for Board Approval

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Future Land Use Map Amendment

☐ Future Land Use Map Amendment – Large Scale (>10 acres)

■ Future Land Use Map Amendment – Small Scale (<10 acres)

In accordance with Chapter 163.3187, Florida Statutes, The City of Fort Pierce will consider applications for land use changes on parcels in excess of 10 aces ("Large Scale Amendments") only twice each calendar year. The City Commission will consider applications for land use changes on parcels less than or equal to 10 acres with a maximum density of 10 units per acres or less at any time during the calendar year. You are encouraged to schedule a pre-application meeting with the planning staff and to submit your application up to three months in advance of the application deadline.

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 (13) 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: no address assigned
2. Property Tax ID(s): 2434-121-0001-000-8
3. Total Acreage: 4.04 acres
4. Existing Future Land Use Designation: CG
5. Existing Zoning Classification: C-3
6. Proposed Zoning Classification: PUD
7. Other applications being submitted concurrent with this application, if any: the subject property is associated with the Savannah Preserve 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 bring the property into land uses consistency with the proposed use of the adjoining Savannah Preserve PUD.
11. **Capacity Analysis:**

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant	CG (Amendment request to RM pending)	C3
South	Vacant	RM	R4
East	Vacant	RM	PD
West	commercial/ industrial	IND	IL

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	CG	C3	175,982 sf	4.04	x
Proposed	RM	PD	48	4.04	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 21,998 gpd
Proposed Zoning	Total gallons per day 12,605 gpd
Change in Demand	**Total gallons per day** -9,393 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
Current Zoning	Total gallons per day 17,598 gpd
Proposed Zoning	Total gallons per day 12,605 gpd
Change in Demand	**Total gallons per day** -4,993 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	44227	44351	+2.5 ac
Urban District	5 acres per 1,000 people	44227	44351	+ .6 ac
Community	2.5 acres per 1,000 people	44227	44351	+ .3 ac
Neighborhood	1.36 acres per 1,000 people	44227	44351	+ .2 ac

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High) K8 7 students ---- HS 3 students
Multi-family: (du x 0.207 = students/70% K-8/30% High)

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

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	n/a
Proposed Zoning	6.1 yds (46 units @ .13333 yds/unit)
Change in Demand	

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

G. Transportation Analysis: Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning	C3	C3
Proposed Zoning	PD	PD
Change in Demand	Trips - 1,443	Trips -17 (AM) / -125 (PM)
Impact to Capacity	See attached traffic report for overal Savannah Preserve PD	

12. Name of Owner(s): Karma Capital Investment LP
Mailing Address: 4512 No. Flagler Drive, Ste 206
City West Palm Beach State Fl Zip 33407
Phone #
E-mail:

13. Name of Applicant: Kolter Land Partners, LLC (attn: m. caputo)
Mailing Address: 105 NE 1st Street
City Delray Beach State Fla Zip 33444
Phone # Fax #
E-mail: mcaputo@kolter.com>

14. Name of Representative: Culpepper & Terpening, Inc. (attn: d murphy)
Mailing Address: 2980 South 25th Street
City Ft. Pierce State Fla Zip 34981
Phone # 772-464-3537 Fax #
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

Date

Address State FI 33407 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(s) 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 identification.

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: _____

FILE # 4838662 OR BOOK 4579 PAGE 2812, Recorded 03/26/2021 02:46:29 PM Doc Tax: $2240.00

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**.

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

Witness Name: STEPHANIE M. PETRULAK

By: _____
Dorothy W. Smith, Manager

Witness Name: TANYA C TILLMAN

(Corporate Seal)

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of [X] 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 [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

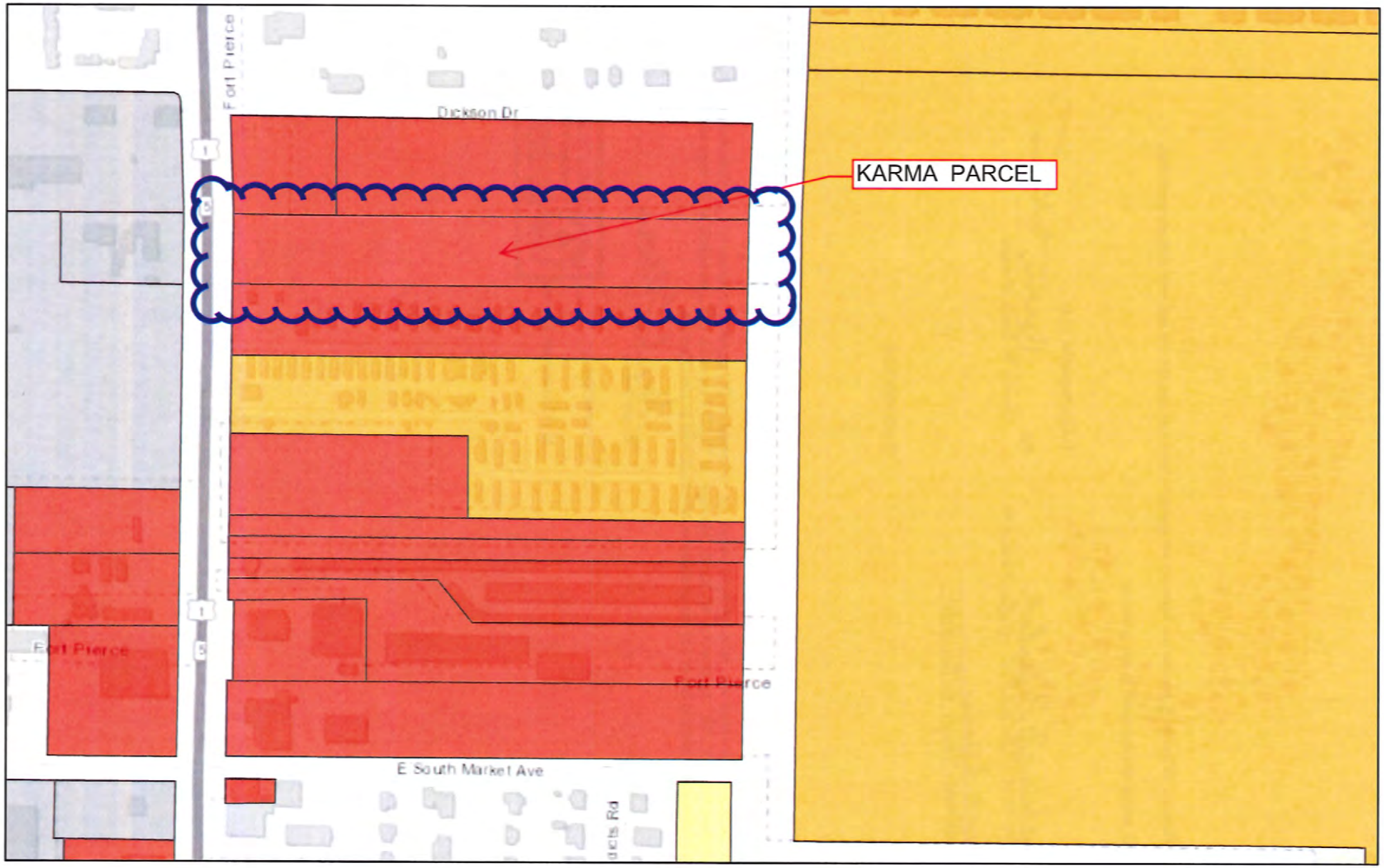
Printed Name: _____

My Commission Expires: _____

TANYA C. TILLMAN
Commission # HH 060951
Expires November 5, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

DoubleTime®

ArcGIS Web Map



1/3/2022, 2:25:00 PM

Future Land Use

- GC, General Commercial
- I, Industrial
- RL - Low Density Residential
- RM - Medium Density Residential

1:4,514

0 0.03 0.07 0.13 mi

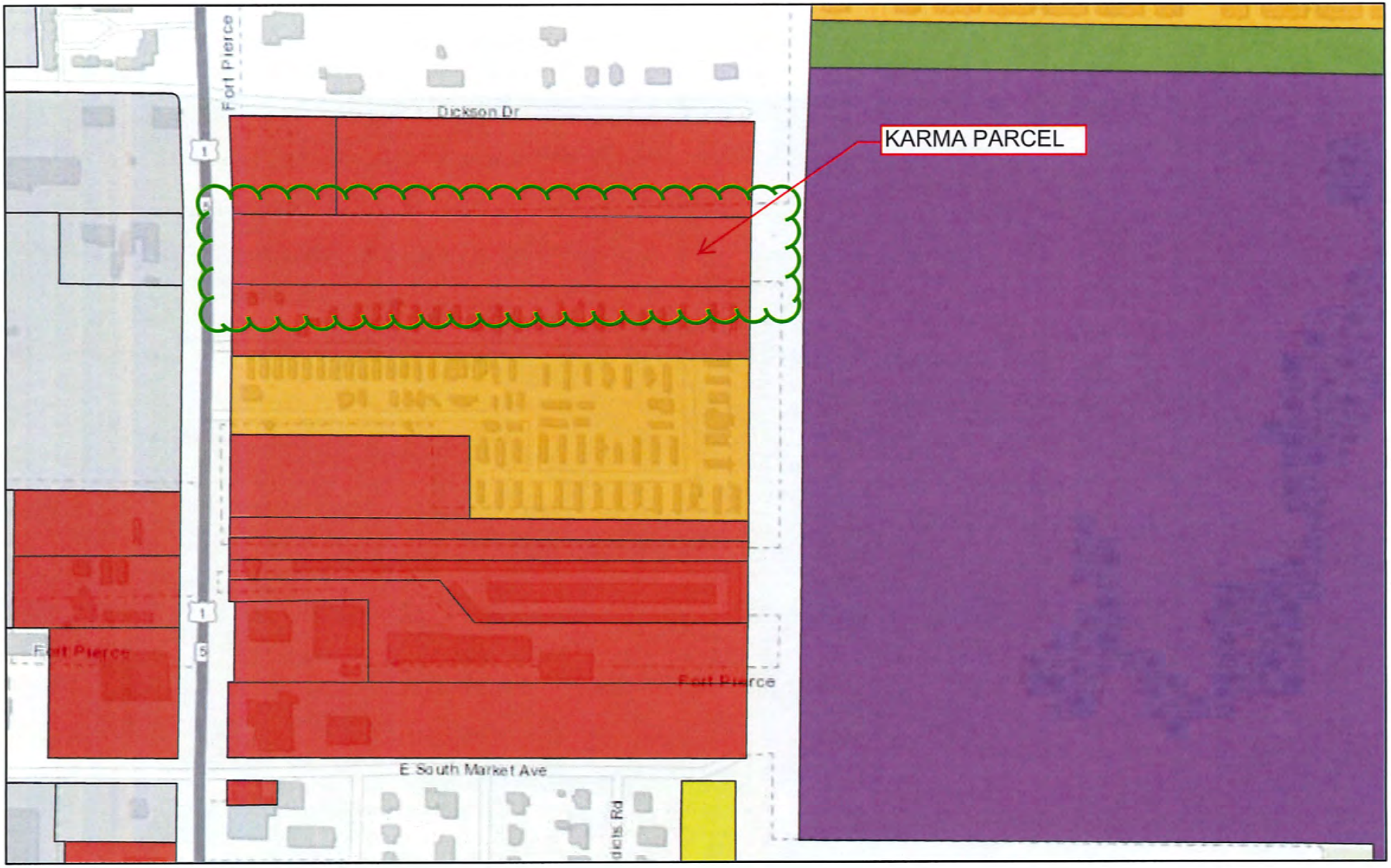
0 0.05 0.1 0.2 km

SLC Property Appraiser's Office, Esri, HERE, Garmin, INCREMENT P,

Web AppBuilder for ArcGIS

SLC Property Appraiser's Office, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | City of Ft Pierce | City of Ft Pierce Planning Department & St Lucie County.

ArcGIS Web Map



1/3/2022, 2:27:28 PM

1:4,514

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

Zoning

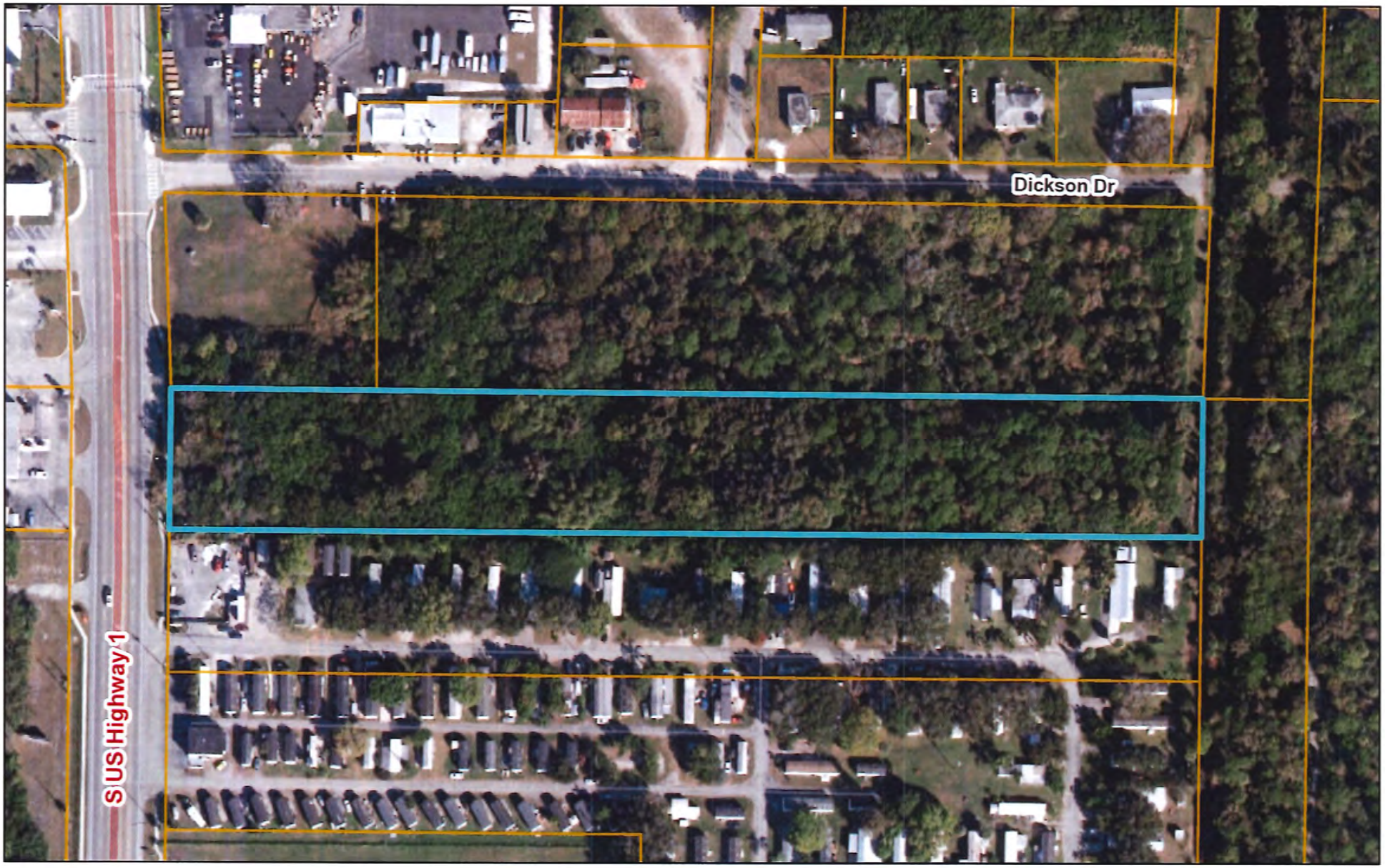
- C-3, General Commercial
- I-1, Light Industrial
- OS-2, Conservation Open Space
- PD, Planned Development
- R-2, Single Family Intermediate Density
- R-4, Medium Density Residential

SLC Property Appraiser's Office, Esri, HERE, Garmin, INCREMENT P,

Web AppBuilder for ArcGIS

SLC Property Appraiser's Office, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | City of Ft Pierce | City of Ft Pierce Planning Department & St Lucie County.

Saint Lucie County Property Appraiser



January 3, 2022

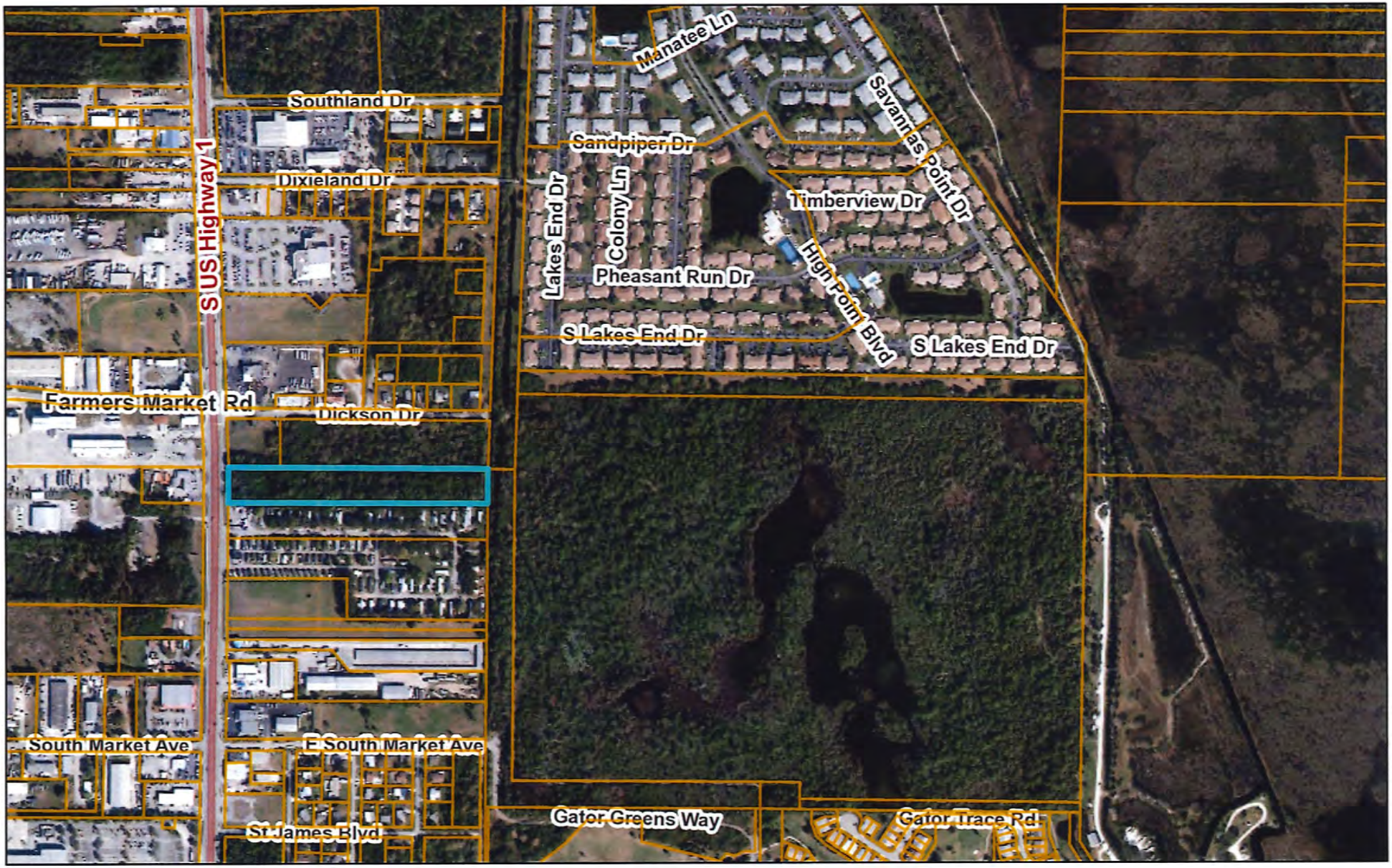
1:2,257

0 90 180 360 ft

0 25 50 100 m

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

Saint Lucie County Property Appraiser



January 3, 2022

1:9,028

0 370 740 1,480 ft

0 112.5 225 450 m

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

CULPEPPER & TERPENING INC

CONSULTING ENGINEERS | LAND SURVEYORS

File number: 21-054
Writers e-mail: dmurphy@ct-eng.com

February 10, 2022

Ms. Jennifer Hofmeister-Drew, Director
City of Ft. Pierce Planning Department
100 North US #1
Ft. Pierce, Fla 34950

Subject: Savannah Preserve Planned Development - Response to Comments

Dear Ms. Hofmeister-Drew:

We are in receipt of the Ft. Pierce Technical Review Committee comments in regard to the proposed Savannah Preserve Planned Development. Below, please find our responses to the questions posed in your reviews.

****

1. Pursuant to Code Sec. 125-212. The PD District is intended to provide a process for the evaluation of individually planned developments which are not otherwise permitted in the zoning districts established by this chapter. The PD District is to be a voluntary process commenced by an applicant for such zoning designation. The standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time granting the city commission the absolute authority to establish such limitations and regulations as it deems necessary to protect the public health, safety and general welfare. In so doing, the PD district is designed to:
   - Provide for the planning, review and approval of one or a combination of residential, commercial, public and industrial land uses not otherwise allowed under general zoning districts.
   - Encourage structures which result in an organized, compatible development within and with surrounding land uses in density and intensity of use.
   - Allow flexibility through a more efficient arrangement of structures, utilities, on-site circulation, and ingress and egress than is permitted under conventional zoning and subdivision regulations.
   - Encourage the preservation of environmental assets and natural amenities as scenic and functional open-space areas.
   - Encourage usable open space by permitting a more concentrated building area than is allowed under conventional zoning and subdivision regulations.
   - Encourage innovative site planning and land development concepts in order to create an aesthetically pleasing and functionally desirable living environment while preserving onsite natural elements and cultural resources.
   - Promote flexibility and efficiency in site design for more desirable living and working environments.
     Promote development that is adapted to natural features, including wetlands, trees and other vegetation and habitat, and which avoids the disruption of natural drainage patterns.
   - Permit site specific requirements based on the unique characteristics of the individual site.

- Permit site specific limitations where necessary to protect public health, safety, or welfare, or for the protection or preservation of lands either internal or external to the planned development.

2. The overall site plan with the internal wetland and interconnected pedestrian trail that connects to the Savannah Preserve, presents an innovative site plan layout with an abundance of native habitat amenities. With regard to the elevations for the two (2)-family units (duplexes), as indicated in previous meetings, Planning staff would like to see more architectural elements, in addition to enhancements to the limited outdoor space per unit. The elevation modifications recommended should complement the townhomes which suggest a coastal design. The floor plan appears to only offer two (2)-bedroom units, with some units, offering a den.

Please clarify how many of the units offer a den, as the two (2)-bedroom units are over half of the models proposed for the entire development. As a PD, please justify. Additionally, the landscaping should provide for foundation plantings on both the two (2) unit and the townhomes.

Residential units within this community are, as noted in the prior staff comments, a combination of three-bedroom townhomes and two bedroom (with separate den/office area), 2-famly attached villa units. Each unit is to be individually owned and will be located on a platted tract/ lot. As noted in our PD application documents, the Savannah Preserve community is seen as being a mid-price range community, intended to provide homes that address the needs of younger families, families with no children, and families where the children have grown but where the buyer is not ready for, nor interested in, an age segregated community. As such, and as supported by proprietary marketing reviews done by the projected builders in this community, the mix of unit types described above is believed to be supported by projected demand/ adsorption rates, permitting this community to be substantially built—out in approximately 60 months (or less) after the commencement of sales.

Landscaping around each of the residential structures (2 family) shall, at a minimum include complete foundation planting areas along the front and sides of all structures. Street trees will be provided as part of the base infrastructure development, and will eb install in coordination with home construction. Rear yard landscaping shall not require foundation plantings, but shall include at least one shade tree (or equivalent) and all areas not otherwise used as part the sites hardscaping shall be sodded. Irrigation shall be provided on all tracts/lots.

Landscaping around each of the townhome structures shall, at a minimum include complete foundation planting areas along the front and sides of all structures. Street trees will be provided as part of the base infrastructure development, and will be install in coordination with home construction. Rear yard landscaping shall not require foundation plantings, and all areas not otherwise used as part the sites hardscaping shall be sodded. Irrigation shall be provided on all tracts/lots.

3. Please provide a justification statement for the FLUM and rezoning applications.

The proposed justification for the development of overall Savannah Preserve PUD may be characterized as follows:

a. The application for Change in Zoning to the PD (Planned Development) Zoning District is for the purpose of making use of the petition property in a manner and form consistent with the community growth objectives of the City of Ft. Pierce Comprehensive Plan, and at the same respect the sensitive natural resources found on the subject (petition) property. The PD development standards and flexibilities in project design afford the petitioner the opportunity to achieve a reasonable investment

return on the development of the property and at the same time protect over 50% of the gross project site and the habitats found thereon.

b. The requested justification for the two proposed Small Area, Future Land Use Amendments that are associated with the overall petition for development of the Savannah Preserve Planned Development, is to provide for the required change in Future Land Use Classification to a Residential Land Use Category in order to permit the requested residential use of the property. Both of the commercial properties under petition may be viewed as 'second tier' commercial sites. Both sites have had commercial uses proposed for them in the past, on an individual basis, but those were ultimately deemed not to be marketably functional and the parcels have remained vacant. When these properties are taken from their individual vacant status and merged into a larger, functionally coordinated, development program with other adjacent property to the east, the deficiencies that keep these properties from becoming net positives to the local tax base, effectively go away. In other words, by combining these two underutilized commercial sites with the larger residential opportunity tract (Savannah Preserve), overall area property valuations may be expected to expand.

Review of the various objectives found in the City's of Comprehensive Plan, Future Land Use Element, provide a number of community adopted Objectives that appear to support coordinated community growth that is done in a manner that is respective of the adjacent property uses and any existing natural resource considerations. In regard to adjacent land use compatibility, when the two commercial areas are considered in the whole with the overall Savannah Preserve PD site, it can be destemmed that the proposed site density of approximately 5 du/ac is consistent with the residential densities found in the adjacent High Pointe Community to the north and the Gator Trace community to the south. While the petition properties themselves do not exhibit any unique or special habitat considerations, when combined with the portion of the project site lying to the east, these parcels afford a development opportunity that permits the applicant to focus construction activity away from the larger high quality wetland areas found thereon. These better-quality areas have been set aside as either general preserve areas or areas that can be used for both passive recreation and preservation protection. Habitat integrations can be made with the adjacent Savannah Preserve (City/County Park Sites) as indicated on the project site plan.

4. On the site data, please provide or edit the following:

a. The proposed FLUM and Zoning designations

Refer to the site data table on the project site plan. Both the Existing Future Land Use Classification and Existing Zoning Designations have been identified in this table for all petitioned parcels.

b. The maximum units per FLU class broken down by Residential and Commercial is confusing. Please remove.

Refer to the site data table on the project site plan.

c. Please confirm that the Code citations referenced in the General Notes are correct.

These are the standard City Code Citations required by the City Engineering Department.

d. Provide Perimeter Setbacks

Perimeter Setbacks vary in width from a minimum of ten (10) feet to over 25 feet in width. Refer to the project site plan for a graphic identification of the permitter buffers at a given location in the community.

e. Please define miscellaneous area under impervious lot coverage.

'Miscellaneous area' coverage is intended to address any impervious areas that do not typically fall into the general categories of; buildings; pavement; or sidewalks. It should be noted that for this site planning level of project design, all figures are to be looked at as approximate and are subject to refinement as part of final site construction designs that are to be submitted to the City, and other required review entities, for final permitting.

5. **As a PD, the requested setbacks will be made a part of the adopting Ordinance in order to review and approve individual lots during the DPCR review by Planning. Please specify if individual accessory structures, such as fencing, private pools, sheds, etc. will be permitted and include their associated regulations, i.e. setbacks.**

See Site Data Blocks.

6. **Please adjust the scale to reduce the number of plan sheets. Provide 'typicals' instead.**

As we have discussed, we have refined the overall submission packet to a more generalized development pan format with detail areas of various parts of the project site plan.

7. **Please provide the location of mailboxes throughout the site. A one area location is not supported.**

Refer to the project site plan. We are presently proposing two (2) mail kiosk locations, however final service location are set by the Post Office. Any assistance that the City can provide in convincing the Post Office that two locations for this site are necessary, would be appreciated.

8. **Water features are requested in the internal lakes in addition to the one shown at the entrance into the development.**

Water features (lake aerators) will be provided in each of the sites stormwater lakes.

9. **Below is a table of the proposed PD with an underlying zoning district of R-4 as it is the adjacent residential zoning to the subject property. Please confirm and/or complete. Deviations should be supported in the PD justification.**

See Site Data Blocks.

****

Fort Pierce Engineering Department:

PRELIMINARY PLAT COMMENTS:

1. **Update the signature page on sheet 2 Of 9 to include the following City Commission Certificate as stipulated in Chapter 121-lO(c)(la), "CITY COMMISSION CERTIFICATE: Pursuant at the provisions of the Fort Pierce City Commission this plat was given Preliminary Approval by the City Commission at a meeting held on _____ , 2022. , Linda Cox, City Clerk".**

Refer to the attached Preliminary Plat.

2. **Correct the typographical error on sheet 2 of 9 under the heading of Planning and Development Services Approval.**

Refer to the attached Preliminary Plat.

3. **Revise line item five under the Dedication to reference FPUA as opposed to FPL for the electric service provider.**

Refer to the attached Preliminary Plat.

4. Update plat sheets 3 through 9 to include an updated sheet index map as the current one is based on the previously submitted plat and references incorrect page numbers and subdivision layout of sheet number 9.

Refer to the attached Preliminary Plat.

5. Sheet 3 of 9 - Revise sheet number called out on the match line from 3 to 4.

Refer to the attached Preliminary Plat.

6. Sheet 4 of 9 - Revise sheet number called out on the match lines from 2 to 3, 4 to 5 (two places), and 6 to 7.

Refer to the attached Preliminary Plat.

7. Sheet 5 of 9 - Revise sheet number called out on the match lines from 3 to 4 (two places) and 5 to 6.

Refer to the attached Preliminary Plat.

8. Sheet 6 of 9 - Revise sheet number called out on the match lines from 4 to 5 and 6 to 7.

Refer to the attached Preliminary Plat.

9. Sheet 7 of 9 - Revise sheet number called out on the match lines from 3 to 4, 5 to 6, 7 to 8 (two places), and 8 to 9.

Refer to the attached Preliminary Plat.

10. Sheet 8 of 9 - Revise sheet number called out on the match lines from 2 to 3 and 6 to 7 (two places).

Refer to the attached Preliminary Plat.

11. Sheet 9 of 9 - Tract RW-2 is missing boundary information for the east and west property boundaries; please revise the plat to include this information.

Refer to the attached Preliminary Plat.

12. Sheet 9 of 9 - Add the distance and bearing information for the western and northern boundary lines of Tract OST-7

Refer to the attached Preliminary Plat.

Advisory Comments:

1. Prior to final plat approval, all subdivision improvements shall be constructed or an approved engineer's cost estimate along with the appropriate surety in an amount determined by the City Engineer will need to be provided. The bond shall include all construction costs of the subdivision's infrastructure and common improvements.

Comments acknowledged.

2. The final plat shall include the street names.

Comments acknowledged.

SITE PLAN/PD COMMENTS:

1. The landscape plans indicate plantings within the limits of the County owned and maintained Dickson Drive and S. Market Avenue rights -of-way along with the proposed SLC dedicated Roadway Tract RW-2. The applicant shall provide St. Lucie County authorization to install these plantings within these rights-of-way.

Comments acknowledged. It is the intention of the applicant, through the Preserve at Savannah Lakes Community Development District, to enter into the necessary interlocal agreements addressing this landscape area.

2. **Update the site plan to identify the dimensions of the driveway widths and parking spaces of the Recreation Tract's parking lot.**

Refer to the project site plan. We have added extra details sheets to address this request.

3. **The drainage, utility, and striping plans shall reflect the T-turnarounds at the roadway terminuses.**

Refer to the attached generalized drainage, utility, and striping plans.

4. **The typical lot development plan which shall include driveway side setbacks and applicable driveway widths.**

Refer to the project site plan. We have added extra details sheets to address this request.

5. **The 25' wetland buffer should not encroach into the limits of the platted lots.**

Refer to the project site plan. The designated 25' wetland buffers do not encroach into the limits of the platted lots. Areas that might otherwise have been considered as encroachments have been mitigation and a minimum compensating ratio of 1.5 sq feet of added buffer for each square foot impacted.

Advisory Comments:

1. **The site contains active gopher tortoise burrows. Prior to issuance of any clearing permits or site development permits, the applicant shall submit a 100% gopher tortoise survey complete with a gopher tortoise relocation plan and the relocation permit issued by the Florida Fish and Wildlife Conservation Commission for the relocation of on-site gopher tortoises to a protected off-site location.**

Comments acknowledged.

2. **The drainage plan was reviewed conceptually and will be reviewed in depth at time of building permit submittal.**

Comments acknowledged.

****

Fort Pierce Code Enforcement Division

1. **No Comments.**

Comments acknowledged. No action required at this time.

****

Fort Pierce Building Department

1. **See attached**

Comments acknowledged. We have reviewed the Building Department Comment sheet and the provided comments appear to be more appropriately directed/addressed as part of final site permitting construction applications. No action is required at this time.

****

Fort Pierce Solid Waste Division

1. **No Comments.**

Comments acknowledged.

****

Fort Pierce Tree Arborist

1. **Forthcoming**

Comments acknowledged.

****

Fort Pierce Police Department

1. **No comments at this time.**

Comments acknowledged.

****

St. Lucie County School District

The St. Lucie County School District has reviewed the above reference project and we have the following comments:

1. **We believe that a school bus stop in the circle entry on the south entrance would be best off the arterial roadway (route A). We do recognize that it is about 1 mile to the furthest lot and we may loop thru the site (route B) depending upon the location of students in the development. Please verify that a school bus can make the turn at the south entry circle, with auto turn analysis or similar.**

Refer to attached project site plan. The radius of the cul-de-sac at the main recreation area is 50ft minimum. Travel lanes are a minimum of 20 feet. We have run a quick auto-turn in this area to verify mobility and all seems to be sufficient. There is covered shade shelter for students to wait for a bus as indicated on the project site plan.

Consistent with our follow up discussions, we have added a new north side pick-up point that should address the split community issues that have been raised. The attached site plan depicts an auto-turn review in this area and there are expected to be no circulation issues of concern.

2. **Develop a proper location for student to stand/wail for bus at the circle.**

See above comments.

3. **Please provide assurances that the school bus may use the entry long term and not be subject to the will of a POA/owner not allowing buses into the community.**

This is not a gated community. At present there are no plans or intentions to have gates installed on any roads in this community. The roads and streets in this community are to be dedicated to the Lakes at Savannah Preserve Community Development District, and are indicated the plats (preliminary) for this property to be open to the public use. Should any proposal be made to gate these streets, it is our understanding that a release/amendment to this dedication will be required. We do not believe that the HOA/POA will have the authority to unilaterally rescind this plat dedication and gate these streets without inputs/approvals from the City of Ft. Pierce.

****

Fort Pierce Utility Authority (FPUA)

1. **See below**

   FPUA W/WW Engineering: ***Concept approved.***

   Water and wastewater (via force main) services are available to serve the subject property. To connect to these services please submit Utility Plan (2 complete sets) along with a completed commercial service application and lift station calculations to FPUA's Water and Wastewater Engineering department, at 1701 S 37th Street Fort Pierce Florida 34947. Please see the Developer's Responsibilities page attached or on the FPUA website for important steps to guide through the entire process including utility details and permit applications (link below). For questions please contact Shane Ostrander sostrander@FPUA.com or 772-466-1600 ext 3468 https://fpua.com/water-and-wastewater-engineering-downloads/

   FPUA Electric & Gas Engineering: ***Approved.***

   Electric service *is available to the site (from the west side of the property) for the propose development. Please provide electric load information for the propose structures /new services and AutoCAD drawing. Customer will be responsible for all transformer pads, conduits and secondary conductors. For more information and project coordination, please contact Thierry Sydné.*

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

2. **FPUA will require a utility easement for all propose FPUA facilities within the site.**

Utility comments are acknowledged.

3. **Please find attached copies of the FPUA GIS maps (Electric and Gas).**

Utility comments are acknowledged. We are coordinating with the FPUA for all service design needs in the Savannah Preserve PD.

****

St. Lucie County Planning

1. Staff is awaiting the updated Traffic Impact Report (post meeting with the applicant & FDOT) to be further evaluated by a third-party consultant.

Comments acknowledged.

****

St. Lucie County Public Works

The following comments are offered by SLC Public Works Department:

1. The County requests the applicant clear and stabilize the canal bank along their frontage to ensure positive drainage.

Comments acknowledged. We will be coordinating this request with the County as part of our final site design efforts.

2. Provide a status update on discussions with the neighboring properties about the realignment of Dickson Drive

We have reached out to the adjoining property owners and will continue to work with them to ensure that their lawful access rights are not infringed.

3. Additional comments will be provided after review of a Site Development Permit Application submittal.

Comments acknowledged.

4. For discussion regarding these comments, please contact me at 772-462-2741, chambersg@stlucieco.org or David Hays at 772-462-1491, haysd@stlucieco.org.

Comments acknowledged.

****

St Lucie Transportation Planning Organization:

The St. Lucie Transportation Planning Organization (St. Lucie TPO) has completed a PTIR with regard to the above-referenced proposed development.

1. **Inaccurate and Inconsistent Application Information: The resubmittal package for the development continues to contain inaccurate and/or inconsistent information such as the Site Plan only identifying "2-Family" and "Townhome" units while depicting single-family lots and the Site Plan identifying 654 units while the Traffic Impact Statement is identifying 620 units. The resubmittal package should be revised to correct these errors and resubmitted for review.**

The project as described in the revised traffic report is correct. This is a community that is comprised of townhomes and two family, attached homes. The lots that you are looking at on the site plan are not for detached single family home use. These are the lots on which the townhomes and the two family residencies will be built.

2. **Site Access and US-1/Dickson Drive Intersection Safety: The revised Site Plan removes the reconstruction of South Market Avenue that was included as another access in the original Site Plan. Therefore, all traffic associated with the development must access the US-1/Dickson Drive Intersection which is a misaligned and outdated intersection. A second access to the development should be provided to improve traffic circulation, and the US-1/Dickson Drive Intersection should be aligned to improve traffic safety.**

Secondary emergency access is provide at both the southwest and southeast corners of the project.

Your comments about the off-set alignment the Dickson Drive/ US 1 intersection are noted, and in an otherwise prefect world we could look to assist in the possible realignment of this intersection. However, to do so, requires that there be a substantial right-of-way acquisition effort undertaken that neither the City, nor the County, have expressed an interest to participate in and that cannot be borne solely by the applicant for this project. Our proposed reconstruction of this intersection, while maintaining the existing 'dog-leg' alignment, will provide for a much improved access approach and signal adjustments.

3. **Dickson Drive Reconfiguration: The revised Site Plan reconfigures Dickson Drive, which is a public road, and takes right-of-way placing a new intersection, which all vehicles and pedestrians must use, onto private property and impacting traffic circulation on Dickson Drive. This reconfiguration should be eliminated to improve traffic circulation and maintain public access to Dickson Drive.**

We are not really sure what you noting here. Yes, the realignment of the Dickson Drive / Project Entry Road does include the use of what is presently private property. However, as noted in our submission materials, all areas of the realignment are to be conveyed to St. Lucie County as part of this platting action. East of the intersection, the project entry drive will be conveyed to the Lakes at Savannah Preserve Community Development District. Public access along Dickson Drive

4. **Dead-End Streets: The revised Site Plan contains several dead-end streets which historically are inconsistent with municipal subdivision requirements and impact traffic circulation. The 'dead-ends' should be removed to improve traffic circulation.**

There are three (3) street ends that could, arguably, be seen as 'dead end' streets. Two of these terminate are environmentally sensitive wetland areas where further extensions are not possible. The other is at the northwest corner of the main development site and where this street could be extended to the north of the community that lies there was so interested.

5. **Traffic Impact Statement: As identified in the review of the initial submittal and which remains unchanged in the resubmittal, the Traffic Impact Statement is inadequate for the purposes of reviewing the application as it does not evaluate the potential transportation impacts from the proposed development and does not consider background traffic and historical growth rates. A comprehensive Traffic Impact Analysis should be provided to evaluate the potential transportation impacts from the proposed development.**

We respectfully disagree with this statement. The traffic impact report for this project does assess the impacts of this development proposal on the area roadway network and it does comply with the submission requirements of the City of Ft. Pierce.

****

I believe that we have addressed the comments as presented and appreciate your continued processing of this application material. If there are any remaining questions, please let me know.

Sincerely

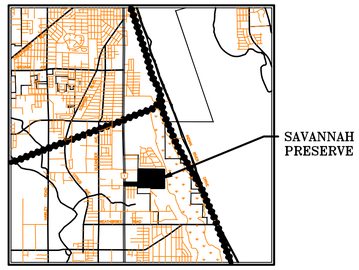
DJ Murphy

Dennis J. Murphy
Principal Planner

PLAT BOOK _____
PAGE _____

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



LOCATION MAP
NOT TO SCALE

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, INCLUDING RW–1, BUT EXCLUDING RW–2, ARE PRIVATE ROAD RIGHTS–OF–WAY AND ARE HEREBY DEDICATED TO THE SAVANNAH PRESERVE COMMUNITY DEVELOPMENT DISTRICT (DISTRICT), IT'S 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 DISTRICT. AN EASEMENT OVER AND UNDER SAID PRIVATE ROAD RIGHTS–OF–WAY AS SHOWN HEREON IS ALSO RESERVED IN FAVOR OF THE CITY OF FT. PIERCE (CITY) AND THE FT. PIERCE UTILITY AUTHORITY (FPUA), ITS SUCCESSORS AND ASSIGNS FOR ACCESS TO, AND THE INSTALLATION, AND MAINTENANCE OF PUBLIC UTILITY FACILITIES. NEITHER THE CITY NOR THE FPUA 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 CITY OR THE FPUA. ALL PUBLIC AUTHORITIES SHALL HAVE THE RIGHT TO USE THE STREETS IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES.

2) RIGHT–OF–WAY TRACT 2 (RW–2), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ST. LUCIE COUNTY BOARD OF COUNTY COMMISSIONERS FOR PUBLIC ROAD RIGHT–OF–WAY PURPOSES, FOR THE BENEFIT OF THE PUBLIC, AND FOR DRAINAGE AND UTILITIES, AND SHALL BE THE MAINTENANCE RESPONSIBILITY OF ST LUCIE COUNTY.

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

5) 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, ELECTRICAL SERVICES, 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.

6) 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 COMMUNITY DEVELOPMENT DISTRICT (DISTRICT), ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE AND PURPOSES SET FORTH BY SAID ASSOCIATION, AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION.

7) THE WATER MANAGEMENT TRACTS (WMT–1, WMT–2, WMT–3 AND WMT 4) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TO THE SAVANNAH PRESERVE COMMUNITY DEVELOPMENT DISTRICT (DISTRICT), IT'S SUCCESSORS AND/OR ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND FOR WATER MANAGEMENT MAINTENANCE PURPOSES AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID DISTRICT.

8) THE LIFT STATION EASEMENTS (LSE–1 AND LSE–2), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE 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, DESIGNEES 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, DESIGNEES OR CONTRACTORS WITHOUT LIABILITY OR RESPONSIBILITY THEREFOR.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____.
THIS _____ DAY OF _____, 2022.

KOLTER LAND PARTNERS, LLC.
BY: _____
NAME
TITLE

WITNESS: _____ WITNESS: _____

(PRINT NAME): _____ (PRINT NAME): _____

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 _____, 2022.

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

PRINT NAME: _____

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 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.

CONTAINING 120.69 ACRES, MORE OR LESS.

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.

CONTAINING 4.83 ACRES, MORE OR LESS.

PARCEL 3:

THAT PART OF THE SOUTH 275.00 FEET OF THE SW 1/4 OF THE SE 1/4 OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING EAST OF U.S. HIGHWAY NO. 1, LESS THE NORTH 25.00 FEET AND THE EAST 15.00 FEET FOR RIGHT–OF–WAY, ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING 7.177 ACRES, MORE OR LESS.

TOTAL AREA: 132.697 ACRES, MORE OR LESS

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) ALL 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.

CERTIFICATE OF TITLE

STATE OF FLORIDA
COUNTY OF _____

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:

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

DATED THIS _____ DAY OF _____, 2022.

_____
NAME
TITLE
ADDRESS

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

ST. LUCIE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, HEREBY ACCEPTS THE DEDICATION OF TRACT RW–2 FOR ROADS AND STREET RIGHT–OF–WAY PURPOSES.

DATED THIS _____ DAY OF _____, 2022.

PRINT NAME: _____ _____,
CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

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 _____, _____ OF BOARD OF COUNTY COMMISSIONERS, ON BEHALF OF THE COUNTY. 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 _____, 2022.

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

PRINT NAME: _____

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE SAVANNAH PRESERVE COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES (DISTRICT), HEREBY ACCEPTS THE DEDICATIONS OF THE STREET AND ROAD RIGHTS OF WAY, WATER MANAGEMENT TRACTS AND DRAINAGE EASEMENT, AND OPEN SPACE TRACTS SET FORTH UPON THE WITHIN PLAT AND SPECIFICALLY DEDICATED TO TO THE DISTRICT, PROVIDED, HOWEVER, THAT ACCEPTANCE OF SUCH DEDICATION AND OF THE OBLIGATION TO OPERATE AND MAINTAIN SUCH FACILITIES IS EXPRESSLY CONDITIONED UPON (I) COMPLETION OF CONSTRUCTION OF ALL ROADS AND STREETS, WATER MANAGEMENT SYSTEM IMPROVEMENTS AND OPEN SPACE TRACTS FOR THE PHASE OF SUCH SYSTEM IN WHICH THE DEDICATED ROADS OR STREETS, EASEMENT OR TRACT ARE LOCATED IN STRICT COMPLIANCE WITH BOTH THE APPROVED PLANS FOR, AND THE REQUIREMENTS FOR ALL REGULATORY AUTHORITIES EXERCISING JURISDICTION OVER, SUCH IMPROVEMENTS, AND (II) COMPLIANCE WITH ALL SURFACE WATER MANAGEMENT SYSTEM TURNOVER REQUIREMENTS RELATING TO SUCH FACILITIES, AS SET FORTH IN THE POLICIES AND PROCEDURES MANUAL FOR THE DISTRICT. THE DISTRICT DOES NOT ACCEPT ANY OTHER RIGHT–OF–WAY, EASEMENT, TRACT, OR OTHER INTEREST IN REAL ESTATE OTHERWISE DEDICATED TO THE PUBLIC.

DATED THIS _____ DAY OF _____, 2022.

BY: _____
NAME/ CHAIRMAN

_____
PRINTED NAME/ CHAIRMAN

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 _____, CHAIRMAN OF SAVANNAH PRESERVE COMMUNITY DEVELOPMENT DISTRICT, ON BEHALF OF THE DISTRICT. 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 _____, 2022.

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

PRINT NAME: _____

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

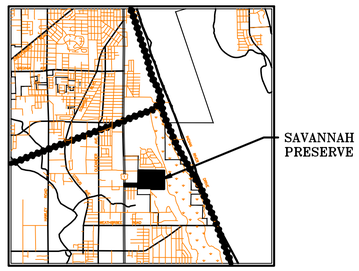
THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

FILE NAME: 21–054–PLAT–COVER.DWG

PLAT BOOK _____
PAGE _____

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



LOCATION MAP
NOT TO SCALE

CITY ATTORNEY

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

THIS _____ DAY OF _____, 2022.

BY: _____

_____, CITY ATTORNEY
CITY OF FORT PIERCE, FLORIDA

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 PD (SAVANNH PRESERVE) ZONING DISTRICT (PD PLANNING DOCUMENTS), AS PROVIDED FOR IN CHAPTER 125 OF THE FORT PIERCE LAND DEVELOPMENT REGULATIONS.

THIS _____ DAY OF _____, 2022.

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

CERTIFICATE OF FINAL APPROVAL BY CITY COMMISSION

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

1.) PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN PRELIMINARY APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON _____, 20___.

2.) 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 _____, 2022. 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 _____, 2022.

FORT PIERCE CITY COMMISSION

BY: _____
LINDA COX, CITY CLERK

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

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 _____, 2022.

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

CLERK OF THE COURT

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 _____, 2022.

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

SURVEYOR

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

FILE NAME: 21-054-PLAT-COVER.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

PLAT BOOK _____
PAGE _____

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

LEGEND

℄	DENOTES CENTERLINE
TYP	DENOTES TYPICAL
FND	DENOTES FOUND
LB	DENOTES LICENSED BUSINESS
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PLS	DENOTES PROFESSIONAL LAND SURVEYOR
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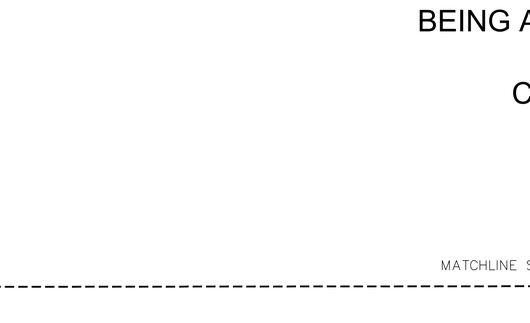

SHEET INDEX

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MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 3

OST-5

WMT-3

STREET NAME

STREET NAME

STREET NAME

LSE-2

20' UE

SAVANNAHS STATE PARK
PARCEL ID #
2435-121-0001-000-1
CITY OF FT. PIERCE

PARCEL ID #
2435-232-0003-000-6

SET 5/8" IR&C
PRM LB 4286

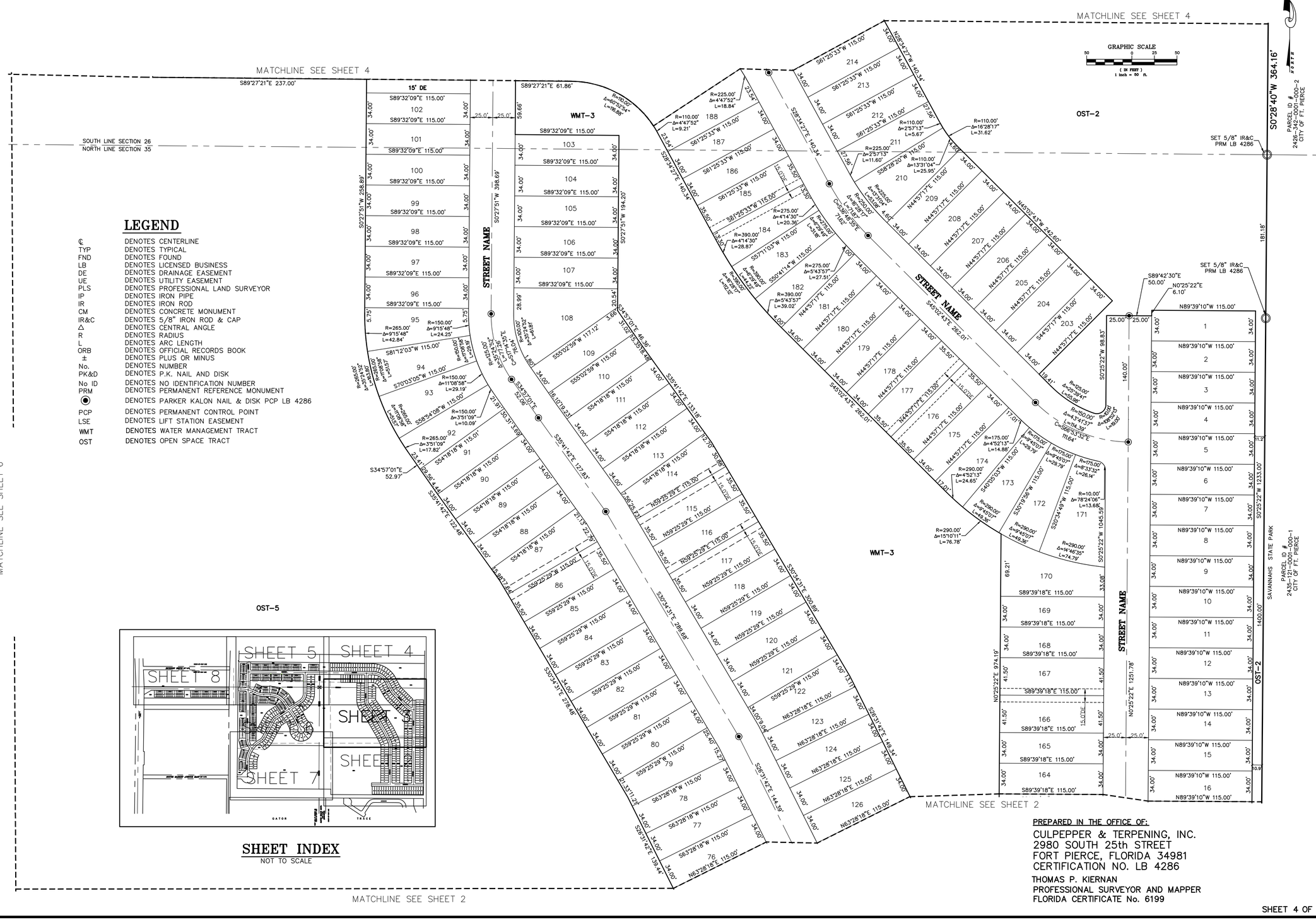
THE GARDEN VILLAS OF GATOR TRACE UNIT TWO
PLAT BOOK 29, PAGE 13

GATOR TRACE ROAD

PLAT BOOK _____
PAGE _____

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



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OST	DENOTES OPEN SPACE TRACT

FILE NAME: 21-054-PLAT-SHT3.DWG

PLAT BOOK _____
PAGE _____

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NORTH

GRAPHIC SCALE
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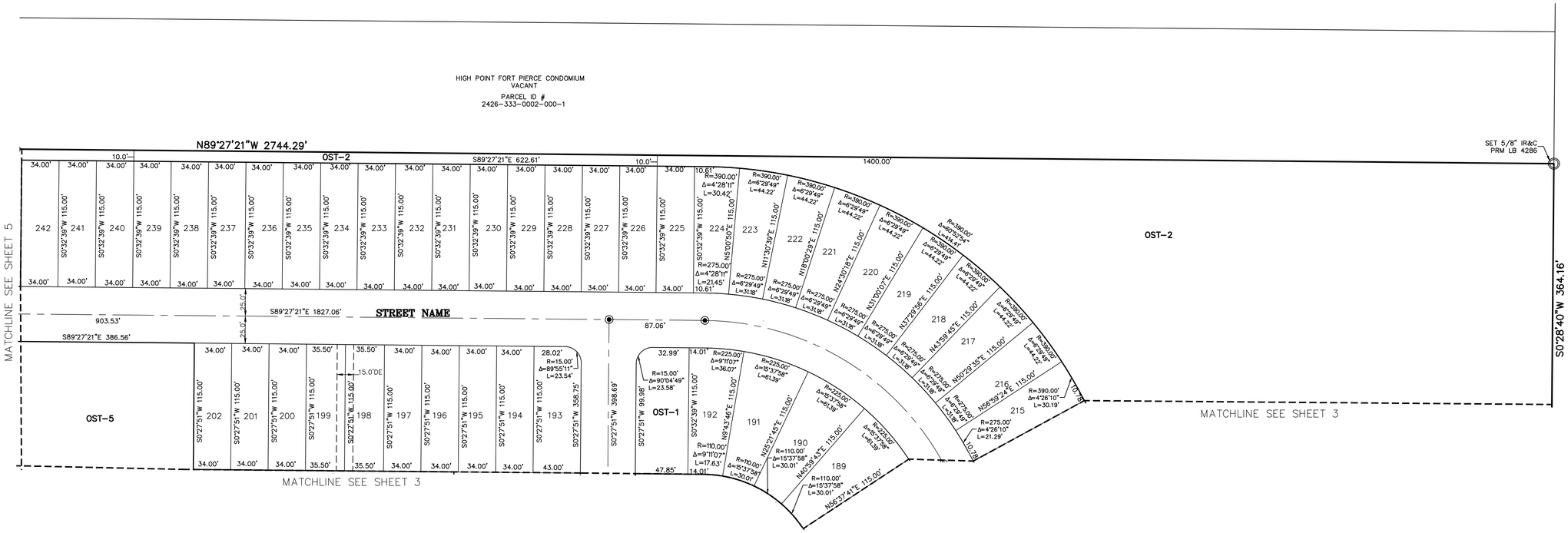

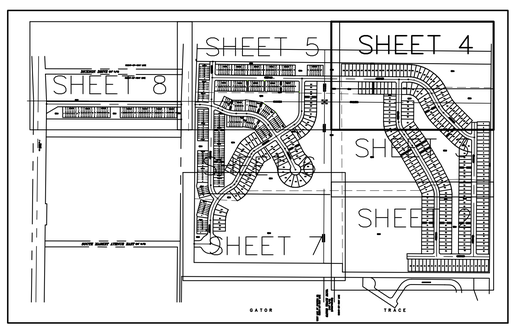

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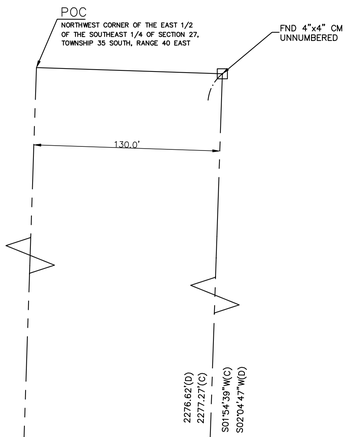

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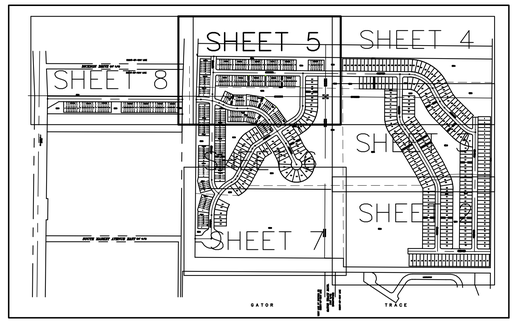

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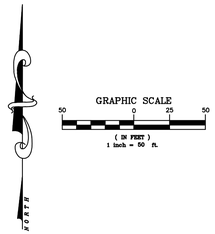

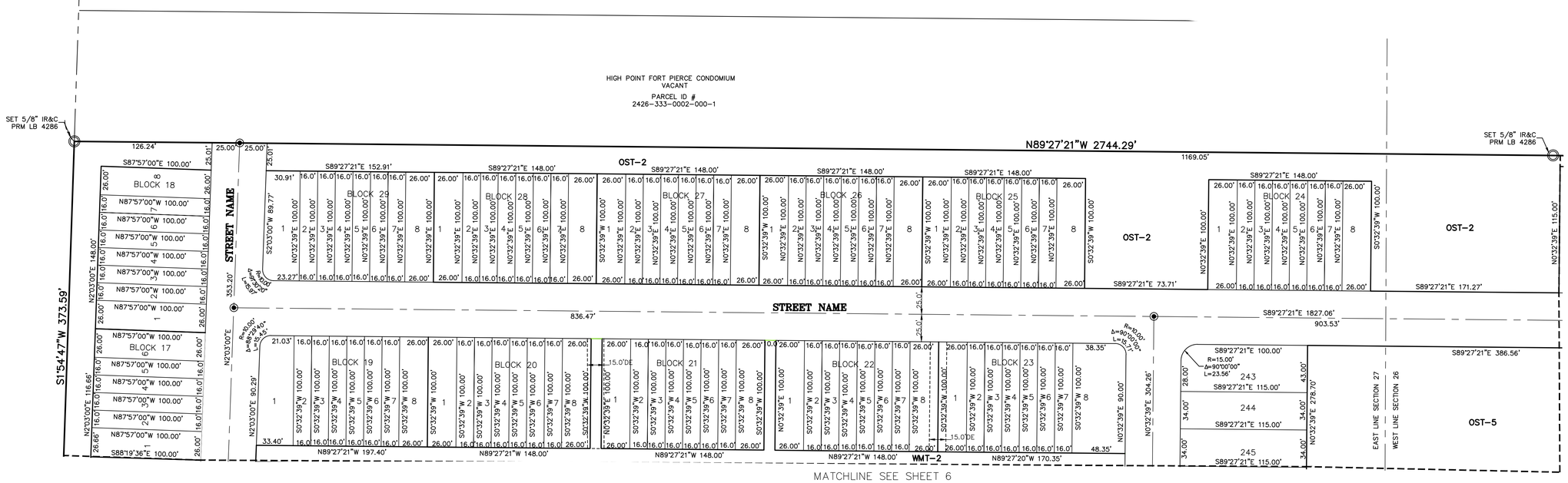

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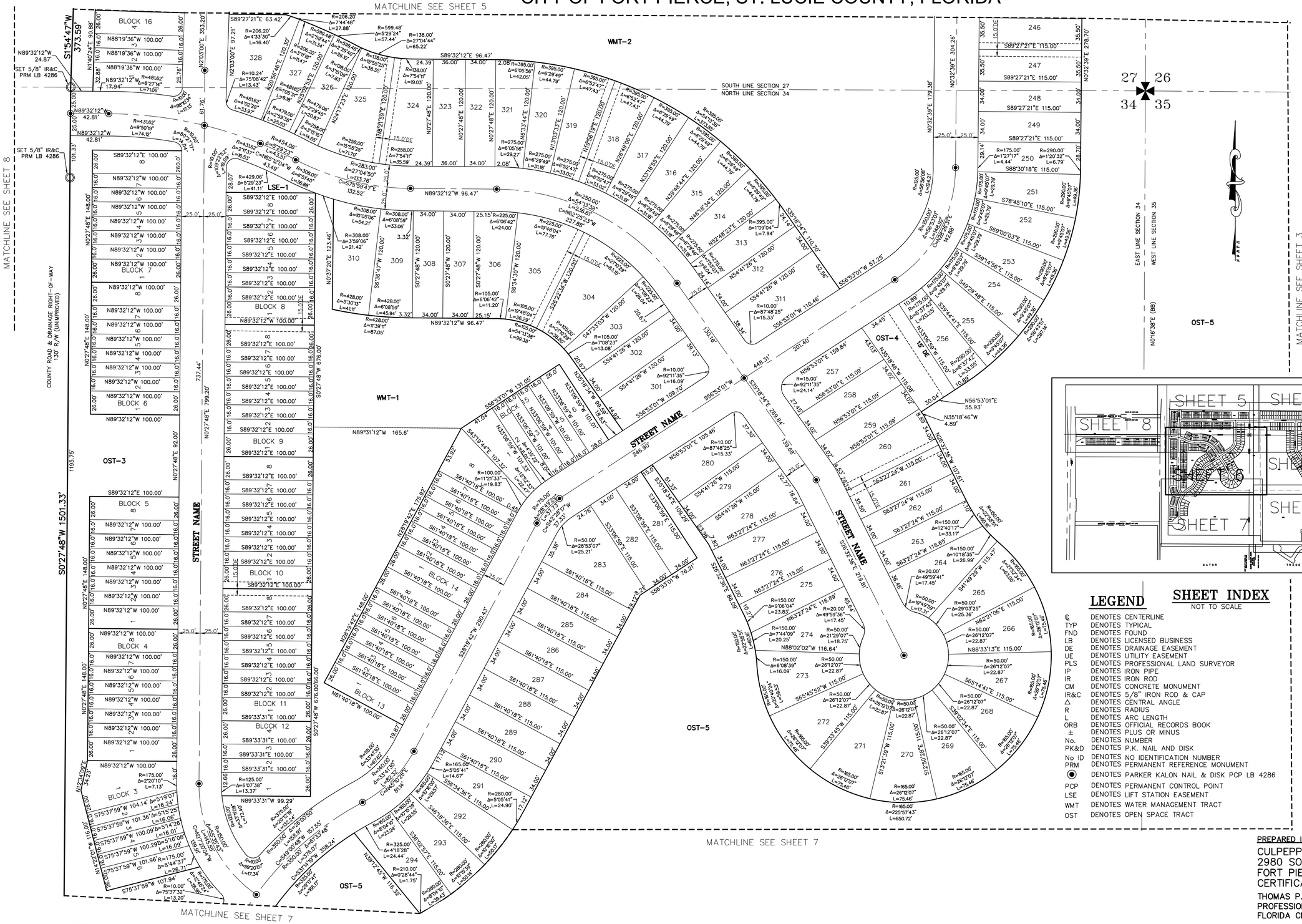
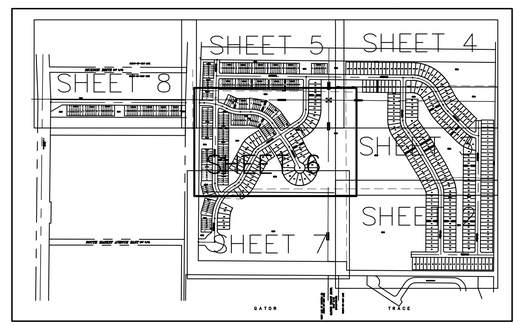
PAGE _____





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
WMT	DENOTES WATER MANAGEMENT TRACT
OST	DENOTES OPEN SPACE TRACT

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

FILE NAME: 21-054-PLAT-SHT6.DWG

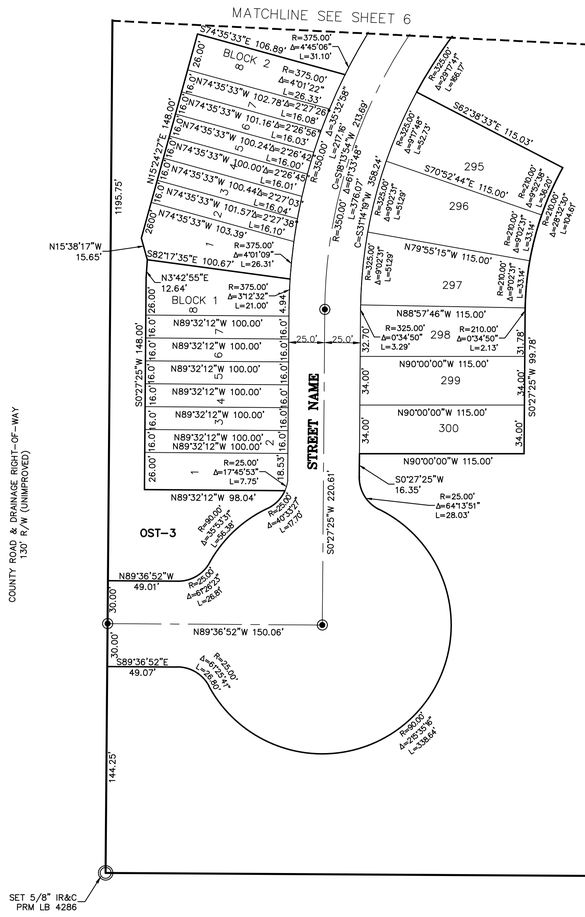
SAVANNAH PRESERVE

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

PLAT BOOK _____
PAGE _____

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

MATCHLINE SEE SHEET 6


MATCHLINE SEE SHEET 6
S74°35'33"E 106.89'
BLOCK 2
R=375.00'
Δ=4°45'06"
L=31.10'
R=375.00'
Δ=4°01'22"
L=26.33'
N74°35'33"W 102.78'
Δ=2°27'58"
L=16.08'
N74°35'33"W 101.16'
Δ=2°26'56"
L=16.03'
N74°35'33"W 100.24'
Δ=2°26'42"
L=16.00'
N74°35'33"W 100.00'
Δ=2°26'42"
L=16.01'
N74°35'33"W 100.44'
Δ=2°27'03"
L=16.04'
N74°35'33"W 101.57'
Δ=2°27'38"
L=16.10'
N74°35'33"W 103.39'
N15°38'17"W
15.65'
S82°17'35"E 100.67'
R=375.00'
Δ=4°01'09"
L=26.31'
N3°42'55"E
12.64'
BLOCK 1
R=375.00'
Δ=3°12'32"
L=21.00'
N89°32'12"W 100.00'
N89°32'12"W 98.04'
R=25.00'
Δ=17°45'53"
L=7.75'
OST-3
N89°36'52"W
49.01'
R=25.00'
Δ=87°25'23"
L=38.15'
N89°36'52"W 150.06'
S89°36'52"E
49.07'
R=25.00'
Δ=87°25'23"
L=38.15'
144.25'
1195.75'
S0°27'25"W 148.00'
S0°27'25"W 99.78'
S0°27'25"W 220.61'
STREET NAME
R=350.00'
Δ=30°32'38"
L=186.61'
C=S31°43'48"W 213.65'
C=S15°13'29"W 184.46'
L=187.46'
R=350.00'
Δ=30°32'38"
L=186.61'
C=S31°43'48"W 358.24'
L=376.07'
S82°38'33"E 115.03'
R=525.00'
Δ=29°17'41"
L=268.47'
R=500.00'
Δ=27°17'46"
L=382.73'
S70°52'44"E 115.00'
295
296
297
298
299
300
R=325.00'
Δ=9°02'31"
L=51.28'
R=325.00'
Δ=9°02'31"
L=51.28'
R=325.00'
Δ=9°02'31"
L=51.28'
R=210.00'
Δ=9°02'31"
L=33.14'
R=210.00'
Δ=9°02'31"
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R=210.00'
Δ=9°02'31"
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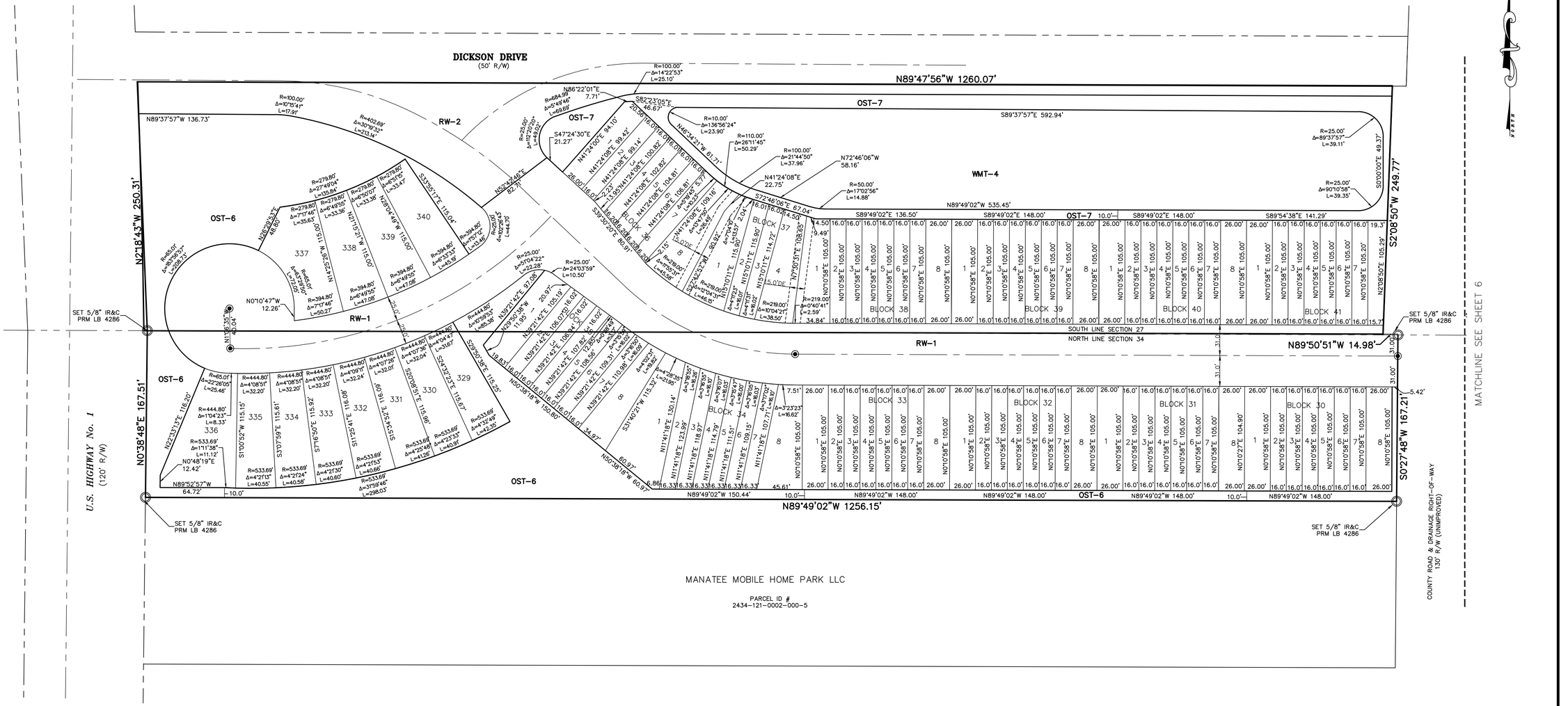
R=210.00'
Δ=28°02'38"
L=102.80'
R=210.00'
Δ=28°02'39"
L=102.80'
R=210.00'
Δ=28°02'39"
L=102.80'
N79°55'15"W 115.00'
N88°57'46"W 115.00'
R=325.00'
Δ=0°34'50"
L=3.29'
R=210.00'
Δ=0°34'50"
L=2.13'
N90°00'00"W 115.00'
N90°00'00"W 115.00'
N90°00'00"W 115.00'
S0°27'25"W
16.35'
R=25.00'
Δ=64°13'51"
L=28.03'
R=400.00'
Δ=25°53'37"
L=180.72'
R=400.00'
Δ=25°53'37"
L=180.72'
R=400.00'
Δ=25°53'37"
L=180.72

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 _____

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.



MANATEE MOBILE HOME PARK LLC

PARCEL ID #
2434-121-0002-000-5

LEGEND

℄	DENOTES CENTERLINE
TYP	DENOTES TYPICAL
FND	DENOTES FOUND
LB	DENOTES LICENSED BUSINESS
DE	DENOTES DRAINAGE EASEMENT
UE	DENOTES UTILITY EASEMENT
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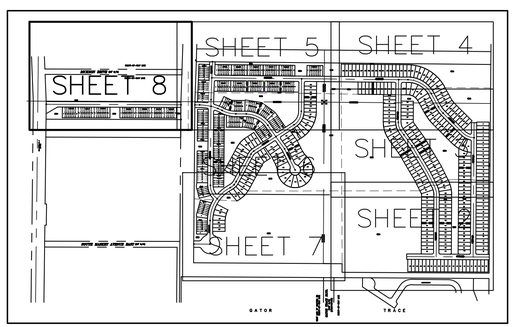

SHEET INDEX

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2980 SOUTH 25th STREET
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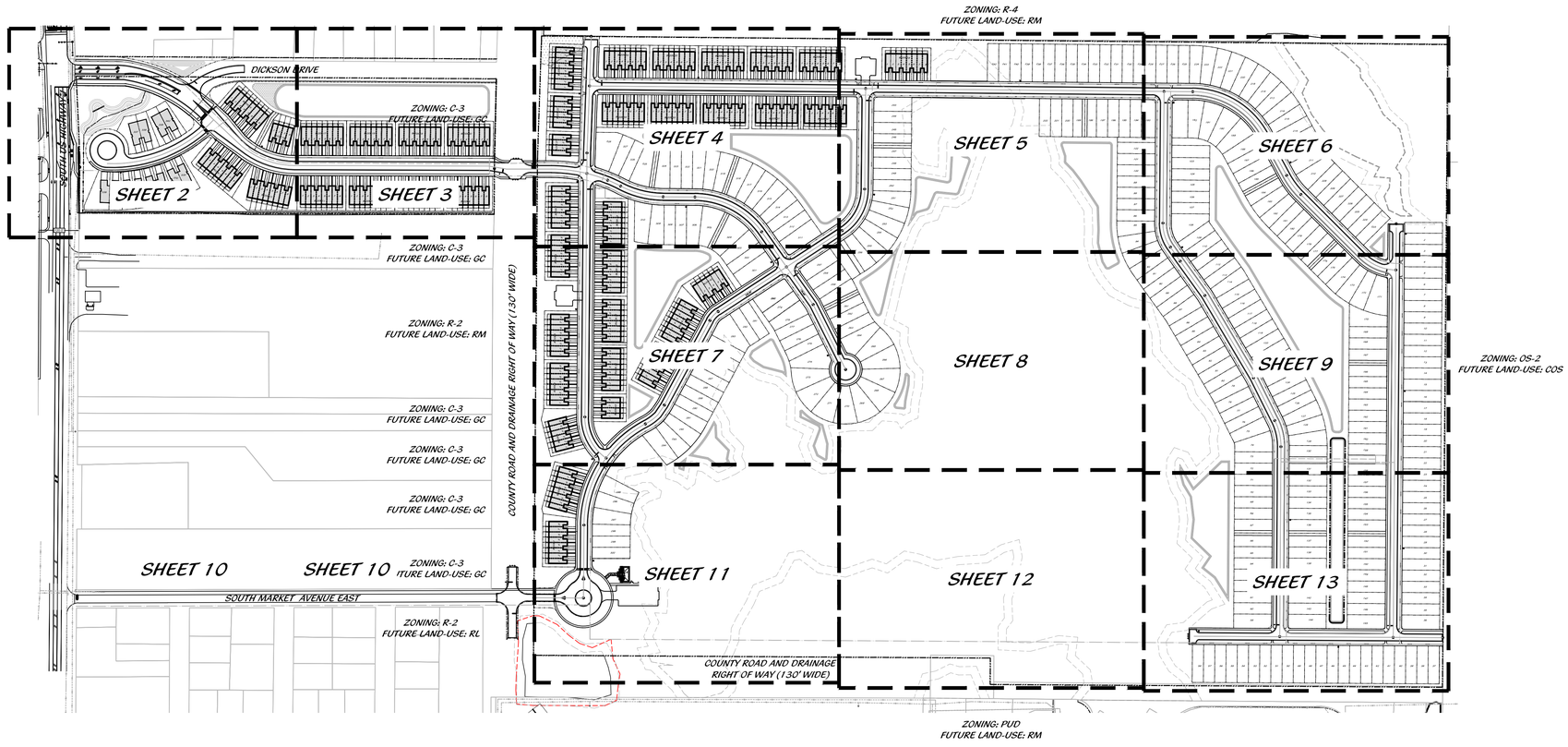
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

FILE NAME: 21-054-PLAT-SHT8.DWG

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: 561-747-6336
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

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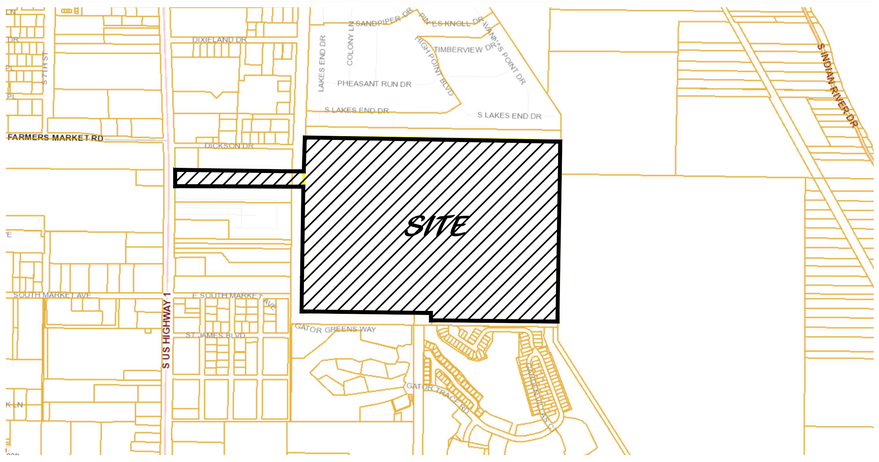
SHEET 1	COVER PAGE
SHEET 2 - 12	LANDSCAPE PLAN
SHEET 14	TYPICAL TOWN HOME LANDSCAPE
SHEET 15	LANDSCAPE DETAILS

LOCATION MAP



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811
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www.cotleurhearing.com
Lic# LC-26000535

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

DESIGNED	HK/LH
DRAWN	HK/JAE
APPROVED	DEH
JOB NUMBER	21-0626
DATE	07-19-21
REVISIONS	11-19-21

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

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

SHEET 1 OF 15

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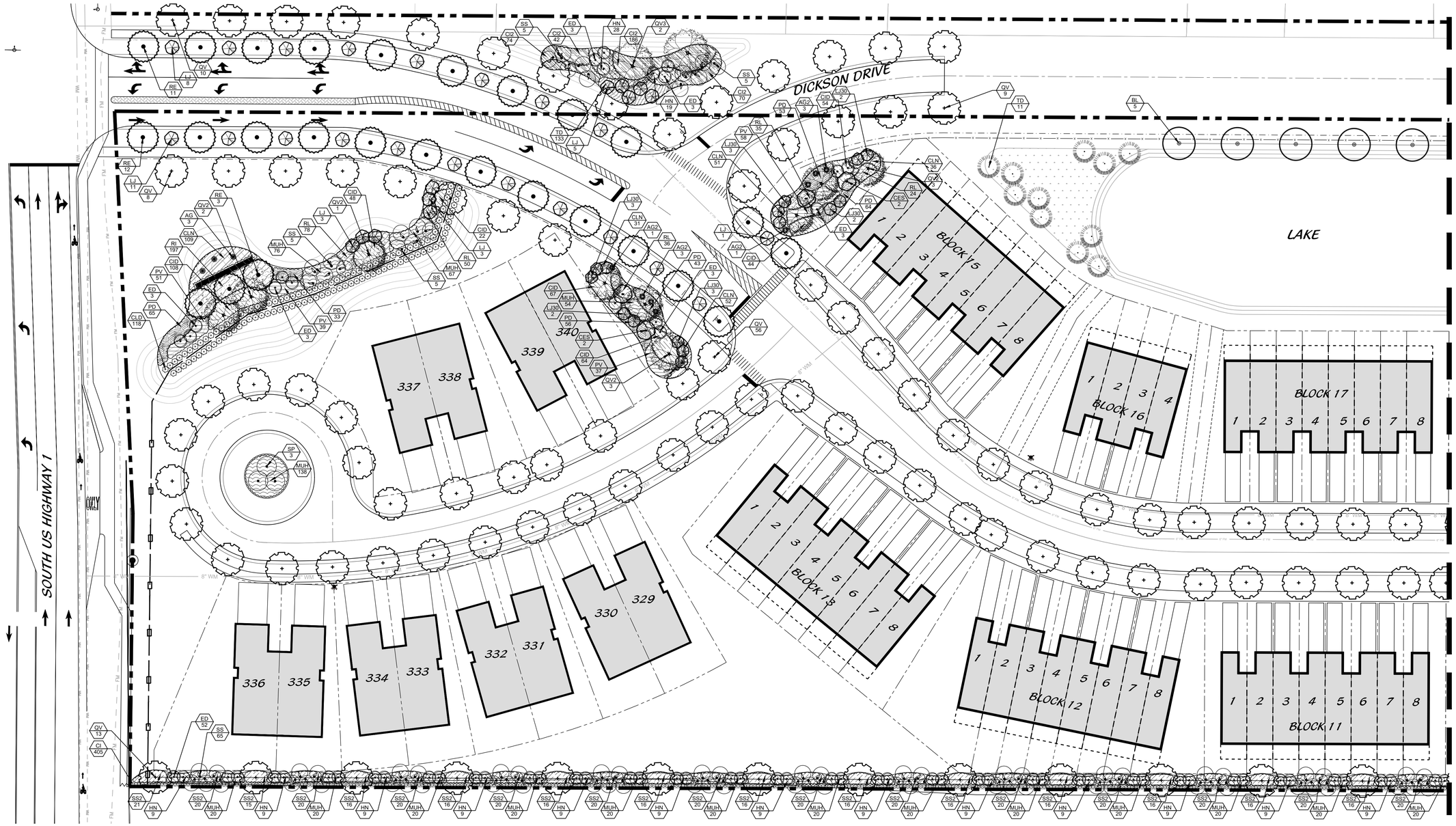

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SHEET 3 OF 15

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MATCHLINE - SHEET 3

MATCHLINE - SHEET 5

MATCHLINE - SHEET 7

BLOCK 24 1 2 3 4 5 6 7 8

BLOCK 25 1 2 3 4 5 6 7 8

BLOCK 26 1 2 3 4 5 6 7 8

BLOCK 27 1 2 3 4 5 6 7 8

BLOCK 28 1 2 3 4 5 6 7

BLOCK 23 1 2 3 4 5 6 7

BLOCK 22 1 2 3 4 5 6

BLOCK 21 1 2 3 4

BLOCK 34 1 2 3 4 5 6 7 8

BLOCK 33 1 2 3 4 5 6 7 8

BLOCK 32 1 2 3 4 5 6 7 8

BLOCK 31 1 2 3 4 5 6 7 8

BLOCK 30 1 2 3 4 5 6 7

BLOCK 7 1 2 3 4 5 6 7 8

BLOCK 35 1 2 3 4 5 6 7 8

328 327 326 325 324 323 322 321 320 319 318 317 316 315 314 313 312 311 310 309 308 307 306 305 304

LAKE

PE1 3 PE2 2 PE3 2 SR 60 EF 12# CIR 92 SP 4 SP 5 SP 2 SP 1 RL 37 RL 54 RL 55 RL 36 RL 46 RL 18 RL 25 QV 145

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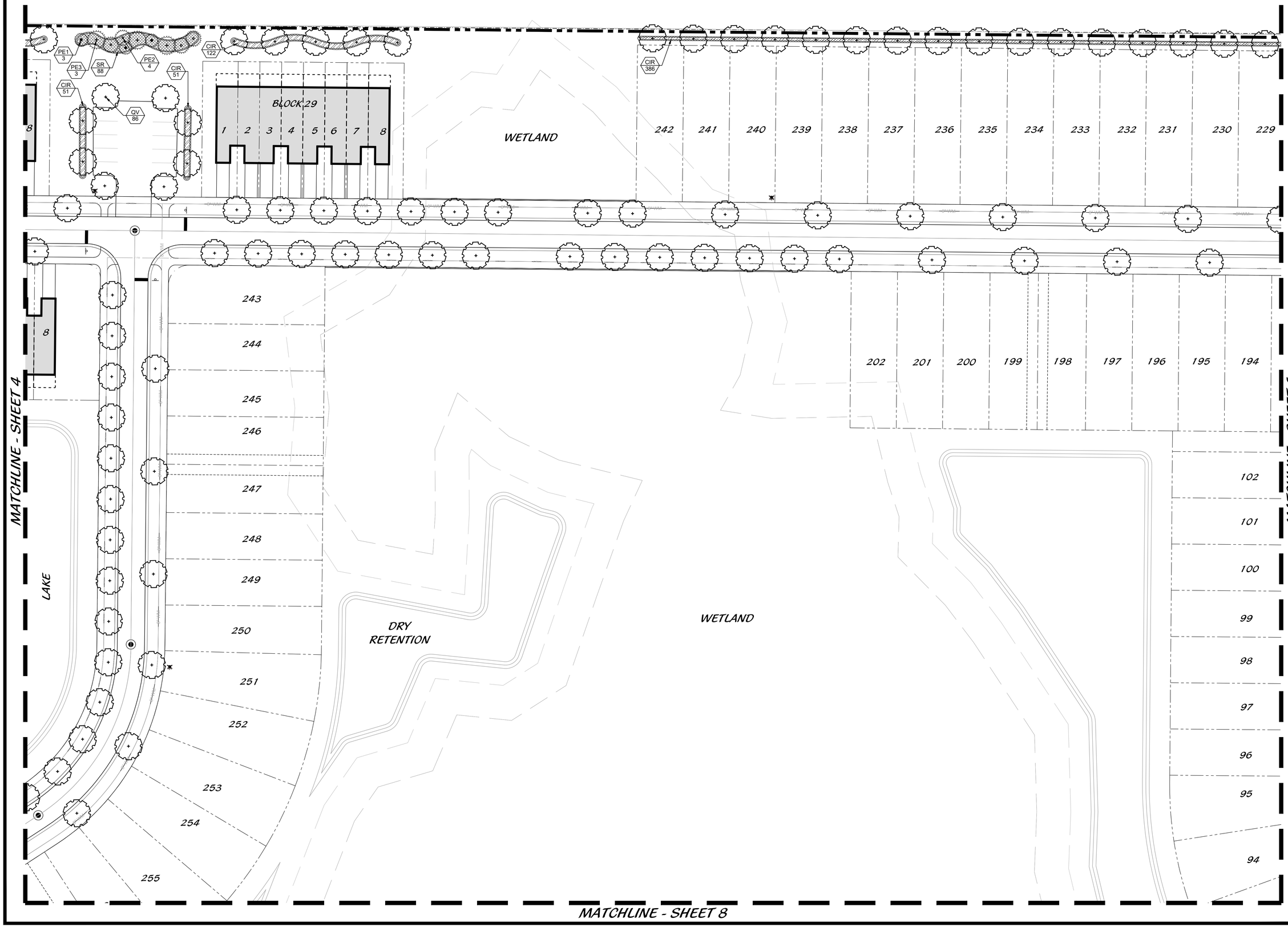

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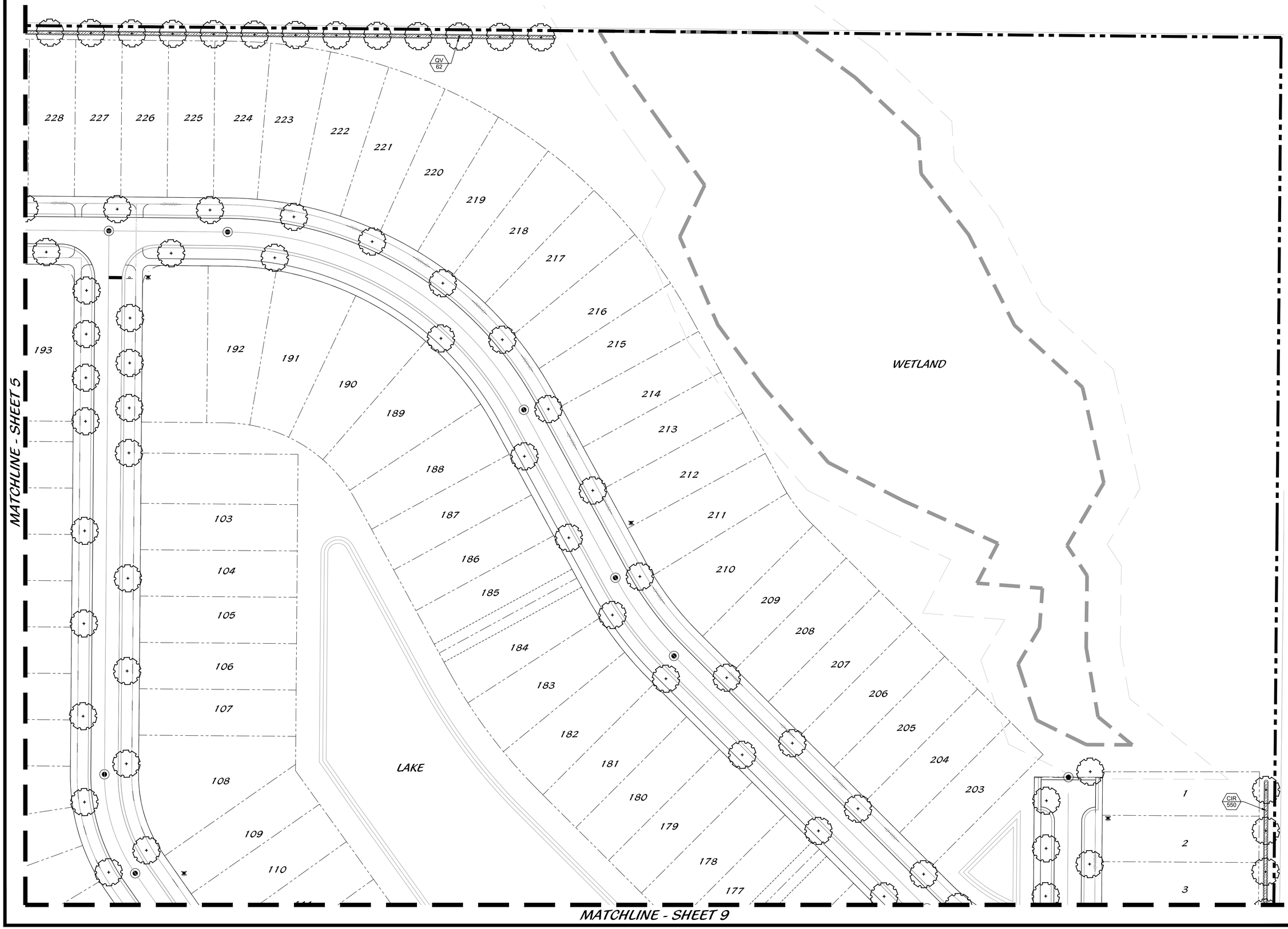

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MATCHLINE - SHEET 4

MATCHLINE - SHEET 8

MATCHLINE - SHEET 11

LAKE

BLOCK 6 BLOCK 36 BLOCK 5 BLOCK 37 BLOCK 4 BLOCK 38 BLOCK 3 BLOCK 39 BLOCK 42 BLOCK 41 BLOCK 40

303 302 301 257 258 259 280 279 281 278 282 277 283 276 284 275 285 274 286 273 287 272 288 271 289 290 291 292 293 294

146.90' 139.68'

DRY RETENTION

WETLAND

DRY RETENTION

DRY RETENTION

EF 92
PE2 4
CIR 51
PE3 3
PE1 3
QV 98
SR 88
CIR 51
CIR 92
PE1 3
PE3 2
SR 60
PE2 4
EF 62
CIR 62
PE1 2
PE3 2
PE2 2
SR 60
PE1 6
PE3 5
PE2 5
SP 1
RL 37
RL 75
SP 5
RL 37
RL 75
RL 37
SP 2
SP 2
RL 37
SP 2
RL 37
SP 2
SP 2
RL 42

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July 19, 2021 1:56:14 p.m.
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SHEET 7 OF 15

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MATCHLINE - SHEET 5

256

93

DRY RETENTION

261

262

263

264

265

266

267

268

269

270

SP 3

MUH 138

DRY RET.

MATCHLINE - SHEET 7

MATCHLINE - SHEET 9

MATCHLINE - SHEET 12

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REVISIONS	11-19-21

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0' 15' 30' 60'

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

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MATCHLINE - SHEET 6

MATCHLINE - SHEET 8

LAKE

WETLAND

DRY RET.

MATCHLINE - SHEET 13

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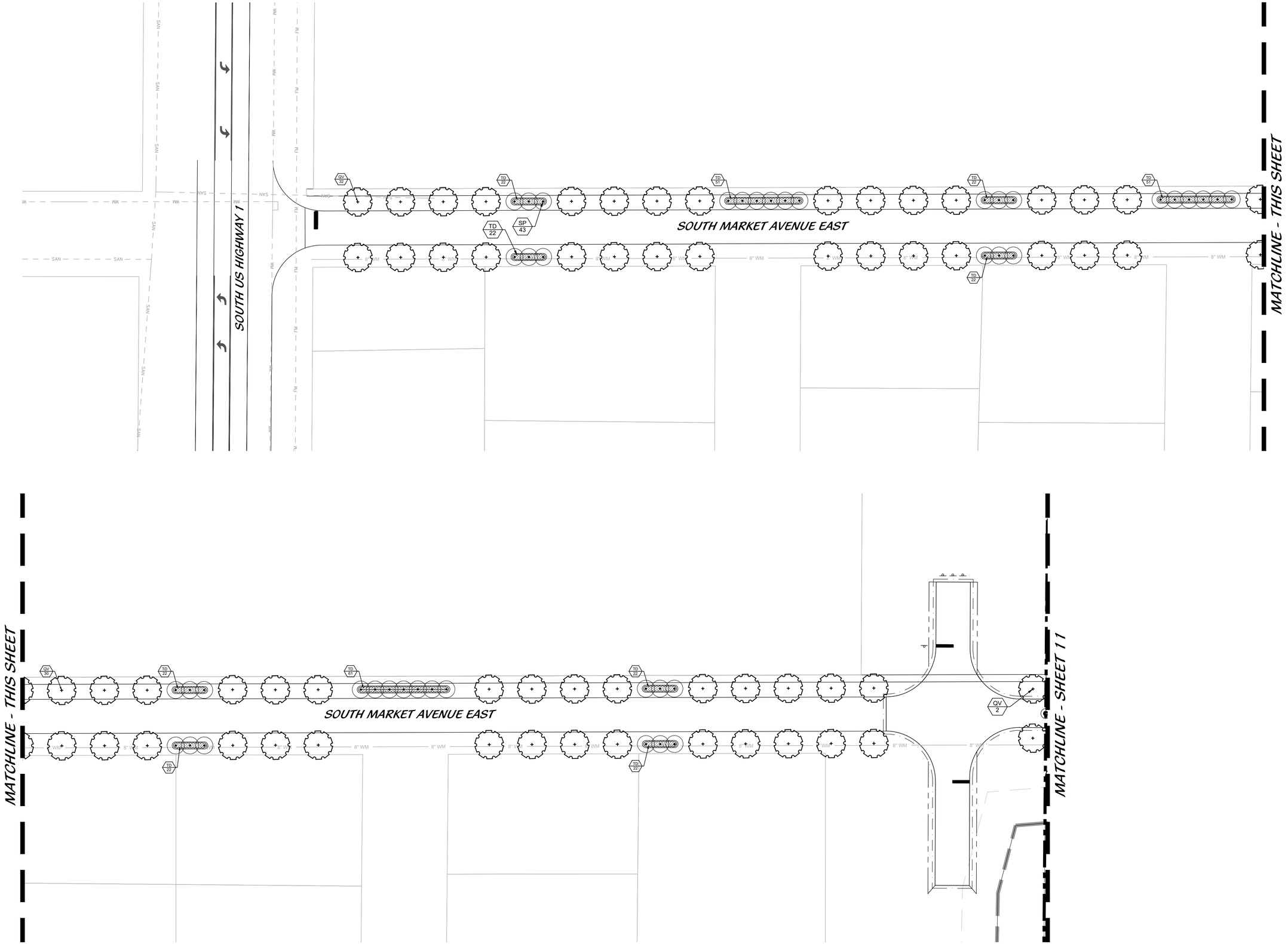

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MATCHLINE - SHEET 7

DRY RETENTION

WETLAND

MATCHLINE - SHEET 10

MATCHLINE - SHEET 12

BLOCK 1

BLOCK 2

295

296

297

298

299

300

PE1 1

QV 45

EF 92

PE1 3

PE3 2

SR 60

PE2 2

SP 2

RL 33

PE1 6

CIR 152

PE3 7

PE2 5

SP 9

CID 275

MUH 115

PE3 3

PE2 3

PE1 3

RECREATION TRACT

8" WM

TREE PRESERVE

WETLAND

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

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Drawing: 21-0626 LP.DWG

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MATCHLINE - SHEET 8

MATCHLINE - SHEET 11

MATCHLINE - SHEET 13

WETLAND

8" WM

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/LH
DRAWN	HK/JAE
APPROVED	DEH
JOB NUMBER	21-0626
DATE	07-19-21
REVISIONS	11-19-21

Scale: 1" = 30'

0' 15' 30' 60'

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

SHEET 12 OF 15

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MATCHLINE - SHEET 9

MATCHLINE - SHEET 12

WETLAND

DRY RETENTION

DRY RETENTION

71 70 69 68 67 66 65 64 63 62 61 60 59

132 133 134 135 136 137 138 139 140 141 142 143 144

157 156 155 154 153 152 151 150 149 148 147 146 145

23 24 25 26 27 28 29 30 31 32 33 34 35 36

QV 102

CIR 390

8" WM

58 57 56 55 54 53 52 51 50 49 48 47 46 45 44 43 42 41 40 39 38 37

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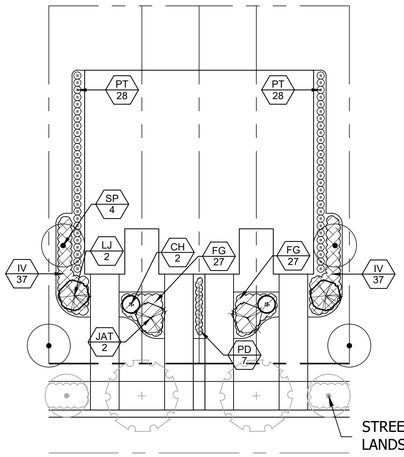
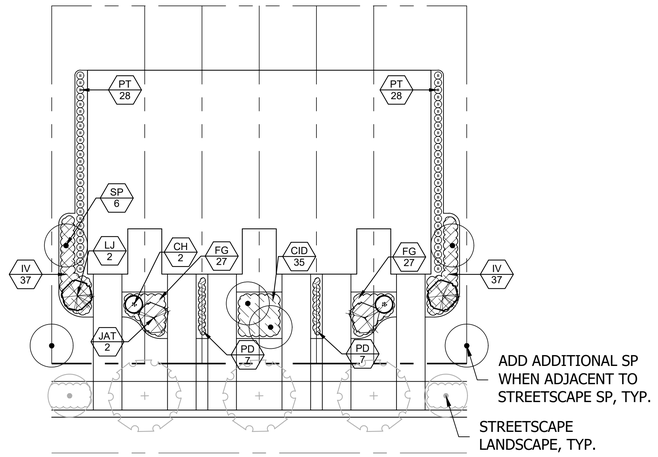
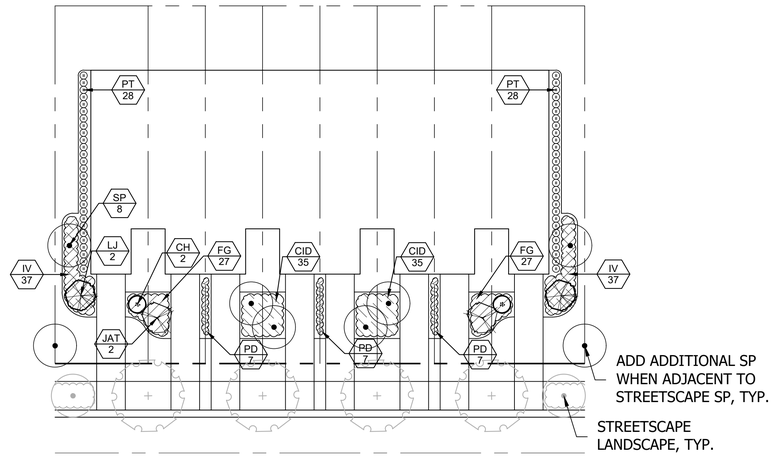
OPTION ONE



4-UNIT TOWN HOME

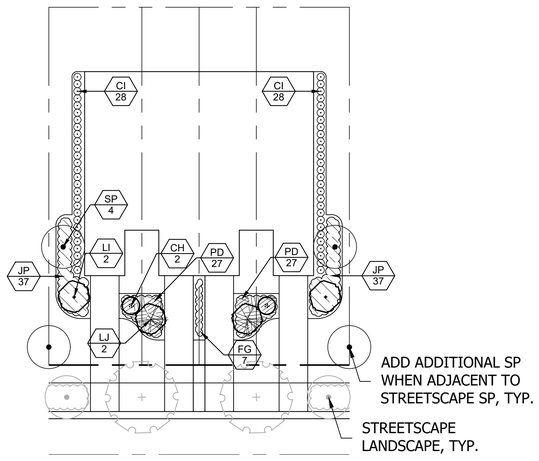


6-UNIT TOWN HOME

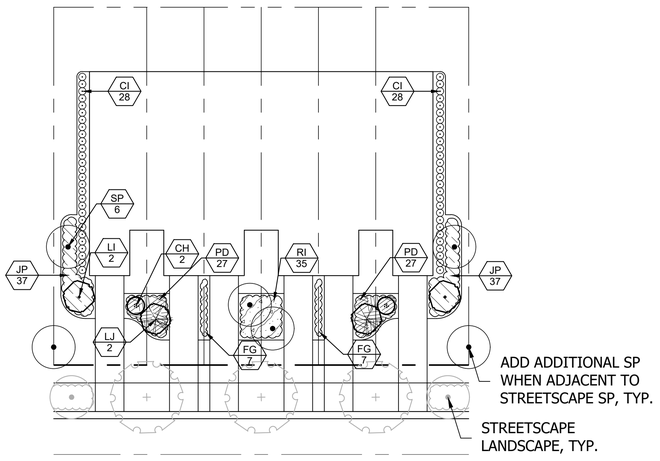


8-UNIT TOWN HOME

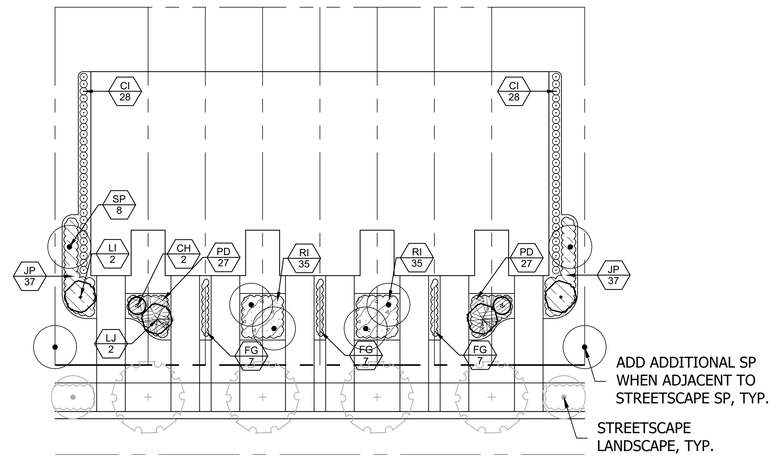
OPTION TWO



4-UNIT TOWN HOME



6-UNIT TOWN HOME



8-UNIT TOWN HOME

TOWN HOME PLANT PALETTE

ACCENT TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	SIZE	NATIVE	REMARKS
JAT	6	JATROPHA INTEGERRIMA	JATROPHA TREE	25 GAL.	N/A	6` HT. X 5` SPRD.	N	FULL, STANDARD
PALM TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**CALIPER**	**SIZE**	**NATIVE**	**REMARKS**
SP	36	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	6	LAGERSTROEMIA INDICA	CRAPE MYRTLE	65 GAL.	2.5"	12` HT. X 5` SPRD.	N	FULL CANOPY, MULTI, FLORDA FAN
LJ	12	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	65 GAL.	1" - 2" CAL. EA. TRUNK	8` HT. X 8` SPRD.	N	FULL CANOPY, MULTI, 3 TRUNK MIN FLORIDA FANCY
ACCENT PALMS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**CALIPER**	**SIZE**	**NATIVE**	**REMARKS**
CH	12	CHAMAEROPS HUMILIS	EUROPEAN FAN PALM	F.G.	N/A	5` - 6` O.A.	N	3 STEMS MIN., 2' STEM FOOTAGE F LIMB UP 2', FULL & THICK
MEDIUM AND LARGE	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**SIZE**	**SPACING**	**NATIVE**	**REMARKS**
CI	168	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	3 GAL.	18" X 18"	24" O.C.	Y	FULL & THICK
PT	168	PITTOSPORUM TOBIRA 'DWARF VARIEGATA'	DWARF VARIEGATED PITTOSPORUM	3 GAL.	18" X 18"	2` O.C.	N	FULL & THICK
SMALL SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**SIZE**	**SPACING**	**NATIVE**	**REMARKS**
CID	105	CHRYSOBALANUS ICACO 'HORIZONTALIS'	HORIZONTAL COCOPLUM	3 GAL.	18" X 18"	24" O.C.	Y	FULL & THICK
FG	204	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL.	18" X 18"	24" O.C.	N	FULL & THICK
IV	222	ILEX VOMITORIA 'SCHILLINGS Dwarf'	DWARF YAUPON HOLLY	3 GAL.	18" X 18"	24" O.C.	Y	
JP	222	JUNIPERUS CHINENSIS 'PARSONII'	PARSONS JUNIPER	3 GAL.	12" X 18"	24" O.C.	N	FULL & THICK
PD	204	PODOCARPUS MACROPHYLLUS 'DWARF PRINGLES'	DWARF PODOCARPUS	3 GAL.	24" X 24"	24" O.C.	N	FULL & THICK
RI	105	RHAPHIOLEPIS INDICA 'PINK LADY'	INDIAN HAWTHORNE	3 GAL.	18" X 18"	24" O.C.	N	FULL & THICK

Typical Town Home Landscape

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Scale: 1" = 20'
0' 10' 20' 40'

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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 (LDRs) 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 27-1262(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 SECONDATUS 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 FDOT INDEX 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 WAYS. ALL ROOT BARRIER SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURES 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 WITH IN 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 A300 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 SPADE 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 SPADES. THE SIZE OF SPADE SHALL VARY FROM 90" 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 NEED BASIS TO INSURE SURVIVAL. AT A MINIMUM THE APPLICANT SHALL INSURE 60% SURVIVAL FOR ALL RELOCATED PLANT MATERIAL.

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 I & II, 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 TRANSPLANTED 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 ARCHITEC TO BE UNSUITABLE FOR PLANTING, IE. ROAD BASE, PAVEMENT, ETC. REPLACMENT SOIL MIX SHALL CONTAIN 60% SAND AND 40% 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. TABLET FERTILIZER (AGRIFORM OR EQUAL) 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.	1/3 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 ½ 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 OR 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 WIT 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, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. 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 BACKFILLTO 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, CULTIVATING, 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 (PANICUM 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 WILL 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.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
BL	18	BUCIDA BUCERAS 'SHADY LADY'	SHADY LADY GEOMETRY TREE	65 GAL	2.5" CAL	12`-14` HT	N	FULL & THICK
CES	4	CONOCARPUS ERECTUS `SERICEUS`	SILVER BUTTONWOOD	30 gal, MIN.	2" CAL.	10`-12`	Y	FULL CANOPY, STANDARD, SINGLE TRUNK
ED	98	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE	45 GAL	2" CAL.	12` OA	N	CONICAL, FULL TO BASE, MATCHED
PE1	54	PINUS ELLIOTTII 'DENSA'	SLASH PINE	30 GAL.	2.5" - 3" CAL.	8`-10` HT.	Y	FULL CANOPY
PE2	43	PINUS ELLIOTTII 'DENSA'	SLASH PINE	45 GAL.	3" - 4" CAL.	10` - 12` HT.	Y	FULLY CANOPY
PE3	43	PINUS ELLIOTTII 'DENSA'	SLASH PINE	F.G.	4" - 5" CAL.	12` - 14` HT.	Y	FULL CANOPY
QV3	2	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	200 GAL. OR F.G.	6"-8" CAL.	16`-18` HT., 10`-12` SPD.	Y	FULL CANOPY, RANCH, CHARACTER
QV	804	QUERCUS VIRGINIANA	LIVE OAK	45 GAL.	2.5" CAL.	12` HT. X 5` SPRD.	Y	FULL CANOPY, 5' C.T.
QV2	9	QUERCUS VIRGINIANA	LIVE OAK	65 GAL	2.5" CAL.	14` HT X 7` SPRD	Y	FULL CANOPY, 5' C.T.

ACCENT PALMS / TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
CH	12	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
JAT	6	JATROPHA INTEGERRIMA	JATROPHA TREE	25 GAL.	N/A	6` HT. X 5` SPRD.	N	FULL, STANDARD

PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
RE	26	ROYSTONEA ELATA	FLORIDA ROYAL PALM	FIELD GROWN	N.A.	14` GW	Y	FULL, STRAIGHT TRUNK, MATCHED
SS	120	SABAL PALMETTO	CURVED SABAL PALM	B & B	NA	8`,12`,18` CT, STGG.	Y	SLICK TRUNK, STAGGER HEIGHTS
SP	142	SABAL PALMETTO	SABAL PALM	F.G.	N/A	12`, 14`, 18` CT., STG. HTS.	Y	STRAIGHT, SLICK TRUNK

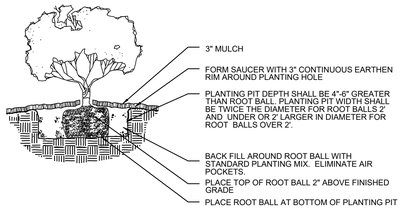
SMALL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
LI	6	LAGERSTROEMIA INDICA	CRAPE MYRTLE	65 GAL.	2.5"	12` HT. X 5` SPRD.	N	FULL CANOPY, MULTI, FLORDA FANCY, 5' C.T.
LJ30	15	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	30 GAL	MULTI TRUNK	6` HT X 5`-6` SPRD	N	FULL CANOPY, MULTI, 3 TRUNK MIN., 4' C.T., FLORIDA FANCY
LJ	43	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	CONT	SIZE	SPACE	NATIVE	REMARKS
AG2	8	AGAVE AMERICANA `GAINESVILLE BLUE`	BLUE AGAVE	15 GAL	2.5` X 2.5`	2.5` O.C.	N	FULL, SPECIMEN
AG	3	AGAVE `BLUE GLOW`	BLUE GLOW AGAVE	15 GAL	2.5` X 2.5`	2.5` O.C.	N	FULL, SPECIMEN
CI	796	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	3 GAL.	18" X 18"	24" O.C.	Y	FULL & THICK
CLD	118	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	15 GAL	5`-6` O.A	3`-4` O.C.	Y	FULL & THICK, FLORIDA FANCY
PT	168	PITTOSPORUM TOBIRA 'DWARF VARIEGATA'	DWARF VARIEGATED PITTOSPORUM	3 GAL.	18" X 18"	2` O.C.	N	FULL & THICK

MEDIUM AND LARGE SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
CIR	2,420	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	3 GAL.	18" X 18"	2` O.C.	Y	FULL & THICK
EF	494	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

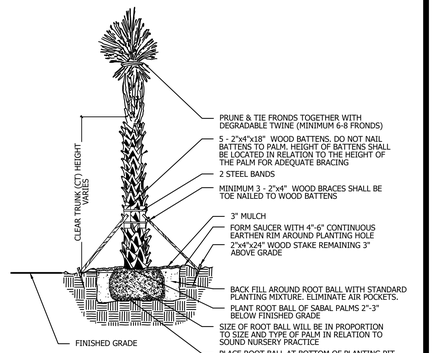
SMALL SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
CID	787	CHRYSOBALANUS ICACO 'HORIZONTALIS'	HORIZONTAL COCOPLUM	3 GAL.	18" X 18"	24" O.C.	Y	FULL & THICK
CI2	372	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	3 GAL.	18" X 18"	24" O.C.	Y	FULL & THICK
CLN	279	CLUSIA GUTTIFERA `NANA`	DWARF CLUSIA	3 GAL	2` x 2`	2` OC	N	FULL & THICK, FLORIDA FANCY
FG	204	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL.	18" X 18"	24" O.C.	N	FULL & THICK
HN	227	HAMELIA PATENS `NANA`	DWARF FIREBUSH	7 GAL	3` OA	2.5` OC	Y	FULL & THICK
IV	222	ILEX VOMITORIA 'SCHILLINGS Dwarf'	DWARF YAUPON HOLLY	3 GAL.	18" X 18"	24" O.C.	Y	
JP	222	JUNIPERUS CHINENSIS 'PARSONII'	PARSONS JUNIPER	3 GAL.	12" X 18"	24" O.C.	N	FULL & THICK
MUH	988	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL.	24" X 24"	24" O.C.	Y	FULL & THICK
PV	185	PITTOSPORUM TOBIRA `VARIEGATA`	VARIEGATED PITTOSPORUM	7 GAL	30" x 30"	30" OC	N	FULL & THICK
PD	518	PODOCARPUS MACROPHYLLUS 'DWARF PRINGLES'	DWARF PODOCARPUS	3 GAL.	24" X 24"	24" O.C.	N	FULL & THICK
RI	302	RHAPHIOLEPIS INDICA 'PINK LADY'	INDIAN HAWTHORNE	3 GAL.	18" X 18"	24" O.C.	N	FULL & THICK
RL	1,162	RONDELETIA LEUCOPHYLLA	PANAMA ROSE	3 GAL.	18" X 18"	24" O.C.	N	FULL & THICK
SS2	738	SERENOA REPENS SILVER	SAW PALMETTO	3 GAL	1.5` x 1.5`	2.5` O.C.	Y	FULL & THICK
TD	483	TRIPSACUM DACTYLOIDES	DWARF FAKAHATCHEE GRASS	3 GAL.	24" X 24"	24" O.C.	Y	FULL & THICK

PLANTING DETAILS



SHRUB/GROUNDCOVER PLANTING DETAIL

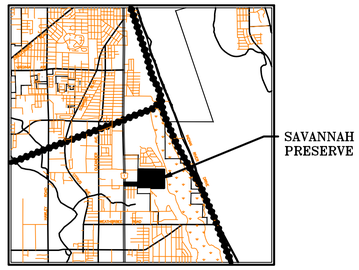
NTS


CLEAR TRUNK (CT) HEIGHT VARIES
PRUNE & TIE FRONDS TOGETHER WITH DEGRADABLE TWINE (MINIMUM 6-8 FRONDS)
5 - 2"x4"x18" WOOD BATTENS. DO NOT NAIL BATTENS TO PALM, HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING
2 STEEL BANDS
MINIMUM 3 - 2"x4" WOOD BRACES SHALL BE TOE NAILED TO WOOD BATTENS
3" MULCH
FORM SAUCER WITH 4"-6" CONTINUOUS EARTHEN RIM AROUND PLANTING HOLE
2"x4"x24" WOOD STAKE REMAINING 3" ABOVE GRADE
BACK FILL AROUND ROOT BALL WITH STANDARD PLANTING MIXTURE. ELIMINATE AIR POCKETS.
PLANT ROOT BALL OF SABAL PALMS 2"-3" BELOW FINISHED GRADE
SIZ

PLAT BOOK _____
PAGE _____

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



LOCATION MAP
NOT TO SCALE

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, INCLUDING RW–1, BUT EXCLUDING RW–2, ARE PRIVATE ROAD RIGHTS–OF–WAY AND ARE HEREBY DEDICATED TO THE SAVANNAH PRESERVE COMMUNITY DEVELOPMENT DISTRICT (DISTRICT), IT'S 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 DISTRICT. AN EASEMENT OVER AND UNDER SAID PRIVATE ROAD RIGHTS–OF–WAY AS SHOWN HEREON IS ALSO RESERVED IN FAVOR OF THE CITY OF FT. PIERCE (CITY) AND THE FT. PIERCE UTILITY AUTHORITY (FPUA), ITS SUCCESSORS AND ASSIGNS FOR ACCESS TO, AND THE INSTALLATION, AND MAINTENANCE OF PUBLIC UTILITY FACILITIES. NEITHER THE CITY NOR THE FPUA 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 CITY OR THE FPUA. ALL PUBLIC AUTHORITIES SHALL HAVE THE RIGHT TO USE THE STREETS IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES.

2) RIGHT–OF–WAY TRACT 2 (RW–2), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ST. LUCIE COUNTY BOARD OF COUNTY COMMISSIONERS FOR PUBLIC ROAD RIGHT–OF–WAY PURPOSES, FOR THE BENEFIT OF THE PUBLIC, AND FOR DRAINAGE AND UTILITIES, AND SHALL BE THE MAINTENANCE RESPONSIBILITY OF ST LUCIE COUNTY.

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

5) THE UTILITY EASEMENT (U.E.), AS SHOWN HEREON, IS HEREBY DEDICATED TO FORT PIERCE UTILITIES AUTHORITY, 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, ELECTRICAL SERVICES, 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.

6) 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 COMMUNITY DEVELOPMENT DISTRICT (DISTRICT), ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE AND PURPOSES SET FORTH BY SAID ASSOCIATION, AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION.

7) THE WATER MANAGEMENT TRACTS (WMT–1, WMT–2, WMT–3 AND WMT 4) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TO THE SAVANNAH PRESERVE COMMUNITY DEVELOPMENT DISTRICT (DISTRICT), IT'S SUCCESSORS AND/OR ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND FOR WATER MANAGEMENT MAINTENANCE PURPOSES AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID DISTRICT.

8) THE LIFT STATION EASEMENTS (LSE–1 AND LSE–2), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE 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, DESIGNEES 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, DESIGNEES OR CONTRACTORS WITHOUT LIABILITY OR RESPONSIBILITY THEREFOR.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____,
THIS _____ DAY OF _____, 2022.

KOLTER LAND PARTNERS, LLC.
BY: _____
NAME
TITLE

WITNESS: _____ WITNESS: _____

(PRINT NAME): _____ (PRINT NAME): _____

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 _____, 2022.

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

PRINT NAME: _____

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 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.

CONTAINING 120.69 ACRES, MORE OR LESS.

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.

CONTAINING 4.83 ACRES, MORE OR LESS.

PARCEL 3:

THAT PART OF THE SOUTH 275.00 FEET OF THE SW 1/4 OF THE SE 1/4 OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING EAST OF U.S. HIGHWAY NO. 1, LESS THE NORTH 25.00 FEET AND THE EAST 15.00 FEET FOR RIGHT–OF–WAY, ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING 7.177 ACRES, MORE OR LESS.

TOTAL AREA: 132.697 ACRES, MORE OR LESS

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) ALL 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.

CERTIFICATE OF TITLE

STATE OF FLORIDA
COUNTY OF _____

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:

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

DATED THIS _____ DAY OF _____, 2022.

_____
NAME
TITLE
ADDRESS

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

ST. LUCIE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, HEREBY ACCEPTS THE DEDICATION OF TRACT RW–2 FOR ROADS AND STREET RIGHT–OF–WAY PURPOSES.

DATED THIS _____ DAY OF _____, 2022.

PRINT NAME: _____ _____,
CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

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 _____, _____ OF BOARD OF COUNTY COMMISSIONERS, ON BEHALF OF THE COUNTY. 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 _____, 2022.

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

PRINT NAME: _____

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE SAVANNAH PRESERVE COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES (DISTRICT), HEREBY ACCEPTS THE DEDICATIONS OF THE STREET AND ROAD RIGHTS OF WAY, WATER MANAGEMENT TRACTS AND DRAINAGE EASEMENT, AND OPEN SPACE TRACTS SET FORTH UPON THE WITHIN PLAT AND SPECIFICALLY DEDICATED TO TO THE DISTRICT, PROVIDED, HOWEVER, THAT ACCEPTANCE OF SUCH DEDICATION AND OF THE OBLIGATION TO OPERATE AND MAINTAIN SUCH FACILITIES IS EXPRESSLY CONDITIONED UPON (I) COMPLETION OF CONSTRUCTION OF ALL ROADS AND STREETS, WATER MANAGEMENT SYSTEM IMPROVEMENTS AND OPEN SPACE TRACTS FOR THE PHASE OF SUCH SYSTEM IN WHICH THE DEDICATED ROADS OR STREETS, EASEMENT OR TRACT ARE LOCATED IN STRICT COMPLIANCE WITH BOTH THE APPROVED PLANS FOR, AND THE REQUIREMENTS FOR ALL REGULATORY AUTHORITIES EXERCISING JURISDICTION OVER, SUCH IMPROVEMENTS, AND (II) COMPLIANCE WITH ALL SURFACE WATER MANAGEMENT SYSTEM TURNOVER REQUIREMENTS RELATING TO SUCH FACILITIES, AS SET FORTH IN THE POLICIES AND PROCEDURES MANUAL FOR THE DISTRICT. THE DISTRICT DOES NOT ACCEPT ANY OTHER RIGHT–OF–WAY, EASEMENT, TRACT, OR OTHER INTEREST IN REAL ESTATE OTHERWISE DEDICATED TO THE PUBLIC.

DATED THIS _____ DAY OF _____, 2022.

BY: _____
NAME/ CHAIRMAN

_____
PRINTED NAME/ CHAIRMAN

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 _____, CHAIRMAN OF SAVANNAH PRESERVE COMMUNITY DEVELOPMENT DISTRICT, ON BEHALF OF THE DISTRICT. 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 _____, 2022.

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

PRINT NAME: _____

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

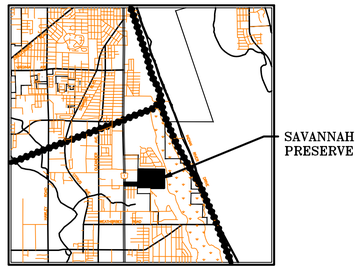
THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

FILE NAME: 21–054–PLAT–COVER.DWG

PLAT BOOK _____
PAGE _____

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



LOCATION MAP
NOT TO SCALE

CITY ATTORNEY

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

THIS _____ DAY OF _____, 2022.

BY: _____

_____, CITY ATTORNEY
CITY OF FORT PIERCE, FLORIDA

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 PD (SAVANNAH PRESERVE) ZONING DISTRICT (PD PLANNING DOCUMENTS), AS PROVIDED FOR IN CHAPTER 125 OF THE FORT PIERCE LAND DEVELOPMENT REGULATIONS.

THIS _____ DAY OF _____, 2022.

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

CERTIFICATE OF FINAL APPROVAL BY CITY COMMISSION

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

1.) PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN PRELIMINARY APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON _____, 20___.

2.) 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 _____, 2022. 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 _____, 2022.

FORT PIERCE CITY COMMISSION

BY: _____
LINDA COX, CITY CLERK

CITY 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
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. _____
PLAT REVIEWER FOR THE CITY OF FORT PIERCE

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 _____, 2022.

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

CLERK OF THE COURT

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 _____, 2022.

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

SURVEYOR

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

FILE NAME: 21-054-PLAT-COVER.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

PLAT BOOK _____
PAGE _____

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

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
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No.	DENOTES NUMBER
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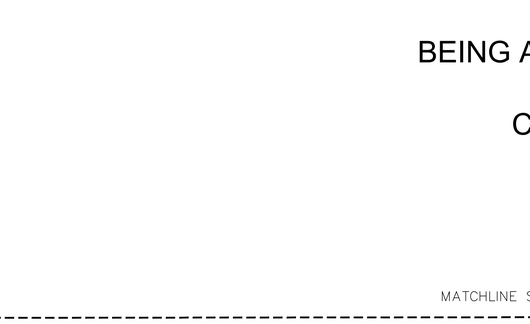
◉	DENOTES PARKER KALON NAIL & DISK PCP LB 4286
PCP	DENOTES PERMANENT CONTROL POINT
LSE	DENOTES LIFT STATION EASEMENT
WMT	DENOTES WATER MANAGEMENT TRACT
OST	DENOTES OPEN SPACE TRACT



SHEET INDEX
NOT TO SCALE

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CERTIFICATION NO. LB 4286
THOMAS P. KIERNAN
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FLORIDA CERTIFICATE No. 6199

MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 4

S0°20'05"W 80.00'

N89°39'10"W 1369.65'

S0°20'42"W 549.85'

S0°20'42"W 574.87'

N0°25'22"E 1111.78'

N0°25'22"E 974.19'

S0°25'22"W 1233.00'

1400.00'

SAVANNAHS STATE PARK

STREET NAME

STREET NAME

STREET NAME

WMT-3

LSE-2

20' UE

N89°39'10"W 135.23'

S0°20'42"W 50.00'

7275.23'

343.64'

N89°39'10"W 768.69'

149.82'

S89°39'10"E 83.69'

N89°39'10"W 95.00'

N89°39'10"W 104.99'

N89°39'10"W 748.00'

10.18'

10.14'

SET 5/8" IR&C
PRM LB 4286

GATOR TRACE ROAD

PLAT BOOK _____
PAGE _____

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
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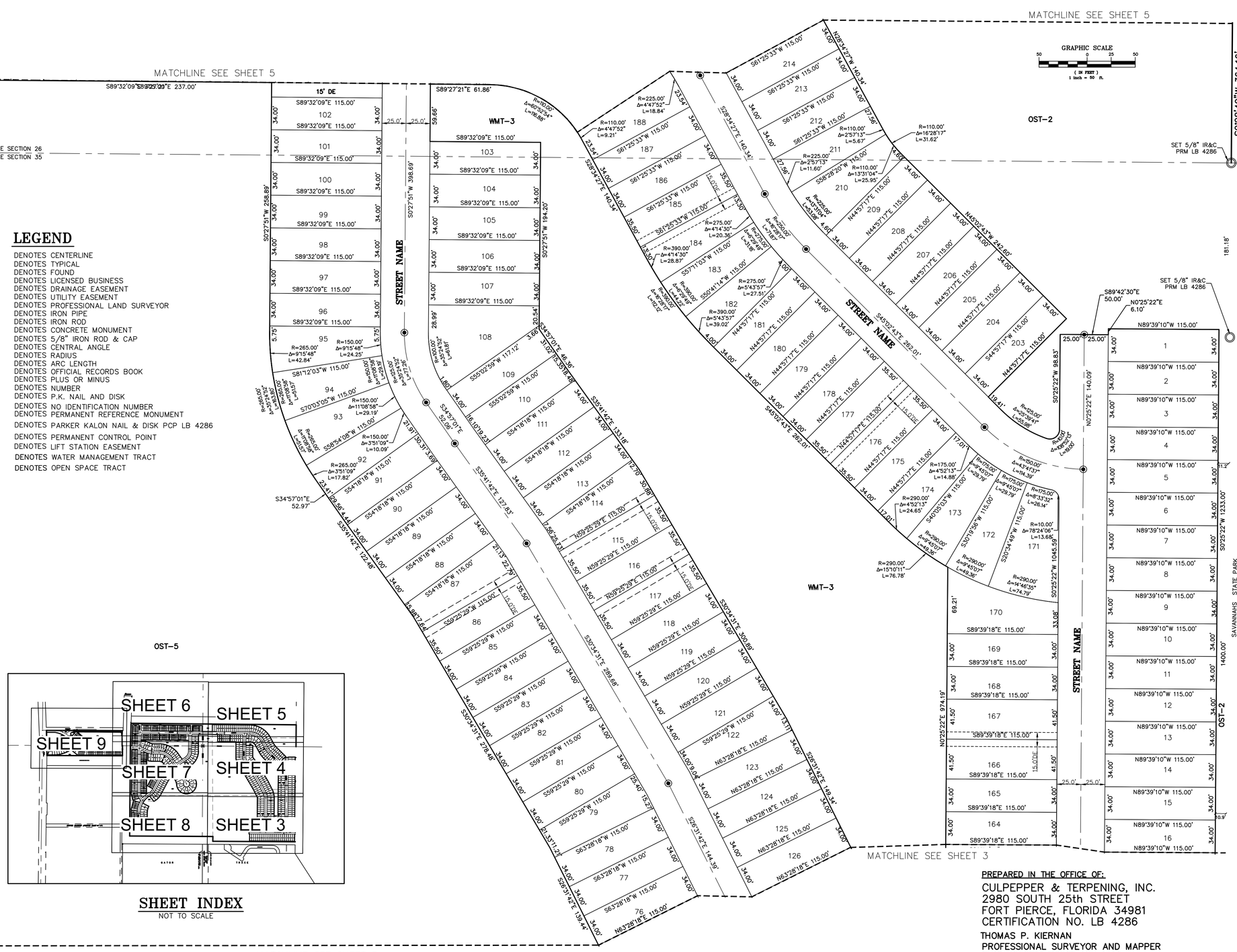

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2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286

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

FILE NAME: 21-054-PLAT-SHT3.DWG

PLAT BOOK _____
PAGE _____

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

NORTH

GRAPHIC SCALE
50 0 25 50
(IN FEET)
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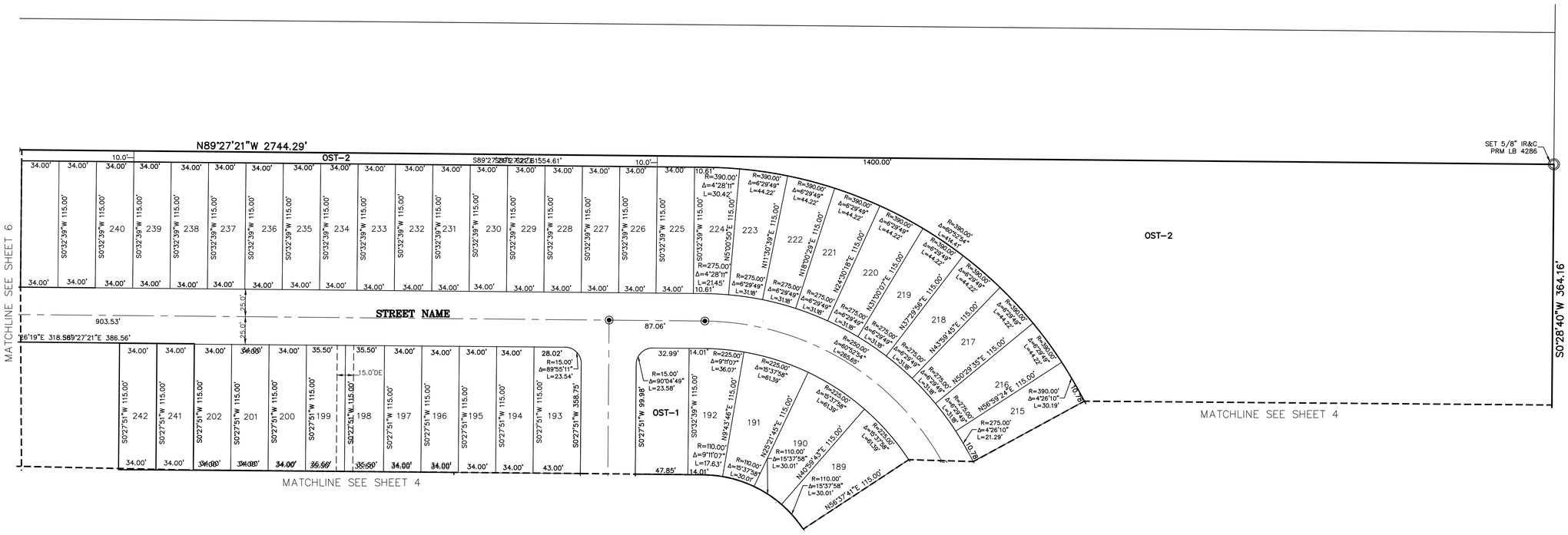

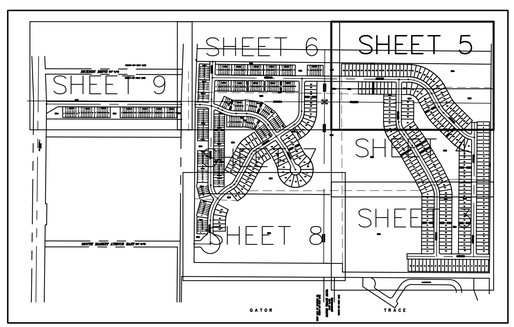

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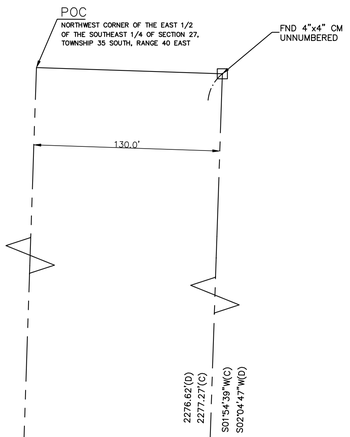

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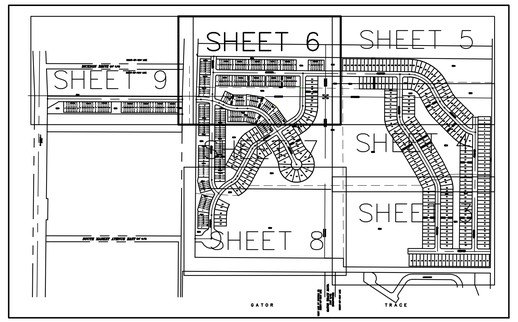

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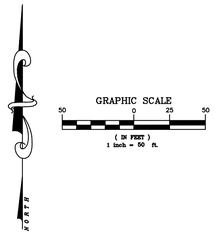

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FLORIDA CERTIFICATE No. 6199

FILE NAME: 21-054-PLAT-SHT5.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

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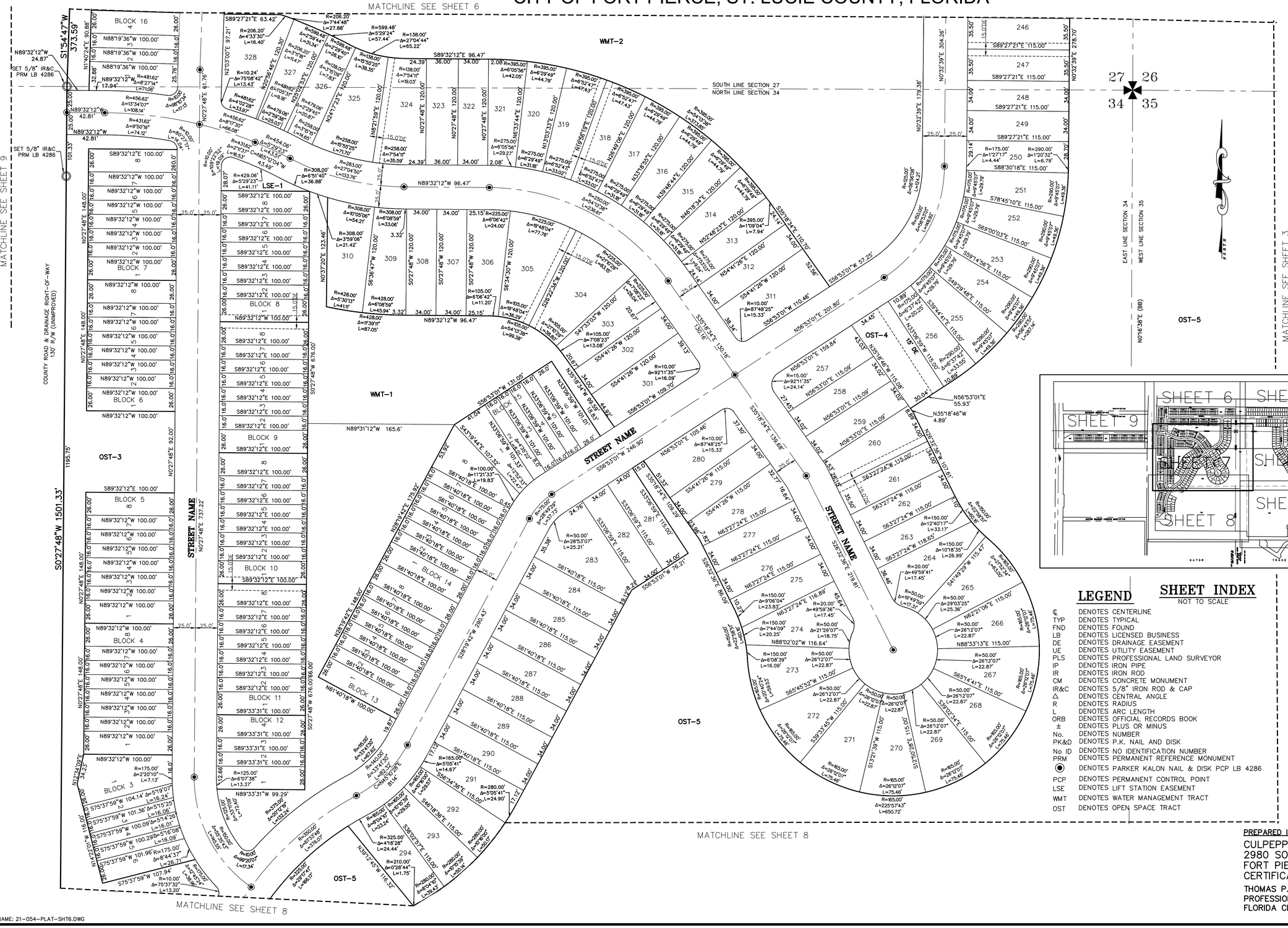

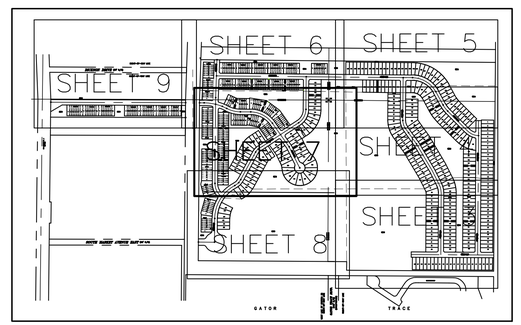

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FILE NAME: 21-054-PLAT-SHT6.DWG

SAVANNAH PRESERVE

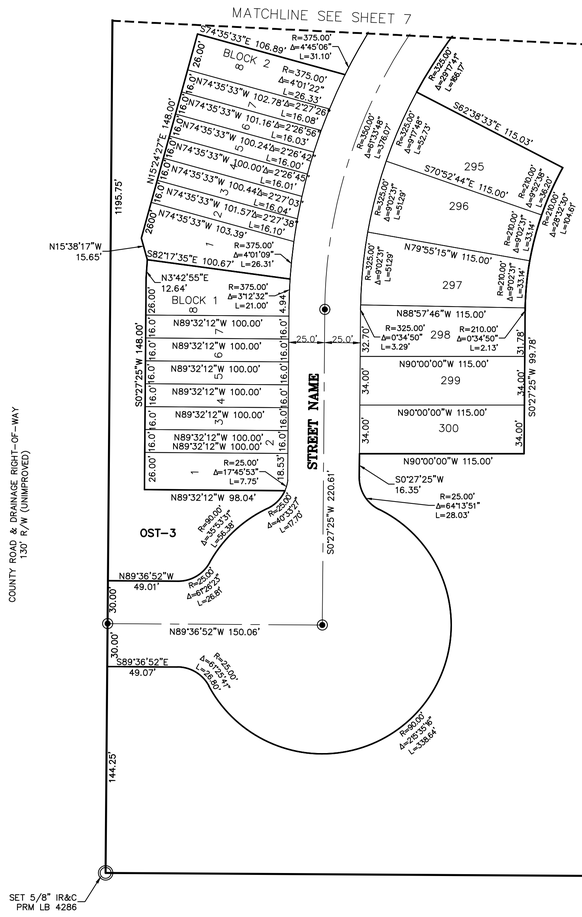
BEING A PARCEL OF LAND LYING IN SECTIONS 26, 27, 34 AND 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 7

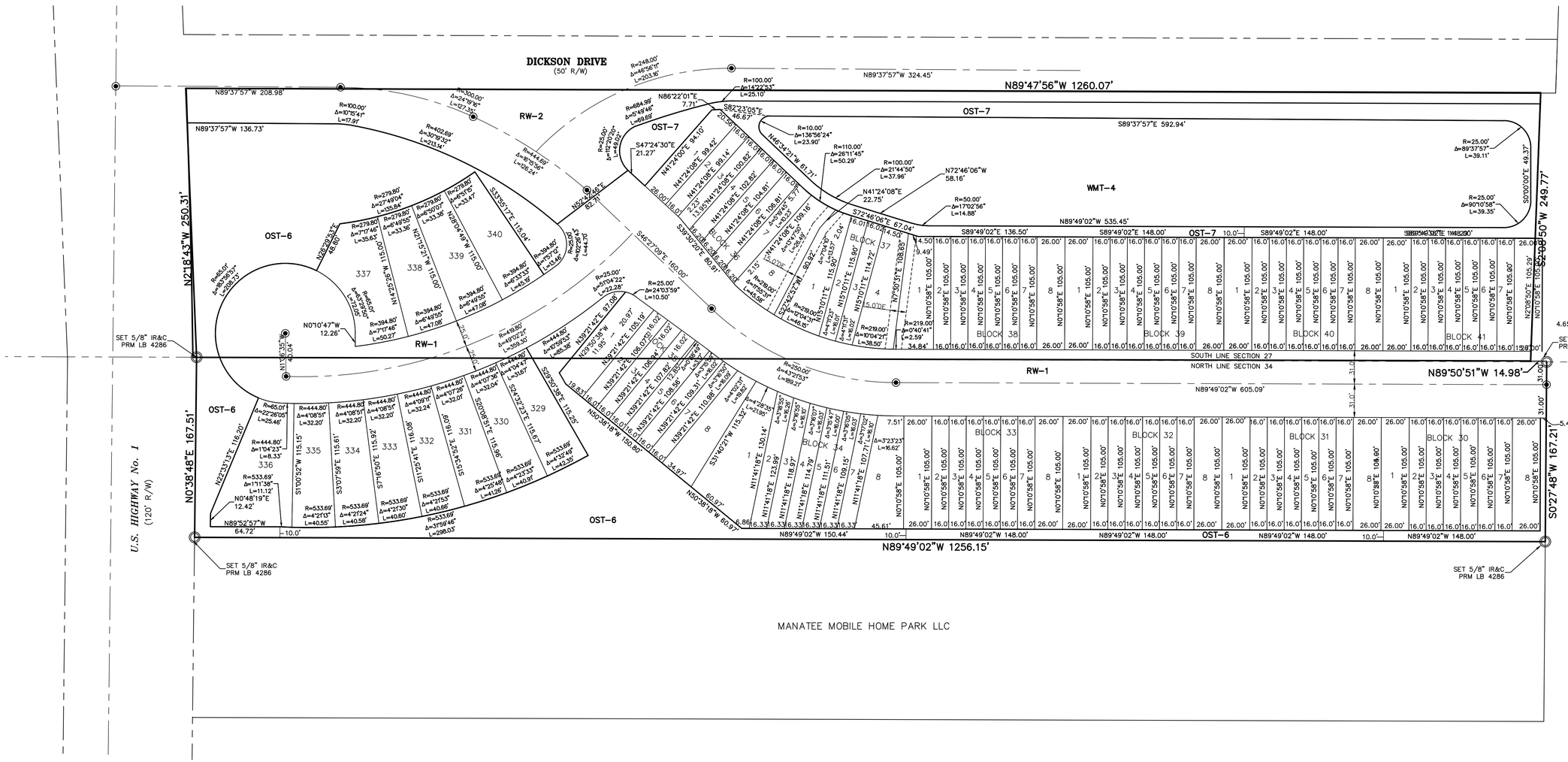

S74°35'33"E 106.89'
BLOCK 2
R=375.00' Δ=4°45'06" L=31.10'
R=375.00' Δ=4°01'22" L=26.33'
N74°35'33"W 102.78' Δ=2°27'56" L=16.08'
N74°35'33"W 101.16' Δ=2°28'56" L=16.03'
N74°35'33"W 100.24' Δ=2°28'42" L=16.00'
N74°35'33"W 100.00' Δ=2°28'49" L=16.01'
N74°35'33"W 100.44' Δ=2°27'03" L=16.04'
N74°35'33"W 101.57' Δ=2°27'38" L=16.10'
N74°35'33"W 103.39'
N15°38'17"W 15.65'
S82°17'35"E 100.67'
R=375.00' Δ=4°01'09" L=26.31'
N3°42'55"E 12.64'
R=375.00' Δ=3°12'32" L=21.00'
BLOCK 1
N89°32'12"W 100.00'
N89°32'12"W 100.00'
N89°32'12"W 100.00'
N89°32'12"W 100.00'
N89°32'12"W 100.00'
N89°32'12"W 100.00'
N89°32'12"W 100.00'
N89°32'12"W 100.00'
N89°32'12"W 98.04'
R=25.00' Δ=17°45'53" L=7.75'
S0°27'25"W 148.00'
1195.75'
26.00'
16.0'
6.94'
18.53'
25.0'
32.75'
34.00'
STREET NAME
S0°27'25"W 220.61'
S0°27'25"W 99.78'
31.78'
295
296
297
298
299
300
S70°52'44"E 115.00'
S82°38'33"E 115.03'
N79°55'15"W 115.00'
N88°57'46"W 115.00'
N90°00'00"W 115.00'
S0°27'25"W 16.35'
R=25.00' Δ=64°13'51" L=28.03'
R=325.00' Δ=20°17'41" L=98.17'
R=325.00' Δ=6°13'15" L=35.28'
R=325.00' Δ=6°13'15" L=378.07'
R=325.00' Δ=6°13'15" L=352.73'
R=325.00' Δ=4°02'21" L=22.91'
R=325.00' Δ=4°02'21" L=45.29'
R=325.00' Δ=0°34'50" L=3.29'
R=210.00' Δ=0°34'50" L=2.13'
R=210.00' Δ=9°02'38" L=33.16'
R=210.00' Δ=9°02'38" L=33.14'
R=210.00' Δ=9°02'38" L=33.14'
R=210.00' Δ=9°02'38" L=33.14

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

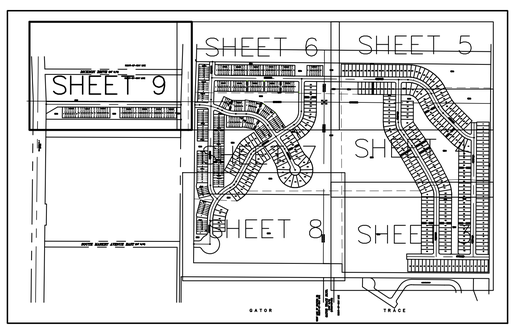
PLAT BOOK _____
PAGE _____

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.



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
WMT	DENOTES WATER MANAGEMENT TRACT
OST	DENOTES OPEN SPACE TRACT

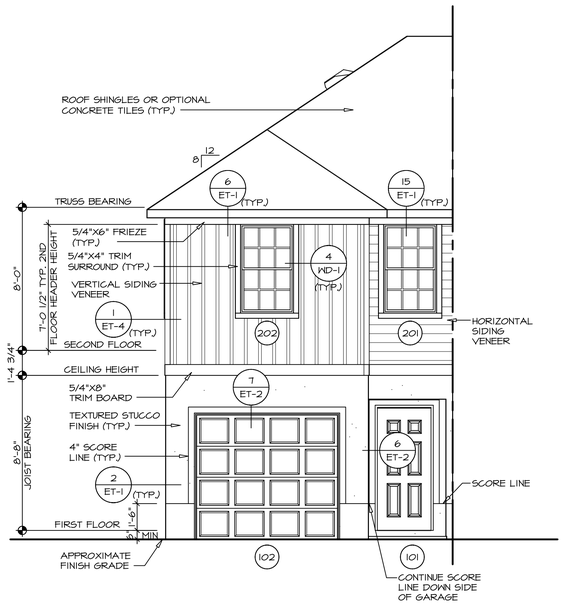


SHEET INDEX

NOT TO SCALE

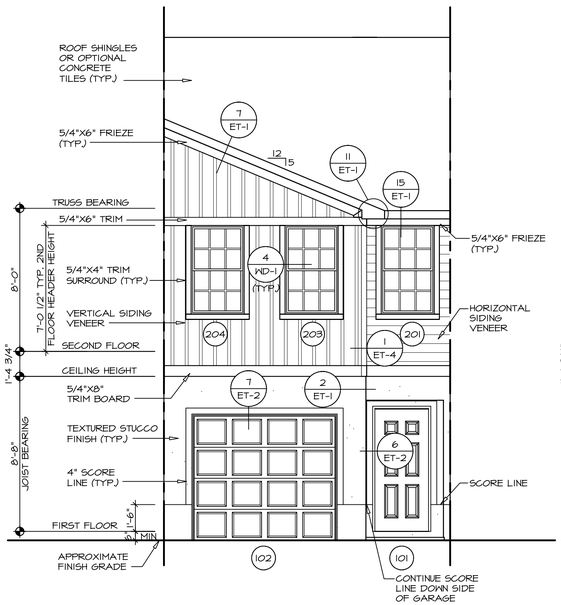
PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286
THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

FILE NAME: 21-054-PLAT-SHT8.DWG



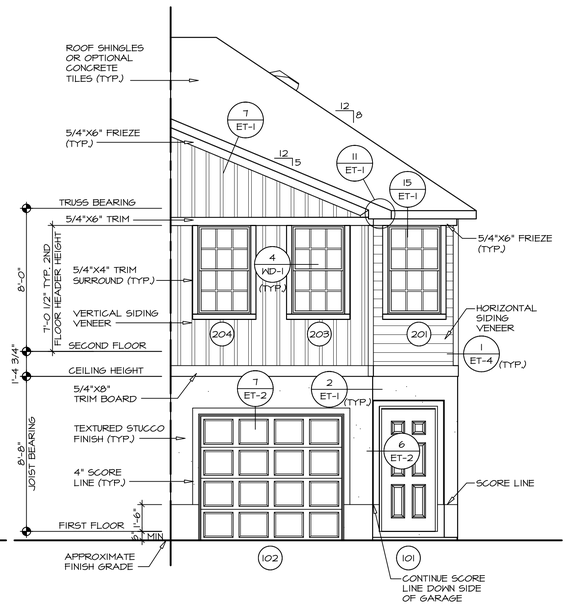
1/A-1 **FRONT ELEVATION "A"**

SCALE: 1/4" = 1'-0" — END UNIT - EXTERIOR TO FIRE SEPARATION WALL "SA1"



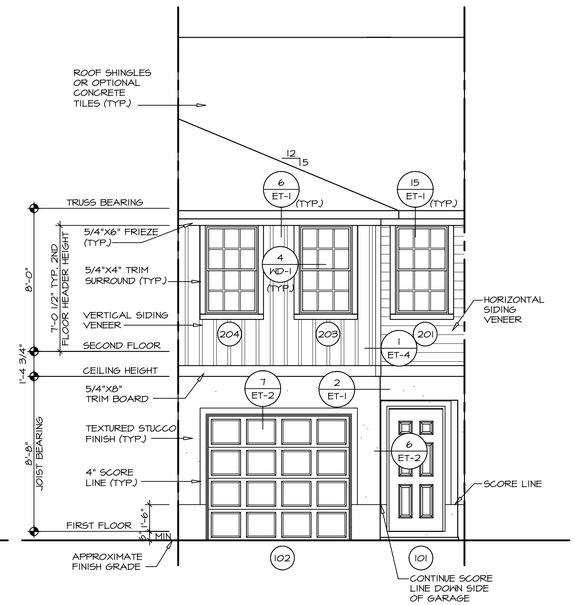
2/A-1 **FRONT ELEVATION "B"**

SCALE: 1/4" = 1'-0" — INTERIOR UNIT "SA0"



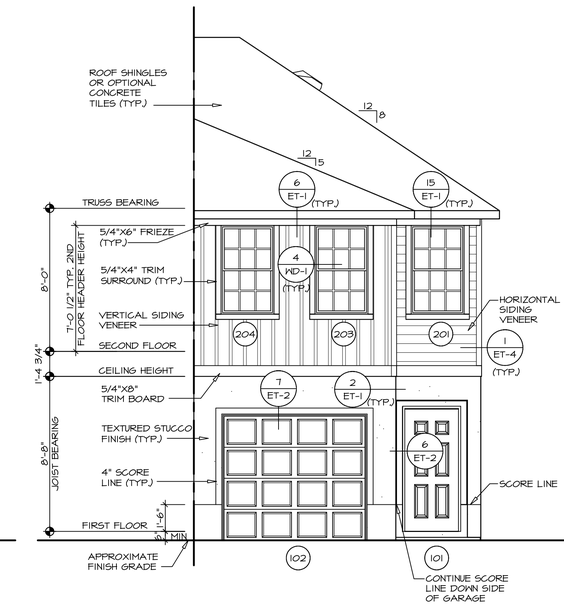
3/A-1 **FRONT ELEVATION "B"**

SCALE: 1/4" = 1'-0" — END UNIT - FIRE SEPARATION WALL TO EXTERIOR "SA1"



4/A-1 **FRONT ELEVATION "C"**

SCALE: 1/4" = 1'-0" — INTERIOR UNIT "SA0"



5/A-1 **FRONT ELEVATION "C"**

SCALE: 1/4" = 1'-0" — END UNIT - FIRE SEPARATION WALL TO EXTERIOR "SA1"

REV. NO.	DATE	REMARKS

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NVR

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Frederick, MD 21703

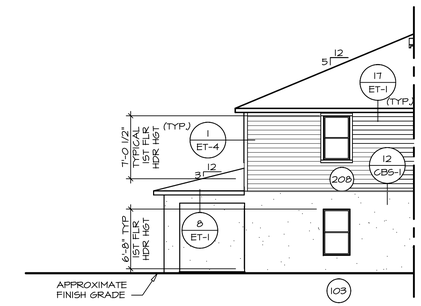
SET NO. FLGWB
VERSION CO
DRAWN BY HT
DATE: 06/02/20
OPTION

MODEL FLAMINGO WB
DRAWING TITLE FRONT ELEVATIONS
SHEET NO. A-1

OPTION DESCRIPTION

4

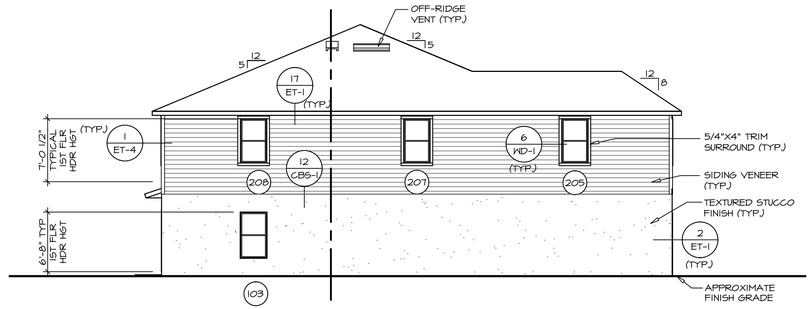
J:\PROJECTS\RYANHOMES\FLAMINGO WB_FLGWB_00\Sheets\Master Set\Elevations\4 A-1 ELV FRONT.dwg 01/18/21 - 1:22 pm



4 A-2 **PARTIAL LEFT ELEVATION**

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

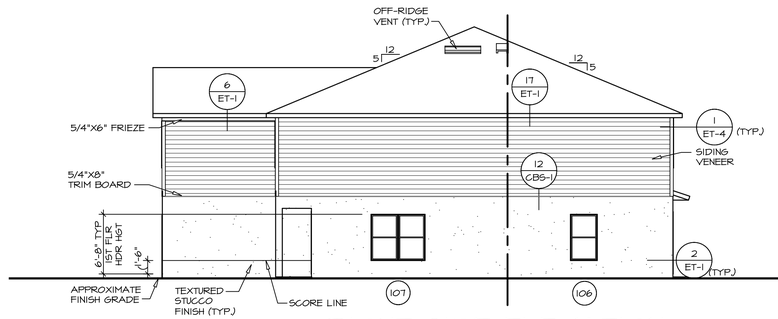
END UNIT - WALL EXTERIOR TO FIRE SEPARATION "SAI" W/ OPT. LANAI "EPL"



1 A-2 **LEFT SIDE ELEVATION**

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

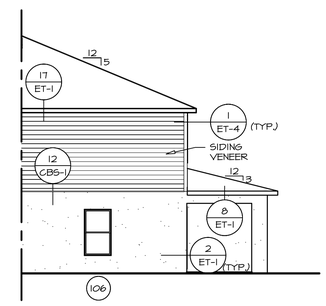
ELEVATION "A" "ELA"
END UNIT - WALL EXTERIOR TO FIRE SEPARATION "SAI"



2 A-2 **RIGHT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"

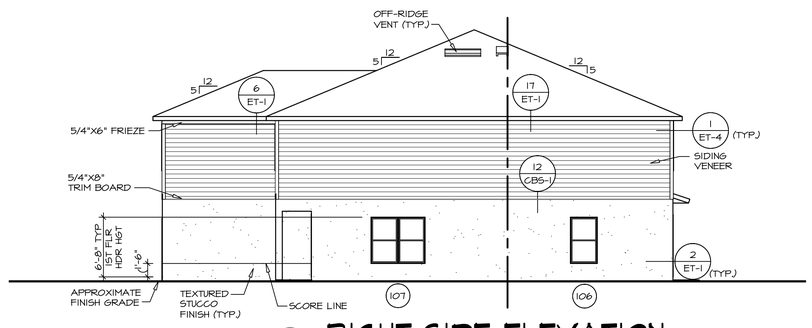
ELEVATION "B" "ELB"
END UNIT - FIRE SEPARATION WALL TO EXTERIOR "SAM"



5 A-2 **PARTIAL RIGHT ELEVATION**

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

END UNIT - FIRE SEPARATION WALL TO EXTERIOR "SAM" W/ OPT. LANAI "EPL"



3 A-2 **RIGHT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"

ELEVATION "C" "ELC"
END UNIT - FIRE SEPARATION WALL TO EXTERIOR "SAM"

REV. NO.	DATE	REMARKS

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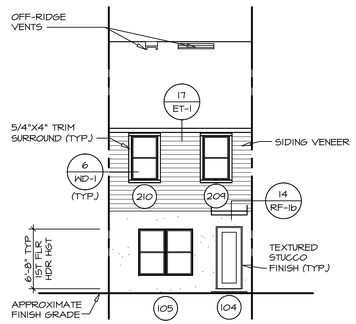
SET NO. FLGWB
VERSION 00
DRAWN BY HT
DATE: 06/02/20
OPTION

MODEL: FLAMINGO WB
DRAWING TITLE: SIDE ELEVATIONS
OPTION DESCRIPTION

SHEET NO. A-2

5

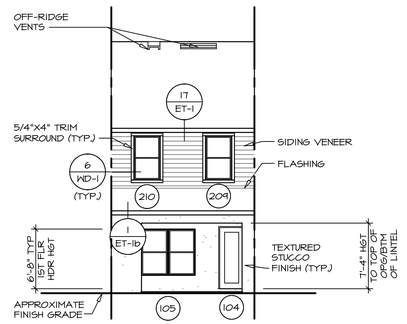
J:\PROJECTS\RYANHOMES\FLAMINGO WB_FLGWB_00\Sheets\Master Set\Elevations\5 A-2 ELV_SIDE.dwg 01/18/21 - 1:22 pm



1 A-2b REAR ELEVATION

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

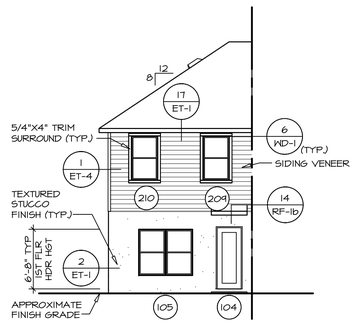
ELEVATION "B" **"ELB"**
ELEVATION "C" **"ELC"**
INTERIOR UNIT **"SAO"**



2 A-2b REAR ELEVATION

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

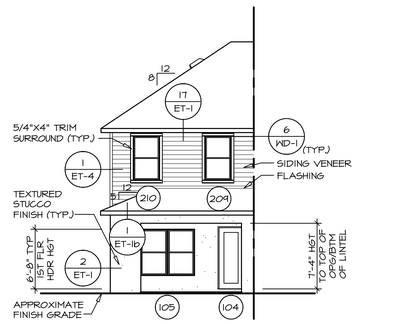
ELEVATION "B" **"ELB"**
ELEVATION "C" **"ELC"**
INTERIOR UNIT **"SAO"**
OPT. LANAI **"EPL"**



3 A-2b REAR ELEVATION

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

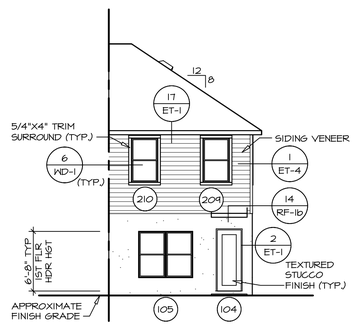
ELEVATION "B" **"ELB"**
ELEVATION "C" **"ELC"**
END UNIT - FIRE SEPARATION
WALL TO EXTERIOR **"SAM"**



4 A-2b REAR ELEVATION

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

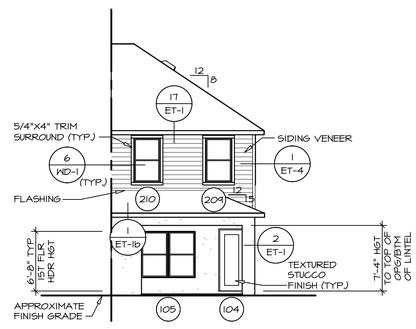
ELEVATION "B" **"ELB"**
ELEVATION "C" **"ELC"**
END UNIT - FIRE SEPARATION
WALL TO EXTERIOR **"SAM"**
OPT. LANAI **"EPL"**



5 A-2b REAR ELEVATION

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

ELEVATION "A" **"ELA"**
END UNIT - EXTERIOR TO
FIRE SEPARATION WALL **"SAI"**



6 A-2b REAR ELEVATION

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

ELEVATION "A" **"ELA"**
END UNIT - EXTERIOR TO
FIRE SEPARATION WALL **"SAI"**
OPT. LANAI **"EPL"**

REMARKS

REV. NO.	DATE

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SET NO. FLGWB
VERSION 00
DRAWN BY HT
DATE: 06/02/20
OPTION

SHEET NO. A-2b
MODEL FLAMINGO WB
DRAWING TITLE REAR ELEVATIONS
OPTION DESCRIPTION

6

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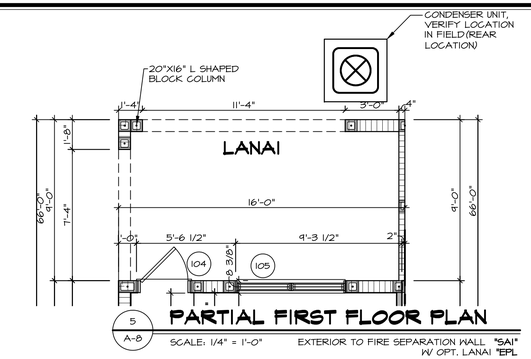

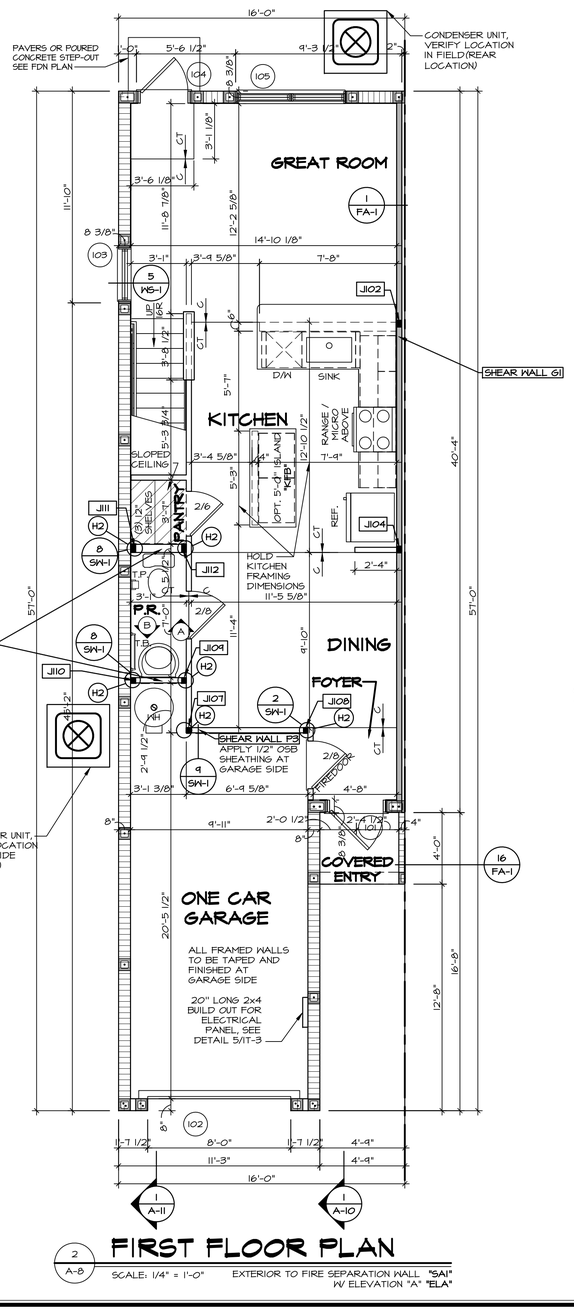

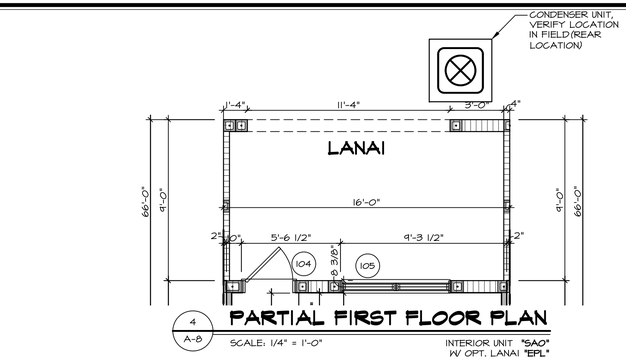

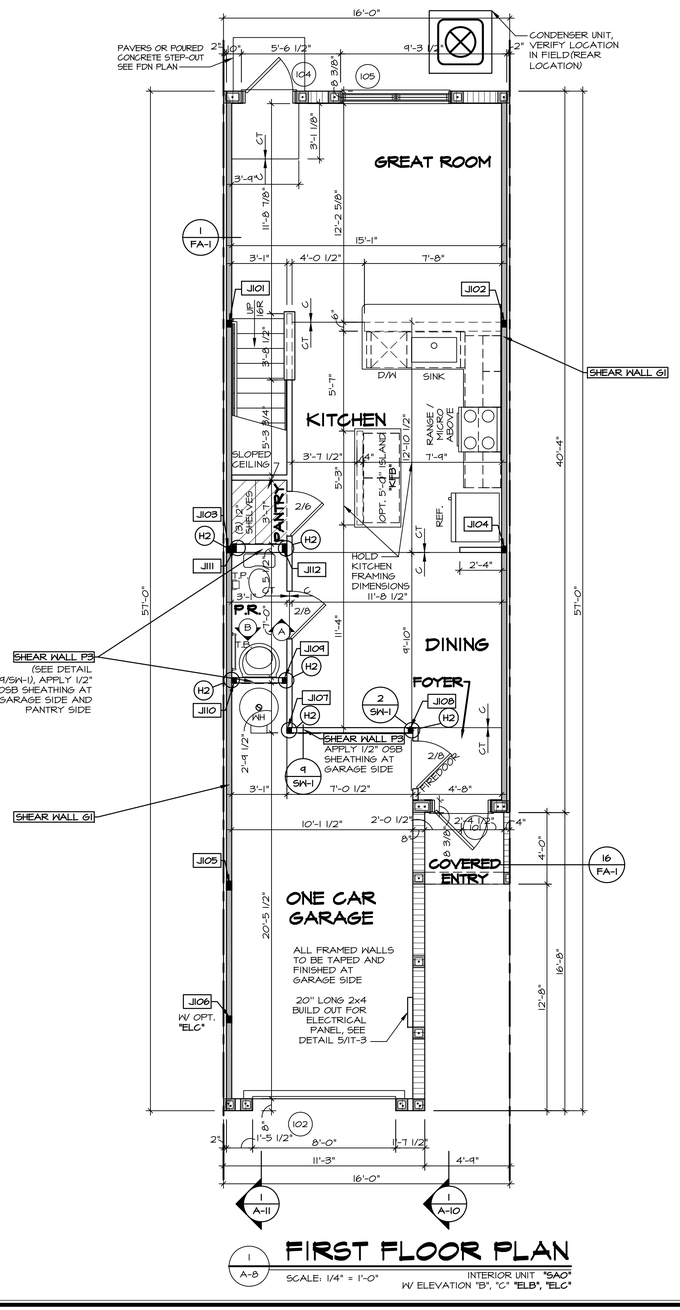

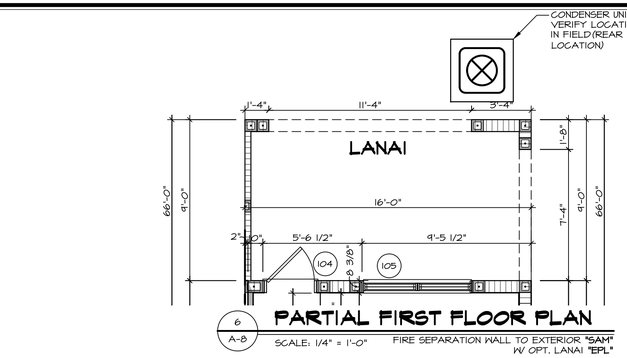

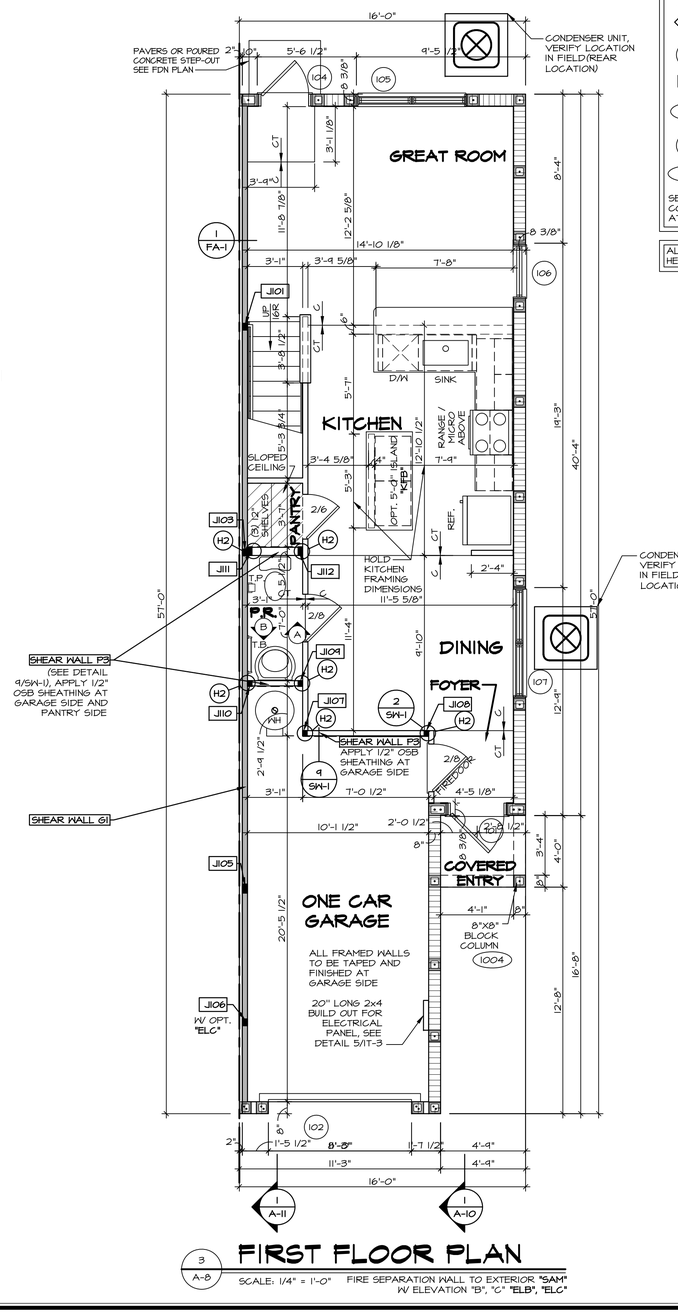

NOTES:

1. ALL BLOCK WALL DIMENSIONS AT CONDITIONED SPACE INCLUDE FURRING STRIPS.
2. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
3. SCHEDULES (N-2)

LEGEND

- WOOD BEARING WALL: BEARING WALLS - 2X SYP#2 STUDS AT 16" O.C.
- NON BEARING WALL: 2X STUD GRADE LUMBER OR METAL STUDS AT 24" O.C. *SEE SW-1 FOR SHEAR WALL STUD SPACING (WHEN INDICATED).
- MASONRY WALL
- JACKS
- BEAM/HEADER
- PAD FOOTING
- STEEL COLUMN
- SHEAR WALL HOLD DOWN
- JOIST/TRUSS
- ENGINEERING PAGE NUMBER
- WINDOW/DOOR TAG
- PRECAST LINTEL TAG

SEE FC DETAILS FOR FRAMING CONNECTORS AND STUD SPACING AT FRAMED WALLS

ALL WINDOWS HAVE 6'-8" HEADER HEIGHT UNLESS OTHERWISE NOTED

REMARKS

REV. NO.	DATE

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SET NO. FLOWB
VERSION 00
DRAWN BY HD
DATE: 5/25/20
OPTION

SHEET NO. A-8
MODEL FLAMINGO WB
DRAWING TITLE FIRST FLOOR PLANS
OPTION DESCRIPTION

13

J:\PROJECTS\RYANHOMES\FLAMINGO WB_FLOWB_00\Sheets\Master Set\First Floor Plan\13 A-8 PLNT.dwg 01/18/21 - 1:23 pm

NOTES:

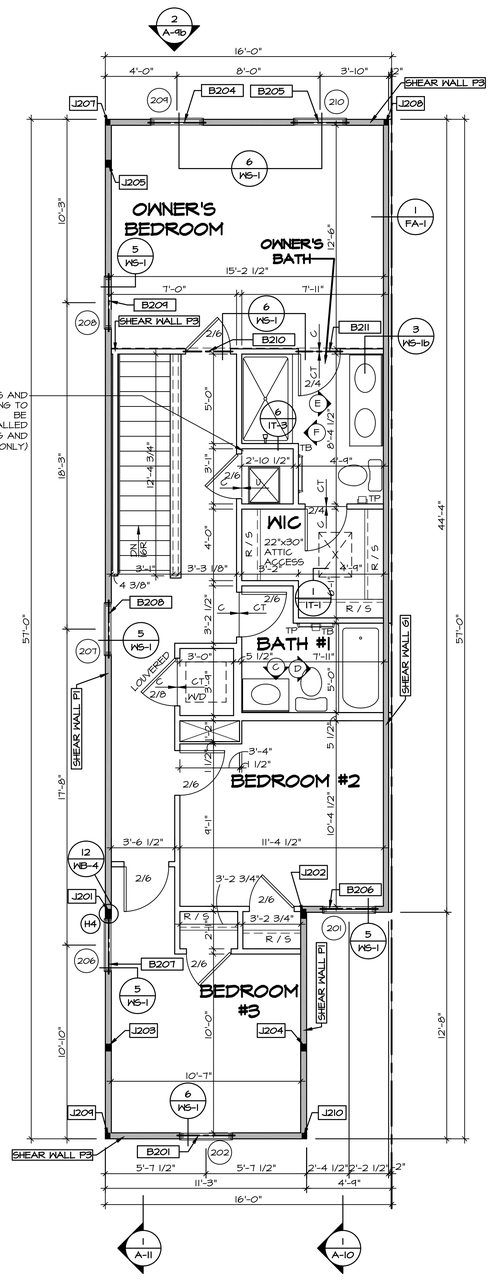
1. ALL BLOCK WALL DIMENSIONS AT CONDITIONED SPACE INCLUDE FURRING STRIPS.
2. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
3. SCHEDULES (N-2)

LEGEND

- WOOD BEARING WALL: BEARING WALLS - 2X SYP#2 STUDS AT 16" O.C.
- NON BEARING WALL: 2X STUD GRADE LUMBER OR METAL STUDS AT 24" O.C. *SEE SW-1 FOR SHEAR WALL STUD SPACING (WHEN INDICATED).
- MASONRY WALL
- JACKS
- BEAM/HEADER
- PAD FOOTING
- STEEL COLUMN
- SHEAR WALL HOLD DOWN
- JOIST/TRUSS
- ENGINEERING PAGE NUMBER
- WINDOW/DOOR TAG
- PRECAST LINTEL TAG

SEE FC DETAILS FOR FRAMING CONNECTORS AND STUD SPACING AT FRAMED WALLS

ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED

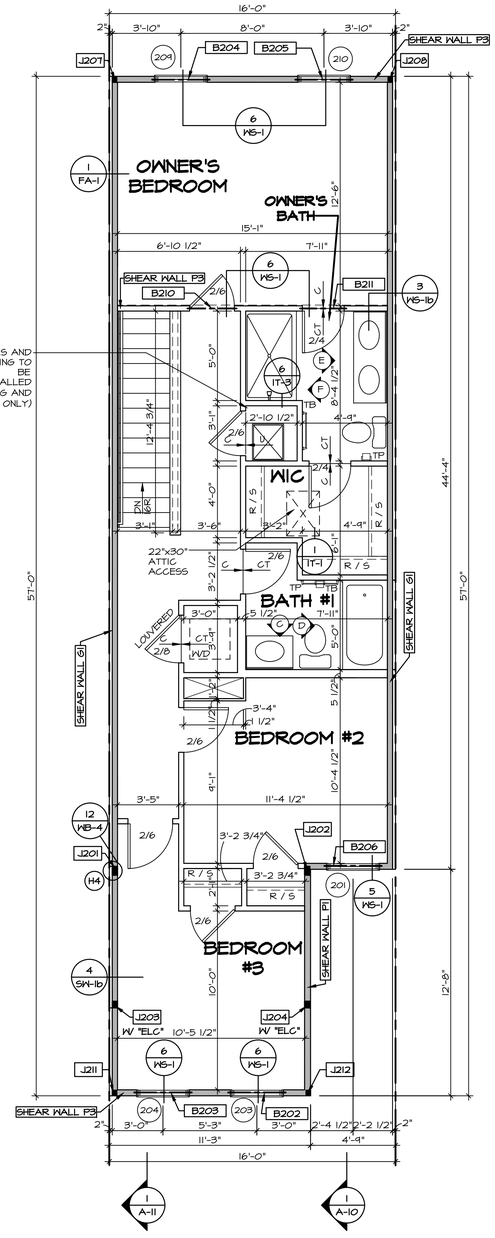


SECOND FLOOR PLAN

2 / A-9

SCALE: 1/4" = 1'-0"

EXTERIOR TO FIRE SEPARATION WALL "SA1"
ELEVATION "A" "ELA"
THREE BEDROOM "BCB"

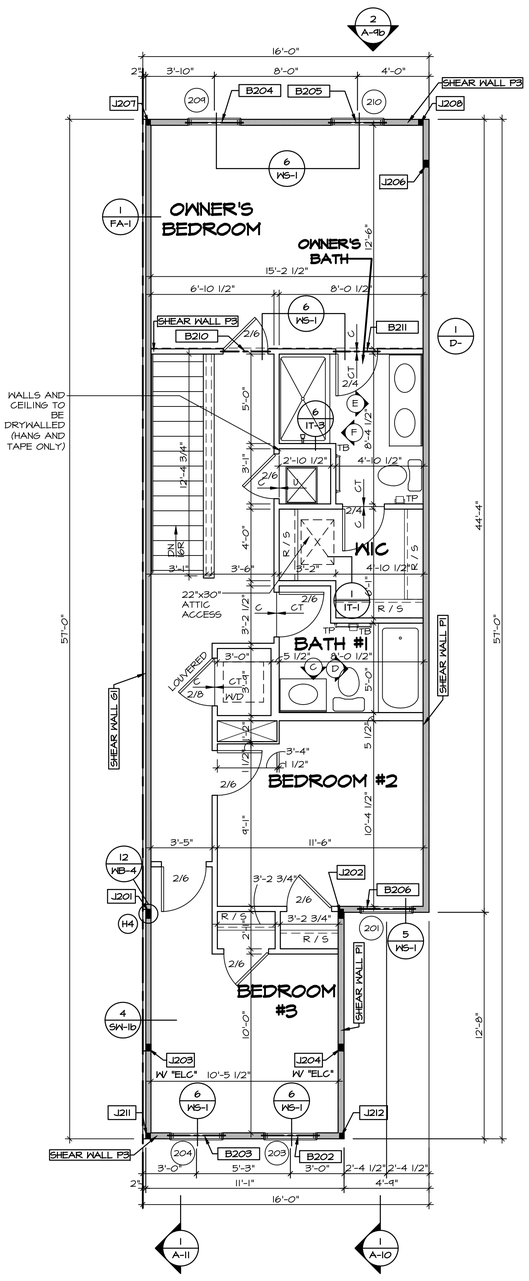


SECOND FLOOR PLAN

1 / A-9

SCALE: 1/4" = 1'-0"

INTERIOR UNIT "SAO"
ELEVATION "B", "C" "ELB", "ELC"
THREE BEDROOM "BCB"



SECOND FLOOR PLAN

3 / A-9

SCALE: 1/4" = 1'-0"

FIRE SEPARATION WALL TO EXTERIOR "SAM"
ELEVATION "B", "C" "ELB", "ELC"
THREE BEDROOM "BCB"

REV. NO.	DATE	REMARKS

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Frederick, MD 21703

SET NO. FLAWB
VERSION 00
DRAWN BY HD
DATE: 5/27/20

MODEL FLAMINGO WB
DRAWING TITLE SECOND FLOOR PLANS
OPTION DESCRIPTION
OPTION

SHEET NO. A-9

15

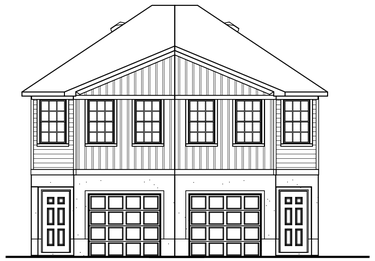
J:\PROJECTS\RYANHOMES\FLAMINGO WB_FLOWB_00\Sheets\Master Set\Second Floor Plan\15 A-9 PLN2.dwg 01/18/21 - 1:24 pm

UNIT B
ELEVATION "A"
(PER PLAN)

UNIT A
ELEVATION "A"
(REVERSE)

1 / B-2 — 2 - UNIT BUILDING

SCALE: 1/8" = 1'-0" FLG2A



UNIT B
ELEVATION "B"
(REVERSE)

UNIT A
ELEVATION "B"
(PER PLAN)

2 / B-2 — 2 - UNIT BUILDING

SCALE: 1/8" = 1'-0" FLG2B

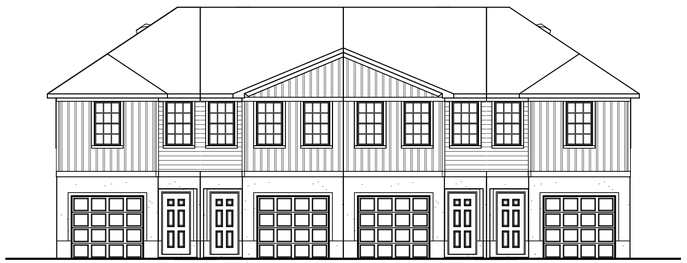
UNIT C
ELEVATION "A"
(PER PLAN)

UNIT B
ELEVATION "B"
(REVERSE)

UNIT A
ELEVATION "B"
(PER PLAN)

3 / B-2 — 3 - UNIT BUILDING

SCALE: 1/8" = 1'-0" FLG03



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" FLG04

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" FLG05

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" FLG06

REMARKS

REV. NO.	DATE

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5285 Westview Drive, Suite 100
Frederick, MD 21703

SHEET NO. B-2

MODEL FLAMINGO WB

DRAWING TITLE BUILDING STRIP ELEVATIONS 2, 3, 4, 5, 6-UNIT BUILDING

OPTION DESCRIPTION BLOCK FIRST FLOOR

SET NO. FLGWB VERSION 00

DRAWN BY HT

DATE: 06/11/20

OPTION SPF

501

J:\PROJECTS\RYANHOMES\FLAMINGO WB_FLGWB_00\Sheets\Buildings\501 B-2 UNIT_STRP_23456.dwg 01/19/21 - 8:49 am

UNIT G
ELEVATION "A"
(PER PLAN)

UNIT F
ELEVATION "C"
(REVERSE)

UNIT E
ELEVATION "C"
(PER PLAN)

UNIT D
ELEVATION "B"
(REVERSE)

UNIT C
ELEVATION "B"
(PER PLAN)

UNIT B
ELEVATION "C"
(REVERSE)

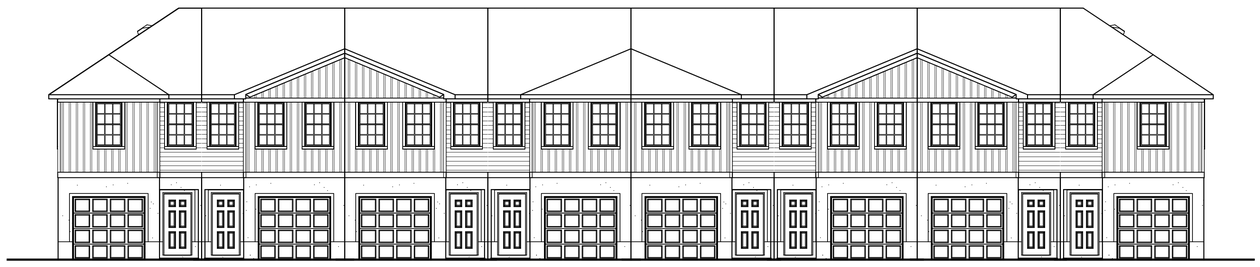
UNIT A
ELEVATION "C"
(PER PLAN)

1
B-2

7 - UNIT BUILDING

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

FLGOT



UNIT H
ELEVATION "A"
(PER PLAN)

UNIT G
ELEVATION "B"
(REVERSE)

UNIT F
ELEVATION "B"
(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)

2
B-2

8 - UNIT BUILDING

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

FLGOB

REMARKS

REV. NO.	DATE

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Frederick, MD 21703

SHEET NO.
B-2

MODEL
FLAMINGO WB

DRAWING TITLE
BUILDING STRIP ELEVATIONS
7, 8-UNIT BUILDING

OPTION DESCRIPTION
BLOCK FIRST FLOOR

502

SET NO. FLGWB
VERSION 00

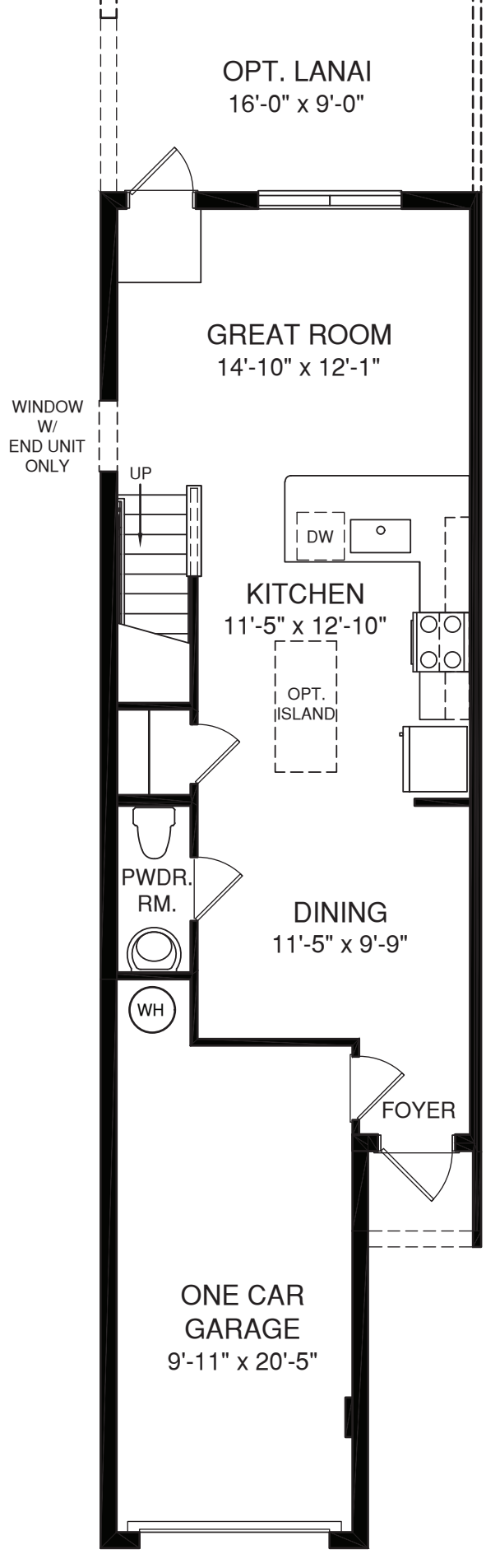
DRAWN BY HT

DATE: 06/11/20

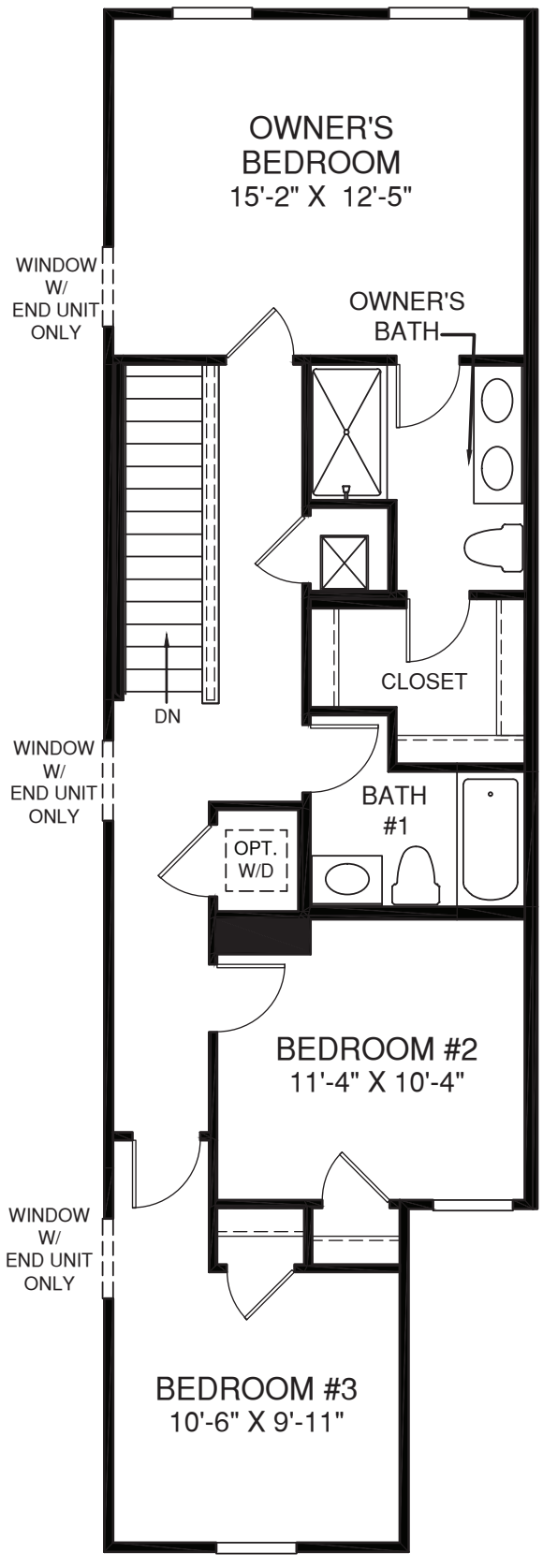
OPTION
SPFF

J:\PROJECTS\RYANHOMES\FLAMINGO WB_FLGWB_00\Sheets\Buildings\502 B-2 UNIT STRIP 7&8.dwg 01/19/21 - 8:49 am

FLAMINGO



MAIN LEVEL



UPPER LEVEL

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Elevations shown are artist's concepts. Floor plans may vary per elevation. Ryan Homes reserves the right to make changes without notice or prior obligation.

EQUAL HOUSING OPPORTUNITY
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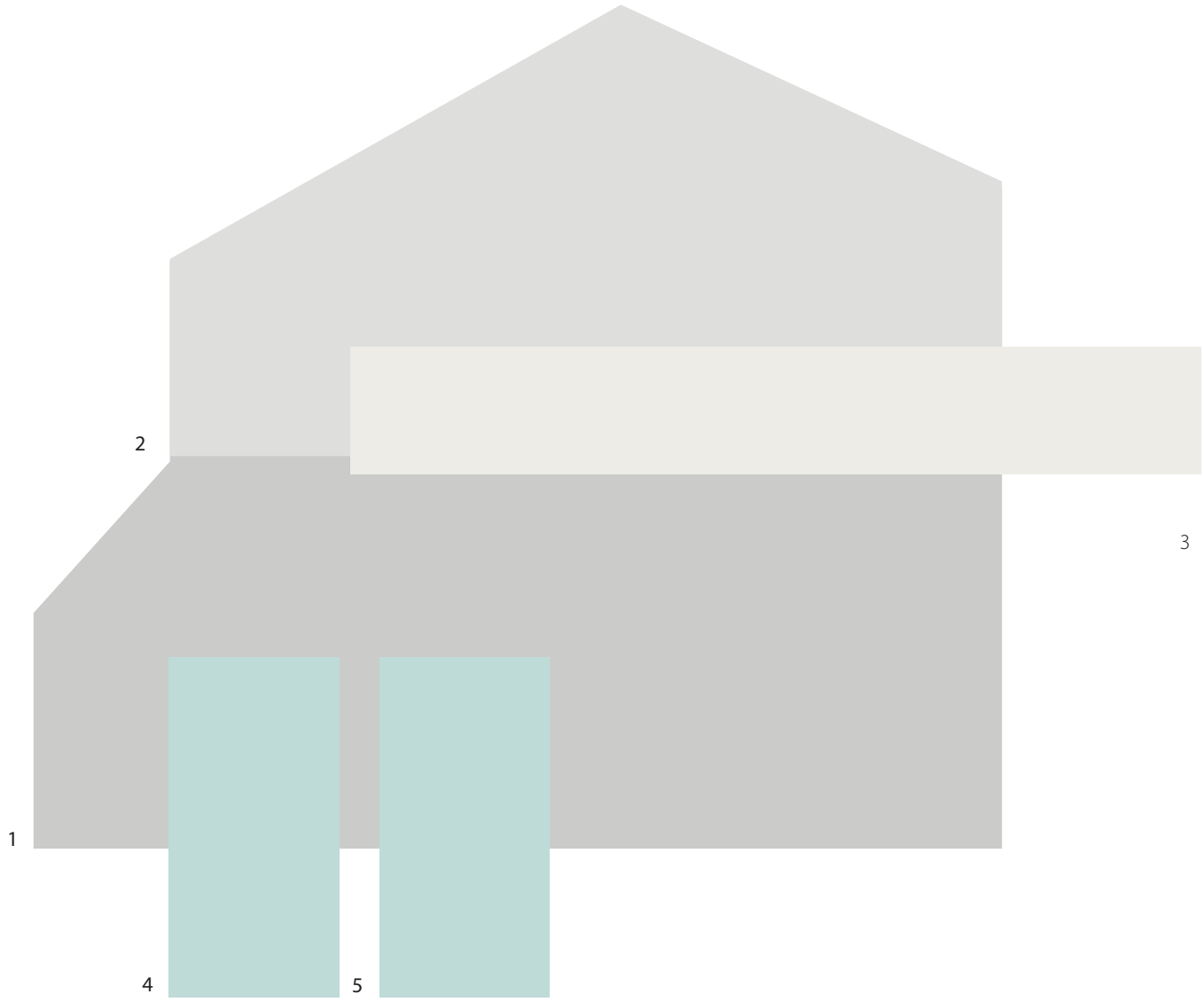
Elevations shown are artist's concepts. Floor plans may vary per elevation. Ryan Homes reserves the right to make changes without notice or prior obligation.

Ryan Homes

SHERWIN-WILLIAMS.
HOMESCAPES™

Simply Ryan



Scheme 201

1	Body	SW 7064 Passive
2	Hardiboard	SW 7063 Nebulous White
3	Trim	SW 7005 Pure White
4	Shutters	SW 6484 Meander Blue
5	Front Door	SW 6484 Meander Blue

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Color samples shown approximate actual paint colors as closely as possible. 21-03-3281

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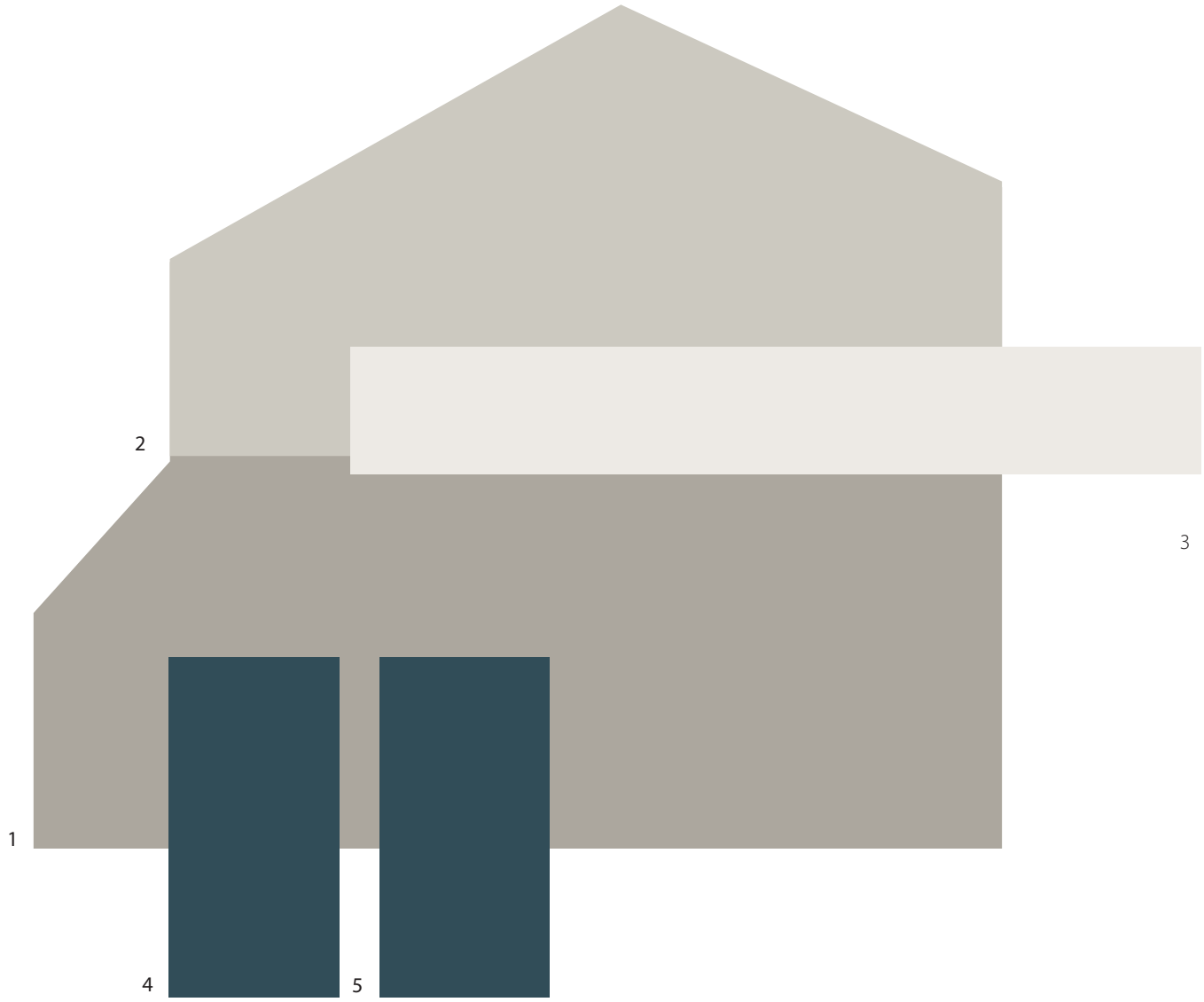

Scheme 202

1	Body	SW 7017 Dorian Gray
2	Hardiboard	SW 7015 Repose Gray
3	Trim	SW 7004 Snowbound
4	Shutters	SW 7620 Seaworthy
5	Front Door	SW 7620 Seaworthy

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Color samples shown approximate actual paint colors as closely as possible. 21-03-3281

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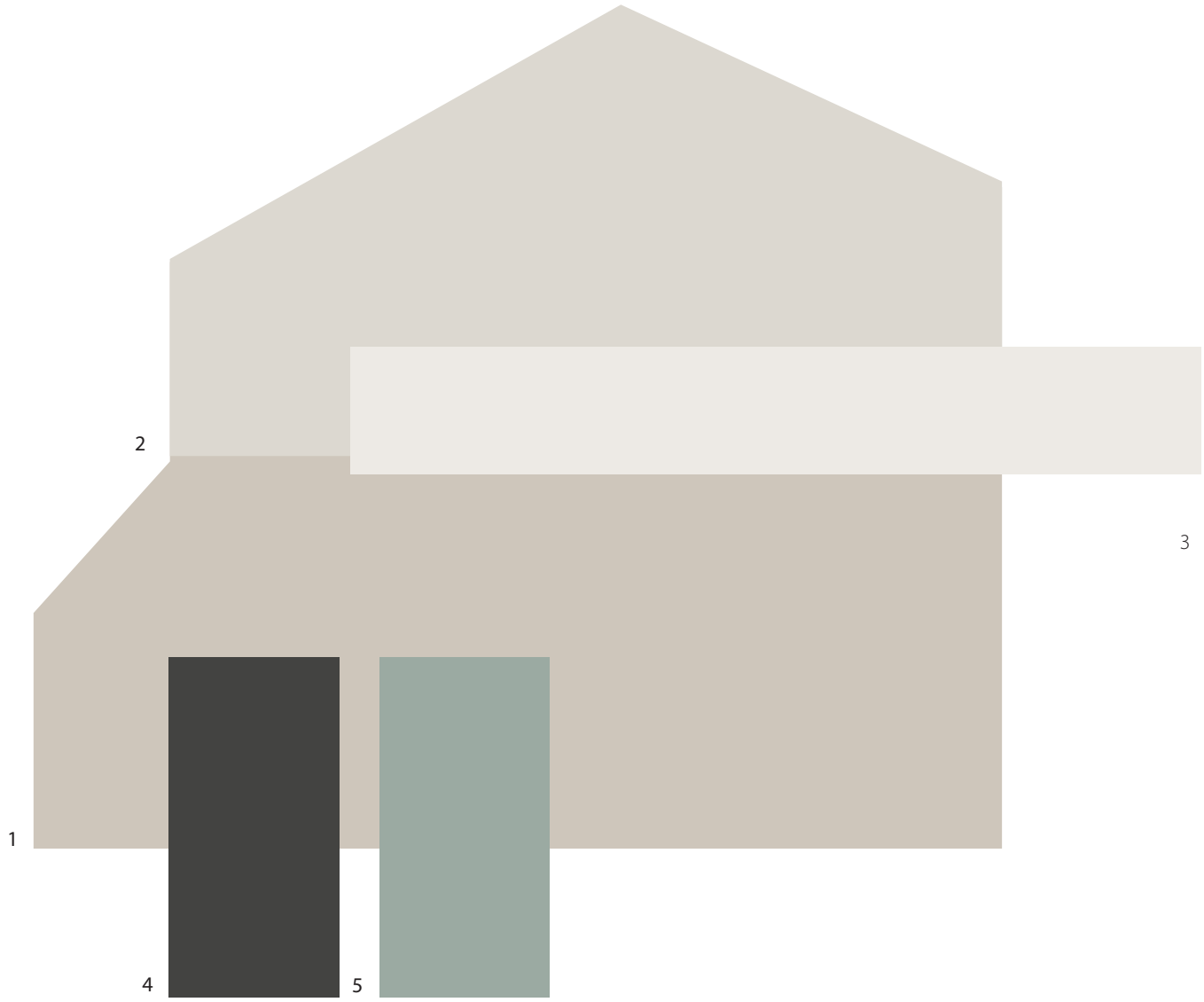

Scheme 203

1	Body	SW 7043 Worldly Gray
2	Hardiboard	SW 9166 Drift of Mist
3	Trim	SW 7004 Snowbound
4	Shutters	SW 7069 Iron Ore
5	Front Door	SW 6213 Halcyon Green

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Color samples shown approximate actual paint colors as closely as possible. 21-03-3281

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Scheme 204

1	Body	SW 6254 Lazy Gray
2	Hardiboard	SW 7006 Extra White
3	Trim	SW 7006 Extra White
4	Shutters	SW 6258 Tricorn Black
5	Front Door	SW 6258 Tricorn Black

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Color samples shown approximate actual paint colors as closely as possible. 21-03-3281

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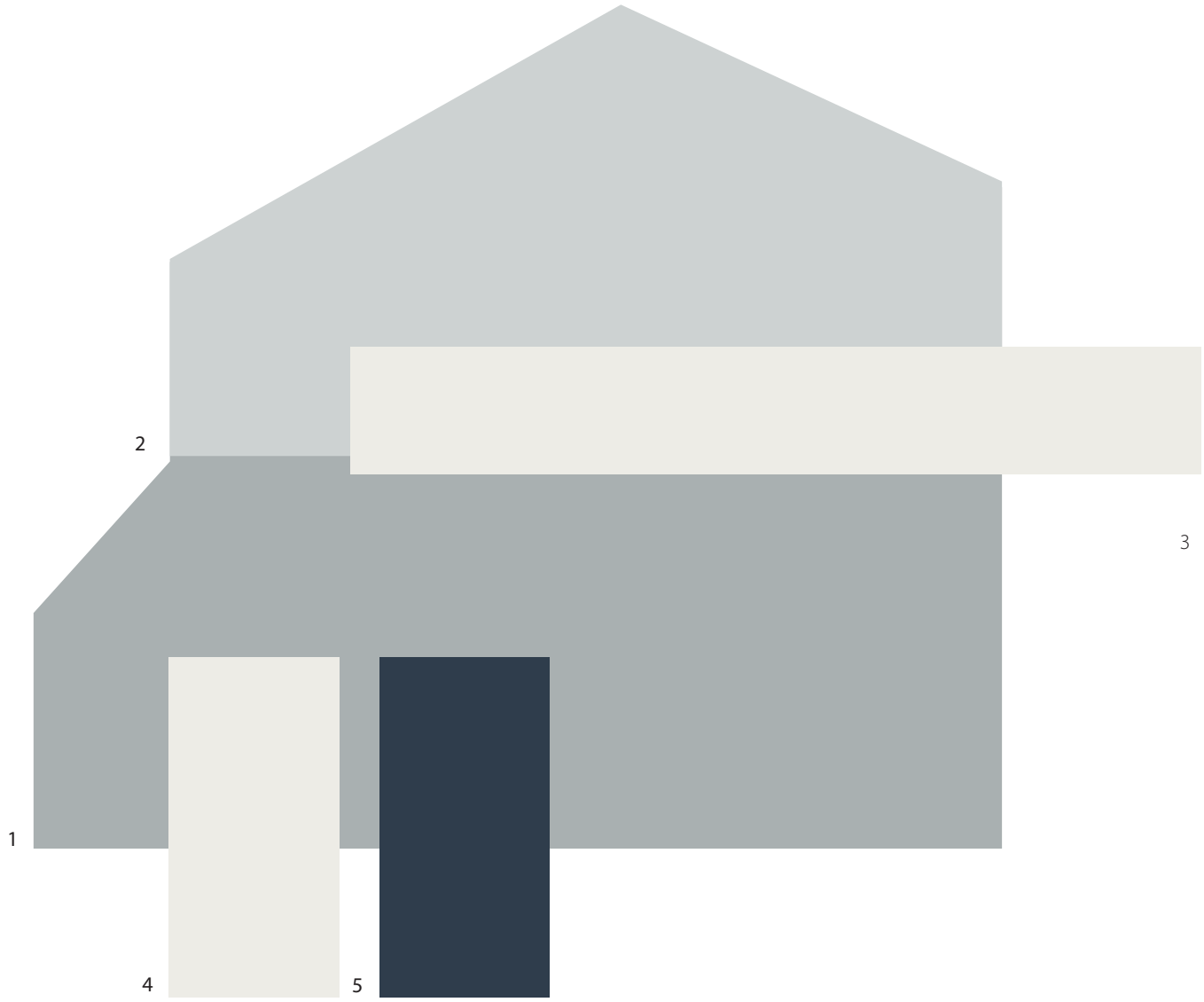

Scheme 205

1	Body	SW 6234 Uncertain Gray
2	Hardiboard	SW 6232 Misty
3	Trim	SW 7005 Pure White
4	Shutters	SW 7005 Pure White
5	Front Door	SW 6244 Naval

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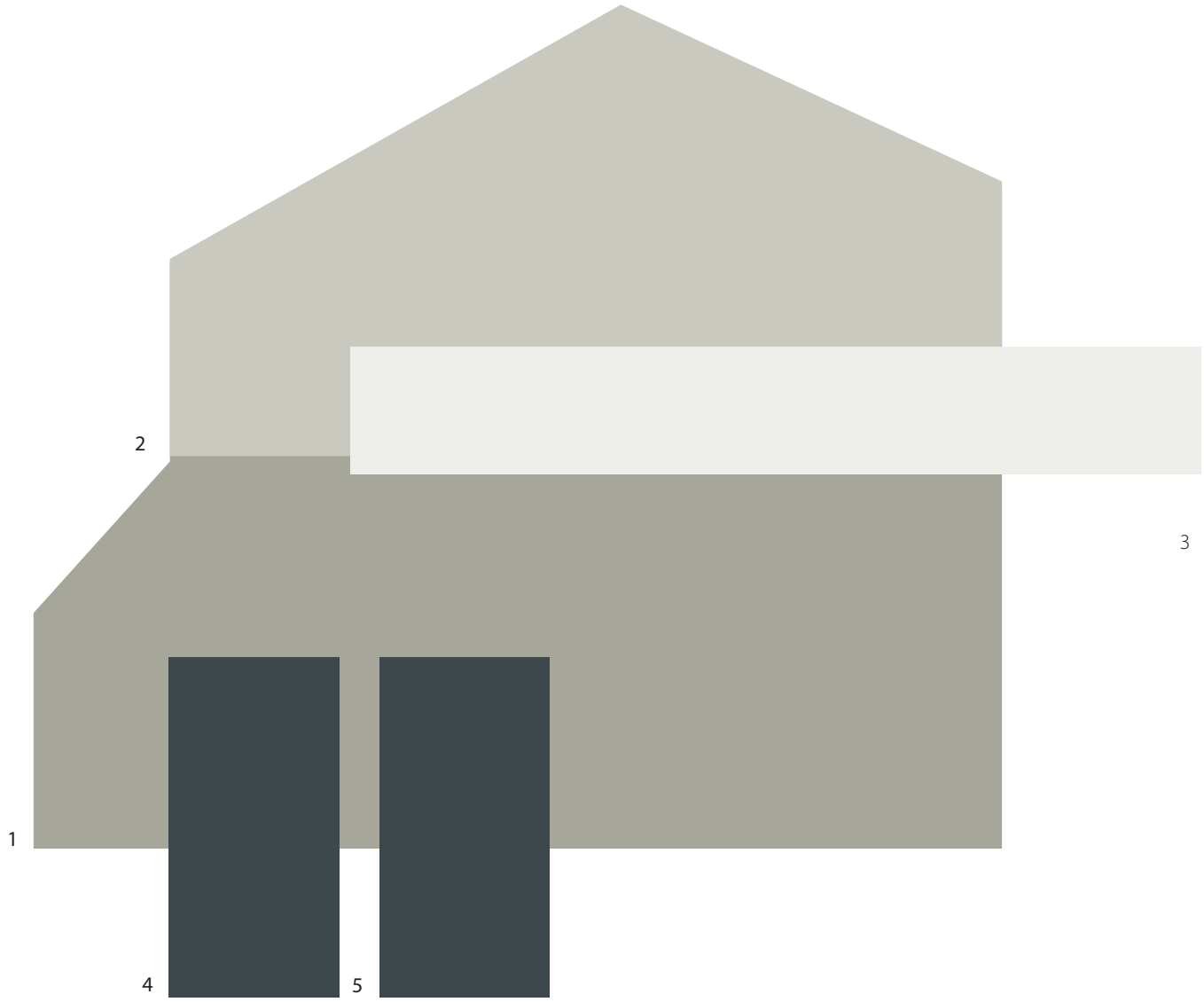

Scheme 206

1	Body	SW 6199 Rare Gray
2	Hardiboard	SW 6197 Aloof Gray
3	Trim	SW 7006 Extra White
4	Shutters	SW 7625 Mount Etna
5	Front Door	SW 7625 Mount Etna

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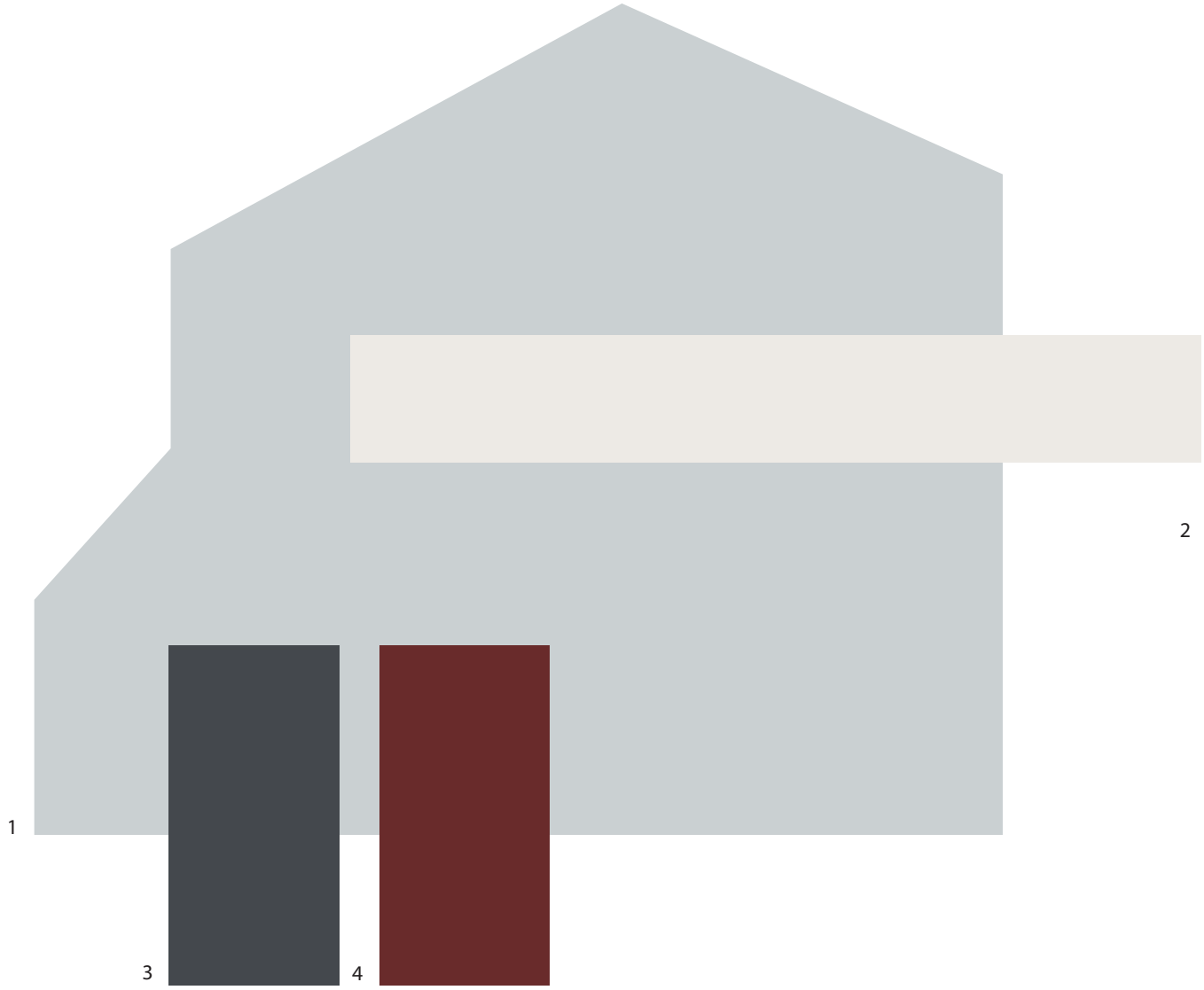

Scheme 101

1	Body	SW 6246 North Star
2	Trim	SW 7004 Snowbound
3	Shutters	SW 7076 Cyberspace
4	Front Door	SW 7585 Sundried Tomato

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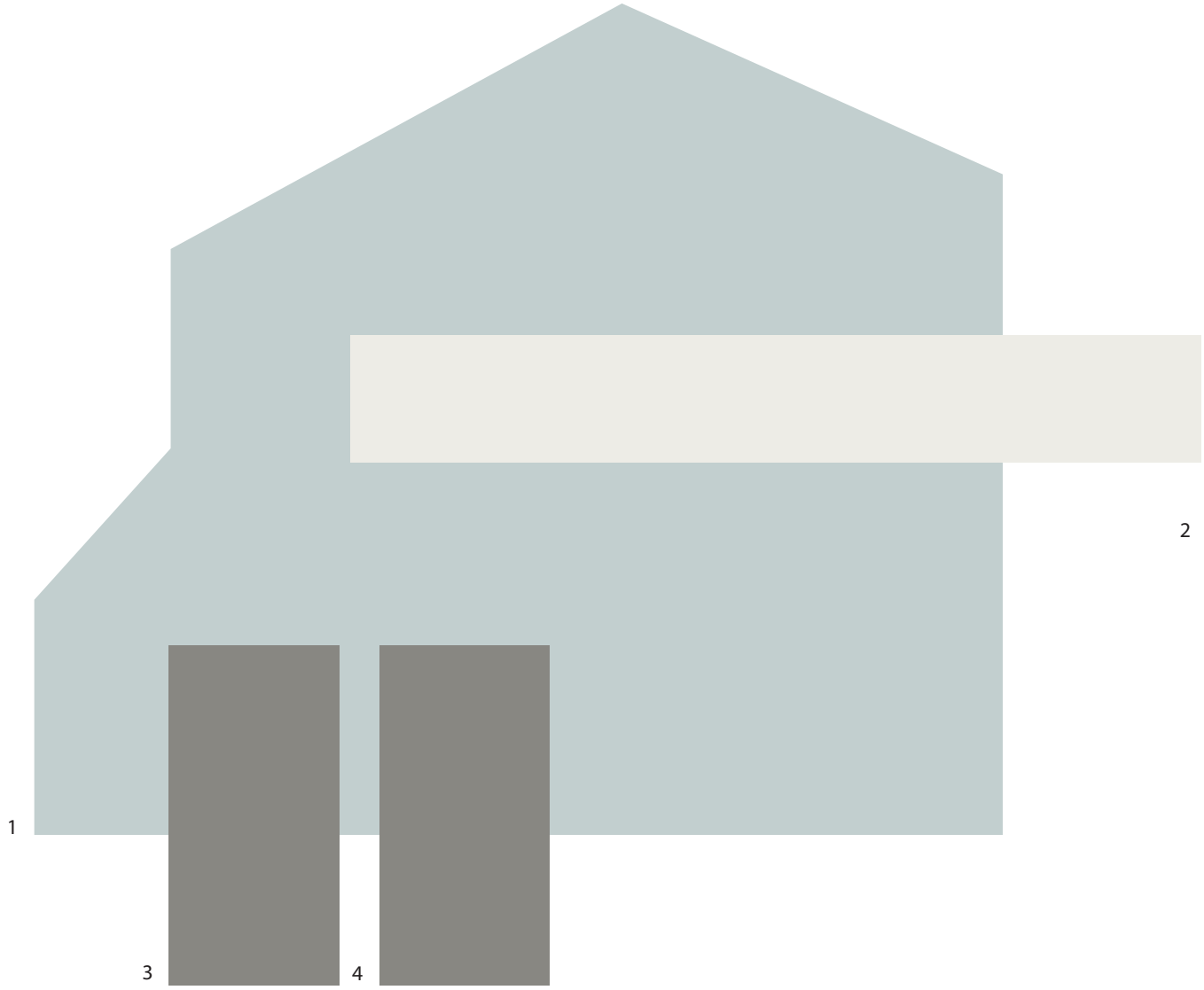

Scheme 102

1	Body	SW 6218 Tradewind
2	Trim	SW 7005 Pure White
3	Shutters	SW 0077 Classic French Gray
4	Front Door	SW 0077 Classic French Gray

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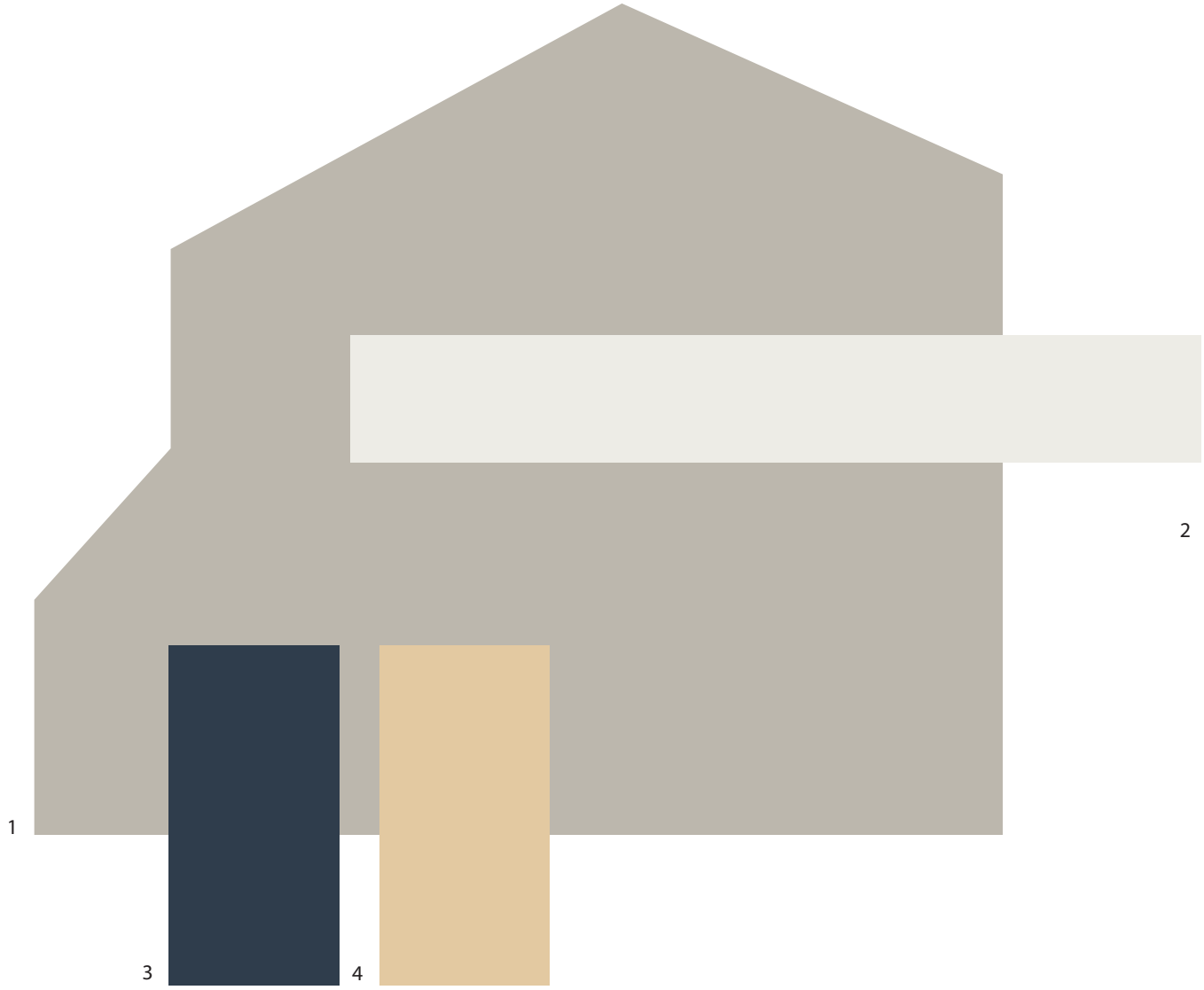

Scheme 103

1	Body	SW 7016 Mindful Gray
2	Trim	SW 7005 Pure White
3	Shutters	SW 6244 Naval
4	Front Door	SW 7691 Pale Yellow

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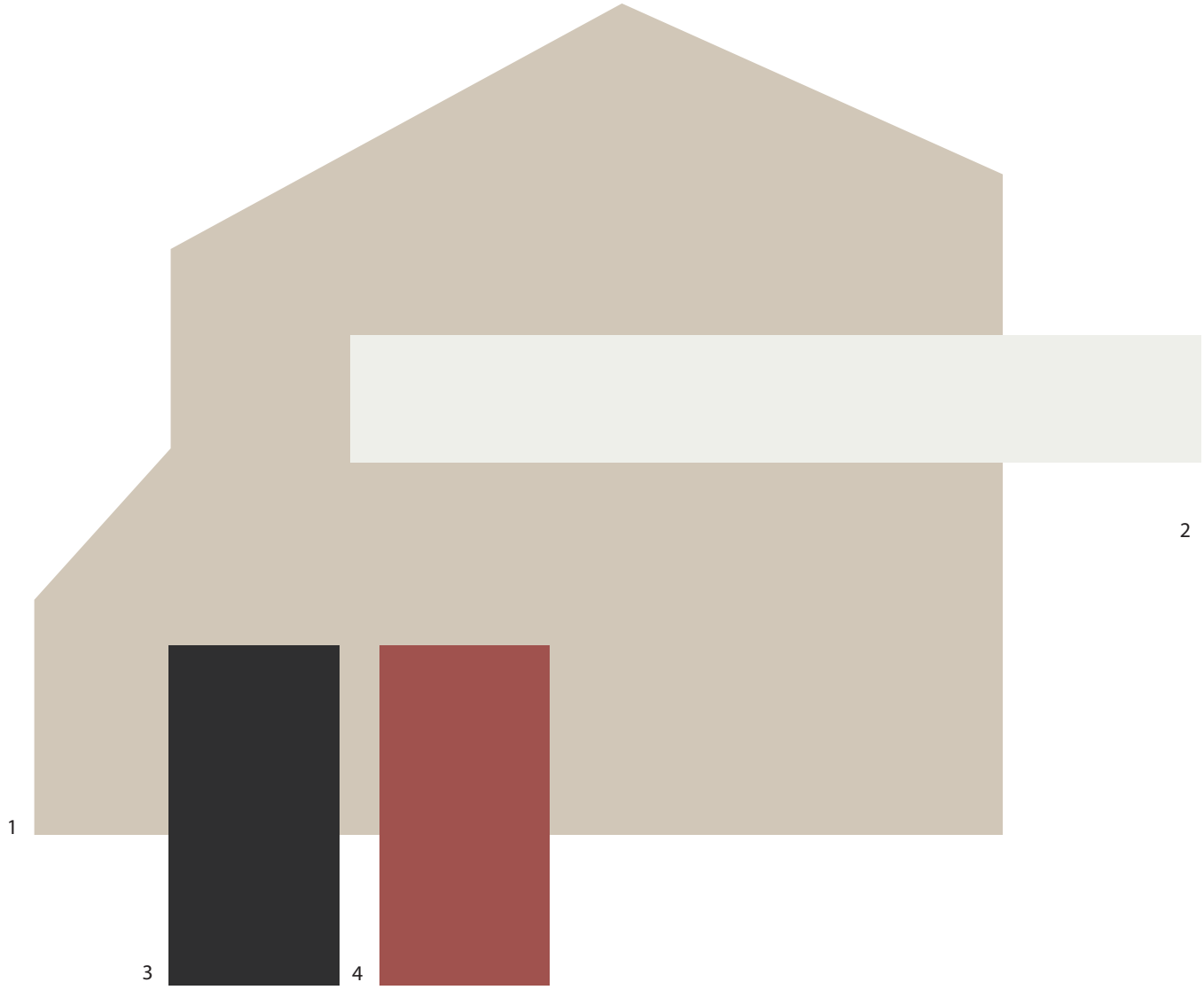

Scheme 104

1	Body	SW 7036 Accessible Beige
2	Trim	SW 7006 Extra White
3	Shutters	SW 6258 Tricorn Black
4	Front Door	SW 6320 Bravado Red

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Color samples shown approximate actual paint colors as closely as possible. 21-03-3281

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Scheme 105

1	Body	SW 6206 Oyster Bay
2	Trim	SW 7004 Snowbound
3	Shutters	SW 7004 Snowbound
4	Front Door	SW 7076 Cyberspace

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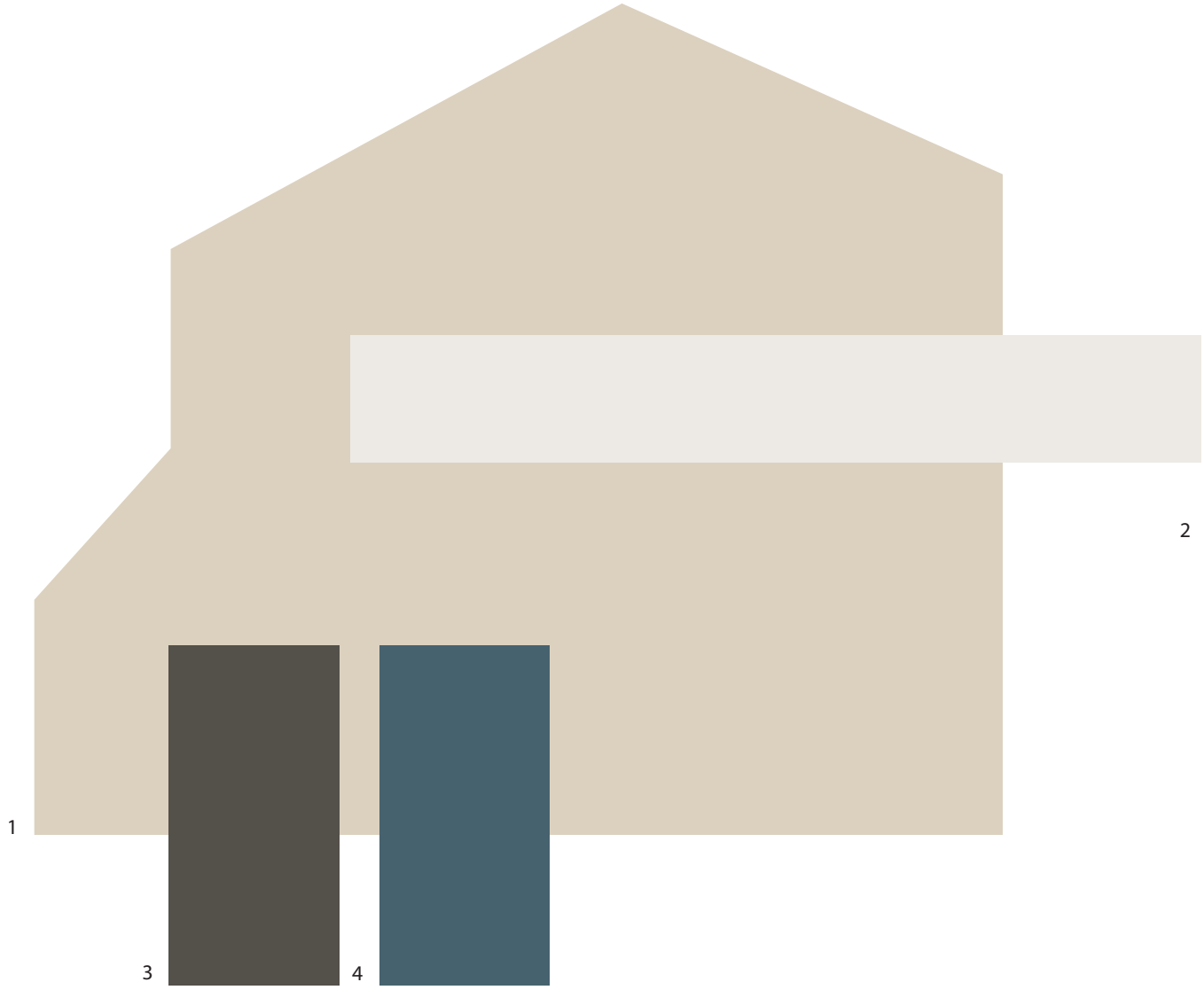

Scheme 106

1	Body	SW 7531 Canvas Tan
2	Trim	SW 7004 Snowbound
3	Shutters	SW 7048 Urbane Bronze
4	Front Door	SW 0048 Bunglehouse Blue

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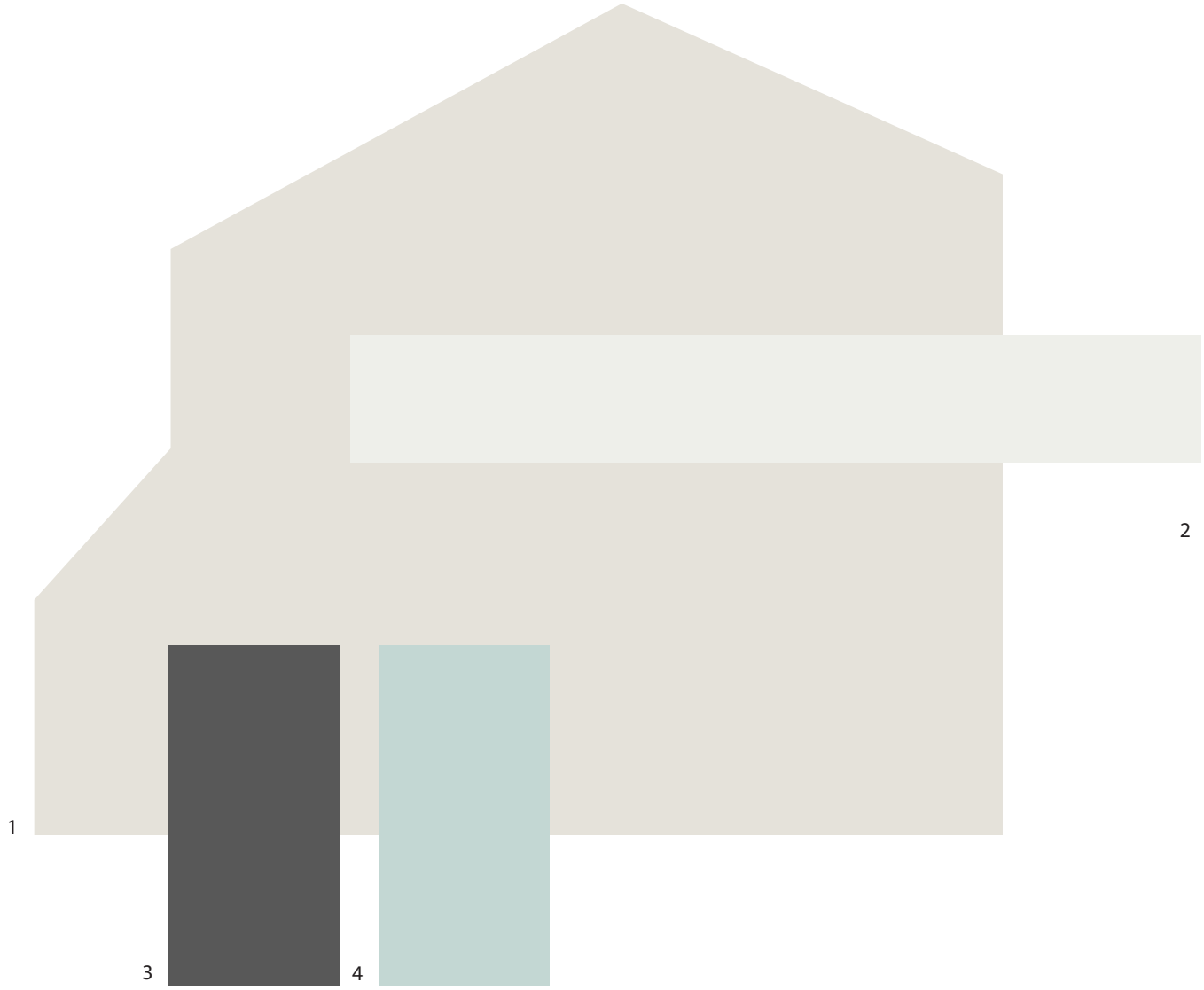

Scheme 107

1	Body	SW 7636 Origami White
2	Trim	SW 7006 Extra White
3	Shutters	SW 7674 Peppercorn
4	Front Door	SW 6477 Tidewater

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Color samples shown approximate actual paint colors as closely as possible. 21-03-3281

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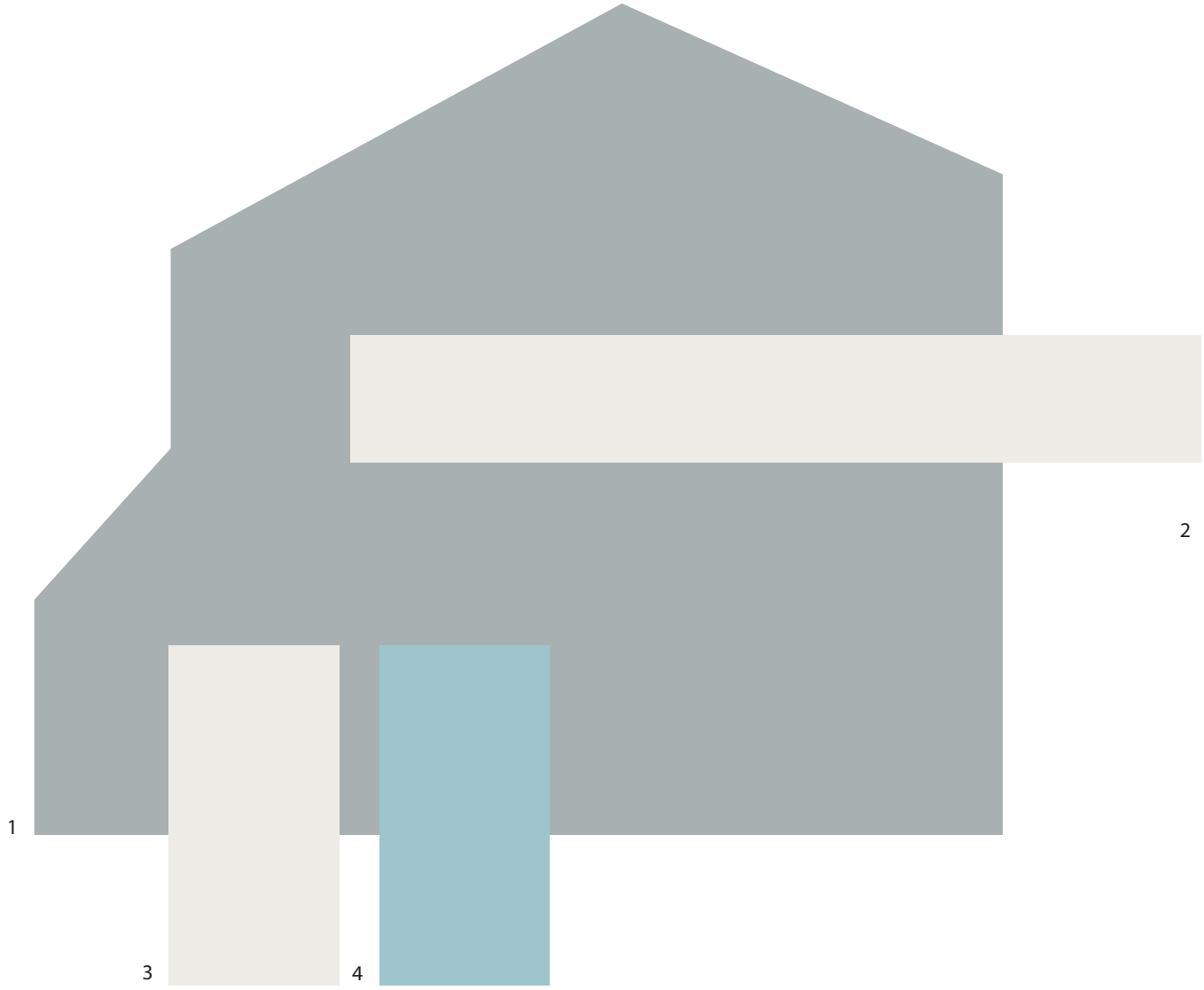

Scheme 108

1	Body	SW 6234 Uncertain Gray
2	Trim	SW 7005 Pure White
3	Shutters	SW 7005 Pure White
4	Front Door	SW 9053 Agua Fría

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Color samples shown approximate actual paint colors as closely as possible. 21-03-3281

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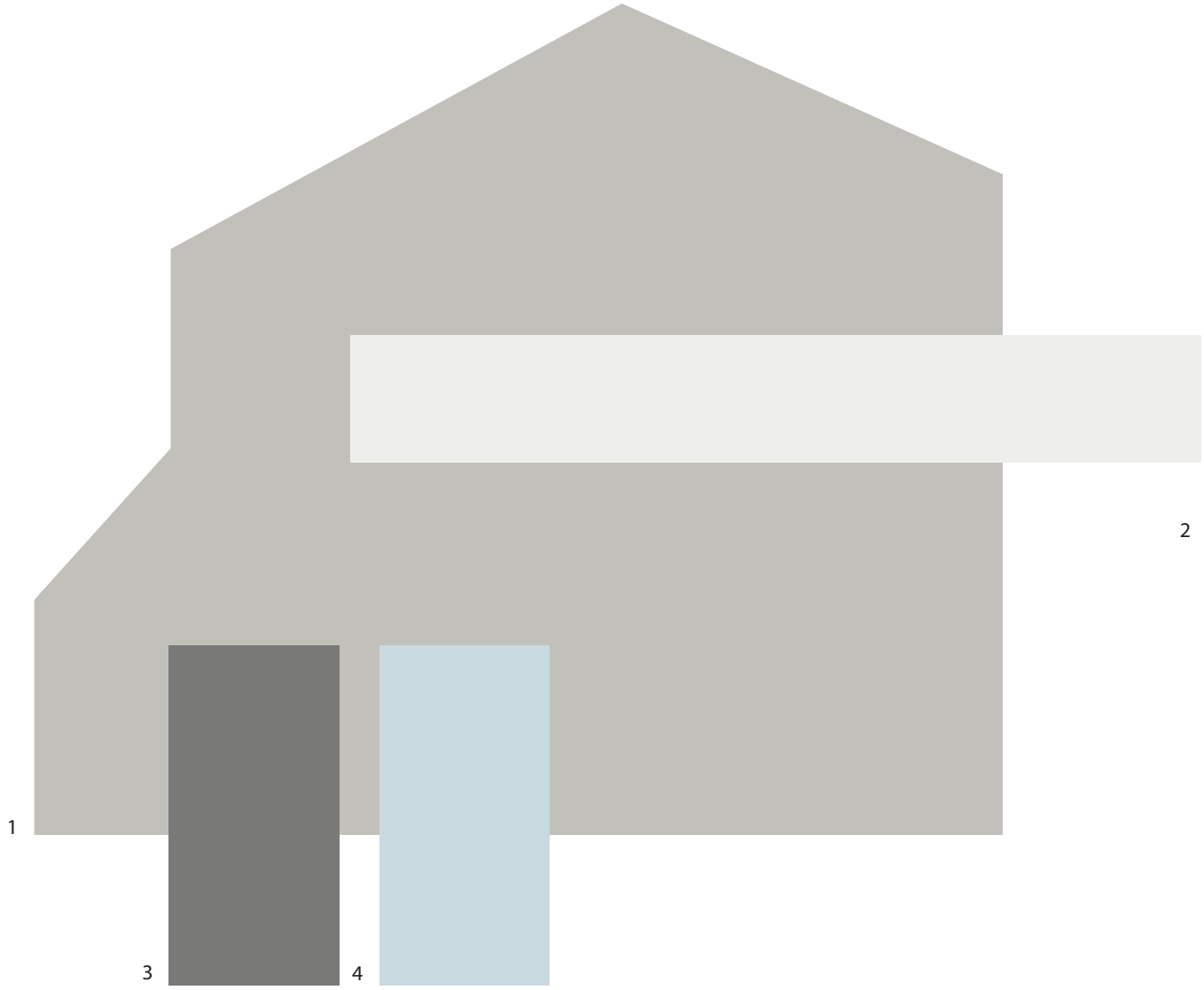

Scheme 109

1	Body	SW 0055 Light French Gray
2	Trim	SW 7006 Extra White
3	Shutters	SW 2849 Westchester Gray
4	Front Door	SW 9144 Moonmist

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Color samples shown approximate actual paint colors as closely as possible. 21-03-3281

SINGLE UNIT CALCULATIONS

AIR CONDITIONED AREAS

LIVING AREA	1409 SF
	1409 SF

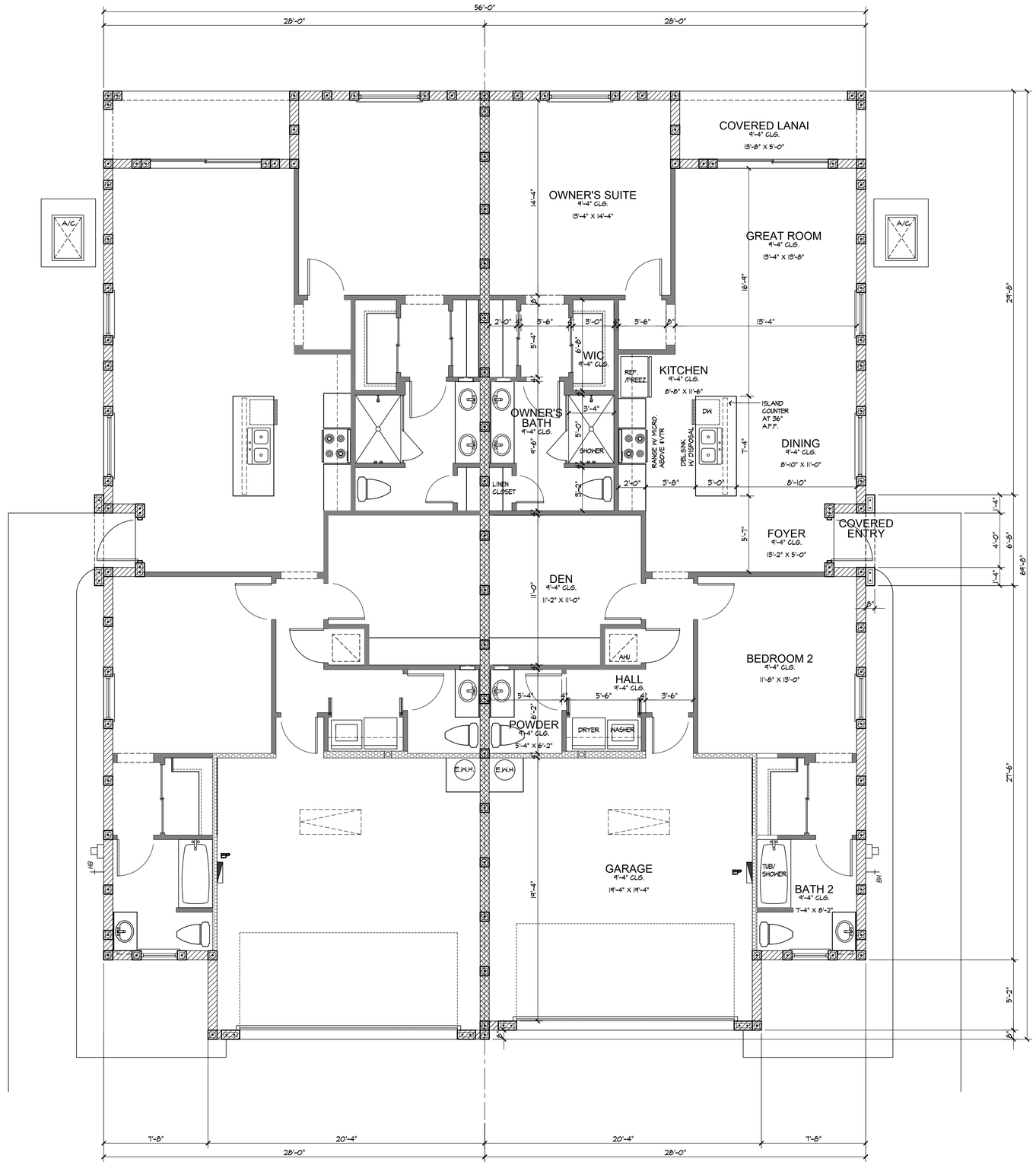
NON CONDITIONED AREAS

GARAGE	407 SF*
COVERED ENTRY	12 SF
LANAI	68 SF
	487 SF

*ADD 14 SQ. FT. FOR (1) EXTENDED GARAGE

GROSS AREA

GROSS AREA	1896 SF



revisions

no.	date
-	-

designed	SBD
drawn	KF
checked	SBD
date	8/12/21
scale	1/4" = 1'-0" (U.O.N.)
job no.	210712 DUPLEX_mm.lh

Scott Blakeslee Disher
AR-0011586 AA-0004385

PROGRESS SET
09/21/21

DUPLEX - MODEL 2

project

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

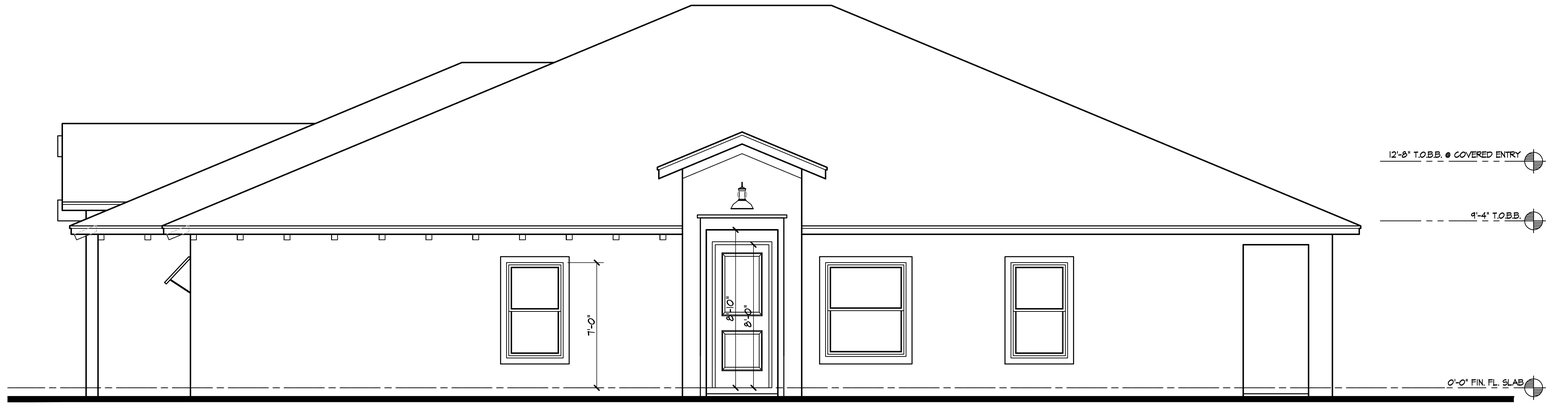
Phone 561.202.6990
Fax 561.296.2494
archstudiofl.com

drawing

FLOOR PLAN

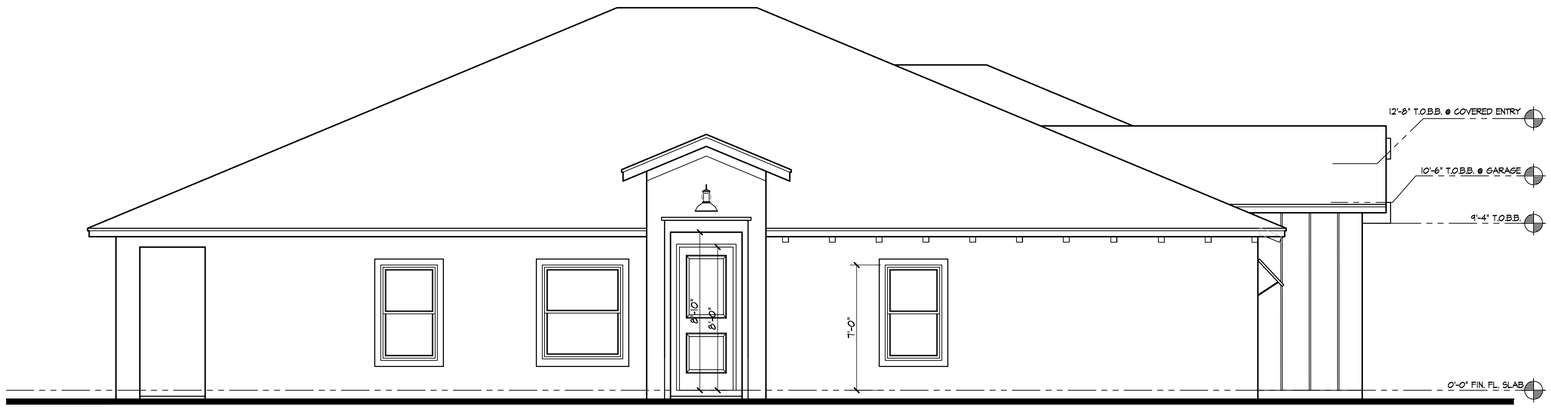
sheet

A-1



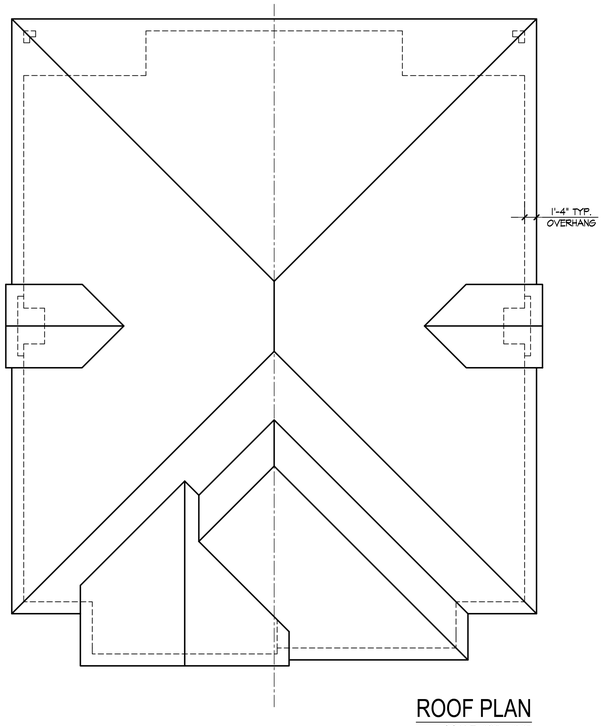
RIGHT SIDE ELEVATION

COASTAL



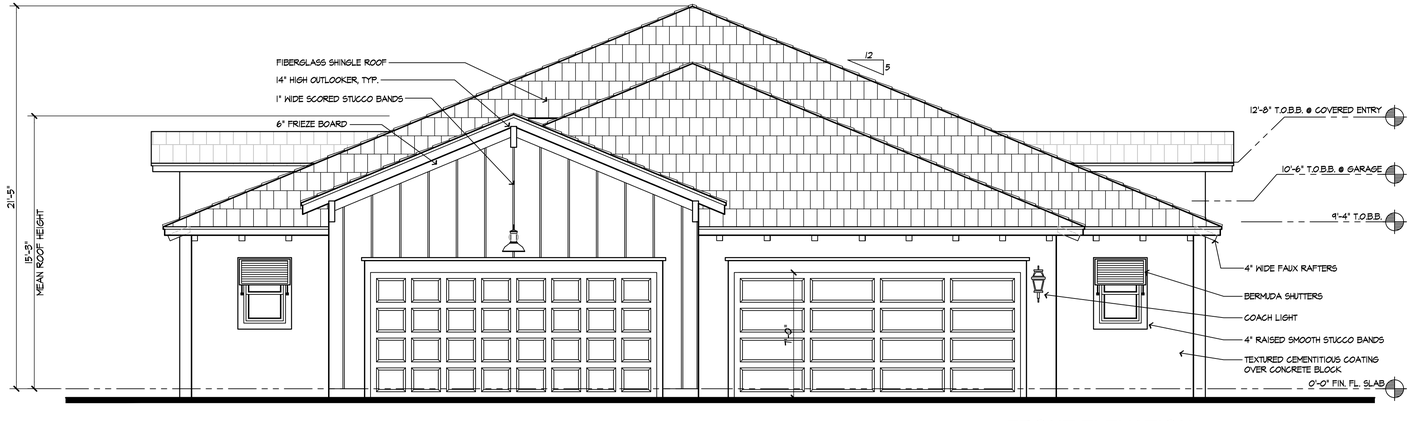
LEFT SIDE ELEVATION

COASTAL



ROOF PLAN

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



FRONT ELEVATION

COASTAL

revisions

no.	date
-	-

designed	SBD
drawn	KF
checked	SBD
date	8/12/21
scale	1/4" = 1'-0" (U.O.N.)
job no.	210712 DUPLEX_mm.lh

Scott Blakeslee Disher
AR-0011586 AA-C000185

PROGRESS SET
09/21/21

project

DUPLEX - MODEL 2

CONCEPTUAL PLAN
PRESERVE AT SAVANNAH LAKE

by: LENNAR HOMES

ARCHITECTURAL Studio, Inc.

Architecture
•
Planning

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Suite 260
Palm Beach Gardens, Florida 33418

Phone 561.202.6990
Fax 561.296.2494
archstudiofl.com

drawing

COASTAL ELEVATION

sheet

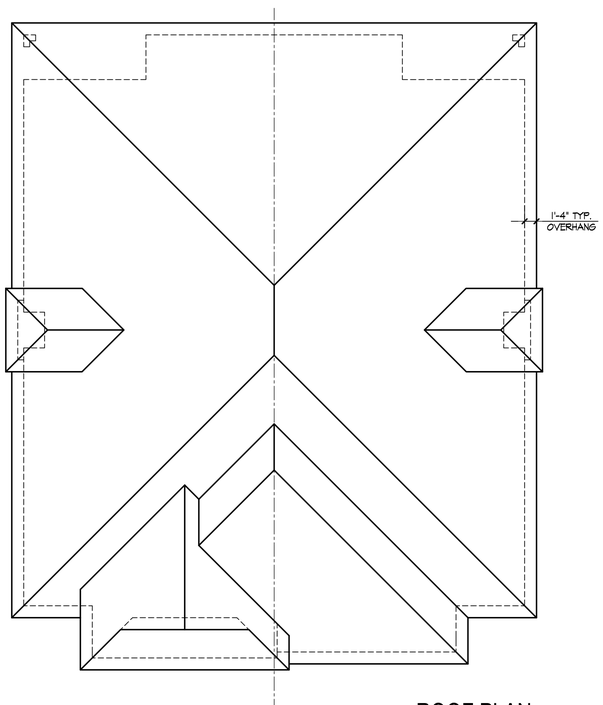
A-2

RIGHT SIDE ELEVATION

CRAFTSMAN

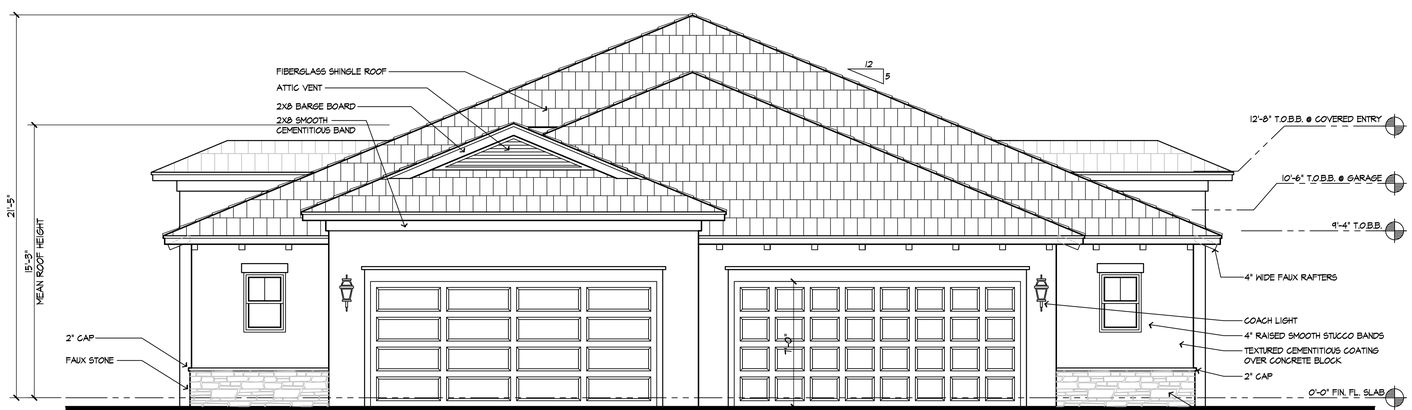
LEFT SIDE ELEVATION

CRAFTSMAN



ROOF PLAN

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



FRONT ELEVATION

CRAFTSMAN

revisions

no.	date
-	-

designed	SBD
drawn	KF
checked	SBD
date	8/12/21
scale	1/4" = 1'-0" (U.O.N.)
job no.	210712 DUPLEX_mm.lh

Scott Blakeslee Disher
AR-0011586 AA-0003185

PROGRESS SET
09/21/21

project

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
archstudiofl.com

drawing

CRAFTSMAN ELEVATION

sheet

A-3

PRELIMINARY
PRESERVE AT
SAVANNAH LAKES

EXTERIOR COLOR SCHEMES

	SCHEME 1	SCHEME **2**	SCHEME **3**	SCHEME **4**	SCHEME **5**
ROOF SHINGLE	GAF Timberline Ultra HD **Charcoal**	GAF Timberline Ultra HD **Charcoal**	GAF Timberline Ultra HD **Charcoal**	GAF Timberline Ultra HD **Charcoal**	GAF Timberline Ultra HD **Charcoal**
TRIM & COLUMNS	PAPERWHITE SW7105	ALABASTER SW7008	COTTON WHITE SW7104	NATURAL CHOICE SW7011	PURE WHITE SW7005
BODY	PEARL GRAY SW0052	COMFORT GRAY SW6205	COTTON WHITE SW7104	LIVEABLE GREEN SW6176	REFLECTION SW7661
FAUX SIDING	WHITE HYACINTH SW0046	ALABASTER SW7008	COTTON WHITE SW7104	NATURAL CHOICE SW7011	PURE WHITE SW7005
FRONT DOOR	WHITE HYACINTH SW0046	ROOKWOOD RED SW2802	BLACK MAGIC SW6991	ETHERAL MOOD SW7639	BRACING BLUE SW6242
SHUTTERS (if applicable)	SEAWORTHY SW7620	REGATTA SW6517	BLACK MAGIC SW6991	ETHERAL MOOD SW7639	BRACING BLUE SW6242
FASCIA	WHITE HYACINTH SW0046	ALABASTER SW7008	COTTON WHITE SW7104	NATURAL CHOICE SW7011	PURE WHITE SW7005
GARAGE DOOR	SEAWORTHY SW7620	REGATTA SW6517	BLACK MAGIC SW6991	ETHERAL MOOD SW7639	BRACING BLUE SW6242
PAVERS	GRANITE	GRANITE	GRANITE	GRANITE	GRANITE
ACCENT STONE (If applicable, per elevation)			BORAL CULTURED STONE WINTER HAVEN PRO-FIT ALPINE EDGESTONE		

LENNAR HOMES PAINT COLOR AND MATERIAL BOARD

The color and materials shown herein, are preliminary inteded to give a general idea and feel for the community. Final color and material selection will occur when the community is ready to go to market and will depend on trends and availability of materials and colors at such time.

SITE PLAN FOR

SAVANNAH PRESERVE a PLANNED DEVELOPMENT

IN

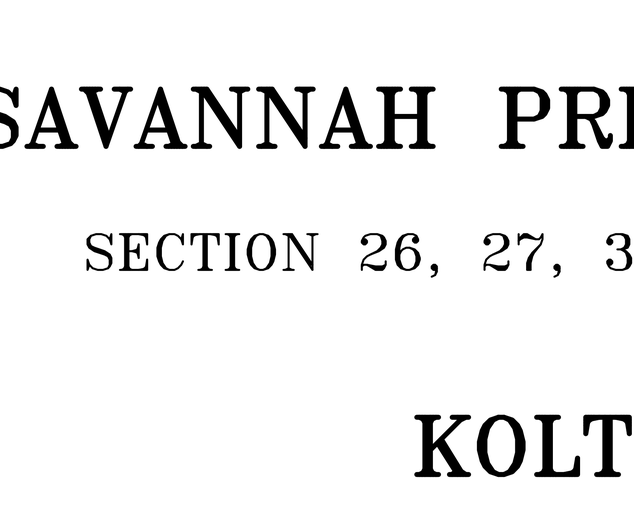
SECTION 26, 27, 34, AND 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST

MARTIN COUNTY, FLORIDA

PREPARED FOR

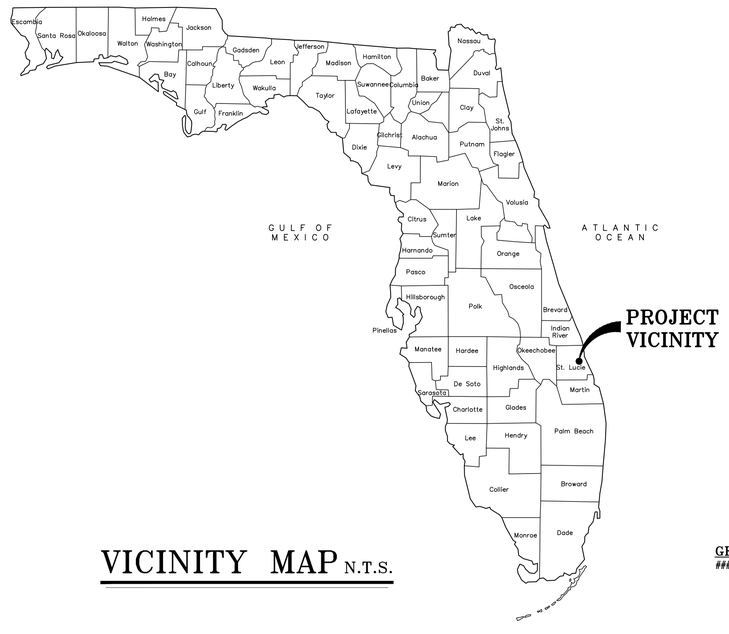
KOLTER LAND PARTNERS, LLC

KOLTERLAND



LOCATION MAP N.T.S.

SECTION 26, 27, 34 & 35
TOWNSHIP, 35 SOUTH,
RANGE 40 EAST



VICINITY MAP N.T.S.

GENERAL NOTES
####

INDEX TO SHEETS	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SITE PLAN
3	SITE PLAN DATA BLOCKS
4	SITE PLAN – AERIAL
5	SITE PLAN – DETAIL AREAS
6	SITE PLAN – DETAIL AREAS

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 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 02°04'47" 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°28'00" 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.

Parcel 3:
That part of the South 275.00 feet of the SW 1/4 of the SE 1/4 of Section 27, Township 35 South, Range 40 East, lying East of U.S. Highway No. 1, less the North 25.00 feet and the East 15.00 feet for Right-Of-Way, all lying and being in St. Lucie County, Florida.

Overall, parcel area 132.69 acres (more or less).

REVISIONS	
SHEET NO.	DATE

SUBMITTAL DATE: 02/10/2022

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

HIGH POINT FORT PIERCE CONDOMINIMUM SECTION III
(UNPLATTED)

GRAPHIC SCALE
135 0 67.5 135
(IN FEET)
1 inch = 135 ft.

PARCEL ID: 2436-333-0002-000-1
LAND USE: COS (CONSERVATION & OPEN SPACE)
ZONING: OS-2 (CONSERVATION OPEN SPACE)

DICKSON DRIVE (50.0' 70.0')

SAVANNAH LAKES BLVD.

SOUTH MARKET AVENUE EAST (55' R/W)

SOUTH US #1

RIGHT-OF-WAY LINE

S.E. BRIDGEY PLAIN WAY (50' R/W)

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

MANATEE MOBILE HOME PARK LLC

PARCEL ID: 2434-112-0001-000-0
LAND USE: RM (MEDIUM DENSITY RESIDENTIAL)
ZONING: R4 (MEDIUM DENSITY RESIDENTIAL)

PARCEL ID: 2434-501-0054-000-0
LAND USE: GC (GENERAL COMMERCIAL) ZONING: C-3 (GENERAL COMMERCIAL)

PARCEL ID: 2434-501-0123-000-8
LAND USE: GC (GENERAL COMMERCIAL) ZONING: C-3 (GENERAL COMMERCIAL)

PARCEL ID
2434-501-0122-000-8
LAND USE: GC (GENERAL COMMERCIAL)
ZONING: C-3 (GENERAL COMMERCIAL)

PARCEL ID
2434-501-0055-000-7
LAND USE: GC (GENERAL COMMERCIAL)
ZONING: C-3 (GENERAL COMMERCIAL)

PARCEL ID
2434-501-0054-000-0
LAND USE: GC (GENERAL COMMERCIAL)
ZONING: C-3 (GENERAL COMMERCIAL)

PARCEL ID: 2434-121-0002-000-5
LAND USE: GC (GENERAL COMMERCIAL)
ZONING: C-3 (GENERAL COMMERCIAL)

LAKE - 4 (62,076 sf)

LAKE - 1 (55,308 sf)

LAKE - 2 (56,164 sf)

LAKE - 3 (94,942 sf)

EXISTING WETLAND-1 (TO BE FILLED) 8,602 SF

EXISTING WETLAND-10 15,400 SF (ON SITE)

EXISTING WETLAND-2 7,651 SF (OFF-SITE)

EXISTING WETLAND-2 9,339 SF (ON SITE)

WETLAND-6 (±2.0 ACRES)

WETLAND-8 ±1.0 ACRES (0.2 ON SITE) (0.8 OFFSITE)

W-4
(32.5± AC)
(ONSITE ONLY)

EXISTING WETLANDS

PROPOSED DRAINAGE INFRASTRUCTURE (TYP.)

GUEST PARKING/ NORTH MAIL KIOSK/ SCHOOL BUS STOP

PROPOSED SIDEWALK

PRO. HYDRANT

MARSH EDGE LANE

PRO. WETLAND IMPACTS (21,536 SF) w/GRAVITY WALL

PRO. WETLAND IMPACTS (2 SF)

PROP. OUTFALL

PROP. WETLAND IMPACTS (2 SF)

PRO. WETLAND IMPACTS (936 SF) - w/GRAVITY WALL

CONTROL STRUCTURE NO.1

CONTROL STRUCTURE #2

DRY DETENTION POND

25FT (AVG) BUFFER (TYPICAL)

FLOOD PLAIN COMPENSATION

FLOOD ZONE AH

FLOOD ZONE A

FLOOD ZONE X

PRO. STOP SIGN & BAR

PRO. 5' SIDEWALK

PRO. 6" WATER MAIN

STOP SIGN & STOP BAR (TYP)

PRO. DRAIN. INLET (TYPICAL)

LONG BOAT WAY

CITY LAKE WAY

RENDEZVOUS ISLAND ROAD

BRIDGEY PLAIN WAY

PETOSKAMER WAY

SUPPLEMENTAL UPLAND BUFFER

PROPOSED COMMUNITY TRAIL (5ft wide along sidewalk 8ft wide through open spaces)

PROPOSED OVERLOOK

FUTURE RECREATION USE

UPLAND HABITAT RESERVE

RECREATION TRACT

OPEN SPACE TRACT

GRASSED PAVERS

GATED EMERGENCY ACCESS W/ KNOX BOX

PROPOSED LANDSCAPE WALL

PROPOSED PERIMETER FENCING

PRO. 6' FPL

PRO. OUTFALL

EXISTING SIGNAL

EXISTING WALL

EXISTING FIRE HYDRANT

PARCEL ID: 2436-223-0004-000-2
LAND USE: RM (MEDIUM DENSITY RESIDENTIAL)
ZONING: PD (PLANNED DEVELOPMENT)

PARCEL ID: 2436-223-0003-000-4
LAND USE: RM (MEDIUM DENSITY RESIDENTIAL)
ZONING: PD (PLANNED DEVELOPMENT)

PARCEL ID
2436-333-0002-000-1
LAND USE: COS (CONSERVATION & OPEN SPACE)
ZONING: OS-2 (CONSERVATION OPEN SPACE)

PARCEL ID
2434-501-0122-000-8
LAND USE: GC (GENERAL COMMERCIAL)
ZONING: C-3 (GENERAL COMMERCIAL)

PARCEL ID
2434-501-0123-000-8
LAND USE: GC (GENERAL COMMERCIAL)
ZONING: C-3 (GENERAL COMMERCIAL)

PARCEL ID
2434-501-0055-000-7
LAND USE: GC (GENERAL COMMERCIAL)
ZONING: C-3 (GENERAL COMMERCIAL)

PARCEL ID
2434-501-0054-000-0
LAND USE: GC (GENERAL COMMERCIAL)
ZONING: C-3 (GENERAL COMMERCIAL)

PARCEL ID
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LAND USE: GC (GENERAL COMMERCIAL)
ZONING: C-3 (GENERAL COMMERCIAL)

PARCEL ID
2434-501-0054-000-0
LAND USE: GC (GENERAL COMMERCIAL)
ZONING: C-3 (GENERAL COMMERCIAL)

PARCEL ID
2434-501-0122-000-8
LAND USE: GC (GENERAL COMMERCIAL)
ZONING: C-3 (GENERAL COMMERCIAL)

PARCEL ID
2434-501-0055-000-7
LAND USE: RU (COUNTY)
ZONING: RS-4 (COUNTY)

PARCEL ID
2434-501-0123-000-8
LAND USE: RU (COUNTY)
ZONING: RS-4 (COUNTY)

PARCEL ID
2434-501-0054-000-0
LAND USE: RU (COUNTY)
ZONING: RS-4 (COUNTY)

PARCEL ID
2434-501-0122-000-8
LAND USE: RU (COUNTY)
ZONING: RS-4 (COUNTY)

PARCEL ID
2434-501-0055-000-7
LAND USE: COM (COUNTY)
ZONING: CG (COUNTY)

PARCEL ID
2434-501-0054-000-0
LAND USE: COM (COUNTY)
ZONING: CG (COUNTY)

PARCEL ID
2434-501-0123-000-8
LAND USE: COM (COUNTY)
ZONING: CG (COUNTY)

PARCEL ID
2434-501-0122-000-8
LAND USE: COM (COUNTY)
ZONING: CG (COUNTY)

PARCEL ID
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LAND USE: COM (COUNTY)
ZONING: CG (COUNTY)

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ZONING: CG (COUNTY)

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LAND USE: RU (COUNTY)
ZONING: RS-4 (COUNTY)

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LAND USE: RU (COUNTY)
ZONING: RS-4 (COUNTY)

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LAND USE: RU (COUNTY)
ZONING: RS-4 (COUNTY)

PARCEL ID
2434-501-0054-000-0
LAND USE: RU (COUNTY)
ZONING: RS-4 (COUNTY)

PARCEL ID
2434-501-0122-000-8
LAND USE: RU (COUNTY)
ZONING: RS-4 (COUNTY)

PARCEL ID
2434-501-0054-000-0

SITE DATA TABLE

Applicant:
Kolter Land Partners, LLC
105 NE 1st Street
Delray Beach, Fla 33444
Phone:
Fax:
Email:

Owner:
Karma Capial Investment LP
4512 N Flagler DR Ste 206
West Palm Beach, Fla 33407
Phone:
Fax:
Email:

Owner:
Dickson Commerce Center LLC
22532 Caravelle CIR
Boca Raton, Fla 33433
Phone:
Fax:
Email:

Engineer / Surveyor:
Culpepper & Terpening, Inc.
2980 South 25th. Street
Fort Pierce, FL 34981
Phone: (772) 464-3537
Fax: (772) 464-9497
Email: www.ct-eng.com

Landscape Architect:
Cotleur-Hearing
1934 Commerce lane, Ste 1
Jupiter, Fla 33458
Phone: 561.406.1012
Fax:
Email: www.cotleurhearing.com

Traffic Engineering:
MacKenzie Engineering and Planning, Inc.
1172 SW 30th Street, Suite 500
Palm City, FL 34990
Phone: (772) 286-8030
Fax:
Email:

Environmental:
EW Consultants, Inc.
1000 SE Monterey Commons Blvd., Ste 208
Stuart, FL 34996
Phone: 772-287-8771
Fax: 772-287-2988
Email: ewconsultants.com

1.) **Project Name:**
Savannh Preserve - a Planned Development

2.) **Location:**
East end of Dickson Drive, North of Gator Trace PD (City of Ft. Pierce).

3.) **Project Description:**
A 650 unit, residential community — 2-family units 340; Townhome u 310; 650

4.) **Legal Description**
see attached site survey

5.) **Sec/Town/Range:**
Sections 26, 27, 34, 35/ Range 35S/ Township 40E

6.) **Map ID:** 24/26S; 24/27S; 24/34N

7.) **Parcel ID Numbers:** 2426-333-0015-000-5; 2434-121-0001-000-8; 2427-433-0001-000-4; 2427-433-0002-000-1

8.) **Zoning:** PD (Planned Development); C-3 (Commercial General)

9.) **Future land Use** RM (Medium Density Residential); GC (Commercial General)

10.) **Gross Site Area:**

			acres
132.40	acres (proposed development tract)	Residential FLU	120.42
5,767,344	sq feet (approximate)	Commercial FL	11.98
			132.40

11.) **Site Density:**
Proposed # of Units 650
Maximum Density (Units/ ac): 10
Proposed Density (Units/ ac): 5
Max. Units (per R4 Zoning Class.):
Residential 1,204 units
Commercial 120 units
1,324 units

As a Planned Development (PD) requested zoning use, the project zoning district for which this sites development standards shall be based on as the foundation for application of the PD development flexibilities, is the R4 zoning district. Under the R4 zoning district, the maximum site density per acre is 10 dwelling units. For the purpose of this application, it is assumed that the 11.7 acres of commercially classified property included with this application, and under separate future land use amendment application, will be considered to be the equivalent to the R4 zoning district. Refer to PD deviation table for those items where variation from typicals is proposed.

12.) **Building Data:**
2-Family Unit

lot data (all dimensions are the minimum required.)		Actual dimensions will vary by lot and location)	
width	34 feet	Min Area	3910 square feet
depth	115 feet		
lot setbacks			
front	25 feet	side (interi	0 feet
rear[1]	15 feet	side	6 feet
rear[2]	5 feet	side cnr	15 feet

Townhome:

lot data (all dimensions are the minimum required.		Actual dimensions will vary by lot and location)	
width (inter	16 feet	width (end	26 feet
depth	100 feet	depth	100 feet
area	1600 square feet	area	2600 square feet
lot setbacks			
front[1]	25 feet	side (interi	0 feet
rear[2]	10 feet	side (end)	10 feet
		side cnr	15 feet

Note:
1.) Front setbacks are from the edge of the internal alley accessway.
2.) Accessory use structure - (eg patios, screen rooms, etc)
3.) 'Provided' setbacks indicate the minimum building setback to be provided at each individual building location. Specific setbacks may may vary (per plan), but will not be less than as indicated

13.) **Building Hgt.:**
Maximum Bldg. Hgt. 35 feet

14.) **Development Schedule:**
Start Spring 2022
Complete Summer 2023 (Infrastructure)

15.) **Flood Zone:**
The project site is located in Flood Zone X and Zone AE (Elev 5), according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map

16.) **City of Ft. Pierce General Notes:**
A. Project must comply with Chapters 17, 22 & Article XII per City of Ft. Pierce Code.

17.) **Site Coverage:**

Impervious	SF	ACRE	% Site
Buildings	690,720	15.86	12%
Pavement	312,661	7.18	5%
Sidewalk	130,000	2.98	2%
Misc. Area	890,400	20.44	15%
Sub Total Impervious	2,023,781	46.46	35%

Pervious/ Open Space	SF	ACRE	% Site
Lakes/ Retention	369,000	8.47	6%
Open Space/ Wetlands	3,374,563	77.47	59%
Sub-Total Pervious	3,743,563	85.94	65%

Total	980,938	132.40	100%

18.) **Open Space:**
Designated project open space totals 85.9 acres (65%) , of which approximatly 10% may consdered as active use areas. The balance of the gross open space areas are to be set aside as habitat preseve or perimeter landscaping.

19.) **Utility Service:**

Water Service	FPUA	Electric Service	FPUA
Sewage Service	FPUA	Cable Service	Comcast
Re-Use Water	n/a		

20.) **Fire Services:**
Fire Hydrants are provided as indicated on the project site plan, and have been placed in accord with St. Lucie County Fire District standards.

21.) **Site Lighting:**
Site lighting shall be provided in accord with City Codes and Standards. No lighting shall be directed off-site. Site lighting to be LED fixtures.

22.) **Refuse Collection:**
Trash and solid waste is collected by the City of Ft. Pierce. Individual service pick-up will be utilized.

23.) **Parking Required:**
In accord with the Ft. Pierce Parking Codes, the required parking for this residential community is two (2) spaces per residence.
- Townhome parking provided is a one (1) car garage and a one (1) car driveway. Parking is provided in a tandem format with one space being the garage and one space being the driveway. Minimum driveway widths are nine feet.
- 2-family units are a combination of two (2) driveway spaces and two (2) interior garage spaces; for a total of four spaces. Minimum driveway widths are 18 feet
- A total of 68 guest parking areas are provided at the; south side rec. center; at the north side mail kiosk/ bus pickup area at a midblock in townhome area.

24.) **Site Drainage:**
The site drainage system shall consistent of a combination of dry retention areas that will provide limited pretreatment with deposition into several small on-site lakes. Site stormwaters will pass through the large central wetland area with a project outfall to be installed in the southwest area of the site. Ultimate dischange is to the North Fork of the St. Lucie River through Platts Branch. On site storm drainage facilities shall conform to Chapter 17 of the Ft. Pierce Code of Ordinance and Standard Specifications adopted by the City Commission, February 13, 1978

26.) **Hazardous Waste Statement:**
Any and all hazardous or toxic materials generated or used or stored on site shall be disposed of in accordance with all local, state, and federal regulations.

27.) **Wellfield Protection Ordinance:**
This project is not located in a public water supply wellfield protection zone.

28.) **Traffic Statement**
MacKenzie Engineering and Planning, Inc. performed an analysis of the traffic impacts resulting from the proposed project located along the east side of South US 1, at the intersection of Dickson Drive/ Farmers Market Drive and South US 1, Fort Pierce, Florida. The applicant proposes 340 single family dwelling units and 310 multifamily dwelling units.

The proposed project is expected to generate the following net new external and cumulative driveway trips: • 5,513 daily, 386 AM peak hour (96 in/290 out), and 492 PM peak hour (310 in/182 out) trips.

The analysis shows that the roadways are projected to operate acceptably with the addition of the proposed development and the project meets City of Fort Pierce's concurrency requirements. The project will reconstruct Dickson Drive east of US 1 to include one left-turn lane, one shared through and right-turn lane. In addition, MEP recommends an extension of the southbound left turn lane 300 feet with a 50 taper for a total length of 350 feet.

STANDARD ZONING –v– PD ZONING DESIGN DEVIATIONS

PD/ with underlying R-4 Zoning District	REQUIRED BY CODE	PROVIDED	DEVIATION
CODE SECTION 125-212 PD REGULATIONS			
Comprehensive Plan Consistency	Any residential, commercial, industrial, or public land uses and structures are permitted in this district, provided the proposed development is shown to be consistent with the goals, objectives and policies of the comprehensive plan, and consistent with the future land use element, and the standards and criteria contained in the following sections, unless a corresponding amendment to the comprehensive plan is also adopted	See PD Planning Document / Application	
Perimeter Setbacks	Setbacks at the perimeter of the development shall be equal to those of the abutting zoning district, (R-4) except where city commission finds that alternate perimeter setbacks would be appropriate.	Minimum 10 feet	None
Density	Multifamily housing developments will utilize a lot with a gross density that shall not exceed 10 units per acre.	5 units/acre	- 5 du/ac
Open Space	Minimum of 20% of gross site area	65% of gross site area	+45% of gross site area
Lot Size (area):			
Townhome dwelling	1,500 SF	1,600 SF (min.)	+100 sf
2 family attached	4,000 SF	3,910 SF (min.) (This is smallest lot area. Many lots are	-90 sf
Lot Width:			
Townhome dwelling	16 ft Min. / 24 ft Max (per code)	16ft (min.)/ End units width will vary	End units will be a minimum 26ft. lot width. Actual will vary depending on location so as to meet the minimum 15ft. cnr setback.
2 family attached	60 ft (per structure (30 ft per unit))	34 ft (min)	n/a
Lot Depth:			
Townhome dwelling	90 ft	100 ft (min.)	n/a
2 family attached	90 ft	115 ft (min.)	n/a
Lot Coverage			
Townhome dwelling	50% lot	48% (based on smallest typ lot	- 2% of individual lot coverage,
2 family attached	50% lot	54% (based on smallest lots	+ 4% of individual lot coverage
Overall project site	Buildings in multifamily housing developments shall not cover more than 50 percent of the gross lot area.	12% of gross site area	- 38% of gross site area
Yards (Minimum):			
Townhome			
Front Yard	10 ft	25 ft	n/a
Side Yard	10 ft	10 ft	n/a
Side Yard Cnr	15 ft	15 ft(min)	n/a
Side Yard (Interior)	O ft	0 ft	n/a
Rear Yard (Main Bldg)	15 ft	18 ft	n/a
Rear Yard (Accessory)	15ft/5ft (Sec 125.194(2)(G))	9 ft	n/a
Unit Separation (Sec	20 ft	20 ft	n/a
Street Frontage (Minimum)	16 ft	Varies (min 16 ft)	n/a
2 Family Attached			
Front yard	25 ft	25f t	n/a
Side yard	6 ft	6 ft	n/a
Side yard cnr	15 ft	15 ft (min)	n/a
Rear yard (main Bldg)	15 ft	20 ft	n/a
Rear yard (accessory)	15ft/5ft (Sec 125.194(2)(G))	5 ft	n/a
Unit Separation (Sec 125.194(2)(H))	20ft	12 ft	8 ft (note side setbacks are compliant with min. side setback standards for R4 zoning district. The 20ft separation standard may not apply)
Street Frontage (Minimum)	25ft	Varies – 25ft (min)	n/a
Building Height:	45 feet	35 feet	n/a
Parking:			
Townhome dwelling	1.5 /unit in side by side driveway	2 / unit in in tandum (garage and driveway)	n/a
2 family attached	2 /unit in side by side driveway	2 / unit (garage and driveway) (4 total spaces option)	n/a
Driveway:			
Townhome dwelling			
width	12 ft minimum	9 ft	-3 ft
corner setback	50 ft	varies by location	varies by location
driveway separation	50 ft	varies - 2ft Minimum	48 ft
2 family attached	n/a		
Landscape:			
Townhome dwelling	Foundation Plantings along all Sides of Structure	Foundation Planting on Front and Side Yard Areas	Rear Yard Foundation Plantings Not Required
	Trees – Min of 4 Trees Required Per Lot	One Shade Tree or Equivalent Per Tract/Lot	-3 Trees
	Sodding Required on all Areas	Sodding Provide on all non-planted areas	None
	Irrigation Required	Irrigation (Central System Control) Provided	None
2 family attached	Foundation Plantings along all Sides of Structure	Foundation Planting on Front and Side Yard Areas	Rear Yard Foundation Plantings Not Required
	Trees – Min of 4 Trees Required Per Lot	One Shade Tree or Equivalent Per Tract/Lot	-3 Trees
	Sodding Required on all Areas	Sodding Provide on all non-planted areas	None
	Irrigation Required	Irrigation (Central System Control) Provided	None

KOLTERLAND

COMPUTER FILE REF.	FIELD BK./PG.

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

– REVISIONS –	BY	DATE
CONVERT SITE PLAN TO MF UNITS MIX	DJM	21.05.10
REVISE PROJECT ENTRY POINTS	DJM	21.06.01
REVISE PROJECT ENTRY POINTS (FDOT)	DJM	21.06.11
REVISE PROJECT PRODUCTS	DJM	21.07.02
REVISE PROJECT PRODUCTS (add 16ft site option)	DJM	21.07.12
REVISE PROJECT PRODUCTS (add 28ft site option)	DJM	21.07.13
REVISED PER CITY FTP REVIEW COMMENTS – DEC 2021	DJM	21.12.21
REVISED PER CITY FTP REVIEW COMMENTS – JAN 2022	DJM	22.01.31

	BY	DATE
DESIGNED	##	##
CALCS.	##	##
DRAWN	##	##
DETAILED	##	##
CHECKED	##	##
APPROVED	##	##

SAVANNAH PRESERVE

SITE PLAN – SUMMARY DATA

DATE: 04–21–21
HORIZ. SCALE: n/a
VERT. SCALE: #####
JOB No. 21–054
SHEET 3 of 6

KOLTERLAND

COMPUTER FILE REF.	FIELD BK./PG.

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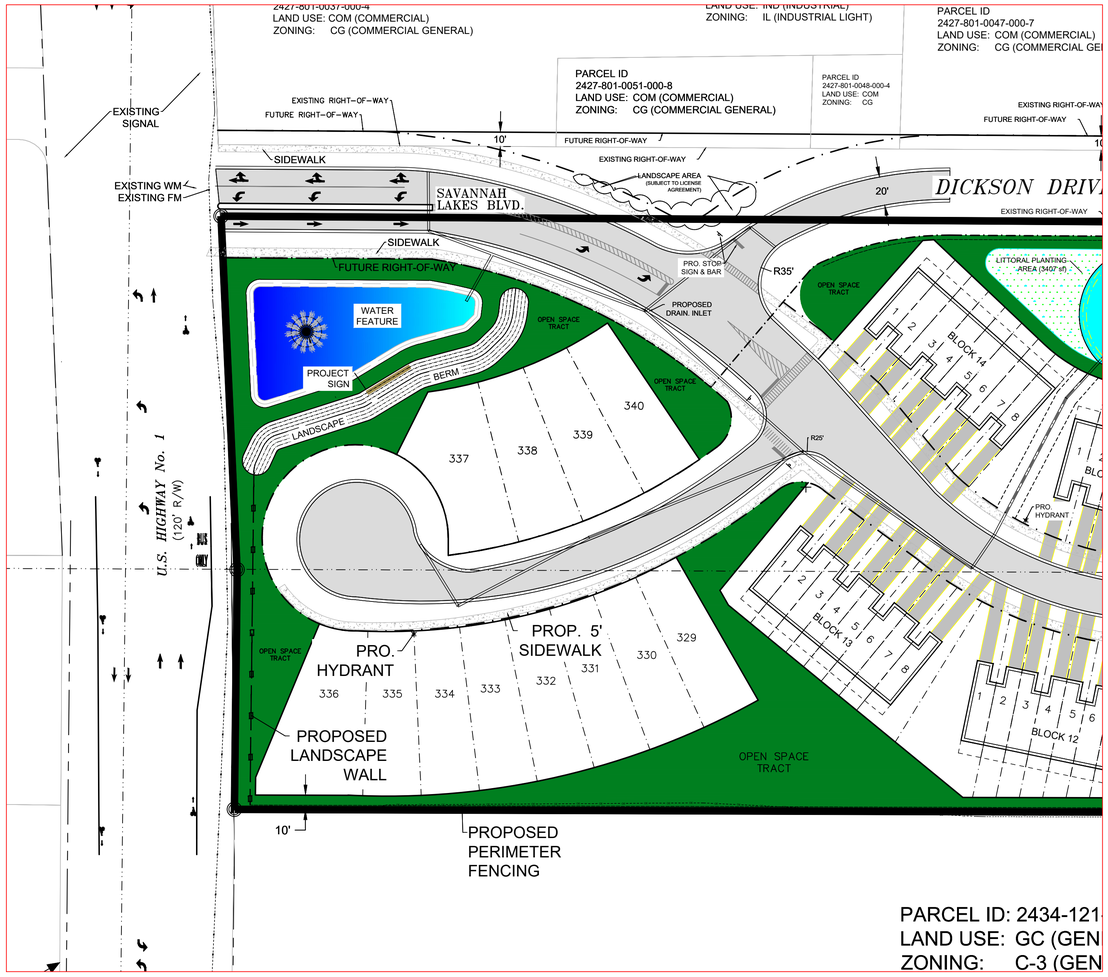
	BY	DATE
DESIGNED	##	##
CALCS.	##	##
DRAWN	##	##
DETAILED	##	##
CHECKED	##	##
APPROVED	##	##

SAVANNAH PRESERVE

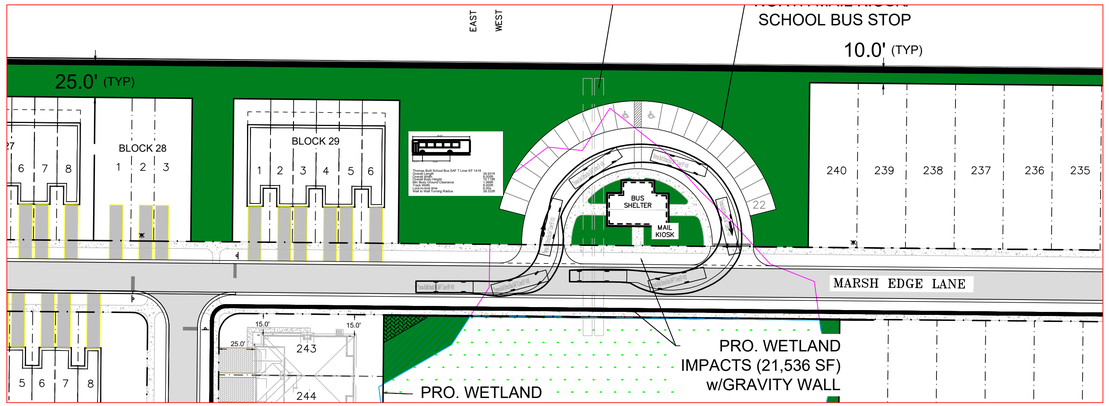
SITE PLAN – AERIAL

DATE: 04-21-21
HORIZ. SCALE: 1:150
VERT. SCALE: #####
JOB No. 21-054
SHEET **4 of 6**

PROJECT ENTRY AREA/ US 1 INTERSECTION IMPROVEMENT (CONCEPT) (scale 1:50)

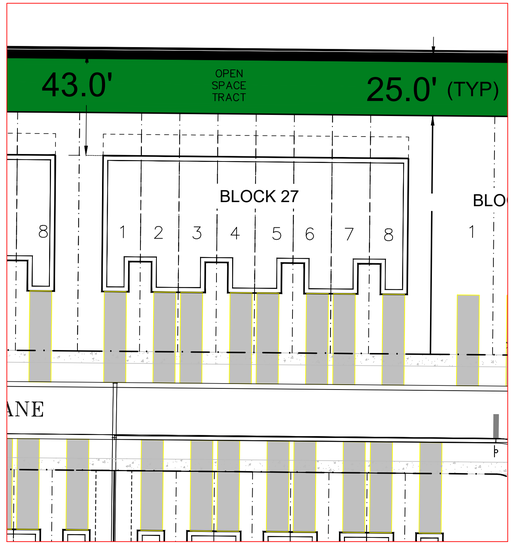


WETLAND 4 CROSSING/ NORTH MAIL KIOSK AREA (scale 1:50)

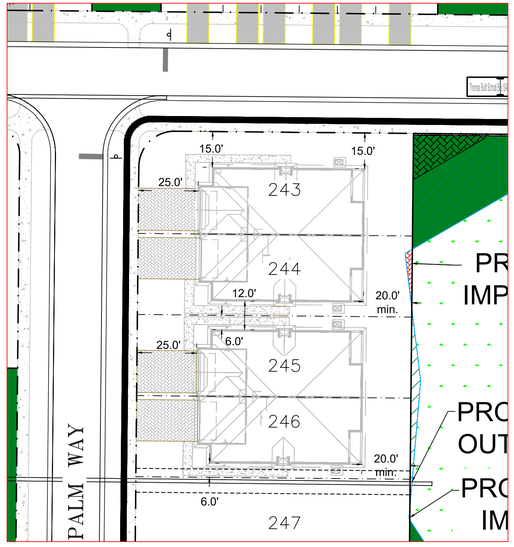


TYPICAL BUILDING SETBACKS

TOWNHOMES (scale 1:30)



2-FAMILY ATTACHED (scale 1:30)



KOLTERLAND

COMPUTER FILE REF.	FIELD BK./PG.

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– REVISIONS –	BY	DATE
CONVERT SITE PLAN TO MF UNITS MIX	DJM	21.05.10
REVISE PROJECT ENTRY POINTS	DJM	21.06.01
REVISE PROJECT ENTRY POINTS (FDOT)	DJM	21.06.11
REVISE PROJECT PRODUCTS	DJM	21.07.02
REVISE PROJECT PRODUCTS (add 16ft site option)	DJM	21.07.12
REVISE PROJECT PRODUCTS (add 28ft site option)	DJM	21.07.13
REVISED PER CITY FTP REVIEW COMMENTS - DEC 2021	DJM	21.12.21
REVISED PER CITY FTP REVIEW COMMENTS - JAN 2022	DJM	22.01.31

	BY	DATE
DESIGNED	##	##
CALCS.	##	##
DRAWN	##	##
DETAILED	##	##
CHECKED	##	##
APPROVED	##	##

SAVANNAH PRESERVE

SITE PLAN - AREA DETAILS

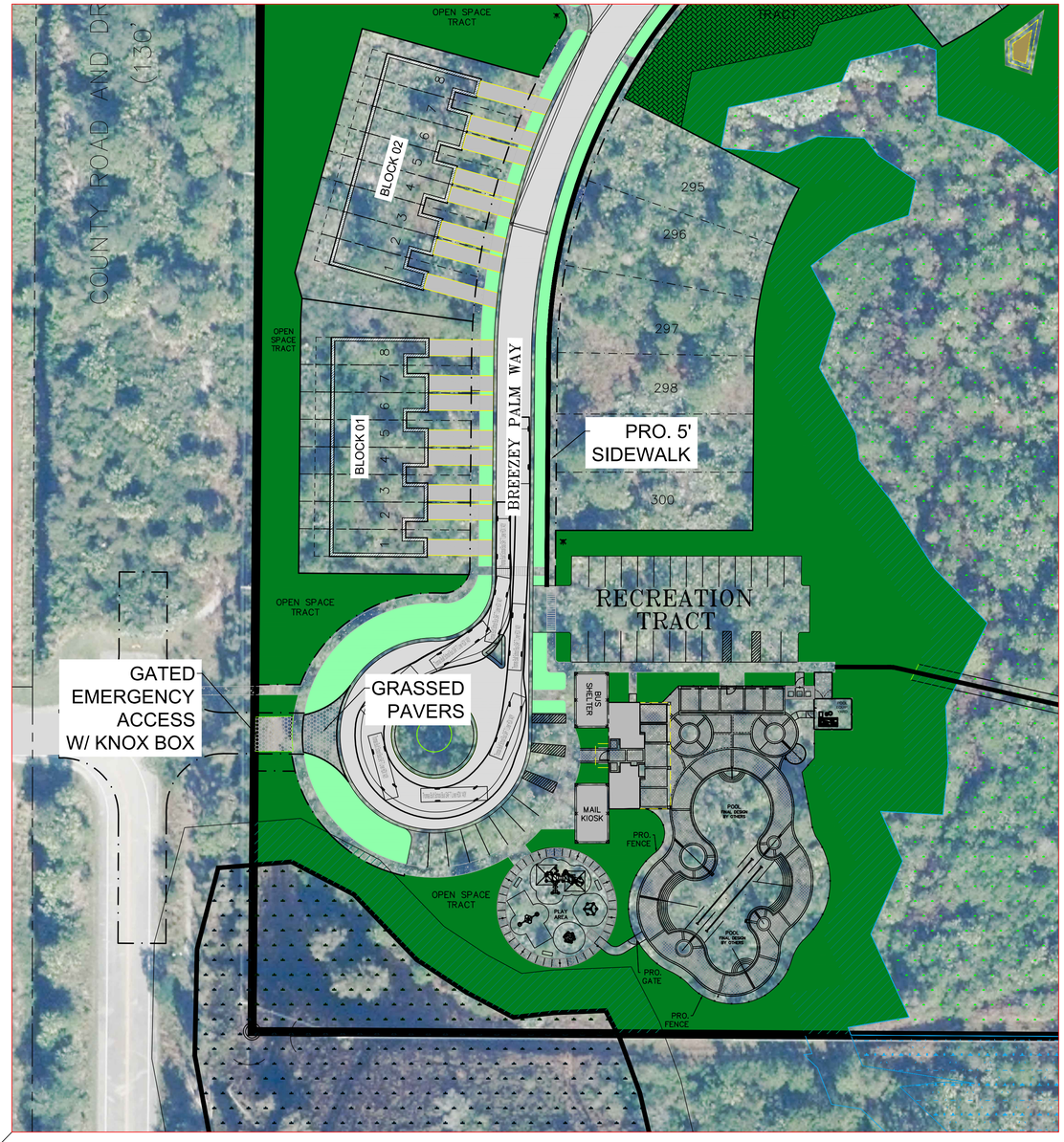
DATE: 04-21-21
HORIZ. SCALE: SEE ABOVE
VERT. SCALE: #####
JOB No. 21-054
SHEET 5 of 6

E:_DWN_2021\21-054 - savannah preserve - (kolterland)\21-054_planning - acad - site options - acad files\21_054_savannah preserve - site option 52 (22.02.10)_final draft illustration.dwg Plotted: 5/3/2022 1:37 PM By:

PROJECT RECREATION AREA (CONCEPT)

(SCALE 1:40)

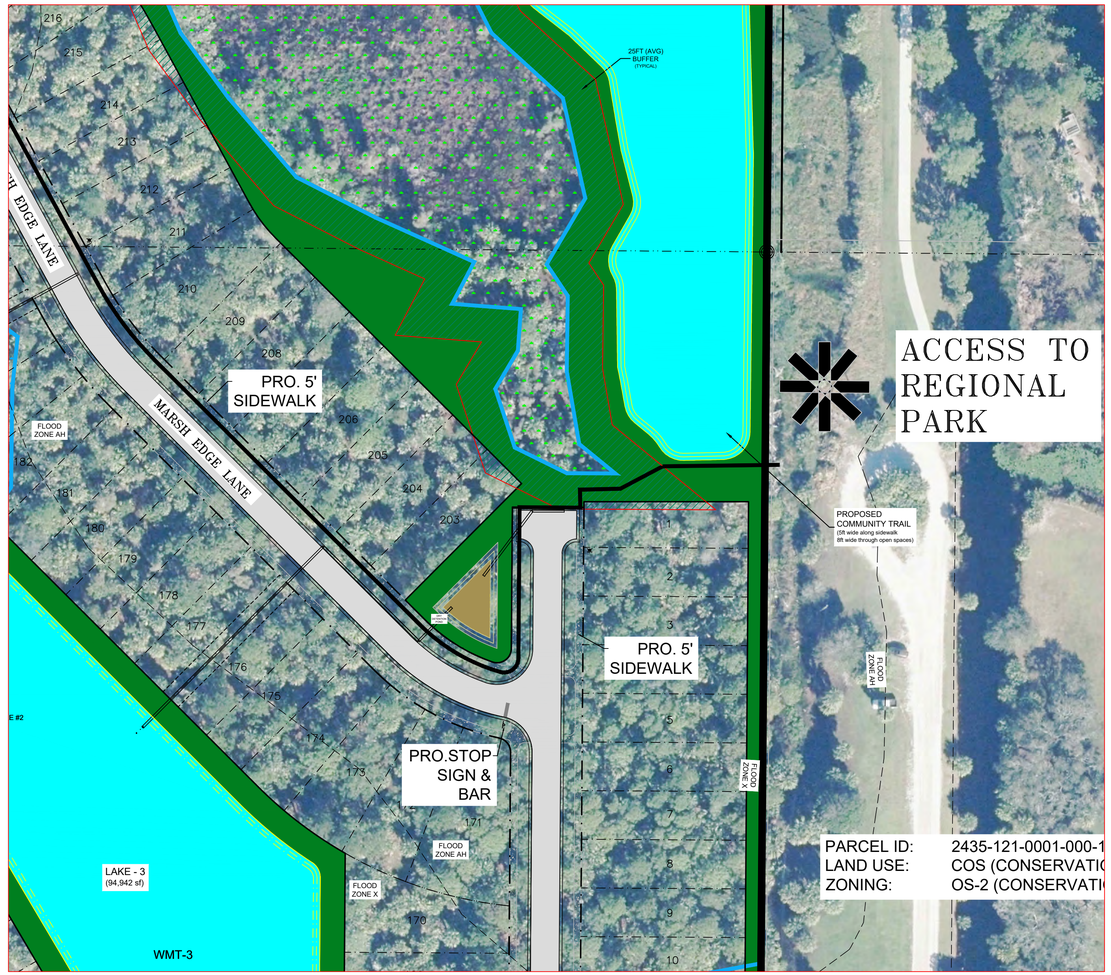
GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.



SAVANNAHS PARKS ACCESS

(SCALE 1:50)

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.



KOLTERLAND

COMPUTER FILE REF.	FIELD BK./PG.

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– REVISIONS –	BY	DATE
CONVERT SITE PLAN TO MF UNITS MIX	DJM	21.05.10
REVISE PROJECT ENTRY POINTS	DJM	21.06.01
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REVISED PER CITY FTP REVIEW COMMENTS – DEC 2021	DJM	21.12.21
REVISED PER CITY FTP REVIEW COMMENTS – JAN 2022	DJM	22.01.31

	BY	DATE
DESIGNED	##	##
CALCS.	##	##
DRAWN	##	##
DETAILED	##	##
CHECKED	##	##
APPROVED	##	##

SAVANNAH PRESERVE

SITE PLAN – AREA DETAILS

DATE: 04–21–21
HORIZ. SCALE: VARIES
VERT. SCALE: #####
JOB No. 21–054
SHEET 6 of 6

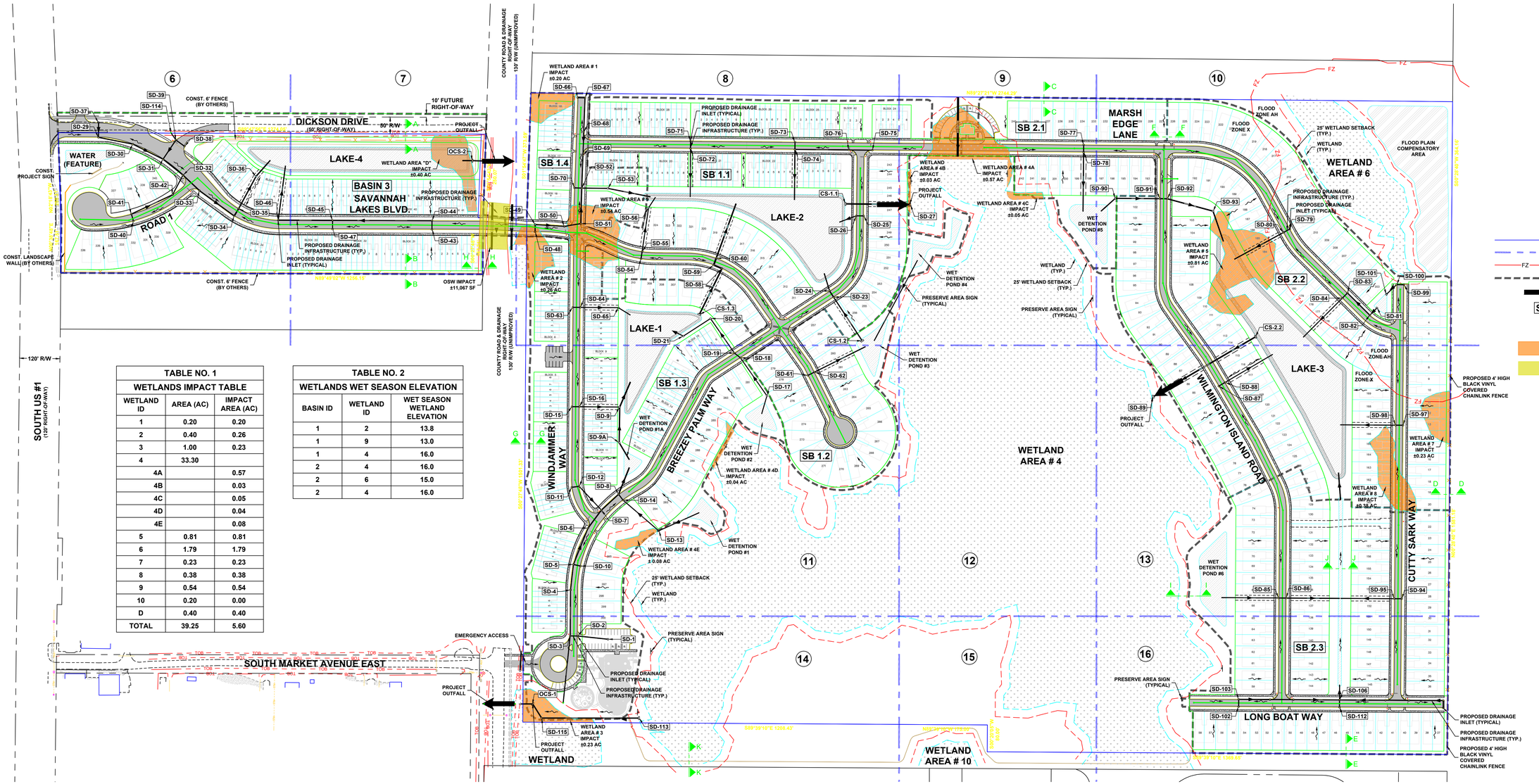

TABLE NO. 1		
WETLANDS IMPACT TABLE		
WETLAND ID	AREA (AC)	IMPACT AREA (AC)
1	0.20	0.20
2	0.40	0.26
3	1.00	0.23
4	33.30	
4A		0.57
4B		0.03
4C		0.05
4D		0.04
4E		0.08
5	0.81	0.81
6	1.79	1.79
7	0.23	0.23
8	0.38	0.38
9	0.54	0.54
10	0.20	0.00
D	0.40	0.40
TOTAL	39.25	5.60

TABLE NO. 2		
WETLANDS WET SEASON ELEVATION		
BASIN ID	WETLAND ID	WET SEASON WETLAND ELEVATION
1	2	13.8
1	9	13.0
1	4	16.0
2	4	16.0
2	6	15.0
2	4	16.0

TABLE NO. 3			
CONTROL STRUCTURE SUMMARY TABLE			
CONTROL STRUCTURE #	CONNECTION TO WETLAND / SWT	WETLAND NORMAL POOL	WETLAND SEASONAL HIGH ELEVATION
CS 1.1	WETLAND #4	15.7	16.0
CS 1.2	LAKE #2	N/A	N/A
CS 1.3	LAKE #1	N/A	N/A
CS 2.2	WETLAND #4	15.7	16.0
OCS 1	COUNTY ROW (SOUTH) DITCH	N/A	N/A
OCS 2	COUNTY ROW (NORTH) DITCH	N/A	N/A

DESIGN CRITERIA: 1988 NAVD
SFWMD PERMIT ### DRAINAGE BASINS 1.1

	ROUTED EL.	DESIGN EL.
CONTROL ELEVATION	= 15.00' NAVD	= 15.00' NAVD
MIN. ROAD CROWN	= 17.35' NAVD	= 17.60' NAVD
MIN. FINISHED FLOOR	= 17.76' NAVD	= 18.73' NAVD
MIN. PERIMETER BERM	= 17.61' NAVD	= 18.00' NAVD

DESIGN CRITERIA: 1988 NAVD
SFWMD PERMIT ### DRAINAGE BASINS 1.2

	ROUTED EL.	DESIGN EL.
CONTROL ELEVATION	= 15.00' NAVD	= 15.00' NAVD
MIN. ROAD CROWN	= 17.39' NAVD	= 17.80' NAVD
MIN. FINISHED FLOOR	= 17.80' NAVD	= 19.85' NAVD
MIN. PERIMETER BERM	= 17.66' NAVD	= 18.00' NAVD

DESIGN CRITERIA: 1988 NAVD
SFWMD PERMIT ### DRAINAGE BASINS 1.3

	ROUTED EL.	DESIGN EL.
CONTROL ELEVATION	= 15.00' NAVD	= 15.00' NAVD
MIN. ROAD CROWN	= 17.65' NAVD	= 17.65' NAVD
MIN. FINISHED FLOOR	= 17.98' NAVD	= 18.66' NAVD
MIN. PERIMETER BERM	= 17.87' NAVD	= 18.10' NAVD

DESIGN CRITERIA: 1988 NAVD
SFWMD PERMIT ### DRAINAGE BASINS 1.4

	ROUTED EL.	DESIGN EL.
CONTROL ELEVATION	= 15.00' NAVD	= 15.00' NAVD
MIN. ROAD CROWN	= 17.50' NAVD	= 17.60' NAVD
MIN. FINISHED FLOOR	= 17.79' NAVD	= 19.05' NAVD
MIN. PERIMETER BERM	= 17.65' NAVD	= 18.00' NAVD

DESIGN CRITERIA: 1988 NAVD
SFWMD PERMIT ### DRAINAGE BASINS 2.1

	ROUTED EL.	DESIGN EL.
CONTROL ELEVATION	= 15.60' NAVD	= 15.60' NAVD
MIN. ROAD CROWN	= 18.02' NAVD	= 18.62' NAVD
MIN. FINISHED FLOOR	= 18.41' NAVD	= 20.63' NAVD
MIN. PERIMETER BERM	= 18.30' NAVD	= 18.65' NAVD

DESIGN CRITERIA: 1988 NAVD
SFWMD PERMIT ### DRAINAGE BASINS 2.2

	ROUTED EL.	DESIGN EL.
CONTROL ELEVATION	= 15.60' NAVD	= 15.60' NAVD
MIN. ROAD CROWN	= 18.03' NAVD	= 18.30' NAVD
MIN. FINISHED FLOOR	= 18.40' NAVD	= 19.50' NAVD
MIN. PERIMETER BERM	= 18.29' NAVD	= 18.70' NAVD

DESIGN CRITERIA: 1988 NAVD
SFWMD PERMIT ### DRAINAGE BASINS 2.3

	ROUTED EL.	DESIGN EL.
CONTROL ELEVATION	= 15.60' NAVD	= 15.60' NAVD
MIN. ROAD CROWN	= 18.03' NAVD	= 18.30' NAVD
MIN. FINISHED FLOOR	= 18.52' NAVD	= 19.80' NAVD
MIN. PERIMETER BERM	= 18.39' NAVD	= 18.70' NAVD

DESIGN CRITERIA: 1988 NAVD
SFWMD PERMIT ### DRAINAGE BASINS 3

	ROUTED EL.	DESIGN EL.
CONTROL ELEVATION	= 15.98' NAVD	= 15.98' NAVD
MIN. ROAD CROWN	= 17.00' NAVD	= 17.10' NAVD
MIN. FINISHED FLOOR	= 18.67' NAVD	= 18.67' NAVD
MIN. PERIMETER BERM	= 17.88' NAVD	= 17.95' NAVD

THOMAS J. DEGRACE P.E. FL. REG. NO. 42354

Know what's below. Call before you dig.

NOTES:
1) ALL ELEVATIONS AND BENCHMARKS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988.

COMPUTER FILE REF.	FIELD BK./PG.

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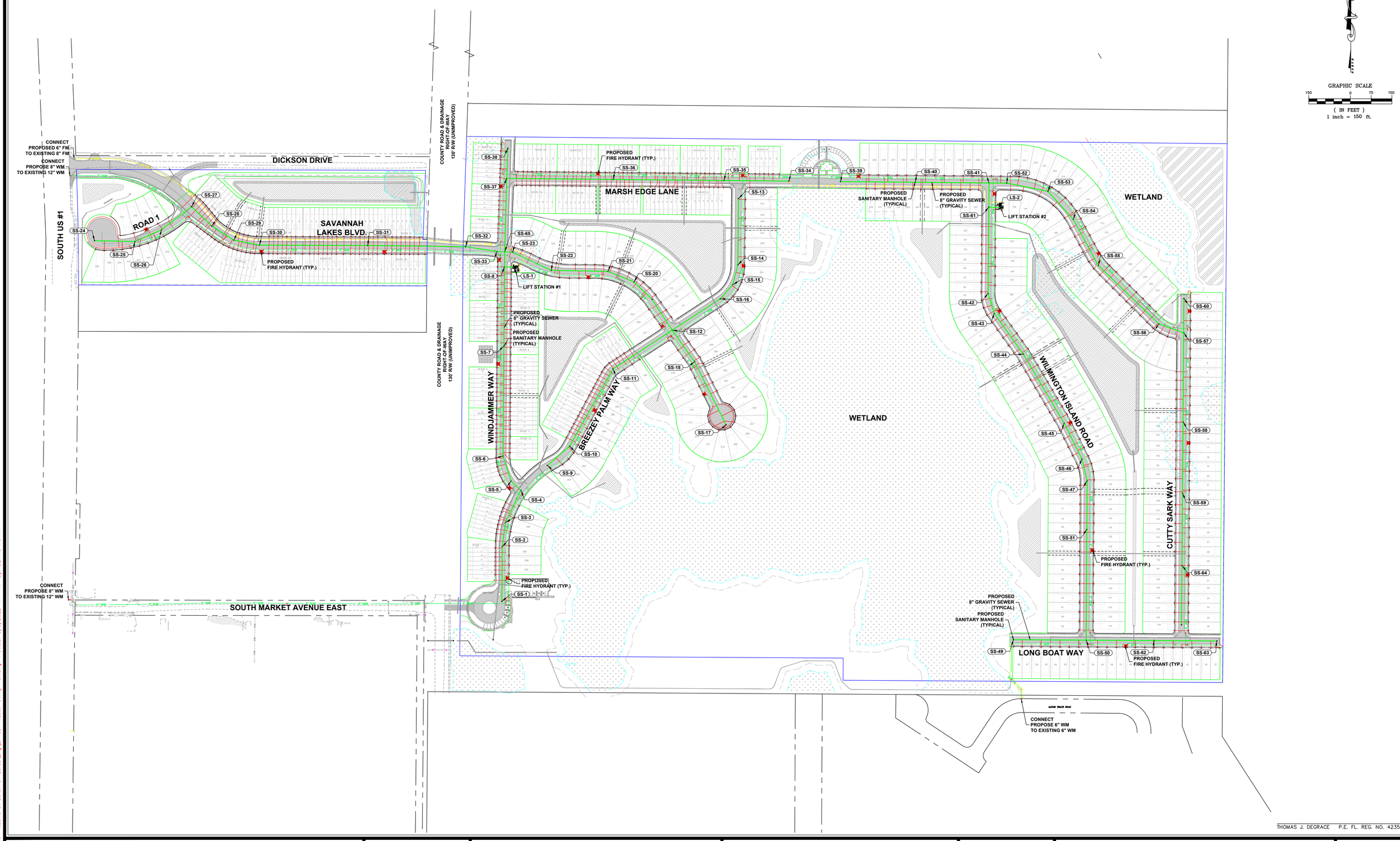
	BY	DATE
DESIGNED	TJD	10-1-21
CALCS.	ER	10-1-21
DRAWN	RN	10-1-21
DETAILED	EC	10-1-21
CHECKED	TJD	4-28-22
APPROVED	TJD	4-28-22

SAVANNAH PRESERVE

MASTER DRAINAGE PLAN

DATE: 4-28-22
HORIZ. SCALE: 1"=150'
VERT. SCALE: NA
JOB No. 21-054
SHEET 2 of 47

P:\Proj-2021\21-054 The Preserve at Savannah Lakes\Eng\21-054 Master Drainage Plan.dwg Plotted: 5/3/2022 1:50 PM By: DENNIS MURPHY



THOMAS J. DEGRACE P.E. FL. REG. NO. 42354

P:\Proj-2021\21-054 The Preserve at Savannah Lakes\Eng\21-054 Master Utility Plan.dwg Plotted: 5/3/2022 1:47 PM By: DENNIS MURPHY

COMPUTER FILE REF.	FIELD BK./PG.

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– REVISIONS –	BY	DATE
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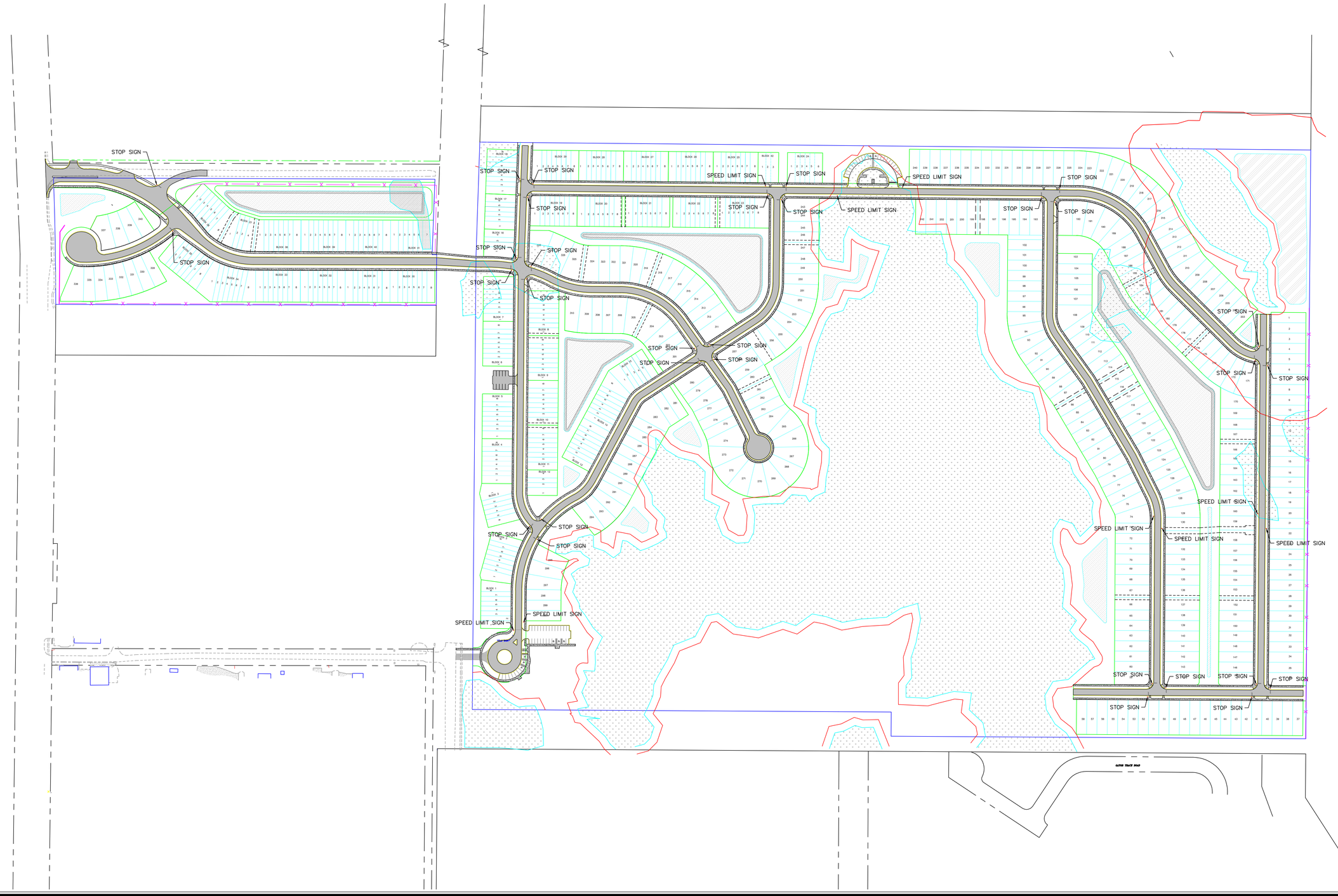
	BY	DATE
DESIGNED	TJD	10-1-21
CALCS.	ER	10-1-21
DRAWN	RN	10-1-21
DETAILED	EC	10-1-21
CHECKED	TJD	4-28-22
APPROVED	TJD	4-28-22

SAVANNAH PRESERVE

MASTER UTILITY PLAN

DATE: 4-28-22
HORIZ. SCALE: 1"=150'
VERT. SCALE: NA
JOB No. 21-054
SHEET 3 of 47



THOMAS J. DEGRACE P.E. FL. REG. NO. 42354

COMPUTER FILE REF.	FIELD BK./PG.

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– REVISIONS –	BY	DATE
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	BY	DATE
DESIGNED	TJD	10-1-21
CALCS.	ER	10-1-21
DRAWN	EC	10-1-21
DETAILED	EC	10-1-21
CHECKED	TJD	4-28-22
APPROVED	TJD	4-28-22

SAVANNAH PRESERVE

HORIZONTAL CONTROL & MARKING PLAN

DATE: 4-28-22
HORIZ. SCALE: 1"=150'
VERT. SCALE: NA
JOB No. 21-054
SHEET 4 of 47

P:\Proj-2021\21-054 The Preserve at Savannah Lakes\Eng\21-054 HC - Marking Plan.dwg Plotted: 5/3/2022 1:57 PM By: DENNIS MURPHY

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

KOLTER HOMES

SITUATED IN

SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST ST. LUCIE COUNTY, FLORIDA

NOTES

1) Reproductions of this map are not valid without the original signature and 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 contains 7.177 Acres, more or less.
5) The last date of field work was November 17, 2021.
6) The South line of Section 27, Township 35 South, Range 40 East is assumed to bear N89°50'51"W and all other bearings shown hereon are relative thereto.
7) Parcels is located within an areas having a Flood Zone Designation "X" by the Federal Emergency Management Agency (F.E.M.A.), on Flood Insurance Rate Map No. 12111C0189K 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) This survey was prepared with the benefit of Fidelity National Title Insurance Company Order No. 9948774, dated September 30, 2021 at 11:00 pm. The surveyed land is the same land described in the Title Commitment.
9) The features shown hereon were acquired using RTK GPS and Trigonometric Methods and were verified through a redundancy of measurements for an expected horizontal and vertical accuracy of 0.10'
10) There are no gaps, gores or overlaps between the subject parcel and the parcel (2423-121-0001-000-8) to the South. The subject parcel has contigious access to public right-of ways on three sides.

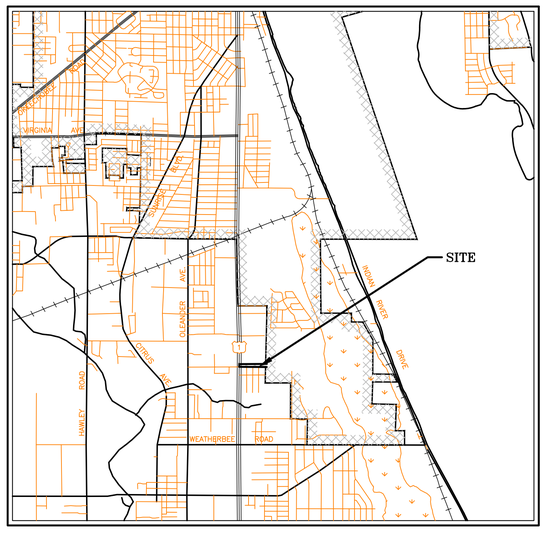
CERTIFICATION

To: Kolter Group Acquisitions LLC, a Florida limited liability company; Shuffield Lowman & Wilson, P.A.; SK Savannah Lakes LLC; Fidelity National Title Insurance Company; Nason, Gerson, Harris & Fumero, P.A.

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 none of Table A thereof. The field work was completed on November 17, 2021.

Date of Plat or Map November 19, 2021.

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



LOCATION MAP
NOT TO SCALE

DESCRIPTION

That part of the South 275.00 feet of the SW 1/4 of the SE 1/4 of Section 27, Township 35 South, Range 40 East, lying East of U.S. Highway No. 1, less the North 25.00 feet and the East 15.00 feet for Right-Of-Way, all lying and being in St. Lucie County, Florida.

GENERAL NOTES, LEGAL DESCRIPTION, & CERTIFICATIONS

COMPUTER FILE REF.	FIELD BK./PG.
21-054 bndy2.dwg	

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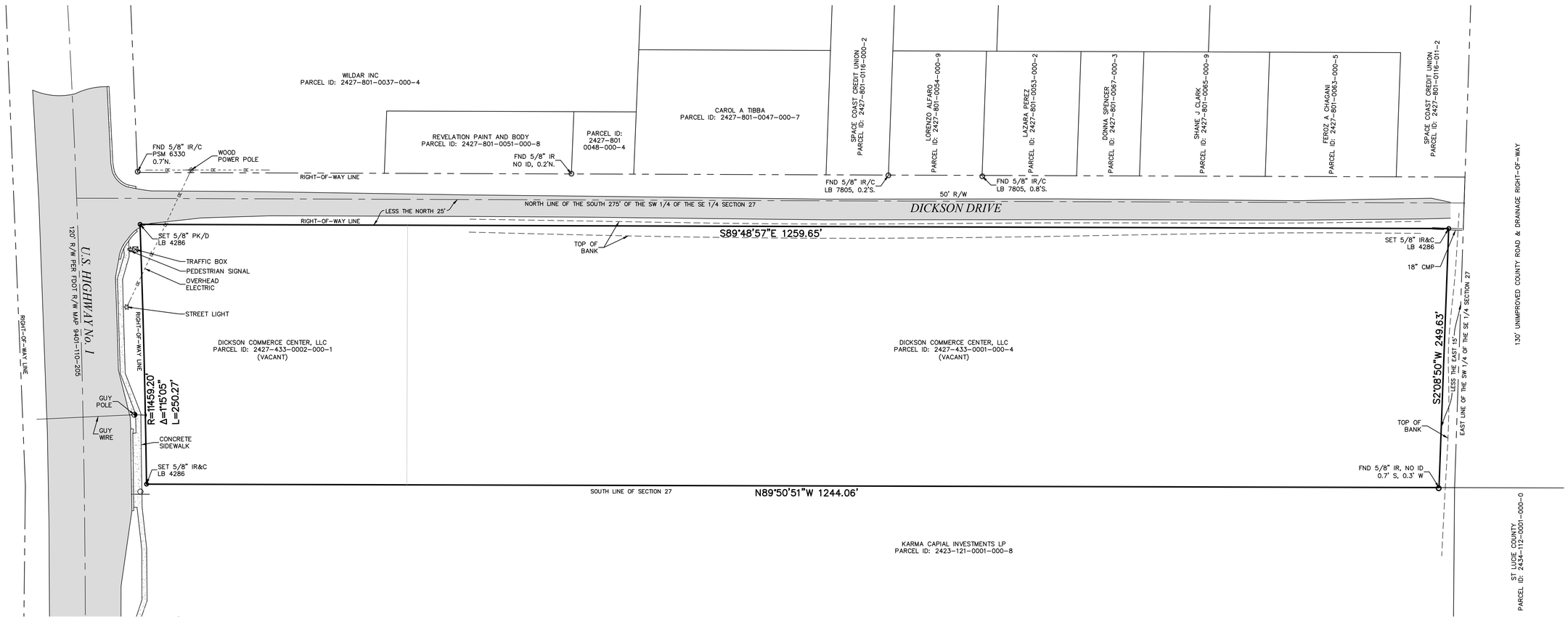
- REVISIONS -	BY	DATE

	BY	DATE
FIELD	PK	11-17-21
CALCS.		
DRAWN	GLM	11-18-21
DETAILED		
CHECKED		
APPROVED		

ALTA/NSPS LAND TITLE SURVEY
OF
PRESERVE AT SAVANNAH LAKES

DATE: 11-18-2021
HORIZ. SCALE: N/A
VERT. SCALE: N/A
JOB No. 21-054



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
PG. = Page
O.R.B. = Official Records Book
No. = Number
℄ = Center Line

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
S = Sanitary Manhole
WV = Fire Hydrant
= Water Valve
B = Bell South Service Box
BLDG. = Building
CONC. = Concrete

NORTH

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

GRAPHICS

COMPUTER FILE REF.	FIELD BK./PG.
21-054 bndy2.dwg	

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– REVISIONS –	BY	DATE

	BY	DATE
FIELD	PK	11-17-21
CALCS.		
DRAWN	GLM	11-18-21
DETAILED		
CHECKED		
APPROVED		

ALTA/NSPS LAND TITLE SURVEY
OF
PRESERVE AT SAVANNAH LAKES

DATE: 11-18-2021
HORIZ. SCALE: 1"=50'
VERT. SCALE: N/A
JOB No. 21-054
SHEET 2 OF 2

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

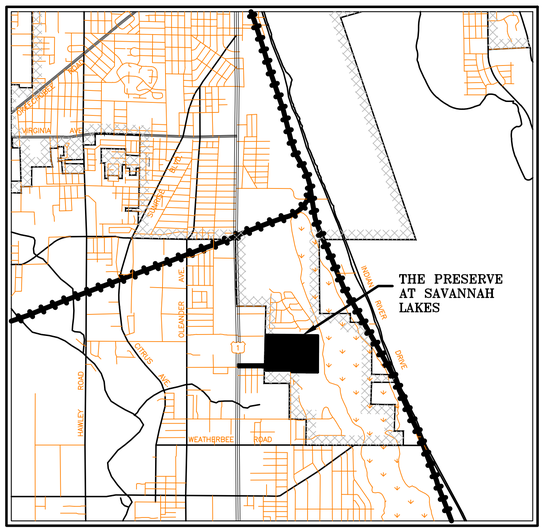
KOLTER HOMES

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 Consulants 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 4286

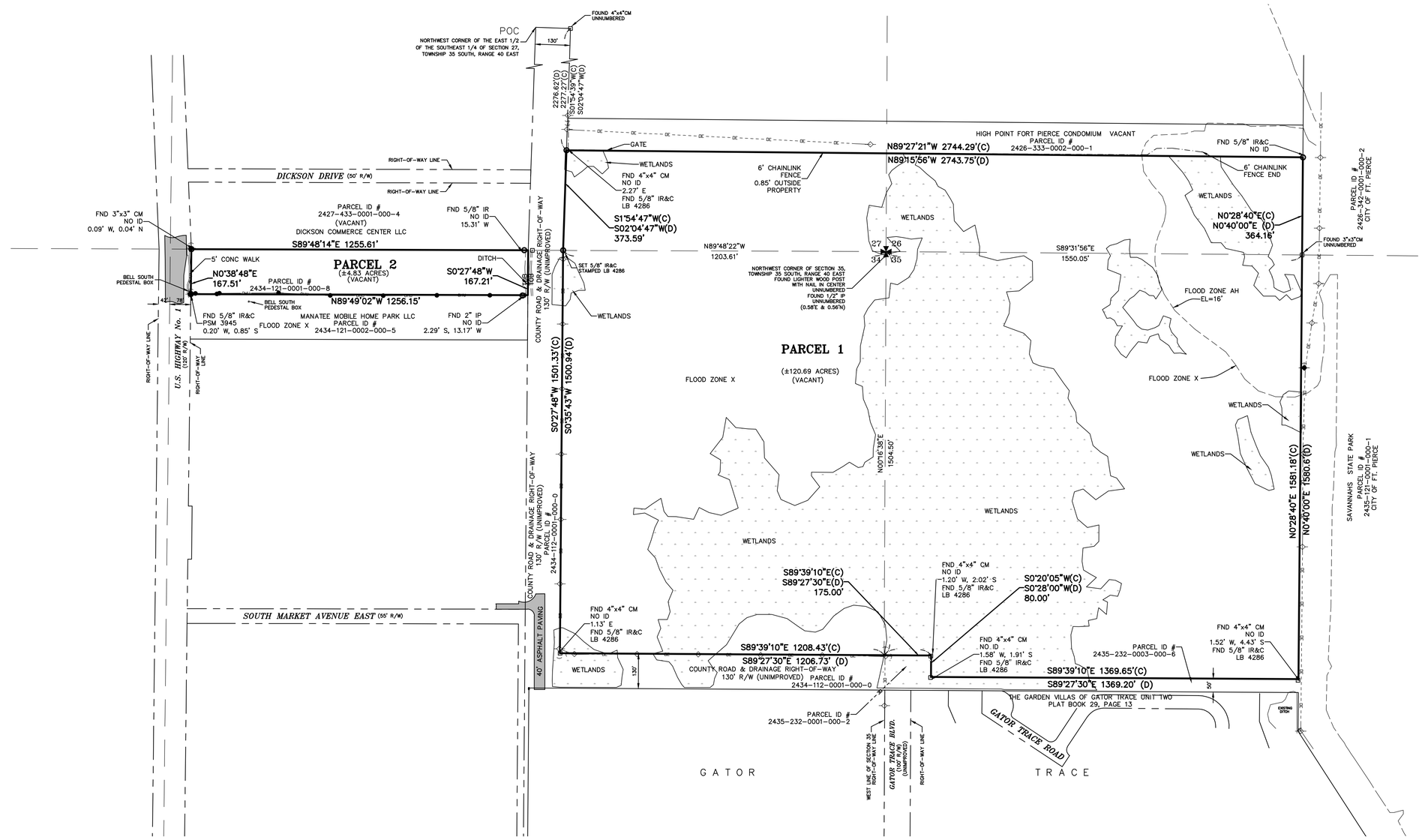
– REVISIONS –	BY	DATE

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

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



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
PG.	=	Page
O.R.B.	=	Official Records Book
No.	=	Number
℄	=	Center Line
BS	=	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
S	=	Sanitary Manhole
	=	Fire Hydrant
WV	=	Water Valve

GRAPHICS

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

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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

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

N89°27'21"W 2744.29'(C)
N89°15'56"W 2743.75'(D)

FND 5/8" IR&C
NO ID

GATE

WETLANDS

6' CHAINLINK FENCE END

6' CHAINLINK FENCE
0.85' OUTSIDE PROPERTY

FND 4"x4" CM
NO ID
2.27' E
FND 5/8" IR&C
LB 4286

S1°54'47"W(C)
S02°04'47"W(D)
373.59'

N0°28'40"E(C)
N0°40'00"E (D)
364.16'

FOUND 3"x3"CM
UNNUMBERED

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

N89°48'22"W
1203.67'

S89°31'56"E
1550.05'

SET 5/8" IR&C
STAMPED LB 4286

NORTHWEST CORNER OF SECTION 35,
TOWNSHIP 35 SOUTH, RANGE 40 EAST
FOUND LIGHTER WOOD POST
WITH NAIL IN CENTER
UNNUMBERED
FOUND 1/2" IP
UNNUMBERED
(0.58'E & 0.56'N)

27 26
34 35

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

PARCEL 1

(±120.69 ACRES)
(VACANT)

FLOOD ZONE X

FLOOD ZONE AH
EL=16'

FLOOD ZONE X

WETLANDS

WETLANDS

WETLANDS

WETLANDS

WETLANDS

WETLANDS

S02°48'W 1504.33'(C)
S0°35'43"W 1500.94'(D)

N0°01'38"E
1504.50'

S89°39'10"E(C)
S89°27'30"E(D)
175.00'

FND 4"x4" CM
NO ID
1.20' W, 2.02' S
FND 5/8" IR&C
LB 4286

S6°20'05"W(C)
S0°28'00"W(D)
80.00'

FND 4"x4" CM
NO ID
1.13' E
FND 5/8" IR&C
LB 4286

FND 4"x4" CM
NO ID
1.58' W, 1.91' S
FND 5/8" IR&C
LB 4286

FND 4"x4" CM
NO ID
1.52' W, 4.43' S
FND 5/8" IR&C
LB 4286

S89°39'10"E 1208.43'(C)
S89°27'30"E 1206.73' (D)

S89°39'10"E 1369.65'(C)
S89°27'30"E 1369.20' (D)

130'

50'

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

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

THE GARDEN VILLAS OF GATOR TRACE UNIT TWO
PLAT BOOK 70, PAGE 13

N0°28'40"E 3581.18'(C)
N0°40'00"E 3580.8'(D)

SAVANNAHS STATE PARK

HURON

TOPOGRAPHIC SURVEY
PARCEL 1

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

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ALTA/NSPS LAND TITLE SURVEY
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PRESERVE AT SAVANNAH LAKES

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HORIZ. SCALE: 1"=100'
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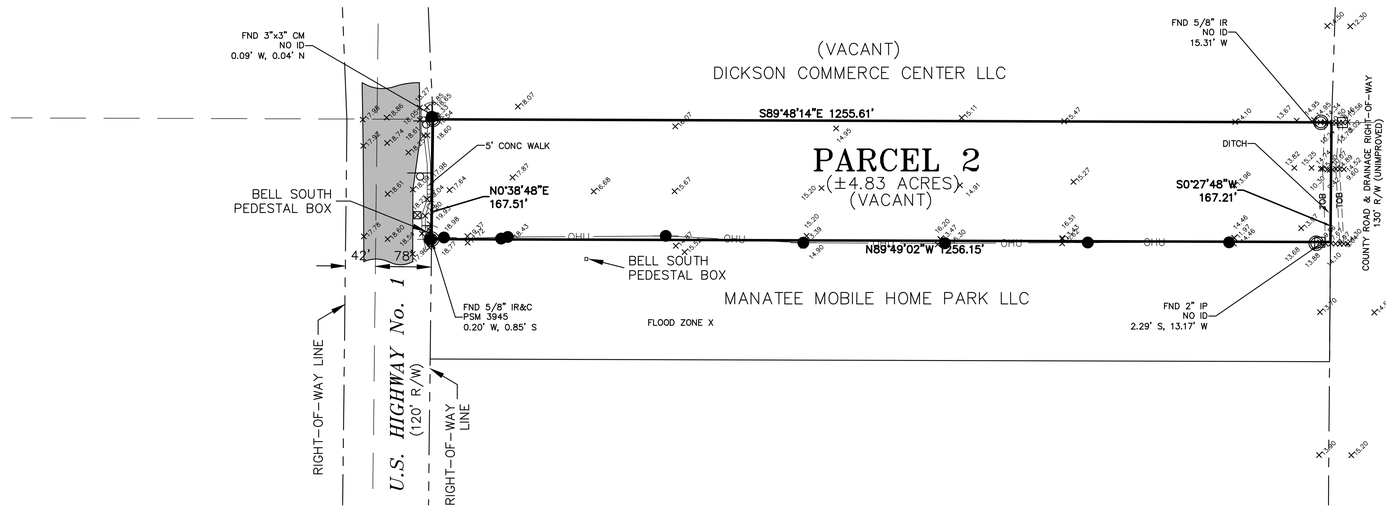
JOB No. 21-054
SHEET 3 OF 4

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



GRAPHIC SCALE

100 0 50 100

(IN FEET)

1 inch = 100 ft.

HURON

LEGEND

IR&C	=	Iron Rod with Plastic Cap
IP&C	=	Iron Pipe and Cap
IP	=	Iron Pipe
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Ⓢ	=	Sanitary Manhole
	=	Fire Hydrant
	=	Water Valve

TOPOGRAPHIC SURVEY
PARCEL 2

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

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SHEET 4 OF 4

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

MacKenzie
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

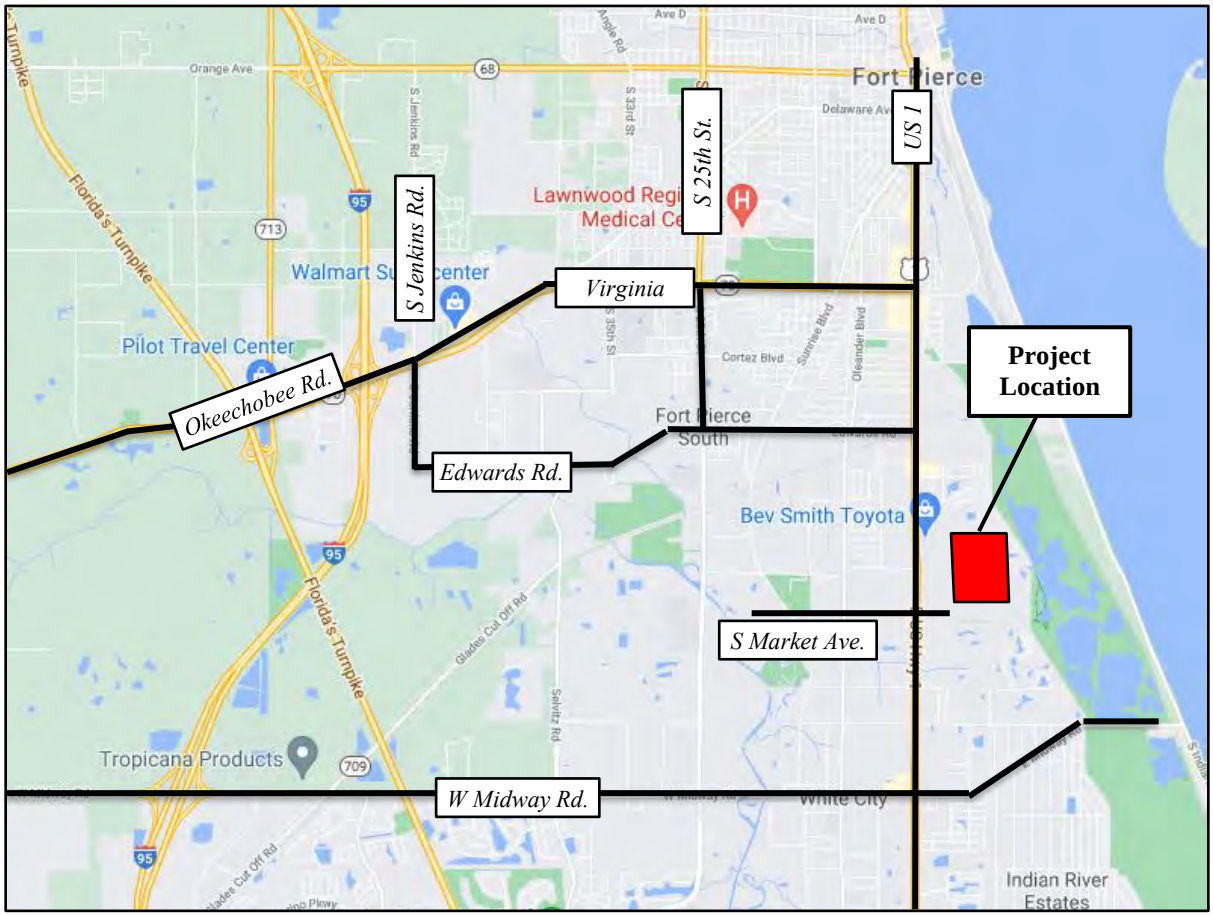

Exhibit 2 Trip Generation

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 in/out	AM Peak Hour Rate	PM Peak Hour in/out	PM Peak Hour 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

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Exhibit 3 Trip Distribution

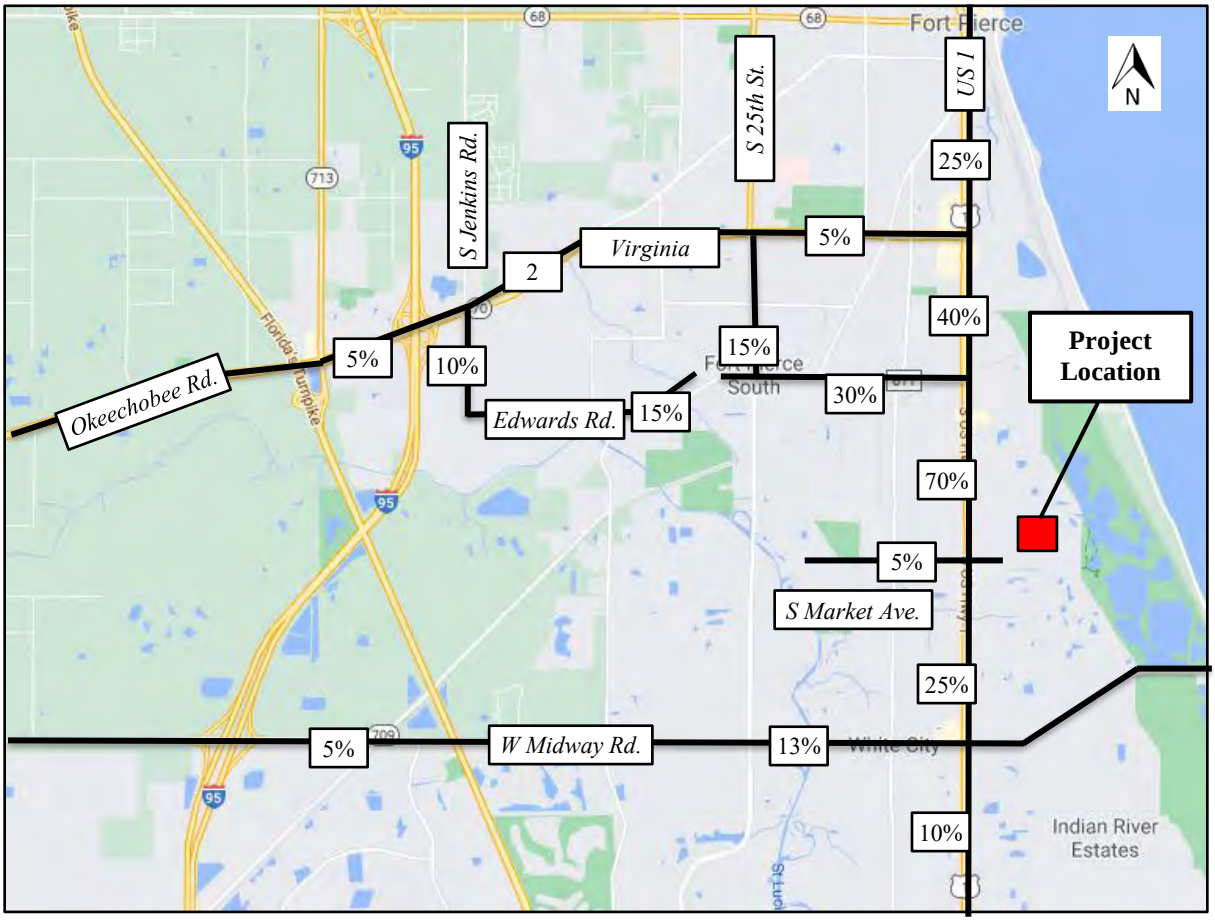


Exhibit 4 Bus Route 1 Map

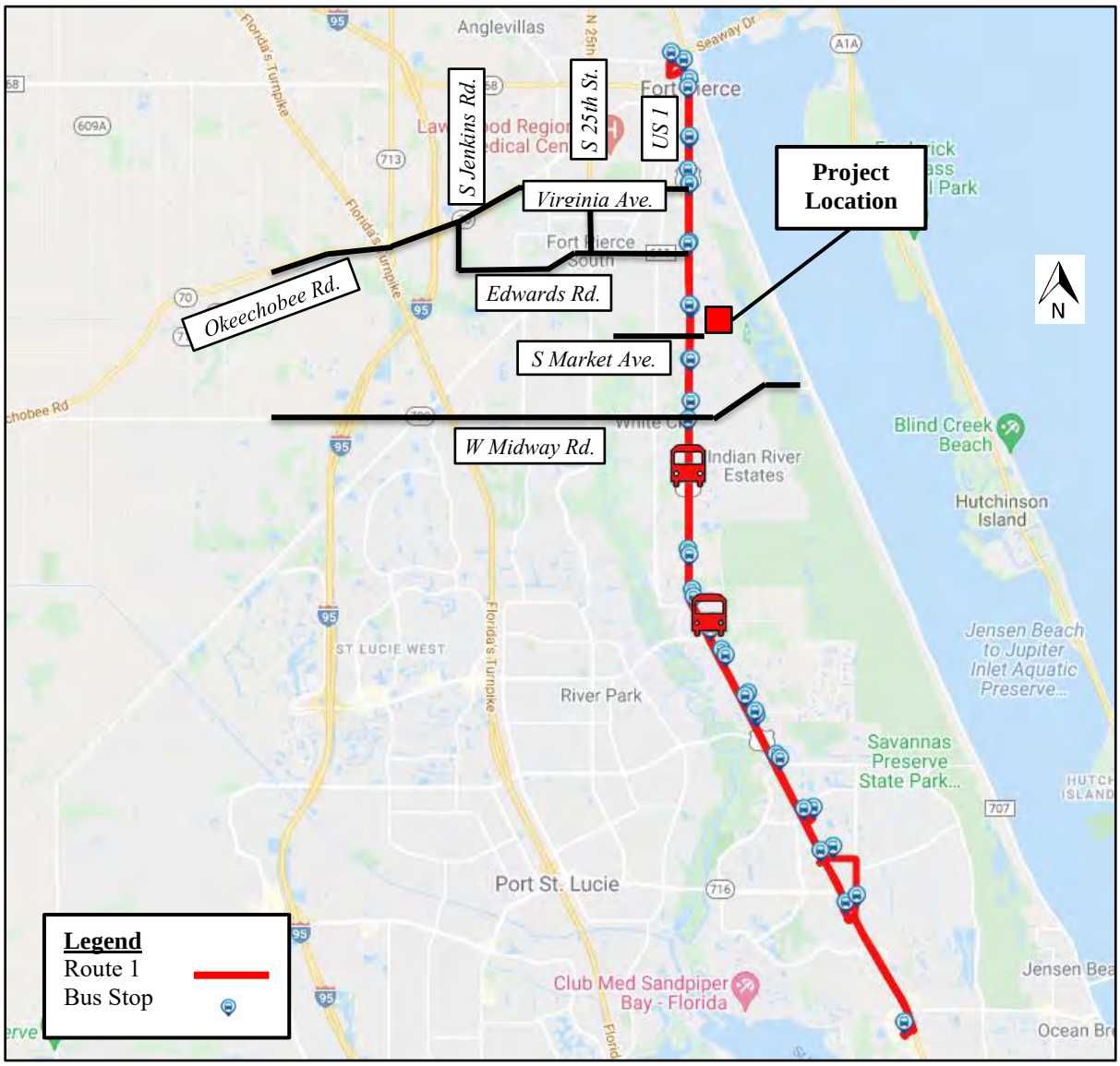
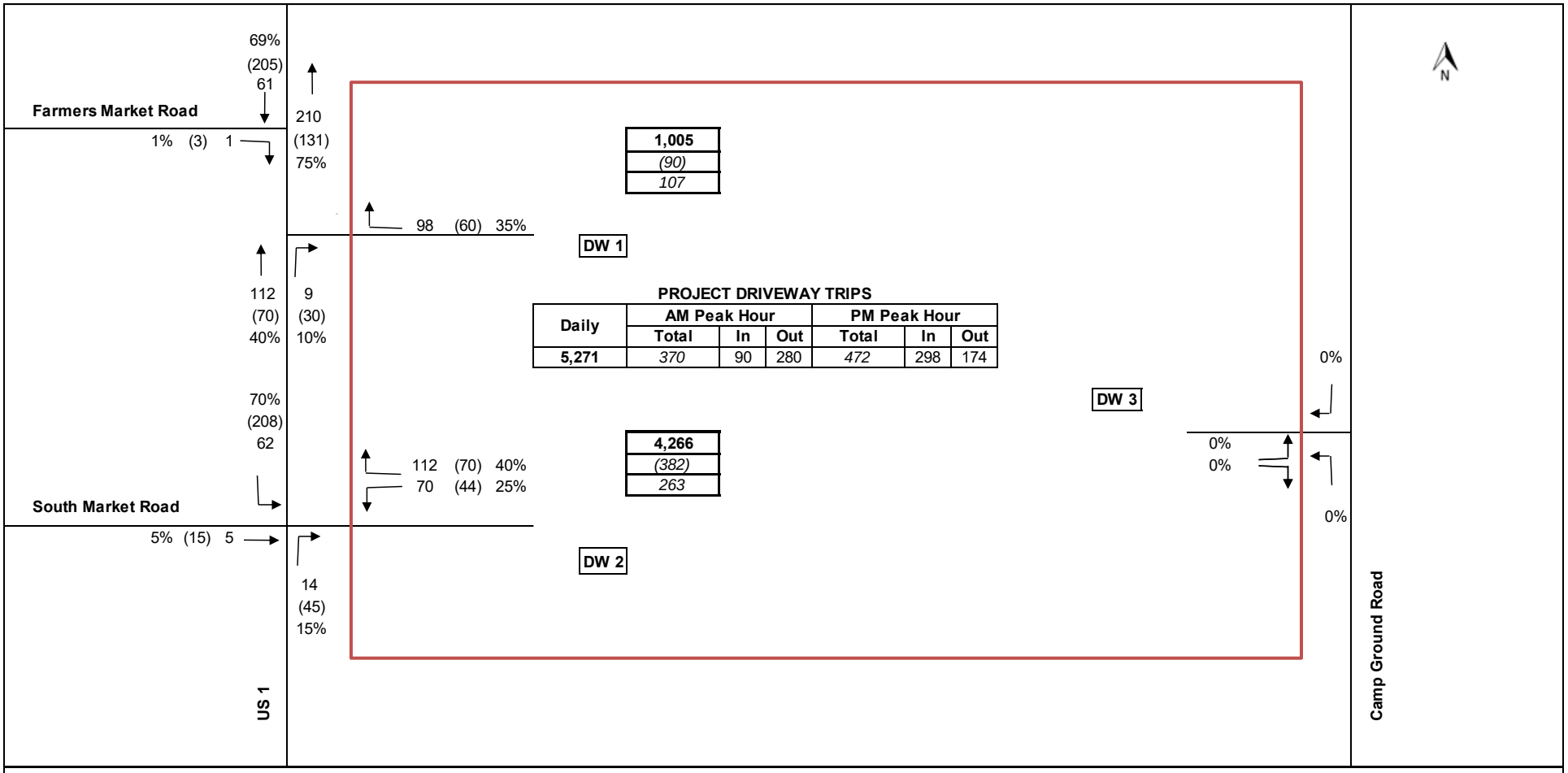


Exhibit 5 Driveway Volumes



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

MacKenzie
Engineering & Planning, Inc.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: FLUMA, Rezoning, Preliminary Plat - Savannah Preserve

NOTICES PROVIDED PURSUANT TO: City Code 125-37, 125-133, 125-136, & Chapter 163.3184, F.S.

NOTICE BY NEWSPAPER: April 29th, 2022 (2 FLUMA Display Ads) and June 5th, 2022

NOTICE BY MAIL: May 25th, 2022

NOTICE BY SIGNS: May 4th, 2022

VERIFIED BY: Vennis Gilmore **TITLE:** Senior Planner/Supervisor

SIGNATURE: **DATE:** June 9th, 2022

Item 12d
Resolution

WILDAR GOLF CART SALES AND STORAGE

ST. LUCIE COUNTY, FLORIDA

DATE: MAY 2023
DRAWN BY: SRC
DESIGNED BY: SRC
CHECKED BY: SRC
HORZ. SCALE: 1"=30'-0"
VERT. SCALE: N/A
DRAWING NO. S1
JOB NO. 2018-122

Stephen Cooper, P.E. #46587

STEPHEN COOPER, P.E. & ASSOCIATES, INC.
- CONSULTING ENGINEER -
CIVIL ENGINEERING * SITE PLANNING * ENVIRONMENTAL PERMITTING
7458 SOUTH FEDERAL HIGHWAY
PORT ST. LUCIE, FLORIDA 34952
Tel: 1-772-336-2933
FLORIDA CERTIFICATE OF AUTHORIZATION No. 30006656

No.	REVISION	DATE
8		
7		
6		
5		
4		
3		
2		
1		

City Commission Regular Meeting - 6:00 pm **12. d.**

Meeting Date: 07/05/2022

Re: Preliminary Plat - Savannah Preserve PD

SUBJECT:

STAFF REQUESTS THIS ITEM BE POSTPONED TO JULY 18, 2022. (Quasi-Judicial Hearing Postponed from June 21, 2022) - Review and approval of an application for Preliminary Plat, submitted by Property Owner(s) Karma Capital Investments, LP and Applicant, Kolter Land Partners, LLC (Culpepper & Terpening, Inc.), to subdivide approximately 132.7 acres of land (more or less) for The Preserve at Savannah Lakes Planned Development located at or near the east side of S US Highway 1 at the intersection of Dickson Drive and lying North of the existing Gator Trace Planned Development in Fort Pierce, FL. The Developer/Applicant is required to enter into an agreement with the City of Fort Pierce and post the appropriate bond regarding the completion of the outstanding site work during the Final Plat approval process. The property is currently zoned General Commercial (C-3) and Planned Development (PD) Parcel Control Numbers: 2427-433-0002-000-1, 2427-433-0001-000-4, 2434-121-0001-000-8, 2426-333-0015-000-5.

SUMMARY:

In accordance with Sections 125-37, 125-133, and 125-136 of the City Code and Chapter 163.3184, F.S., the applicant is requesting the review and approval of a Zoning Atlas Map Amendment (Rezoning) from C-3, General Commercial Zone and PD, Planned Development (for four parcels) to PD, Planned Development. The applicant is also requesting review and approval of two (2) Future Land Use Map Amendments from GC, General Commercial to RM, Medium Density Residential for three parcels of land. Lastly, in accordance with Chapter 121 of the City Code, the applicant is requesting review and approval of a Preliminary Plat for approximately 132.7 acres of land. The applicant is requesting all applications so that they may develop a residential subdivision known as The Preserve at Savanna Lakes, that will have 650 platted lots consisting of single-family homes, villas, and townhomes. The subject site was previously approved as a Planned Development by the name The Preserve at Gator Trace in 2006. The previously approved Planned Development has since expired.

RECOMMENDATION:

The requested Application for Preliminary Plat meets the criteria as specified in Chapter 121 of the City Code of Ordinances and is consistent with the City's Land Development Code and Comprehensive Plan, therefore Staff recommends **APPROVAL** to the City Commission with one (1) condition:

1. Prior to the submittal of the Final Plat address all the City of Fort Pierce Engineering Comments on the Plat document.

ALTERNATIVES:

- Approval with alternate conditions
- Denial

RESPONSIBLE STAFF:
Vennis Gilmore, Senior Planner/Planning Supervisor

COORDINATED WITH:
Technical Review Committee

Fiscal Impact

OTHER INFORMATION:
N/A

Attachments

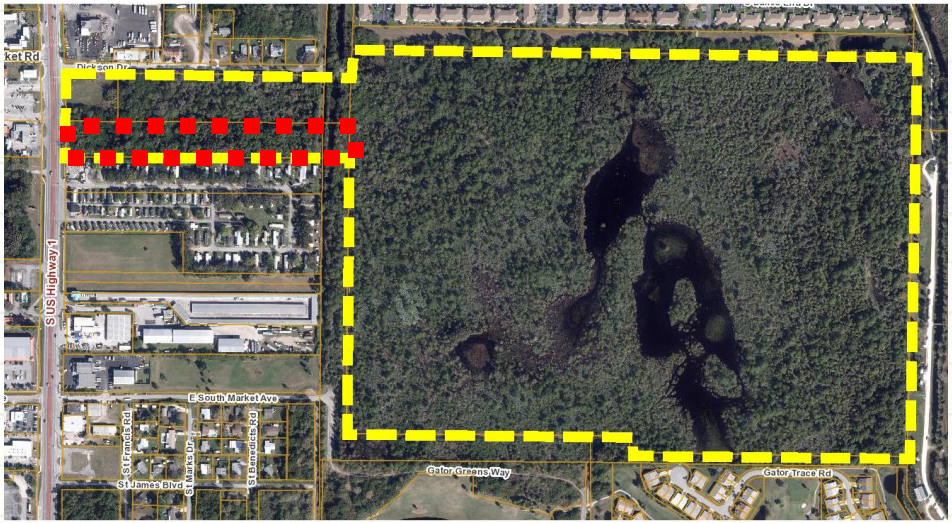
Staff Presentation
Staff Report and Supporting Documents
Application and Supporting Documents
Public Notice Certification
Proof of Publication

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	06/11/2022 09:20 AM

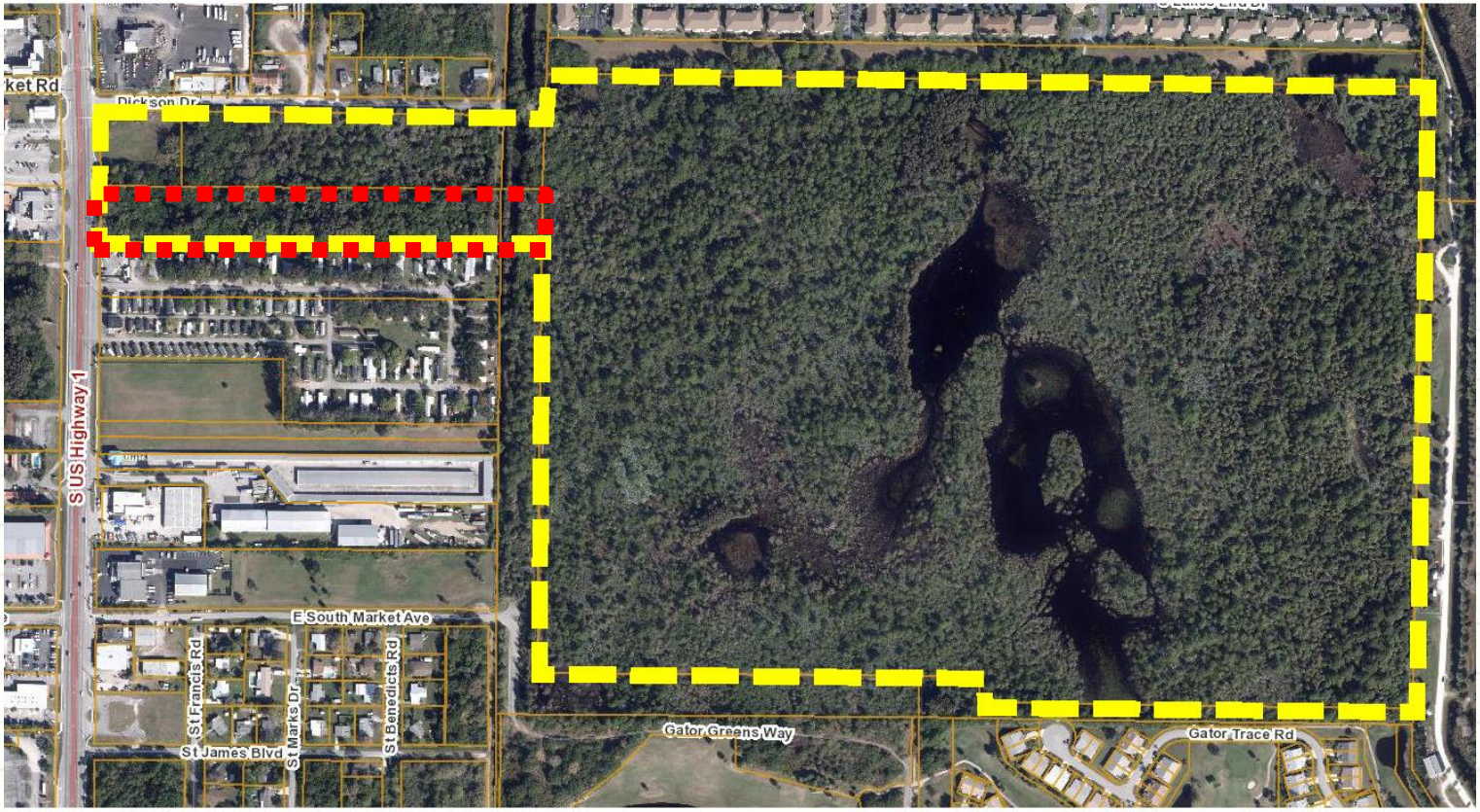
Form Started By: Vennis Gilmore
Started On: 06/09/2022 03:04 PM
Final Approval Date: 06/22/2022

Future Land Use Map Amendment – Ordinance 22-015



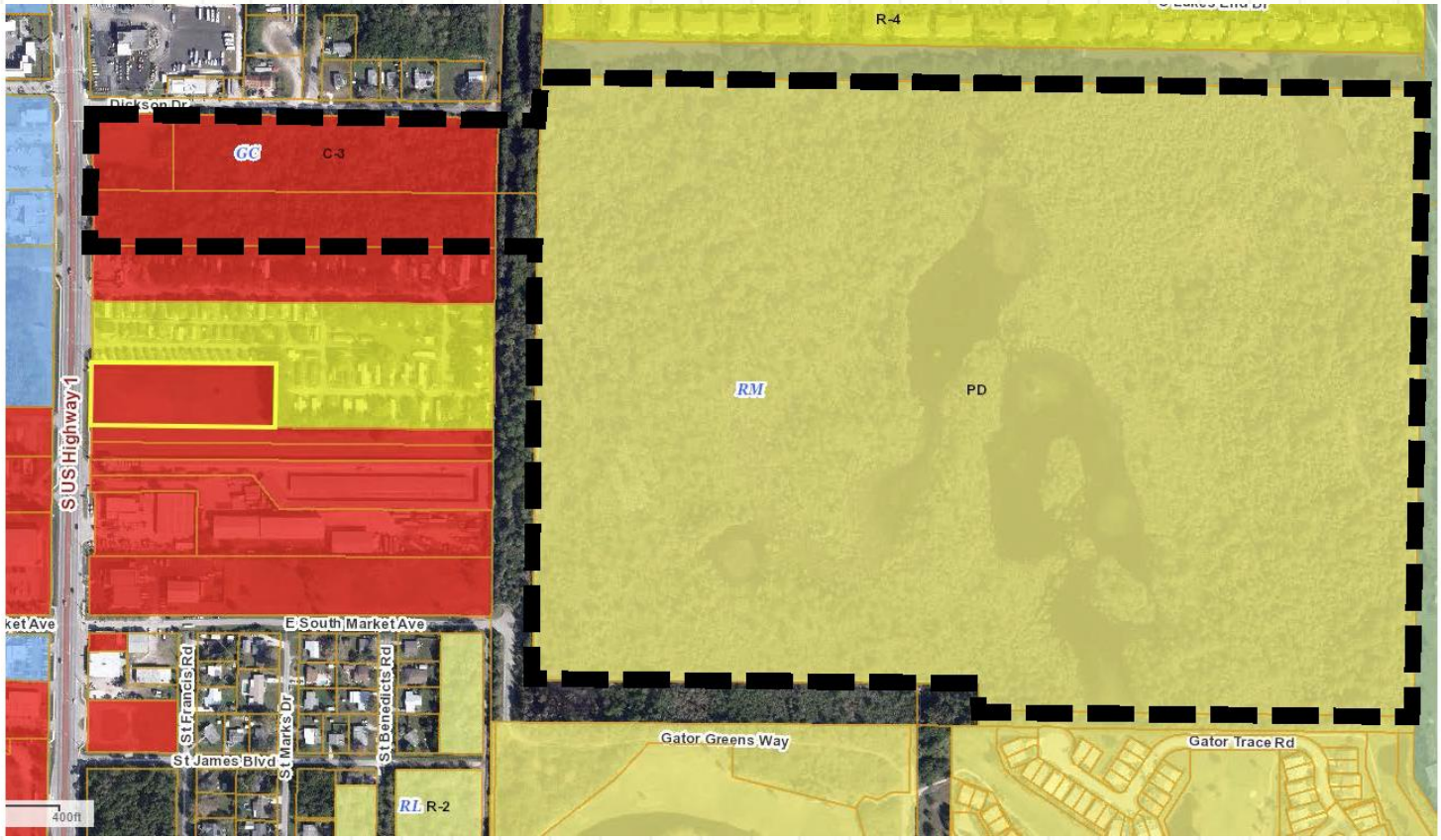
EAST SIDE OF SOUTH US HIGHWAY 1, APPROXIMATELY 250 FEET SOUTH OF DICKSON DRIVE

Aerial Map



- **Parcel ID: 2434-121-0001-000-8**
- **4.04 +/- acres**
- **Current FLU: GC, General Commercial**
- **Proposed FLU: RM, Medium Density Residential**

FLU-Zoning Map



Future Land Use Map Amendment

Future Land Use change for one parcel from GC, General Commercial to RM, Medium Density Residential

- **Staff recommends <u>Approval</u> of the request**
  - ❑ **1 of the 4 parcels for the proposed development already has a FLU of RM, Medium Density Residential**
  - ❑ **Consistent with Section 125-136 of City Code & the Comprehensive Plan**
  - ❑ **Does not adversely affect the public health, safety, convenience and general welfare**

PB Recommendation (Future Land Use Map Amendment)

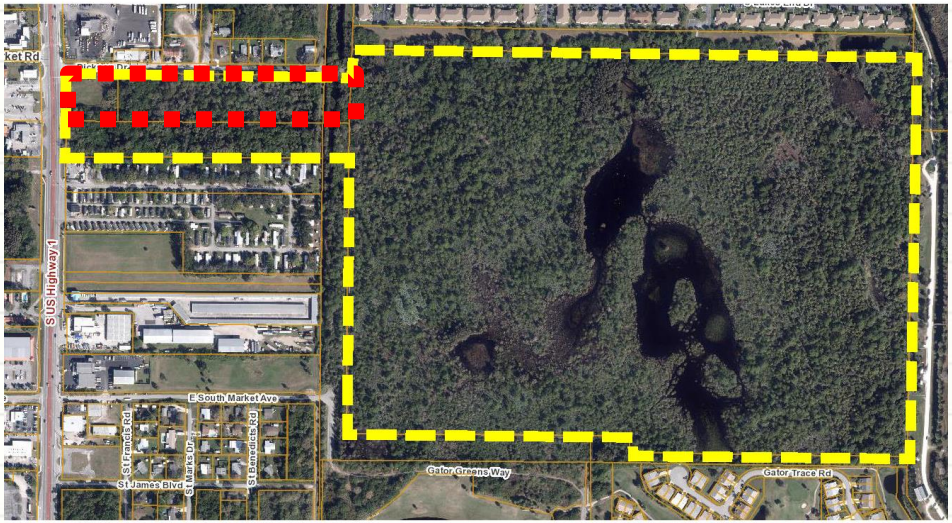
The Planning Board, at their May 9th, 2022 meeting, voted unanimously to recommend Approval of the request.

City Commission Actions

Possible actions of the City Commission:

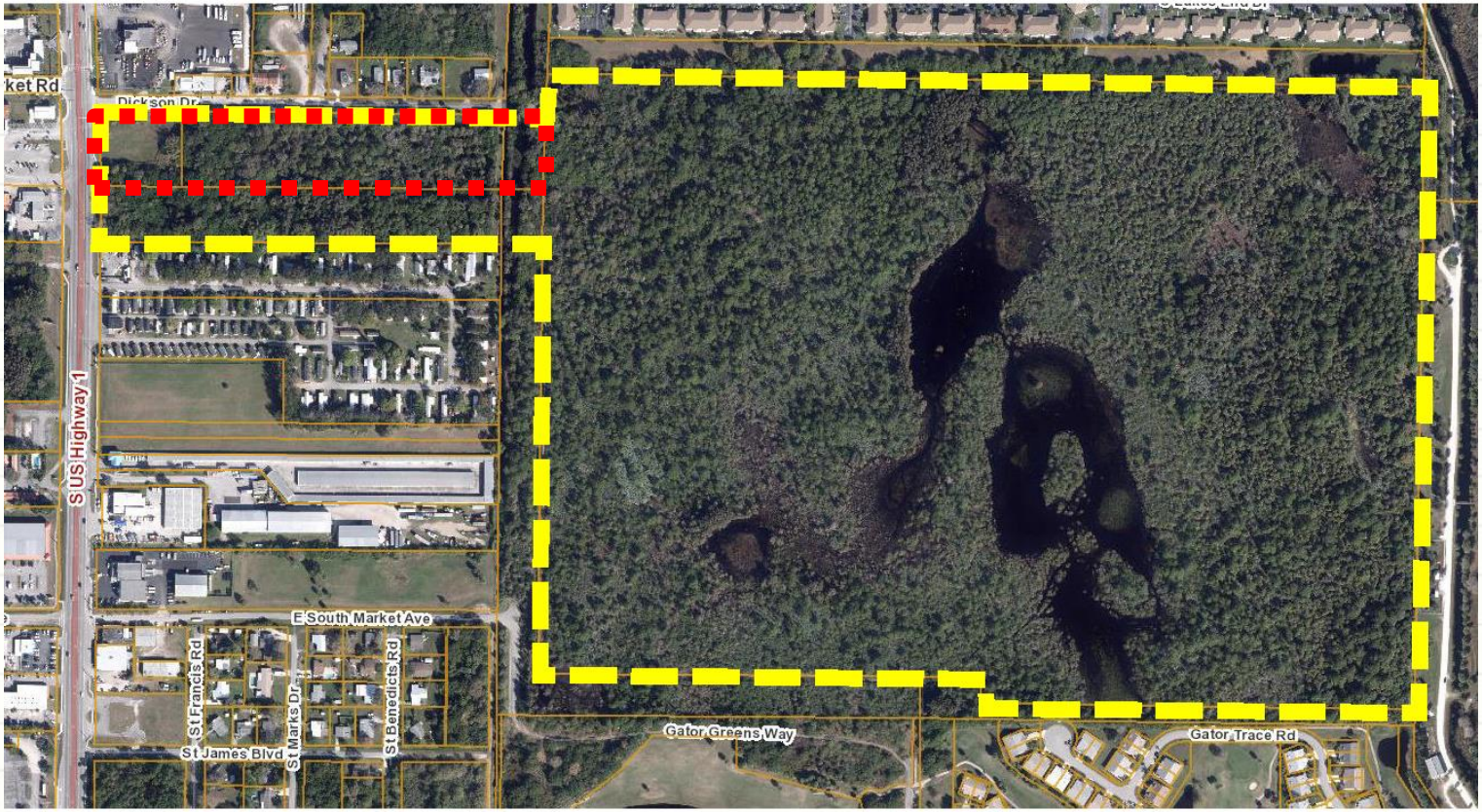
- APPROVAL of the proposed Amendment
    - Staff recommends APPROVAL to the City Commission.
- DISAPPROVAL of the proposed Amendment

Future Land Use Map Amendment – Ordinance 22-016



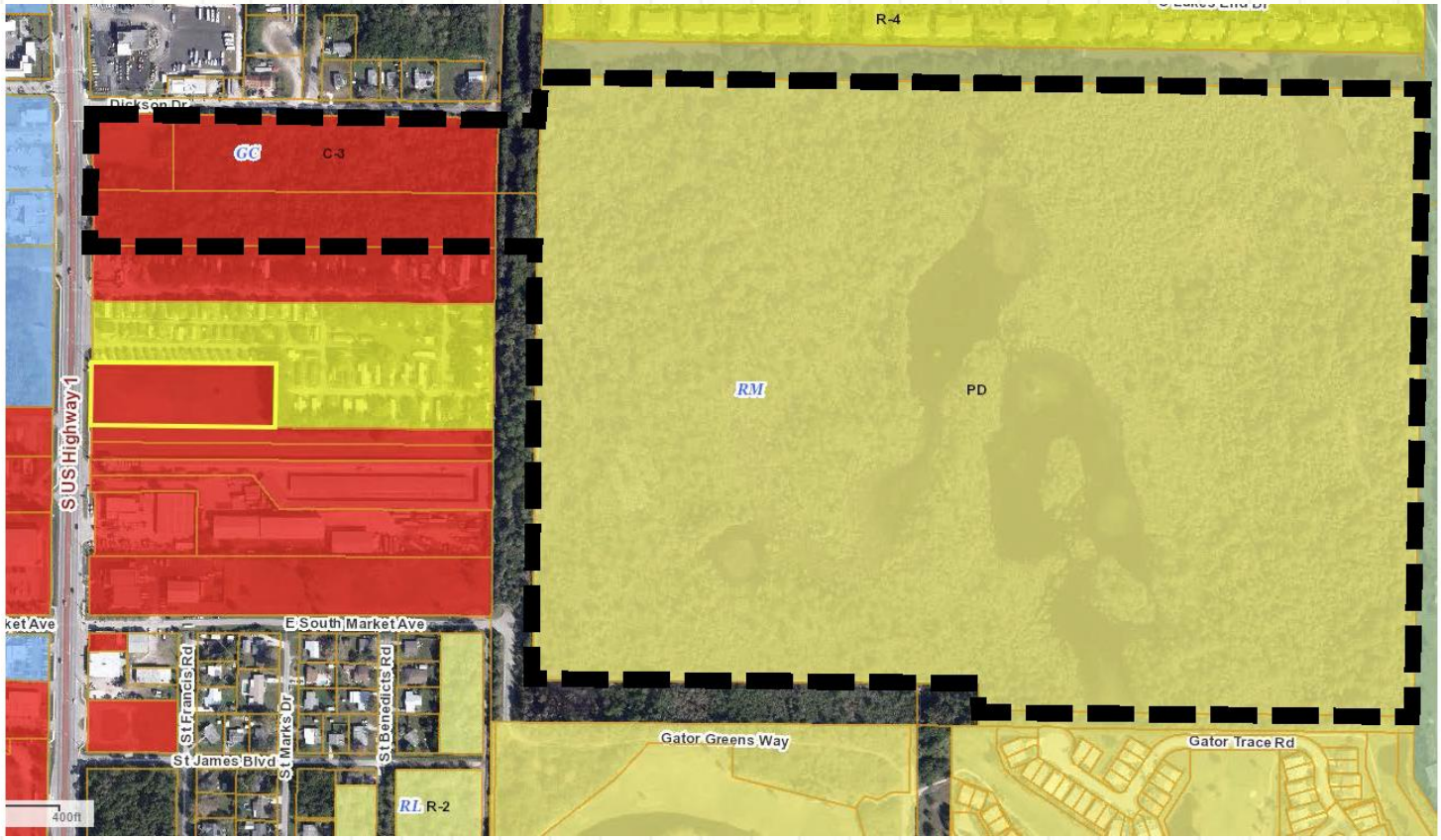
SOUTH SIDE OF DICKSON DRIVE, AT THE INTERSECTION WITH SOUTH US HIGHWAY 1

Aerial Map



- (2) Parcels
- Parcel ID: 2427-433-0002-000-1 - 1.38 +/- acres
- Parcel ID: 2427-433-0001-000-4 - 5.43 +/- acres
- Current FLU: GC, General Commercial
- Proposed FLU: RM, Medium Density Residential

FLU-Zoning Map



Future Land Use Map Amendment

Future Land Use change for two parcels from GC, General Commercial to RM, Medium Density Residential

- **Staff recommends <u>Approval</u> of the request**
  - ❑ **1 of the 4 parcels for the proposed development already has a FLU of RM, Medium Density Residential**
  - ❑ **Consistent with Section 125-136 of City Code & the Comprehensive Plan**
  - ❑ **Does not adversely affect the public health, safety, convenience and general welfare**

PB Recommendation (Future Land Use Map Amendment)

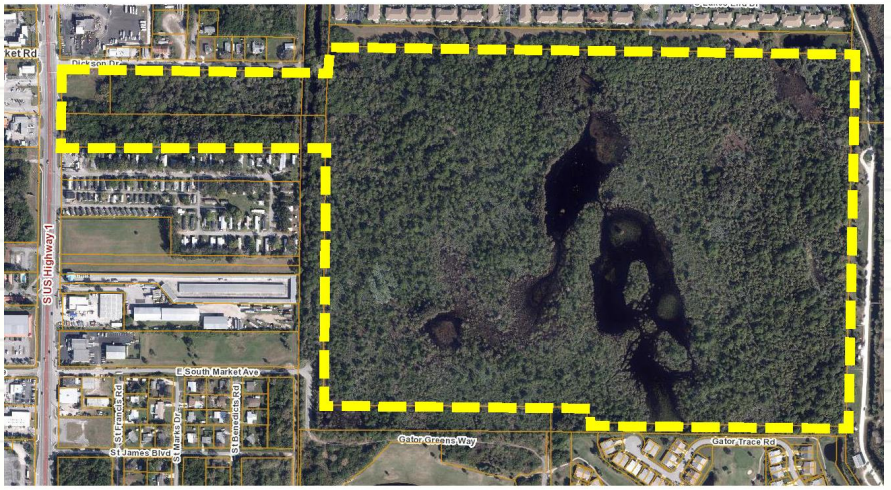
The Planning Board, at their May 9th, 2022 meeting, voted unanimously to recommend Approval of the request.

City Commission Actions

Possible actions of the City Commission:

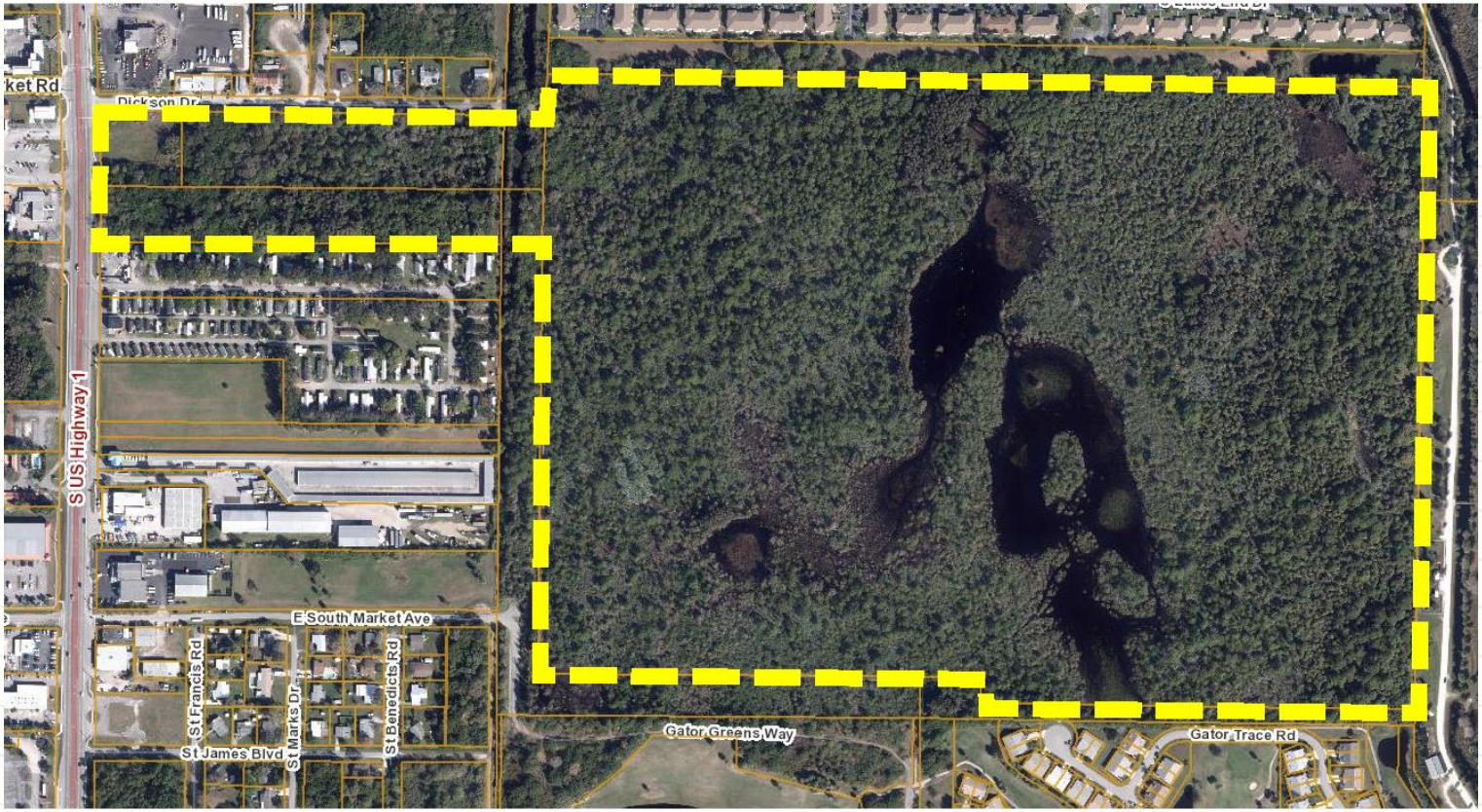
- APPROVAL of the proposed Amendment
    - Staff recommends APPROVAL to the City Commission.
- DISAPPROVAL of the proposed Amendment

Zoning Atlas Map Amendment – Ordinance 22-017



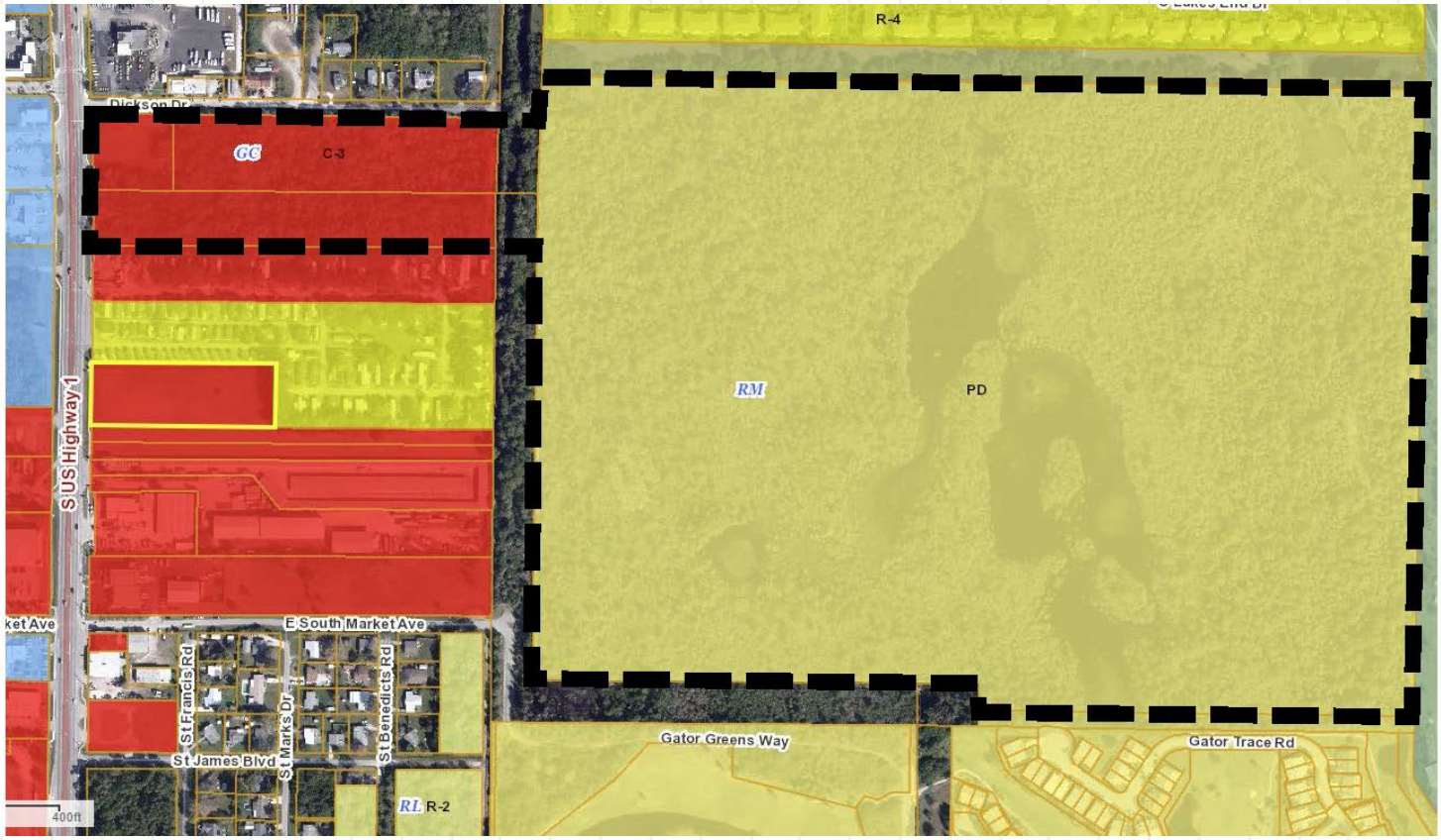
EAST SIDE OF SOUTH US HIGHWAY 1 AT THE INTERSECTION OF DICKSON DRIVE AND LYING NORTH OF THE EXISTING GATOR TRACE PLANNED DEVELOPMENT

Aerial Map



- **Approx. 132.7 acres +/-**

FLU-Zoning Map



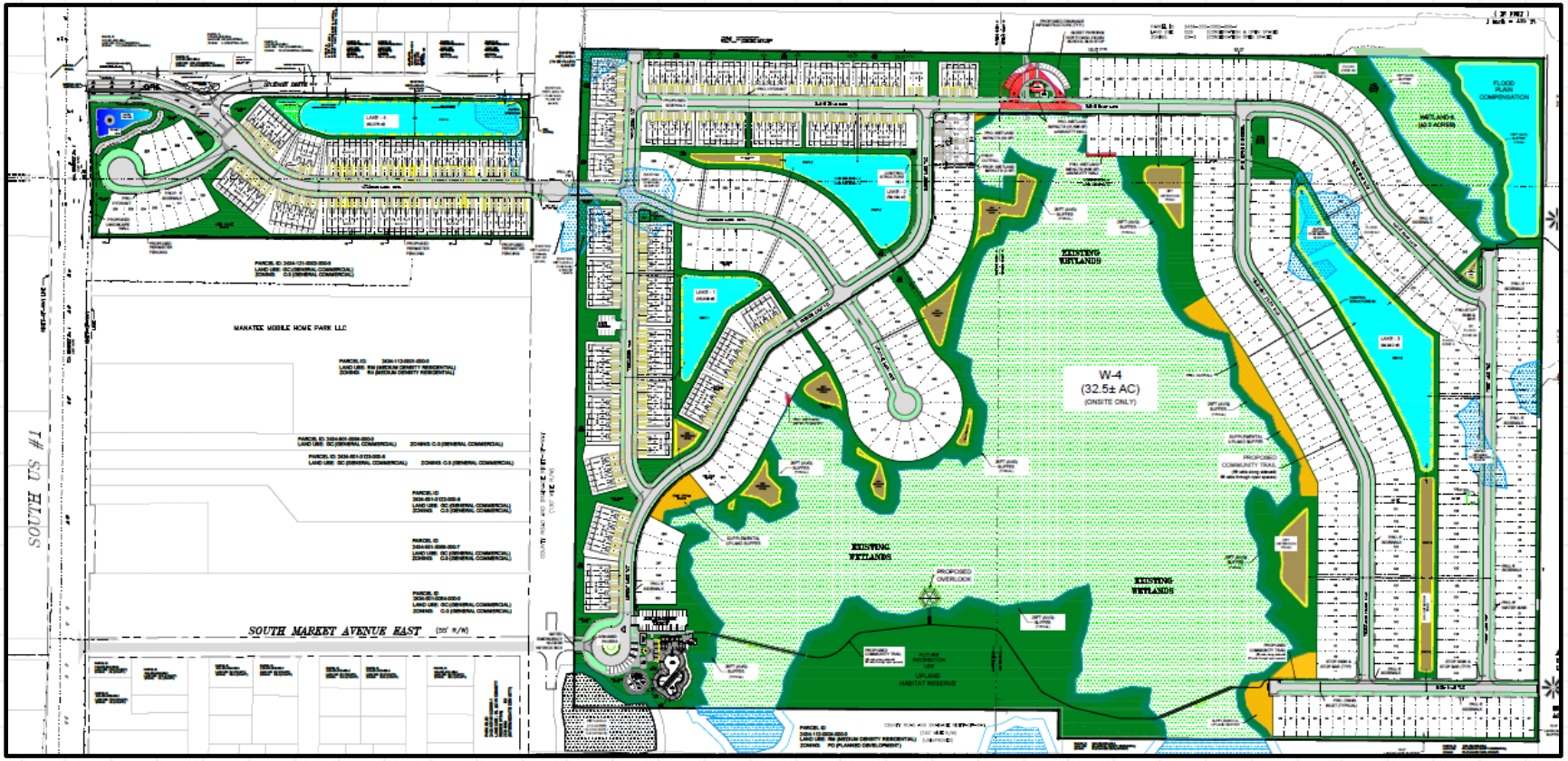
Zoning Atlas Map Amendment

Zoning Atlas Map Amendment from C-3, General Commercial (3 parcels) & PD, Planned Development (1 parcel) to PD, Planned Development with associated Development Plan.

- **Staff recommends Approval of the request**

  - ❑ **Consistent with Section 125-212 & 125-136 of City Code & the Comprehensive Plan.**
  - ❑ **Does not adversely affect the public health, safety, convenience and general welfare.**

PD Development Plan



Staff Recommendation Rezoning

Staff recommends **APPROVAL** of the request.

PB Recommendation (Zoning Atlas Map Amendment)

The Planning Board, at their May 9th, 2022 meeting, voted unanimously to recommend Approval of the request.

City Commission Actions (Zoning Atlas Map Amendment)

Possible actions of the City Commission:

- **APPROVAL** of the proposed Zoning Atlas Amendment with no changes
- **APPROVAL** of the proposed Zoning Atlas Amendment with changes.
- **DISAPPROVAL** of the proposed Zoning Atlas Amendment

Preliminary Plat

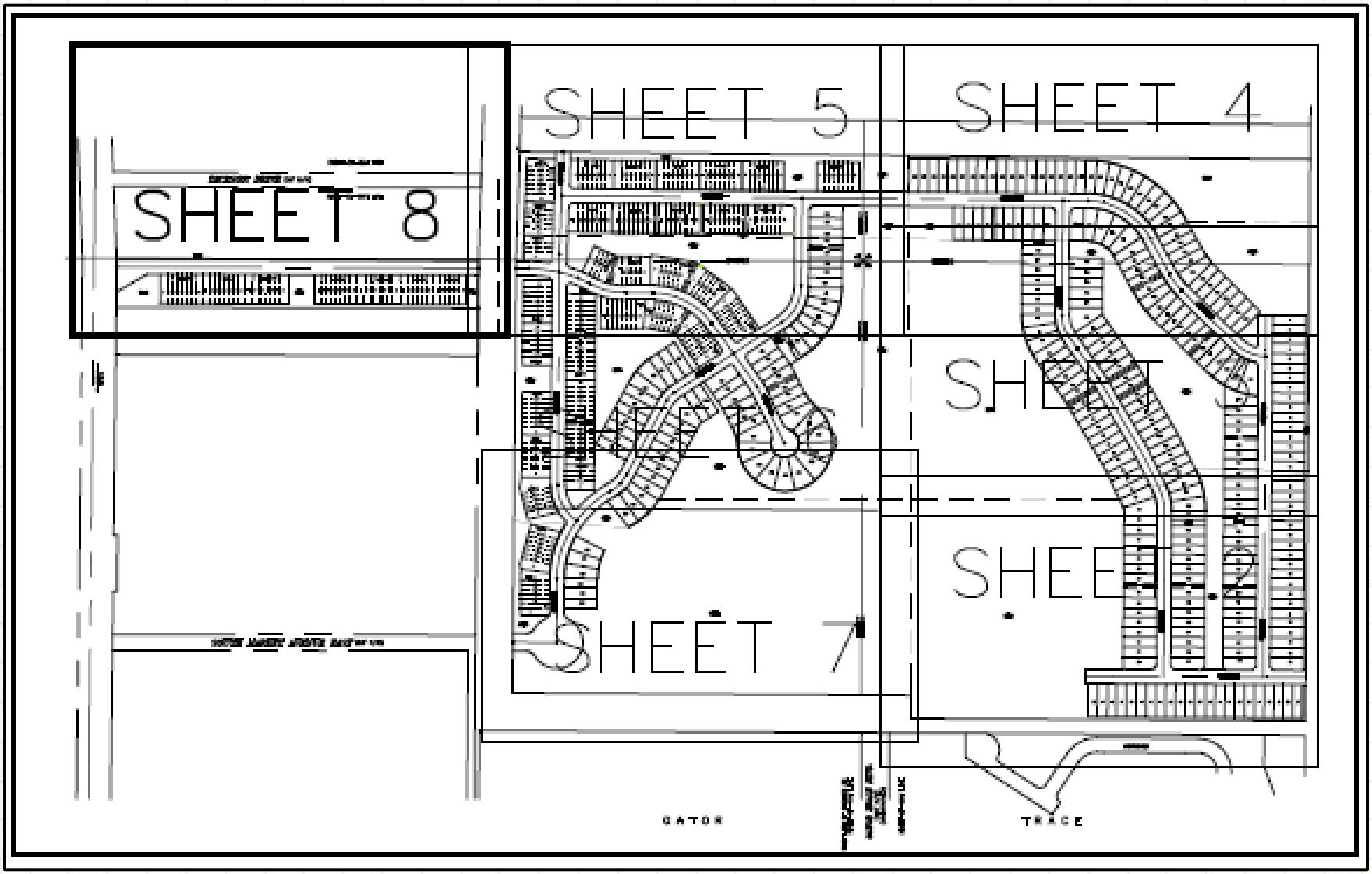
EAST SIDE OF SOUTH US HIGHWAY 1 AT THE INTERSECTION OF DICKSON DRIVE AND LYING NORTH OF THE EXISTING GATOR TRACE PLANNED DEVELOPMENT

Preliminary Plat

Preliminary Plat for a Subdivision titled "The Preserve at Savannah Lakes."

- **Staff recommends Approval of the request.**
  - ❑ **Preliminary Plat meets the criteria as specified in Chapter 121 of the Code of Ordinances.**
  - ❑ **Consistent with Land Development Code & Comprehensive Plan**

Plat



Staff Recommendation Preliminary Plat

Staff recommends APPROVAL to the City Commission, subject to one (1) Condition of Approval:

1. **Prior to the submittal of the Final Plat, the applicant shall address all the City of Fort Pierce Engineering Comments on the Plat document.**

PB Recommendation (Preliminary Plat)

The Planning Board, at their May 9th, 2022 meeting, voted unanimously to recommend Approval of the request.

City Commission Actions (Preliminary Plat)

Possible actions of the City Commission:

- **APPROVAL** of the proposed Preliminary Plat subject to 1 Condition with no changes
- **APPROVAL** of the proposed Preliminary Plat with changes
- **DISAPPROVAL** of the proposed Preliminary Plat.

Savannah Preserve PD

EAST SIDE OF SOUTH US HIGHWAY 1 AT THE INTERSECTION OF DICKSON DRIVE AND LYING NORTH OF THE EXISTING GATOR TRACE PLANNED DEVELOPMENT

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Nick C. Mimms, P.E., ICMA-CM, City Manager
THROUGH:	N/A
FROM:	Vennis Gilmore, Senior Planner/Planning Supervisor
RE:	**Application for Zoning Atlas Map Amendment (4 Parcels)** **Applications for a Future Land Use Map Amendment (3 Parcels)** **Application for Preliminary Plat** **The Preserve at Savannah Lakes Planned Development** **Parcel ID(s): 2427-433-0002-000-1, 2427-433-0001-000-4, 2434-121-0001-000-8, 2426-333-0015-000-5**
BOARD DATE:	June 21, 2022

STAFF REPORT

Owner(s):	Karma Capital Investments, LP 4512 N Flagler Drive, Suite 206 West Palm Beach, FL 33407
Applicant and Representative:	Kolter Land Partners, LLC (Culpepper & Terpening, Inc.) 105 NE 1st Street Delray Beach, FL 33444
Applicant's Request:	Approval of a Zoning Atlas Map Amendment (Rezoning) of four (4) parcels from C-3, General Commercial Zone and PD, Planned Development to PD, Planned Development. Approval of Future Land Use Map Amendments (FLUMA) of three (3) parcels from GC, General Commercial to RM, Medium Density Residential. Approval of a Preliminary Plat for a Subdivision to be known as The Preserve at Savannah Lakes
Location:	The East Side of S US Highway 1 at the intersection of Dickson Drive and lying North of the existing Gator Trace Planned Development

Parcel ID: 2427-433-0002-000-1, 2427-433-0001-000-4, 2434-121-0001-000-8, 2426-333-0015-000-5

Existing Use: Vacant

Site Size: 132.7 Acres (more or less)

Current Zoning: General Commercial Zone (C-3) and Planned Development (PD)

Proposed Zoning: Planned Development (PD)

Current Future Land Use: General Commercial (GC)

Proposed Future Land Use: Medium Density Residential (RM)

Surrounding Zoning/FLU:

North	East	South	West
R-4/RM, CG/COM, IL/I, RM-11/RH	OS-2/COS	C-3/GC, PD/RM	I-1/I, C-3/GC, R-4/RM

Staff Analysis:

Request & Background

In accordance with Sections 125-37, 125-133, and 125-136 of the City Code and Chapter 163.3184, F.S., the applicant is requesting the review and approval of a Zoning Atlas Map Amendment (Rezoning) from C-3, General Commercial Zone and PD, Planned Development (for four parcels) to PD, Planned Development. The applicant is also requesting review and approval of two (2) Future Land Use Map Amendments from GC, General Commercial to RM, Medium Density Residential for three parcels of land. Lastly, in accordance with Chapter 121 of the City Code, the applicant is requesting review and approval of a Preliminary Plat for approximately 132.7 acres of land. The applicant is requesting all applications so that they may develop a residential subdivision known as The Preserve at Savanna Lakes, that will have 650 platted lots consisting of single-family homes, villas, and townhomes. The subject site was previously approved as a Planned Development by the name The Preserve at Gator Trace in 2006. The previously approved Planned Development has since expired.

Standards for Review

The following standards must be satisfied per Section 125-136 of the City Code prior to the approval of the requested amendment:

(1) The amendment is consistent with the comprehensive plan;

(2) The amendment will not have an adverse effect on the ability of the City to:

a. Satisfy land and water use needs; and

b. Meet transportation demands and provide community facilities and services; and

(3) The amendment will promote and protect the public health, safety and general welfare.

The proposed amendment is consistent with the Goals, Objectives, and Policies of the City's Comprehensive Plan and is consistent with the concurrent request to amend the FLU designation of the parcel. Furthermore, the amendment does not appear to have an adverse effect on the ability of the City to satisfy land and water use needs, meet transportation demands, and provide community facilities and services. The presented amendment promotes and protects the public health, safety and general welfare through the increased variety and access to neighborhood goods and services while ensuring minimal impacts to neighboring residential districts.

Future Land Use Designation Comparison

The subject site currently has three (3) parcels with a FLU designation of GC, General Commercial. The General Commercial designation is intended for parcels that are 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 of 15 dwelling units per acre and a maximum FAR of 1.0. Development should include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20% of the total floor area of the General Commercial Future Land Use designation.

The subject site is seeking a Future Land Use designation of RM, Medium Density Residential for three of the parcels to be consistent with the fourth larger parcel in the development that already has this designation. This designation is intended for parcels that are best suited for multifamily residential uses ranging in density from 6.5 to 12 dwelling units per acre. This category allows for small-lot single family units and multifamily dwellings including duplexes, condominiums, and townhomes. Limited commercial uses intended to serve residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools, and daycare facilities shall also be allowed.

When comparing both designations the Medium Density Residential designation would be considered a less intense designation compared to the General Commercial designation. Also, when developing a project, all parcels associated with the project should the same Future Land Use and compatible Zoning, so that there are not any inconsistencies in the enforcement of the Land Development Code

on the project. This request is an appropriate measure to ensure that the proposed subdivision can be developed under the same set of standards of its chosen Zoning district and Future Land Use designation. Lastly, Residential is not as appropriate for a General Commercial Future Land Use designation as it is for a Medium Density Future Land Use, especially considering the size and scale of the proposed subdivision.

Technical Review Committee

All affected departments have reviewed the proposed Applications for a Zoning Atlas Map Amendment, Future Land Use Map Amendment, and Preliminary Plat for consistency with the requirements of the City Code. Findings and comments from review by affected departments, and the corresponding responses and plan amendments by the applicant are provided for consideration.

Planning Board Recommendation

The Planning Board, at their May 9th, 2022 meeting, voted unanimously to recommend Approval of the requests.

Staff Recommendation Future Land Use Map Amendment (Ordinance 22-015)

The requested Application for Future Land Use Map Amendments meets the criteria specified in Section 121-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare; Therefore, Staff recommends **APPROVAL** to the City Commission.

Staff Recommendation Future Land Use Map Amendment (Ordinance 22-016)

The requested Application for Future Land Use Map Amendments meets the criteria specified in Section 121-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare; Therefore, Staff recommends **APPROVAL** to the City Commission.

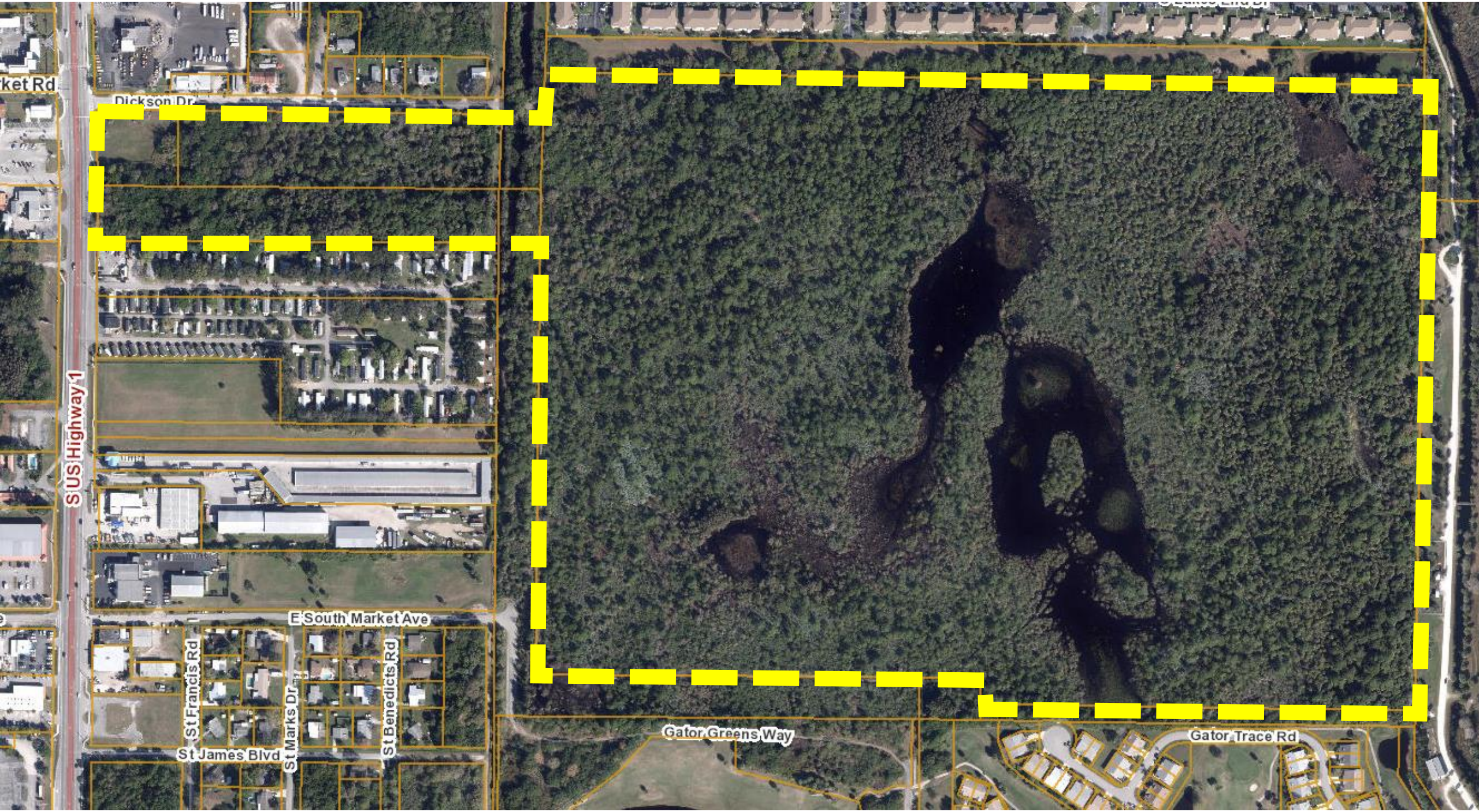
Staff Recommendation Zoning Atlas Map Amendment (Ordinance 22-017)

The requested Application for a Zoning Atlas Map Amendment and associated Development Plan meets the criteria specified in 125-212 and 126-136 of the City Code, the Comprehensive Plan, and does not adversely affect the public health, safety, convenience, and general welfare; Therefore, Staff recommends **APPROVAL** to the City Commission.

Staff Recommendation Preliminary Plat

The requested Application for Preliminary Plat meets the criteria as specified in Chapter 121 of the City Code of Ordinances and is consistent with the City's Land Development Code and Comprehensive Plan, therefore Staff recommends **APPROVAL** to the City Commission with one (1) condition:

1. Prior to the submittal of the Final Plat address all the City of Fort Pierce Engineering Comments on the Plat document.


Dickson Dr
S US Highway 1
E South Market Ave
St Francis Rd
St Marks Dr
St James Blvd
St Benedicts Rd
Gator Greens Way
Gator Trace Rd

R-4
Dickson Dr
GC
C-3
S US Highway 1
RM
PD
E South Market Ave
St Francis Rd
St Marks Dr
St Benedicts Rd
St James Blvd
RL
R-2
Gator Greens Way
Gator Trace Rd
400ft

CULPEPPER & TERPENING INC

CONSULTING ENGINEERS | LAND SURVEYORS

File number: 21-054
Writers e-mail: dmurphy@ct-eng.com

February 10, 2022

Ms. Jennifer Hofmeister-Drew, Director
City of Ft. Pierce Planning Department
100 North US #1
Ft. Pierce, Fla 34950

Subject: Savannah Preserve Planned Development - Response to Comments

Dear Ms. Hofmeister-Drew:

We are in receipt of the Ft. Pierce Technical Review Committee comments in regard to the proposed Savannah Preserve Planned Development. Below, please find our responses to the questions posed in your reviews.

****

1. Pursuant to Code Sec. 125-212. The PD District is intended to provide a process for the evaluation of individually planned developments which are not otherwise permitted in the zoning districts established by this chapter. The PD District is to be a voluntary process commenced by an applicant for such zoning designation. The standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time granting the city commission the absolute authority to establish such limitations and regulations as it deems necessary to protect the public health, safety and general welfare. In so doing, the PD district is designed to:
   - Provide for the planning, review and approval of one or a combination of residential, commercial, public and industrial land uses not otherwise allowed under general zoning districts.
   - Encourage structures which result in an organized, compatible development within and with surrounding land uses in density and intensity of use.
   - Allow flexibility through a more efficient arrangement of structures, utilities, on-site circulation, and ingress and egress than is permitted under conventional zoning and subdivision regulations.
   - Encourage the preservation of environmental assets and natural amenities as scenic and functional open-space areas.
   - Encourage usable open space by permitting a more concentrated building area than is allowed under conventional zoning and subdivision regulations.
   - Encourage innovative site planning and land development concepts in order to create an aesthetically pleasing and functionally desirable living environment while preserving onsite natural elements and cultural resources.
   - Promote flexibility and efficiency in site design for more desirable living and working environments.
     Promote development that is adapted to natural features, including wetlands, trees and other vegetation and habitat, and which avoids the disruption of natural drainage patterns.
   - Permit site specific requirements based on the unique characteristics of the individual site.

- Permit site specific limitations where necessary to protect public health, safety, or welfare, or for the protection or preservation of lands either internal or external to the planned development.

2. The overall site plan with the internal wetland and interconnected pedestrian trail that connects to the Savannah Preserve, presents an innovative site plan layout with an abundance of native habitat amenities. With regard to the elevations for the two (2)-family units (duplexes), as indicated in previous meetings, Planning staff would like to see more architectural elements, in addition to enhancements to the limited outdoor space per unit. The elevation modifications recommended should complement the townhomes which suggest a coastal design. The floor plan appears to only offer two (2)-bedroom units, with some units, offering a den.

Please clarify how many of the units offer a den, as the two (2)-bedroom units are over half of the models proposed for the entire development. As a PD, please justify. Additionally, the landscaping should provide for foundation plantings on both the two (2) unit and the townhomes.

Residential units within this community are, as noted in the prior staff comments, a combination of three-bedroom townhomes and two bedroom (with separate den/office area), 2-famly attached villa units. Each unit is to be individually owned and will be located on a platted tract/ lot. As noted in our PD application documents, the Savannah Preserve community is seen as being a mid-price range community, intended to provide homes that address the needs of younger families, families with no children, and families where the children have grown but where the buyer is not ready for, nor interested in, an age segregated community. As such, and as supported by proprietary marketing reviews done by the projected builders in this community, the mix of unit types described above is believed to be supported by projected demand/ adsorption rates, permitting this community to be substantially built—out in approximately 60 months (or less) after the commencement of sales.

Landscaping around each of the residential structures (2 family) shall, at a minimum include complete foundation planting areas along the front and sides of all structures. Street trees will be provided as part of the base infrastructure development, and will eb install in coordination with home construction. Rear yard landscaping shall not require foundation plantings, but shall include at least one shade tree (or equivalent) and all areas not otherwise used as part the sites hardscaping shall be sodded. Irrigation shall be provided on all tracts/lots.

Landscaping around each of the townhome structures shall, at a minimum include complete foundation planting areas along the front and sides of all structures. Street trees will be provided as part of the base infrastructure development, and will be install in coordination with home construction. Rear yard landscaping shall not require foundation plantings, and all areas not otherwise used as part the sites hardscaping shall be sodded. Irrigation shall be provided on all tracts/lots.

3. Please provide a justification statement for the FLUM and rezoning applications.

The proposed justification for the development of overall Savannah Preserve PUD may be characterized as follows:

a. The application for Change in Zoning to the PD (Planned Development) Zoning District is for the purpose of making use of the petition property in a manner and form consistent with the community growth objectives of the City of Ft. Pierce Comprehensive Plan, and at the same respect the sensitive natural resources found on the subject (petition) property. The PD development standards and flexibilities in project design afford the petitioner the opportunity to achieve a reasonable investment

return on the development of the property and at the same time protect over 50% of the gross project site and the habitats found thereon.

b. The requested justification for the two proposed Small Area, Future Land Use Amendments that are associated with the overall petition for development of the Savannah Preserve Planned Development, is to provide for the required change in Future Land Use Classification to a Residential Land Use Category in order to permit the requested residential use of the property. Both of the commercial properties under petition may be viewed as 'second tier' commercial sites. Both sites have had commercial uses proposed for them in the past, on an individual basis, but those were ultimately deemed not to be marketably functional and the parcels have remained vacant. When these properties are taken from their individual vacant status and merged into a larger, functionally coordinated, development program with other adjacent property to the east, the deficiencies that keep these properties from becoming net positives to the local tax base, effectively go away. In other words, by combining these two underutilized commercial sites with the larger residential opportunity tract (Savannah Preserve), overall area property valuations may be expected to expand.

Review of the various objectives found in the City's of Comprehensive Plan, Future Land Use Element, provide a number of community adopted Objectives that appear to support coordinated community growth that is done in a manner that is respective of the adjacent property uses and any existing natural resource considerations. In regard to adjacent land use compatibility, when the two commercial areas are considered in the whole with the overall Savannah Preserve PD site, it can be destemmed that the proposed site density of approximately 5 du/ac is consistent with the residential densities found in the adjacent High Pointe Community to the north and the Gator Trace community to the south. While the petition properties themselves do not exhibit any unique or special habitat considerations, when combined with the portion of the project site lying to the east, these parcels afford a development opportunity that permits the applicant to focus construction activity away from the larger high quality wetland areas found thereon. These better-quality areas have been set aside as either general preserve areas or areas that can be used for both passive recreation and preservation protection. Habitat integrations can be made with the adjacent Savannah Preserve (City/County Park Sites) as indicated on the project site plan.

4. On the site data, please provide or edit the following:

a. The proposed FLUM and Zoning designations

Refer to the site data table on the project site plan. Both the Existing Future Land Use Classification and Existing Zoning Designations have been identified in this table for all petitioned parcels.

b. The maximum units per FLU class broken down by Residential and Commercial is confusing. Please remove.

Refer to the site data table on the project site plan.

c. Please confirm that the Code citations referenced in the General Notes are correct.

These are the standard City Code Citations required by the City Engineering Department.

d. Provide Perimeter Setbacks

Perimeter Setbacks vary in width from a minimum of ten (10) feet to over 25 feet in width. Refer to the project site plan for a graphic identification of the permitter buffers at a given location in the community.

e. Please define miscellaneous area under impervious lot coverage.

'Miscellaneous area' coverage is intended to address any impervious areas that do not typically fall into the general categories of; buildings; pavement; or sidewalks. It should be noted that for this site planning level of project design, all figures are to be looked at as approximate and are subject to refinement as part of final site construction designs that are to be submitted to the City, and other required review entities, for final permitting.

5. **As a PD, the requested setbacks will be made a part of the adopting Ordinance in order to review and approve individual lots during the DPCR review by Planning. Please specify if individual accessory structures, such as fencing, private pools, sheds, etc. will be permitted and include their associated regulations, i.e. setbacks.**

See Site Data Blocks.

6. **Please adjust the scale to reduce the number of plan sheets. Provide 'typicals' instead.**

As we have discussed, we have refined the overall submission packet to a more generalized development pan format with detail areas of various parts of the project site plan.

7. **Please provide the location of mailboxes throughout the site. A one area location is notsupported.**

Refer to the project site plan. We are presently proposing two (2) mail kiosk locations, however final service location are set by the Post Office. Any assistance that the City can provide in convincing the Post Office that two locations for this site are necessary, would be appreciated.

8. **Water features are requested in the internal lakes in addition to the one shown at the entrance into the development.**

Water features (lake aerators) will be provided in each of the sites stormwater lakes.

9. **Below is a table of the proposed PD with an underlying zoning district of R-4 as it is the adjacent residential zoning to the subject property. Please confirm and/or complete. Deviations should be supported in the PD justification.**

See Site Data Blocks.

****

Fort Pierce Engineering Department:

PRELIMINARY PLAT COMMENTS:

1. **Update the signature page on sheet 2 Of 9 to include the following City Commission Certificate as stipulated in Chapter 121-lO(c)(la), "CITY COMMISSION CERTIFICATE: Pursuant at the provisions of the Fort Pierce City Commission this plat was given Preliminary Approval by the City Commission at a meeting held on _____ , 2022. , Linda Cox, City Clerk".**

Refer to the attached Preliminary Plat.

2. **Correct the typographical error on sheet 2 of 9 under the heading of Planning and Development Services Approval.**

Refer to the attached Preliminary Plat.

3. **Revise line item five under the Dedication to reference FPUA as opposed to FPL for the electric service provider.**

Refer to the attached Preliminary Plat.

4. Update plat sheets 3 through 9 to include an updated sheet index map as the current one is based on the previously submitted plat and references incorrect page numbers and subdivision layout of sheet number 9.

Refer to the attached Preliminary Plat.

5. Sheet 3 of 9 - Revise sheet number called out on the match line from 3 to 4.

Refer to the attached Preliminary Plat.

6. Sheet 4 of 9 - Revise sheet number called out on the match lines from 2 to 3, 4 to 5 (two places), and 6 to 7.

Refer to the attached Preliminary Plat.

7. Sheet 5 of 9 - Revise sheet number called out on the match lines from 3 to 4 (two places) and 5 to 6.

Refer to the attached Preliminary Plat.

8. Sheet 6 of 9 - Revise sheet number called out on the match lines from 4 to 5 and 6 to 7.

Refer to the attached Preliminary Plat.

9. Sheet 7 of 9 - Revise sheet number called out on the match lines from 3 to 4, 5 to 6, 7 to 8 (two places), and 8 to 9.

Refer to the attached Preliminary Plat.

10. Sheet 8 of 9 - Revise sheet number called out on the match lines from 2 to 3 and 6 to 7 (two places).

Refer to the attached Preliminary Plat.

11. Sheet 9 of 9 - Tract RW-2 is missing boundary information for the east and west property boundaries; please revise the plat to include this information.

Refer to the attached Preliminary Plat.

12. Sheet 9 of 9 - Add the distance and bearing information for the western and northern boundary lines of Tract OST-7

Refer to the attached Preliminary Plat.

Advisory Comments:

1. Prior to final plat approval, all subdivision improvements shall be constructed or an approved engineer's cost estimate along with the appropriate surety in an amount determined by the City Engineer will need to be provided. The bond shall include all construction costs of the subdivision's infrastructure and common improvements.

Comments acknowledged.

2. The final plat shall include the street names.

Comments acknowledged.

SITE PLAN/PD COMMENTS:

1. The landscape plans indicate plantings within the limits of the County owned and maintained Dickson Drive and S. Market Avenue rights -of-way along with the proposed SLC dedicated Roadway Tract RW-2. The applicant shall provide St. Lucie County authorization to install these plantings within these rights-of-way.

Comments acknowledged. It is the intention of the applicant, through the Preserve at Savannah Lakes Community Development District, to enter into the necessary interlocal agreements addressing this landscape area.

2. **Update the site plan to identify the dimensions of the driveway widths and parking spaces of the Recreation Tract's parking lot.**

Refer to the project site plan. We have added extra details sheets to address this request.

3. **The drainage, utility, and striping plans shall reflect the T-turnarounds at the roadway terminuses.**

Refer to the attached generalized drainage, utility, and striping plans.

4. **The typical lot development plan which shall include driveway side setbacks and applicable driveway widths.**

Refer to the project site plan. We have added extra details sheets to address this request.

5. **The 25' wetland buffer should not encroach into the limits of the platted lots.**

Refer to the project site plan. The designated 25' wetland buffers do not encroach into the limits of the platted lots. Areas that might otherwise have been considered as encroachments have been mitigation and a minimum compensating ratio of 1.5 sq feet of added buffer for each square foot impacted.

Advisory Comments:

1. **The site contains active gopher tortoise burrows. Prior to issuance of any clearing permits or site development permits, the applicant shall submit a 100% gopher tortoise survey complete with a gopher tortoise relocation plan and the relocation permit issued by the Florida Fish and Wildlife Conservation Commission for the relocation of on-site gopher tortoises to a protected off-site location.**

Comments acknowledged.

2. **The drainage plan was reviewed conceptually and will be reviewed in depth at time of building permit submittal.**

Comments acknowledged.

****

Fort Pierce Code Enforcement Division

1. **No Comments.**

Comments acknowledged. No action required at this time.

****

Fort Pierce Building Department

1. **See attached**

Comments acknowledged. We have reviewed the Building Department Comment sheet and the provided comments appear to be more appropriately directed/addressed as part of final site permitting construction applications. No action is required at this time.

****

Fort Pierce Solid Waste Division

1. **No Comments.**

Comments acknowledged.

****

Fort Pierce Tree Arborist

1. **Forthcoming**

Comments acknowledged.

****

Fort Pierce Police Department

1. **No comments at this time.**

Comments acknowledged.

****

St. Lucie County School District

The St. Lucie County School District has reviewed the above reference project and we have the following comments:

1. **We believe that a school bus stop in the circle entry on the south entrance would be best off the arterial roadway (route A). We do recognize that it is about 1 mile to the furthest lot and we may loop thru the site (route B) depending upon the location of students in the development. Please verify that a school bus can make the turn at the south entry circle, with auto turn analysis or similar.**

Refer to attached project site plan. The radius of the cul-de-sac at the main recreation area is 50ft minimum. Travel lanes are a minimum of 20 feet. We have run a quick auto-turn in this area to verify mobility and all seems to be sufficient. There is covered shade shelter for students to wait for a bus as indicated on the project site plan.

Consistent with our follow up discussions, we have added a new north side pick-up point that should address the split community issues that have been raised. The attached site plan depicts an auto-turn review in this area and there are expected to be no circulation issues of concern.

2. **Develop a proper location for student to stand/wail for bus at the circle.**

See above comments.

3. **Please provide assurances that the school bus may use the entry long term and not be subject to the will of a POA/owner not allowing buses into the community.**

This is not a gated community. At present there are no plans or intentions to have gates installed on any roads in this community. The roads and streets in this community are to be dedicated to the Lakes at Savannah Preserve Community Development District, and are indicated the plats (preliminary) for this property to be open to the public use. Should any proposal be made to gate these streets, it is our understanding that a release/amendment to this dedication will be required. We do not believe that the HOA/POA will have the authority to unilaterally rescind this plat dedication and gate these streets without inputs/approvals from the City of Ft. Pierce.

****

Fort Pierce Utility Authority (FPUA)

1. **See below**

   FPUA W/WW Engineering: ***Concept approved.***

   Water and wastewater (via force main) services are available to serve the subject property. To connect to these services please submit Utility Plan (2 complete sets) along with a completed commercial service application and lift station calculations to FPUA's Water and Wastewater Engineering department, at 1701 S 37th Street Fort Pierce Florida 34947. Please see the Developer's Responsibilities page attached or on the FPUA website for important steps to guide through the entire process including utility details and permit applications (link below). For questions please contact Shane Ostrander sostrander@FPUA.com or 772-466-1600 ext 3468 https://fpua.com/water-and-wastewater-engineering-downloads/

   FPUA Electric & Gas Engineering: ***Approved.***

   Electric service *is available to the site (from the west side of the property) for the propose development. Please provide electric load information for the propose structures /new services and AutoCAD drawing. Customer will be responsible for all transformer pads, conduits and secondary conductors. For more information and project coordination, please contact Thierry Sydné.*

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

2. **FPUA will require a utility easement for all propose FPUA facilities within the site.**

Utility comments are acknowledged.

3. **Please find attached copies of the FPUA GIS maps (Electric and Gas).**

Utility comments are acknowledged. We are coordinating with the FPUA for all service design needs in the Savannah Preserve PD.

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St. Lucie County Planning

1. Staff is awaiting the updated Traffic Impact Report (post meeting with the applicant & FDOT) to be further evaluated by a third-party consultant.

Comments acknowledged.

****

St. Lucie County Public Works

The following comments are offered by SLC Public Works Department:

1. The County requests the applicant clear and stabilize the canal bank along their frontage to ensure positive drainage.

Comments acknowledged. We will be coordinating this request with the County as part of our final site design efforts.

2. Provide a status update on discussions with the neighboring properties about the realignment of Dickson Drive

We have reached out to the adjoining property owners and will continue to work with them to ensure that their lawful access rights are not infringed.

3. Additional comments will be provided after review of a Site Development Permit Application submittal.

Comments acknowledged.

4. For discussion regarding these comments, please contact me at 772-462-2741, chambersg@stlucieco.org or David Hays at 772-462-1491, haysd@stlucieco.org.

Comments acknowledged.

****

St Lucie Transportation Planning Organization:

The St. Lucie Transportation Planning Organization (St. Lucie TPO) has completed a PTIR with regard to the above-referenced proposed development.

1. **Inaccurate and Inconsistent Application Information: The resubmittal package for the development continues to contain inaccurate and/or inconsistent information such as the Site Plan only identifying "2-Family" and "Townhome" units while depicting single-family lots and the Site Plan identifying 654 units while the Traffic Impact Statement is identifying 620 units. The resubmittal package should be revised to correct these errors and resubmitted for review.**

The project as described in the revised traffic report is correct. This is a community that is comprised of townhomes and two family, attached homes. The lots that you are looking at on the site plan are not for detached single family home use. These are the lots on which the townhomes and the two family residencies will be built.

2. **Site Access and US-1/Dickson Drive Intersection Safety: The revised Site Plan removes the reconstruction of South Market Avenue that was included as another access in the original Site Plan. Therefore, all traffic associated with the development must access the US-1/Dickson Drive Intersection which is a misaligned and outdated intersection. A second access to the development should be provided to improve traffic circulation, and the US-1/Dickson Drive Intersection should be aligned to improve traffic safety.**

Secondary emergency access is provide at both the southwest and southeast corners of the project.

Your comments about the off-set alignment the Dickson Drive/ US 1 intersection are noted, and in an otherwise prefect world we could look to assist in the possible realignment of this intersection. However, to do so, requires that there be a substantial right-of-way acquisition effort undertaken that neither the City, nor the County, have expressed an interest to participate in and that cannot be borne solely by the applicant for this project. Our proposed reconstruction of this intersection, while maintaining the existing 'dog-leg' alignment, will provide for a much improved access approach and signal adjustments.

3. **Dickson Drive Reconfiguration: The revised Site Plan reconfigures Dickson Drive, which is a public road, and takes right-of-way placing a new intersection, which all vehicles and pedestrians must use, onto private property and impacting traffic circulation on Dickson Drive. This reconfiguration should be eliminated to improve traffic circulation and maintain public access to Dickson Drive.**

We are not really sure what you noting here. Yes, the realignment of the Dickson Drive / Project Entry Road does include the use of what is presently private property. However, as noted in our submission materials, all areas of the realignment are to be conveyed to St. Lucie County as part of this platting action. East of the intersection, the project entry drive will be conveyed to the Lakes at Savannah Preserve Community Development District. Public access along Dickson Drive

4. **Dead-End Streets: The revised Site Plan contains several dead-end streets which historically are inconsistent with municipal subdivision requirements and impact traffic circulation. The 'dead-ends' should be removed to improve traffic circulation.**

There are three (3) street ends that could, arguably, be seen as 'dead end' streets. Two of these terminate are environmentally sensitive wetland areas where further extensions are not possible. The other is at the northwest corner of the main development site and where this street could be extended to the north of the community that lies there was so interested.

5. **Traffic Impact Statement: As identified in the review of the initial submittal and which remains unchanged in the resubmittal, the Traffic Impact Statement is inadequate for the purposes of reviewing the application as it does not evaluate the potential transportation impacts from the proposed development and does not consider background traffic and historical growth rates. A comprehensive Traffic Impact Analysis should be provided to evaluate the potential transportation impacts from the proposed development.**

We respectfully disagree with this statement. The traffic impact report for this project does assess the impacts of this development proposal on the area roadway network and it does comply with the submission requirements of the City of Ft. Pierce.

****

I believe that we have addressed the comments as presented and appreciate your continued processing of this application material. If there are any remaining questions, please let me know.

Sincerely

DJ Murphy

Dennis J. Murphy
Principal Planner

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Brandon Creagan, Planner

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

Re : Savannah Preserve Planned Development & Preliminary Plat
TRC No. 21-43900002

Date : August 18, 2021

This is to advise you that we have completed the review of the following documents as received by this office on August 10, 2021:

- [x] PD & Preliminary Plat Application
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] Construction Drawings
- [ ] Executed Construction Contract
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [x] Do Not Recommend

- [x] PD/Preliminary Plat Approval
- [ ] Building Permit
- [ ] C/O

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

- [x] See attached for comments

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PRELIMINARY PLAT COMMENTS:

1. The submitted survey was not signed and sealed, please provide a certified boundary survey as per the requirements of Chapter 177.041 of the Florida State Statutes.
2. Update the signature page to include the following City Commission Certificate as stipulated in Chapter 121-10(c)(1a), "CITY COMMISSION CERTIFICATE: Pursuant at the provisions of the Fort Pierce City Commission this plat was given Preliminary Approval by the City Commission at a meeting held on _____, 2021. _____, Linda Cox, City Clerk".
3. Revise line item one under the Dedication to reference City of Fort Pierce as opposed to St. Lucie County. In addition, please include the following statement "All public authorities shall have the right to use the streets in the course of performing their respective duties".
4. Revise line item three under the Dedication to reference FPUA as opposed to FPL for the electric service provider.
5. Sheet 2 of 8 – Add Tract OST-5 width as situated at the rear of Lots 37 – 58.
6. Sheet 4 of 8 – Add Tract OST-2 width as situated at the rear of Lots 225 – 242.
7. Sheet 5 of 8 – Add Tract WMT-2 width as situated on the south side of Blocks 21 – 25.
8. Sheet 6 of 8 – Add Tract OST-3 width as situated on the west side of Blocks 3 – 7.
9. Sheet 6 of 8 – Add the dimension of WMT-1 between Block 15, Lot 1 and Block 8.
10. Sheet 8 of 8 – Add Tract OST-6 width as situated on the south side of Blocks 36 – 42.
11. **Advisory Comment:** Prior to final plat approval, all subdivision improvements shall be constructed or an approved engineer's cost estimate along with the appropriate surety in an amount determined by the City Engineer will need to be provided. The bond shall include all construction costs of the subdivision's infrastructure and common improvements.
12. **Advisory Comment:** Prior to final plat approval, a copy of the recorded deed restrictions, a copy of the filed articles of incorporation, along with a copy of the certificate of incorporation for the homeowners' association shall be submitted.

PLANNED DEVELOPMENT COMMENTS:

1. In accordance with the requirements specified in the City of Fort Pierce Code of Ordinances Section 119-2. Please provide a paper copy and electronic copy of a certified boundary and topographic survey. The survey shall identify the limits of the on-site wetlands and surface waters as referenced in the Environmental Assessment prepared by EW Consultants, Inc. In addition, the survey shall identify the boundary limits of the 100-year and 500-year floodplain that may traverse across the property.
2. The site plan shall indicate sidewalk construction on both sides of the proposed development's roadways per the requirements specified in Section 121 of the Fort Pierce Code of Ordinances.
3. Update the site plan to identify the dimensions for roadway lane widths, parking lot information, sidewalk widths, etc.
4. Provide the appropriate hammerheads or other means to permit vehicles to turn around at dead-end situations.
5. The drainage plan was reviewed conceptually and will be reviewed in depth at time of building permit submittal.

6. The PUD plan provided was submitted at a scale of 1" = 100', please provide a site plan drawn to a scale not less than 1" = 50' in accordance with the City of Fort Pierce Code of Ordinances Section 125-313.
7. Provide a typical lot development plan which provides setbacks of the building from the side, front, and rear lot lines. In addition, the lot plan shall include driveway locations with applicable driveway widths.
8. The project is divided by an unimproved 130' wide Roadway and Drainage right-of-way which continues to the east along the southern property limits of the parent tract; the applicant shall contact St. Lucie County directly for possible R/W required improvements with this right-of-way.
9. **ADVISORY COMMENT:** The site contains active gopher tortoise burrows which means prior to issuance of any clearing permits or site development permits, the applicant shall submit a 100% gopher tortoise survey complete with a gopher tortoise relocation plan and the relocation permit issued by the Florida Fish and Wildlife Conservation Commission for the relocation of on-site gopher tortoises to a protected off-site location.

JRA/TST/tst

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THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Brandon Creagan, Planner

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

Re : Savannah Preserve Planned Development & Preliminary Plat
TRC No. 21-43900002

Date : August 18, 2021

This is to advise you that we have completed the review of the following documents as received by this office on August 10, 2021:

- [x] PD & Preliminary Plat Application
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] Construction Drawings
- [ ] Executed Construction Contract
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [x] Do Not Recommend

- [x] PD/Preliminary Plat Approval
- [ ] Building Permit
- [ ] C/O

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

- [x] See attached for comments

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5. Sheet 2 of 8 – Add Tract OST-5 width as situated at the rear of Lots 37 – 58.
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2. The site plan shall indicate sidewalk construction on both sides of the proposed development's roadways per the requirements specified in Section 121 of the Fort Pierce Code of Ordinances.
3. Update the site plan to identify the dimensions for roadway lane widths, parking lot information, sidewalk widths, etc.
4. Provide the appropriate hammerheads or other means to permit vehicles to turn around at dead-end situations.
5. The drainage plan was reviewed conceptually and will be reviewed in depth at time of building permit submittal.

6. The PUD plan provided was submitted at a scale of 1" = 100', please provide a site plan drawn to a scale not less than 1" = 50' in accordance with the City of Fort Pierce Code of Ordinances Section 125-313.
7. Provide a typical lot development plan which provides setbacks of the building from the side, front, and rear lot lines. In addition, the lot plan shall include driveway locations with applicable driveway widths.
8. The project is divided by an unimproved 130' wide Roadway and Drainage right-of-way which continues to the east along the southern property limits of the parent tract; the applicant shall contact St. Lucie County directly for possible R/W required improvements with this right-of-way.
9. **ADVISORY COMMENT:** The site contains active gopher tortoise burrows which means prior to issuance of any clearing permits or site development permits, the applicant shall submit a 100% gopher tortoise survey complete with a gopher tortoise relocation plan and the relocation permit issued by the Florida Fish and Wildlife Conservation Commission for the relocation of on-site gopher tortoises to a protected off-site location.

JRA/TST/tst

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THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Jennifer Hofmeister-Drew, AICP, Planning Director

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

Re : Savannah Preserve Planned Development & Preliminary Plat
TRC No. 21-43900002

Date : January 14, 2022

This is to advise you that we have completed the review of the following documents as received by this office on January 10, 2022:

- [x] PD & Preliminary Plat Application
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] Construction Drawings
- [ ] Executed Construction Contract
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend
- [x] Do Not Recommend

- [x] PD/Preliminary Plat Approval
- [ ] Building Permit
- [ ] C/O

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

- [x] See attached for comments

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PRELIMINARY PLAT COMMENTS:

1. Update the signature page on sheet 2 0f 9 to include the following City Commission Certificate as stipulated in Chapter 121-10(c)(1a), "CITY COMMISSION CERTIFICATE: Pursuant at the provisions of the Fort Pierce City Commission this plat was given Preliminary Approval by the City Commission at a meeting held on _____, 2022. ____, Linda Cox, City Clerk".
2. Correct the typographical error on sheet 2 of 9 under the heading of Planning and Development Services Approval.
3. Revise line item five under the Dedication to reference FPUA as opposed to FPL for the electric service provider.
4. Update plat sheets 3 through 9 to include an updated sheet index map as the current one is based on the previously submitted plat and references incorrect page numbers and subdivision layout of sheet number 9.
5. Sheet 3 of 9 – Revise sheet number called out on the match line from 3 to 4.
6. Sheet 4 of 9 – Revise sheet number called out on the match lines from 2 to 3, 4 to 5 (two places), and 6 to 7.
7. Sheet 5 of 9 – Revise sheet number called out on the match lines from 3 to 4 (two places) and 5 to 6.
8. Sheet 6 of 9 – Revise sheet number called out on the match lines from 4 to 5 and 6 to 7.
9. Sheet 7 of 9 – Revise sheet number called out on the match lines from 3 to 4, 5 to 6, 7 to 8 (two places), and 8 to 9.
10. Sheet 8 of 9 – Revise sheet number called out on the match lines from 2 to 3 and 6 to 7 (two places).
11. Sheet 9 of 9 – Tract RW-2 is missing boundary information for the east and west property boundaries; please revise the plat to include this information.
12. Sheet 9 of 9 – Add the distance and bearing information for the western and northern boundary lines of Tract OST-7
13. **Advisory Comments:**
    a. Prior to final plat approval, all subdivision improvements shall be constructed or an approved engineer's cost estimate along with the appropriate surety in an amount determined by the City Engineer will need to be provided. The bond shall include all construction costs of the subdivision's infrastructure and common improvements.
    b. The final plat shall include the street names.

SITE PLAN/PD COMMENTS:

1. The landscape plans indicate plantings within the limits of the County owned and maintained Dickson Drive and S. Market Avenue rights-of-way along with the proposed SLC dedicated Roadway Tract RW-2. The applicant shall provide St. Lucie County authorization to install these plantings within these rights-of-way.
2. Update the site plan to identify the dimensions of the driveway widths and parking spaces of the Recreation Tract's parking lot.
3. The drainage, utility, and striping plans shall reflect the T-turnarounds at the roadway terminuses.
4. The typical lot development plan which shall include driveway side setbacks and applicable driveway widths.
5. The 25' wetland buffer should not encroach into the limits of the platted lots.

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6. **Advisory Comments:**
   a. The site contains active gopher tortoise burrows. Prior to issuance of any clearing permits or site development permits, the applicant shall submit a 100% gopher tortoise survey complete with a gopher tortoise relocation plan and the relocation permit issued by the Florida Fish and Wildlife Conservation Commission for the relocation of on-site gopher tortoises to a protected off-site location.
   b. The drainage plan was reviewed conceptually and will be reviewed in depth at time of building permit submittal.

JRA/TST/tst

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D R A F T

CITY OF FORT PIERCE

PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, MAY 9, 2022, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Marcia Baker; Harold Albury; Bob Burdge; Nichelle Clemons; Michael Broderick, Vice-Chair; Alexander Edwards; Frank Creyaufmiller, Chairman

Staff Present: Vennis Gilmore, Senior Planner
Alicia Rosenthal, Planning and Development Organizer

4. CONSIDERATION OF ABSENCES

All members were in attendance.

5. APPROVAL OF MINUTES

a. Minutes from the April 11, 2022 meeting

Motion was made by Bob Burdge, and seconded by Nichelle Clemons to approve the minutes from the April 11, 2022 meeting.

AYE: Bob Burdge, Nichelle Clemons, Vice-Chair Michael Broderick, Alexander Edwards, Marcia Baker, Harold Albury, Chairman Frank Creyaufmiller

Passed

6. **HEARING OF THE LOCAL PLANNING AGENCY**

a. **Future Land Use Map Amendment (1 of 2) - The Preserve at Savannah Lakes - The East side of S. US Highway 1 at the intersection of Dickson Drive lying North of the existing Gator Trace Planned Development**

Chairman Creyaufmiller recused himself and handed the gavel to Vice-Chair Broderick.

Items 6a and 6b were presented together by Mr. Gilmore and the applicant presented Items 6a, 6b, 7a, and 7b together in one PowerPoint presentation.

Mr. Gilmore gave an overview of the project. The applicant is requesting review and approval of two (2) Future Land Use Map Amendments from GC, General Commercial to RM, Medium Density Residential for three parcels of land. Mr. Gilmore stated a Future Land Use change is needed on the two different parcels to carry out the Dickson Street entrance into the development.

Dennis Murphy, Applicant Representative from Culpepper and Terpening, showed a detailed presentation for the entire Savannah Lakes project. He stated the project will encompass 130 acres from the original tract and two additional commercial properties. The neighboring properties have mixed zoning designations in the city and St. Lucie County. Mr. Murphy noted they are currently obtaining approval from the city for the Community Development District (CDD). Mr. Murphy explained that the CDD assures improvements and facilities will be maintained. Mr. Murphy said the original tract from 15 years ago was called the Preserve at Gator Trace and was for 800 units. Mr. Murphy stated the Kolter project will consist of 650 units with a recreation loop throughout the community, and they will be keeping the environmental sensitive land within the development.

Mr. Murphy noted that the initial draining discharge will go into the large wetland in the middle of the project. A berm will be constructed, in the St. Lucie County right-of-way, along the south of the property line to redirect extra water flow from going to the Gator Trace development. Mr. Murphy stated that FPUA wants the development to connect to the sewer lines at Gator Trace, which will provide better water flow and in turn better water quality.

Mr. Murphy said there will be emergency access to the development from South Market and US Highway 1 and secondary emergency access for residents if needed.

Mr. Murphy stated the development will contain entry market rate 2-story townhomes and villa units.

Motion was made by Marcia Baker, and seconded by Nichelle Clemons to forward a recommendation of approval to the City Commission.

AYE: Nichelle Clemons, Alexander Edwards, Marcia Baker, Harold Albury, Bob Burdge, Vice-Chair Michael Broderick

Other: Chairman Frank Creyaufmiller (ABSTAIN)

Passed

b. **Future Land Use Map Amendment (2 of 2) - The Preserve at Savannah Lakes - The East side of S. US Highway 1 at the intersection of Dickson Drive lying North of the existing Gator Trace Planned Development**

This item was presented with 6a.

Motion was made by Marcia Baker, and seconded by Nichelle Clemons to forward a recommendation of approval to the City Commission.

AYE: Alexander Edwards, Marcia Baker, Harold Albury, Bob Burdge, Nichelle Clemons, Vice-Chair Michael Broderick

Other: Chairman Frank Creyaufmiller (ABSTAIN)

Passed

7. NEW BUSINESS

a. Zoning Atlas Map Amendment - The Preserve at Savannah Lakes - The East side of S. US Highway 1 at the intersection of Dickson Drive lying North of the existing Gator Trace Planned Development

Mr. Gilmore gave an overview of the project. The applicant is requesting the review and approval of a Zoning Atlas Map Amendment (Rezoning) from C-3, General Commercial Zone and PD, Planned Development (for four parcels) to PD, Planned Development. The applicant is requesting all applications so that they may develop a residential subdivision known as The Preserve at Savanna Lakes, that will have 650 platted lots consisting of single-family homes, villas, and townhomes. The subject site was previously approved as a Planned Development by the name The Preserve at Gator Trace in 2006 but has since expired.

Ms. Baker asked Mr. Murphy if there are any problems with the Community Development District (CDD) regarding the current state legislation. Mr. Burdge asked if there is any tax relief from the CDD, if the trail inside the development is specific to the residences and how mail will be received. Mr. Murphy stated the mailboxes will be at a covered central location within the development. Mr. Broderick addressed concerns with the placement and dimensions of the berm. Mr. Murphy explained they are working with St. Lucie County on putting an agreement in place for the berm but no permits have been signed off yet. Mr. Broderick stated he prefers the berm placement be located on the northern side of the St. Lucie County right-of-way, so landscape can be added. Mr. Broderick asked who will be maintaining the easement and if the developer has an easement agreement with Gator Trace. Mr. Murphy said they are working on the exhibits. Mr. Broderick inquired on how the emergency entrance is being controlled and Mr. Murphy stated by either a lock box or by the master association if something occurs inside the community. Mr. Burdge asked if the HOA could turn the development into a gated community and Mr. Murphy said there is no room to meet the standard requirements for a gate location. Mr. Edwards asked if there will be a buffer to the residences from the preserve. Mr. Burdge inquired about the expected population of the development.

Joanne Driscoll and Peggy Linares, residents, expressed concerns with the berm.

David Earle, Attorney Representative for Gator Trace Master Association, stated the key concern is the drainage and Gator Trace does not want the berm on their property, and it would be simpler if the berm was on the applicant's property. Mr. Earle said the berm documents being produced need to be reviewed for maintenance responsibility, function and landscape, and they will have to look at the requirements of the Master Association to negotiate the documents. He highlighted that the berm will need to be aesthetically pleasing, and the master drainage plan is not shown.

Ed Bates, resident, expressed concerns with flooding and the berm.

Nelson Northern, resident, asked if documents from the meeting would be available to the

public.

Motion was made by Nichelle Clemons, and seconded by Marcia Baker to forward a recommendation of approval to the City Commission with the following conditions:

1. The berm will be maintained by the property owner.
2. The berm will be located in the northern portion of the St. Lucie County easement or on the applicant's property.
3. Any change to the location of the berm will need to be reviewed by the Planning Board.

AYE: Alexander Edwards, Marcia Baker, Harold Albury, Bob Burdge, Nichelle Clemons, Vice-Chair Michael Broderick

Other: Chairman Frank Creyaufmiller (ABSTAIN)

Passed

b. **Preliminary Plat - The Preserve at Savannah Lakes - The East side of S. US Highway 1 at the intersection of Dickson Drive lying North of the existing Gator Trace Planned Development**

Mr. Gilmore stated the applicant is requesting review and approval of a Preliminary Plat for approximately 132.7 acres of land that will subdivide into 650 lots.

Dennis Murphy, Applicant Representative from Culpepper and Terpening stated the development will be fee simple ownership and the final plats will be submitted in phases.

Mr. Broderick suggested that language regarding the berm conditions be built into the plat approval. Mr. Earle, Gator Trace Master Association Attorney, agreed with Mr. Broderick.

Motion was made by Marcia Baker, and seconded by Alexander Edwards to forward a recommendation of approval to the City Commission with the following conditions:

1. Prior to the submittal of the Final Plat, address all the City of Fort Pierce Engineering Comments on the Plat document.
2. The berm will be maintained by the property owner.
3. The berm will be located in the northern portion of the St. Lucie County easement or on the applicant's property.
4. Any change to the location of the berm will need to be reviewed by the Planning Board.

AYE: Marcia Baker, Harold Albury, Bob Burdge, Nichelle Clemons, Alexander Edwards, Vice-Chair Michael Broderick

Other: Chairman Frank Creyaufmiller (ABSTAIN)

Passed

c. **Conditional Use - Surrounded by Love Eternally Preschool - 2806 S. US Highway 1**

Mr. Gilmore gave an overview of the application. The applicant is requesting the review and approval of a Conditional Use with No New Construction to allow a daycare facility. The applicant is seeking to operate the preschool in an existing 2,591 square foot structure on a property that is approximately 7.26 acres. The property has a Future Land Use designation of General Commercial with a compatible zoning classification of General Commercial (C-3). The proposed facility is approximately 2,591 square-feet that will consist of seven (7) classrooms with all meals being prepared onsite. The facility will include an outside fenced playground area. The proposed facility will be open from 6:30 am to 7:00 pm, Monday

through Friday, accommodating approximately 74 kids on average between the ages of six (6) weeks to five (5) years old. Mr. Gilmore noted the Synergy School, located in the same plaza, will be providing meals to the preschool.

Chairman Creyaufmiller noted the probation office next to the proposed preschool is of no concern because there will be no visitors.

No one spoke for or against the application.

Motion was made by Vice-Chair Michael Broderick, and seconded by Nichelle Clemons to forward a recommendation of approval.

AYE: Harold Albury, Bob Burdge, Nichelle Clemons, Vice-Chair Michael Broderick, Alexander Edwards, Marcia Baker, Chairman Frank Creyaufmiller

Passed

d. **Conditional Use with New Construction - Blackman Residence - 1627 Thumb Point Drive**

Mr. Gilmore gave an overview of the application. The applicant is requesting the review and approval of a Conditional Use to construct a single-family home that will be approximately 33 feet and 11-5/8 inches in height from the FEMA Based Flood Elevation. The applicant is requesting an additional approximate six (6) feet in height to meet their desired interior design without increasing the footprint on the lot. The subject property has a Future Land Use designation of Low Density Residential (RL) with a compatible zoning district classification of Single-Family Low Density Residential Zone (R-1). The proposed new residence will include three (3) bedrooms, three (3) full baths, two (2) half baths, office and playroom on the upper-primary level (3690 square feet), and two (2) garages, a workshop and storage area on the first level (3737 square feet).

Huey Blackman, owner, explained the height increase is needed because there is no living area on the 1st level of the home due to possible flooding.

Motion was made by Marcia Baker, and seconded by Bob Burdge to forward a recommendation of approval.

AYE: Bob Burdge, Nichelle Clemons, Vice-Chair Michael Broderick, Alexander Edwards, Marcia Baker, Harold Albury, Chairman Frank Creyaufmiller

Passed

e. **Conditional Use and Site Plan (Development Review and Design Review) - U-Haul Storage - 3602 S. US Highway 1**

Mr. Gilmore gave an overview of the project. The applicant is requesting the review and approval for a Conditional Use - Site Plan (Development Review and Design Review) to construct a four (4)-story, approximately 33,888 square foot storage building with associated site improvements. The facility will be secured by a controlled access security system, with an office on site. The subject parcels total approximately 5.51 acres +/-.

The proposed facility will be used for the U-Haul U-Box Container Program. Customers can pick up their U-Box from a U-Haul location or have the U-Box delivered to their doorstep where it can be filled with household items at their leisure. When the U-Box is packed and

ready, customers can return the U-Box to a location or have it picked up and delivered to any U-Haul self-storage locations throughout the United States and Canada. Customers that have access codes can access their storage units from 8:00 am – 4:00 pm Monday – Sunday. The design for the building integrates various architectural elements.

Ms. Baker asked if outside storage was allowed and if there were similar facilities locally. Mr. Gilmore stated no outside storage is allowed.

No one spoke for or against the application.

Motion was made by Marcia Baker, and seconded by Nichelle Clemons to approve the requested applications with the following conditions:

1. A certified letter of completion by a landscape architect, cost estimate, and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.
2. Prior to the issuance of a site work permit, all properties that make up this development will need to be combined with a parcel combination with the St. Lucie County Property Appraiser's Office and a unity of title with the St. Lucie County Clerk of Courts

AYE: Nichelle Clemons, Vice-Chair Michael Broderick, Alexander Edwards, Marcia Baker, Harold Albury, Bob Burdge, Chairman Frank Creyaufmiller

Passed

f. **Site Plan (Development and Design Review) - Kings Highway Commerce Park Phase II - SE corner of Kings Highway and White Road approximately ½ mile north of Okeechobee Road (9 Parcels)**

Mr. Gilmore gave an overview of the project and stated that Phase I has been approved along with an overall landscape plan for all the phases. The property owner and applicant are seeking Site Plan (Development Review and Design Review) approval to construct one 750,500 square foot building with 710,500 of warehouse distribution space and 40,000 square feet of office space with associated site improvements. Phase 2 of the project will provide for 623 parking spaces along with 13 handicap accessible spaces. The proposed building elevation is articulated with varying roof heights and accents and the elevations incorporate the creation of living walls or green walls.

No one spoke for or against the application.

Motion was made by Bob Burdge, and seconded by Nichelle Clemons to approve the project with the following Conditions:

1. A Landscape Bond for all site landscaping shall be provided pursuant to City Code 123-6 prior the issuance of the first Final Certificate of Occupancy for the site.
2. Prior to the issuance of a site work permit, all properties contained within the subject development will need to be combined through a parcel combination with the St. Lucie County Property Appraiser’s Office and a Unity of Title with the St. Lucie County Clerk of Courts.

AYE: Vice-Chair Michael Broderick, Alexander Edwards, Marcia Baker, Harold Albury, Bob Burdge, Nichelle Clemons, Chairman Frank Creyaufmiller

Passed

8. **COMMENTS FROM THE PUBLIC**

There were no comments from the public.

9. BOARD COMMENTS

Chairman Creyaufmiller asked Mr. Gilmore if a new Planning director has been hired. Chairman Creyaufmiller said he would like to hear comments and participation form more Board members, and he suggested Board members error on the side of caution if they ever need to recuse themselves from an agenda item.

10. ADJOURNMENT

Final Publication Date
4/29/2022

Ad Number
GCI0873587-01 -02

Publication
St Lucie News Tribune

Market
Treasure Coast

Delivery Method
Both

Number of Affidavits Needed
1

Customer Email
lcox@cityoffortpierce.com

Customer Name
City Of Fort Pierce Legals

Customer Phone Number
(772) 460-2200

Customer Address
Po Box 1480
Fort Pierce, FL 34954-1480

Account Number (If Known)
463454

Name
Linda Cox

Street
Po Box 1480

City
Fort Pierce

State
FL

ZIP Code
34954-1480

Your Name
Jennifer DeWitt

Email Address
jldewitt@gannett.com

Treasure Coast Newspapers
PART OF THE USA TODAY NETWORK
St. Lucie News-Tribune
1939 SE Federal Highway, Stuart, FL 34994

AFFIDAVIT OF PUBLICATION

CITY OF FORT PIERCE LEGALS
PO BOX 1480
FORT PIERCE, FL 34954
ATTN LINDA COX

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he is a legal clerk Manager of the St. Lucie News-Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St. Lucie News-Tribune in the following issues below. Affiant further says that the said St Lucie News-Tribune is a newspaper published in Fort Pierce, in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement ; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St. Lucie News-Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

4/29/2022

Subscribed and sworn to before on the 29th of April, 2022

Notary, State of WI, County of Brown
My commission expires: 5.15.23

NANCY HEYRMAN
Notary Public
State of Wisconsin

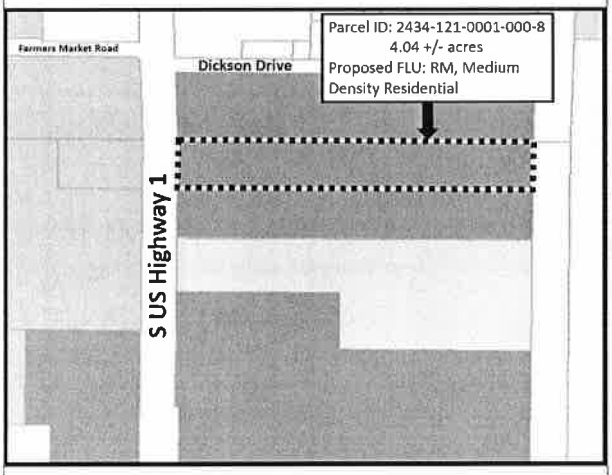
Publication Cost: $315.00
Ad No: GCI0873587-01
Customer No: 463454
PO#: PUBLIC NOTICE

PUBLIC NOTICE
CITY OF FORT PIERCE
LOCAL PLANNING AGENCY

NOTICE IS HEREBY GIVEN, pursuant to Sections 163.3174(4)(a) and 163.3184(a), F.S., the Planning Board, as the Local Planning Agency, of the City of Fort Pierce will hold a public hearing on Monday, May 9th, 2022 at 2:00 P.M., in the City Hall Commission Chambers, 100 N. U.S. 1, Fort Pierce, Florida. The public hearing will be on an application submitted by the representative, Kolter Land Partners, LLC (Culpepper & Terpening, Inc.), and property owner, Karma Capital Investments, LP for a Future Land Use Map Amendment for one (1) parcel of land to change the future land use designation from GC, General Commercial to RM, Medium Density Residential. Said parcel is generally located along the east side of South US Highway 1, approximately 250 feet south of Dickson Drive.

The legal description of the parcel is as follows:

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.



Interested parties may appear at the Local Planning Agency meeting and be heard with respect to the proposed amendment. A copy of the proposed amendment will be made available for inspection by the public at the City of Fort Pierce Planning Department, City Hall, 100 North US Highway 1.

Any person seeking to appeal the decision of the Local Planning Agency of the City of Fort Pierce, Florida, as to the foregoing, is advised that a record of the proceedings is required in any such appeal, and any such person may need to ensure that a verbatim record of proceedings is made including the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

Dated this 29th day of April 2022.
Frank Creyaufmiller, Chairman
Local Planning Agency
City of Fort Pierce, Florida

Vennis Gilmore, Acting Planning Supervisor

Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

St. Lucie News-Tribune
1939 SE Federal Highway, Stuart, FL 34994
AFFIDAVIT OF PUBLICATION

CITY OF FORT PIERCE LEGALS
PO BOX 1480
FORT PIERCE, FL 34954
ATTN LINDA COX

STATE OF WISCONSIN
COUNTY OF BROWN

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4/29/2022

Subscribed and sworn to before on the 29th of April, 2022

Notary, State of WI, County of Brown
My commission expires: 5.15.23

Publication Cost: $315.00
Ad No: GCI0873587-02
Customer No: 463454
PO#: PUBLIC NOTICE

NANCY HEYRMAN
Notary Public
State of Wisconsin

PUBLIC NOTICE
CITY OF FORT PIERCE
LOCAL PLANNING AGENCY

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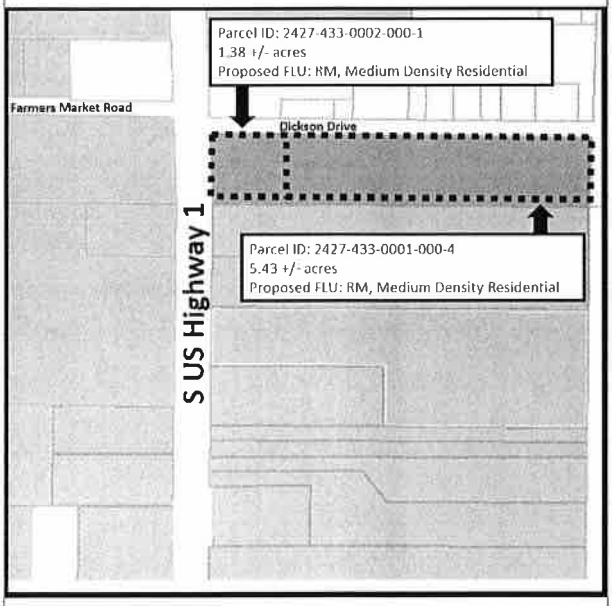
The legal description of the parcels is as follows:

THAT PART OF THE SOUTH 275.00 FEET OF THE SW 1/4 OF THE SE 1/4 OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING EAST OF U.S. HIGHWAY NO. 1, LESS THE NORTH 25.00 FEET AND THE EAST 15.00 FEET FOR RIGHT-OF-WAY, ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.



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Dated this 29th day of April 2022

Dated this 29th day of April 2022.
Frank Creyaufmiller, Chairman
Local Planning Agency
City of Fort Pierce, Florida

Vennis Gilmore, Acting Planning Supervisor

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

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	Kolter Land Partners, LLC
Property Owner(s)	**Applicant/Representative, Title, Company**
4512 North Flagler Drive, Suite 206	105 NE 1st Street
Street Address	Street Address
West Palm Beach FL 33407	Delray Beach FL 33444
City State Zip	City State Zip
Phone Number	Phone Number 954-649-6613
Email Address	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)

DENISE K. YANES
COMMISSION
NUMBER
GG 324827
EXPIRES
April 17, 2023
BONDED THRU AARON NOTARY
Notary Public - State of Florida

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467.3729

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____
Intake Planner_____
Planner Assigned_____
Approved By_____Date _____
Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

☑ 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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

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 & Moble 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: _____

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location 125 acre tract of land, lying between Gator Trace PUD and the High Pointe Condominimum

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 ACTINOK who is personally known to me or has produced
Florida DL A435-545-77-122-0 as identification.

Signature of Notary

seal

JUAN MARTINEZ
Notary Public, State of Florida
Commission# GG 277250
My comm. expires Nov. 15, 2022

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____
Intake Planner_____
Planner Assigned_____
Approved By_____Date _____
Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

❑ 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:

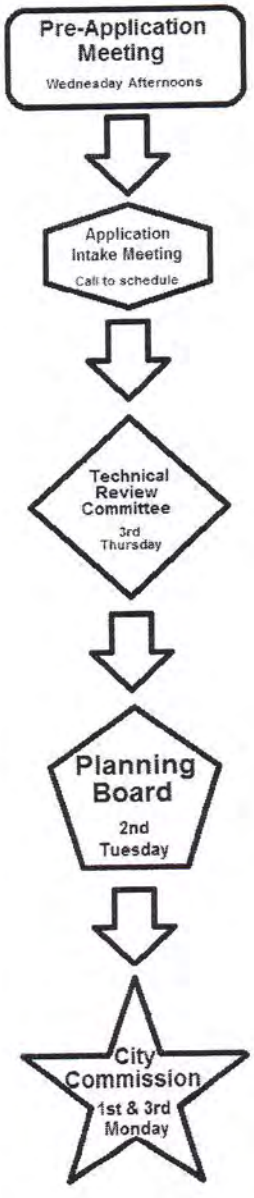
620 (+/-)

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

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)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

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

Property Owner(s)	Applicant/Representative, Title, Company
Karma Capital Investments, LP	Kolter Land Partners, LLC
4512 North, Flagler Drive, Suite 206	105 NE 1st Street
Street Address	Street Address
West Plam Beach FLA 33407	Delray Beach FLA 33444
City State Zip	City State Zip
	954-649-6613
Phone Number	Phone Number
	mcaputo@kolter.com
Email Address	Email Address

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

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 ALTINOK who is personally known to me or has produced

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

Signature of Notary

JUAN MARTINEZ
Notary Public, State of Florida
Commission# GG 317250
My comm. expires Nov. 15, 2022
(seal)

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic Districts	Historic Designation

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

Intake Planner_____

Planner Assigned_____

Approved _____ Date_____

Comments _____

Intake Date Stamp

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

Submittal for Administrative Approval

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

Submittal for Board Approval

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Future Land Use Map Amendment

☐ Future Land Use Map Amendment – Large Scale (>10 acres)

■ Future Land Use Map Amendment – Small Scale (<10 acres)

In accordance with Chapter 163.3187, Florida Statutes, The City of Fort Pierce will consider applications for land use changes on parcels in excess of 10 aces ("Large Scale Amendments") only twice each calendar year. The City Commission will consider applications for land use changes on parcels less than or equal to 10 acres with a maximum density of 10 units per acres or less at any time during the calendar year. You are encouraged to schedule a pre-application meeting with the planning staff and to submit your application up to three months in advance of the application deadline.

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 (13) 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: no address assigned
2. Property Tax ID(s): 2434-121-0001-000-8
3. Total Acreage: 4.04 acres
4. Existing Future Land Use Designation: CG
5. Existing Zoning Classification: C-3
6. Proposed Zoning Classification: PUD
7. Other applications being submitted concurrent with this application, if any: the subject property is associated with the Savannah Preserve 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 bring the property into land uses consistency with the proposed use of the adjoining Savannah Preserve PUD.
11. **Capacity Analysis:**

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant	CG (Amendment request to RM pending)	C3
South	Vacant	RM	R4
East	Vacant	RM	PD
West	commercial/ industrial	IND	IL

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	CG	C3	175,982 sf	4.04	x
Proposed	RM	PD	48	4.04	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day 21,998 gpd
Proposed Zoning	Total gallons per day 12,605 gpd
Change in Demand	**Total gallons per day** -9,393 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
Current Zoning	Total gallons per day 17,598 gpd
Proposed Zoning	Total gallons per day 12,605 gpd
Change in Demand	**Total gallons per day** -4,993 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	44227	44351	+2.5 ac
Urban District	5 acres per 1,000 people	44227	44351	+ .6 ac
Community	2.5 acres per 1,000 people	44227	44351	+ .3 ac
Neighborhood	1.36 acres per 1,000 people	44227	44351	+ .2 ac

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High) K8 7 students ---- HS 3 students
Multi-family: (du x 0.207 = students/70% K-8/30% High)

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

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	n/a
Proposed Zoning	6.1 yds (46 units @ .13333 yds/unit)
Change in Demand	

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

G. Transportation Analysis: Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning	C3	C3
Proposed Zoning	PD	PD
Change in Demand	Trips - 1,443	Trips -17 (AM) / -125 (PM)
Impact to Capacity	See attached traffic report for overal Savannah Preserve PD	

12. Name of Owner(s): Karma Capital Investment LP
Mailing Address: 4512 No. Flagler Drive, Ste 206
City West Palm Beach State Fl Zip 33407
Phone #
E-mail:

13. Name of Applicant: Kolter Land Partners, LLC (attn: m. caputo)
Mailing Address: 105 NE 1st Street
City Delray Beach State Fla Zip 33444
Phone # Fax #
E-mail: mcaputo@kolter.com>

14. Name of Representative: Culpepper & Terpening, Inc. (attn: d murphy)
Mailing Address: 2980 South 25th Street
City Ft. Pierce State Fla Zip 34981
Phone # 772-464-3537 Fax #
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

Date

Address State FI 33407 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(s) 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 identification.

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: _____

FILE # 4838662 OR BOOK 4579 PAGE 2812, Recorded 03/26/2021 02:46:29 PM Doc Tax: $2240.00

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**.

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

Witness Name: STEPHANIE M. PETRULAK

By: _____
Dorothy W. Smith, Manager

Witness Name: TANYA C TILLMAN

(Corporate Seal)

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of [X] 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 [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

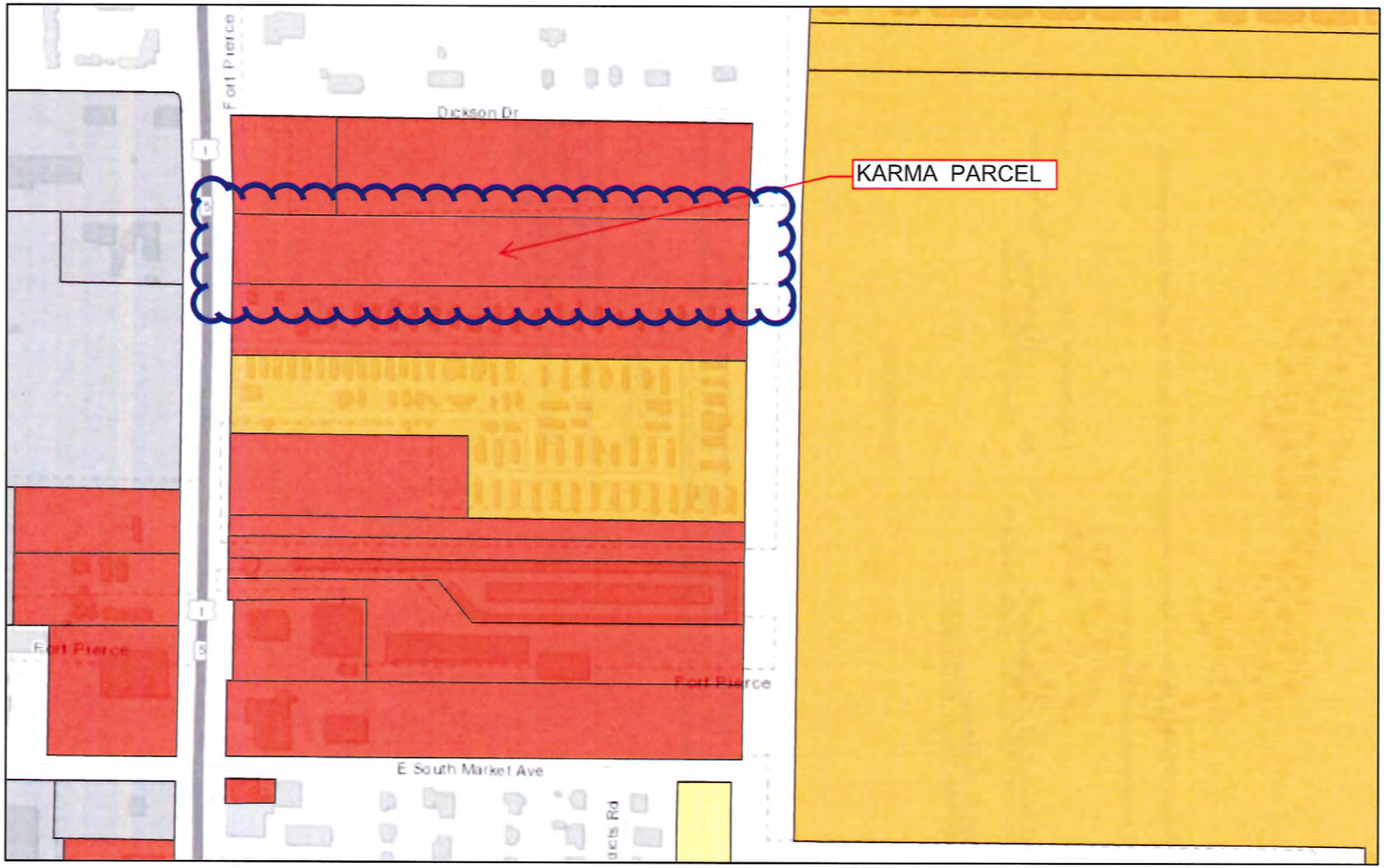
Printed Name: _____

My Commission Expires: _____

TANYA C. TILLMAN
Commission # HH 060951
Expires November 5, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

DoubleTime®

ArcGIS Web Map



1/3/2022, 2:25:00 PM

Future Land Use

- GC, General Commercial
- I, Industrial
- RL - Low Density Residential
- RM - Medium Density Residential

1:4,514

0 0.03 0.07 0.13 mi

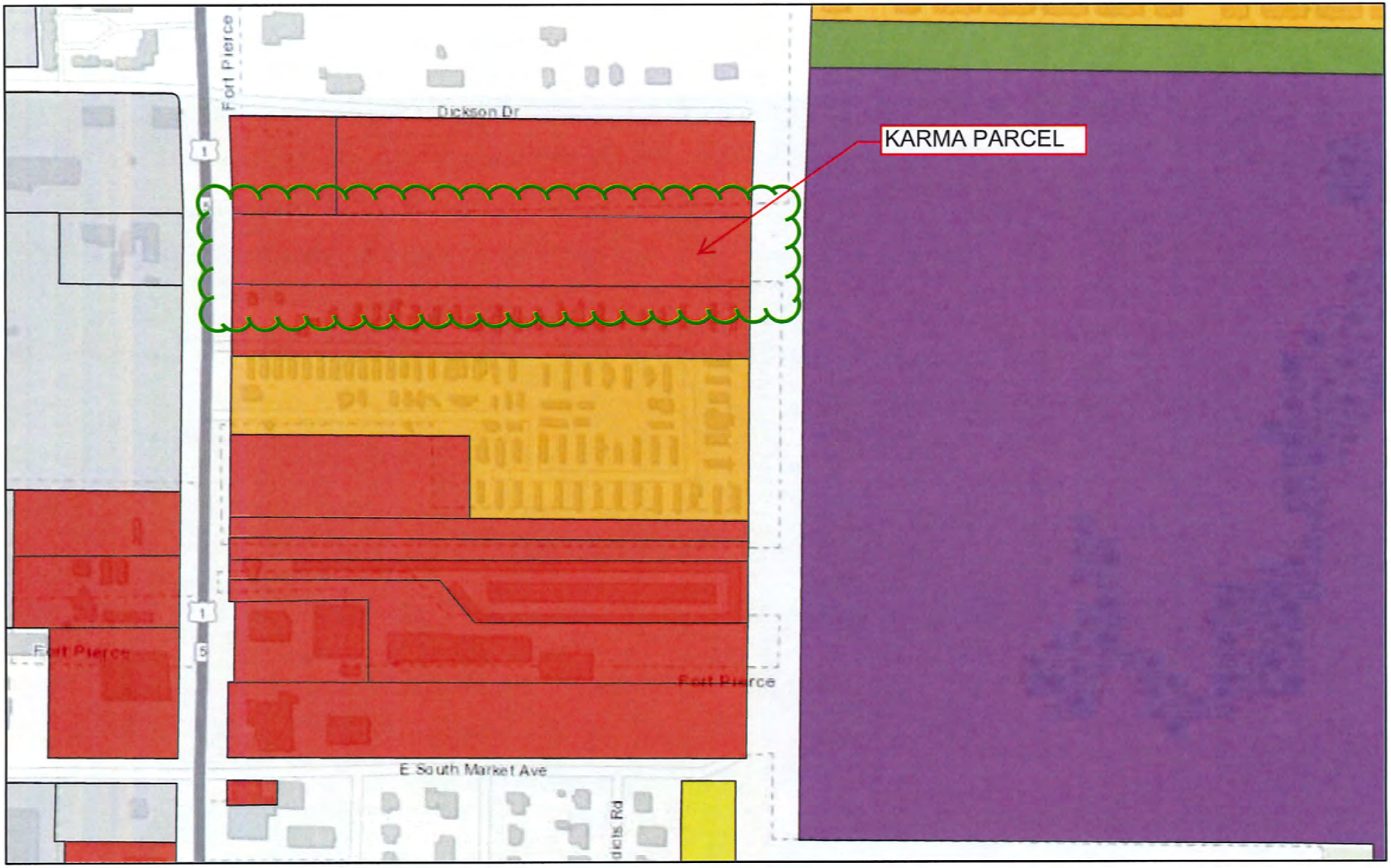
0 0.05 0.1 0.2 km

SLC Property Appraiser's Office, Esri, HERE, Garmin, INCREMENT P,

Web AppBuilder for ArcGIS

SLC Property Appraiser's Office, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | City of Ft Pierce | City of Ft Pierce Planning Department & St Lucie County.

ArcGIS Web Map



1/3/2022, 2:27:28 PM

1:4,514

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

Zoning

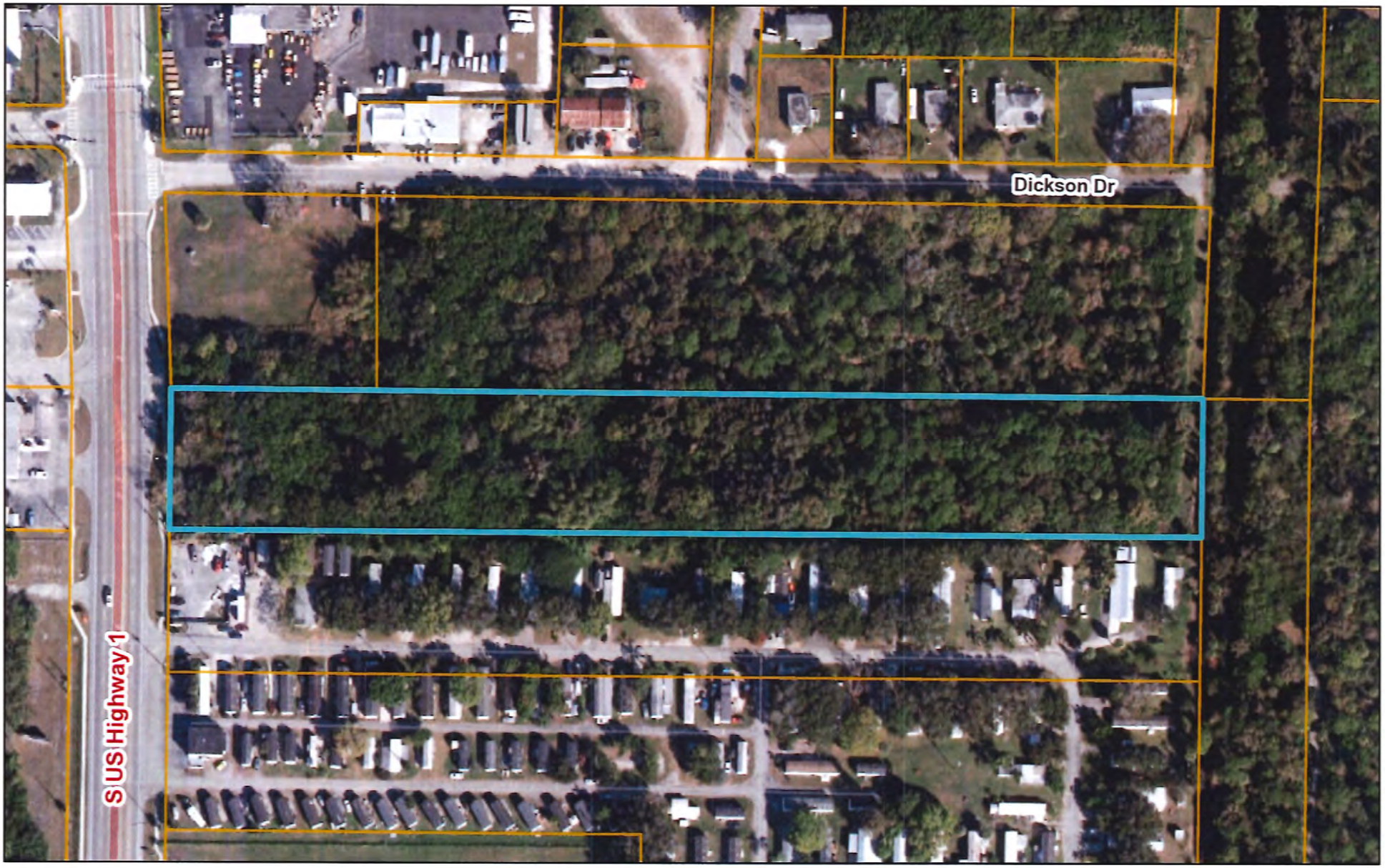
- C-3, General Commercial
- I-1, Light Industrial
- OS-2, Conservation Open Space
- PD, Planned Development
- R-2, Single Family Intermediate Density
- R-4, Medium Density Residential

SLC Property Appraiser's Office, Esri, HERE, Garmin, INCREMENT P,

Web AppBuilder for ArcGIS

SLC Property Appraiser's Office, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | City of Ft Pierce | City of Ft Pierce Planning Department & St Lucie County.

Saint Lucie County Property Appraiser



January 3, 2022

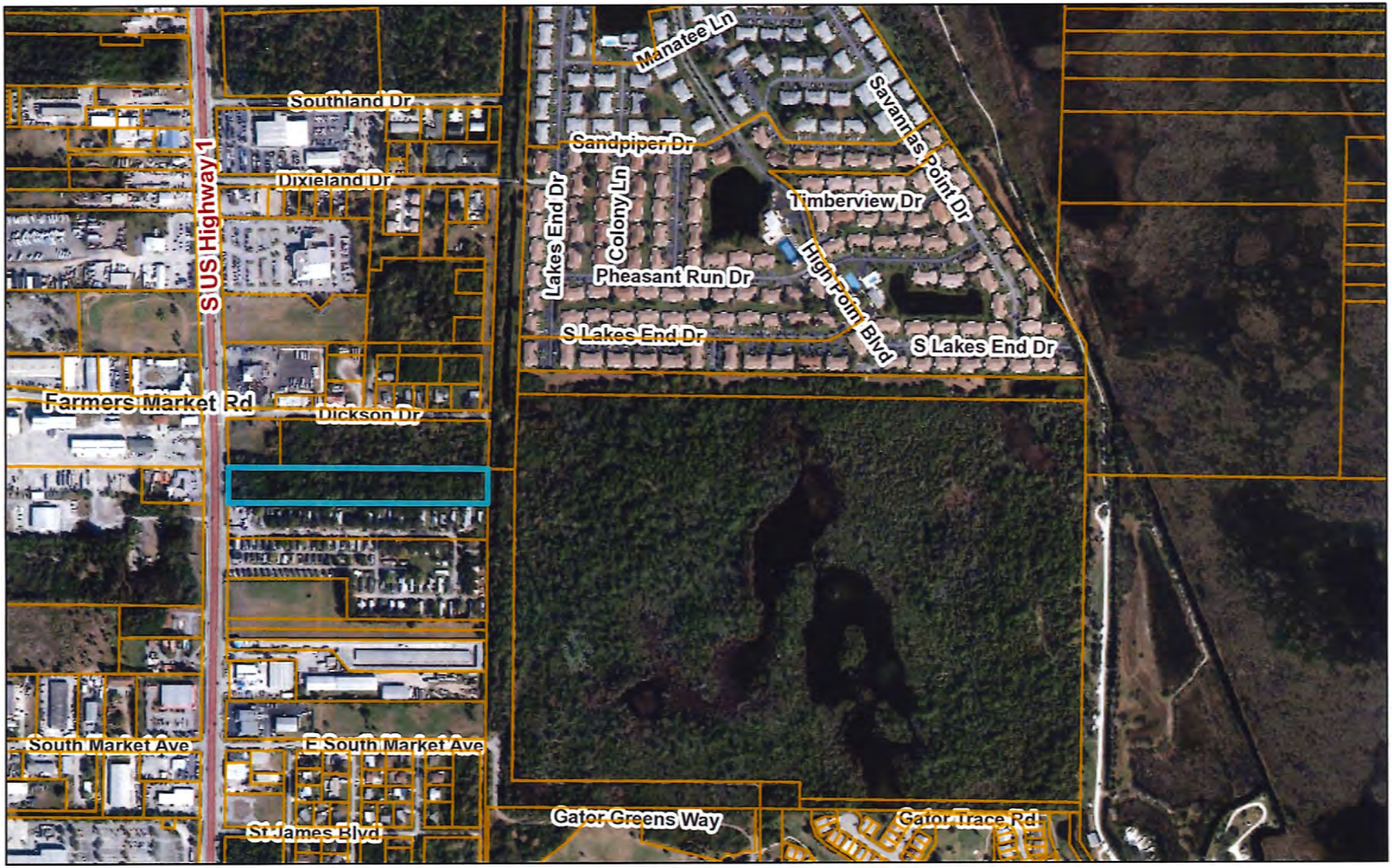
1:2,257

0 90 180 360 ft

0 25 50 100 m

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

Saint Lucie County Property Appraiser



January 3, 2022

1:9,028

0 370 740 1,480 ft

0 112.5 225 450 m

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

CULPEPPER & TERPENING INC

CONSULTING ENGINEERS | LAND SURVEYORS

File number: 21-054
Writers e-mail: dmurphy@ct-eng.com

February 10, 2022

Ms. Jennifer Hofmeister-Drew, Director
City of Ft. Pierce Planning Department
100 North US #1
Ft. Pierce, Fla 34950

Subject: Savannah Preserve Planned Development - Response to Comments

Dear Ms. Hofmeister-Drew:

We are in receipt of the Ft. Pierce Technical Review Committee comments in regard to the proposed Savannah Preserve Planned Development. Below, please find our responses to the questions posed in your reviews.

****

1. Pursuant to Code Sec. 125-212. The PD District is intended to provide a process for the evaluation of individually planned developments which are not otherwise permitted in the zoning districts established by this chapter. The PD District is to be a voluntary process commenced by an applicant for such zoning designation. The standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time granting the city commission the absolute authority to establish such limitations and regulations as it deems necessary to protect the public health, safety and general welfare. In so doing, the PD district is designed to:
   - Provide for the planning, review and approval of one or a combination of residential, commercial, public and industrial land uses not otherwise allowed under general zoning districts.
   - Encourage structures which result in an organized, compatible development within and with surrounding land uses in density and intensity of use.
   - Allow flexibility through a more efficient arrangement of structures, utilities, on-site circulation, and ingress and egress than is permitted under conventional zoning and subdivision regulations.
   - Encourage the preservation of environmental assets and natural amenities as scenic and functional open-space areas.
   - Encourage usable open space by permitting a more concentrated building area than is allowed under conventional zoning and subdivision regulations.
   - Encourage innovative site planning and land development concepts in order to create an aesthetically pleasing and functionally desirable living environment while preserving onsite natural elements and cultural resources.
   - Promote flexibility and efficiency in site design for more desirable living and working environments.
     Promote development that is adapted to natural features, including wetlands, trees and other vegetation and habitat, and which avoids the disruption of natural drainage patterns.
   - Permit site specific requirements based on the unique characteristics of the individual site.

- Permit site specific limitations where necessary to protect public health, safety, or welfare, or for the protection or preservation of lands either internal or external to the planned development.

2. The overall site plan with the internal wetland and interconnected pedestrian trail that connects to the Savannah Preserve, presents an innovative site plan layout with an abundance of native habitat amenities. With regard to the elevations for the two (2)-family units (duplexes), as indicated in previous meetings, Planning staff would like to see more architectural elements, in addition to enhancements to the limited outdoor space per unit. The elevation modifications recommended should complement the townhomes which suggest a coastal design. The floor plan appears to only offer two (2)-bedroom units, with some units, offering a den.

Please clarify how many of the units offer a den, as the two (2)-bedroom units are over half of the models proposed for the entire development. As a PD, please justify. Additionally, the landscaping should provide for foundation plantings on both the two (2) unit and the townhomes.

Residential units within this community are, as noted in the prior staff comments, a combination of three-bedroom townhomes and two bedroom (with separate den/office area), 2-famly attached villa units. Each unit is to be individually owned and will be located on a platted tract/ lot. As noted in our PD application documents, the Savannah Preserve community is seen as being a mid-price range community, intended to provide homes that address the needs of younger families, families with no children, and families where the children have grown but where the buyer is not ready for, nor interested in, an age segregated community. As such, and as supported by proprietary marketing reviews done by the projected builders in this community, the mix of unit types described above is believed to be supported by projected demand/ adsorption rates, permitting this community to be substantially built—out in approximately 60 months (or less) after the commencement of sales.

Landscaping around each of the residential structures (2 family) shall, at a minimum include complete foundation planting areas along the front and sides of all structures. Street trees will be provided as part of the base infrastructure development, and will eb install in coordination with home construction. Rear yard landscaping shall not require foundation plantings, but shall include at least one shade tree (or equivalent) and all areas not otherwise used as part the sites hardscaping shall be sodded. Irrigation shall be provided on all tracts/lots.

Landscaping around each of the townhome structures shall, at a minimum include complete foundation planting areas along the front and sides of all structures. Street trees will be provided as part of the base infrastructure development, and will be install in coordination with home construction. Rear yard landscaping shall not require foundation plantings, and all areas not otherwise used as part the sites hardscaping shall be sodded. Irrigation shall be provided on all tracts/lots.

3. Please provide a justification statement for the FLUM and rezoning applications.

The proposed justification for the development of overall Savannah Preserve PUD may be characterized as follows:

a. The application for Change in Zoning to the PD (Planned Development) Zoning District is for the purpose of making use of the petition property in a manner and form consistent with the community growth objectives of the City of Ft. Pierce Comprehensive Plan, and at the same respect the sensitive natural resources found on the subject (petition) property. The PD development standards and flexibilities in project design afford the petitioner the opportunity to achieve a reasonable investment

return on the development of the property and at the same time protect over 50% of the gross project site and the habitats found thereon.

b. The requested justification for the two proposed Small Area, Future Land Use Amendments that are associated with the overall petition for development of the Savannah Preserve Planned Development, is to provide for the required change in Future Land Use Classification to a Residential Land Use Category in order to permit the requested residential use of the property. Both of the commercial properties under petition may be viewed as 'second tier' commercial sites. Both sites have had commercial uses proposed for them in the past, on an individual basis, but those were ultimately deemed not to be marketably functional and the parcels have remained vacant. When these properties are taken from their individual vacant status and merged into a larger, functionally coordinated, development program with other adjacent property to the east, the deficiencies that keep these properties from becoming net positives to the local tax base, effectively go away. In other words, by combining these two underutilized commercial sites with the larger residential opportunity tract (Savannah Preserve), overall area property valuations may be expected to expand.

Review of the various objectives found in the City's of Comprehensive Plan, Future Land Use Element, provide a number of community adopted Objectives that appear to support coordinated community growth that is done in a manner that is respective of the adjacent property uses and any existing natural resource considerations. In regard to adjacent land use compatibility, when the two commercial areas are considered in the whole with the overall Savannah Preserve PD site, it can be destemmed that the proposed site density of approximately 5 du/ac is consistent with the residential densities found in the adjacent High Pointe Community to the north and the Gator Trace community to the south. While the petition properties themselves do not exhibit any unique or special habitat considerations, when combined with the portion of the project site lying to the east, these parcels afford a development opportunity that permits the applicant to focus construction activity away from the larger high quality wetland areas found thereon. These better-quality areas have been set aside as either general preserve areas or areas that can be used for both passive recreation and preservation protection. Habitat integrations can be made with the adjacent Savannah Preserve (City/County Park Sites) as indicated on the project site plan.

4. On the site data, please provide or edit the following:

a. The proposed FLUM and Zoning designations

Refer to the site data table on the project site plan. Both the Existing Future Land Use Classification and Existing Zoning Designations have been identified in this table for all petitioned parcels.

b. The maximum units per FLU class broken down by Residential and Commercial is confusing. Please remove.

Refer to the site data table on the project site plan.

c. Please confirm that the Code citations referenced in the General Notes are correct.

These are the standard City Code Citations required by the City Engineering Department.

d. Provide Perimeter Setbacks

Perimeter Setbacks vary in width from a minimum of ten (10) feet to over 25 feet in width. Refer to the project site plan for a graphic identification of the permitter buffers at a given location in the community.

e. Please define miscellaneous area under impervious lot coverage.

'Miscellaneous area' coverage is intended to address any impervious areas that do not typically fall into the general categories of; buildings; pavement; or sidewalks. It should be noted that for this site planning level of project design, all figures are to be looked at as approximate and are subject to refinement as part of final site construction designs that are to be submitted to the City, and other required review entities, for final permitting.

5. **As a PD, the requested setbacks will be made a part of the adopting Ordinance in order to review and approve individual lots during the DPCR review by Planning. Please specify if individual accessory structures, such as fencing, private pools, sheds, etc. will be permitted and include their associated regulations, i.e. setbacks.**

See Site Data Blocks.

6. **Please adjust the scale to reduce the number of plan sheets. Provide 'typicals' instead.**

As we have discussed, we have refined the overall submission packet to a more generalized development pan format with detail areas of various parts of the project site plan.

7. **Please provide the location of mailboxes throughout the site. A one area location is not supported.**

Refer to the project site plan. We are presently proposing two (2) mail kiosk locations, however final service location are set by the Post Office. Any assistance that the City can provide in convincing the Post Office that two locations for this site are necessary, would be appreciated.

8. **Water features are requested in the internal lakes in addition to the one shown at the entrance into the development.**

Water features (lake aerators) will be provided in each of the sites stormwater lakes.

9. **Below is a table of the proposed PD with an underlying zoning district of R-4 as it is the adjacent residential zoning to the subject property. Please confirm and/or complete. Deviations should be supported in the PD justification.**

See Site Data Blocks.

****

Fort Pierce Engineering Department:

PRELIMINARY PLAT COMMENTS:

1. **Update the signature page on sheet 2 Of 9 to include the following City Commission Certificate as stipulated in Chapter 121-lO(c)(la), "CITY COMMISSION CERTIFICATE: Pursuant at the provisions of the Fort Pierce City Commission this plat was given Preliminary Approval by the City Commission at a meeting held on _____ , 2022. , Linda Cox, City Clerk".**

Refer to the attached Preliminary Plat.

2. **Correct the typographical error on sheet 2 of 9 under the heading of Planning and Development Services Approval.**

Refer to the attached Preliminary Plat.

3. **Revise line item five under the Dedication to reference FPUA as opposed to FPL for the electric service provider.**

Refer to the attached Preliminary Plat.

4. Update plat sheets 3 through 9 to include an updated sheet index map as the current one is based on the previously submitted plat and references incorrect page numbers and subdivision layout of sheet number 9.

Refer to the attached Preliminary Plat.

5. Sheet 3 of 9 - Revise sheet number called out on the match line from 3 to 4.

Refer to the attached Preliminary Plat.

6. Sheet 4 of 9 - Revise sheet number called out on the match lines from 2 to 3, 4 to 5 (two places), and 6 to 7.

Refer to the attached Preliminary Plat.

7. Sheet 5 of 9 - Revise sheet number called out on the match lines from 3 to 4 (two places) and 5 to 6.

Refer to the attached Preliminary Plat.

8. Sheet 6 of 9 - Revise sheet number called out on the match lines from 4 to 5 and 6 to 7.

Refer to the attached Preliminary Plat.

9. Sheet 7 of 9 - Revise sheet number called out on the match lines from 3 to 4, 5 to 6, 7 to 8 (two places), and 8 to 9.

Refer to the attached Preliminary Plat.

10. Sheet 8 of 9 - Revise sheet number called out on the match lines from 2 to 3 and 6 to 7 (two places).

Refer to the attached Preliminary Plat.

11. Sheet 9 of 9 - Tract RW-2 is missing boundary information for the east and west property boundaries; please revise the plat to include this information.

Refer to the attached Preliminary Plat.

12. Sheet 9 of 9 - Add the distance and bearing information for the western and northern boundary lines of Tract OST-7

Refer to the attached Preliminary Plat.

Advisory Comments:

1. Prior to final plat approval, all subdivision improvements shall be constructed or an approved engineer's cost estimate along with the appropriate surety in an amount determined by the City Engineer will need to be provided. The bond shall include all construction costs of the subdivision's infrastructure and common improvements.

Comments acknowledged.

2. The final plat shall include the street names.

Comments acknowledged.

SITE PLAN/PD COMMENTS:

1. The landscape plans indicate plantings within the limits of the County owned and maintained Dickson Drive and S. Market Avenue rights -of-way along with the proposed SLC dedicated Roadway Tract RW-2. The applicant shall provide St. Lucie County authorization to install these plantings within these rights-of-way.

Comments acknowledged. It is the intention of the applicant, through the Preserve at Savannah Lakes Community Development District, to enter into the necessary interlocal agreements addressing this landscape area.

2. **Update the site plan to identify the dimensions of the driveway widths and parking spaces of the Recreation Tract's parking lot.**

Refer to the project site plan. We have added extra details sheets to address this request.

3. **The drainage, utility, and striping plans shall reflect the T-turnarounds at the roadway terminuses.**

Refer to the attached generalized drainage, utility, and striping plans.

4. **The typical lot development plan which shall include driveway side setbacks and applicable driveway widths.**

Refer to the project site plan. We have added extra details sheets to address this request.

5. **The 25' wetland buffer should not encroach into the limits of the platted lots.**

Refer to the project site plan. The designated 25' wetland buffers do not encroach into the limits of the platted lots. Areas that might otherwise have been considered as encroachments have been mitigation and a minimum compensating ratio of 1.5 sq feet of added buffer for each square foot impacted.

Advisory Comments:

1. **The site contains active gopher tortoise burrows. Prior to issuance of any clearing permits or site development permits, the applicant shall submit a 100% gopher tortoise survey complete with a gopher tortoise relocation plan and the relocation permit issued by the Florida Fish and Wildlife Conservation Commission for the relocation of on-site gopher tortoises to a protected off-site location.**

Comments acknowledged.

2. **The drainage plan was reviewed conceptually and will be reviewed in depth at time of building permit submittal.**

Comments acknowledged.

****

Fort Pierce Code Enforcement Division

1. **No Comments.**

Comments acknowledged. No action required at this time.

****

Fort Pierce Building Department

1. **See attached**

Comments acknowledged. We have reviewed the Building Department Comment sheet and the provided comments appear to be more appropriately directed/addressed as part of final site permitting construction applications. No action is required at this time.

****

Fort Pierce Solid Waste Division

1. **No Comments.**

Comments acknowledged.

****

Fort Pierce Tree Arborist

1. **Forthcoming**

Comments acknowledged.

****

Fort Pierce Police Department

1. **No comments at this time.**

Comments acknowledged.

****

St. Lucie County School District

The St. Lucie County School District has reviewed the above reference project and we have the following comments:

1. **We believe that a school bus stop in the circle entry on the south entrance would be best off the arterial roadway (route A). We do recognize that it is about 1 mile to the furthest lot and we may loop thru the site (route B) depending upon the location of students in the development. Please verify that a school bus can make the turn at the south entry circle, with auto turn analysis or similar.**

Refer to attached project site plan. The radius of the cul-de-sac at the main recreation area is 50ft minimum. Travel lanes are a minimum of 20 feet. We have run a quick auto-turn in this area to verify mobility and all seems to be sufficient. There is covered shade shelter for students to wait for a bus as indicated on the project site plan.

Consistent with our follow up discussions, we have added a new north side pick-up point that should address the split community issues that have been raised. The attached site plan depicts an auto-turn review in this area and there are expected to be no circulation issues of concern.

2. **Develop a proper location for student to stand/wail for bus at the circle.**

See above comments.

3. **Please provide assurances that the school bus may use the entry long term and not be subject to the will of a POA/owner not allowing buses into the community.**

This is not a gated community. At present there are no plans or intentions to have gates installed on any roads in this community. The roads and streets in this community are to be dedicated to the Lakes at Savannah Preserve Community Development District, and are indicated the plats (preliminary) for this property to be open to the public use. Should any proposal be made to gate these streets, it is our understanding that a release/amendment to this dedication will be required. We do not believe that the HOA/POA will have the authority to unilaterally rescind this plat dedication and gate these streets without inputs/approvals from the City of Ft. Pierce.

****

Fort Pierce Utility Authority (FPUA)

1. **See below**

   FPUA W/WW Engineering: ***Concept approved.***

   Water and wastewater (via force main) services are available to serve the subject property. To connect to these services please submit Utility Plan (2 complete sets) along with a completed commercial service application and lift station calculations to FPUA's Water and Wastewater Engineering department, at 1701 S 37th Street Fort Pierce Florida 34947. Please see the Developer's Responsibilities page attached or on the FPUA website for important steps to guide through the entire process including utility details and permit applications (link below). For questions please contact Shane Ostrander sostrander@FPUA.com or 772-466-1600 ext 3468 https://fpua.com/water-and-wastewater-engineering-downloads/

   FPUA Electric & Gas Engineering: ***Approved.***

   Electric service *is available to the site (from the west side of the property) for the propose development. Please provide electric load information for the propose structures /new services and AutoCAD drawing. Customer will be responsible for all transformer pads, conduits and secondary conductors. For more information and project coordination, please contact Thierry Sydné.*

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

2. **FPUA will require a utility easement for all propose FPUA facilities within the site.**

Utility comments are acknowledged.

3. **Please find attached copies of the FPUA GIS maps (Electric and Gas).**

Utility comments are acknowledged. We are coordinating with the FPUA for all service design needs in the Savannah Preserve PD.

****

St. Lucie County Planning

1. Staff is awaiting the updated Traffic Impact Report (post meeting with the applicant & FDOT) to be further evaluated by a third-party consultant.

Comments acknowledged.

****

St. Lucie County Public Works

The following comments are offered by SLC Public Works Department:

1. The County requests the applicant clear and stabilize the canal bank along their frontage to ensure positive drainage.

Comments acknowledged. We will be coordinating this request with the County as part of our final site design efforts.

2. Provide a status update on discussions with the neighboring properties about the realignment of Dickson Drive

We have reached out to the adjoining property owners and will continue to work with them to ensure that their lawful access rights are not infringed.

3. Additional comments will be provided after review of a Site Development Permit Application submittal.

Comments acknowledged.

4. For discussion regarding these comments, please contact me at 772-462-2741, chambersg@stlucieco.org or David Hays at 772-462-1491, haysd@stlucieco.org.

Comments acknowledged.

****

St Lucie Transportation Planning Organization:

The St. Lucie Transportation Planning Organization (St. Lucie TPO) has completed a PTIR with regard to the above-referenced proposed development.

1. **Inaccurate and Inconsistent Application Information: The resubmittal package for the development continues to contain inaccurate and/or inconsistent information such as the Site Plan only identifying "2-Family" and "Townhome" units while depicting single-family lots and the Site Plan identifying 654 units while the Traffic Impact Statement is identifying 620 units. The resubmittal package should be revised to correct these errors and resubmitted for review.**

The project as described in the revised traffic report is correct. This is a community that is comprised of townhomes and two family, attached homes. The lots that you are looking at on the site plan are not for detached single family home use. These are the lots on which the townhomes and the two family residencies will be built.

2. **Site Access and US-1/Dickson Drive Intersection Safety: The revised Site Plan removes the reconstruction of South Market Avenue that was included as another access in the original Site Plan. Therefore, all traffic associated with the development must access the US-1/Dickson Drive Intersection which is a misaligned and outdated intersection. A second access to the development should be provided to improve traffic circulation, and the US-1/Dickson Drive Intersection should be aligned to improve traffic safety.**

Secondary emergency access is provide at both the southwest and southeast corners of the project.

Your comments about the off-set alignment the Dickson Drive/ US 1 intersection are noted, and in an otherwise prefect world we could look to assist in the possible realignment of this intersection. However, to do so, requires that there be a substantial right-of-way acquisition effort undertaken that neither the City, nor the County, have expressed an interest to participate in and that cannot be borne solely by the applicant for this project. Our proposed reconstruction of this intersection, while maintaining the existing 'dog-leg' alignment, will provide for a much improved access approach and signal adjustments.

3. **Dickson Drive Reconfiguration: The revised Site Plan reconfigures Dickson Drive, which is a public road, and takes right-of-way placing a new intersection, which all vehicles and pedestrians must use, onto private property and impacting traffic circulation on Dickson Drive. This reconfiguration should be eliminated to improve traffic circulation and maintain public access to Dickson Drive.**

We are not really sure what you noting here. Yes, the realignment of the Dickson Drive / Project Entry Road does include the use of what is presently private property. However, as noted in our submission materials, all areas of the realignment are to be conveyed to St. Lucie County as part of this platting action. East of the intersection, the project entry drive will be conveyed to the Lakes at Savannah Preserve Community Development District. Public access along Dickson Drive

4. **Dead-End Streets: The revised Site Plan contains several dead-end streets which historically are inconsistent with municipal subdivision requirements and impact traffic circulation. The 'dead-ends' should be removed to improve traffic circulation.**

There are three (3) street ends that could, arguably, be seen as 'dead end' streets. Two of these terminate are environmentally sensitive wetland areas where further extensions are not possible. The other is at the northwest corner of the main development site and where this street could be extended to the north of the community that lies there was so interested.

5. **Traffic Impact Statement: As identified in the review of the initial submittal and which remains unchanged in the resubmittal, the Traffic Impact Statement is inadequate for the purposes of reviewing the application as it does not evaluate the potential transportation impacts from the proposed development and does not consider background traffic and historical growth rates. A comprehensive Traffic Impact Analysis should be provided to evaluate the potential transportation impacts from the proposed development.**

We respectfully disagree with this statement. The traffic impact report for this project does assess the impacts of this development proposal on the area roadway network and it does comply with the submission requirements of the City of Ft. Pierce.

****

I believe that we have addressed the comments as presented and appreciate your continued processing of this application material. If there are any remaining questions, please let me know.

Sincerely

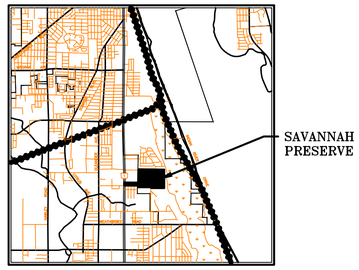
DJ Murphy

Dennis J. Murphy
Principal Planner

PLAT BOOK _____
PAGE _____

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



LOCATION MAP
NOT TO SCALE

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, INCLUDING RW–1, BUT EXCLUDING RW–2, ARE PRIVATE ROAD RIGHTS–OF–WAY AND ARE HEREBY DEDICATED TO THE SAVANNAH PRESERVE COMMUNITY DEVELOPMENT DISTRICT (DISTRICT), IT'S 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 DISTRICT. AN EASEMENT OVER AND UNDER SAID PRIVATE ROAD RIGHTS–OF–WAY AS SHOWN HEREON IS ALSO RESERVED IN FAVOR OF THE CITY OF FT. PIERCE (CITY) AND THE FT. PIERCE UTILITY AUTHORITY (FPUA), ITS SUCCESSORS AND ASSIGNS FOR ACCESS TO, AND THE INSTALLATION, AND MAINTENANCE OF PUBLIC UTILITY FACILITIES. NEITHER THE CITY NOR THE FPUA 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 CITY OR THE FPUA. ALL PUBLIC AUTHORITIES SHALL HAVE THE RIGHT TO USE THE STREETS IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES.

2) RIGHT–OF–WAY TRACT 2 (RW–2), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ST. LUCIE COUNTY BOARD OF COUNTY COMMISSIONERS FOR PUBLIC ROAD RIGHT–OF–WAY PURPOSES, FOR THE BENEFIT OF THE PUBLIC, AND FOR DRAINAGE AND UTILITIES, AND SHALL BE THE MAINTENANCE RESPONSIBILITY OF ST LUCIE COUNTY.

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

5) 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, ELECTRICAL SERVICES, 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.

6) 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 COMMUNITY DEVELOPMENT DISTRICT (DISTRICT), ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE AND PURPOSES SET FORTH BY SAID ASSOCIATION, AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION.

7) THE WATER MANAGEMENT TRACTS (WMT–1, WMT–2, WMT–3 AND WMT 4) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TO THE SAVANNAH PRESERVE COMMUNITY DEVELOPMENT DISTRICT (DISTRICT), IT'S SUCCESSORS AND/OR ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND FOR WATER MANAGEMENT MAINTENANCE PURPOSES AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID DISTRICT.

8) THE LIFT STATION EASEMENTS (LSE–1 AND LSE–2), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE 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, DESIGNEES 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, DESIGNEES OR CONTRACTORS WITHOUT LIABILITY OR RESPONSIBILITY THEREFOR.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____.
THIS _____ DAY OF _____, 2022.

KOLTER LAND PARTNERS, LLC.
BY: _____
NAME
TITLE

WITNESS: _____ WITNESS: _____

(PRINT NAME): _____ (PRINT NAME): _____

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 _____, 2022.

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

PRINT NAME: _____

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 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.

CONTAINING 120.69 ACRES, MORE OR LESS.

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.

CONTAINING 4.83 ACRES, MORE OR LESS.

PARCEL 3:

THAT PART OF THE SOUTH 275.00 FEET OF THE SW 1/4 OF THE SE 1/4 OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING EAST OF U.S. HIGHWAY NO. 1, LESS THE NORTH 25.00 FEET AND THE EAST 15.00 FEET FOR RIGHT–OF–WAY, ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING 7.177 ACRES, MORE OR LESS.

TOTAL AREA: 132.697 ACRES, MORE OR LESS

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) ALL 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.

CERTIFICATE OF TITLE

STATE OF FLORIDA
COUNTY OF _____

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:

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

DATED THIS _____ DAY OF _____, 2022.

_____
NAME
TITLE
ADDRESS

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

ST. LUCIE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, HEREBY ACCEPTS THE DEDICATION OF TRACT RW–2 FOR ROADS AND STREET RIGHT–OF–WAY PURPOSES.

DATED THIS _____ DAY OF _____, 2022.

PRINT NAME: _____ _____,
CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

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 _____, _____ OF BOARD OF COUNTY COMMISSIONERS, ON BEHALF OF THE COUNTY. 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 _____, 2022.

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

PRINT NAME: _____

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE SAVANNAH PRESERVE COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES (DISTRICT), HEREBY ACCEPTS THE DEDICATIONS OF THE STREET AND ROAD RIGHTS OF WAY, WATER MANAGEMENT TRACTS AND DRAINAGE EASEMENT, AND OPEN SPACE TRACTS SET FORTH UPON THE WITHIN PLAT AND SPECIFICALLY DEDICATED TO TO THE DISTRICT, PROVIDED, HOWEVER, THAT ACCEPTANCE OF SUCH DEDICATION AND OF THE OBLIGATION TO OPERATE AND MAINTAIN SUCH FACILITIES IS EXPRESSLY CONDITIONED UPON (I) COMPLETION OF CONSTRUCTION OF ALL ROADS AND STREETS, WATER MANAGEMENT SYSTEM IMPROVEMENTS AND OPEN SPACE TRACTS FOR THE PHASE OF SUCH SYSTEM IN WHICH THE DEDICATED ROADS OR STREETS, EASEMENT OR TRACT ARE LOCATED IN STRICT COMPLIANCE WITH BOTH THE APPROVED PLANS FOR, AND THE REQUIREMENTS FOR ALL REGULATORY AUTHORITIES EXERCISING JURISDICTION OVER, SUCH IMPROVEMENTS, AND (II) COMPLIANCE WITH ALL SURFACE WATER MANAGEMENT SYSTEM TURNOVER REQUIREMENTS RELATING TO SUCH FACILITIES, AS SET FORTH IN THE POLICIES AND PROCEDURES MANUAL FOR THE DISTRICT. THE DISTRICT DOES NOT ACCEPT ANY OTHER RIGHT–OF–WAY, EASEMENT, TRACT, OR OTHER INTEREST IN REAL ESTATE OTHERWISE DEDICATED TO THE PUBLIC.

DATED THIS _____ DAY OF _____, 2022.

BY: _____
NAME/ CHAIRMAN

_____
PRINTED NAME/ CHAIRMAN

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 _____, CHAIRMAN OF SAVANNAH PRESERVE COMMUNITY DEVELOPMENT DISTRICT, ON BEHALF OF THE DISTRICT. 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 _____, 2022.

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

PRINT NAME: _____

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

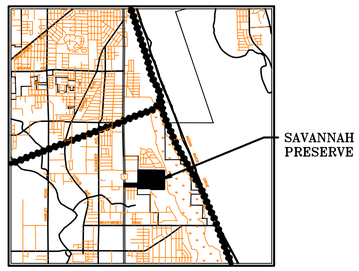
THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

FILE NAME: 21–054–PLAT–COVER.DWG

PLAT BOOK _____
PAGE _____

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



LOCATION MAP
NOT TO SCALE

CITY ATTORNEY

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

THIS _____ DAY OF _____, 2022.

BY: _____

_____, CITY ATTORNEY
CITY OF FORT PIERCE, FLORIDA

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 PD (SAVANNH PRESERVE) ZONING DISTRICT (PD PLANNING DOCUMENTS), AS PROVIDED FOR IN CHAPTER 125 OF THE FORT PIERCE LAND DEVELOPMENT REGULATIONS.

THIS _____ DAY OF _____, 2022.

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

CERTIFICATE OF FINAL APPROVAL BY CITY COMMISSION

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

1.) PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN PRELIMINARY APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON _____, 20___.

2.) 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 _____, 2022. 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 _____, 2022.

FORT PIERCE CITY COMMISSION

BY: _____
LINDA COX, CITY CLERK

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

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 _____, 2022.

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

CLERK OF THE COURT

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 _____, 2022.

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

SURVEYOR

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

FILE NAME: 21-054-PLAT-COVER.DWG

SAVANNAH PRESERVE

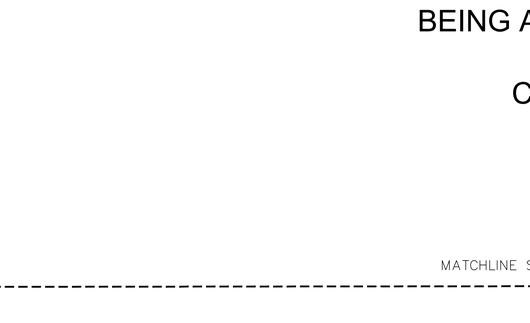
BEING A PARCEL OF LAND LYING IN SECTIONS 26, 27, 34 AND 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

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 PRM	DENOTES NO IDENTIFICATION NUMBER DENOTES PERMANENT REFERENCE MONUMENT
◉	DENOTES PARKER KALON NAIL & DISK PCP LB 4286
PCP	DENOTES PERMANENT CONTROL POINT
LSE	DENOTES LIFT STATION EASEMENT
WMT	DENOTES WATER MANAGEMENT TRACT
OST	DENOTES OPEN SPACE TRACT



SHEET INDEX

NOT TO SCALE

PREPARED IN THE OFFICE OF:
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FLORIDA CERTIFICATE No. 6199

MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 3

OST-5

WMT-3

STREET NAME

STREET NAME

STREET NAME

LSE-2

20' UE

SAVANNAHS STATE PARK
PARCEL ID #
2435-121-0001-000-1
CITY OF FT. PIERCE

PARCEL ID #
2435-232-0003-000-6

SET 5/8" IR&C
PRM LB 4286

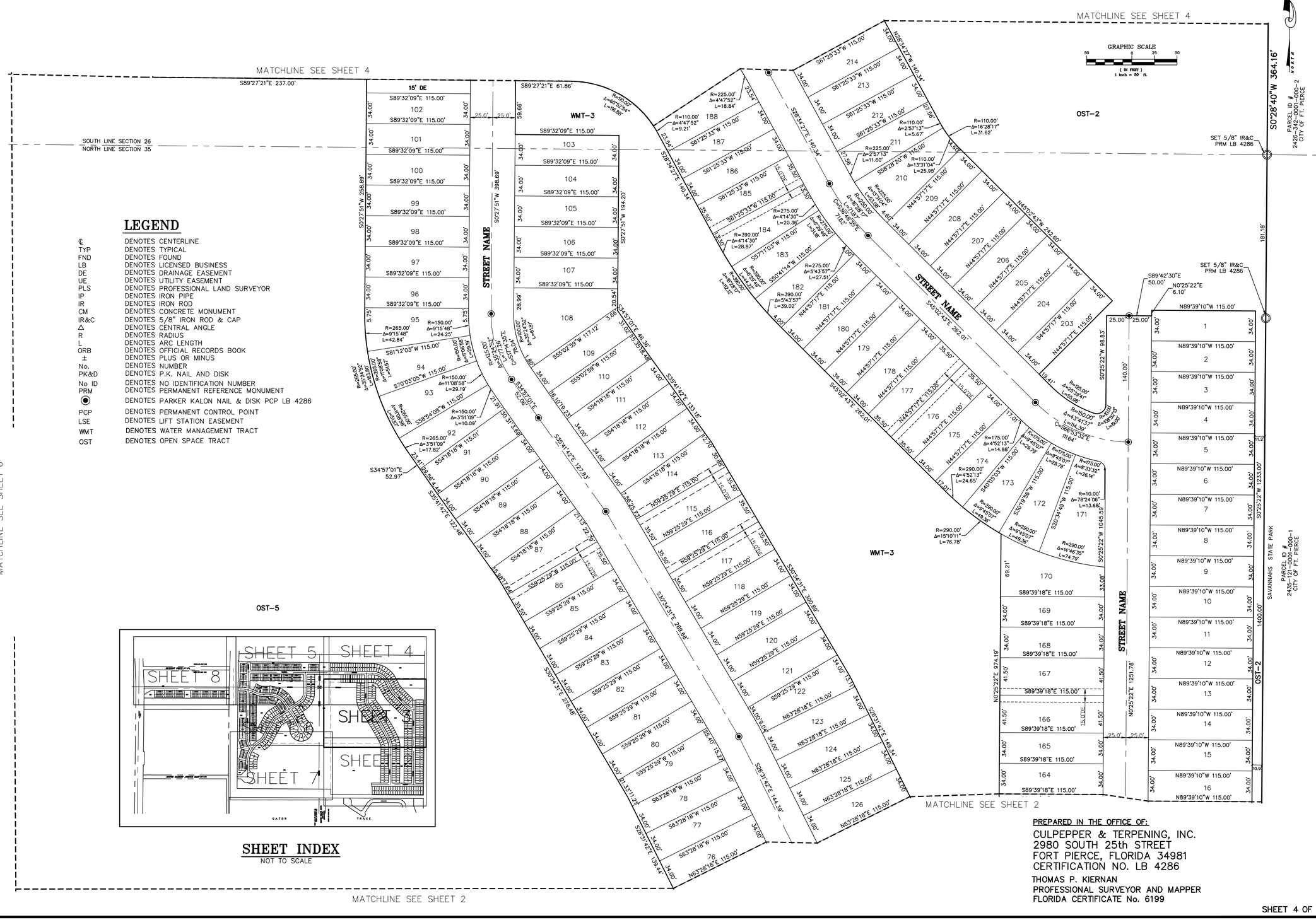
THE GARDEN VILLAS OF GATOR TRACE UNIT TWO
PLAT BOOK 29, PAGE 13

GATOR TRACE ROAD

PLAT BOOK _____
PAGE _____

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



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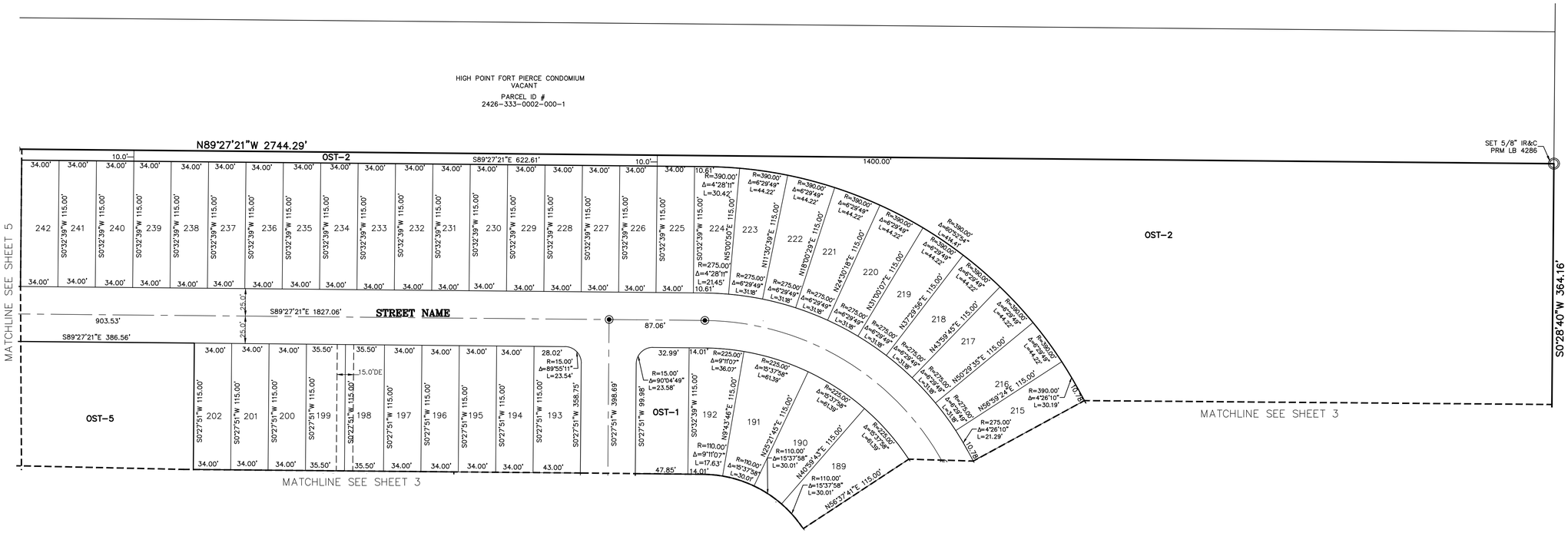
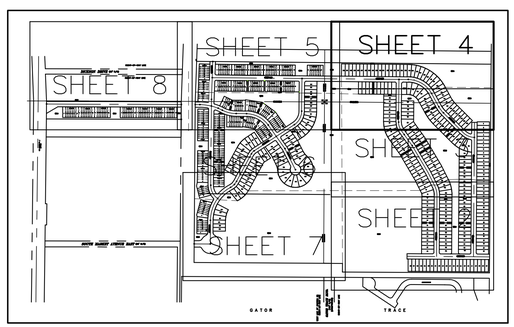
NORTH

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.





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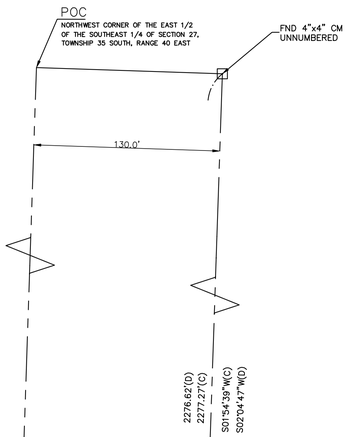

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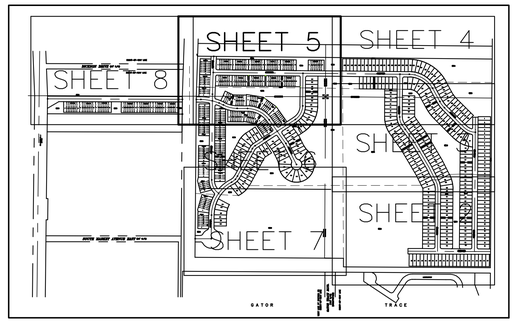

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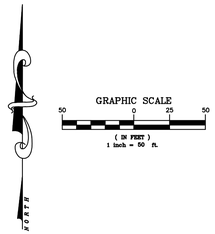

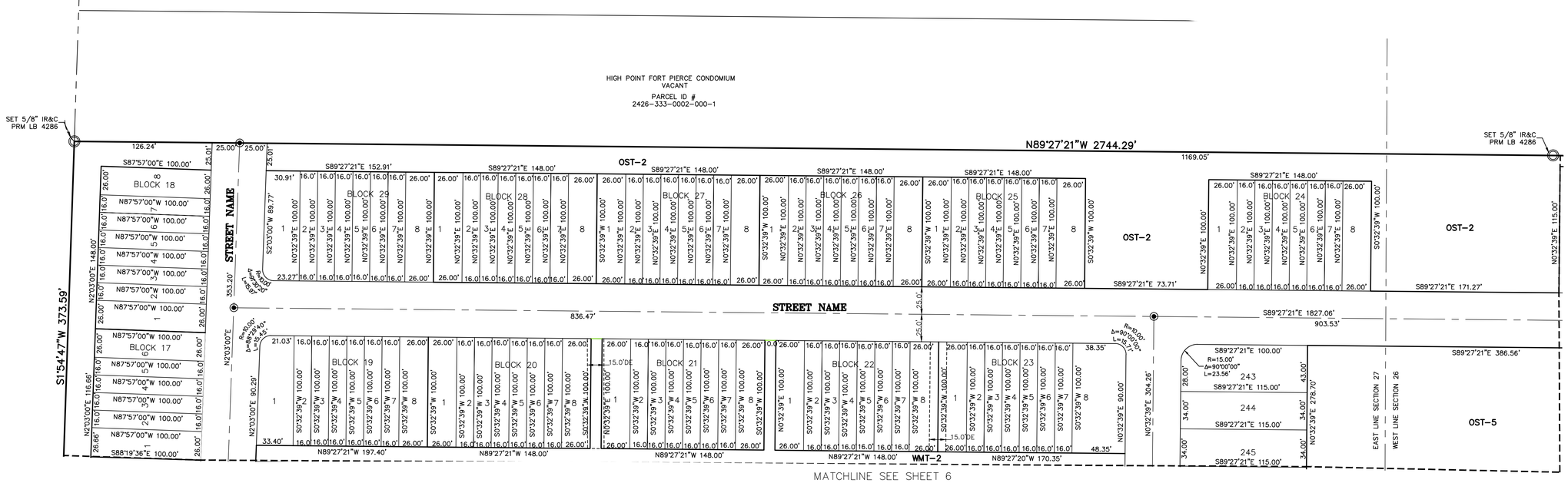

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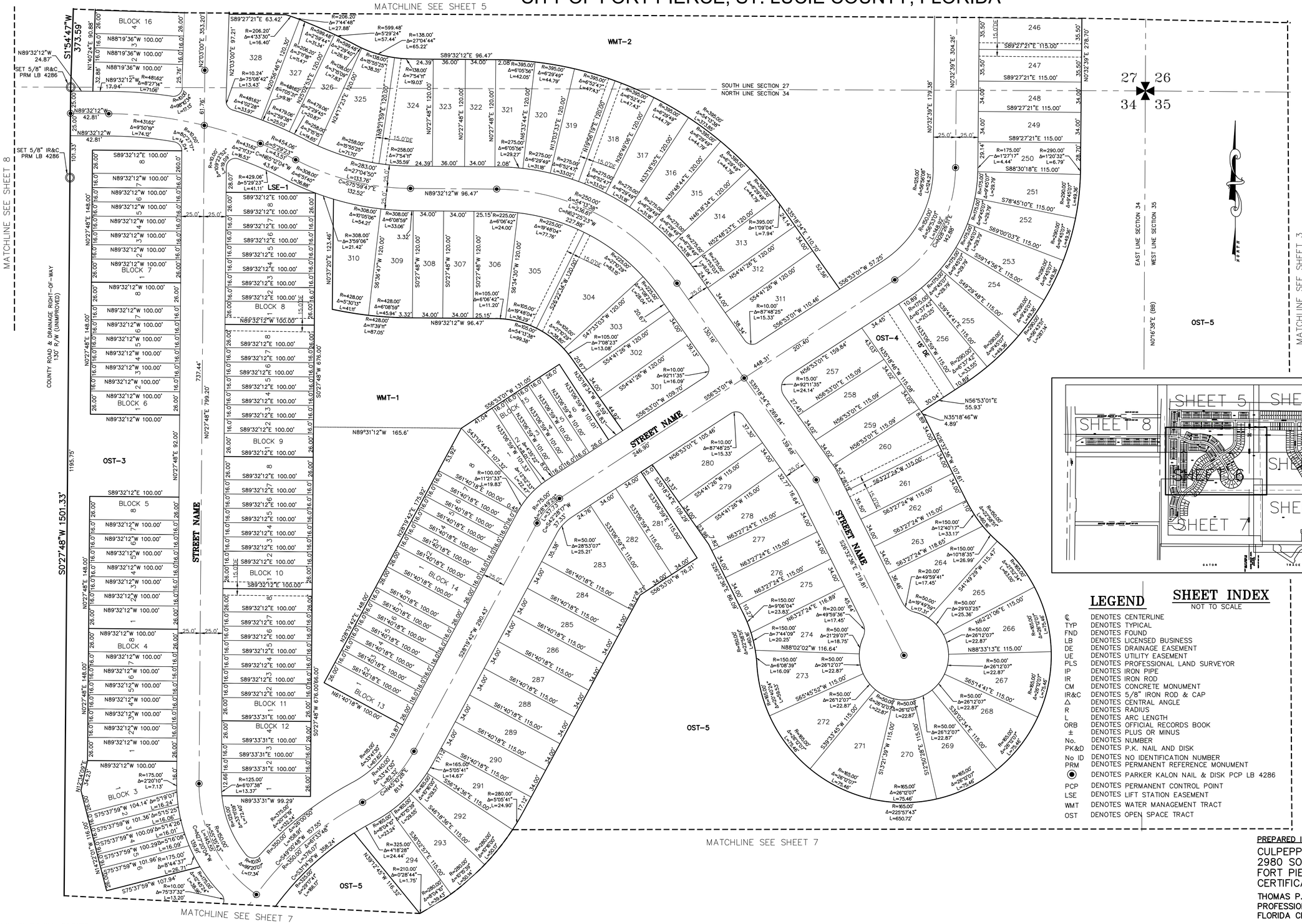

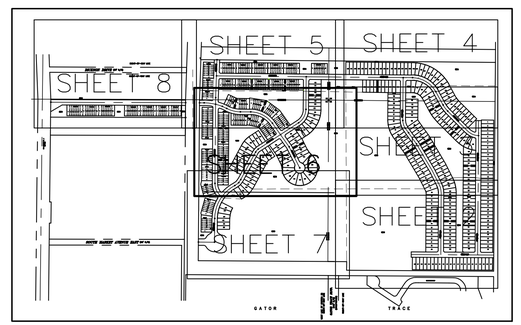

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FILE NAME: 21-054-PLAT-SHT6.DWG

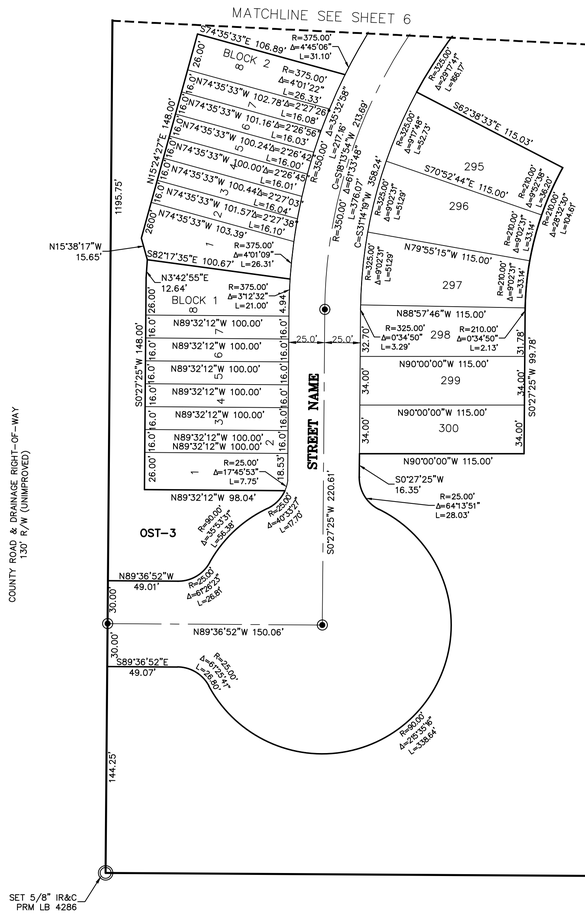
SAVANNAH PRESERVE

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

PLAT BOOK _____
PAGE _____

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

MATCHLINE SEE SHEET 6

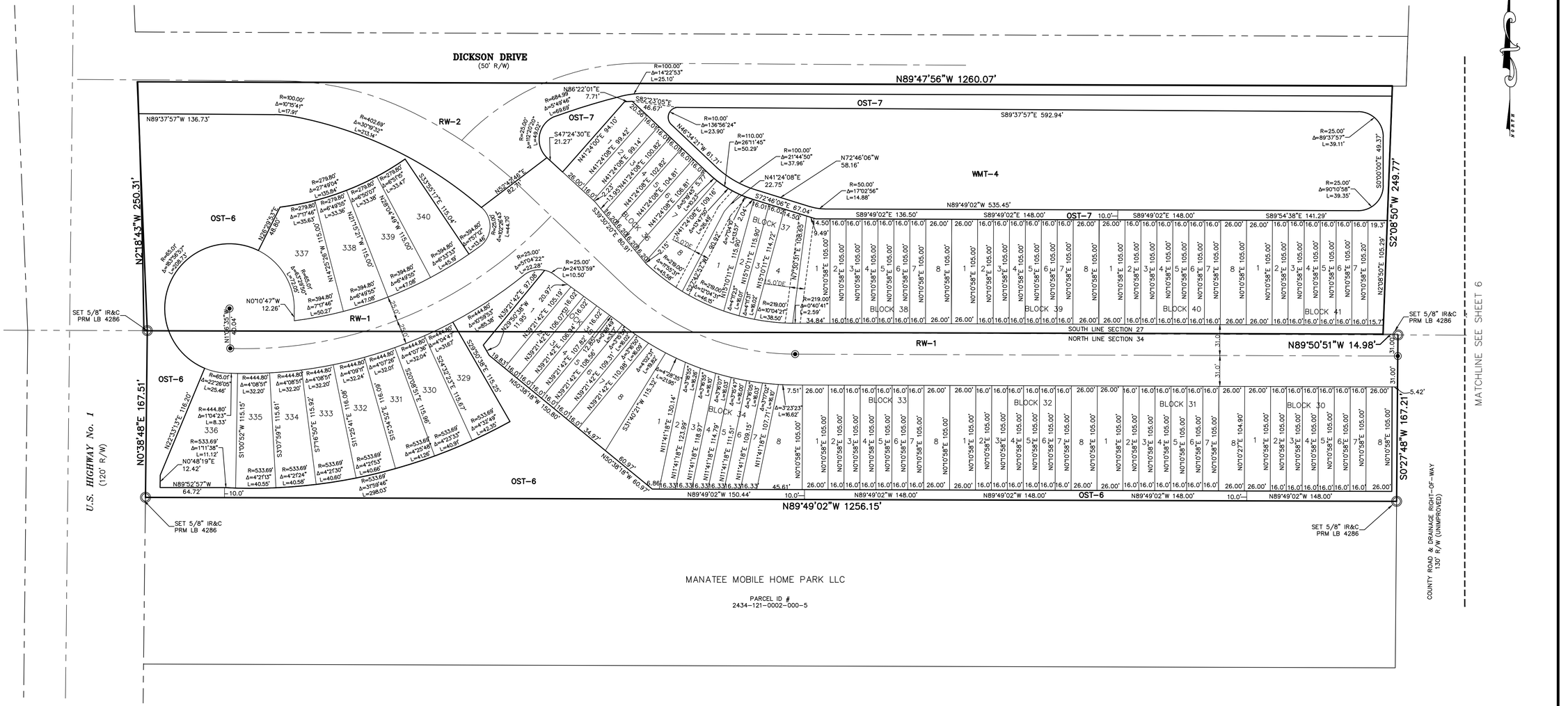

MATCHLINE SEE SHEET 6
S74°35'33"E 106.89'
BLOCK 2
R=375.00'
Δ=4°45'06"
L=31.10'
R=375.00'
Δ=4°01'22"
L=26.33'
N74°35'33"W 102.78'
Δ=2°27'58"
L=16.08'
N74°35'33"W 101.16'
Δ=2°26'56"
L=16.03'
N74°35'33"W 100.24'
Δ=2°26'42"
L=16.00'
N74°35'33"W 100.00'
Δ=2°26'42"
L=16.01'
N74°35'33"W 100.44'
Δ=2°27'03"
L=16.04'
N74°35'33"W 101.57'
Δ=2°27'38"
L=16.10'
N74°35'33"W 103.39'
N15°38'17"W
15.65'
S82°17'35"E 100.67'
R=375.00'
Δ=4°01'09"
L=26.31'
N3°42'55"E
12.64'
BLOCK 1
R=375.00'
Δ=3°12'32"
L=21.00'
N89°32'12"W 100.00'
N89°32'12"W 98.04'
R=25.00'
Δ=17°45'53"
L=7.75'
OST-3
N89°36'52"W
49.01'
R=25.00'
Δ=87°25'23"
L=38.15'
N89°36'52"W 150.06'
S89°36'52"E
49.07'
R=25.00'
Δ=87°25'23"
L=38.15'
144.25'
1195.75'
S0°27'25"W 148.00'
S0°27'25"W 99.78'
S0°27'25"W 220.61'
STREET NAME
R=350.00'
Δ=30°32'38"
L=186.61'
C=S31°43'48"W 213.65'
C=S15°13'29"W 184.46'
L=187.46'
R=350.00'
Δ=30°32'38"
L=186.61'
C=S31°43'48"W 358.24'
L=376.07'
S82°38'33"E 115.03'
R=525.00'
Δ=29°17'41"
L=268.47'
R=500.00'
Δ=27°17'46"
L=382.73'
S70°52'44"E 115.00'
295
296
297
298
299
300
R=325.00'
Δ=9°02'31"
L=51.28'
R=325.00'
Δ=9°02'31"
L=51.28'
R=325.00'
Δ=9°02'31"
L=51.28'
R=210.00'
Δ=9°02'31"
L=33.14'
R=210.00'
Δ=9°02'31"
L=33.14'
R=210.00'
Δ=9°02'31"
L=33.14'
R=210.00'
Δ=28°02'38"
L=102.80'
R=210.00'
Δ=28°02'39"
L=102.80'
R=210.00'
Δ=28°02'39"
L=102.80'
N79°55'15"W 115.00'
N88°57'46"W 115.00'
R=325.00'
Δ=0°34'50"
L=3.29'
R=210.00'
Δ=0°34'50"
L=2.13'
N90°00'00"W 115.00'
N90°00'00"W 115.00'
N90°00'00"W 115.00'
S0°27'25"W
16.35'
R=25.00'
Δ=64°13'51"
L=28.03'
R=400.00'
Δ=25°53'37"
L=180.72'
R=400.00'
Δ=25°53'37"
L=180.72'
R=400.00'
Δ=25°53'37"
L=180.72

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 _____

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

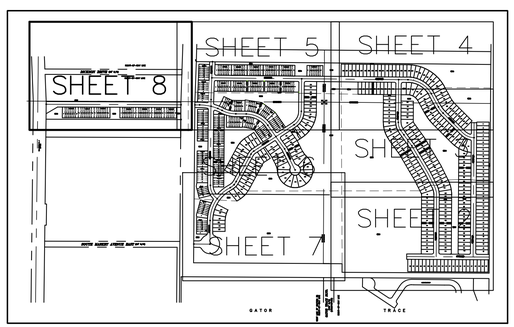


MANATEE MOBILE HOME PARK LLC

PARCEL ID #
2434-121-0002-000-5

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
WMT	DENOTES WATER MANAGEMENT TRACT
OST	DENOTES OPEN SPACE TRACT



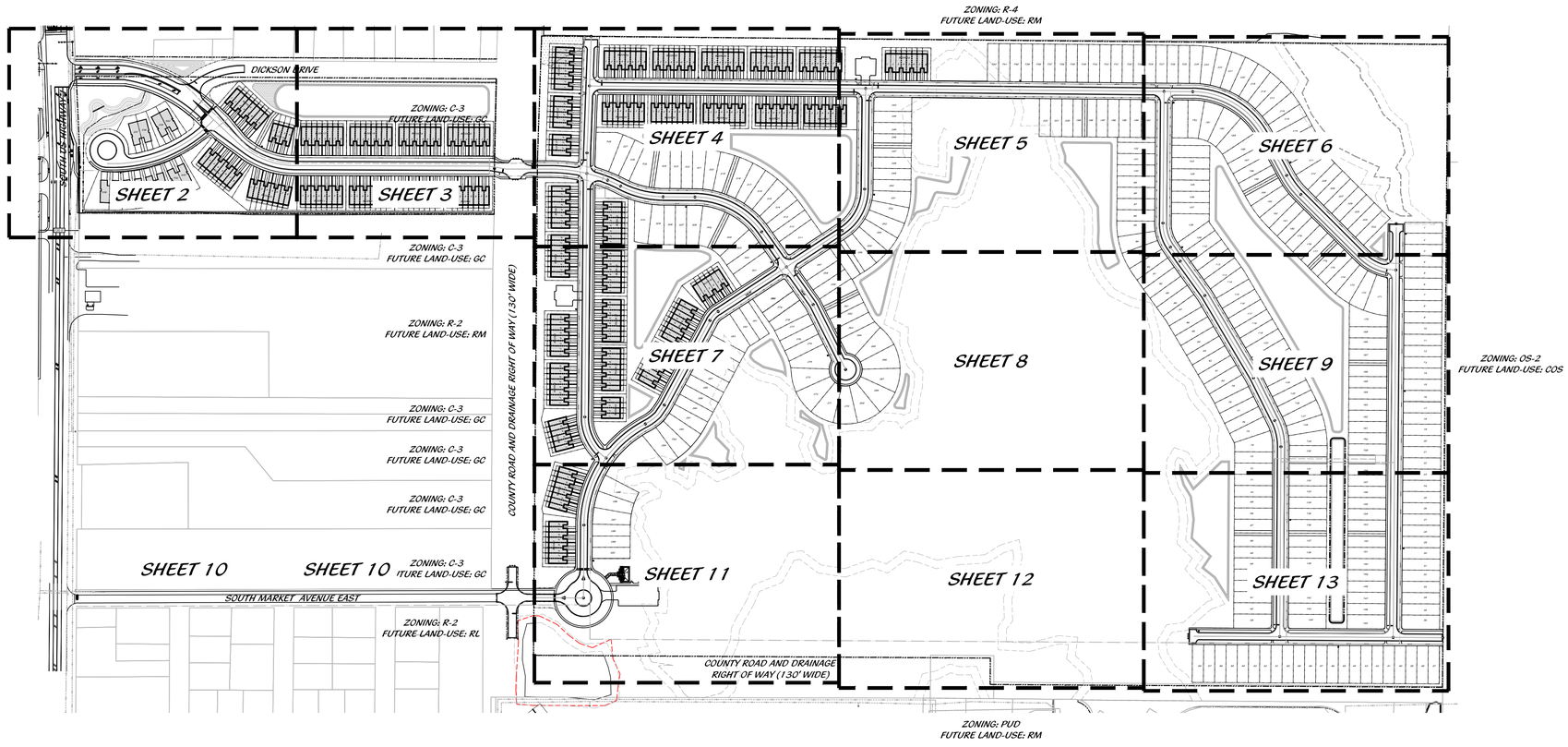
SHEET INDEX

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

FILE NAME: 21-054-PLAT-SHT8.DWG

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: 561-747-6336
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

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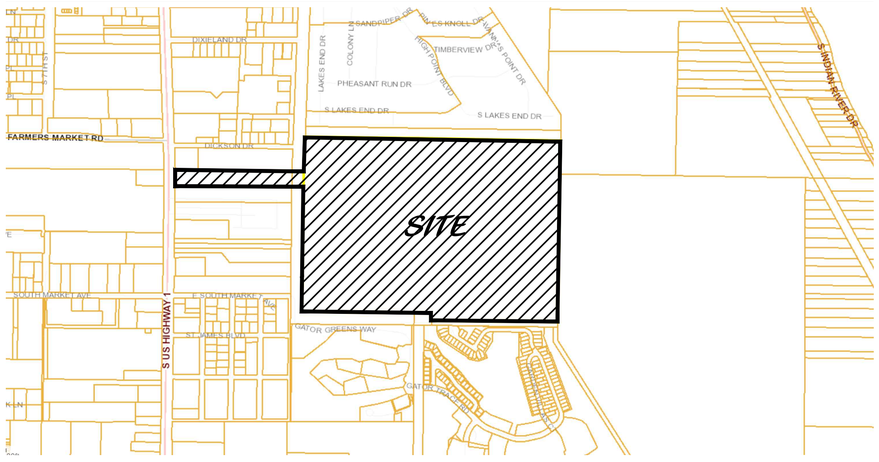
SHEET 14	TYPICAL TOWN HOME LANDSCAPE
SHEET 15	LANDSCAPE DETAILS

LOCATION MAP



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

DESIGNED	HK/LH
DRAWN	HK/JAE
APPROVED	DEH
JOB NUMBER	21-0626
DATE	07-19-21
REVISIONS	11-19-21

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

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

SHEET 1 OF 15

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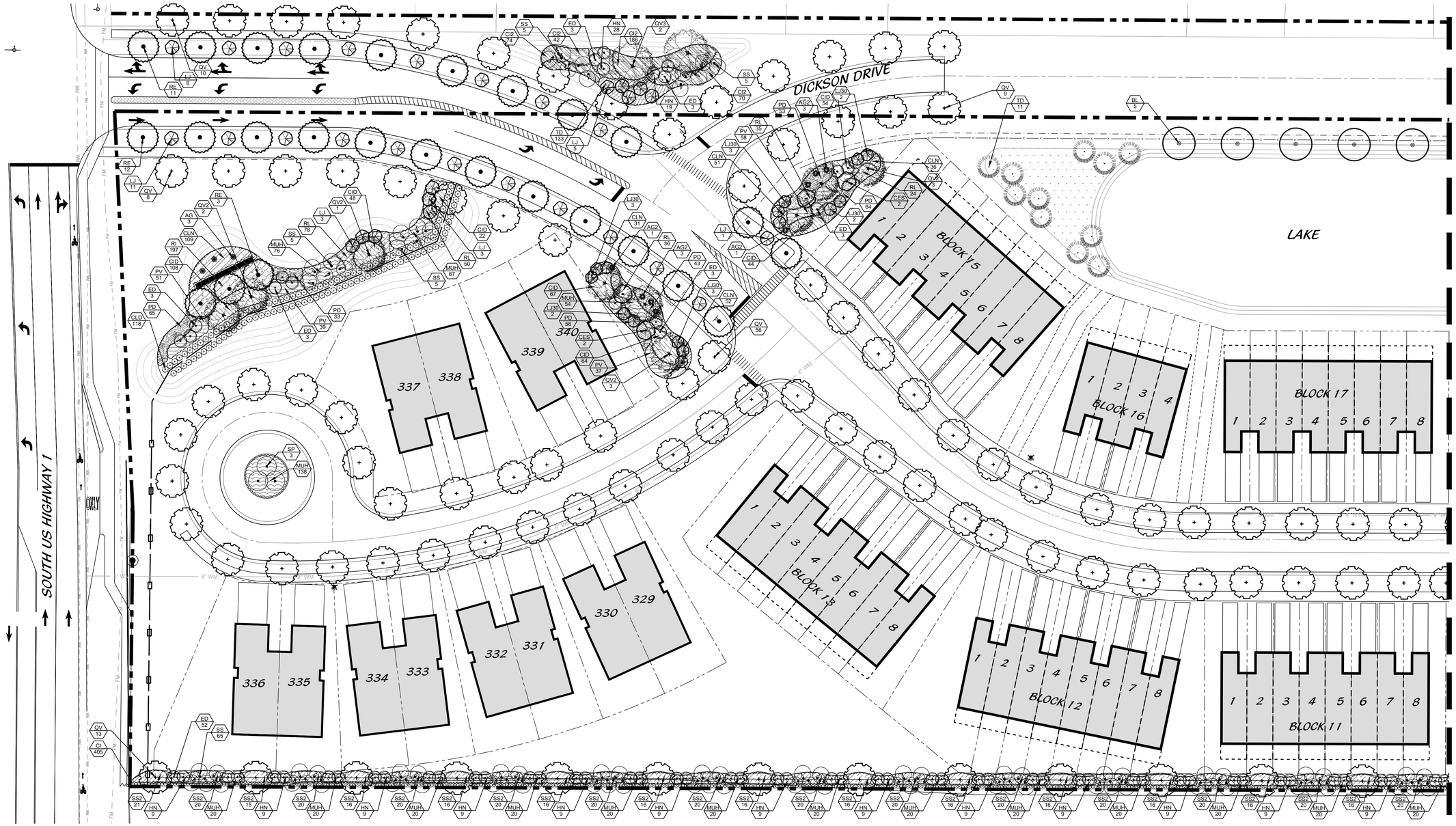

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MATCHLINE - SHEET 3

MATCHLINE - SHEET 5

MATCHLINE - SHEET 7

BLOCK 24 1 2 3 4 5 6 7 8

BLOCK 25 1 2 3 4 5 6 7 8

BLOCK 26 1 2 3 4 5 6 7 8

BLOCK 27 1 2 3 4 5 6 7 8

BLOCK 28 1 2 3 4 5 6 7

BLOCK 23 1 2 3 4 5 6 7

BLOCK 22 1 2 3 4 5 6

BLOCK 21 1 2 3 4

BLOCK 34 1 2 3 4 5 6 7 8

BLOCK 33 1 2 3 4 5 6 7 8

BLOCK 32 1 2 3 4 5 6 7 8

BLOCK 31 1 2 3 4 5 6 7 8

BLOCK 30 1 2 3 4 5 6 7

BLOCK 7 1 2 3 4 5 6 7 8

BLOCK 35 1 2 3 4 5 6 7 8

328 327 326 325 324 323 322 321 320 319 318 317 316 315 314 313 312 311 310 309 308 307 306 305 304

LAKE

PE1 3 PE2 2 PE3 2 SR 60 EF 12# CIR 92 SP 4 SP 5 SP 2 SP 1 RL 37 RL 54 RL 55 RL 36 RL 46 RL 18 RL 25 QV 145

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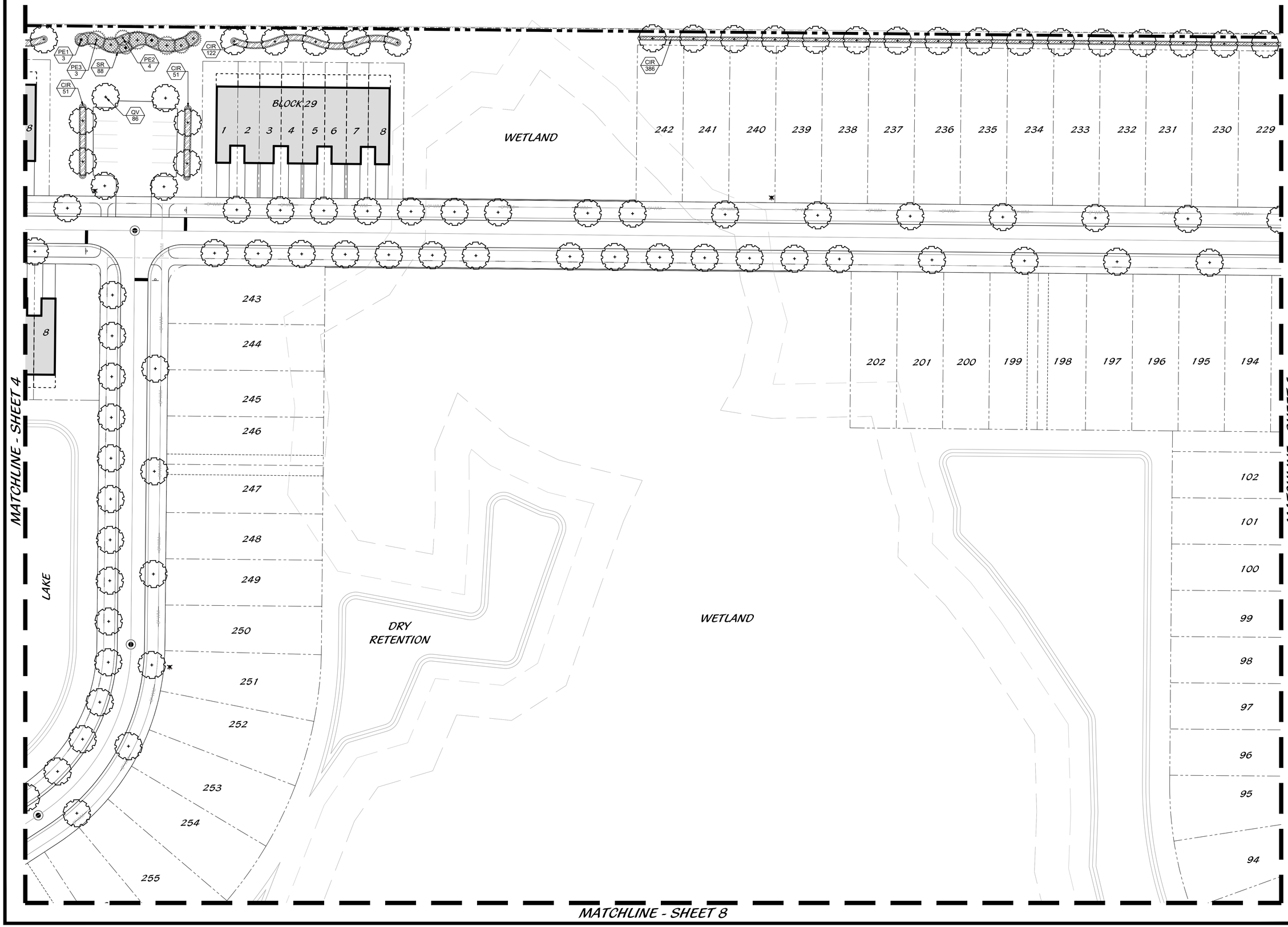

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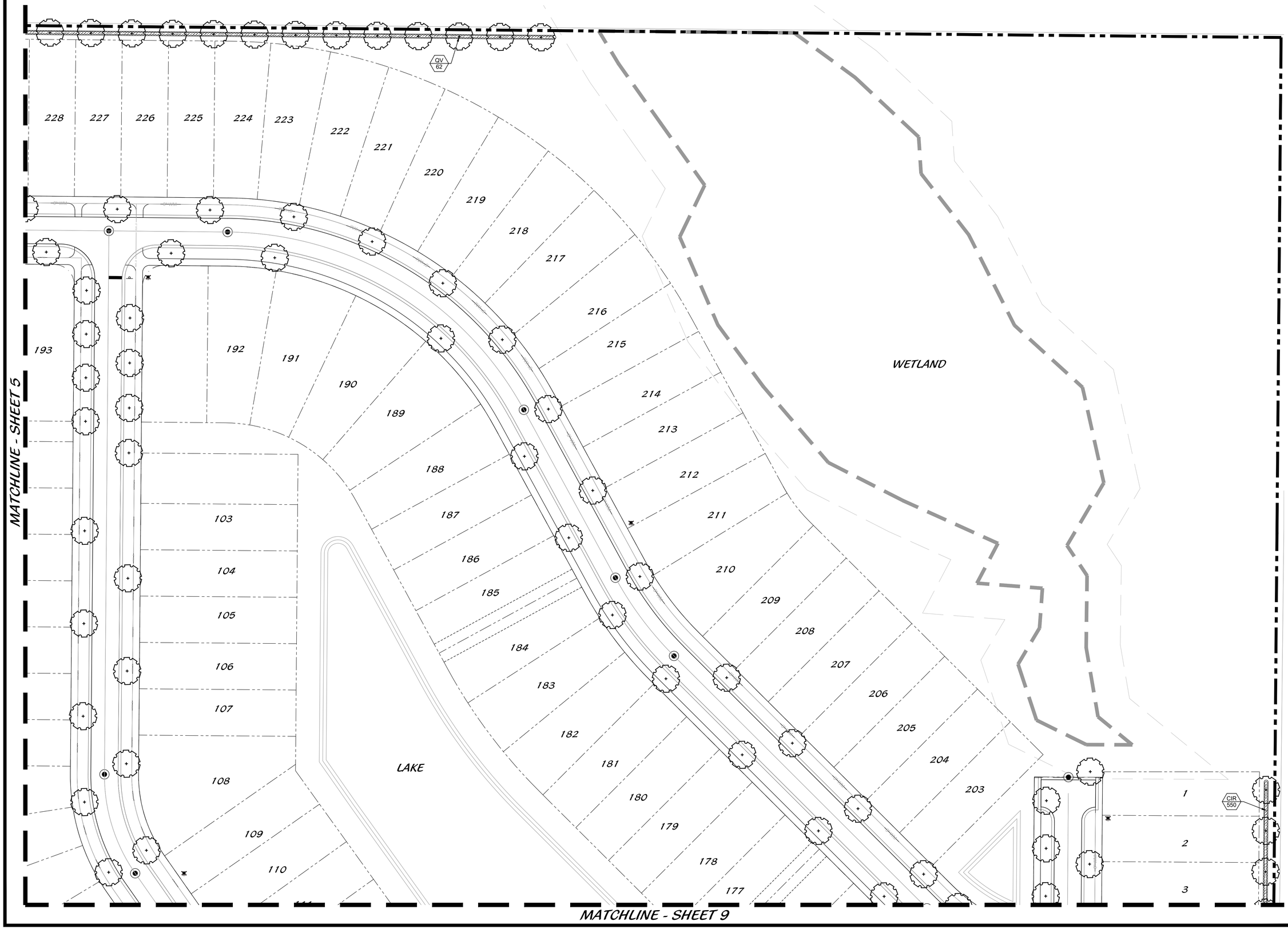

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MATCHLINE - SHEET 4

MATCHLINE - SHEET 8

MATCHLINE - SHEET 11

LAKE

BLOCK 6 BLOCK 36 BLOCK 5 BLOCK 37 BLOCK 4 BLOCK 38 BLOCK 3 BLOCK 39 BLOCK 42 BLOCK 41 BLOCK 40

303 302 301 257 258 259 280 279 281 278 282 277 283 276 284 275 285 274 286 273 287 272 288 271 289 290 291 292 293 294

146.90' 139.68'

DRY RETENTION

WETLAND

DRY RETENTION

DRY RETENTION

EF 92
PE2 4
CIR 51
PE3 3
PE1 3
QV 98
SR 88
CIR 51
CIR 92
PE1 3
PE3 2
SR 60
PE2 4
EF 62
CIR 62
PE1 2
PE3 2
PE2 2
SR 60
PE1 6
PE3 5
PE2 5
SP 1
RL 37
RL 75
SP 5
RL 37
RL 75
RL 37
SP 2
SP 2
RL 37
SP 2
RL 37
SP 2
SP 2
RL 42

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MATCHLINE - SHEET 5

256

93

DRY RETENTION

261

262

263

264

265

266

267

268

269

270

SP 3

MUH 138

DRY RET.

MATCHLINE - SHEET 7

MATCHLINE - SHEET 9

MATCHLINE - SHEET 12

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MATCHLINE - SHEET 6

MATCHLINE - SHEET 8

LAKE

WETLAND

DRY RET.

MATCHLINE - SHEET 13

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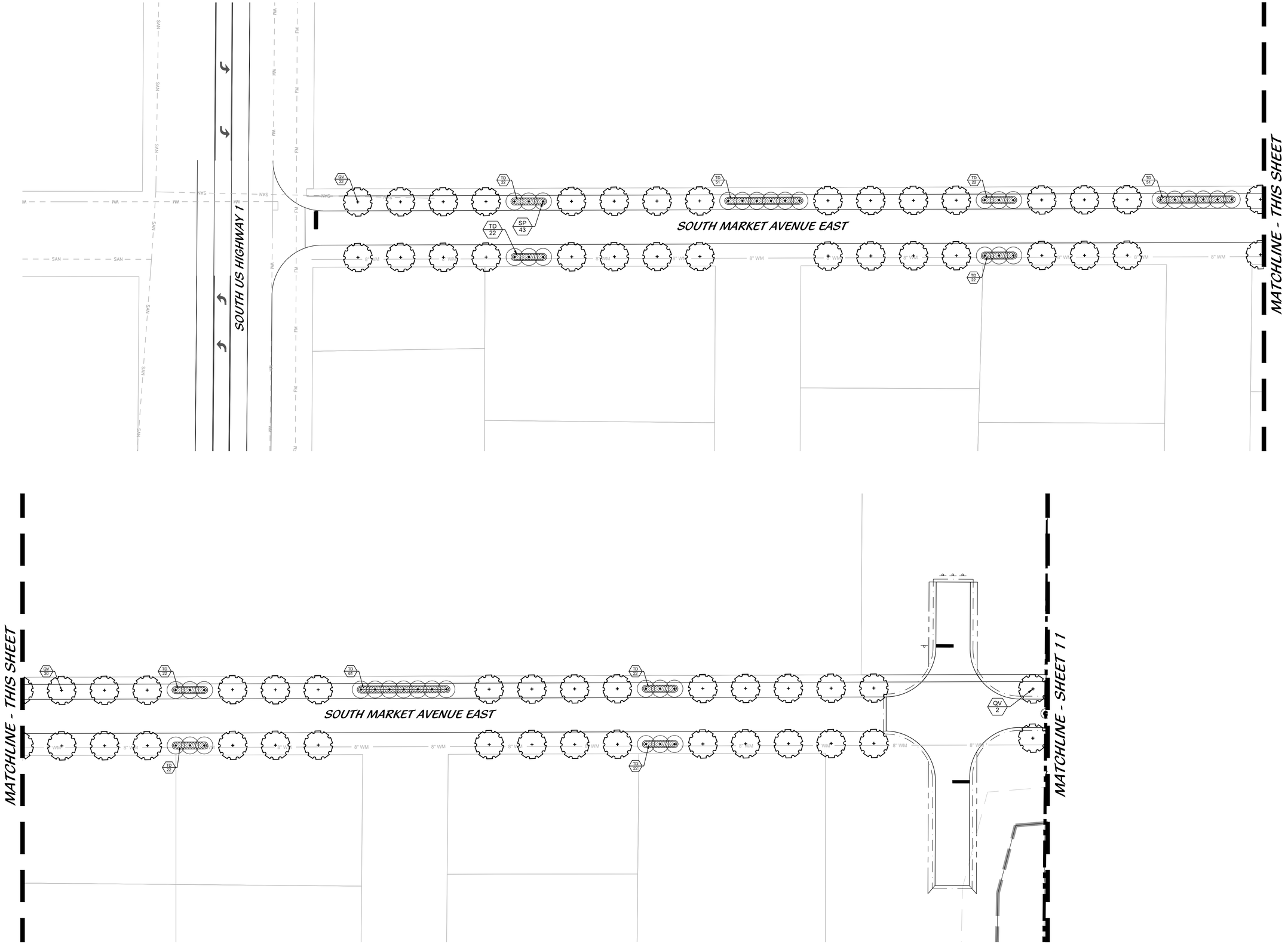

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MATCHLINE - SHEET 7

DRY RETENTION

WETLAND

MATCHLINE - SHEET 10

MATCHLINE - SHEET 12

BLOCK 1

BLOCK 2

295

296

297

298

299

300

PE1 1

QV 45

EF 92

PE1 3

PE3 2

SR 60

PE2 2

SP 2

RL 33

PE1 6

CIR 152

PE3 7

PE2 5

SP 9

CID 275

MUH 115

PE3 3

PE2 3

PE1 3

RECREATION TRACT

8" WM

TREE PRESERVE

WETLAND

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

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MATCHLINE - SHEET 8

MATCHLINE - SHEET 11

MATCHLINE - SHEET 13

WETLAND

8" WM

TREE PRESERVE

WETLAND

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

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MATCHLINE - SHEET 9

MATCHLINE - SHEET 12

WETLAND

DRY RETENTION

DRY RETENTION

71 70 69 68 67 66 65 64 63 62 61 60 59

132 133 134 135 136 137 138 139 140 141 142 143 144

157 156 155 154 153 152 151 150 149 148 147 146 145

23 24 25 26 27 28 29 30 31 32 33 34 35 36

QV 102

CIR 390

8" WM

58 57 56 55 54 53 52 51 50 49 48 47 46 45 44 43 42 41 40 39 38 37

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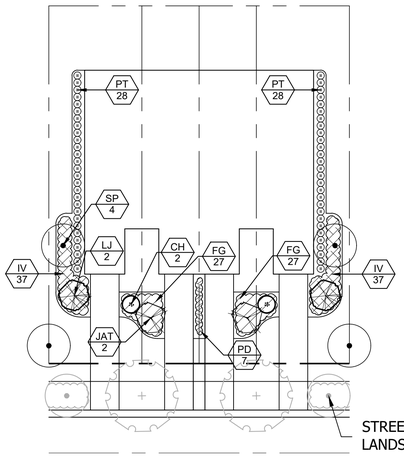
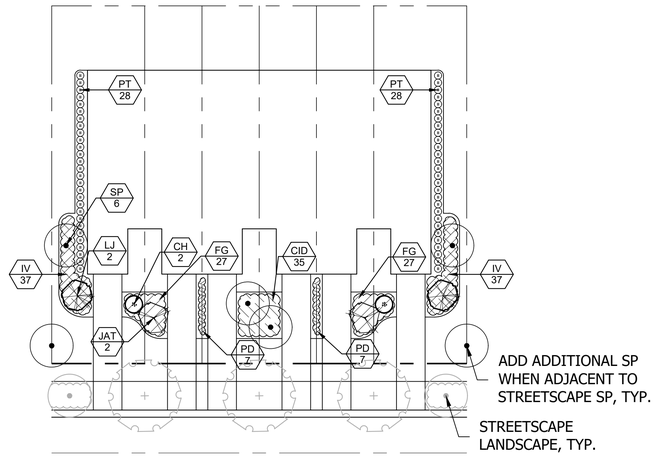
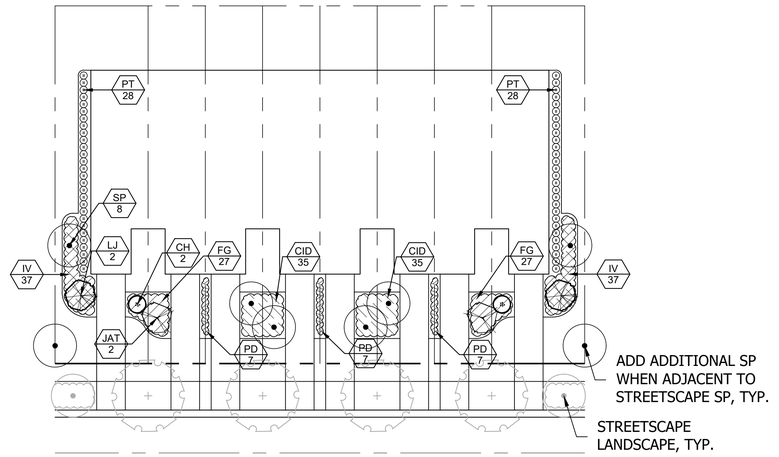
OPTION ONE



4-UNIT TOWN HOME

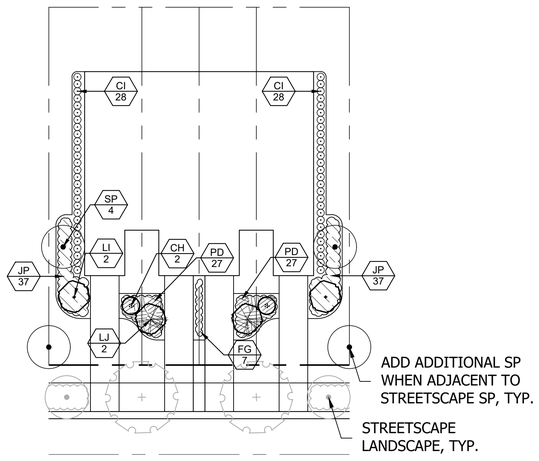


6-UNIT TOWN HOME

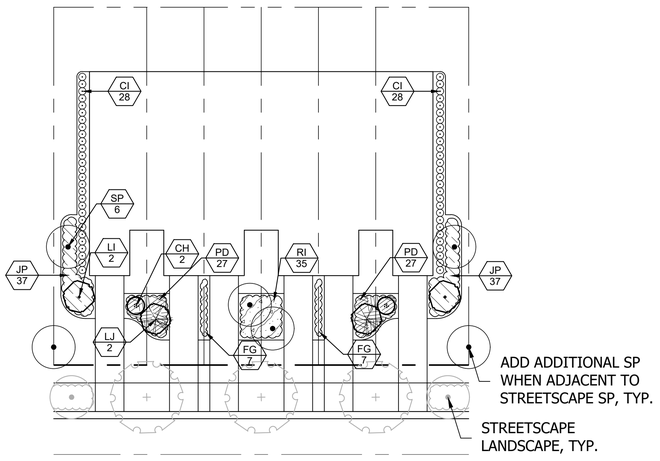


8-UNIT TOWN HOME

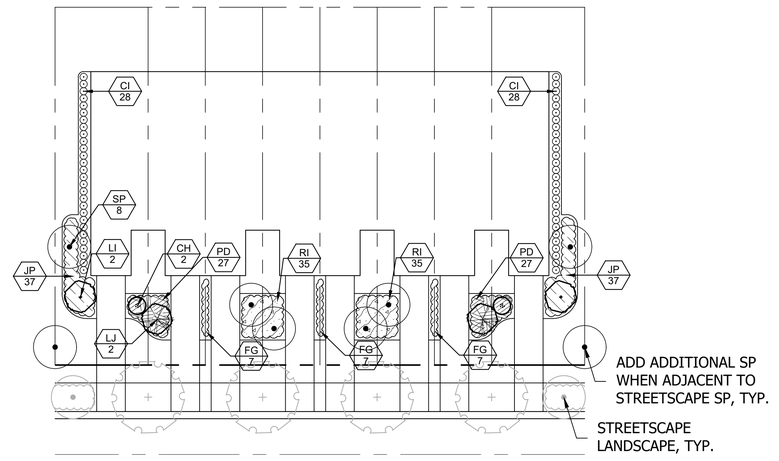
OPTION TWO



4-UNIT TOWN HOME



6-UNIT TOWN HOME



8-UNIT TOWN HOME

TOWN HOME PLANT PALETTE

ACCENT TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	SIZE	NATIVE	REMARKS
JAT	6	JATROPHA INTEGERRIMA	JATROPHA TREE	25 GAL.	N/A	6` HT. X 5` SPRD.	N	FULL, STANDARD
PALM TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**CALIPER**	**SIZE**	**NATIVE**	**REMARKS**
SP	36	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	6	LAGERSTROEMIA INDICA	CRAPE MYRTLE	65 GAL.	2.5"	12` HT. X 5` SPRD.	N	FULL CANOPY, MULTI, FLORDA FAN
LJ	12	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	65 GAL.	1" - 2" CAL. EA. TRUNK	8` HT. X 8` SPRD.	N	FULL CANOPY, MULTI, 3 TRUNK MIN FLORIDA FANCY
ACCENT PALMS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**CALIPER**	**SIZE**	**NATIVE**	**REMARKS**
CH	12	CHAMAEROPS HUMILIS	EUROPEAN FAN PALM	F.G.	N/A	5` - 6` O.A.	N	3 STEMS MIN., 2' STEM FOOTAGE F LIMB UP 2', FULL & THICK
MEDIUM AND LARGE	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**SIZE**	**SPACING**	**NATIVE**	**REMARKS**
CI	168	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	3 GAL.	18" X 18"	24" O.C.	Y	FULL & THICK
PT	168	PITTOSPORUM TOBIRA 'DWARF VARIEGATA'	DWARF VARIEGATED PITTOSPORUM	3 GAL.	18" X 18"	2` O.C.	N	FULL & THICK
SMALL SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**SIZE**	**SPACING**	**NATIVE**	**REMARKS**
CID	105	CHRYSOBALANUS ICACO 'HORIZONTALIS'	HORIZONTAL COCOPLUM	3 GAL.	18" X 18"	24" O.C.	Y	FULL & THICK
FG	204	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL.	18" X 18"	24" O.C.	N	FULL & THICK
IV	222	ILEX VOMITORIA 'SCHILLINGS Dwarf'	DWARF YAUPON HOLLY	3 GAL.	18" X 18"	24" O.C.	Y	
JP	222	JUNIPERUS CHINENSIS 'PARSONII'	PARSONS JUNIPER	3 GAL.	12" X 18"	24" O.C.	N	FULL & THICK
PD	204	PODOCARPUS MACROPHYLLUS 'DWARF PRINGLES'	DWARF PODOCARPUS	3 GAL.	24" X 24"	24" O.C.	N	FULL & THICK
RI	105	RHAPHIOLEPIS 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/LH
DRAWN HK/JAE
APPROVED DEH
JOB NUMBER 21-0626
DATE 07-19-21
REVISIONS 11-19-21

Scale: 1" = 20'
0' 10' 20' 40'

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

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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 (LDRs) 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 27-1262(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 SECONDATUS 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 FDOT INDEX 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 WAYS. ALL ROOT BARRIER SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURES 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 WITH IN 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 A300 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 SPADE 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 SPADES. THE SIZE OF SPADE SHALL VARY FROM 90" 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 NEED BASIS TO INSURE SURVIVAL. AT A MINIMUM THE APPLICANT SHALL INSURE 60% SURVIVAL FOR ALL RELOCATED PLANT MATERIAL.

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 I & II, 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 TRANSPLANTED 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 ARCHITEC TO BE UNSUITABLE FOR PLANTING, IE. ROAD BASE, PAVEMENT, ETC. REPLACMENT SOIL MIX SHALL CONTAIN 60% SAND AND 40% 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. TABLET FERTILIZER (AGRIFORM OR EQUAL) 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.	1/3 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 ½ 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 OR 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 WIT 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, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. 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 BACKFILLTO 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, CULTIVATING, 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 (PANICUM 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 WILL 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.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
BL	18	BUCIDA BUCERAS 'SHADY LADY'	SHADY LADY GEOMETRY TREE	65 GAL	2.5" CAL	12`-14` HT	N	FULL & THICK
CES	4	CONOCARPUS ERECTUS `SERICEUS`	SILVER BUTTONWOOD	30 gal, MIN.	2" CAL.	10`-12`	Y	FULL CANOPY, STANDARD, SINGLE TRUNK
ED	98	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE	45 GAL	2" CAL.	12` OA	N	CONICAL, FULL TO BASE, MATCHED
PE1	54	PINUS ELLIOTTII 'DENSA'	SLASH PINE	30 GAL.	2.5" - 3" CAL.	8`-10` HT.	Y	FULL CANOPY
PE2	43	PINUS ELLIOTTII 'DENSA'	SLASH PINE	45 GAL.	3" - 4" CAL.	10` - 12` HT.	Y	FULLY CANOPY
PE3	43	PINUS ELLIOTTII 'DENSA'	SLASH PINE	F.G.	4" - 5" CAL.	12` - 14` HT.	Y	FULL CANOPY
QV3	2	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	200 GAL. OR F.G.	6"-8" CAL.	16`-18` HT., 10`-12` SPD.	Y	FULL CANOPY, RANCH, CHARACTER
QV	804	QUERCUS VIRGINIANA	LIVE OAK	45 GAL.	2.5" CAL.	12` HT. X 5` SPRD.	Y	FULL CANOPY, 5' C.T.
QV2	9	QUERCUS VIRGINIANA	LIVE OAK	65 GAL	2.5" CAL.	14` HT X 7` SPRD	Y	FULL CANOPY, 5' C.T.

ACCENT PALMS / TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
CH	12	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
JAT	6	JATROPHA INTEGERRIMA	JATROPHA TREE	25 GAL.	N/A	6` HT. X 5` SPRD.	N	FULL, STANDARD

PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
RE	26	ROYSTONEA ELATA	FLORIDA ROYAL PALM	FIELD GROWN	N.A.	14` GW	Y	FULL, STRAIGHT TRUNK, MATCHED
SS	120	SABAL PALMETTO	CURVED SABAL PALM	B & B	NA	8`,12`,18` CT, STGG.	Y	SLICK TRUNK, STAGGER HEIGHTS
SP	142	SABAL PALMETTO	SABAL PALM	F.G.	N/A	12`, 14`, 18` CT., STG. HTS.	Y	STRAIGHT, SLICK TRUNK

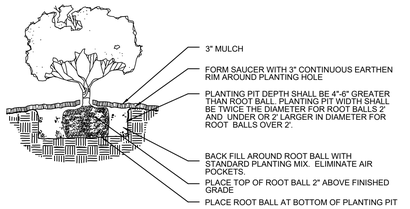
SMALL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NATIVE	REMARKS
LI	6	LAGERSTROEMIA INDICA	CRAPE MYRTLE	65 GAL.	2.5"	12` HT. X 5` SPRD.	N	FULL CANOPY, MULTI, FLORDA FANCY, 5' C.T.
LJ30	15	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	30 GAL	MULTI TRUNK	6` HT X 5`-6` SPRD	N	FULL CANOPY, MULTI, 3 TRUNK MIN., 4' C.T., FLORIDA FANCY
LJ	43	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	CONT	SIZE	SPACE	NATIVE	REMARKS
AG2	8	AGAVE AMERICANA `GAINESVILLE BLUE`	BLUE AGAVE	15 GAL	2.5` X 2.5`	2.5` O.C.	N	FULL, SPECIMEN
AG	3	AGAVE `BLUE GLOW`	BLUE GLOW AGAVE	15 GAL	2.5` X 2.5`	2.5` O.C.	N	FULL, SPECIMEN
CI	796	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	3 GAL.	18" X 18"	24" O.C.	Y	FULL & THICK
CLD	118	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	15 GAL	5`-6` O.A	3`-4` O.C.	Y	FULL & THICK, FLORIDA FANCY
PT	168	PITTOSPORUM TOBIRA 'DWARF VARIEGATA'	DWARF VARIEGATED PITTOSPORUM	3 GAL.	18" X 18"	2` O.C.	N	FULL & THICK

MEDIUM AND LARGE SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
CIR	2,420	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	3 GAL.	18" X 18"	2` O.C.	Y	FULL & THICK
EF	494	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

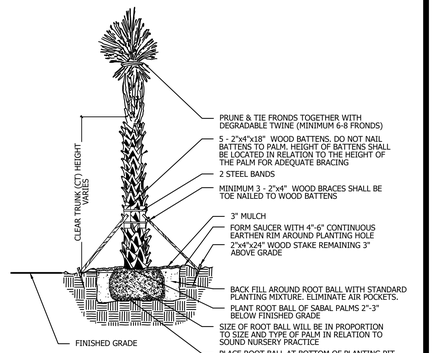
SMALL SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACE	NATIVE	REMARKS
CID	787	CHRYSOBALANUS ICACO 'HORIZONTALIS'	HORIZONTAL COCOPLUM	3 GAL.	18" X 18"	24" O.C.	Y	FULL & THICK
CI2	372	CHRYSOBALANUS ICACO 'RED TIP'	RED TIP COCOPLUM	3 GAL.	18" X 18"	24" O.C.	Y	FULL & THICK
CLN	279	CLUSIA GUTTIFERA `NANA`	DWARF CLUSIA	3 GAL	2` x 2`	2` OC	N	FULL & THICK, FLORIDA FANCY
FG	204	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL.	18" X 18"	24" O.C.	N	FULL & THICK
HN	227	HAMELIA PATENS `NANA`	DWARF FIREBUSH	7 GAL	3` OA	2.5` OC	Y	FULL & THICK
IV	222	ILEX VOMITORIA 'SCHILLINGS Dwarf'	DWARF YAUPON HOLLY	3 GAL.	18" X 18"	24" O.C.	Y	
JP	222	JUNIPERUS CHINENSIS 'PARSONII'	PARSONS JUNIPER	3 GAL.	12" X 18"	24" O.C.	N	FULL & THICK
MUH	988	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL.	24" X 24"	24" O.C.	Y	FULL & THICK
PV	185	PITTOSPORUM TOBIRA `VARIEGATA`	VARIEGATED PITTOSPORUM	7 GAL	30" x 30"	30" OC	N	FULL & THICK
PD	518	PODOCARPUS MACROPHYLLUS 'DWARF PRINGLES'	DWARF PODOCARPUS	3 GAL.	24" X 24"	24" O.C.	N	FULL & THICK
RI	302	RHAPHIOLEPIS INDICA 'PINK LADY'	INDIAN HAWTHORNE	3 GAL.	18" X 18"	24" O.C.	N	FULL & THICK
RL	1,162	RONDELETIA LEUCOPHYLLA	PANAMA ROSE	3 GAL.	18" X 18"	24" O.C.	N	FULL & THICK
SS2	738	SERENOA REPENS SILVER	SAW PALMETTO	3 GAL	1.5` x 1.5`	2.5` O.C.	Y	FULL & THICK
TD	483	TRIPSACUM DACTYLOIDES	DWARF FAKAHATCHEE GRASS	3 GAL.	24" X 24"	24" O.C.	Y	FULL & THICK

PLANTING DETAILS



SHRUB/GROUNDCOVER PLANTING DETAIL

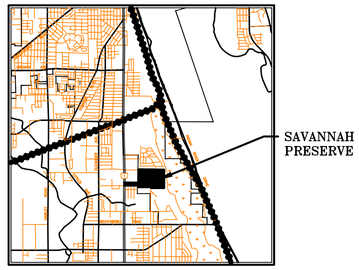
NTS


CLEAR TRUNK (CT) HEIGHT VARIES
PRUNE & TIE FRONDS TOGETHER WITH DEGRADABLE TWINE (MINIMUM 6-8 FRONDS)
5 - 2"x4"x18" WOOD BATTENS. DO NOT NAIL BATTENS TO PALM, HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING
2 STEEL BANDS
MINIMUM 3 - 2"x4" WOOD BRACES SHALL BE TOE NAILED TO WOOD BATTENS
3" MULCH
FORM SAUCER WITH 4"-6" CONTINUOUS EARTHEN RIM AROUND PLANTING HOLE
2"x4"x24" WOOD STAKE REMAINING 3" ABOVE GRADE
BACK FILL AROUND ROOT BALL WITH STANDARD PLANTING MIXTURE. ELIMINATE AIR POCKETS.
PLANT ROOT BALL OF SABAL PALMS 2"-3" BELOW FINISHED GRADE
SIZ

PLAT BOOK _____
PAGE _____

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



LOCATION MAP
NOT TO SCALE

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, INCLUDING RW–1, BUT EXCLUDING RW–2, ARE PRIVATE ROAD RIGHTS–OF–WAY AND ARE HEREBY DEDICATED TO THE SAVANNAH PRESERVE COMMUNITY DEVELOPMENT DISTRICT (DISTRICT), IT'S 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 DISTRICT. AN EASEMENT OVER AND UNDER SAID PRIVATE ROAD RIGHTS–OF–WAY AS SHOWN HEREON IS ALSO RESERVED IN FAVOR OF THE CITY OF FT. PIERCE (CITY) AND THE FT. PIERCE UTILITY AUTHORITY (FPUA), ITS SUCCESSORS AND ASSIGNS FOR ACCESS TO, AND THE INSTALLATION, AND MAINTENANCE OF PUBLIC UTILITY FACILITIES. NEITHER THE CITY NOR THE FPUA 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 CITY OR THE FPUA. ALL PUBLIC AUTHORITIES SHALL HAVE THE RIGHT TO USE THE STREETS IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES.

2) RIGHT–OF–WAY TRACT 2 (RW–2), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ST. LUCIE COUNTY BOARD OF COUNTY COMMISSIONERS FOR PUBLIC ROAD RIGHT–OF–WAY PURPOSES, FOR THE BENEFIT OF THE PUBLIC, AND FOR DRAINAGE AND UTILITIES, AND SHALL BE THE MAINTENANCE RESPONSIBILITY OF ST LUCIE COUNTY.

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

5) THE UTILITY EASEMENT (U.E.), AS SHOWN HEREON, IS HEREBY DEDICATED TO FORT PIERCE UTILITIES AUTHORITY, 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, ELECTRICAL SERVICES, 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.

6) 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 COMMUNITY DEVELOPMENT DISTRICT (DISTRICT), ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE AND PURPOSES SET FORTH BY SAID ASSOCIATION, AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION.

7) THE WATER MANAGEMENT TRACTS (WMT–1, WMT–2, WMT–3 AND WMT 4) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TO THE SAVANNAH PRESERVE COMMUNITY DEVELOPMENT DISTRICT (DISTRICT), IT'S SUCCESSORS AND/OR ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND FOR WATER MANAGEMENT MAINTENANCE PURPOSES AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID DISTRICT.

8) THE LIFT STATION EASEMENTS (LSE–1 AND LSE–2), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE 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, DESIGNEES 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, DESIGNEES OR CONTRACTORS WITHOUT LIABILITY OR RESPONSIBILITY THEREFOR.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____,
THIS _____ DAY OF _____, 2022.

KOLTER LAND PARTNERS, LLC.
BY: _____
NAME
TITLE

WITNESS: _____ WITNESS: _____

(PRINT NAME): _____ (PRINT NAME): _____

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 _____, 2022.

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

PRINT NAME: _____

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 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.

CONTAINING 120.69 ACRES, MORE OR LESS.

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.

CONTAINING 4.83 ACRES, MORE OR LESS.

PARCEL 3:

THAT PART OF THE SOUTH 275.00 FEET OF THE SW 1/4 OF THE SE 1/4 OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING EAST OF U.S. HIGHWAY NO. 1, LESS THE NORTH 25.00 FEET AND THE EAST 15.00 FEET FOR RIGHT–OF–WAY, ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING 7.177 ACRES, MORE OR LESS.

TOTAL AREA: 132.697 ACRES, MORE OR LESS

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) ALL 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.

CERTIFICATE OF TITLE

STATE OF FLORIDA
COUNTY OF _____

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:

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

DATED THIS _____ DAY OF _____, 2022.

_____
NAME
TITLE
ADDRESS

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

ST. LUCIE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, HEREBY ACCEPTS THE DEDICATION OF TRACT RW–2 FOR ROADS AND STREET RIGHT–OF–WAY PURPOSES.

DATED THIS _____ DAY OF _____, 2022.

PRINT NAME: _____ _____,
CHAIRMAN
BOARD OF COUNTY COMMISSIONERS

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 _____, _____ OF BOARD OF COUNTY COMMISSIONERS, ON BEHALF OF THE COUNTY. 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 _____, 2022.

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

PRINT NAME: _____

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE SAVANNAH PRESERVE COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES (DISTRICT), HEREBY ACCEPTS THE DEDICATIONS OF THE STREET AND ROAD RIGHTS OF WAY, WATER MANAGEMENT TRACTS AND DRAINAGE EASEMENT, AND OPEN SPACE TRACTS SET FORTH UPON THE WITHIN PLAT AND SPECIFICALLY DEDICATED TO TO THE DISTRICT, PROVIDED, HOWEVER, THAT ACCEPTANCE OF SUCH DEDICATION AND OF THE OBLIGATION TO OPERATE AND MAINTAIN SUCH FACILITIES IS EXPRESSLY CONDITIONED UPON (I) COMPLETION OF CONSTRUCTION OF ALL ROADS AND STREETS, WATER MANAGEMENT SYSTEM IMPROVEMENTS AND OPEN SPACE TRACTS FOR THE PHASE OF SUCH SYSTEM IN WHICH THE DEDICATED ROADS OR STREETS, EASEMENT OR TRACT ARE LOCATED IN STRICT COMPLIANCE WITH BOTH THE APPROVED PLANS FOR, AND THE REQUIREMENTS FOR ALL REGULATORY AUTHORITIES EXERCISING JURISDICTION OVER, SUCH IMPROVEMENTS, AND (II) COMPLIANCE WITH ALL SURFACE WATER MANAGEMENT SYSTEM TURNOVER REQUIREMENTS RELATING TO SUCH FACILITIES, AS SET FORTH IN THE POLICIES AND PROCEDURES MANUAL FOR THE DISTRICT. THE DISTRICT DOES NOT ACCEPT ANY OTHER RIGHT–OF–WAY, EASEMENT, TRACT, OR OTHER INTEREST IN REAL ESTATE OTHERWISE DEDICATED TO THE PUBLIC.

DATED THIS _____ DAY OF _____, 2022.

BY: _____
NAME/ CHAIRMAN

_____
PRINTED NAME/ CHAIRMAN

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 _____, CHAIRMAN OF SAVANNAH PRESERVE COMMUNITY DEVELOPMENT DISTRICT, ON BEHALF OF THE DISTRICT. 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 _____, 2022.

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

PRINT NAME: _____

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

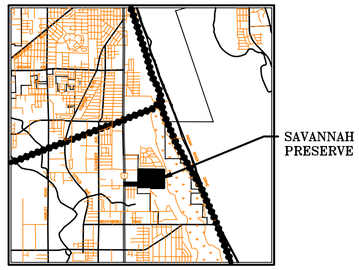
THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

FILE NAME: 21–054–PLAT–COVER.DWG

PLAT BOOK _____
PAGE _____

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



LOCATION MAP
NOT TO SCALE

CITY ATTORNEY

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

THIS _____ DAY OF _____, 2022.

BY: _____

_____, CITY ATTORNEY
CITY OF FORT PIERCE, FLORIDA

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 PD (SAVANNAH PRESERVE) ZONING DISTRICT (PD PLANNING DOCUMENTS), AS PROVIDED FOR IN CHAPTER 125 OF THE FORT PIERCE LAND DEVELOPMENT REGULATIONS.

THIS _____ DAY OF _____, 2022.

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

CERTIFICATE OF FINAL APPROVAL BY CITY COMMISSION

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

1.) PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN PRELIMINARY APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON _____, 20___.

2.) 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 _____, 2022. 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 _____, 2022.

FORT PIERCE CITY COMMISSION

BY: _____
LINDA COX, CITY CLERK

CITY 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
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. _____
PLAT REVIEWER FOR THE CITY OF FORT PIERCE

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 _____, 2022.

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

CLERK OF THE COURT

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 _____, 2022.

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

SURVEYOR

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

FILE NAME: 21-054-PLAT-COVER.DWG

SAVANNAH PRESERVE

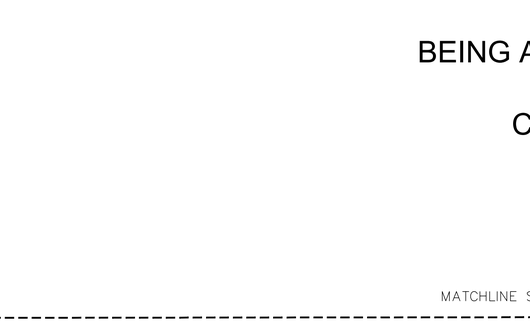
BEING A PARCEL OF LAND LYING IN SECTIONS 26, 27, 34 AND 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

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
WMT	DENOTES WATER MANAGEMENT TRACT
OST	DENOTES OPEN SPACE TRACT



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

MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 4

S0°20'05"W 80.00'

N89°39'10"W 1369.65'

S0°20'42"W 549.85'

S0°20'42"W 574.87'

N0°25'22"E 1111.78'

N0°25'22"E 974.19'

S0°25'22"W 1233.00'

1400.00'

SAVANNAHS STATE PARK

STREET NAME

STREET NAME

STREET NAME

WMT-3

LSE-2

20' UE

N89°39'10"W 135.23'

S0°20'42"W 50.00'

7275.23'

343.64'

N89°39'10"W 768.69'

149.82'

S89°39'10"E 83.69'

N89°39'10"W 95.00'

N89°39'10"W 104.99'

N89°39'10"W 748.00'

10.18'

10.14'

SET 5/8" IR&C
PRM LB 4286

GATOR TRACE ROAD

PLAT BOOK _____
PAGE _____

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
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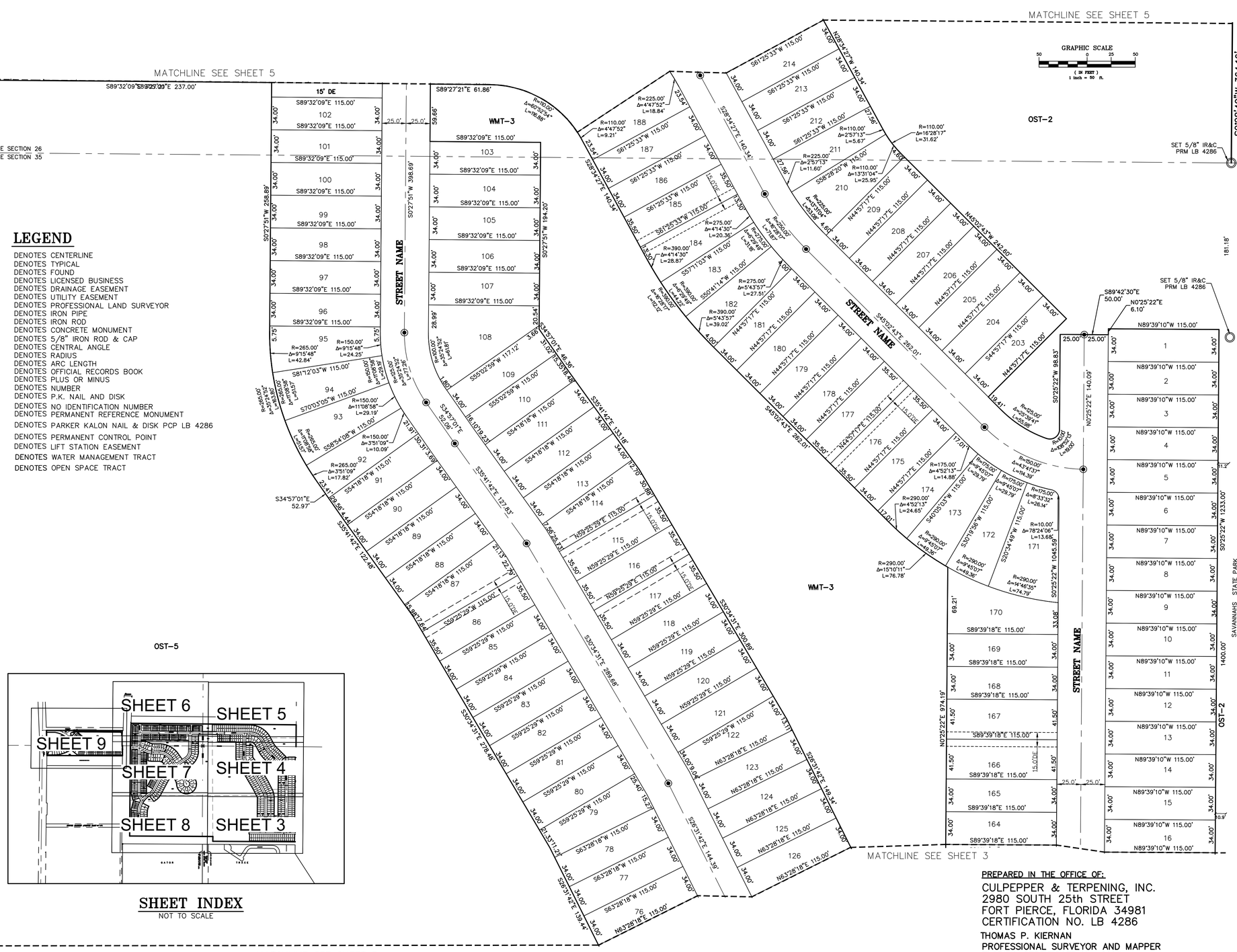

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PREPARED IN THE OFFICE OF:

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

FILE NAME: 21-054-PLAT-SHT3.DWG

PLAT BOOK _____
PAGE _____

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

NORTH

GRAPHIC SCALE
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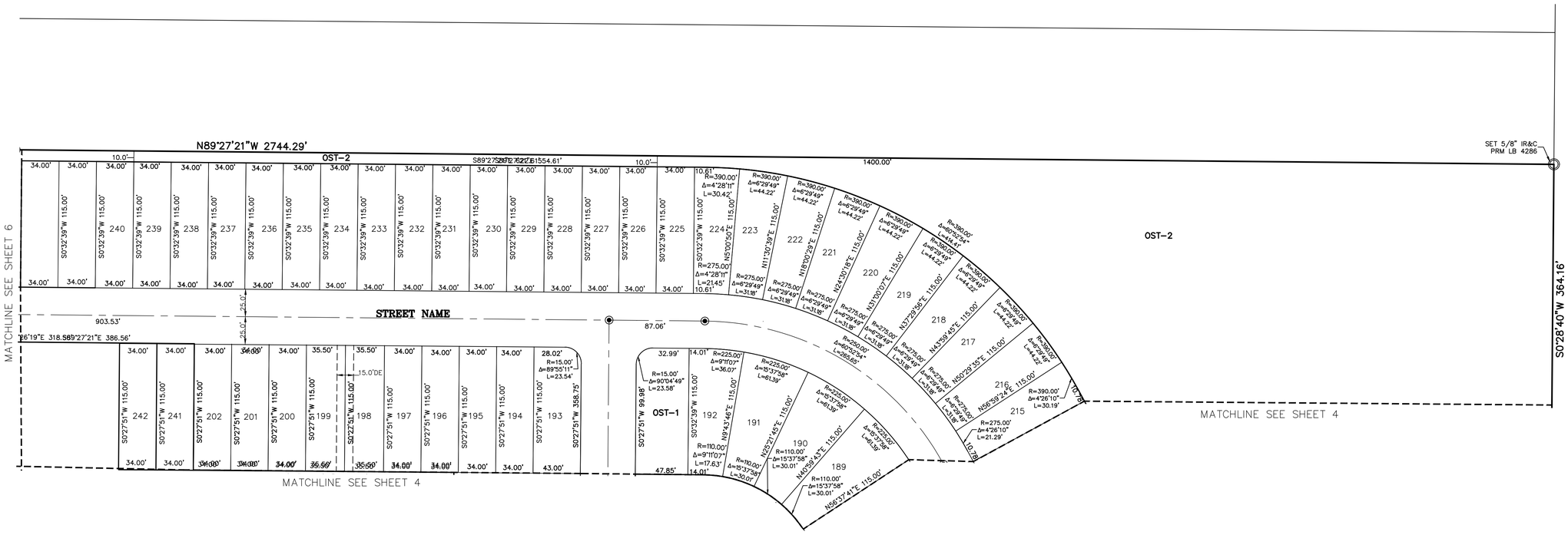
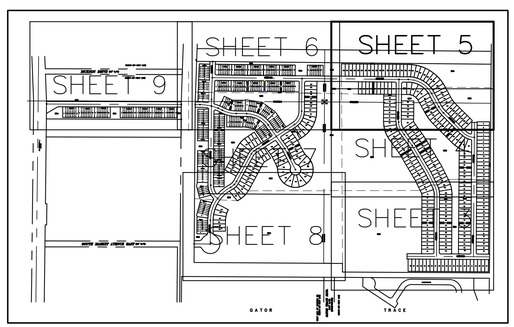
(IN FEET)
1 inch = 50 ft.





SHEET INDEX
NOT TO SCALE

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TYP	DENOTES TYPICAL
FND	DENOTES FOUND
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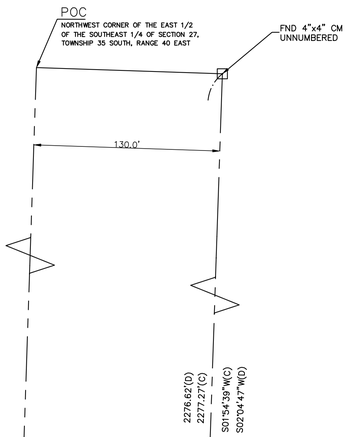

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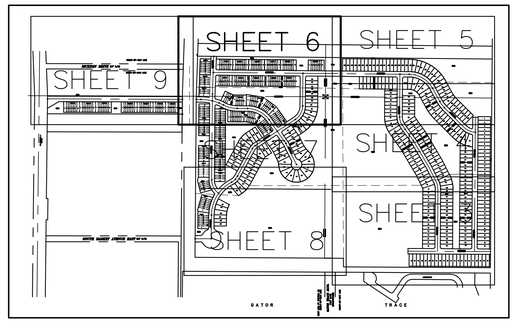

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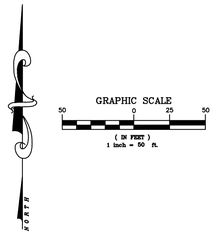

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FLORIDA CERTIFICATE No. 6199

FILE NAME: 21-054-PLAT-SHT5.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

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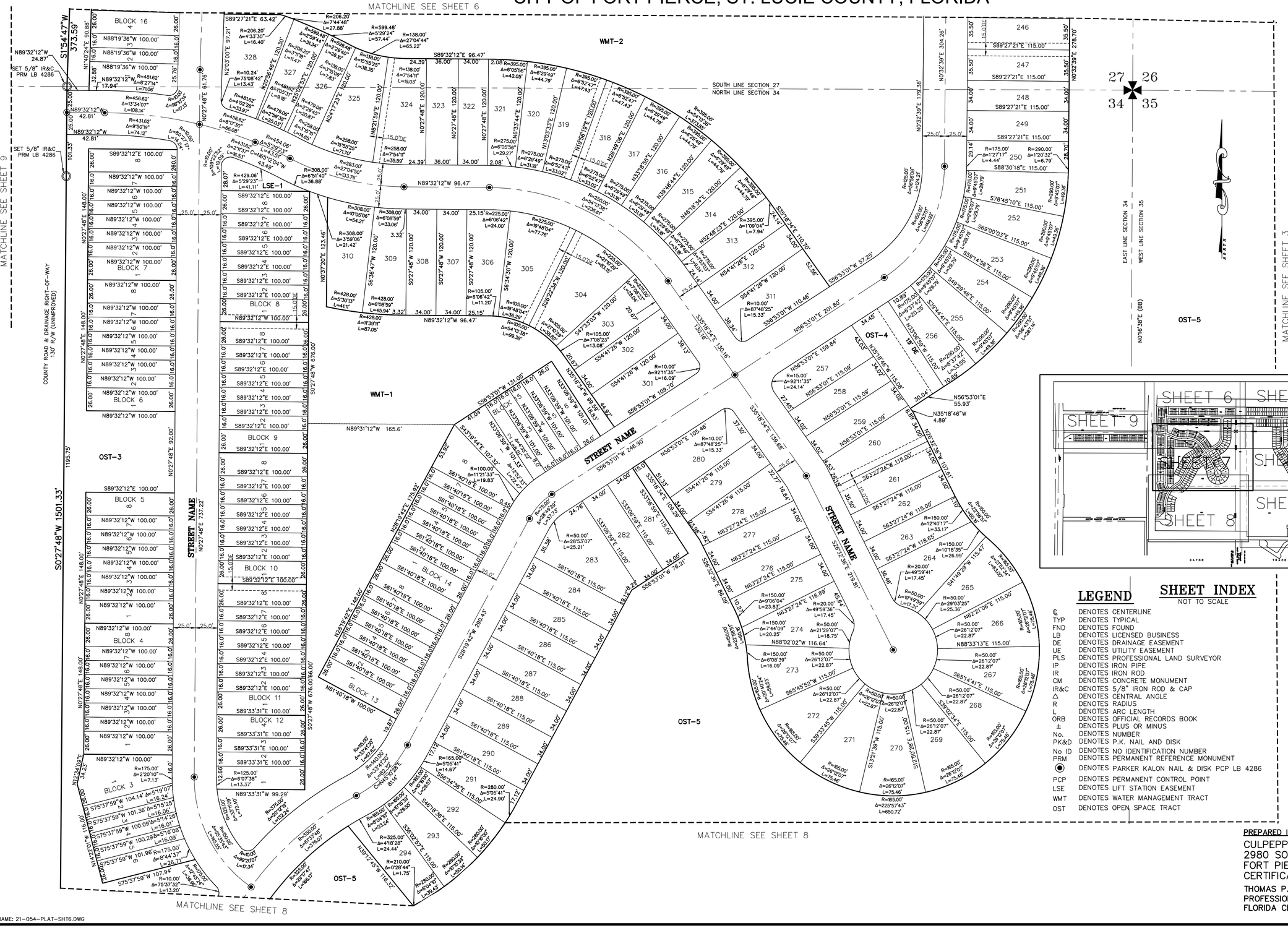

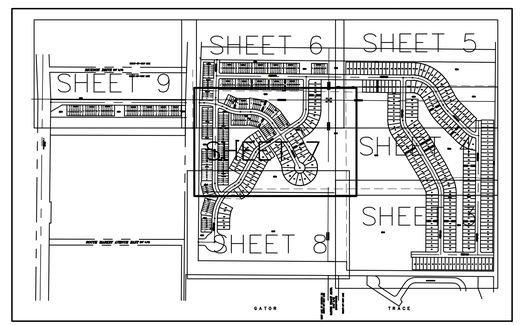

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THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

FILE NAME: 21-054-PLAT-SHT6.DWG

SAVANNAH PRESERVE

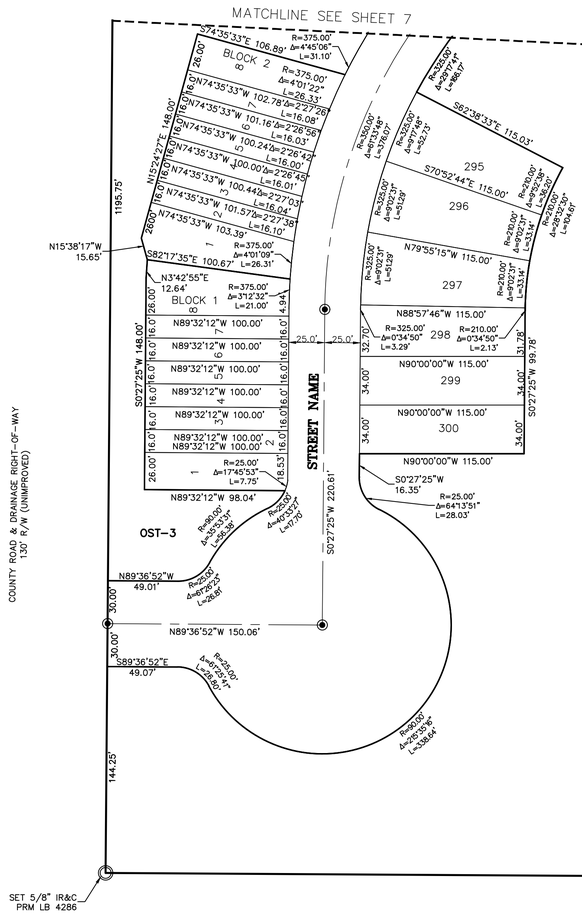
BEING A PARCEL OF LAND LYING IN SECTIONS 26, 27, 34 AND 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 7


S74°35'33"E 106.89'
BLOCK 2
R=375.00' Δ=4°45'06" L=31.10'
R=375.00' Δ=4°01'22" L=26.33'
N74°35'33"W 102.78' Δ=2°27'56" L=16.08'
N74°35'33"W 101.16' Δ=2°28'56" L=16.03'
N74°35'33"W 100.24' Δ=2°28'42" L=16.00'
N74°35'33"W 100.00' Δ=2°28'49" L=16.01'
N74°35'33"W 100.44' Δ=2°27'03" L=16.04'
N74°35'33"W 101.57' Δ=2°27'38" L=16.10'
N74°35'33"W 103.39'
N15°38'17"W 15.65'
S82°17'35"E 100.67'
R=375.00' Δ=4°01'09" L=26.31'
N3°42'55"E 12.64'
R=375.00' Δ=3°12'32" L=21.00'
BLOCK 1
N89°32'12"W 100.00'
N89°32'12"W 100.00'
N89°32'12"W 100.00'
N89°32'12"W 100.00'
N89°32'12"W 100.00'
N89°32'12"W 100.00'
N89°32'12"W 100.00'
N89°32'12"W 100.00'
N89°32'12"W 98.04'
R=25.00' Δ=17°45'53" L=7.75'
S0°27'25"W 148.00'
1195.75'
26.00'
16.0'
6.94'
18.53'
25.0'
32.75'
34.00'
STREET NAME
S0°27'25"W 220.61'
S0°27'25"W 99.78'
31.78'
295
296
297
298
299
300
S70°52'44"E 115.00'
S82°38'33"E 115.03'
N79°55'15"W 115.00'
N88°57'46"W 115.00'
N90°00'00"W 115.00'
S0°27'25"W 16.35'
R=25.00' Δ=64°13'51" L=28.03'
R=325.00' Δ=20°17'41" L=98.17'
R=325.00' Δ=6°13'15" L=35.28'
R=325.00' Δ=6°13'15" L=378.07'
R=325.00' Δ=6°13'15" L=352.73'
R=325.00' Δ=4°02'21" L=22.91'
R=325.00' Δ=4°02'21" L=45.29'
R=325.00' Δ=0°34'50" L=3.29'
R=210.00' Δ=0°34'50" L=2.13'
R=210.00' Δ=9°02'38" L=33.16'
R=210.00' Δ=9°02'38" L=33.14'
R=210.00' Δ=9°02'38" L=33.14'
R=210.00' Δ=9°02'38" L=33.14

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 _____

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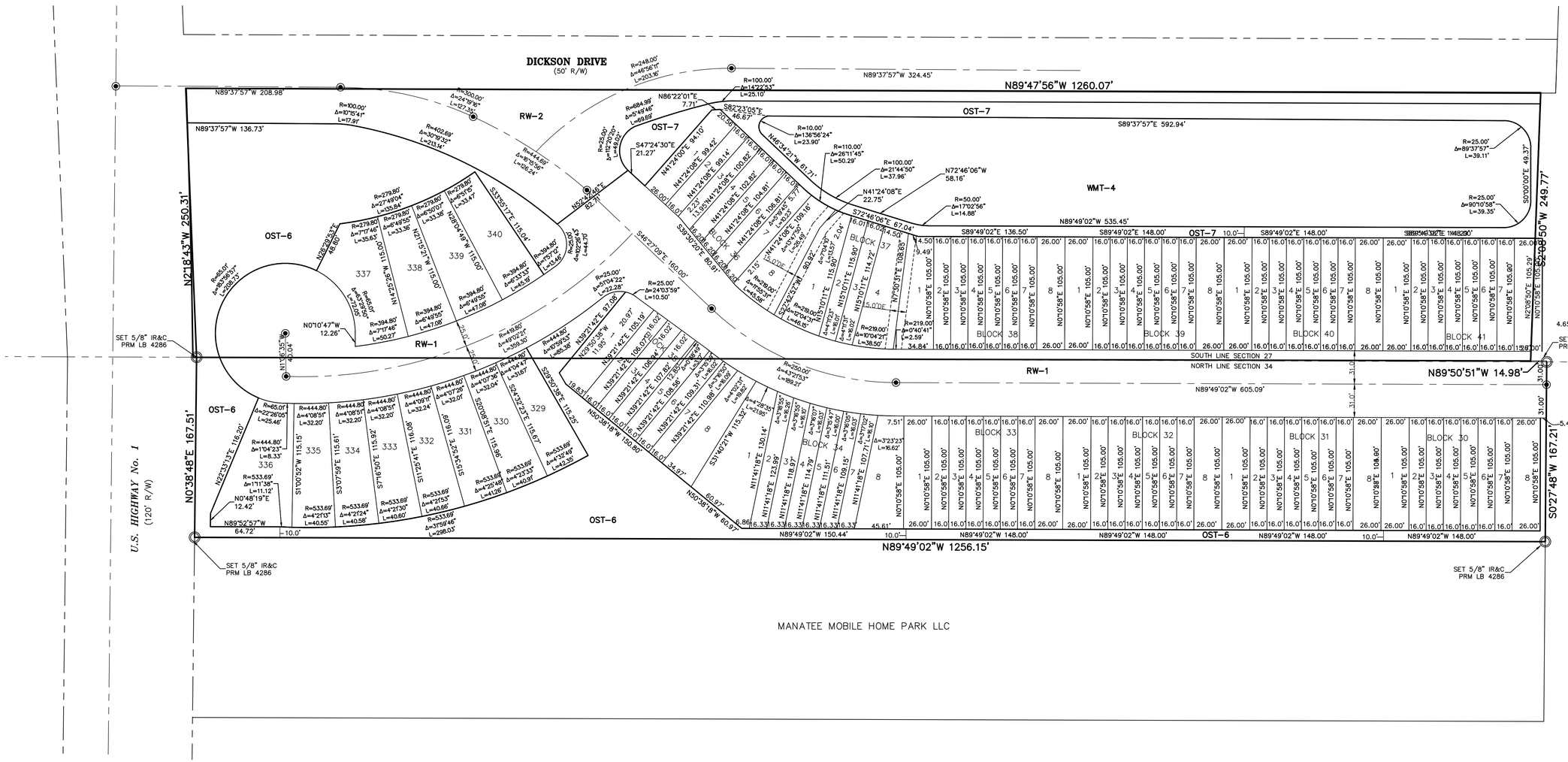

LEGEND

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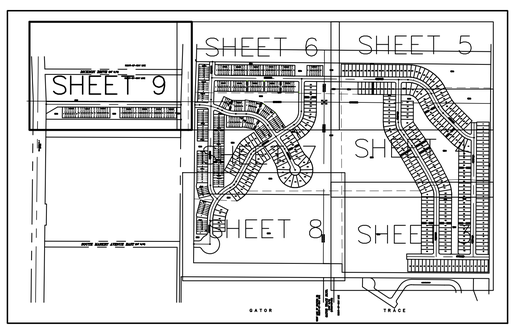

SHEET INDEX

NOT TO SCALE

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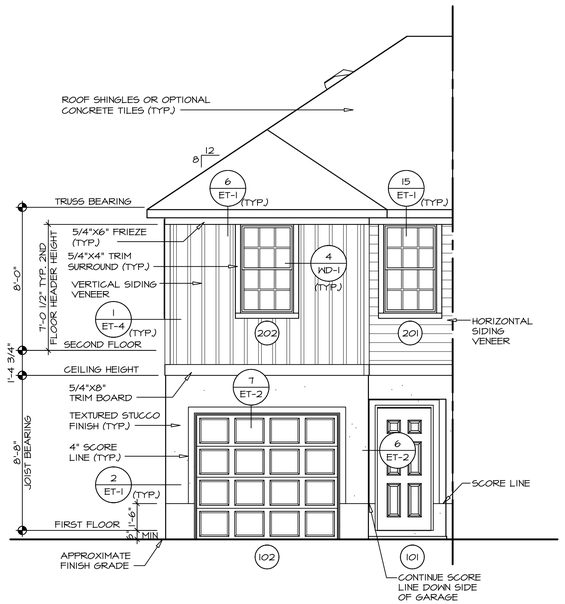
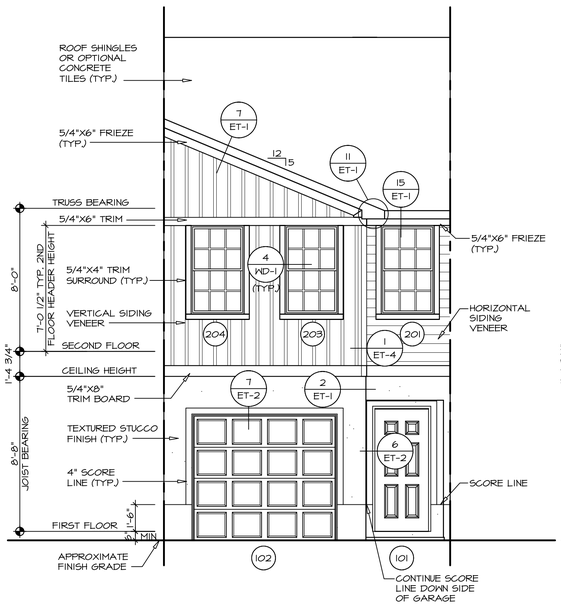
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286
THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199

FILE NAME: 21-054-PLAT-SHT8.DWG



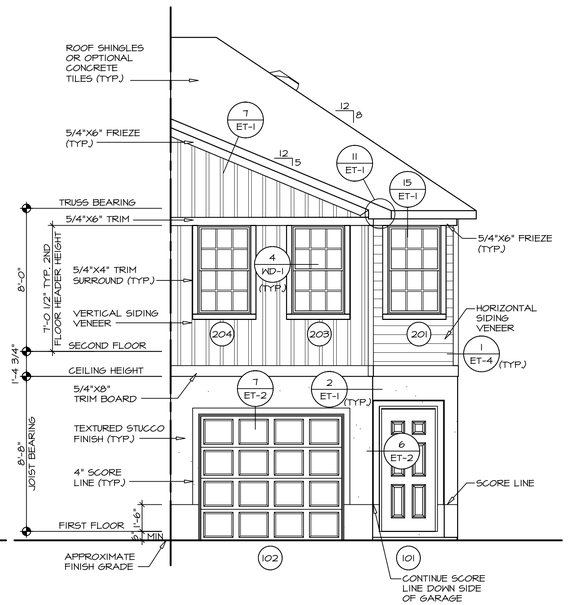
1/A-1 **FRONT ELEVATION "A"**

SCALE: 1/4" = 1'-0" — END UNIT - EXTERIOR TO FIRE SEPARATION WALL "SA1"



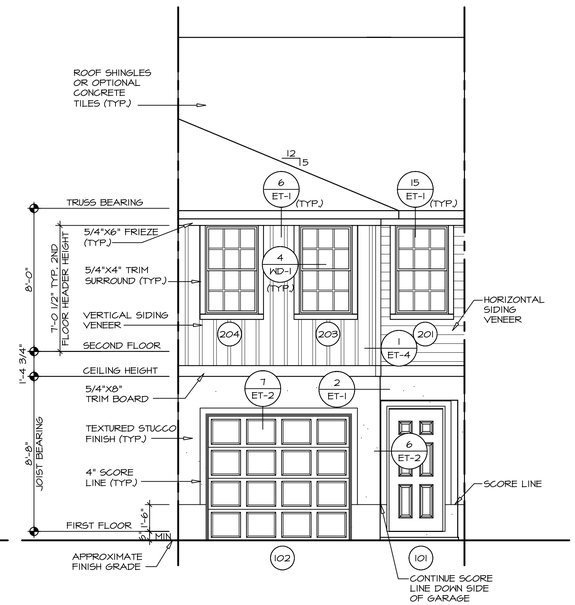
2/A-1 **FRONT ELEVATION "B"**

SCALE: 1/4" = 1'-0" — INTERIOR UNIT "SA0"



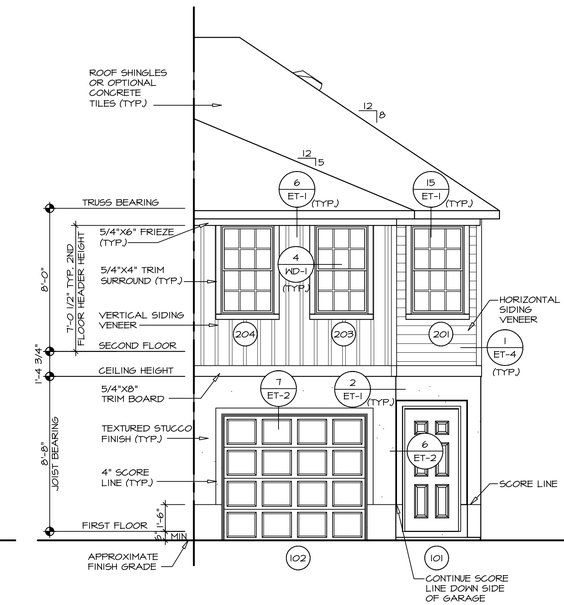
3/A-1 **FRONT ELEVATION "B"**

SCALE: 1/4" = 1'-0" — END UNIT - FIRE SEPARATION WALL TO EXTERIOR "SA1"



4/A-1 **FRONT ELEVATION "C"**

SCALE: 1/4" = 1'-0" — INTERIOR UNIT "SA0"



5/A-1 **FRONT ELEVATION "C"**

SCALE: 1/4" = 1'-0" — END UNIT - FIRE SEPARATION WALL TO EXTERIOR "SA1"

REV. NO.	DATE	REMARKS

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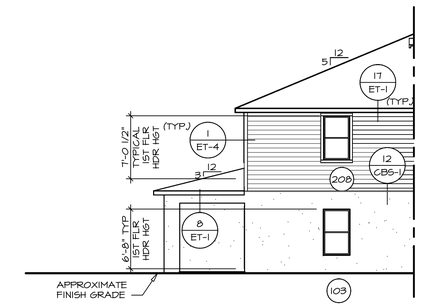
SET NO. FLGWB
VERSION CO
DRAWN BY HT
DATE: 06/02/20
OPTION

MODEL FLAMINGO WB
DRAWING TITLE FRONT ELEVATIONS
SHEET NO. A-1

OPTION DESCRIPTION

4

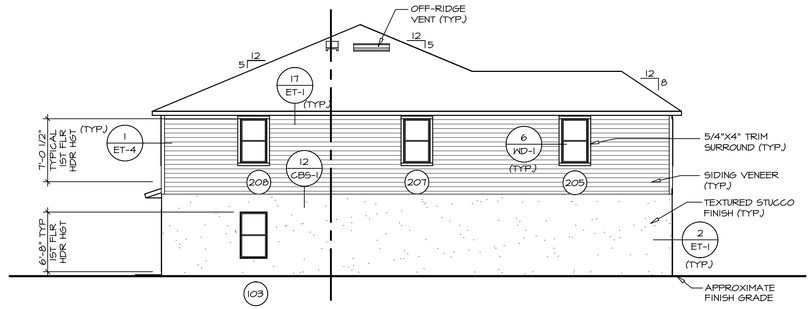
J:\PROJECTS\RYANHOMES\FLAMINGO WB_FLGWB_00\Sheets\Master Set\Elevations\4 A-1 ELV FRONT.dwg 01/18/21 - 1:22 pm



4 A-2 **PARTIAL LEFT ELEVATION**

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

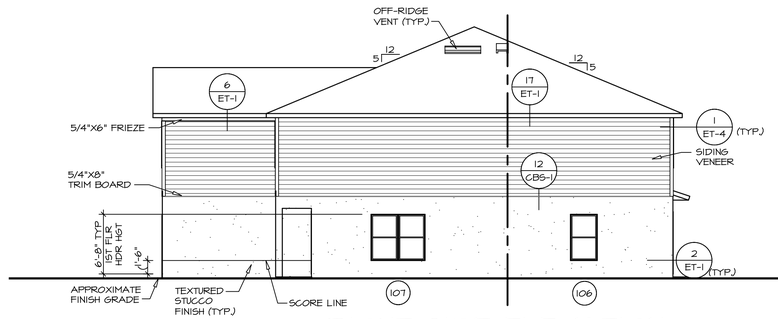
END UNIT - WALL EXTERIOR TO FIRE SEPARATION "SAI" W/ OPT. LANAI "EPL"



1 A-2 **LEFT SIDE ELEVATION**

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

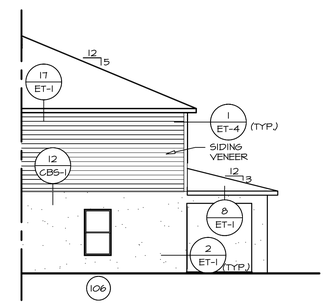
ELEVATION "A" "ELA"
END UNIT - WALL EXTERIOR TO FIRE SEPARATION "SAI"



2 A-2 **RIGHT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"

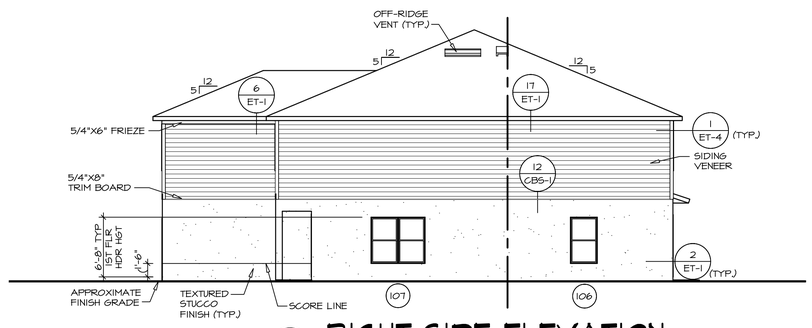
ELEVATION "B" "ELB"
END UNIT - FIRE SEPARATION WALL TO EXTERIOR "SAM"



5 A-2 **PARTIAL RIGHT ELEVATION**

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

END UNIT - FIRE SEPARATION WALL TO EXTERIOR "SAM" W/ OPT. LANAI "EPL"



3 A-2 **RIGHT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"

ELEVATION "C" "ELC"
END UNIT - FIRE SEPARATION WALL TO EXTERIOR "SAM"

REV. NO.	DATE	REMARKS

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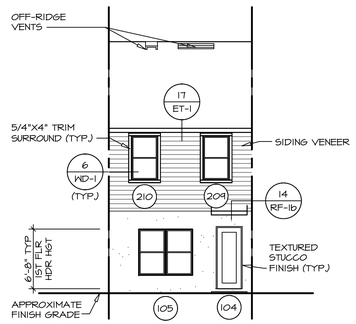
SET NO. FLGWB
VERSION 00
DRAWN BY HT
DATE: 06/02/20
OPTION

MODEL: FLAMINGO WB
DRAWING TITLE: SIDE ELEVATIONS
OPTION DESCRIPTION

SHEET NO. A-2

5

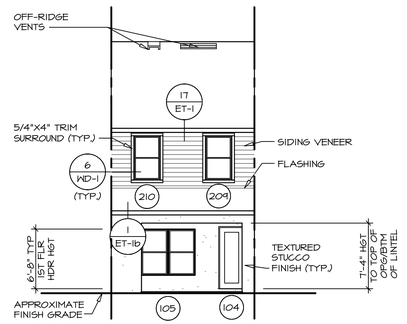
J:\PROJECTS\RYANHOMES\FLAMINGO WB_FLGWB_00\Sheets\Master Set\Elevations\5 A-2 ELV_SIDE.dwg 01/18/21 - 1:22 pm



1 A-2b REAR ELEVATION

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

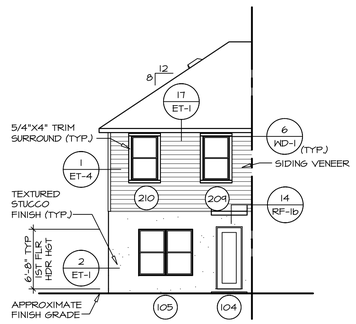
ELEVATION "B" **"ELB"**
ELEVATION "C" **"ELC"**
INTERIOR UNIT **"SAO"**



2 A-2b REAR ELEVATION

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

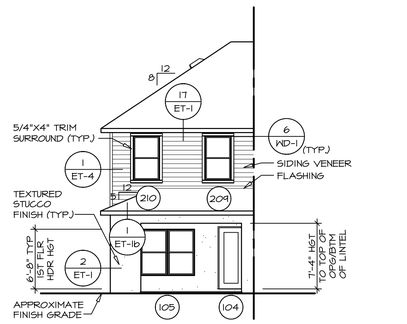
ELEVATION "B" **"ELB"**
ELEVATION "C" **"ELC"**
INTERIOR UNIT **"SAO"**
OPT. LANAI **"EPL"**



3 A-2b REAR ELEVATION

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

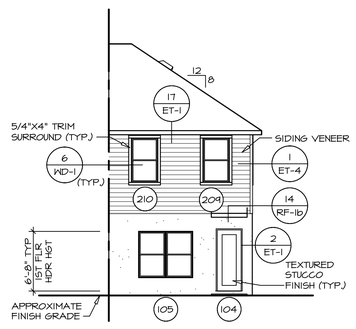
ELEVATION "B" **"ELB"**
ELEVATION "C" **"ELC"**
END UNIT - FIRE SEPARATION
WALL TO EXTERIOR **"SAM"**



4 A-2b REAR ELEVATION

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

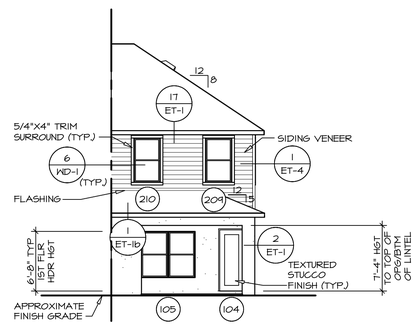
ELEVATION "B" **"ELB"**
ELEVATION "C" **"ELC"**
END UNIT - FIRE SEPARATION
WALL TO EXTERIOR **"SAM"**
OPT. LANAI **"EPL"**



5 A-2b REAR ELEVATION

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

ELEVATION "A" **"ELA"**
END UNIT - EXTERIOR TO
FIRE SEPARATION WALL **"SAI"**



6 A-2b REAR ELEVATION

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

ELEVATION "A" **"ELA"**
END UNIT - EXTERIOR TO
FIRE SEPARATION WALL **"SAI"**
OPT. LANAI **"EPL"**

REMARKS

REV. NO.	DATE

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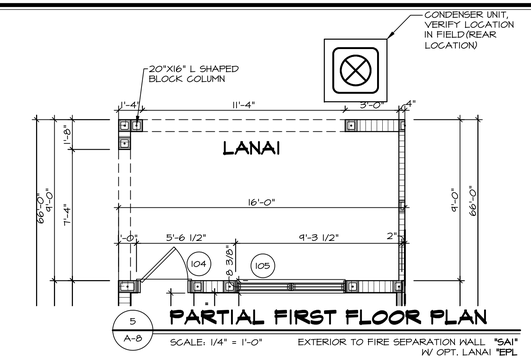
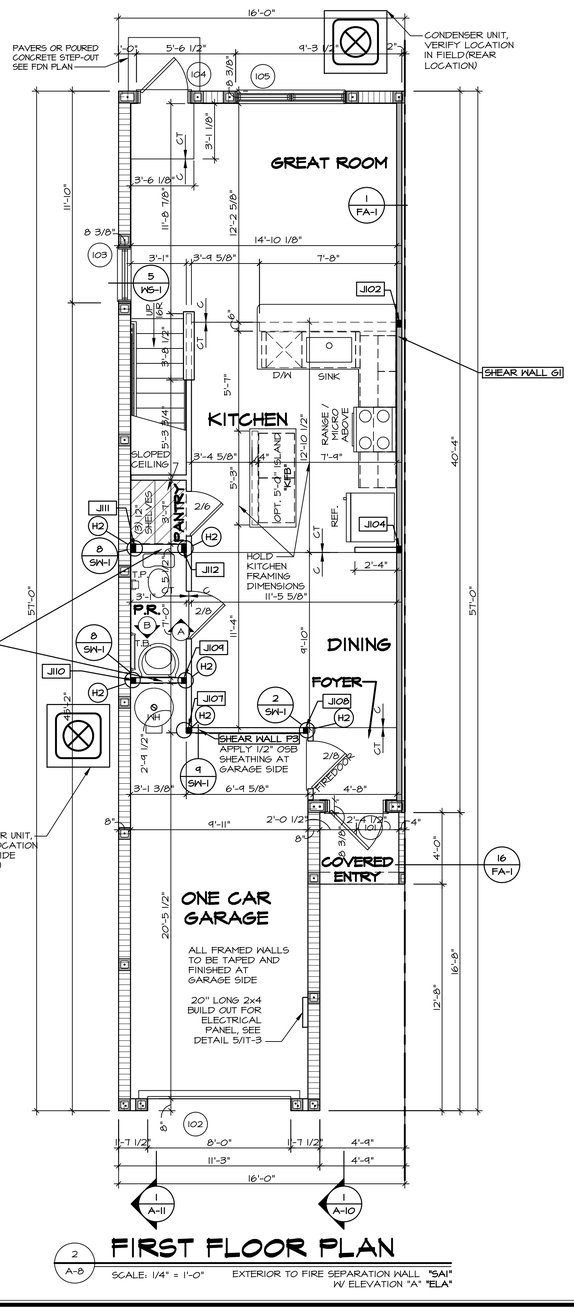
SET NO. FLGWB
VERSION 00
DRAWN BY HT
DATE: 06/02/20
OPTION

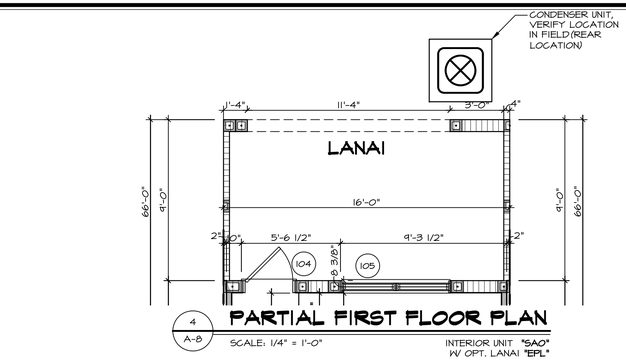
SHEET NO. A-2b
MODEL FLAMINGO WB
DRAWING TITLE REAR ELEVATIONS
OPTION DESCRIPTION

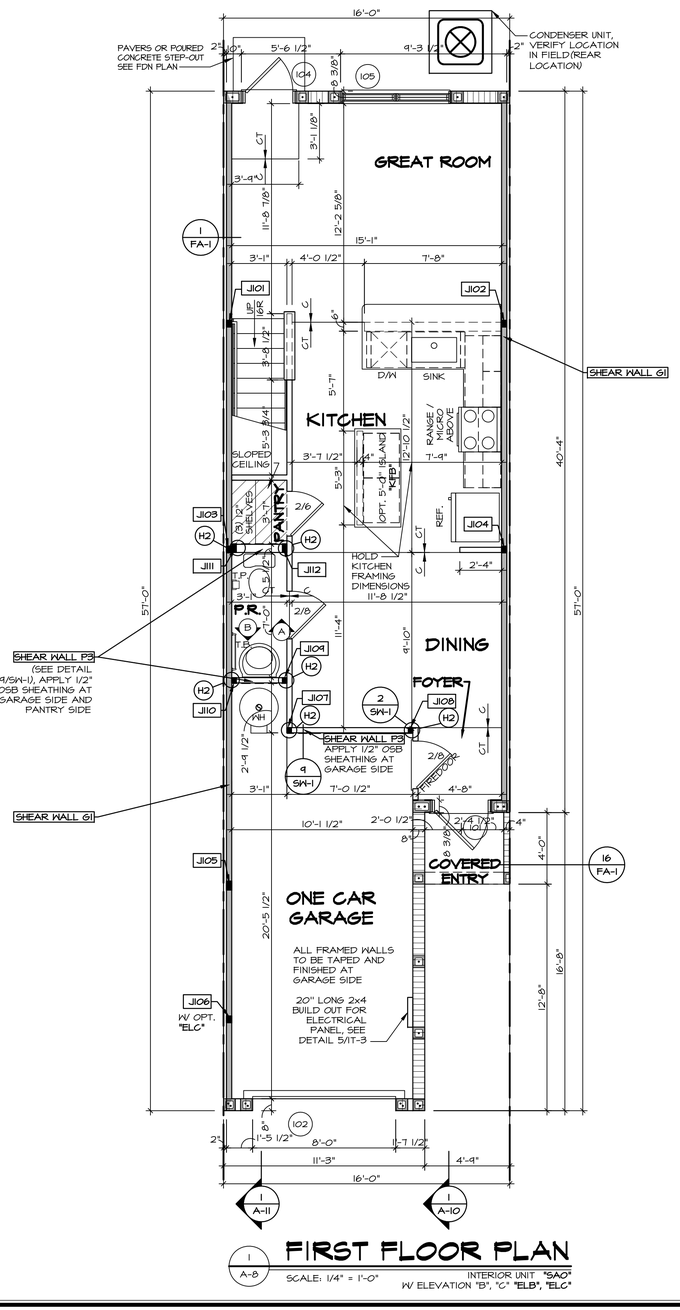
6

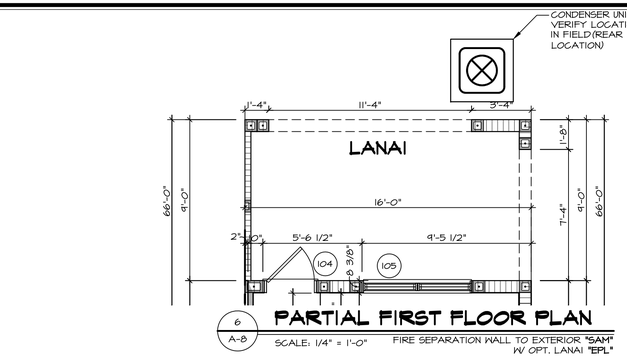
J:\PROJECTS\RYANHOMES\FLAMINGO_WB_FLGWB_00\Sheets\Master Set\Elevations\6 A-2b ELV_REAR.dwg 01/18/21 - 1:22 pm

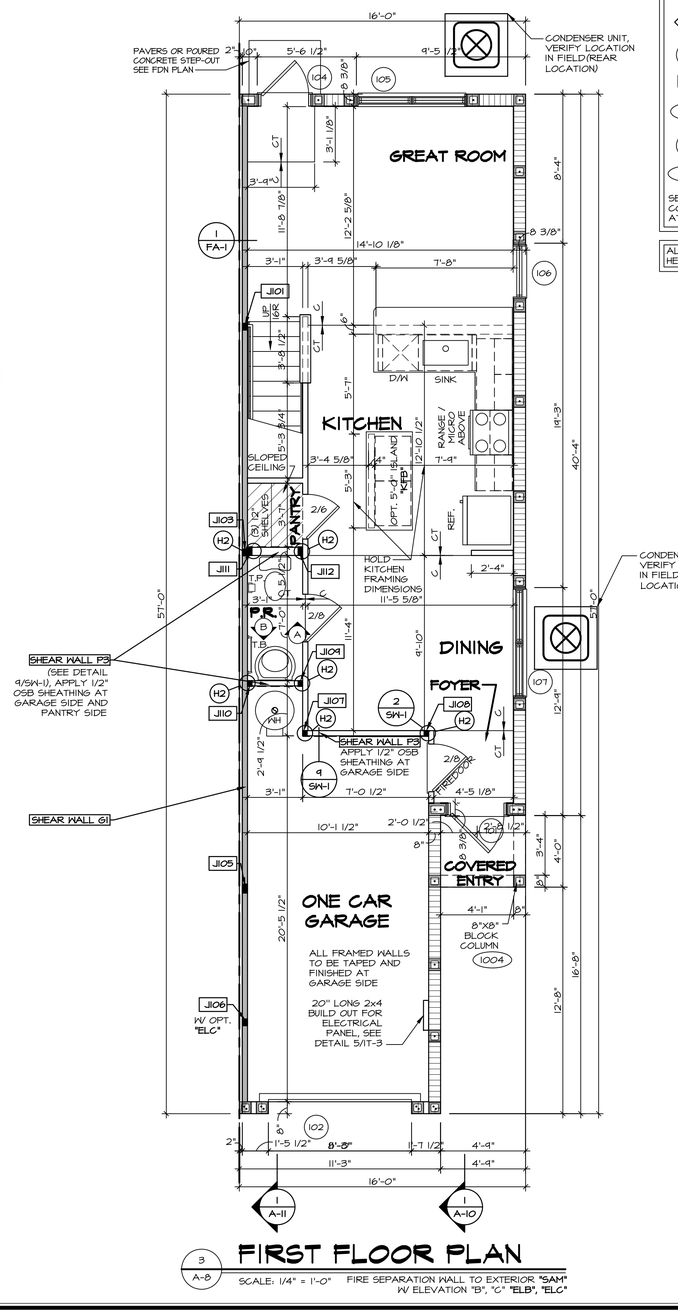












NOTES:

1. ALL BLOCK WALL DIMENSIONS AT CONDITIONED SPACE INCLUDE FURRING STRIPS.
2. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
3. SCHEDULES (N-2)

LEGEND

- WOOD BEARING WALL: BEARING WALLS - 2X SYP#2 STUDS AT 16" O.C.
- NON BEARING WALL: 2X STUD GRADE LUMBER OR METAL STUDS AT 24" O.C. *SEE SW-1 FOR SHEAR WALL STUD SPACING (WHEN INDICATED).
- MASONRY WALL
- JACKS
- BEAM/HEADER
- PAD FOOTING
- STEEL COLUMN
- SHEAR WALL HOLD DOWN
- JOIST/TRUSS
- ENGINEERING PAGE NUMBER
- WINDOW/DOOR TAG
- PRECAST LINTEL TAG

SEE FC DETAILS FOR FRAMING CONNECTORS AND STUD SPACING AT FRAMED WALLS

ALL WINDOWS HAVE 6'-8" HEADER HEIGHT UNLESS OTHERWISE NOTED

REMARKS

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SET NO. FLOWB
VERSION 00
DRAWN BY HD
DATE: 5/25/20
OPTION

SHEET NO. A-8
MODEL FLAMINGO WB
DRAWING TITLE FIRST FLOOR PLANS
OPTION DESCRIPTION

13

J:\PROJECTS\RYANHOMES\FLAMINGO WB_FLOWB_00\Sheets\Master Set\First Floor Plan\13 A-8 PLNT.dwg 01/18/21 - 1:23 pm

NOTES:

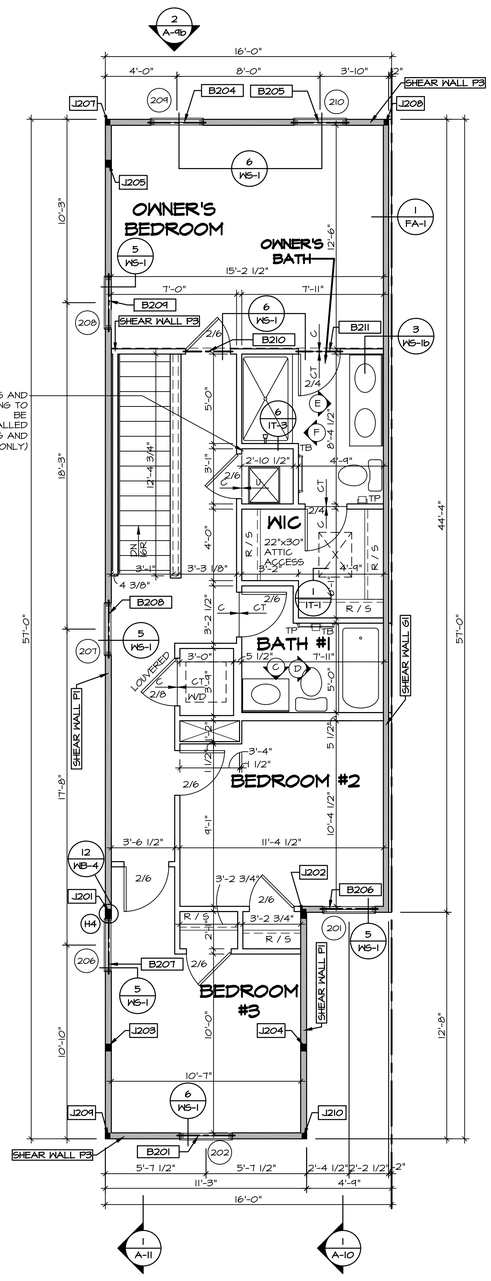
1. ALL BLOCK WALL DIMENSIONS AT CONDITIONED SPACE INCLUDE FURRING STRIPS.
2. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
3. SCHEDULES (N-2)

LEGEND

- WOOD BEARING WALL: BEARING WALLS - 2X SYP#2 STUDS AT 16" O.C.
- NON BEARING WALL: 2X STUD GRADE LUMBER OR METAL STUDS AT 24" O.C. *SEE SW-1 FOR SHEAR WALL STUD SPACING (WHEN INDICATED).
- MASONRY WALL
- JACKS
- BEAM/HEADER
- PAD FOOTING
- STEEL COLUMN
- SHEAR WALL HOLD DOWN
- JOIST/TRUSS
- ENGINEERING PAGE NUMBER
- WINDOW/DOOR TAG
- PRECAST LINTEL TAG

SEE FC DETAILS FOR FRAMING CONNECTORS AND STUD SPACING AT FRAMED WALLS

ALL WINDOWS HAVE 7'-0 1/2" HEADER HEIGHT UNLESS OTHERWISE NOTED

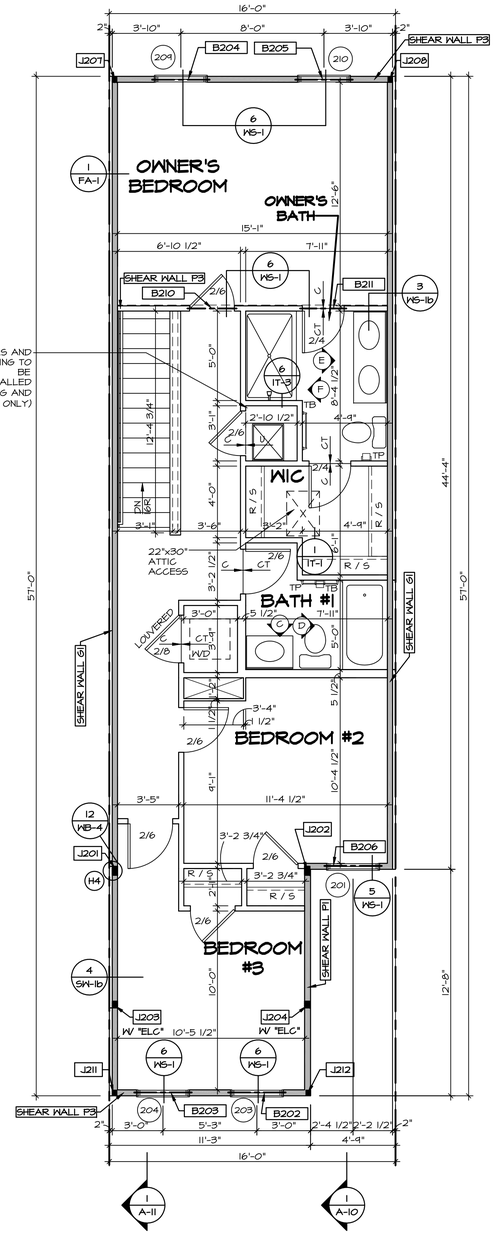


SECOND FLOOR PLAN

2 / A-9

SCALE: 1/4" = 1'-0"

EXTERIOR TO FIRE SEPARATION WALL "SA1"
ELEVATION "A" "ELA"
THREE BEDROOM "BCB"

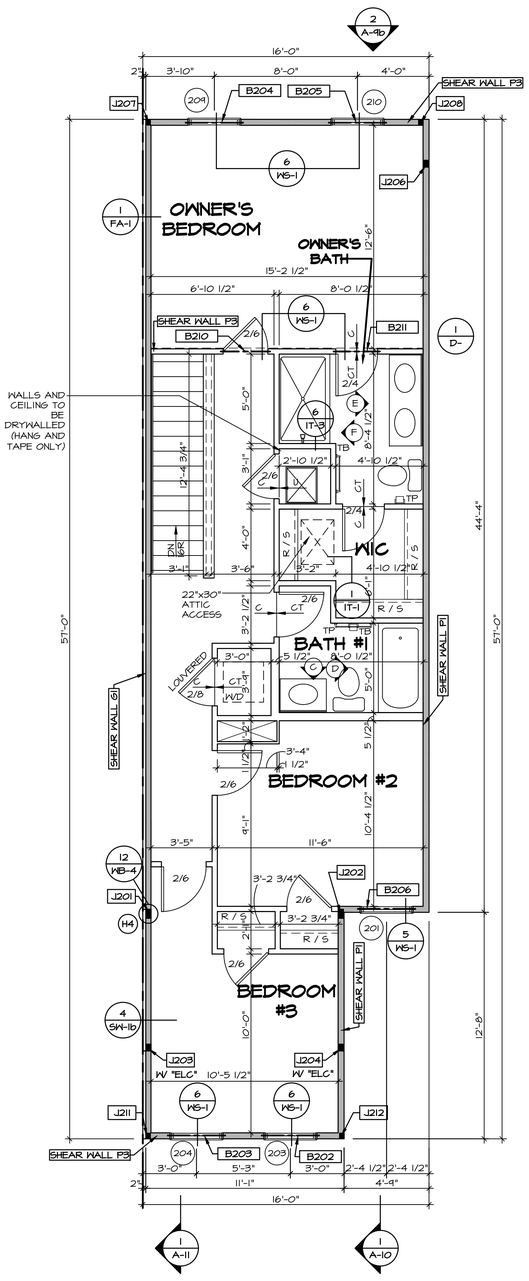


SECOND FLOOR PLAN

1 / A-9

SCALE: 1/4" = 1'-0"

INTERIOR UNIT "SAO"
ELEVATION "B", "C" "ELB", "ELC"
THREE BEDROOM "BCB"



SECOND FLOOR PLAN

3 / A-9

SCALE: 1/4" = 1'-0"

FIRE SEPARATION WALL TO EXTERIOR "SAM"
ELEVATION "B", "C" "ELB", "ELC"
THREE BEDROOM "BCB"

REV. NO.	DATE	REMARKS

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SET NO. FLAWB
VERSION 00
DRAWN BY HD
DATE: 5/27/20

MODEL FLAMINGO WB
DRAWING TITLE SECOND FLOOR PLANS
OPTION DESCRIPTION
OPTION

SHEET NO. A-9

15

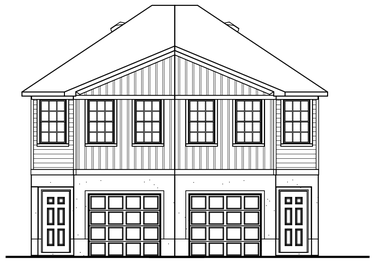
J:\PROJECTS\RYANHOMES\FLAMINGO WB_FLOWB_00\Sheets\Master Set\Second Floor Plan\15 A-9 PLN2.dwg 01/18/21 - 1:24 pm

UNIT B
ELEVATION "A"
(PER PLAN)

UNIT A
ELEVATION "A"
(REVERSE)

1 / B-2 — 2 - UNIT BUILDING

SCALE: 1/8" = 1'-0" FLG2A



UNIT B
ELEVATION "B"
(REVERSE)

UNIT A
ELEVATION "B"
(PER PLAN)

2 / B-2 — 2 - UNIT BUILDING

SCALE: 1/8" = 1'-0" FLG2B

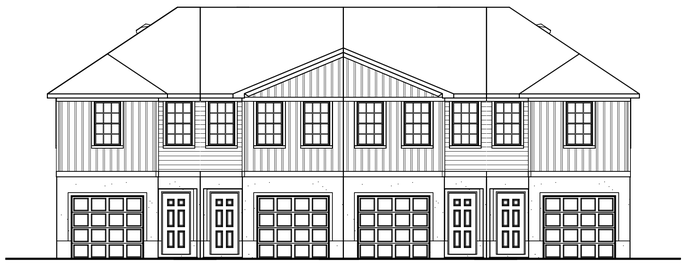
UNIT C
ELEVATION "A"
(PER PLAN)

UNIT B
ELEVATION "B"
(REVERSE)

UNIT A
ELEVATION "B"
(PER PLAN)

3 / B-2 — 3 - UNIT BUILDING

SCALE: 1/8" = 1'-0" FLG03



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" FLG04

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" FLG05

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" FLG06

REMARKS

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SHEET NO. B-2

MODEL FLAMINGO WB

DRAWING TITLE BUILDING STRIP ELEVATIONS 2, 3, 4, 5, 6-UNIT BUILDING

OPTION DESCRIPTION BLOCK FIRST FLOOR

SET NO. FLGWB VERSION 00

DRAWN BY HT

DATE: 06/11/20

OPTION SPF

501

J:\PROJECTS\RYANHOMES\FLAMINGO WB_FLGWB_00\Sheets\Buildings\501 B-2 UNIT_STRP_23456.dwg 01/19/21 - 8:49 am

UNIT G
ELEVATION "A"
(PER PLAN)

UNIT F
ELEVATION "C"
(REVERSE)

UNIT E
ELEVATION "C"
(PER PLAN)

UNIT D
ELEVATION "B"
(REVERSE)

UNIT C
ELEVATION "B"
(PER PLAN)

UNIT B
ELEVATION "C"
(REVERSE)

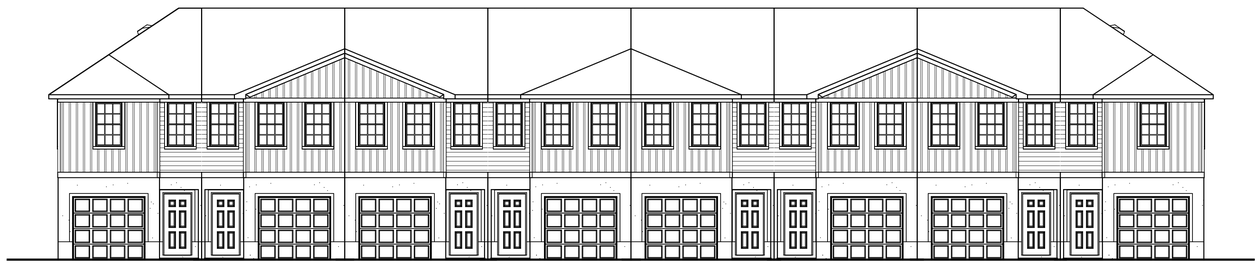
UNIT A
ELEVATION "C"
(PER PLAN)

1
B-2

7 - UNIT BUILDING

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

FLGOT



UNIT H
ELEVATION "A"
(PER PLAN)

UNIT G
ELEVATION "B"
(REVERSE)

UNIT F
ELEVATION "B"
(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)

2
B-2

8 - UNIT BUILDING

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

FLGOB

REMARKS

REV. NO.	DATE

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Frederick, MD 21703

SHEET NO.
B-2

MODEL
FLAMINGO WB

DRAWING TITLE
BUILDING STRIP ELEVATIONS
7, 8-UNIT BUILDING

OPTION DESCRIPTION
BLOCK FIRST FLOOR

502

SET NO. FLGWB
VERSION 00

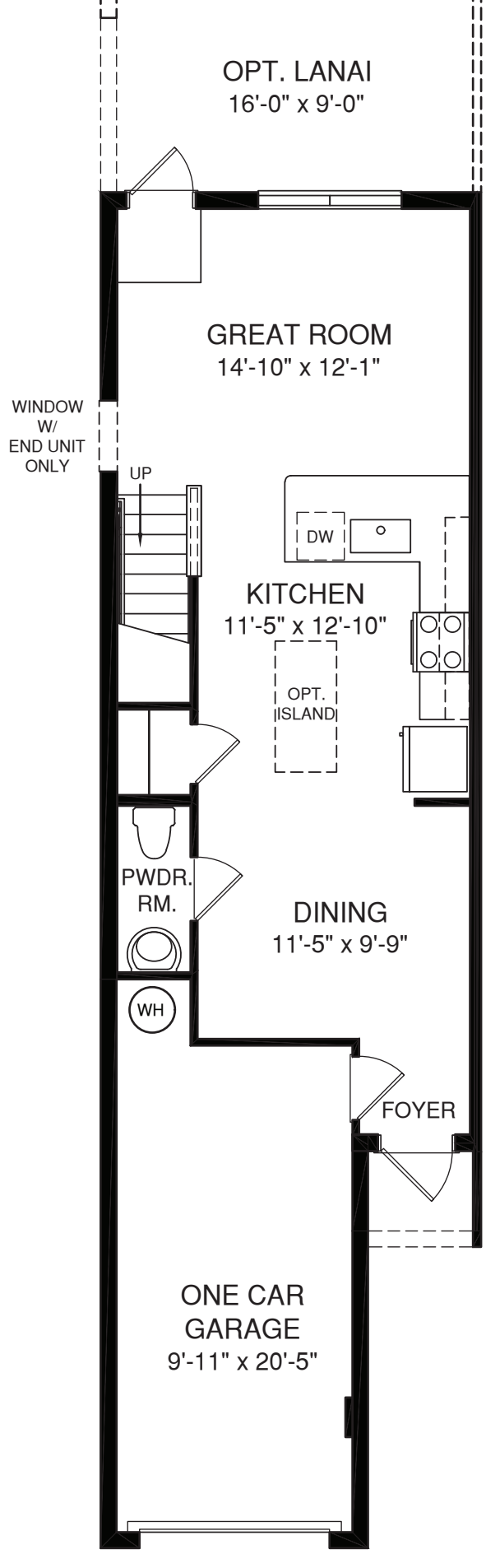
DRAWN BY HT

DATE: 06/11/20

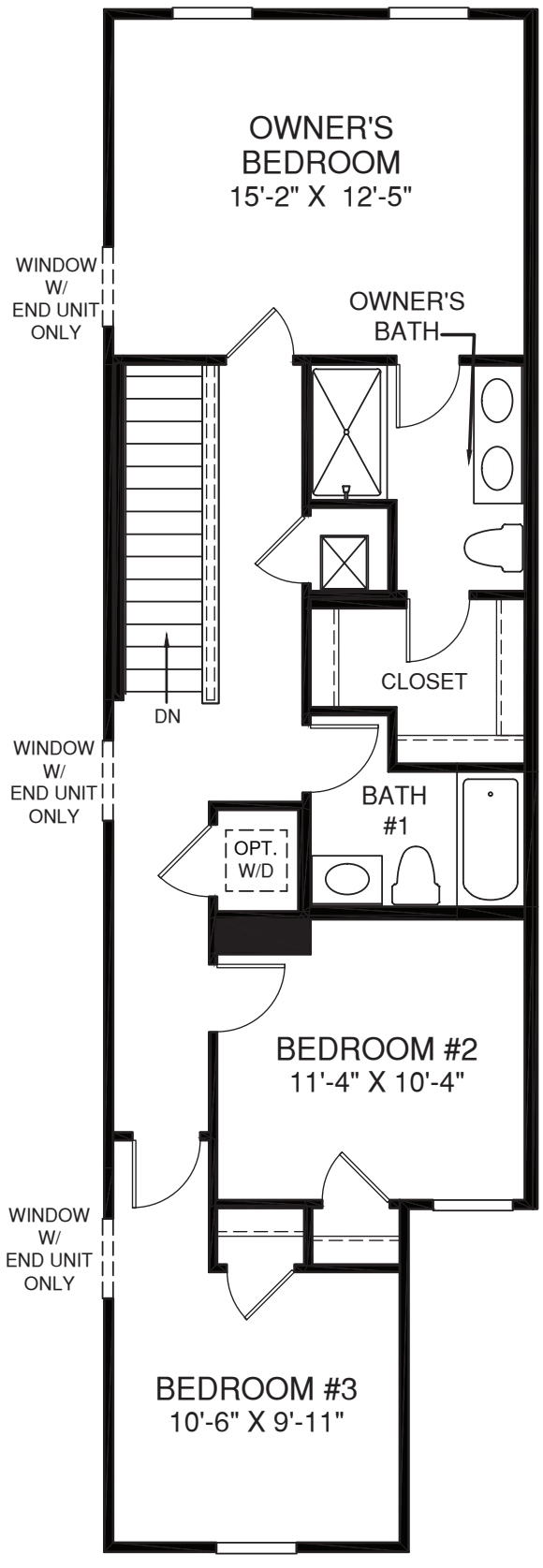
OPTION
SPFF

J:\PROJECTS\RYANHOMES\FLAMINGO WB_FLGWB_00\Sheets\Buildings\502 B-2 UNIT STRIP 7&8.dwg 01/19/21 - 8:49 am

FLAMINGO



MAIN LEVEL



UPPER LEVEL

EQUAL HOUSING OPPORTUNITY
License No. CBC1257565

Although all illustrations and specifications are believed correct at the time of publication, the right is reserved to make changes, without notice or obligation. Windows, doors, ceilings, and room sizes may vary depending on the options and elevations selected. Optional items indicated are available at additional cost. This brochure is for illustrative purposes only and not part of a legal contract. It is recommended that the architectural blueprints be reserved for further clarification of features. Not all features are shown. Please ask our Sales and Marketing Representative for complete information.

Elevations shown are artist's concepts. Floor plans may vary per elevation. Ryan Homes reserves the right to make changes without notice or prior obligation.

EQUAL HOUSING OPPORTUNITY
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Elevations shown are artist's concepts. Floor plans may vary per elevation. Ryan Homes reserves the right to make changes without notice or prior obligation.

Ryan Homes

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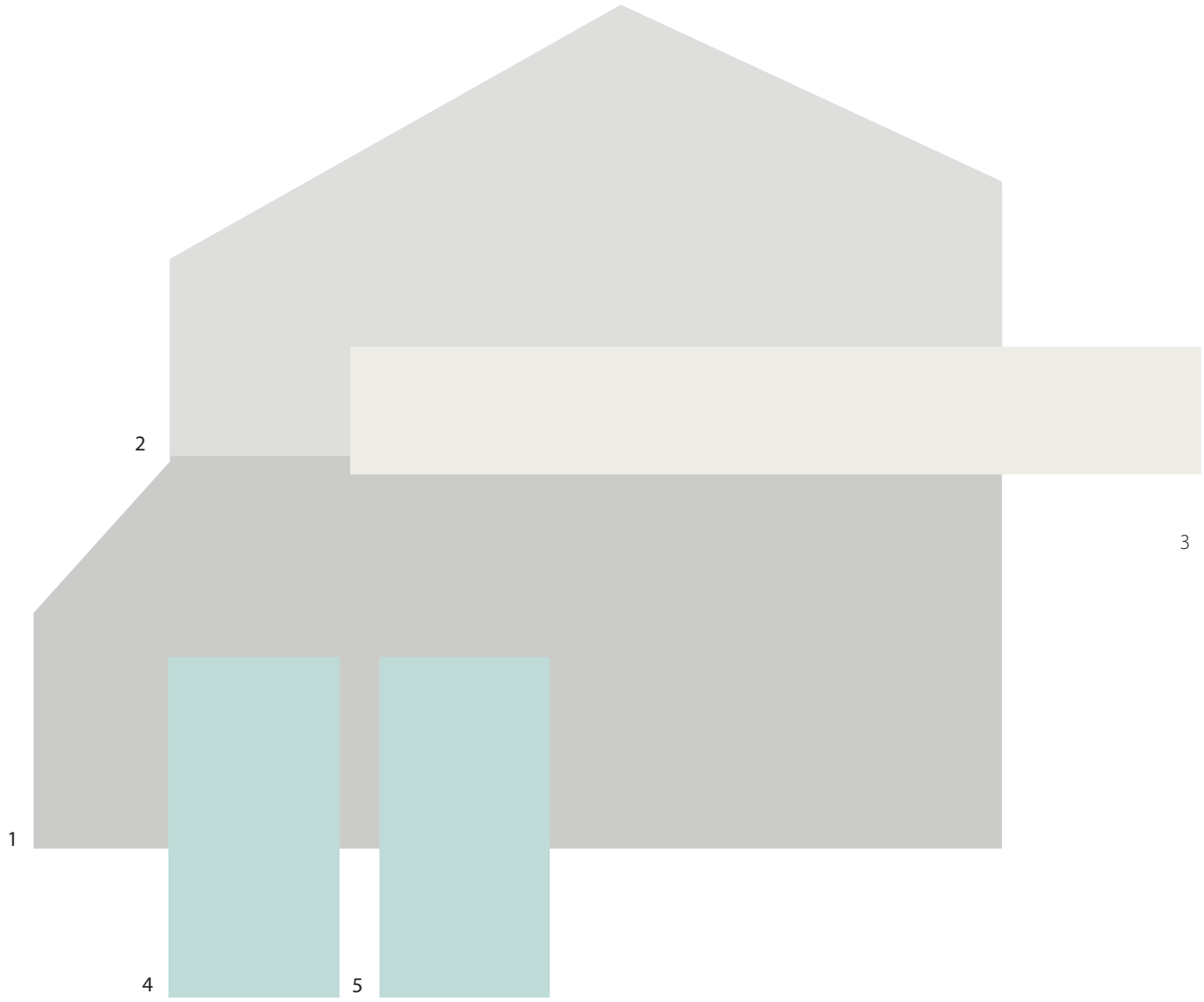

Scheme 201

1	Body	SW 7064 Passive
2	Hardiboard	SW 7063 Nebulous White
3	Trim	SW 7005 Pure White
4	Shutters	SW 6484 Meander Blue
5	Front Door	SW 6484 Meander Blue

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Color samples shown approximate actual paint colors as closely as possible. 21-03-3281

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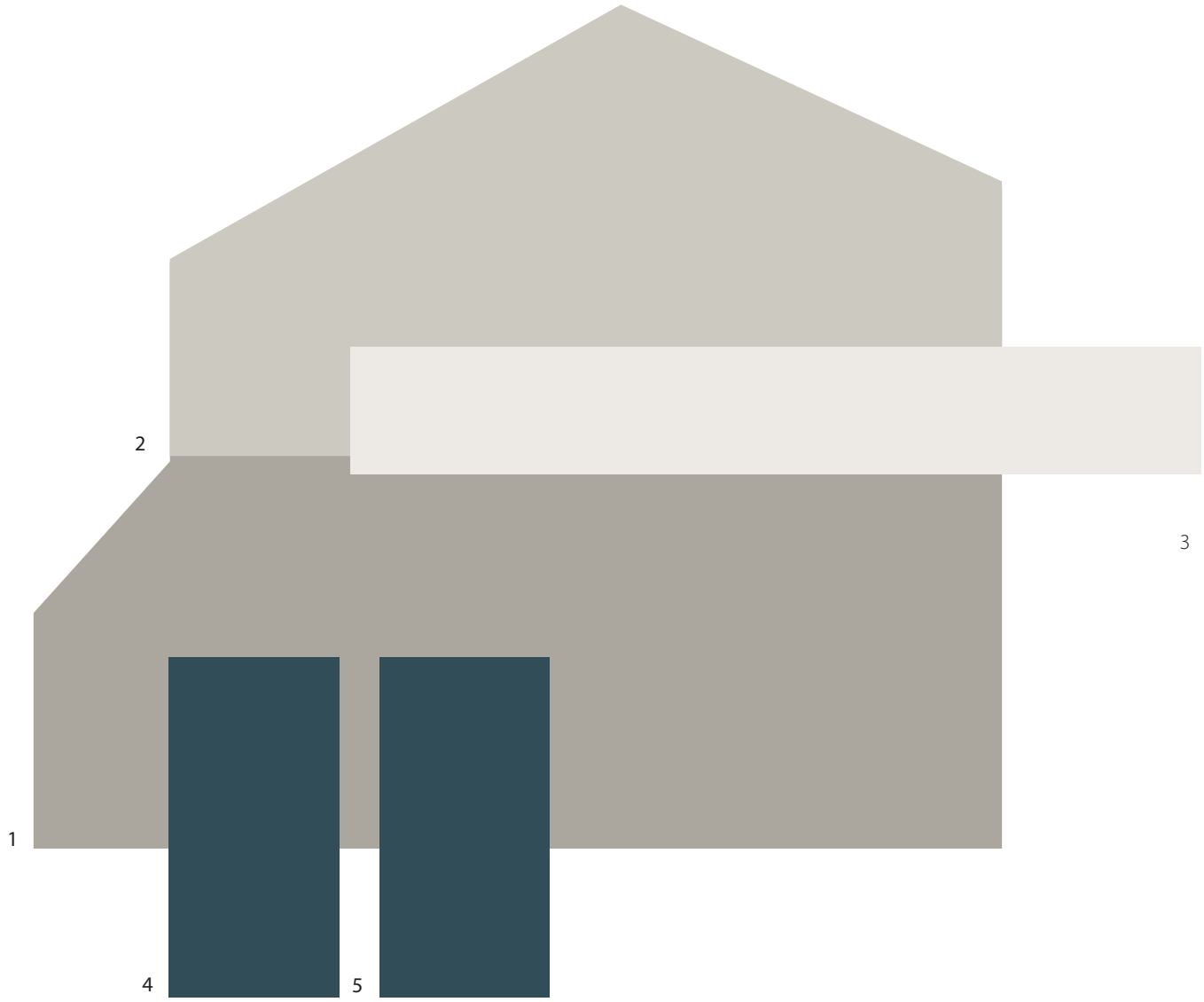

Scheme 202

1	Body	SW 7017 Dorian Gray
2	Hardiboard	SW 7015 Repose Gray
3	Trim	SW 7004 Snowbound
4	Shutters	SW 7620 Seaworthy
5	Front Door	SW 7620 Seaworthy

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Color samples shown approximate actual paint colors as closely as possible. 21-03-3281

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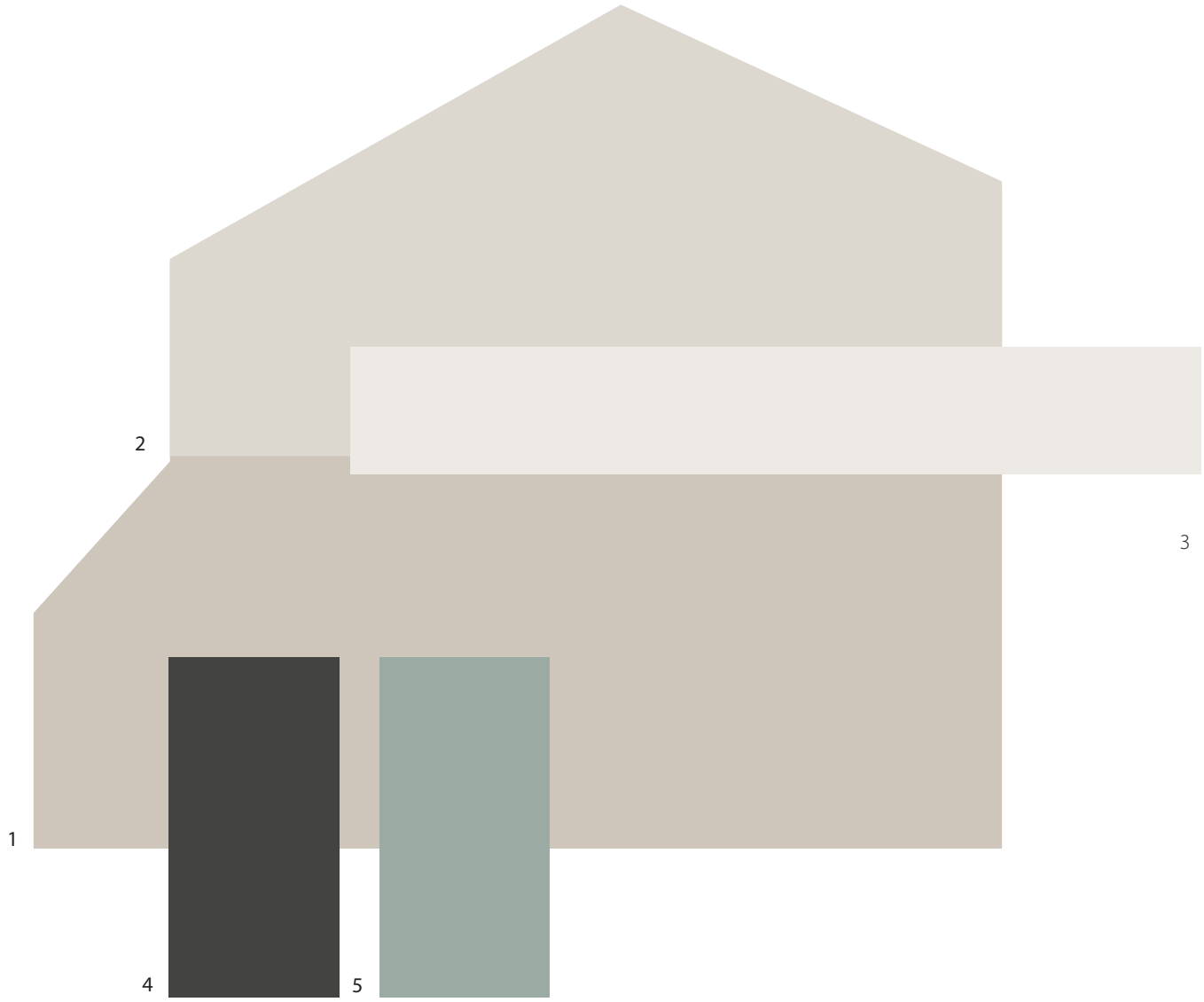

Scheme 203

1	Body	SW 7043 Worldly Gray
2	Hardiboard	SW 9166 Drift of Mist
3	Trim	SW 7004 Snowbound
4	Shutters	SW 7069 Iron Ore
5	Front Door	SW 6213 Halcyon Green

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Color samples shown approximate actual paint colors as closely as possible. 21-03-3281

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Scheme 204

1	Body	SW 6254 Lazy Gray
2	Hardiboard	SW 7006 Extra White
3	Trim	SW 7006 Extra White
4	Shutters	SW 6258 Tricorn Black
5	Front Door	SW 6258 Tricorn Black

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Color samples shown approximate actual paint colors as closely as possible. 21-03-3281

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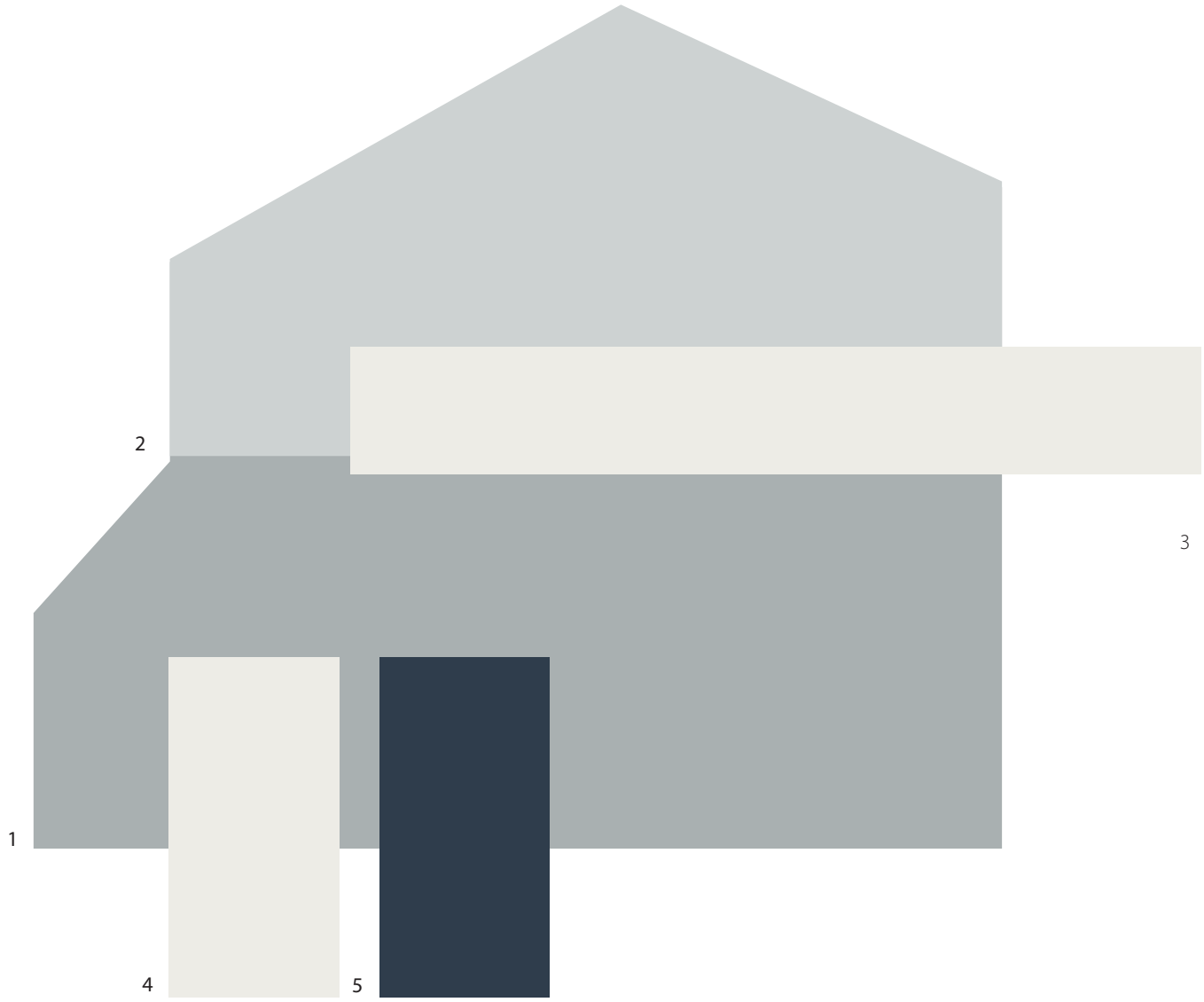

Scheme 205

1	Body	SW 6234 Uncertain Gray
2	Hardiboard	SW 6232 Misty
3	Trim	SW 7005 Pure White
4	Shutters	SW 7005 Pure White
5	Front Door	SW 6244 Naval

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Color samples shown approximate actual paint colors as closely as possible. 21-03-3281

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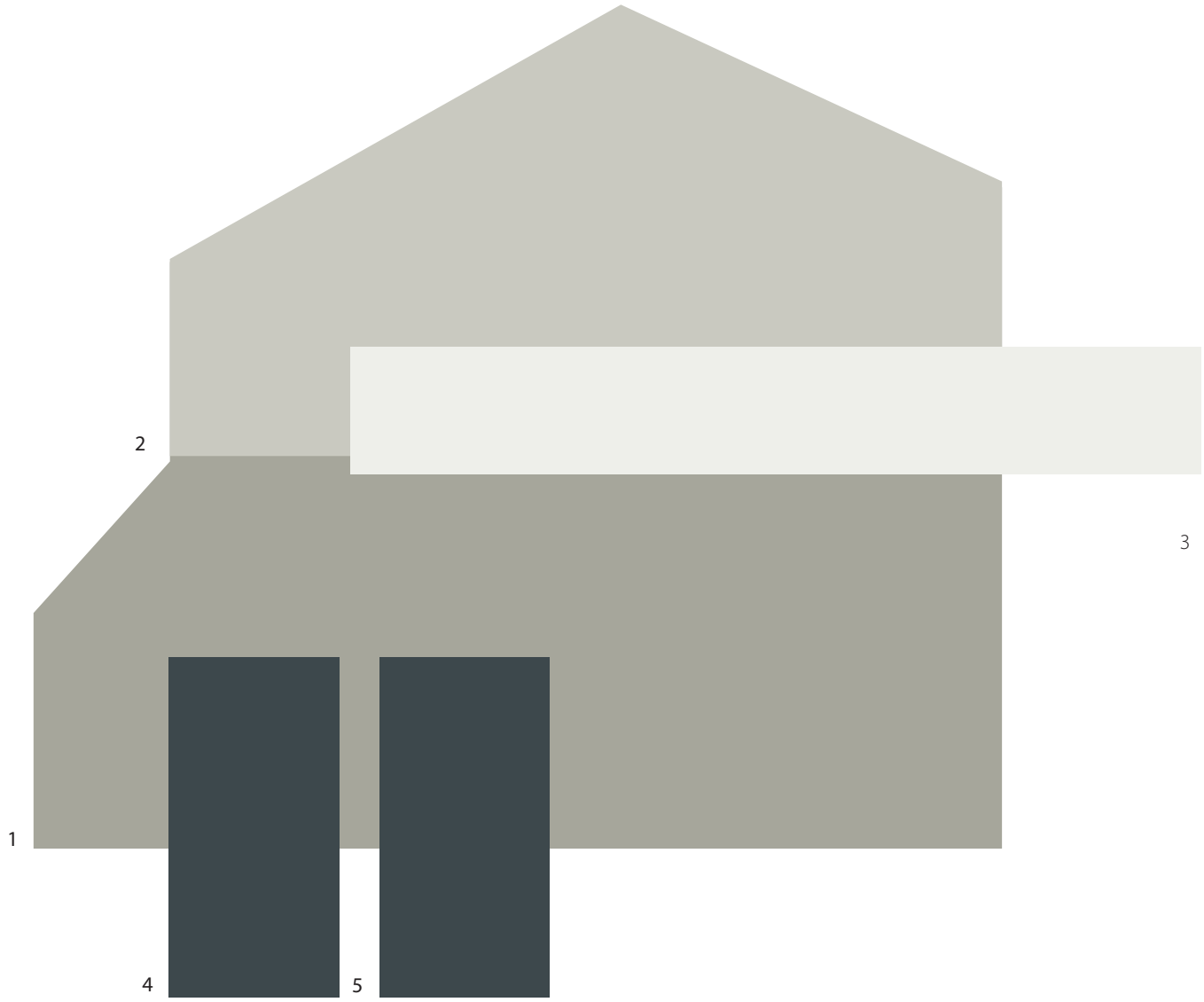

Scheme 206

1	Body	SW 6199 Rare Gray
2	Hardiboard	SW 6197 Aloof Gray
3	Trim	SW 7006 Extra White
4	Shutters	SW 7625 Mount Etna
5	Front Door	SW 7625 Mount Etna

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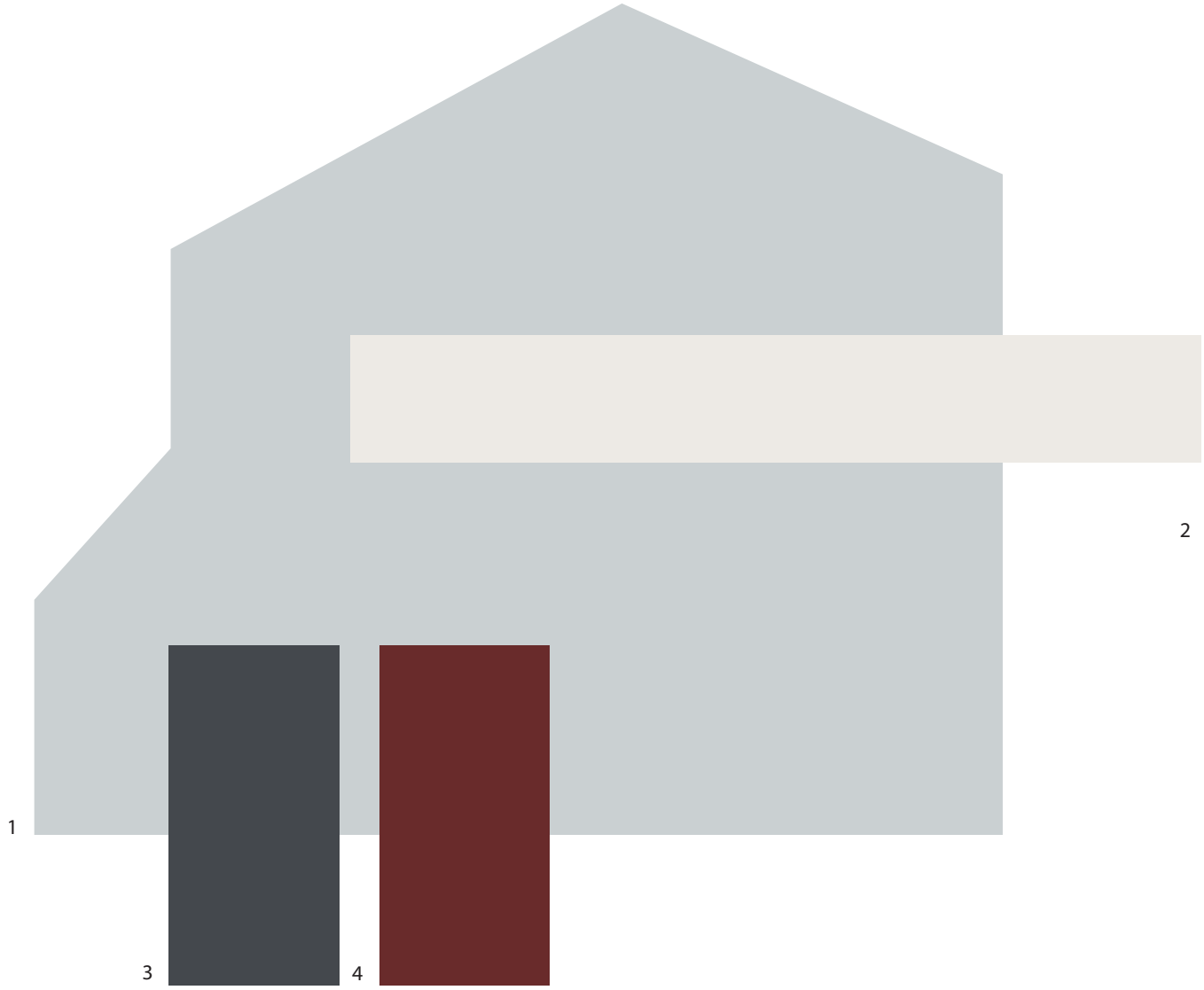

Scheme 101

1	Body	SW 6246 North Star
2	Trim	SW 7004 Snowbound
3	Shutters	SW 7076 Cyberspace
4	Front Door	SW 7585 Sundried Tomato

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Color samples shown approximate actual paint colors as closely as possible. 21-03-3281

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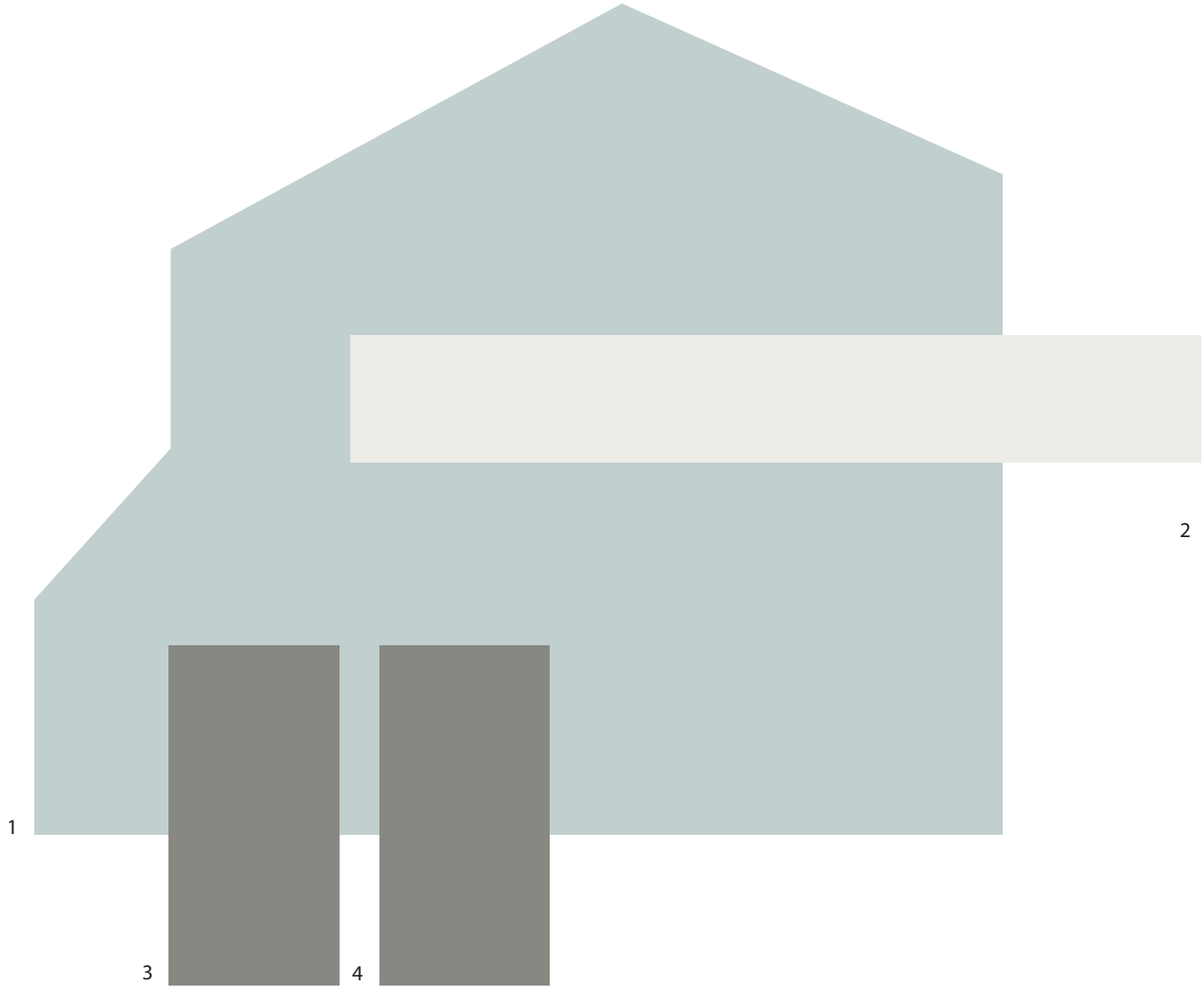

Scheme 102

1	Body	SW 6218 Tradewind
2	Trim	SW 7005 Pure White
3	Shutters	SW 0077 Classic French Gray
4	Front Door	SW 0077 Classic French Gray

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Color samples shown approximate actual paint colors as closely as possible. 21-03-3281

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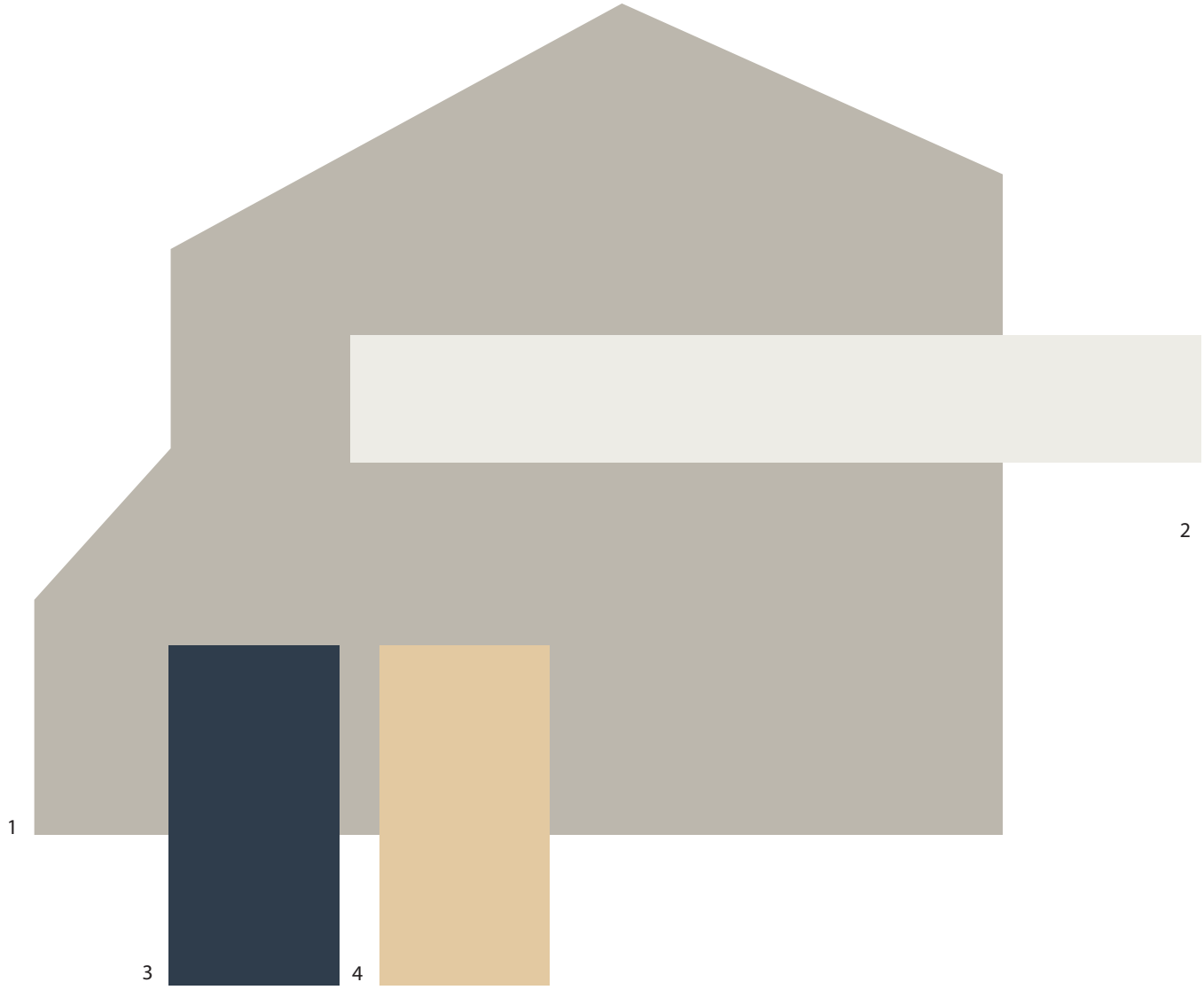

Scheme 103

1	Body	SW 7016 Mindful Gray
2	Trim	SW 7005 Pure White
3	Shutters	SW 6244 Naval
4	Front Door	SW 7691 Pale Yellow

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Color samples shown approximate actual paint colors as closely as possible. 21-03-3281

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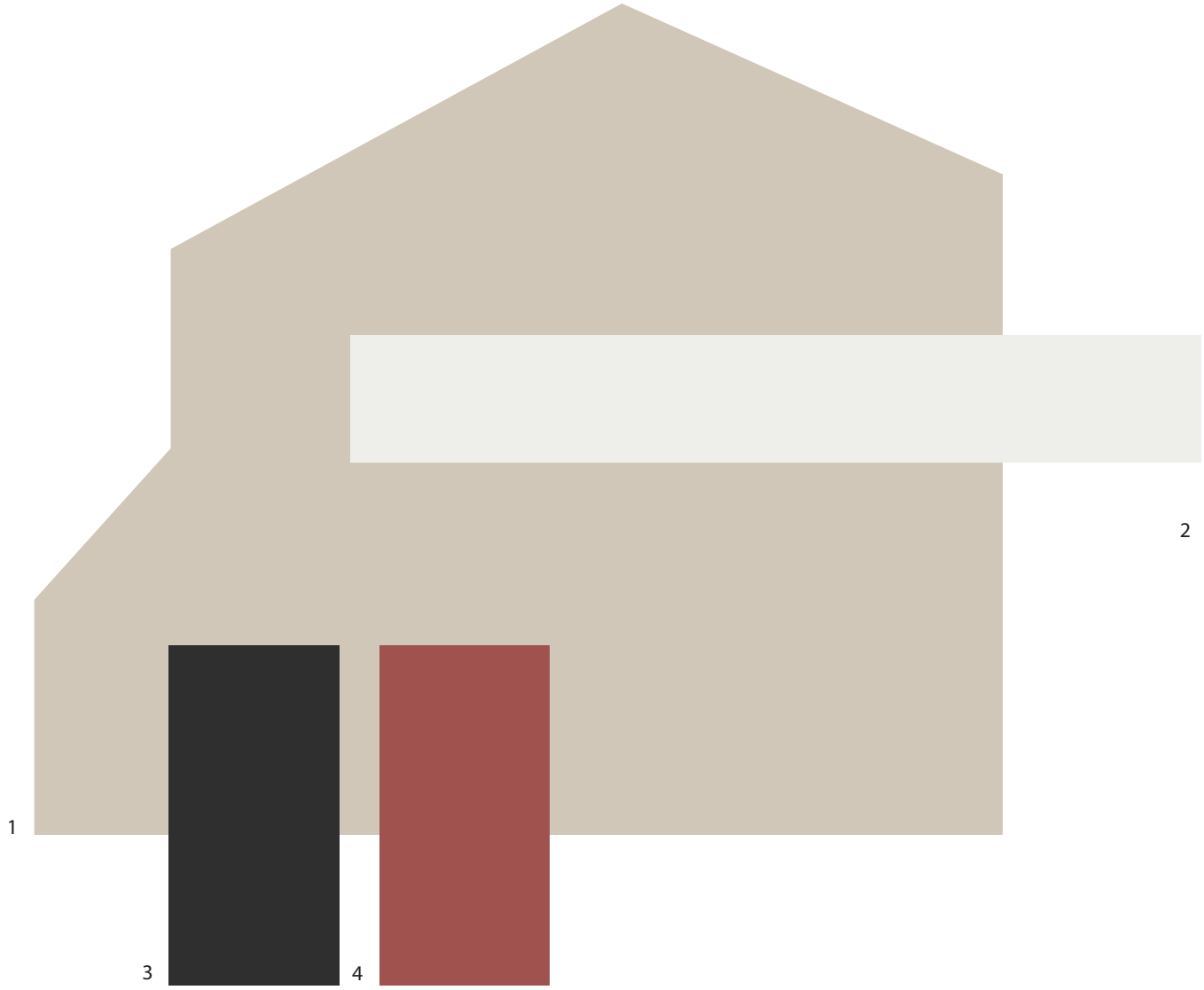

Scheme 104

1	Body	SW 7036 Accessible Beige
2	Trim	SW 7006 Extra White
3	Shutters	SW 6258 Tricorn Black
4	Front Door	SW 6320 Bravado Red

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Color samples shown approximate actual paint colors as closely as possible. 21-03-3281

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Scheme 105

1	Body	SW 6206 Oyster Bay
2	Trim	SW 7004 Snowbound
3	Shutters	SW 7004 Snowbound
4	Front Door	SW 7076 Cyberspace

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Color samples shown approximate actual paint colors as closely as possible. 21-03-3281

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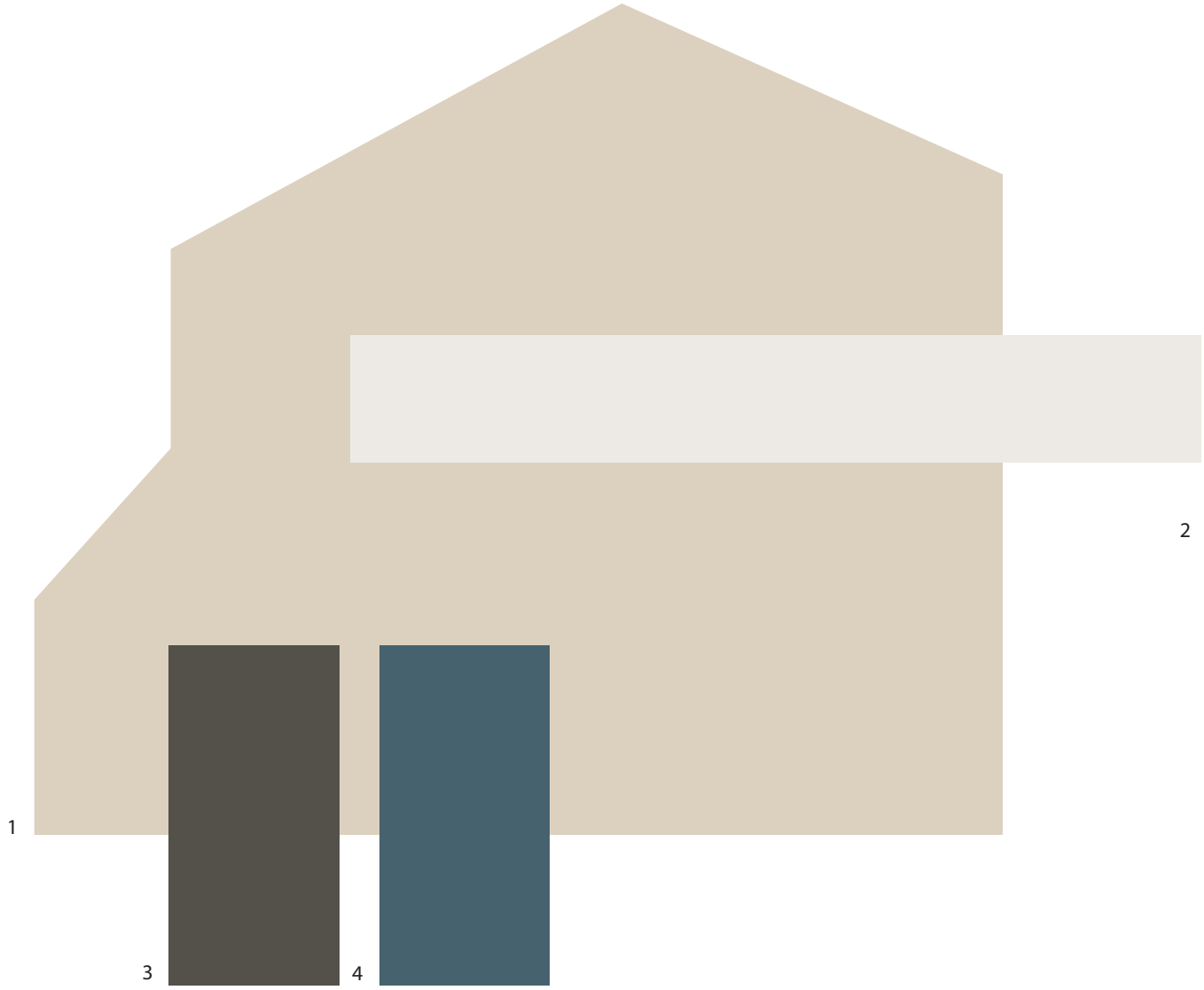

Scheme 106

1	Body	SW 7531 Canvas Tan
2	Trim	SW 7004 Snowbound
3	Shutters	SW 7048 Urbane Bronze
4	Front Door	SW 0048 Bunglehouse Blue

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Color samples shown approximate actual paint colors as closely as possible. 21-03-3281

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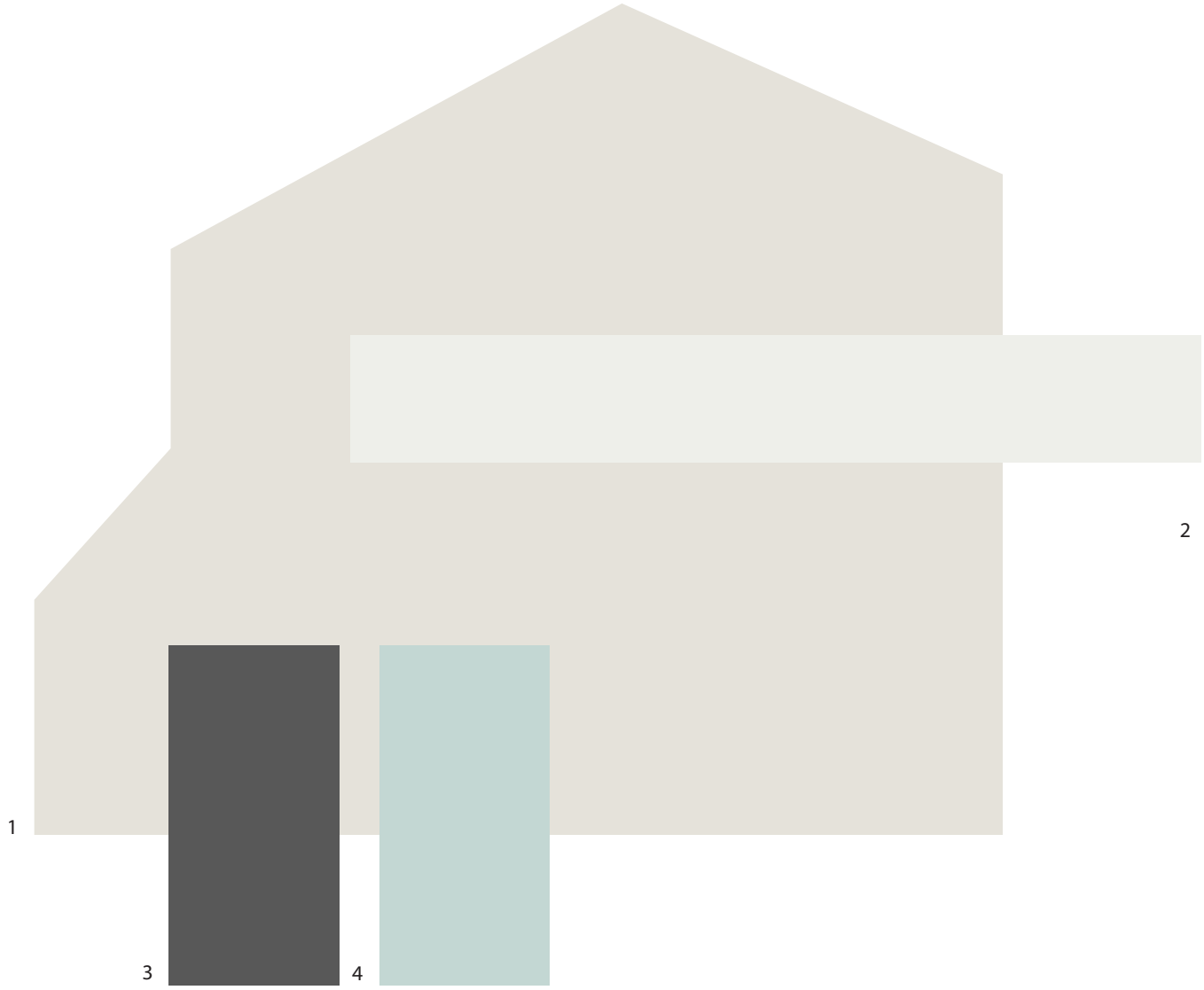

Scheme 107

1	Body	SW 7636 Origami White
2	Trim	SW 7006 Extra White
3	Shutters	SW 7674 Peppercorn
4	Front Door	SW 6477 Tidewater

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Color samples shown approximate actual paint colors as closely as possible. 21-03-3281

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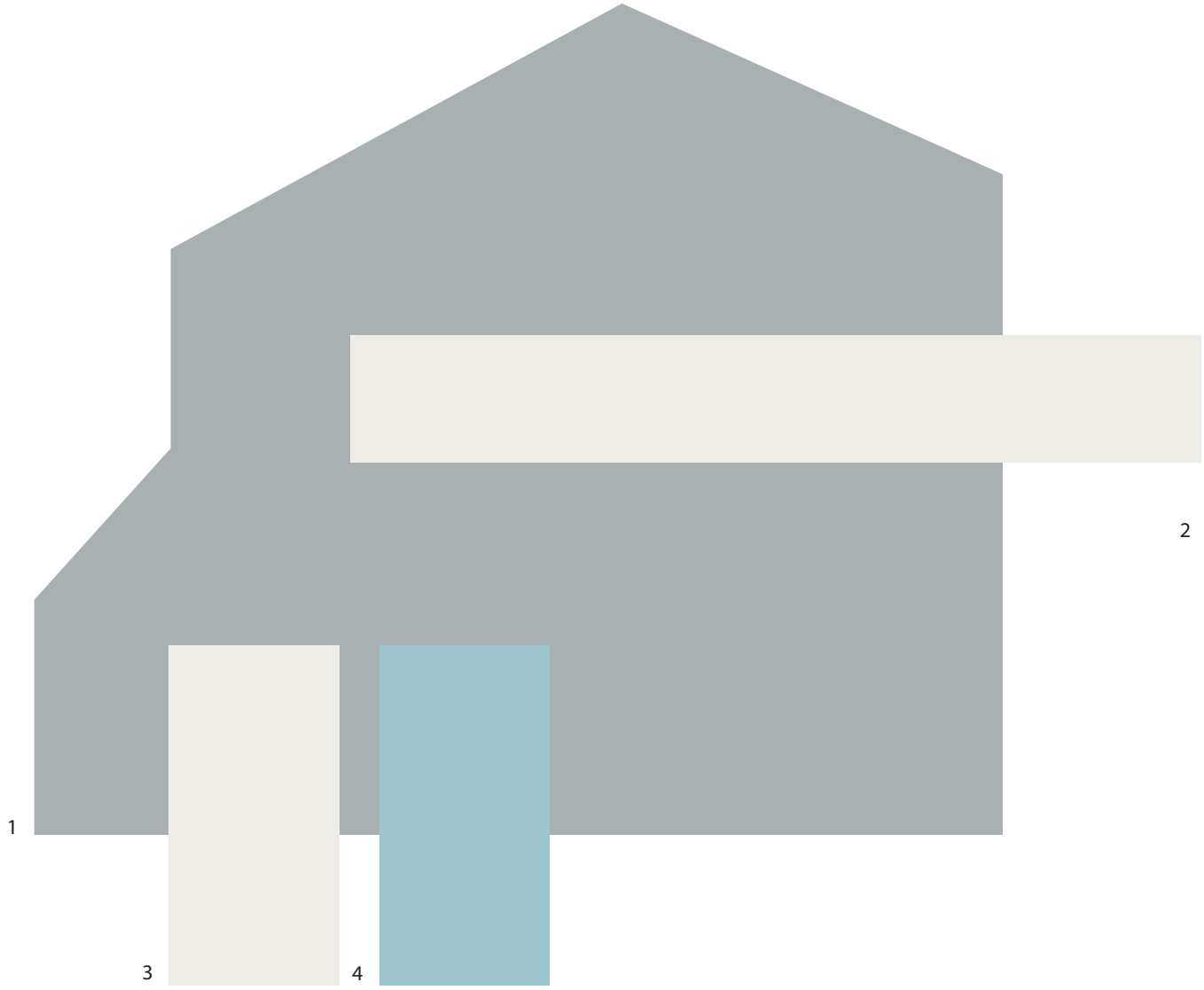

Scheme 108

1	Body	SW 6234 Uncertain Gray
2	Trim	SW 7005 Pure White
3	Shutters	SW 7005 Pure White
4	Front Door	SW 9053 Agua Fría

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Color samples shown approximate actual paint colors as closely as possible. 21-03-3281

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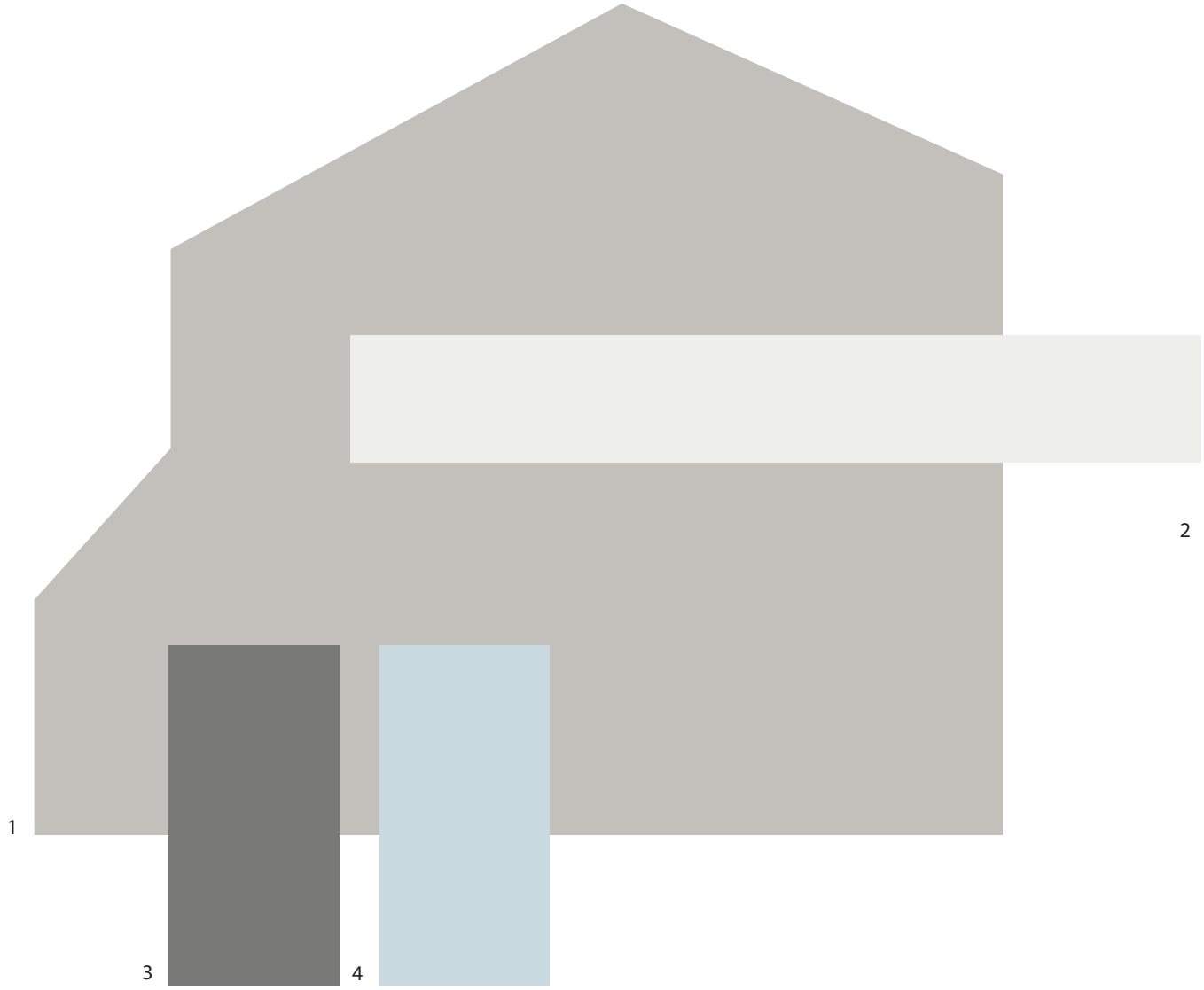

Scheme 109

1	Body	SW 0055 Light French Gray
2	Trim	SW 7006 Extra White
3	Shutters	SW 2849 Westchester Gray
4	Front Door	SW 9144 Moonmist

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Color samples shown approximate actual paint colors as closely as possible. 21-03-3281

SINGLE UNIT CALCULATIONS

AIR CONDITIONED AREAS

LIVING AREA	1409 SF
	1409 SF

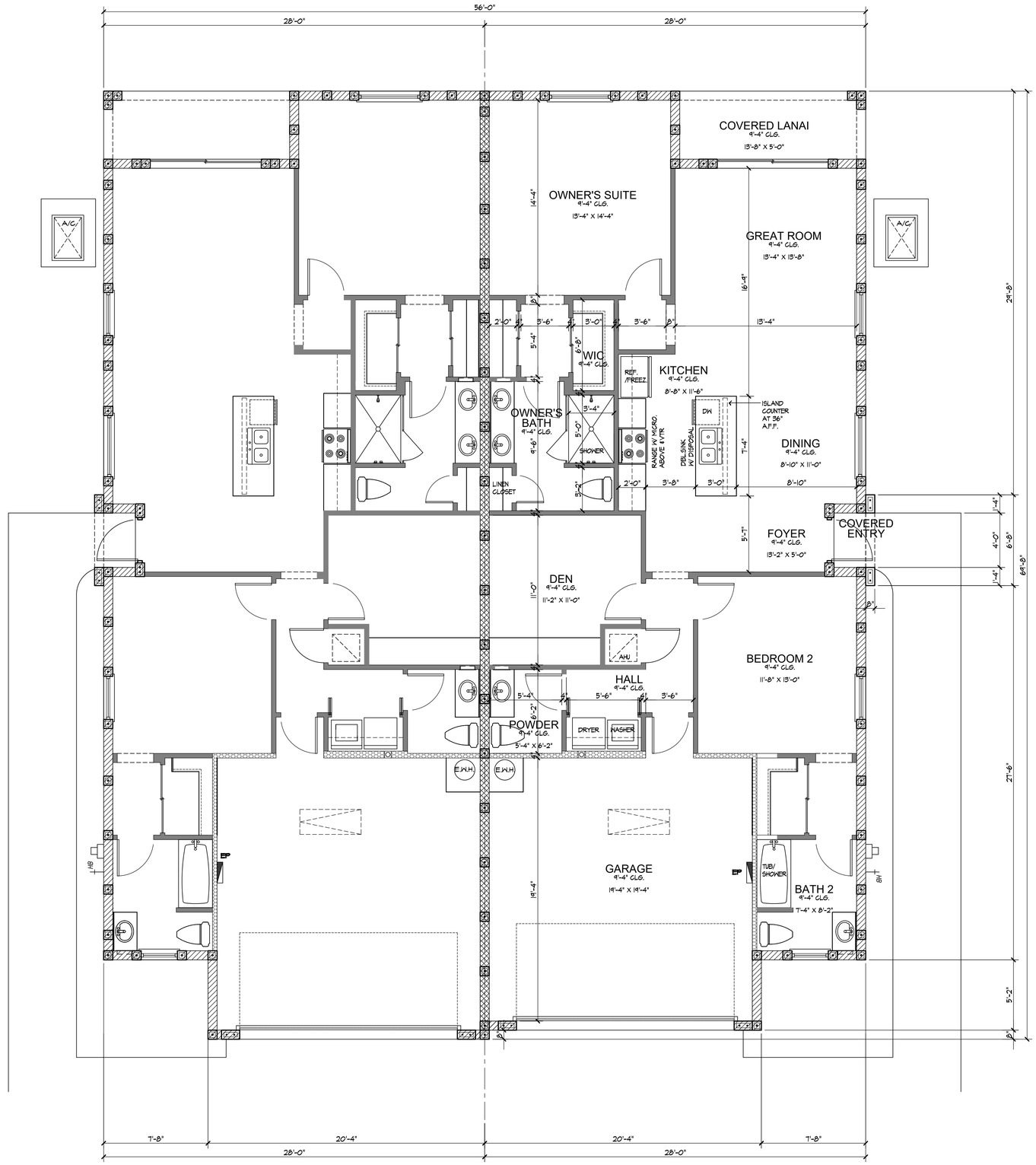
NON CONDITIONED AREAS

GARAGE	407 SF*
COVERED ENTRY	12 SF
LANAI	68 SF
	487 SF

*ADD 14 SQ. FT. FOR (1) EXTENDED GARAGE

GROSS AREA

GROSS AREA	1896 SF



revisions

no.	date
-	-

designed	SBD
drawn	KF
checked	SBD
date	8/12/21
scale	1/4" = 1'-0" (U.O.N.)
job no.	210712 DUPLEX_mm.lh

Scott Blakeslee Disher
AR-0011586 AA-0004385

PROGRESS SET
09/21/21

DUPLEX - MODEL 2

project

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

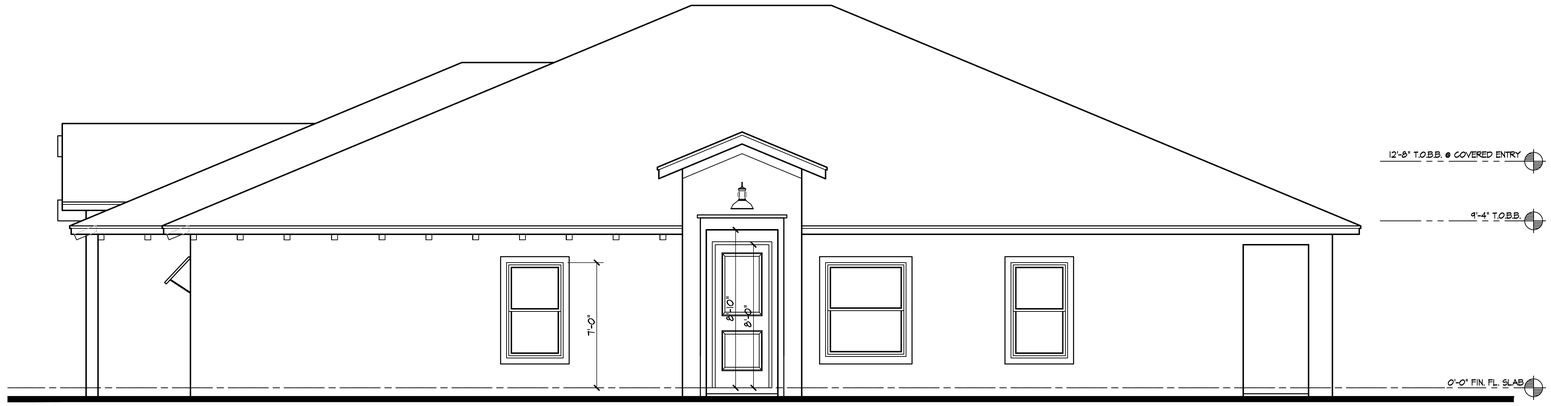
Phone 561.202.6990
Fax 561.296.2494
archstudiofl.com

drawing

FLOOR PLAN

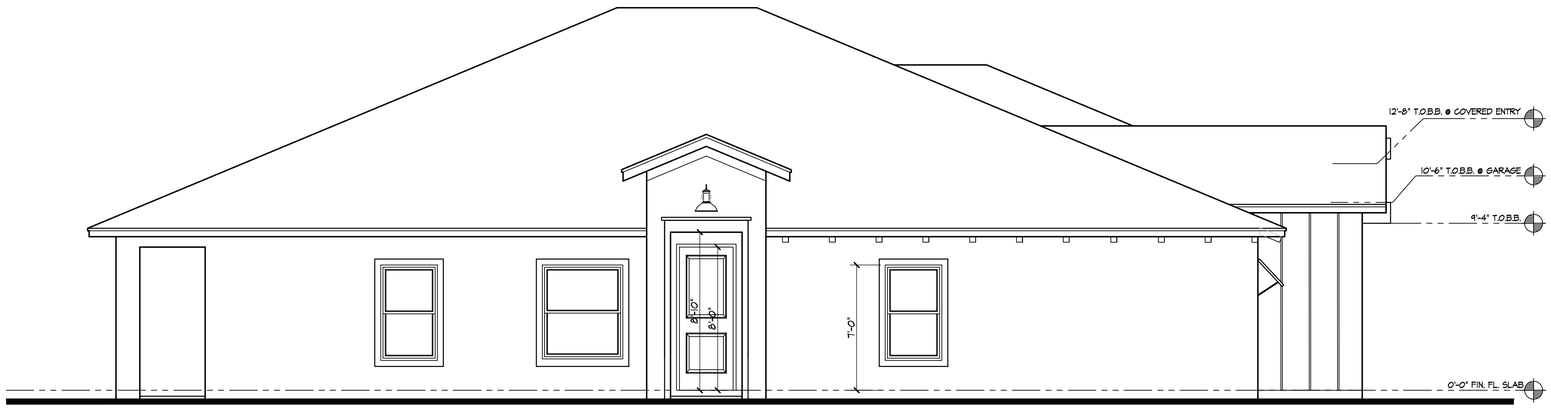
sheet

A-1



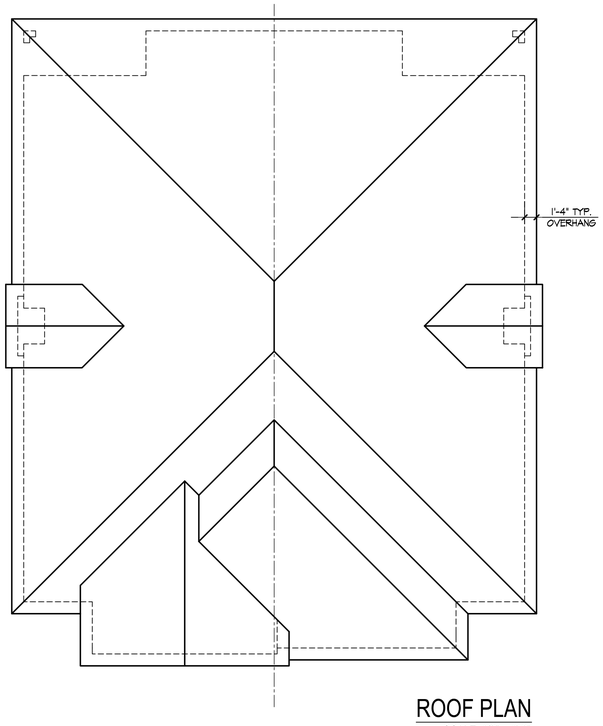
RIGHT SIDE ELEVATION

COASTAL



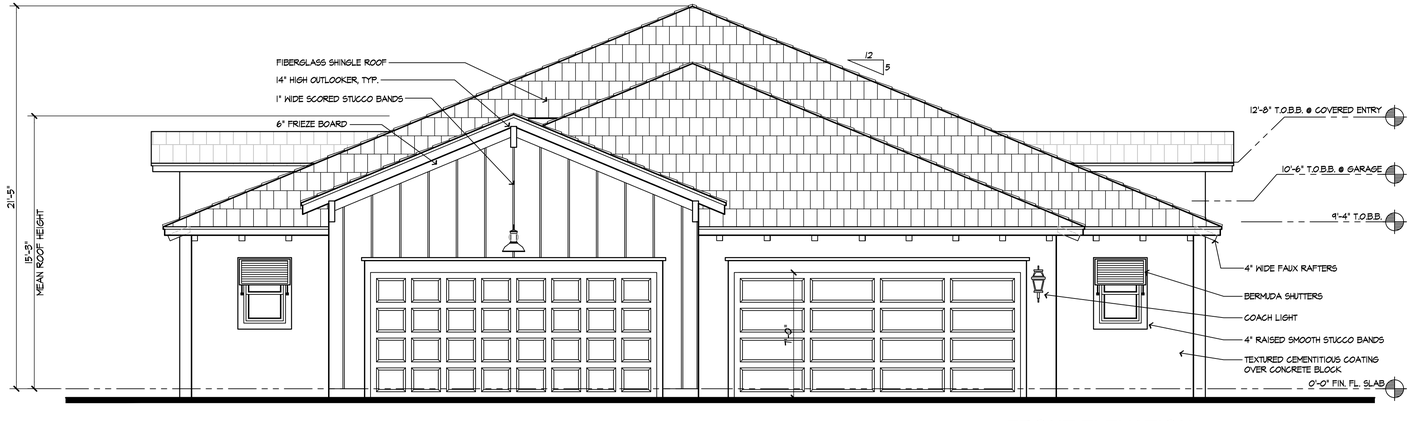
LEFT SIDE ELEVATION

COASTAL



ROOF PLAN

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



FRONT ELEVATION

COASTAL

revisions

no.	date
-	-

designed	SBD
drawn	KF
checked	SBD
date	8/12/21
scale	1/4" = 1'-0" (U.O.N.)
job no.	210712 DUPLEX_mm.lh

Scott Blakeslee Disher
AR-0011586 AA-C000185

PROGRESS SET
09/21/21

project

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
archstudiofl.com

drawing

COASTAL ELEVATION

sheet

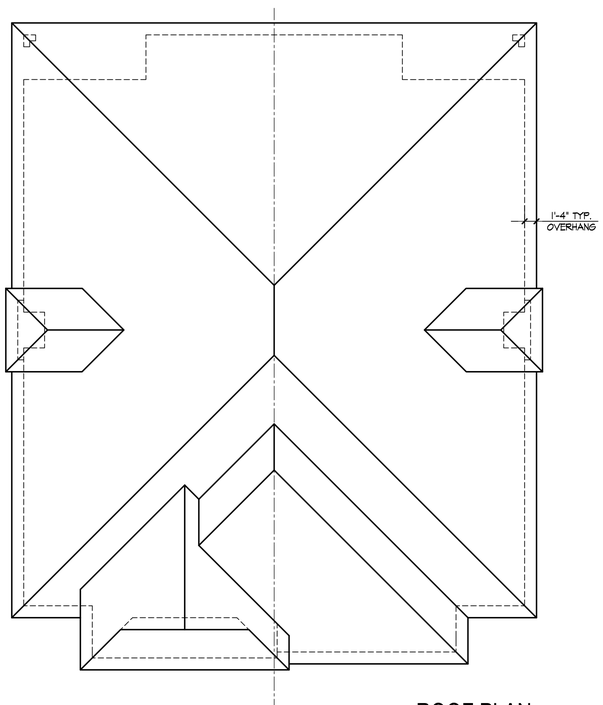
A-2

RIGHT SIDE ELEVATION

CRAFTSMAN

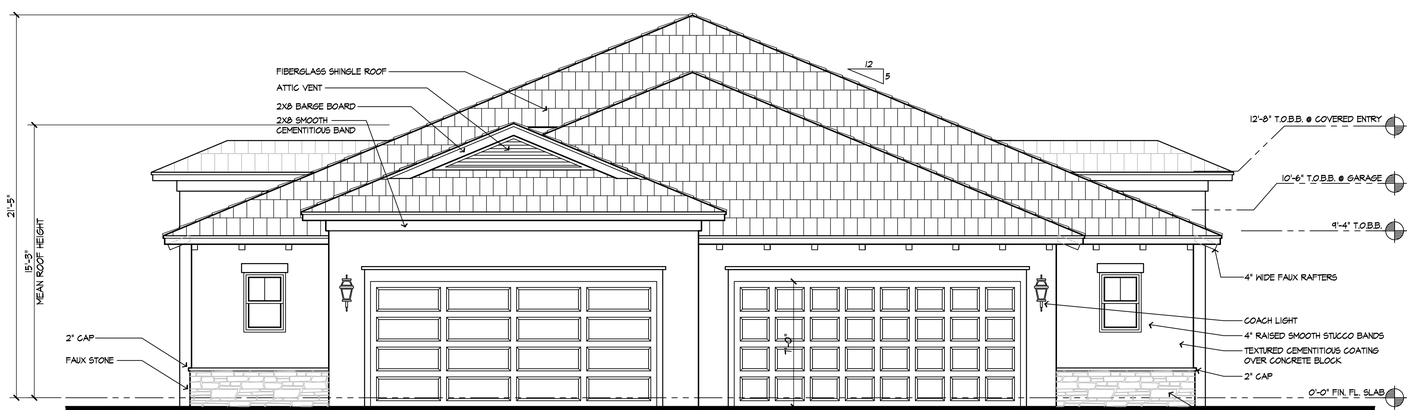
LEFT SIDE ELEVATION

CRAFTSMAN



ROOF PLAN

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



FRONT ELEVATION

CRAFTSMAN

revisions

no.	date
-	-

designed	SBD
drawn	KF
checked	SBD
date	8/12/21
scale	1/4" = 1'-0" (U.O.N.)
job no.	210712 DUPLEX_mm.lh

Scott Blakeslee Disher
AR-0011586 AA-0003185

PROGRESS SET
09/21/21

project

DUPLEX - MODEL 2

CONCEPTUAL PLAN
PRESERVE AT SAVANNAH LAKE

by: LENNAR HOMES

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Planning

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Palm Beach Gardens, Florida 33418

Phone 561.202.6990
Fax 561.296.2494
archstudiofl.com

drawing

CRAFTSMAN ELEVATION

sheet

A-3

PRELIMINARY
PRESERVE AT
SAVANNAH LAKES

EXTERIOR COLOR SCHEMES

	SCHEME 1	SCHEME **2**	SCHEME **3**	SCHEME **4**	SCHEME **5**
ROOF SHINGLE	GAF Timberline Ultra HD **Charcoal**	GAF Timberline Ultra HD **Charcoal**	GAF Timberline Ultra HD **Charcoal**	GAF Timberline Ultra HD **Charcoal**	GAF Timberline Ultra HD **Charcoal**
TRIM & COLUMNS	PAPERWHITE SW7105	ALABASTER SW7008	COTTON WHITE SW7104	NATURAL CHOICE SW7011	PURE WHITE SW7005
BODY	PEARL GRAY SW0052	COMFORT GRAY SW6205	COTTON WHITE SW7104	LIVEABLE GREEN SW6176	REFLECTION SW7661
FAUX SIDING	WHITE HYACINTH SW0046	ALABASTER SW7008	COTTON WHITE SW7104	NATURAL CHOICE SW7011	PURE WHITE SW7005
FRONT DOOR	WHITE HYACINTH SW0046	ROOKWOOD RED SW2802	BLACK MAGIC SW6991	ETHERAL MOOD SW7639	BRACING BLUE SW6242
SHUTTERS (if applicable)	SEAWORTHY SW7620	REGATTA SW6517	BLACK MAGIC SW6991	ETHERAL MOOD SW7639	BRACING BLUE SW6242
FASCIA	WHITE HYACINTH SW0046	ALABASTER SW7008	COTTON WHITE SW7104	NATURAL CHOICE SW7011	PURE WHITE SW7005
GARAGE DOOR	SEAWORTHY SW7620	REGATTA SW6517	BLACK MAGIC SW6991	ETHERAL MOOD SW7639	BRACING BLUE SW6242
PAVERS	GRANITE	GRANITE	GRANITE	GRANITE	GRANITE
ACCENT STONE (If applicable, per elevation)			BORAL CULTURED STONE WINTER HAVEN PRO-FIT ALPINE EDGESTONE		

LENNAR HOMES PAINT COLOR AND MATERIAL BOARD

The color and materials shown herein, are preliminary inteded to give a general idea and feel for the community. Final color and material selection will occur when the community is ready to go to market and will depend on trends and availability of materials and colors at such time.

SITE PLAN FOR

SAVANNAH PRESERVE a PLANNED DEVELOPMENT

IN

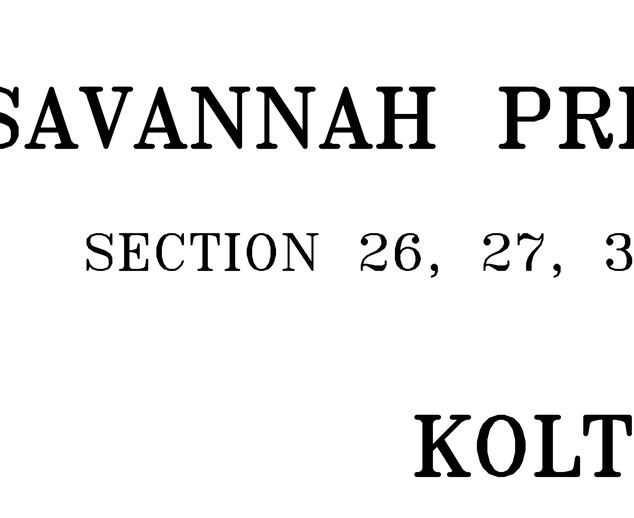
SECTION 26, 27, 34, AND 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST

MARTIN COUNTY, FLORIDA

PREPARED FOR

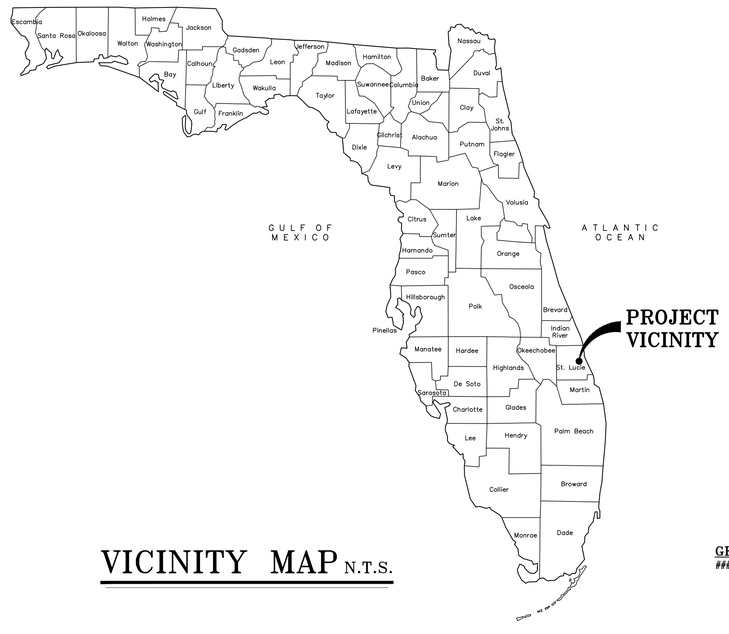
KOLTER LAND PARTNERS, LLC

KOLTERLAND



LOCATION MAP N.T.S.

SECTION 26, 27, 34 & 35
TOWNSHIP, 35 SOUTH,
RANGE 40 EAST



VICINITY MAP N.T.S.

GENERAL NOTES
####

INDEX TO SHEETS	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SITE PLAN
3	SITE PLAN DATA BLOCKS
4	SITE PLAN – AERIAL
5	SITE PLAN – DETAIL AREAS
6	SITE PLAN – DETAIL AREAS

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 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 02°04'47" 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°28'00" 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.

Parcel 3:
That part of the South 275.00 feet of the SW 1/4 of the SE 1/4 of Section 27, Township 35 South, Range 40 East, lying East of U.S. Highway No. 1, less the North 25.00 feet and the East 15.00 feet for Right-Of-Way, all lying and being in St. Lucie County, Florida.

Overall, parcel area 132.69 acres (more or less).

REVISIONS	
SHEET NO.	DATE

SUBMITTAL DATE: 02/10/2022

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

HIGH POINT FORT PIERCE CONDOMINIMUM SECTION III
(UNPLATTED)

GRAPHIC SCALE
135 0 67.5 135
(IN FEET)
1 inch = 135 ft.

PARCEL ID: 2436-333-0002-000-1
LAND USE: COS (CONSERVATION & OPEN SPACE)
ZONING: OS-2 (CONSERVATION OPEN SPACE)

DICKSON DRIVE (50.0' 70.0')

SAVANNAH LAKES BLVD.

SOUTH MARKET AVENUE EAST (55' R/W)

SOUTH US #1

RIGHT-OF-WAY LINE

S.E. BRIDGEY PLAIN WAY (50' R/W)

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

MANATEE MOBILE HOME PARK LLC

PARCEL ID: 2434-112-0001-000-0
LAND USE: RM (MEDIUM DENSITY RESIDENTIAL)
ZONING: R4 (MEDIUM DENSITY RESIDENTIAL)

PARCEL ID: 2434-501-0054-000-0
LAND USE: GC (GENERAL COMMERCIAL) ZONING: C-3 (GENERAL COMMERCIAL)

PARCEL ID: 2434-501-0123-000-8
LAND USE: GC (GENERAL COMMERCIAL) ZONING: C-3 (GENERAL COMMERCIAL)

PARCEL ID
2434-501-0122-000-8
LAND USE: GC (GENERAL COMMERCIAL)
ZONING: C-3 (GENERAL COMMERCIAL)

PARCEL ID
2434-501-0055-000-7
LAND USE: GC (GENERAL COMMERCIAL)
ZONING: C-3 (GENERAL COMMERCIAL)

PARCEL ID
2434-501-0054-000-0
LAND USE: GC (GENERAL COMMERCIAL)
ZONING: C-3 (GENERAL COMMERCIAL)

PARCEL ID: 2434-121-0002-000-5
LAND USE: GC (GENERAL COMMERCIAL)
ZONING: C-3 (GENERAL COMMERCIAL)

LAKE - 4 (62,076 sf)

LAKE - 1 (55,308 sf)

LAKE - 2 (56,164 sf)

LAKE - 3 (94,942 sf)

EXISTING WETLAND-1 (TO BE FILLED) 8,602 SF

EXISTING WETLAND-10 15,400 SF (ON SITE)

EXISTING WETLAND-2 7,651 SF (OFF-SITE)

EXISTING WETLAND-2 9,339 SF (ON SITE)

WETLAND-6 (±2.0 ACRES)

WETLAND-8 ±1.0 ACRES (0.2 ON SITE) (0.8 OFFSITE)

W-4
(32.5± AC)
(ONSITE ONLY)

EXISTING WETLANDS

PROPOSED DRAINAGE INFRASTRUCTURE (TYP.)

GUEST PARKING/ NORTH MAIL KIOSK/ SCHOOL BUS STOP

PROPOSED SIDEWALK

PRO. HYDRANT

MARSH EDGE LANE

PRO. WETLAND IMPACTS (21,536 SF) w/GRAVITY WALL

PRO. WETLAND IMPACTS (2 SF)

PROP. OUTFALL

PROP. WETLAND IMPACTS (2 SF)

PRO. WETLAND IMPACTS (936 SF) - w/GRAVITY WALL

CONTROL STRUCTURE NO.1

CONTROL STRUCTURE #2

DRY DETENTION POND

25FT (AVG) BUFFER (TYPICAL)

FLOOD PLAIN COMPENSATION

FLOOD ZONE AH

FLOOD ZONE A

FLOOD ZONE X

PRO. STOP SIGN & BAR

PRO. 5' SIDEWALK

PRO. 6" WATER MAIN

STOP SIGN & STOP BAR (TYP)

PRO. DRAIN. INLET (TYPICAL)

LONG BOAT WAY

CITY LAKE WAY

RENDEZVOUS ISLAND ROAD

BRIDGEY PLAIN WAY

PETOSKAMER WAY

SUPPLEMENTAL UPLAND BUFFER

PROPOSED COMMUNITY TRAIL (5ft wide along sidewalk 8ft wide through open spaces)

PROPOSED OVERLOOK

FUTURE RECREATION USE

UPLAND HABITAT RESERVE

RECREATION TRACT

OPEN SPACE TRACT

GRASSED PAVERS

GATED EMERGENCY ACCESS W/ KNOX BOX

PROPOSED LANDSCAPE WALL

PROPOSED PERIMETER FENCING

PRO. 6' FPL

PRO. OUTFALL

EXISTING SIGNAL

EXISTING WALL

EXISTING FIRE HYDRANT

PARCEL ID: 2436-223-0004-000-2
LAND USE: RM (MEDIUM DENSITY RESIDENTIAL)
ZONING: PD (PLANNED DEVELOPMENT)

PARCEL ID: 2436-223-0003-000-4
LAND USE: RM (MEDIUM DENSITY RESIDENTIAL)
ZONING: PD (PLANNED DEVELOPMENT)

PARCEL ID
2436-333-0002-000-1
LAND USE: COS (CONSERVATION & OPEN SPACE)
ZONING: OS-2 (CONSERVATION OPEN SPACE)

PARCEL ID
2434-501-0122-000-8
LAND USE: GC (GENERAL COMMERCIAL)
ZONING: C-3 (GENERAL COMMERCIAL)

PARCEL ID
2434-501-0123-000-8
LAND USE: GC (GENERAL COMMERCIAL)
ZONING: C-3 (GENERAL COMMERCIAL)

PARCEL ID
2434-501-0055-000-7
LAND USE: GC (GENERAL COMMERCIAL)
ZONING: C-3 (GENERAL COMMERCIAL)

PARCEL ID
2434-501-0054-000-0
LAND USE: GC (GENERAL COMMERCIAL)
ZONING: C-3 (GENERAL COMMERCIAL)

PARCEL ID
2434-501-0123-000-8
LAND USE: GC (GENERAL COMMERCIAL)
ZONING: C-3 (GENERAL COMMERCIAL)

PARCEL ID
2434-501-0054-000-0
LAND USE: GC (GENERAL COMMERCIAL)
ZONING: C-3 (GENERAL COMMERCIAL)

PARCEL ID
2434-501-0122-000-8
LAND USE: GC (GENERAL COMMERCIAL)
ZONING: C-3 (GENERAL COMMERCIAL)

PARCEL ID
2434-501-0055-000-7
LAND USE: RU (COUNTY)
ZONING: RS-4 (COUNTY)

PARCEL ID
2434-501-0123-000-8
LAND USE: RU (COUNTY)
ZONING: RS-4 (COUNTY)

PARCEL ID
2434-501-0054-000-0
LAND USE: RU (COUNTY)
ZONING: RS-4 (COUNTY)

PARCEL ID
2434-501-0122-000-8
LAND USE: RU (COUNTY)
ZONING: RS-4 (COUNTY)

PARCEL ID
2434-501-0055-000-7
LAND USE: COM (COUNTY)
ZONING: CG (COUNTY)

PARCEL ID
2434-501-0054-000-0
LAND USE: COM (COUNTY)
ZONING: CG (COUNTY)

PARCEL ID
2434-501-0123-000-8
LAND USE: COM (COUNTY)
ZONING: CG (COUNTY)

PARCEL ID
2434-501-0122-000-8
LAND USE: COM (COUNTY)
ZONING: CG (COUNTY)

PARCEL ID
2434-501-0055-000-7
LAND USE: COM (COUNTY)
ZONING: CG (COUNTY)

PARCEL ID
2434-501-0122-000-8
LAND USE: COM (COUNTY)
ZONING: CG (COUNTY)

PARCEL ID
2434-501-0054-000-0
LAND USE: RU (COUNTY)
ZONING: RS-4 (COUNTY)

PARCEL ID
2434-501-0054-000-0
LAND USE: RU (COUNTY)
ZONING: RS-4 (COUNTY)

PARCEL ID
2434-501-0123-000-8
LAND USE: RU (COUNTY)
ZONING: RS-4 (COUNTY)

PARCEL ID
2434-501-0122-000-8
LAND USE: RU (COUNTY)
ZONING: RS-4 (COUNTY)

PARCEL ID
2434-501-0054-000-0
LAND USE: RU (COUNTY)
ZONING: RS-4 (COUNTY)

PARCEL ID
2434-501-0122-000-8
LAND USE: RU (COUNTY)
ZONING: RS-4 (COUNTY)

PARCEL ID
2434-501-0054-000-0

SITE DATA TABLE

Applicant:
Kolter Land Partners, LLC
105 NE 1st Street
Delray Beach, Fla 33444
Phone:
Fax:
Email:

Owner:
Karma Capial Investment LP
4512 N Flagler DR Ste 206
West Palm Beach, Fla 33407
Phone:
Fax:
Email:

Owner:
Dickson Commerce Center LLC
22532 Caravelle CIR
Boca Raton, Fla 33433
Phone:
Fax:
Email:

Engineer / Surveyor:
Culpepper & Terpening, Inc.
2980 South 25th. Street
Fort Pierce, FL 34981
Phone: (772) 464-3537
Fax: (772) 464-9497
Email: www.ct-eng.com

Landscape Architect:
Cotleur-Hearing
1934 Commerce lane, Ste 1
Jupiter, Fla 33458
Phone: 561.406.1012
Fax:
Email: www.cotleurhearing.com

Traffic Engineering:
MacKenzie Engineering and Planning, Inc.
1172 SW 30th Street, Suite 500
Palm City, FL 34990
Phone: (772) 286-8030
Fax:
Email:

Environmental:
EW Consultants, Inc.
1000 SE Monterey Commons Blvd., Ste 208
Stuart, FL 34996
Phone: 772-287-8771
Fax: 772-287-2988
Email: ewconsultants.com

1.) **Project Name:**
Savannh Preserve - a Planned Development

2.) **Location:**
East end of Dickson Drive, North of Gator Trace PD (City of Ft. Pierce).

3.) **Project Description:**
A 650 unit, residential community — 2-family units 340; Townhome u 310; 650

4.) **Legal Description**
see attached site survey

5.) **Sec/Town/Range:**
Sections 26, 27, 34, 35/ Range 35S/ Township 40E

6.) **Map ID:** 24/26S; 24/27S; 24/34N

7.) **Parcel ID Numbers:** 2426-333-0015-000-5; 2434-121-0001-000-8; 2427-433-0001-000-4; 2427-433-0002-000-1

8.) **Zoning:** PD (Planned Development); C-3 (Commercial General)

9.) **Future land Use** RM (Medium Density Residential); GC (Commercial General)

10.) **Gross Site Area:**

			acres
132.40	acres (proposed development tract)	Residential FLU	120.42
5,767,344	sq feet (approximate)	Commercial FL	11.98
			132.40

11.) **Site Density:**
Proposed # of Units 650
Maximum Density (Units/ ac): 10
Proposed Density (Units/ ac): 5
Max. Units (per R4 Zoning Class.):
Residential 1,204 units
Commercial 120 units
1,324 units

As a Planned Development (PD) requested zoning use, the project zoning district for which this sites development standards shall be based on as the foundation for application of the PD development flexibilities, is the R4 zoning district. Under the R4 zoning district, the maximum site density per acre is 10 dwelling units. For the purpose of this application, it is assumed that the 11.7 acres of commercially classified property included with this application, and under separate future land use amendment application, will be considered to be the equivalent to the R4 zoning district. Refer to PD deviation table for those items where variation from typicals is proposed.

12.) **Building Data:**
2-Family Unit

lot data (all dimensions are the minimum required.)		Actual dimensions will vary by lot and location)	
width	34 feet	Min Area	3910 square feet
depth	115 feet		
lot setbacks			
front	25 feet	side (interi	0 feet
rear[1]	15 feet	side	6 feet
rear[2]	5 feet	side cnr	15 feet

Townhome:

lot data (all dimensions are the minimum required.		Actual dimensions will vary by lot and location)	
width (inter	16 feet	width (end	26 feet
depth	100 feet	depth	100 feet
area	1600 square feet	area	2600 square feet
lot setbacks			
front[1]	25 feet	side (interi	0 feet
rear[2]	10 feet	side (end)	10 feet
		side cnr	15 feet

Note:
1.) Front setbacks are from the edge of the internal alley accessway.
2.) Accessory use structure - (eg patios, screen rooms, etc)
3.) 'Provided' setbacks indicate the minimum building setback to be provided at each individual building location. Specific setbacks may may vary (per plan), but will not be less than as indicated

13.) **Building Hgt.:**
Maximum Bldg. Hgt. 35 feet

14.) **Development Schedule:**
Start Spring 2022
Complete Summer 2023 (Infrastructure)

15.) **Flood Zone:**
The project site is located in Flood Zone X and Zone AE (Elev 5), according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map

16.) **City of Ft. Pierce General Notes:**
A. Project must comply with Chapters 17, 22 & Article XII per City of Ft. Pierce Code.

17.) **Site Coverage:**

Impervious	SF	ACRE	% Site
Buildings	690,720	15.86	12%
Pavement	312,661	7.18	5%
Sidewalk	130,000	2.98	2%
Misc. Area	890,400	20.44	15%
Sub Total Impervious	2,023,781	46.46	35%

Pervious/ Open Space	SF	ACRE	% Site
Lakes/ Retention	369,000	8.47	6%
Open Space/ Wetlands	3,374,563	77.47	59%
Sub-Total Pervious	3,743,563	85.94	65%

Total	980,938	132.40	100%

18.) **Open Space:**
Designated project open space totals 85.9 acres (65%) , of which approximatly 10% may consdered as active use areas. The balance of the gross open space areas are to be set aside as habitat preseve or perimeter landscaping.

19.) **Utility Service:**

Water Service	FPUA	Electric Service	FPUA
Sewage Service	FPUA	Cable Service	Comcast
Re-Use Water	n/a		

20.) **Fire Services:**
Fire Hydrants are provided as indicated on the project site plan, and have been placed in accord with St. Lucie County Fire District standards.

21.) **Site Lighting:**
Site lighting shall be provided in accord with City Codes and Standards. No lighting shall be directed off-site. Site lighting to be LED fixtures.

22.) **Refuse Collection:**
Trash and solid waste is collected by the City of Ft. Pierce. Individual service pick-up will be utilized.

23.) **Parking Required:**
In accord with the Ft. Pierce Parking Codes, the required parking for this residential community is two (2) spaces per residence.
- Townhome parking provided is a one (1) car garage and a one (1) car driveway. Parking is provided in a tandem format with one space being the garage and one space being the driveway. Minimum driveway widths are nine feet.
- 2-family units are a combination of two (2) driveway spaces and two (2) interior garage spaces; for a total of four spaces. Minimum driveway widths are 18 feet
- A total of 68 guest parking areas are provided at the; south side rec. center; at the north side mail kiosk/ bus pickup area at a midblock in townhome area.

24.) **Site Drainage:**
The site drainage system shall consistent of a combination of dry retention areas that will provide limited pretreatment with deposition into several small on-site lakes. Site stormwaters will pass through the large central wetland area with a project outfall to be installed in the southwest area of the site. Ultimate dischange is to the North Fork of the St. Lucie River through Platts Branch. On site storm drainage facilities shall conform to Chapter 17 of the Ft. Pierce Code of Ordinance and Standard Specifications adopted by the City Commission, February 13, 1978

26.) **Hazardous Waste Statement:**
Any and all hazardous or toxic materials generated or used or stored on site shall be disposed of in accordance with all local, state, and federal regulations.

27.) **Wellfield Protection Ordinance:**
This project is not located in a public water supply wellfield protection zone.

28.) **Traffic Statement**
MacKenzie Engineering and Planning, Inc. performed an analysis of the traffic impacts resulting from the proposed project located along the east side of South US 1, at the intersection of Dickson Drive/ Farmers Market Drive and South US 1, Fort Pierce, Florida. The applicant proposes 340 single family dwelling units and 310 multifamily dwelling units.

The proposed project is expected to generate the following net new external and cumulative driveway trips: • 5,513 daily, 386 AM peak hour (96 in/290 out), and 492 PM peak hour (310 in/182 out) trips.

The analysis shows that the roadways are projected to operate acceptably with the addition of the proposed development and the project meets City of Fort Pierce's concurrency requirements. The project will reconstruct Dickson Drive east of US 1 to include one left-turn lane, one shared through and right-turn lane. In addition, MEP recommends an extension of the southbound left turn lane 300 feet with a 50 taper for a total length of 350 feet.

STANDARD ZONING –v– PD ZONING DESIGN DEVIATIONS

PD/ with underlying R-4 Zoning District	REQUIRED BY CODE	PROVIDED	DEVIATION
CODE SECTION 125-212 PD REGULATIONS			
Comprehensive Plan Consistency	Any residential, commercial, industrial, or public land uses and structures are permitted in this district, provided the proposed development is shown to be consistent with the goals, objectives and policies of the comprehensive plan, and consistent with the future land use element, and the standards and criteria contained in the following sections, unless a corresponding amendment to the comprehensive plan is also adopted	See PD Planning Document / Application	
Perimeter Setbacks	Setbacks at the perimeter of the development shall be equal to those of the abutting zoning district, (R-4) except where city commission finds that alternate perimeter setbacks would be appropriate.	Minimum 10 feet	None
Density	Multifamily housing developments will utilize a lot with a gross density that shall not exceed 10 units per acre.	5 units/acre	- 5 du/ac
Open Space	Minimum of 20% of gross site area	65% of gross site area	+45% of gross site area
Lot Size (area):			
Townhome dwelling	1,500 SF	1,600 SF (min.)	+100 sf
2 family attached	4,000 SF	3,910 SF (min.) (This is smallest lot area. Many lots are	-90 sf
Lot Width:			
Townhome dwelling	16 ft Min. / 24 ft Max (per code)	16ft (min.)/ End units width will vary	End units will be a minimum 26ft. lot width. Actual will vary depending on location so as to meet the minimum 15ft. cnr setback.
2 family attached	60 ft (per structure (30 ft per unit))	34 ft (min)	n/a
Lot Depth:			
Townhome dwelling	90 ft	100 ft (min.)	n/a
2 family attached	90 ft	115 ft (min.)	n/a
Lot Coverage			
Townhome dwelling	50% lot	48% (based on smallest typ lot	- 2% of individual lot coverage,
2 family attached	50% lot	54% (based on smallest lots	+ 4% of individual lot coverage
Overall project site	Buildings in multifamily housing developments shall not cover more than 50 percent of the gross lot area.	12% of gross site area	- 38% of gross site area
Yards (Minimum):			
Townhome			
Front Yard	10 ft	25 ft	n/a
Side Yard	10 ft	10 ft	n/a
Side Yard Cnr	15 ft	15 ft(min)	n/a
Side Yard (Interior)	O ft	0 ft	n/a
Rear Yard (Main Bldg)	15 ft	18 ft	n/a
Rear Yard (Accessory)	15ft/5ft (Sec 125.194(2)(G))	9 ft	n/a
Unit Separation (Sec	20 ft	20 ft	n/a
Street Frontage (Minimum)	16 ft	Varies (min 16 ft)	n/a
2 Family Attached			
Front yard	25 ft	25f t	n/a
Side yard	6 ft	6 ft	n/a
Side yard cnr	15 ft	15 ft (min)	n/a
Rear yard (main Bldg)	15 ft	20 ft	n/a
Rear yard (accessory)	15ft/5ft (Sec 125.194(2)(G))	5 ft	n/a
Unit Separation (Sec 125.194(2)(H))	20ft	12 ft	8 ft (note side setbacks are compliant with min. side setback standards for R4 zoning district. The 20ft separation standard may not apply)
Street Frontage (Minimum)	25ft	Varies – 25ft (min)	n/a
Building Height:	45 feet	35 feet	n/a
Parking:			
Townhome dwelling	1.5 /unit in side by side driveway	2 / unit in in tandum (garage and driveway)	n/a
2 family attached	2 /unit in side by side driveway	2 / unit (garage and driveway) (4 total spaces option)	n/a
Driveway:			
Townhome dwelling			
width	12 ft minimum	9 ft	-3 ft
corner setback	50 ft	varies by location	varies by location
driveway separation	50 ft	varies - 2ft Minimum	48 ft
2 family attached	n/a		
Landscape:			
Townhome dwelling	Foundation Plantings along all Sides of Structure	Foundation Planting on Front and Side Yard Areas	Rear Yard Foundation Plantings Not Required
	Trees – Min of 4 Trees Required Per Lot	One Shade Tree or Equivalent Per Tract/Lot	-3 Trees
	Sodding Required on all Areas	Sodding Provide on all non-planted areas	None
	Irrigation Required	Irrigation (Central System Control) Provided	None
2 family attached	Foundation Plantings along all Sides of Structure	Foundation Planting on Front and Side Yard Areas	Rear Yard Foundation Plantings Not Required
	Trees – Min of 4 Trees Required Per Lot	One Shade Tree or Equivalent Per Tract/Lot	-3 Trees
	Sodding Required on all Areas	Sodding Provide on all non-planted areas	None
	Irrigation Required	Irrigation (Central System Control) Provided	None

KOLTERLAND

COMPUTER FILE REF.	FIELD BK./PG.

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

– REVISIONS –	BY	DATE
CONVERT SITE PLAN TO MF UNITS MIX	DJM	21.05.10
REVISE PROJECT ENTRY POINTS	DJM	21.06.01
REVISE PROJECT ENTRY POINTS (FDOT)	DJM	21.06.11
REVISE PROJECT PRODUCTS	DJM	21.07.02
REVISE PROJECT PRODUCTS (add 16ft site option)	DJM	21.07.12
REVISE PROJECT PRODUCTS (add 28ft site option)	DJM	21.07.13
REVISED PER CITY FTP REVIEW COMMENTS – DEC 2021	DJM	21.12.21
REVISED PER CITY FTP REVIEW COMMENTS – JAN 2022	DJM	22.01.31

	BY	DATE
DESIGNED	##	##
CALCS.	##	##
DRAWN	##	##
DETAILED	##	##
CHECKED	##	##
APPROVED	##	##

SAVANNAH PRESERVE

SITE PLAN – SUMMARY DATA

DATE: 04–21–21
HORIZ. SCALE: n/a
VERT. SCALE: #####
JOB No. 21–054
SHEET 3 of 6

KOLTERLAND

COMPUTER FILE REF.	FIELD BK./PG.

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REVISE PROJECT PRODUCTS	DJM	21.07.02
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REVISED PER CITY FTP REVIEW COMMENTS - DEC 2021	DJM	21.12.21
REVISED PER CITY FTP REVIEW COMMENTS - JAN 2022	DJM	22.01.31

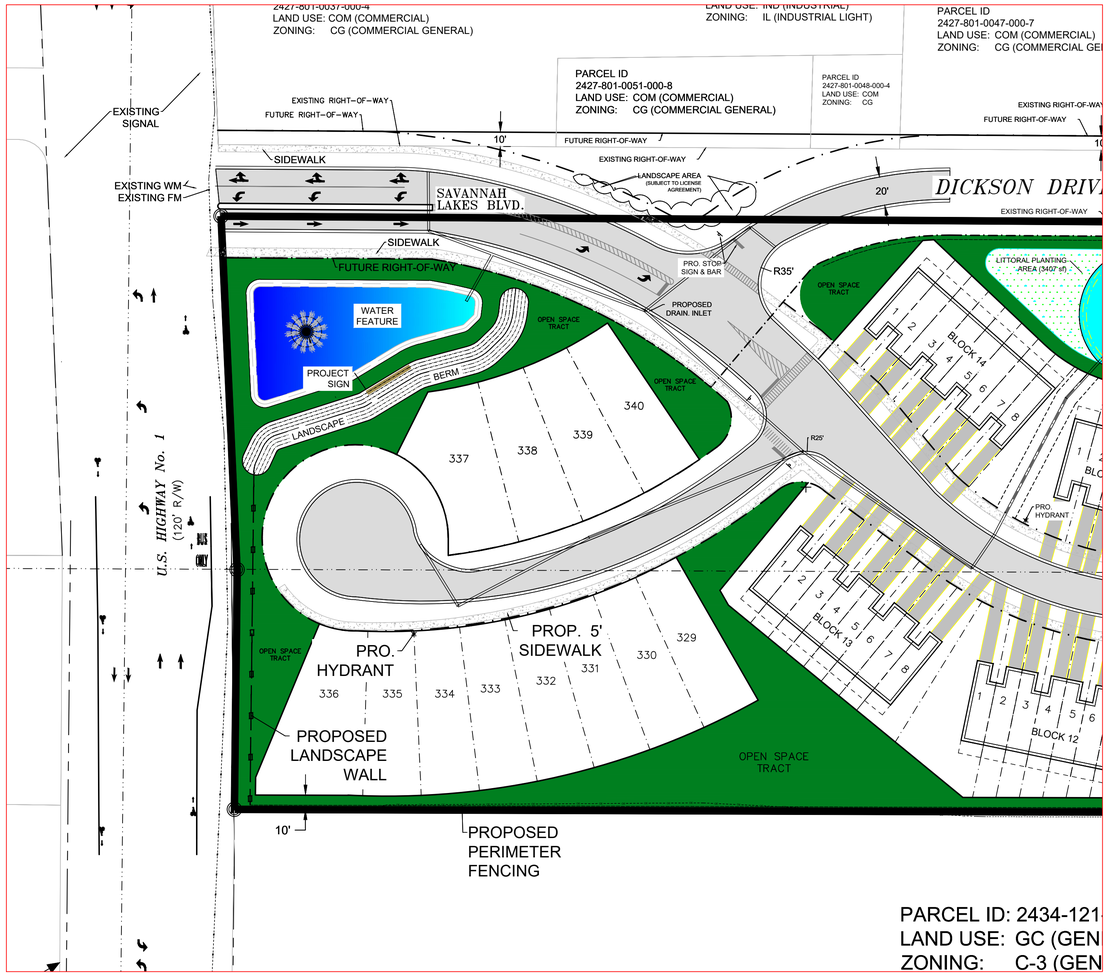
	BY	DATE
DESIGNED	##	##
CALCS.	##	##
DRAWN	##	##
DETAILED	##	##
CHECKED	##	##
APPROVED	##	##

SAVANNAH PRESERVE

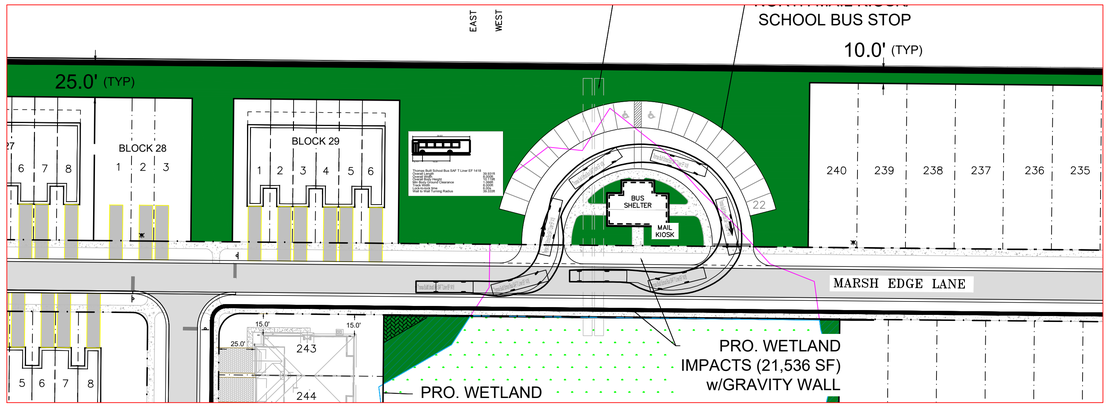
SITE PLAN – AERIAL

DATE: 04-21-21
HORIZ. SCALE: 1:150
VERT. SCALE: #####
JOB No. 21-054
SHEET **4 of 6**

PROJECT ENTRY AREA/ US 1 INTERSECTION IMPROVEMENT (CONCEPT) (scale 1:50)

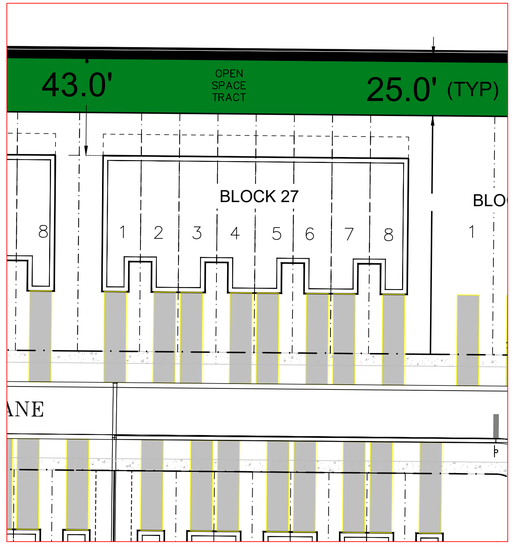


WETLAND 4 CROSSING/ NORTH MAIL KIOSK AREA (scale 1:50)

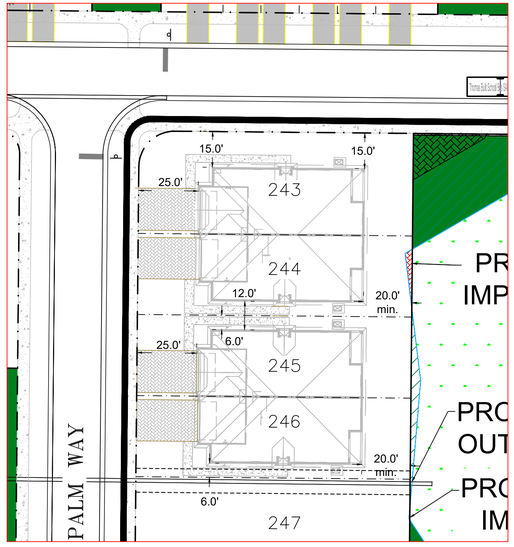


TYPICAL BUILDING SETBACKS

TOWNHOMES (scale 1:30)



2-FAMILY ATTACHED (scale 1:30)



KOLTERLAND

COMPUTER FILE REF.	FIELD BK./PG.

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REVISED PER CITY FTP REVIEW COMMENTS - JAN 2022	DJM	22.01.31

	BY	DATE
DESIGNED	##	##
CALCS.	##	##
DRAWN	##	##
DETAILED	##	##
CHECKED	##	##
APPROVED	##	##

SAVANNAH PRESERVE

SITE PLAN - AREA DETAILS

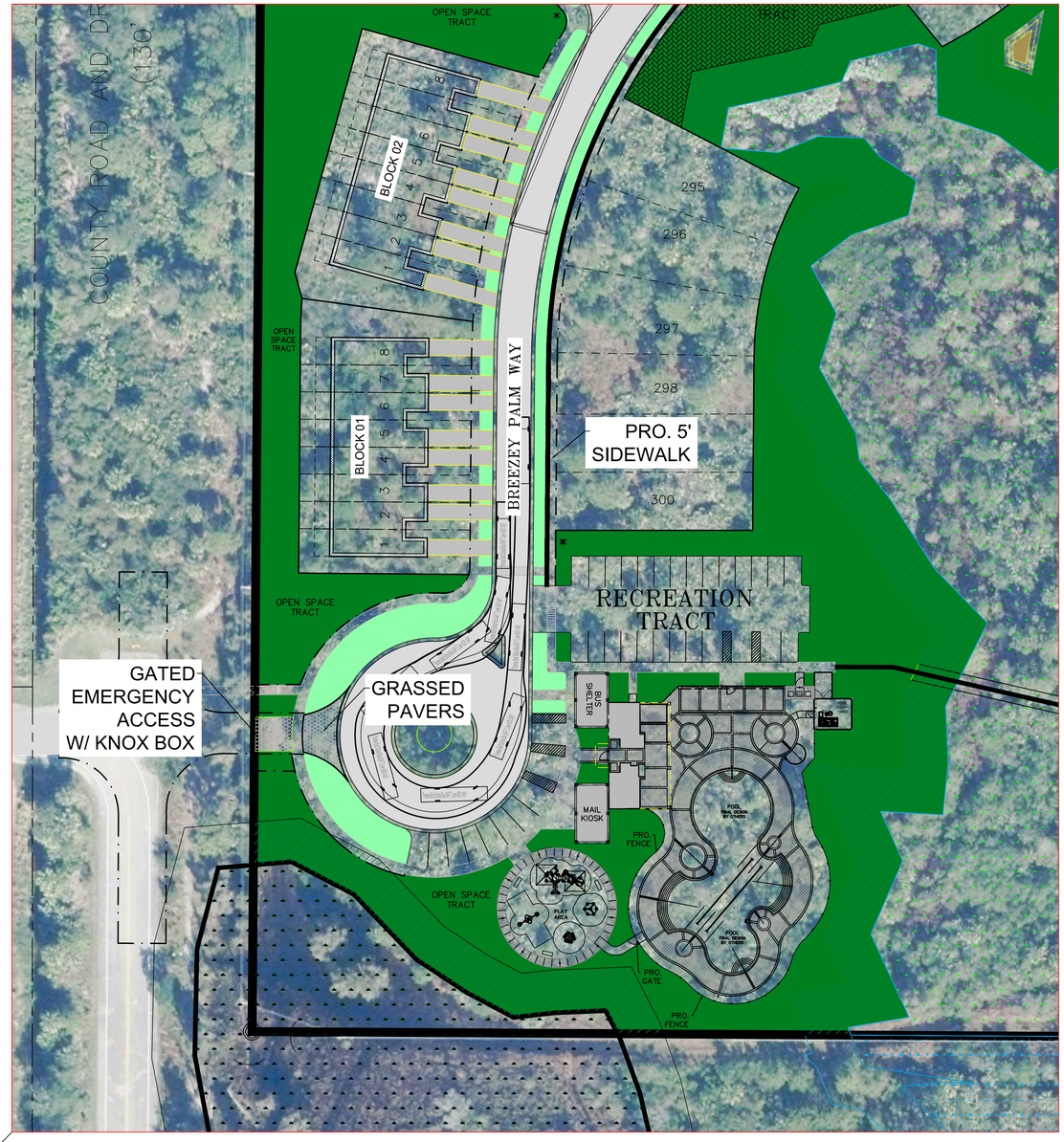
DATE: 04-21-21
HORIZ. SCALE: SEE ABOVE
VERT. SCALE: #####
JOB No. 21-054
SHEET 5 of 6

E:_DWN_2021\21-054 - savannah preserve - (kolterland)\21-054_planning - acad - site options - acad files\21_054_savannah preserve - site option 52 (22.02.10)_final draft illustration.dwg Plotted: 5/3/2022 1:37 PM By:

PROJECT RECREATION AREA (CONCEPT)

(SCALE 1:40)

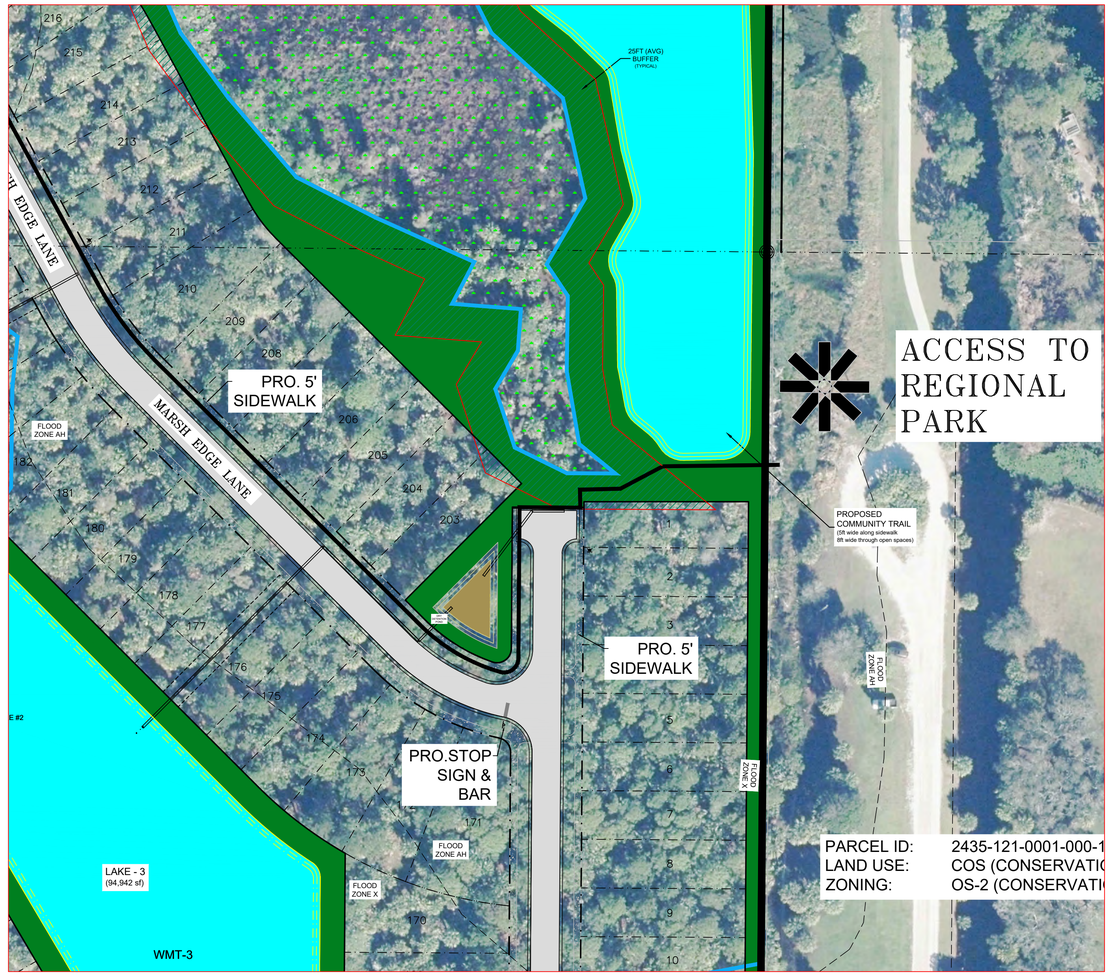
GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.



SAVANNAHS PARKS ACCESS

(SCALE 1:50)

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.



KOLTERLAND

COMPUTER FILE REF.	FIELD BK./PG.

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STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

– REVISIONS –	BY	DATE
CONVERT SITE PLAN TO MF UNITS MIX	DJM	21.05.10
REVISE PROJECT ENTRY POINTS	DJM	21.06.01
REVISE PROJECT ENTRY POINTS (FDOT)	DJM	21.06.11
REVISE PROJECT PRODUCTS	DJM	21.07.02
REVISE PROJECT PRODUCTS (add 16ft site option)	DJM	21.07.12
REVISE PROJECT PRODUCTS (add 28ft site option)	DJM	21.07.13
REVISED PER CITY FTP REVIEW COMMENTS – DEC 2021	DJM	21.12.21
REVISED PER CITY FTP REVIEW COMMENTS – JAN 2022	DJM	22.01.31

	BY	DATE
DESIGNED	##	##
CALCS.	##	##
DRAWN	##	##
DETAILED	##	##
CHECKED	##	##
APPROVED	##	##

SAVANNAH PRESERVE

SITE PLAN – AREA DETAILS

DATE: 04–21–21
HORIZ. SCALE: VARIES
VERT. SCALE: #####
JOB No. 21–054
SHEET 6 of 6

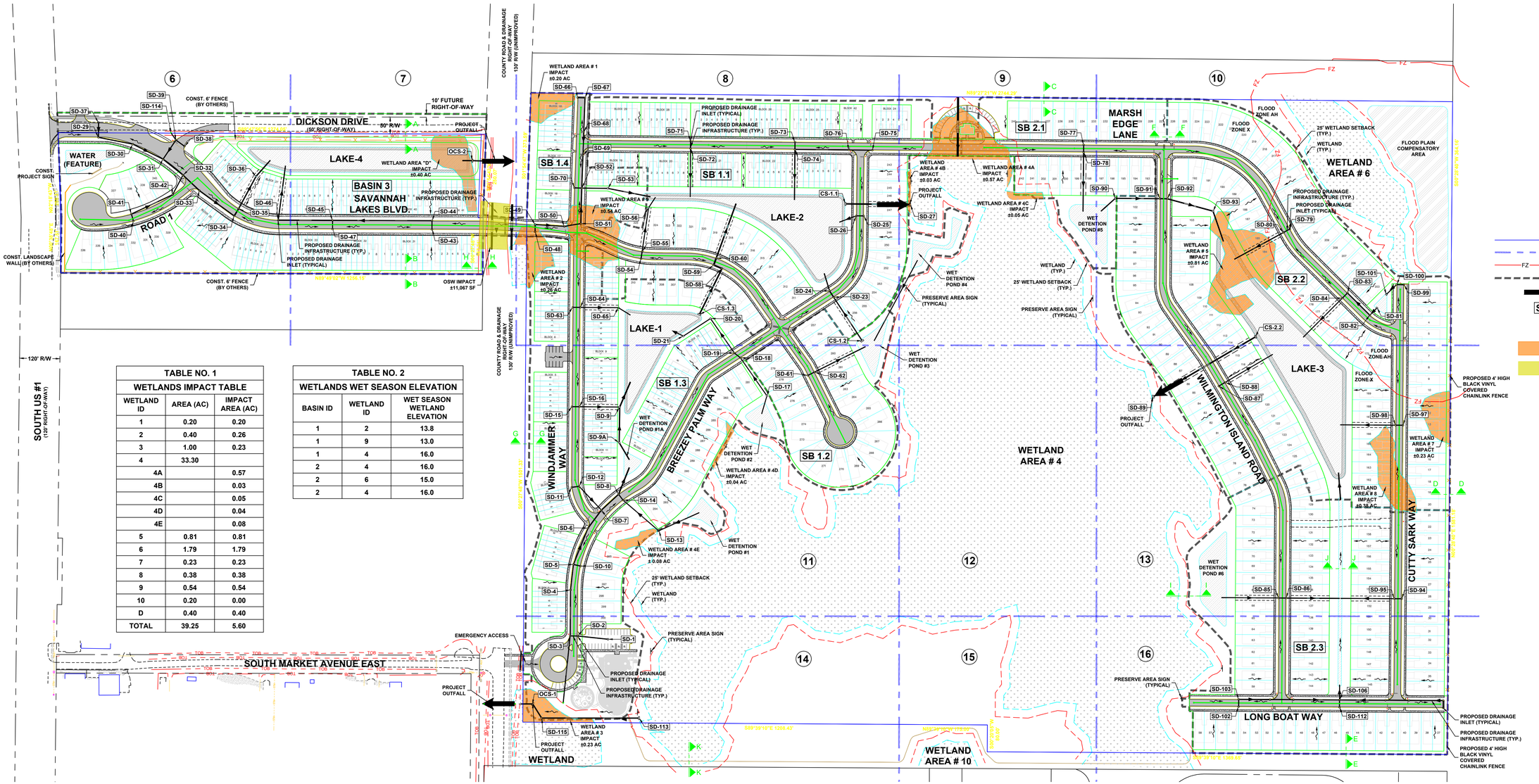

TABLE NO. 1		
WETLANDS IMPACT TABLE		
WETLAND ID	AREA (AC)	IMPACT AREA (AC)
1	0.20	0.20
2	0.40	0.26
3	1.00	0.23
4	33.30	
4A		0.57
4B		0.03
4C		0.05
4D		0.04
4E		0.08
5	0.81	0.81
6	1.79	1.79
7	0.23	0.23
8	0.38	0.38
9	0.54	0.54
10	0.20	0.00
D	0.40	0.40
TOTAL	39.25	5.60

TABLE NO. 2		
WETLANDS WET SEASON ELEVATION		
BASIN ID	WETLAND ID	WET SEASON WETLAND ELEVATION
1	2	13.8
1	9	13.0
1	4	16.0
2	4	16.0
2	6	15.0
2	4	16.0

TABLE NO. 3			
CONTROL STRUCTURE SUMMARY TABLE			
CONTROL STRUCTURE #	CONNECTION TO WETLAND / SWT	WETLAND NORMAL POOL	WETLAND SEASONAL HIGH ELEVATION
CS 1.1	WETLAND #4	15.7	16.0
CS 1.2	LAKE #2	N/A	N/A
CS 1.3	LAKE #1	N/A	N/A
CS 2.2	WETLAND #4	15.7	16.0
OCS 1	COUNTY ROW (SOUTH) DITCH	N/A	N/A
OCS 2	COUNTY ROW (NORTH) DITCH	N/A	N/A

DESIGN CRITERIA: 1988 NAVD
SFWMD PERMIT ### DRAINAGE BASINS 1.1

	ROUTED EL.	DESIGN EL.
CONTROL ELEVATION	= 15.00' NAVD	= 15.00' NAVD
MIN. ROAD CROWN	= 17.35' NAVD	= 17.60' NAVD
MIN. FINISHED FLOOR	= 17.76' NAVD	= 18.73' NAVD
MIN. PERIMETER BERM	= 17.61' NAVD	= 18.00' NAVD

DESIGN CRITERIA: 1988 NAVD
SFWMD PERMIT ### DRAINAGE BASINS 1.2

	ROUTED EL.	DESIGN EL.
CONTROL ELEVATION	= 15.00' NAVD	= 15.00' NAVD
MIN. ROAD CROWN	= 17.39' NAVD	= 17.80' NAVD
MIN. FINISHED FLOOR	= 17.80' NAVD	= 19.85' NAVD
MIN. PERIMETER BERM	= 17.66' NAVD	= 18.00' NAVD

DESIGN CRITERIA: 1988 NAVD
SFWMD PERMIT ### DRAINAGE BASINS 1.3

	ROUTED EL.	DESIGN EL.
CONTROL ELEVATION	= 15.00' NAVD	= 15.00' NAVD
MIN. ROAD CROWN	= 17.65' NAVD	= 17.65' NAVD
MIN. FINISHED FLOOR	= 17.98' NAVD	= 18.66' NAVD
MIN. PERIMETER BERM	= 17.87' NAVD	= 18.10' NAVD

DESIGN CRITERIA: 1988 NAVD
SFWMD PERMIT ### DRAINAGE BASINS 1.4

	ROUTED EL.	DESIGN EL.
CONTROL ELEVATION	= 15.00' NAVD	= 15.00' NAVD
MIN. ROAD CROWN	= 17.50' NAVD	= 17.60' NAVD
MIN. FINISHED FLOOR	= 17.79' NAVD	= 19.05' NAVD
MIN. PERIMETER BERM	= 17.65' NAVD	= 18.00' NAVD

DESIGN CRITERIA: 1988 NAVD
SFWMD PERMIT ### DRAINAGE BASINS 2.1

	ROUTED EL.	DESIGN EL.
CONTROL ELEVATION	= 15.60' NAVD	= 15.60' NAVD
MIN. ROAD CROWN	= 18.02' NAVD	= 18.62' NAVD
MIN. FINISHED FLOOR	= 18.41' NAVD	= 20.63' NAVD
MIN. PERIMETER BERM	= 18.30' NAVD	= 18.65' NAVD

DESIGN CRITERIA: 1988 NAVD
SFWMD PERMIT ### DRAINAGE BASINS 2.2

	ROUTED EL.	DESIGN EL.
CONTROL ELEVATION	= 15.60' NAVD	= 15.60' NAVD
MIN. ROAD CROWN	= 18.03' NAVD	= 18.30' NAVD
MIN. FINISHED FLOOR	= 18.40' NAVD	= 19.50' NAVD
MIN. PERIMETER BERM	= 18.29' NAVD	= 18.70' NAVD

DESIGN CRITERIA: 1988 NAVD
SFWMD PERMIT ### DRAINAGE BASINS 2.3

	ROUTED EL.	DESIGN EL.
CONTROL ELEVATION	= 15.60' NAVD	= 15.60' NAVD
MIN. ROAD CROWN	= 18.03' NAVD	= 18.30' NAVD
MIN. FINISHED FLOOR	= 18.52' NAVD	= 19.80' NAVD
MIN. PERIMETER BERM	= 18.39' NAVD	= 18.70' NAVD

DESIGN CRITERIA: 1988 NAVD
SFWMD PERMIT ### DRAINAGE BASINS 3

	ROUTED EL.	DESIGN EL.
CONTROL ELEVATION	= 15.98' NAVD	= 15.98' NAVD
MIN. ROAD CROWN	= 17.00' NAVD	= 17.10' NAVD
MIN. FINISHED FLOOR	= 18.67' NAVD	= 18.67' NAVD
MIN. PERIMETER BERM	= 17.88' NAVD	= 17.95' NAVD

THOMAS J. DEGRACE P.E. FL. REG. NO. 42354

Know what's below. Call before you dig.

NOTES:
1) ALL ELEVATIONS AND BENCHMARKS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988.

COMPUTER FILE REF.	FIELD BK./PG.

CULPEPPER & TERPENING INC
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STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

– REVISIONS –	BY	DATE
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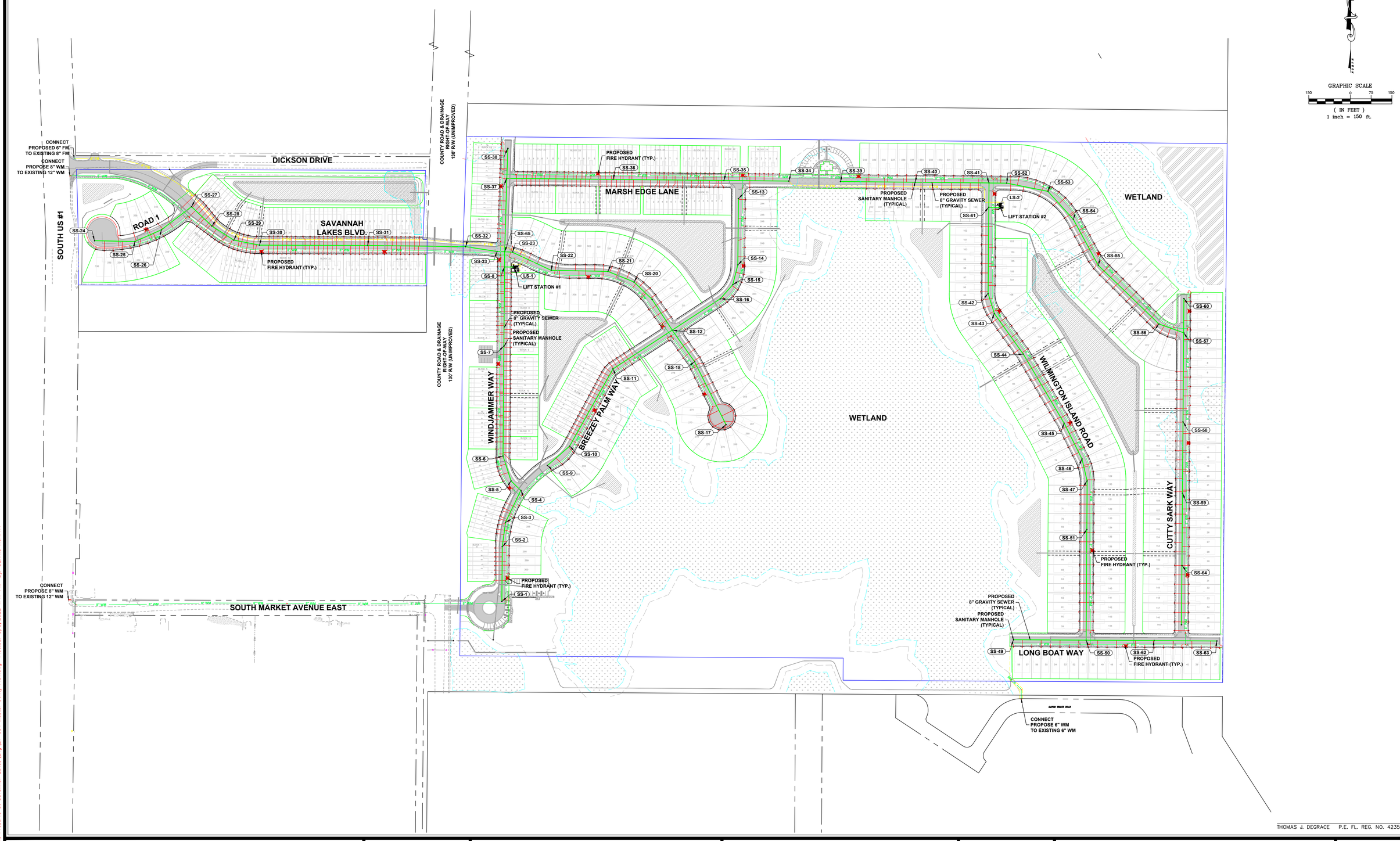
	BY	DATE
DESIGNED	TJD	10-1-21
CALCS.	ER	10-1-21
DRAWN	RN	10-1-21
DETAILED	EC	10-1-21
CHECKED	TJD	4-28-22
APPROVED	TJD	4-28-22

SAVANNAH PRESERVE

MASTER DRAINAGE PLAN

DATE: 4-28-22
HORIZ. SCALE: 1"=150'
VERT. SCALE: NA
JOB No. 21-054
SHEET 2 of 47

P:\Proj-2021\21-054 The Preserve at Savannah Lakes\Eng\21-054 Master Drainage Plan.dwg Plotted: 5/3/2022 1:50 PM By: DENNIS MURPHY



THOMAS J. DEGRACE P.E. FL. REG. NO. 42354

P:\Proj-2021\21-054 The Preserve at Savannah Lakes\Eng\21-054 Master Utility Plan.dwg Plotted: 5/3/2022 1:47 PM By: DENNIS MURPHY

COMPUTER FILE REF.	FIELD BK./PG.

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STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

– REVISIONS –	BY	DATE
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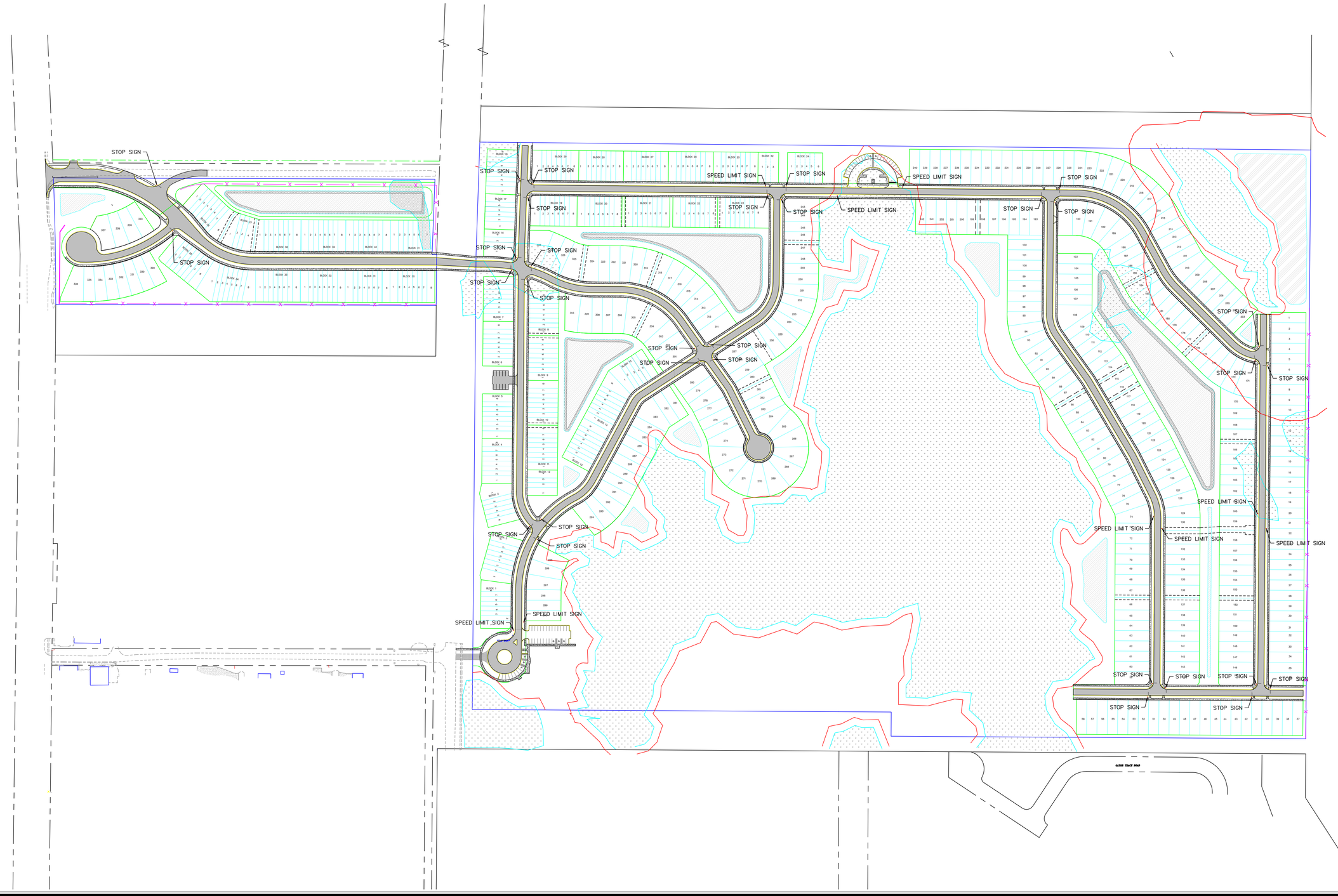
	BY	DATE
DESIGNED	TJD	10-1-21
CALCS.	ER	10-1-21
DRAWN	RN	10-1-21
DETAILED	EC	10-1-21
CHECKED	TJD	4-28-22
APPROVED	TJD	4-28-22

SAVANNAH PRESERVE

MASTER UTILITY PLAN

DATE: 4-28-22
HORIZ. SCALE: 1"=150'
VERT. SCALE: NA
JOB No. 21-054
SHEET 3 of 47



THOMAS J. DEGRACE P.E. FL. REG. NO. 42354

COMPUTER FILE REF.	FIELD BK./PG.

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STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

– REVISIONS –	BY	DATE
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	BY	DATE
DESIGNED	TJD	10-1-21
CALCS.	ER	10-1-21
DRAWN	EC	10-1-21
DETAILED	EC	10-1-21
CHECKED	TJD	4-28-22
APPROVED	TJD	4-28-22

SAVANNAH PRESERVE

HORIZONTAL CONTROL & MARKING PLAN

DATE: 4-28-22
HORIZ. SCALE: 1"=150'
VERT. SCALE: NA
JOB No. 21-054
SHEET 4 of 47

P:\Proj-2021\21-054 The Preserve at Savannah Lakes\Eng\21-054 HC - Marking Plan.dwg Plotted: 5/3/2022 1:57 PM By: DENNIS MURPHY

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

KOLTER HOMES

SITUATED IN

SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST ST. LUCIE COUNTY, FLORIDA

NOTES

1) Reproductions of this map are not valid without the original signature and 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 contains 7.177 Acres, more or less.
5) The last date of field work was November 17, 2021.
6) The South line of Section 27, Township 35 South, Range 40 East is assumed to bear N89°50'51"W and all other bearings shown hereon are relative thereto.
7) Parcels is located within an areas having a Flood Zone Designation "X" by the Federal Emergency Management Agency (F.E.M.A.), on Flood Insurance Rate Map No. 12111C0189K 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) This survey was prepared with the benefit of Fidelity National Title Insurance Company Order No. 9948774, dated September 30, 2021 at 11:00 pm. The surveyed land is the same land described in the Title Commitment.
9) The features shown hereon were acquired using RTK GPS and Trigonometric Methods and were verified through a redundancy of measurements for an expected horizontal and vertical accuracy of 0.10'
10) There are no gaps, gores or overlaps between the subject parcel and the parcel (2423-121-0001-000-8) to the South. The subject parcel has contigious access to public right-of ways on three sides.

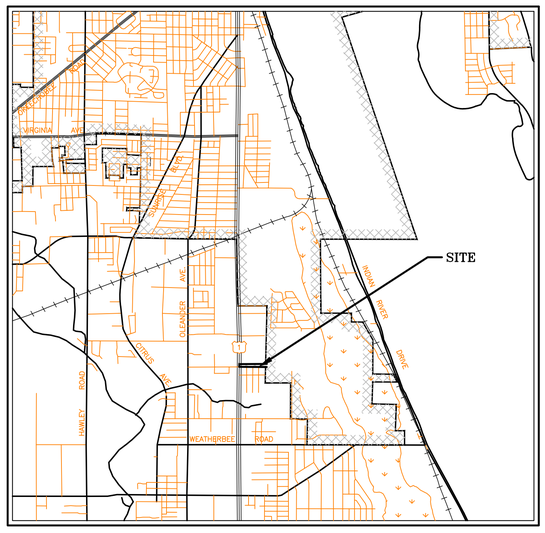
CERTIFICATION

To: Kolter Group Acquisitions LLC, a Florida limited liability company; Shuffield Lowman & Wilson, P.A.; SK Savannah Lakes LLC; Fidelity National Title Insurance Company; Nason, Gerson, Harris & Fumero, P.A.

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 none of Table A thereof. The field work was completed on November 17, 2021.

Date of Plat or Map November 19, 2021.

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



LOCATION MAP
NOT TO SCALE

DESCRIPTION

That part of the South 275.00 feet of the SW 1/4 of the SE 1/4 of Section 27, Township 35 South, Range 40 East, lying East of U.S. Highway No. 1, less the North 25.00 feet and the East 15.00 feet for Right-Of-Way, all lying and being in St. Lucie County, Florida.

GENERAL NOTES, LEGAL DESCRIPTION, & CERTIFICATIONS

COMPUTER FILE REF.	FIELD BK./PG.
21-054 bndy2.dwg	

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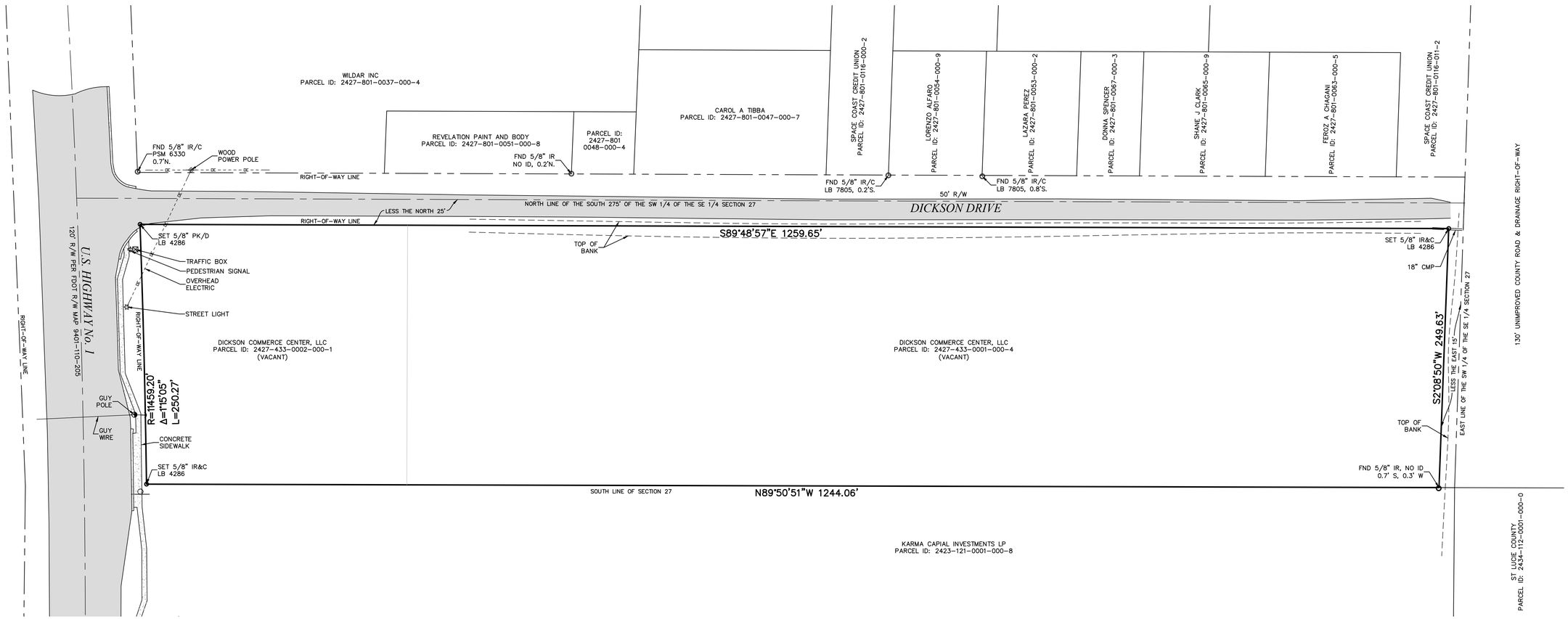
STATE OF FLORIDA CERTIFICATION No. LB 4286

- REVISIONS -	BY	DATE

	BY	DATE
FIELD	PK	11-17-21
CALCS.		
DRAWN	GLM	11-18-21
DETAILED		
CHECKED		
APPROVED		

ALTA/NSPS LAND TITLE SURVEY
OF
PRESERVE AT SAVANNAH LAKES

DATE: 11-18-2021
HORIZ. SCALE: N/A
VERT. SCALE: N/A
JOB No. 21-054



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
PG. = Page
O.R.B. = Official Records Book
No. = Number
℄ = Center Line

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
S = Sanitary Manhole
WV = Fire Hydrant
= Water Valve
B = Bell South Service Box
BLDG. = Building
CONC. = Concrete

NORTH

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

GRAPHICS

COMPUTER FILE REF.	FIELD BK./PG.
21-054 bndy2.dwg	

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– REVISIONS –	BY	DATE

	BY	DATE
FIELD	PK	11-17-21
CALCS.		
DRAWN	GLM	11-18-21
DETAILED		
CHECKED		
APPROVED		

ALTA/NSPS LAND TITLE SURVEY
OF
PRESERVE AT SAVANNAH LAKES

DATE: 11-18-2021
HORIZ. SCALE: 1"=50'
VERT. SCALE: N/A
JOB No. 21-054
SHEET 2 OF 2

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

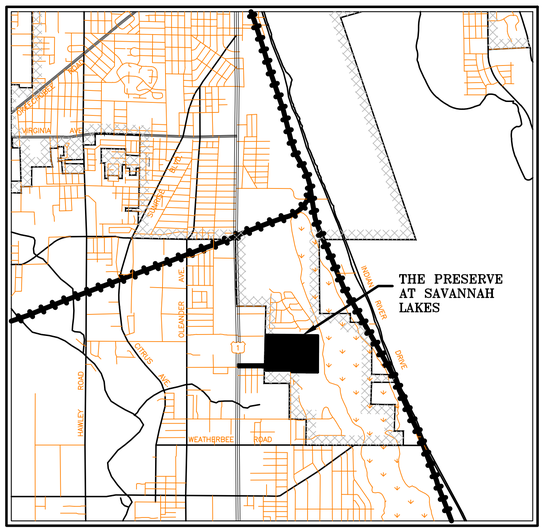
KOLTER HOMES

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 Consulants 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	

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STATE OF FLORIDA CERTIFICATION No. LB 4286

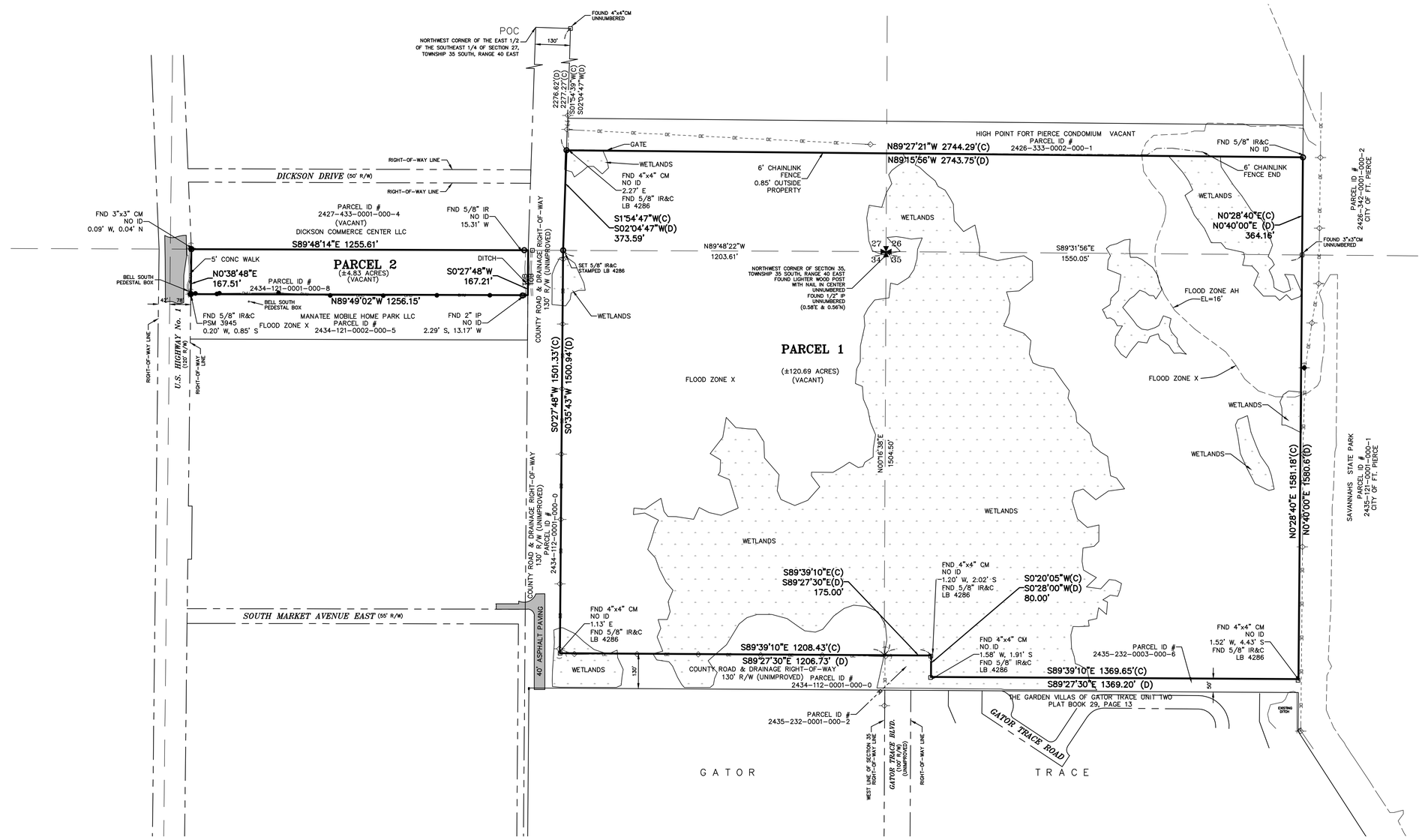
– REVISIONS –	BY	DATE

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

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



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
PG.	=	Page
O.R.B.	=	Official Records Book
No.	=	Number
℄	=	Center Line
BS	=	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
S	=	Sanitary Manhole
	=	Fire Hydrant
WV	=	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 –	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"=200'
VERT. SCALE: N/A
JOB No. 21-054
SHEET 2 OF 4

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

N89°27'21"W 2744.29'(C)
N89°15'56"W 2743.75'(D)

FND 5/8" IR&C
NO ID

GATE

WETLANDS

6' CHAINLINK FENCE END

6' CHAINLINK FENCE
0.85' OUTSIDE PROPERTY

FND 4"x4" CM
NO ID
2.27' E
FND 5/8" IR&C
LB 4286

S1°54'47"W(C)
S02°04'47"W(D)
373.59'

N0°28'40"E(C)
N0°40'00"E (D)
364.16'

FOUND 3"x3"CM
UNNUMBERED

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

N89°48'22"W
1203.67'

S89°31'56"E
1550.05'

SET 5/8" IR&C
STAMPED LB 4286

NORTHWEST CORNER OF SECTION 35,
TOWNSHIP 35 SOUTH, RANGE 40 EAST
FOUND LIGHTER WOOD POST
WITH NAIL IN CENTER
UNNUMBERED
FOUND 1/2" IP
UNNUMBERED
(0.58'E & 0.56'N)

27 26
34 35

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

PARCEL 1

(±120.69 ACRES)
(VACANT)

FLOOD ZONE X

FLOOD ZONE AH
EL=16'

FLOOD ZONE X

WETLANDS

WETLANDS

WETLANDS

WETLANDS

WETLANDS

WETLANDS

S02°48'W 1504.33'(C)
S0°35'43"W 1500.94'(D)

N0°01'38"E
1504.50'

S89°39'10"E(C)
S89°27'30"E(D)
175.00'

FND 4"x4" CM
NO ID
1.20' W, 2.02' S
FND 5/8" IR&C
LB 4286

S6°20'05"W(C)
S0°28'00"W(D)
80.00'

FND 4"x4" CM
NO ID
1.13' E
FND 5/8" IR&C
LB 4286

FND 4"x4" CM
NO ID
1.58' W, 1.91' S
FND 5/8" IR&C
LB 4286

FND 4"x4" CM
NO ID
1.52' W, 4.43' S
FND 5/8" IR&C
LB 4286

S89°39'10"E 1208.43'(C)
S89°27'30"E 1206.73' (D)

S89°39'10"E 1369.65'(C)
S89°27'30"E 1369.20' (D)

130'

50'

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

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

THE GARDEN VILLAS OF GATOR TRACE UNIT TWO
PLAT BOOK 70, PAGE 13

N0°28'40"E 3581.18'(C)
N0°40'00"E 3580.8'(D)

SAVANNAHS STATE PARK

HURON

TOPOGRAPHIC SURVEY
PARCEL 1

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

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STATE OF FLORIDA CERTIFICATION No. LB 4286

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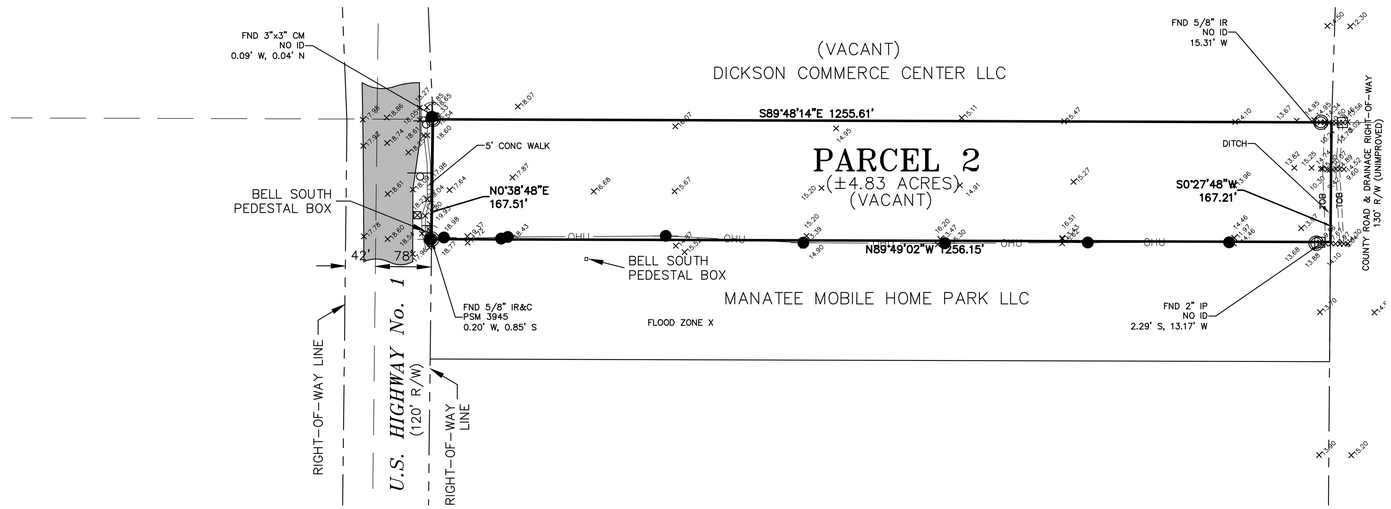
	BY	DATE
FIELD	GA	
CALCS.		
DRAWN	GLM	5-7-21
DETAILED		
CHECKED		
APPROVED		

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

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



GRAPHIC SCALE

100 0 50 100

(IN FEET)

1 inch = 100 ft.

HURON

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
PG.	=	Page
O.R.B.	=	Official Records Book
No.	=	Number
℄	=	Center Line
B	=	Bell South Service Box
BLDG.	=	Building
CONC.	=	Concrete
TOB	=	Top of Bank
CBS	=	Concrete Block Structure
ELEV	=	Elevation
INV	=	Invert
Δ	=	Included Angle
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F.D.O.T.	=	Florida Department of Transportation
CMP	=	Corrugated Metal Pipe
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±	=	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	

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ALTA/NSPS LAND TITLE SURVEY
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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

MacKenzie
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

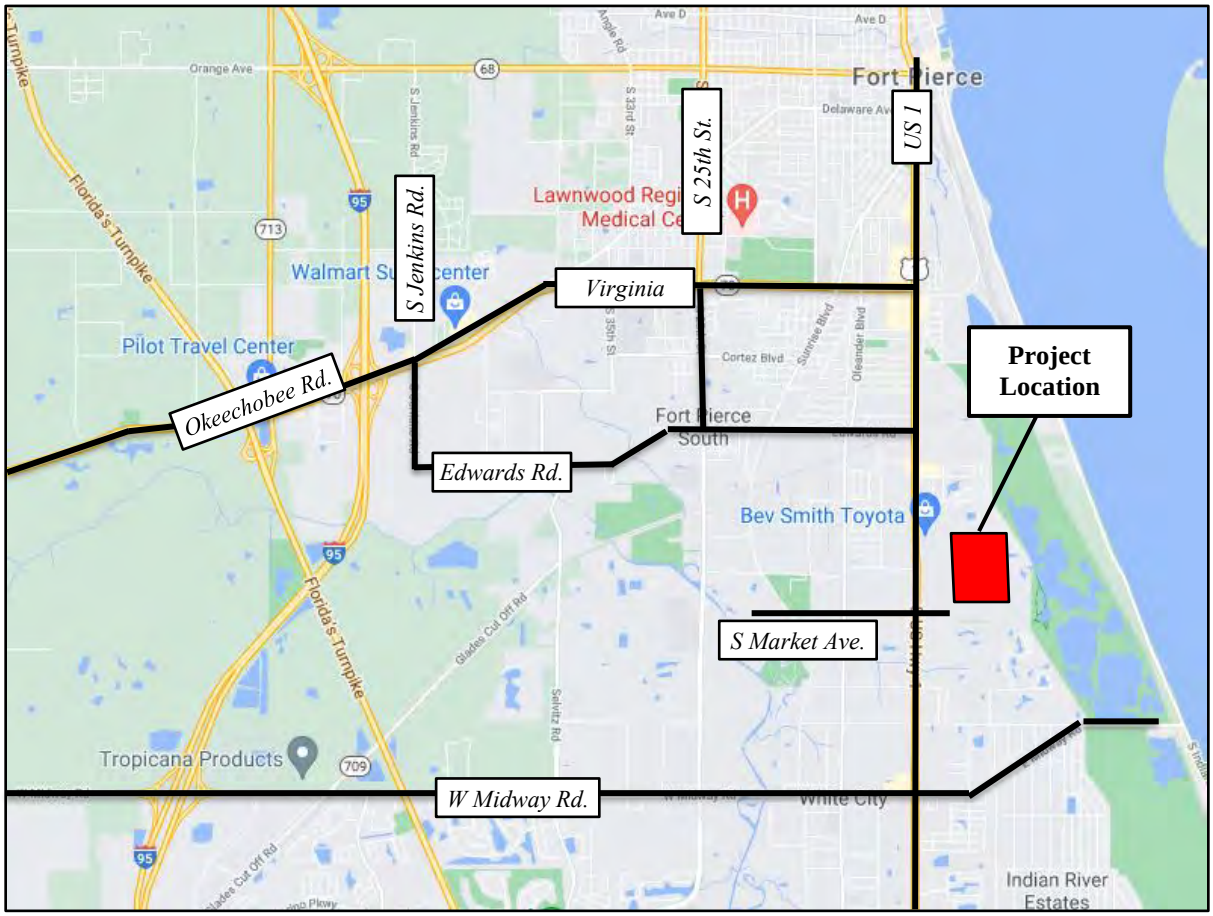

Exhibit 2 Trip Generation

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 in/out	AM Peak Hour Rate	PM Peak Hour in/out	PM Peak Hour 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

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Exhibit 3 Trip Distribution

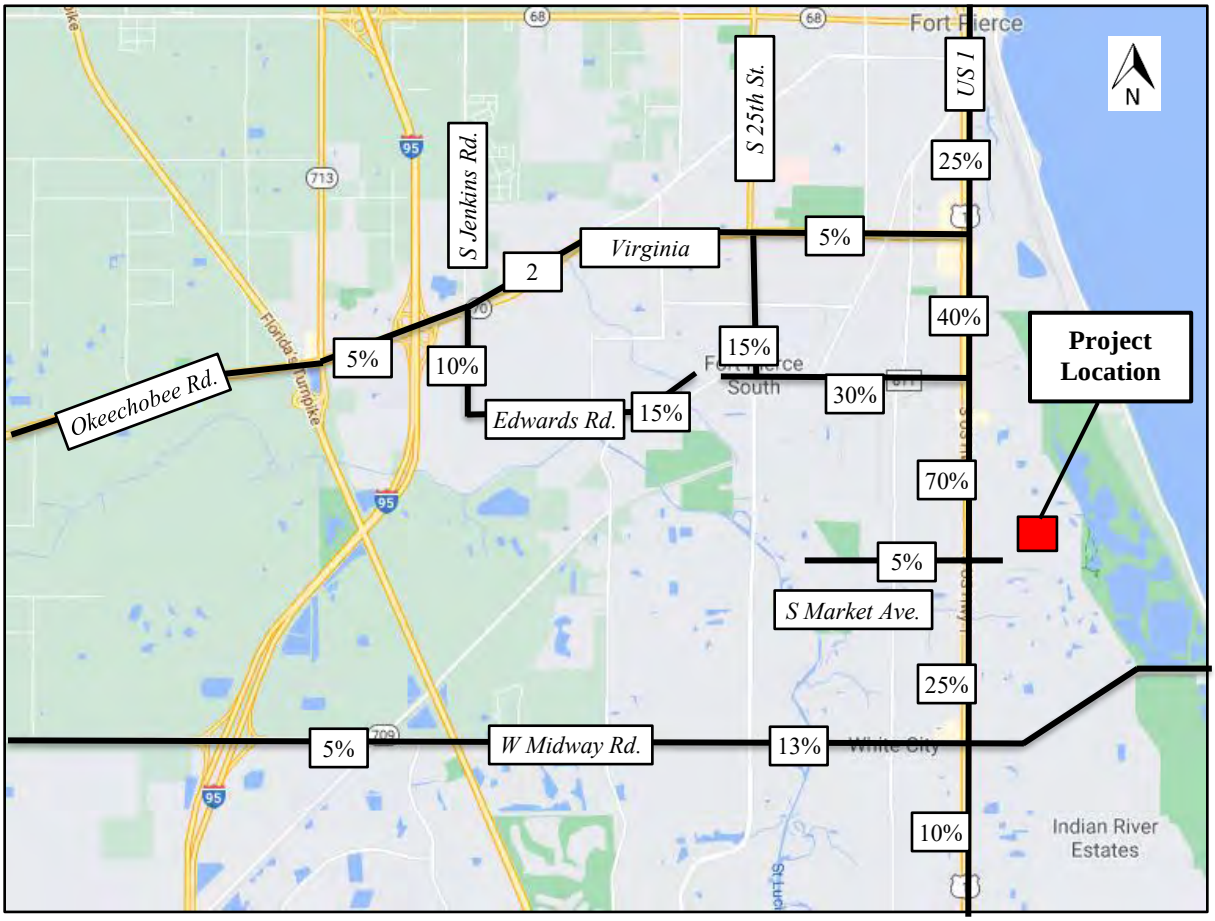


Exhibit 4 Bus Route 1 Map

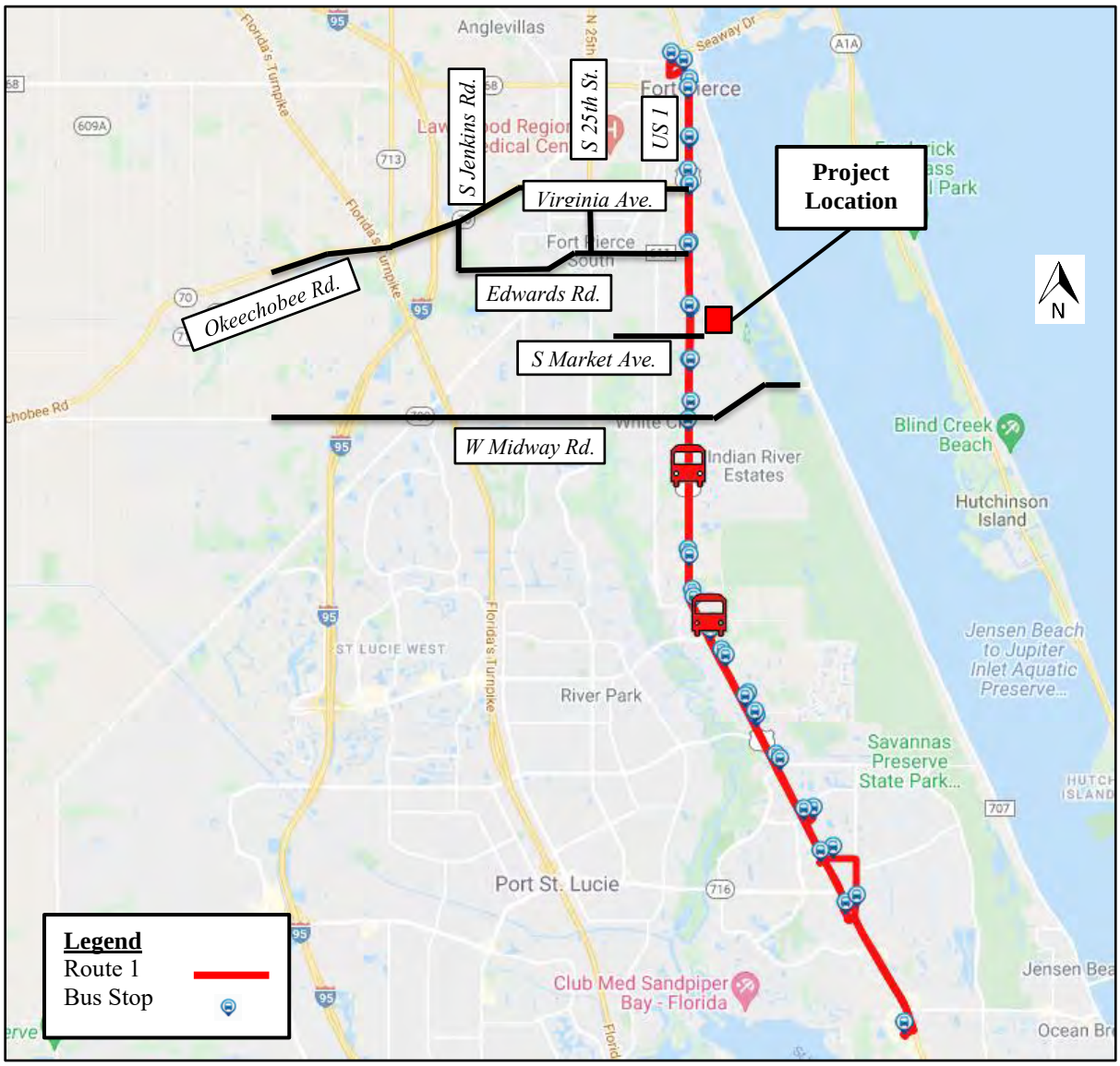
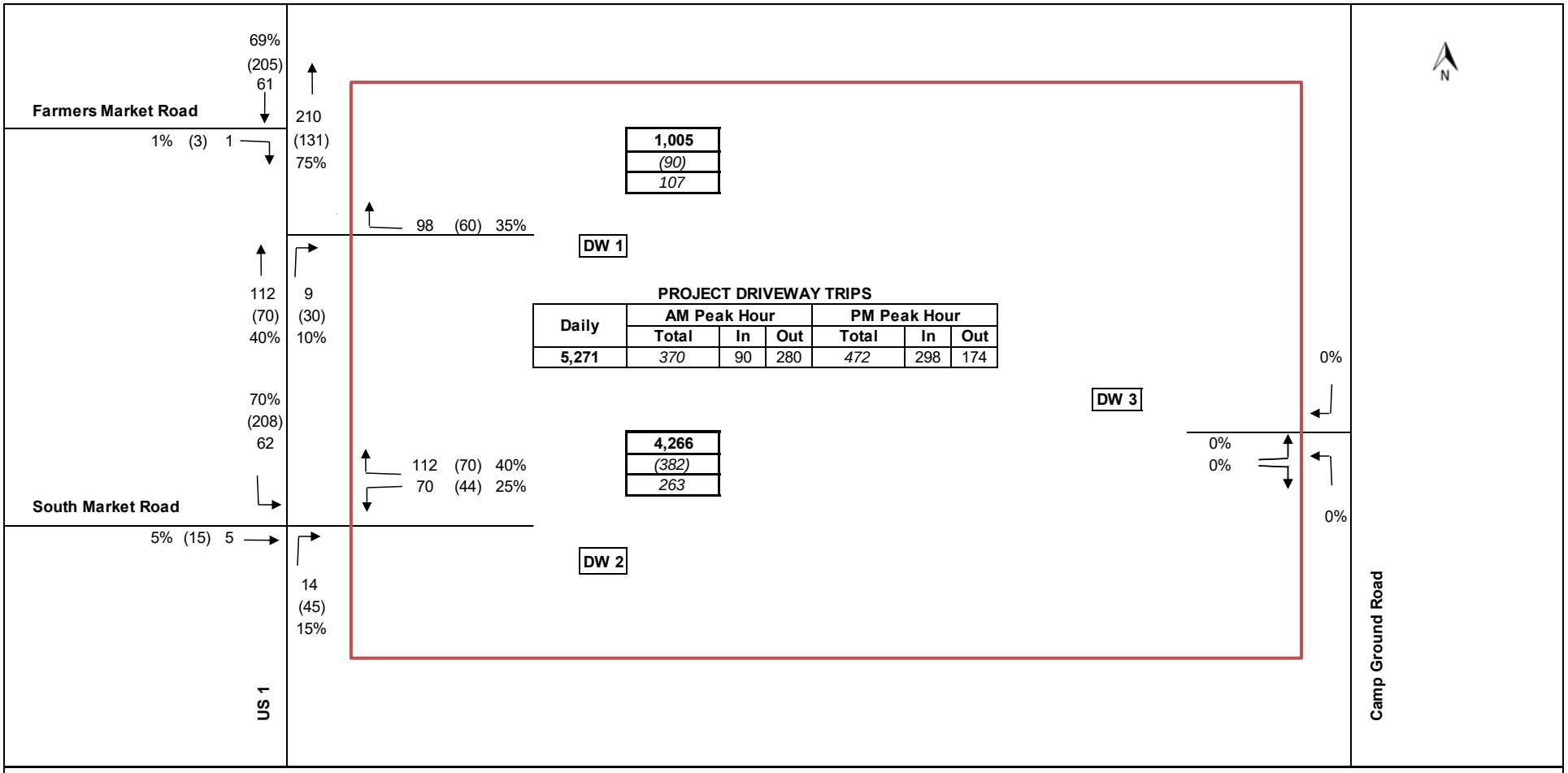


Exhibit 5 Driveway Volumes



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

MacKenzie
Engineering & Planning, Inc.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

PUBLIC NOTIFICATION CERTIFICATION

PROJECT NAME: FLUMA, Rezoning, Preliminary Plat - Savannah Preserve

NOTICES PROVIDED PURSUANT TO: City Code 125-37, 125-133, 125-136, & Chapter 163.3184, F.S.

NOTICE BY NEWSPAPER: April 29th, 2022 (2 FLUMA Display Ads) and June 5th, 2022

NOTICE BY MAIL: May 25th, 2022

NOTICE BY SIGNS: May 4th, 2022

VERIFIED BY: Vennis Gilmore **TITLE:** Senior Planner/Supervisor

SIGNATURE: **DATE:** June 9th, 2022

Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

St Lucie News Tribune
1801 U.S. 1, Vero Beach, FL 32960

AFFIDAVIT OF PUBLICATION

CITY OF FORT PIERCE LEGALS
PO BOX 1480

FORT PIERCE, FL 34954-1480

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he/she is a legal clerk of the St Lucie News Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida; that the attached copy of advertisement was published in the St Lucie News Tribune in the following issues below. Affiant further says that the said St Lucie News Tribune is a newspaper published in Fort Pierce in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St Lucie News Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

Issue(s) dated before where the dates are noted or by publication on the newspaper's website, if authorized, on :

06/05/2022

Dana Kantz

Subscribed and sworn to before on June 6, 2022:

Vicky Felty

Notary, State of WI, County of Brown

9.19.25

My commission expires

VICKY FELTY
Notary Public
State of Wisconsin

Publication Cost: $131.04
Ad No: 0005283911
Customer No: 1309463
PO #: 6-21-22 Savannah Lakes

# of Affidavits: 1

CITY OF FORT PIERCE
NOTICE OF PUBLIC HEARING

The City Commission of the City of Fort Pierce, Florida, pursuant to Section 121-9 of the Code of Ordinances of the City of Fort Pierce, will on Tuesday, June 21, 2022 at 4:30 p.m., hold a Public Hearing in the City Hall Commission Chambers, 100 North U.S. Highway 1, Fort Pierce, Florida, to consider review and approval of an application for Preliminary Plat, submitted by Property Owner(s) Karma Capital Investments, LP and Applicant, Kolter Land Partners, LLC (Culpepper & Terpening, Inc.), to subdivide approximately 132.7 acres of land (more or less) for The Preserve at Savannah Lakes Planned Development located at or near the east side of S US Highway 1 at the intersection of Dickson Drive and lying North of the existing Gator Trace Planned Development in Fort Pierce, FL. The Developer/Applicant is required to enter into an agreement with the City of Fort Pierce and post the appropriate bond regarding the completion of the outstanding site work during the Final Plat approval process. The property is currently zoned General Commercial (C-3) and Planned Development (PD) Parcel Control Numbers: 2427-433-0002-000-1, 2427-433-0001-000-4, 2434-121-0001-000-8, 2426-333-0015-000-5.

All interested parties may appear at the meeting and be heard with respect to the Application. Said application will be available for inspection in the City Clerk's Office, City Hall, 100 North U.S. #1, Fort Pierce, Florida.

ANY PERSON SEEKING TO APPEAL THE DECISION OF THE CITY COMMISSION AS TO THE FOREGOING IS ADVISED THAT A RECORD OF PROCEEDINGS IS REQUIRED IN ANY SUCH APPEAL AND THAT SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF PROCEEDINGS IS MADE INCLUDING THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (772) 467-3065 at least 48 hours prior to the meeting.

/s/ Linda W. Cox, City Clerk
Publish: 6/5/2022
TCN5283911

City Commission Regular Meeting - 6:00 pm **13. a.**

Meeting Date: 07/05/2022

Re: BTR Fee Resolution

Submitted For: Linda Cox, City Clerk, City Clerk

SUBJECT:

Resolution 22-R23 establishing business tax rates as approved via Ordinance 22-014.

SUMMARY:

The City Commission adopted Ordinance 22-014 increasing business tax fees to the rates in place pre-pandemic.

RECOMMENDATION:

Adopt Resolution 22-R23

ALTERNATIVES:

n/a

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

n/a

Fiscal Impact

OTHER INFORMATION:

The increase will result in an estimated annual revenue increase of $13,525.00.

Attachments

22-R23

Form Review

Inbox	Reviewed By	Date
City Manager	Nick Mimms	06/24/2022 11:41 AM

Form Started By: Linda Cox Started On: 06/21/2022 02:54 PM

Final Approval Date: 06/24/2022

RESOLUTION NO. 22-R23

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA; ESTABLISHING BY RESOLUTION THE **BUSINESS TAX FEES** FOR BUSINESSES, PROFESSIONS, OR OCCUPATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission held public hearings on Ordinance 22-014 on June 6, 2022 and June 21, 2022 on first and second readings, setting business tax fees effective July 1, 2022; and

WHEREAS, on June 21, 2022, the City Commission adopted Ordinance 22-014 providing for a 5% increase in business tax fees.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Fort Pierce, Florida as follows:

Section 1. The City Commission sets the business tax fees as shown in Exhibit "A" and as adopted by Ordinance 22-014.

Section 2.. This Resolution shall take effect on July 1, 2022.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 21st day of June, 2022.

_____
Linda Hudson
Mayor Commissioner

ATTEST:

_____
Linda W. Cox
City Clerk

APPROVED AS TO FORM
AND CORRECTNESS

_____
Tanya M. Earley
City Attorney

City Commission Regular Meeting - 6:00 pm **13. b.**

Meeting Date: 07/05/2022

Re:

SUBJECT:

Resolution 22-R26 authorizing sale of property held for the use and benefit of FPUA.

SUMMARY:

HEMINGWAYS have executed a contract of purchase and exchange, offering $40,000.00 and exchange conveyance to the CITY f/u/b/o FPUA, of ALL OF LOT 7, BLOCK 7, ACCORDING TO THE PLAT OF CARLTON'S ADDITION TO FORT PIERCE AFORESAID, all for the purchase of the Property.

RECOMMENDATION:

Adopt Resolution 22-R26

ALTERNATIVES:

Do not adopt, or adopt with changes.

RESPONSIBLE STAFF:

Linda W. Cox, City Clerk

COORDINATED WITH:

Fort Pierce Utilities Authority

Fiscal Impact

OTHER INFORMATION:

No fiscal impact to the city.

Attachments

22-R26

Deed

Form Review

Form Started By: Linda Cox Started On: 06/23/2022 11:13 AM

Final Approval Date: 06/23/2022

RESOLUTION NO. 22-R26

A RESOLUTION OF THE CITY OF FORT PIERCE, FLORIDA ("**CITY**"); AUTHORIZING THE **TRANSFER OF CERTAIN PROPERTY OWNED FOR THE USE AND BENEFIT OF THE FORT PIERCE UTILITIES AUTHORITY ("FPUA")** (**"CITY f/u/b/o FPUA") FOR PARKING TO PAUL A. HEMINGWAY and LAUREL HEMINGWAY ("HEMINGWAYS");** FINDING THAT THE PROPERTY IS NO LONGER NEEDED FOR FPUA PUBLIC PURPOSE; DIRECTING THE CITY CLERK TO ADVERTISE SAID CONVEYANCE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the CITY f/u/b/o FPUA owns certain real property ("**Property**"), located on Boston Avenue, Fort Pierce, Florida, and more particularly described as THE SOUTH ½ OF LOT 10 AND ALL OF LOT 11, BLOCK 7, ACCORDING TO THE PLAT OF CARLTON`S ADDITION TO FORT PIERCE, SECTION 10, T35S R40E, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 187, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA (MAP 24/10E), PART OF PARCEL ID #2410-701-0075-000-3; and

WHEREAS, the Property was purchased by the CITY f/u/b/o FPUA in 1991; and

WHEREAS, the FPUA has determined that the Property is no longer needed for public purpose; and

WHEREAS, HEMINGWAYS have executed a contract of purchase and exchange, offering $40,000.00 and exchange conveyance to the CITY f/u/b/o FPUA, of ALL OF LOT 7, BLOCK 7, ACCORDING TO THE PLAT OF CARLTON'S ADDITION TO FORT PIERCE AFORESAID, all for the purchase of the Property; and

WHEREAS, the City of Fort Pierce Charter specifically authorizes the sale of City property for such price and upon such terms and conditions as deemed proper by the City Commissioners, and also provides that no conveyance shall be made unless notice of such conveyance shall be advertised in a newspaper of general circulation, published in said City, once a week for two consecutive weeks.

NOW, THEREFORE, BE IT RESOLVED By the City Commission of the City of Fort Pierce, Florida, as follows:

Section 1. The City Commission of the City of Fort Pierce, Florida, authorizes the transfer by deed to the HEMINGWAYS, of the Property, located on Boston Avenue, Fort Pierce, Florida, and more particularly described as THE SOUTH ½ OF LOT 10 AND ALL OF LOT 11, BLOCK 7, ACCORDING TO THE PLAT OF CARLTON`S ADDITION TO FORT PIERCE, SECTION 10, T35S R40E, ACCORDING TO THE PLAT THEREOF

RECORDED IN PLAT BOOK 1, PAGE 187, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA (MAP 24/10E), PART OF PARCEL ID #2410-701-0075-000-3.

Section 2. The City Commission of the City of Fort Pierce, Florida, directs that the conveyance to the HEMINGWAYS take place after the City Clerk advertises the conveyance once a week for two consecutive weeks in a newspaper of general circulation published in the City.

Section 3. The Property shall be transferred to the HEMINGWAYS and the Mayor, City Clerk, and City Attorney are hereby authorized and directed to take all actions necessary to consummate the transfer of the Property to the HEMINGWAYS.

Section 4. This Resolution shall become effective immediately upon its adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted this 5th day of July, 2022.

CITY OF FORT PIERCE, FLORIDA

_____
Linda Hudson, Mayor Commissioner

ATTEST:

_____
Linda W. Cox, City Clerk

(CITY SEAL)

APPROVED AS TO FORM
AND CORRECTNESS:

_____
Tanya Earley, City Attorney

Prepared by and return to:
Frank H Fee, III
Attorney at Law
Fee & Fee, PLLC
426 Avenue A
Fort Pierce, FL 34950
772-461-5020
File Number: **FPUA HEMINGWAY**
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **30th** day of **June, 2022** between **City of Fort Pierce for the benefit of the Fort Pierce Utilities Authority** whose post office address is **P. O. Box 3191, Fort Pierce, FL 34948**, grantor, and **Paul H. Hemmingway and Laurel Mae Hemmingway, husband and wife** whose post office address is **225 South US Highway 1, Fort Pierce, FL 34950**, 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 South 1/2 of Lot 10 and all of Lot 11, Block 7, according to the plat of CARLTON'S ADDITION TO FORT PIERCE, Section 10, Township 35 South, Range 40 East, as recorded in Plat Book 1 at page 187 of the Public Records of St. Lucie County, Florida.**
>
> **Parcel Identification Number: 2410-701-0075-000-3**
>
> **SUBJECT TO restrictions, reservations, limitations and easements of record, if any; this reference to said restrictions shall not operate to reimpose the same, and taxes for the current and subsequent years.**

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, 2021**.

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:

City of Fort Pierce for the benefit of the Fort Pierce Utilities Authority

_____
Witness Name: _____

By: _____
Linda Hudson, Mayor

_____
Witness Name: _____

ATTEST:

By:_____
Linda Cox, City Clerk

State of Florida
County of Saint Lucie

The foregoing instrument was Acknowledged before me by means of [X] physical presence or [_] online notarization, this 30th day of June, 2022 by Linda Hudson, Mayor of the City of Fort Pierce for the benefit of the Fort Pierce Utilities Authority, on behalf of the corporation. He/she [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

_____
Notary Public

Printed Name: _____

My Commission Expires: _____

DoubleTime®

City Commission Regular Meeting - 6:00 pm **13. c.**

Meeting Date: 07/05/2022

Re: Discussion regarding a request to rename Pinewood Park

Submitted For: Mike Reals, Public Works Manager, Public Works

---

SUBJECT:

Discussion regarding a request to rename Pinewood Park

SUMMARY:

Discussion regarding a request to rename Pinewood Park

RECOMMENDATION:

Proceed as directed by the City Commission

ALTERNATIVES:

Proceed as directed by the City Commission

RESPONSIBLE STAFF:

Public Works Department

COORDINATED WITH:

N/A

Fiscal Impact

Budgeted Y/N: n/a

Fiscal Year: 2021/22

Account: n/a

Amount: n/a

OTHER INFORMATION:

n/a

Attachments

Public Facilities Nomination Form to Rename Pinewood Park Bonny Dunn Park

Newspaper Article - Bonny Dunn

Family Submittal

Recommendation from the Parks Advisory Committee

Guidelines for Renaming Public Facilities

Form Review

Inbox	Reviewed By	Date

City Manager	Nick Mimms	06/24/2022 11:41 AM

Form Started By: Kaitlyn Ballard
Started On: 06/16/2022 03:17 PM
Final Approval Date: 06/24/2022

City of Fort Pierce Naming of Public Facilities Nomination Form

This Nomination Form is to establish a systematic and consistent approach for the official naming of public facilities in the City of Fort Pierce including parks, facilities, recreational areas, streets, municipal buildings, and specialized areas. The criteria for nomination are explained in the document "Guidelines for the Naming of Public Facilities".

Nominator

Name Juanita Dunn

Address, City, State, Zip 4780 SE Glen Ridge Trail, Stuart, FL 34997

Phone (772) 359-6616 Email jdunn728@yahoo.com

Nomination

The nominator must answer the following questions and submit this form to the City Clerk by _____

Name being nominated "Bonny Dunn Park"

If a person:

A. Address, City, State, Zip (or former if deceased) 8 Lake Vista Trail, Unit 101, Port St. Lucie, FL 34952

B. Date of Death (if deceased) 1/18/22

C. List specific years of involvement (Example - 01/10-12/17) 1/09 - 8/13

D. Identify the general area of contribution made by the nominee.
   a. (Example - Health, Education, Business, Environment, Civic, Other) _____

   Fed homeless community at Pinewood Park in Fort Pierce

E. Summarize the type of contribution (accomplishments and community involvement) that the nominee made. (more detail in #1 and #2) Fed homeless community for more than 4 years
   a. (Examples – Neighborhood or geographic; Natural or geological features; National, State, and local leaders; Historical figure, place, or event; Individuals who have made significant monetary contributions or have contributed outstanding service to the community).

If other than a person:

A. Summarize the reason for this nomination (more detail in #3)_____

1. Identify in detail the area of contribution made by the nominee and be specific – name either facilities or specialized areas. (Example - Health, Education, Business, Environment, Civic, Other).

Bonny fed the homeless at Pinewood Park on U.S. 1 in Fort Pierce every weekday morning for more than 4 years. "Mom", as she was affectionately known by so many who loved her, prepared and delivered hot meals before going to work in downtown Fort Pierce every weekday morning. Bonny was the mother of 10 children, 5 foster children, 23 grandchildren and 13 great-grandchildren. Most people would shy away from taking on more responsibility, but Bonny's deep faith, compassionate spirit and commitment to those less fortunate is what drove her to continue to help. She bought and prepared the food in her kitchen and brought it to Pinewood Park so that the homeless would have at least 1 hot meal a day.

2. Describe the type of contribution (accomplishments and community involvement) that the nominee made. (Examples – Neighborhood or geographic; Natural or geological features; National, State, and local leaders; Historical figure, place, or event; Individuals who have made significant monetary contributions or have contributed outstanding service to the community).

Bonny dedicated her life to volunteerism. Among the many things she did included caring for newborns affected by drug and alcohol, conducted home visits to those homebound, visiting the nursing home, volunteered her time with the Guardian Ad Litem Program in St. Lucie County, helped to train guide dogs for the blind, and fostering many newborns and children through Catholic Charities. She completed the Public Defender Investigator Internship, for which she was honored. She also attended the Sheriff's Academy Training program. She also served in prison ministry with the Catholic Church for over 20 years. Even as her health declined, she continued to secure donations for Angels of Hope Ministries, a local organization that "offers dignity, respect and a way out of homelessness".

3. Describe in detail why the name being nominated is related to this facility, including any background, details, or other relevant information.

Pinewood Park on U.S. 1 in Fort Pierce is the park Bonny went to everyday to feed the homeless community. Her non-stop compassion for those in need is what drove her everyday to keep helping others. She fed sometimes as many as 40 men, women and children everyday until she turned 80.

Bonny was well known in the downtown Fort Pierce area by Judges, Attorneys, and Civic Leaders who not only supported her efforts to feed the homeless, but also celebrated her accomplishments.

Signature of Nominator _____

Return the completed forms by email or mail to:

Email: lcox@cityoffortpierce.com

Mail: Linda Cox, City Clerk, City of Fort Pierce, 100 N US Highway 1, Fort Pierce, FL 34950

St. Lucie News Tribune

SERVING FORT PIERCE AND PORT ST. LUCIE • SCRIPPS TREASURE COAST NEWSPAPERS

Wednesday, November 25, 2009

'Mom' feeds homeless each day

ERIC HASERT • eric.hasert@scripps.com

Pedro Valentin, left, one of several homeless people who gather at the Pinewood Park pavilion, shares a moment Tuesday with Bonny Dunn, a Port St. Lucie resident who cooks breakfast every weekday morning for the crowd who gather there before she heads to work as a lawyer.

BY JONATHAN MATTISE
Correspondent

FORT PIERCE — By the time she steps foot into work each weekday morning, Bonny Dunn has already cooked up a hearty breakfast of eggs, grits, muffins and biscuits for a group of guys who otherwise might not find a meal to eat.

Since January, Dunn has been bringing out a spread and sharing her maternal affection for about 30 homeless men at the pavilion at Pinewood Park each week, Monday through Friday, before heading to work.

In turn, the group has embraced the altruistic 77-year-old as a mentor, friend, and — the moniker that resonates the most — the group's "Mom."

"I'm just trying to get some help for people," Dunn said. "For the most part, they don't even have a car to sleep in. What little possessions they have get stolen because they have nowhere to keep them. I'm trying to show them

> "If it wasn't for Mom and Pastor Dave coming out here to share their experiences, a lot of us would probably be up the road in prison."
>
> **Pedro Valentin, 48**

Dunn first helped feed the group early in January when she brought by a simple breakfast for two or three guys, and the day after, more decided to come by.

"The next day there were about four people, and the dishes kept getting bigger and bigger," Dunn said.

The group Tuesday morning arrived on foot or bicycle, held hands in a circle to join in prayer, and dug in.

"It's a blessing," said Quincy "If it wasn't for people like her, a lot of people out here would be very hungry."

Community members Jane Rowley, Diamond Latty, Wendy Dwyer, Scott Van Duzer, Mitch Kloorfain and Sydney Liebman came by to greet the group and hand out food.

Van Duzer, the owner of Big Apple Pizza in Fort Pierce, offered to serve up some pizza for their main breakfast course the next morning.

Despite their struggles finding work and stability, the group at Pinewood has grown close to and gotten some perspective from Dunn and Pastor Dave Mack, who leads them in worship on weekends.

"If it wasn't for Mom and Pastor Dave coming out here to share their experiences, a lot of us would probably be up the road in prison," said Pedro Valentin, 48, who met "Mom" with a bouquet of flowers Tuesday morning. "It's a blessing for these people to come out here and show us

BONNY DUNN'S LIFE CONTRIBUTIONS AND COMMUNITY INVOLVEMENT

Bonny dedicated her life to volunteerism. Among the many things she did, Pinewood Park on U.S. 1 in Fort Pierce is the park where Bonny went to everyday to feed the homeless community. For 4 years, she sometimes fed as many as 40 men, women and children everyday.

"Mom", as she was affectionately known by so many who loved her, prepared and delivered hot meals to the homeless at Pinewood Park every morning before going to work in downtown Fort Pierce. She did this until she turned 80. Bonny was the mother of 10 children, 23 grandchildren and 13 great-grandchildren. In the early years, she also mothered foster babies and children. Most people would shy away from taking on more responsibility, but Bonny's deep faith, compassionate spirit and commitment to those less fortunate is what drove her to continue to help. She prepared food in her own kitchen at her own expense and never asked anyone for help in doing this. She did this so that the homeless community would have at least 1 hot meal a day.

She cared for newborns affected by drugs and alcohol, conducted home visits to the homebound

She was a Guardian Ad Litem for the 19th Circuit where she was well respected by judges, attorneys, and families

She was a Victim's Advocate for the 19th Circuit State Attorney's Office

She supported the Angels of Hope Program in Fort Pierce, a local organization that offers dignity, respect and a way out of homelessness

She won "Mother of the Year" in 1989 after her 10 children nominated her for a local radio station contest

She served in Prison Ministry for over 20 years

She was a Eucharistic Minister for the Catholic Church

She was an LPN for many years in Fort Pierce

She was a Hospice Nurse for many years in Fort Pierce

She was a Volunteer at the St. Vincent de Paul Thrift Store in Port St. Lucie

Even as her health declined, she continued to volunteer at the Nursing Home where she visited patients, wrote weekly letters to patients and prayed with them

At age 60 she adopted and raised a guide dog for the blind

At the age of 74 she became a Criminal Investigator and Certified Process Server for the 19th Circuit Public Defender's Office where she earned several awards for her service

She completed the St. Lucie County Sheriff's Office Academy Training Program

She worked as an Office Manager for Attorney Jonathan Kirschner until she turned 81

There are many supporters here today for Bonny, including family, friends and acquaintances she has touched in the Community. All of them believe strongly in this cause because of her contributions to the community.

It is because of her outstanding accomplishments and community involvement that we feel this park should be renamed "Bonny Dunn Park".

Thank you

'Mom' feeds homeless each day

ERIC HASERT • eric.hasert@scripps.com

Pedro Valentin, left, one of several homeless people who gather at the Pinewood Park pavilion, shares a moment Tuesday with Bonny Dunn, a Port St. Lucie resident who cooks breakfast every weekday morning for the crowd who gather there before she heads to work as a lawyer.

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"I'm just trying to get some help for people," Dunn said. "For the most part, they don't even have a car to sleep in. What little possessions they have get stolen because they have nowhere to keep them. I'm trying to show them there is some love out there."

> "If it wasn't for Mom and Pastor Dave coming out here to share their experiences, a lot of us would probably be up the road in prison."
>
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The group Tuesday morning arrived on foot or bicycle, held hands in a circle to join in prayer, and dug in.

"It's a blessing," said Quincy Barker, 31, who came for breakfast. "If it wasn't for people like her, a lot of people out here would be very hungry."

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FIVE MINS WITH

By Wendy Dwyer • luminaries@scripps.com

Bonny Dunn

Mothering provides nourishment, warmth and love

With 10 children of her own, Bonny Dunn is used to nurturing, mothering and fixing food for a crowd. But with all of her children grown and on their own, it's a little surprising that the Fort Pierce woman still spends a great deal of time in the kitchen, lovingly preparing eggs, beans and rice and even baking fresh muffins and biscuits to feed a veritable army.

Six mornings a week, Bonny, who works full-time for a local attorney, cooks and loads a complete hot breakfast in her car, including gallons of coffee, and heads to a Fort Pierce park where a group of about 30 hungry men and women gather and share a quick prayer of thanksgiving and a meal. Many are homeless and unemployed; some are battling demons of alcohol or abuse, and each has a unique and sad story. What they all share is a physical hunger and a genuine love for the woman they adoringly call "Mom."

" 'Mom' is truly an earth angel for many of us," said Pedro, a regular at the daily breakfast group. "She has taught each of us something about ourselves that others may have been afraid to tell us. How many people would walk through this group of people and even have the courage to just say 'Hello?' This woman not only greets us, but listens to us and cares for each of us. She gives us value and keeps us from being completely invisible to the rest of the world."

Bonny didn't intend to begin a feeding program – she simply had a few new backpacks for which she had no use. She filled them with canned foods and goodies and set out to find a couple of people in need. She didn't have to travel far and was inspired by the experience and the great need in the community. She decided to share a warm meal on a cold day and took grits and eggs to a location where the homeless typically gather.

The first day she fed two people, but every day thereafter the number grew. Now, Bonny prepares food for about 30 individuals every day but Sunday, when a local pastor gives her a day off and takes over the food prep. Bonny is not funded by a grant or an agency – she simply shops carefully and prepares simple meals for a multitude. She refuses to talk about cost, and it's hard to get her to accept a compliment, because she doesn't feel she's doing anything other than trying to live a good life.

"Mom doesn't see the color of our skin; she doesn't care whether we're gay or straight, battling alcohol or just down on our luck in a tough economy," said one of the breakfast regulars. "She doesn't see us as anything but what we can be. And for many of us – that's the inspiration we need to keep putting one foot in front of the other and getting through each day. She feeds us. She listens to us. She loves us. And we are all nourished, made warm and blessed by her love."

SUNDAY, July 24, 1994 75 cents

Port St. Lucie Tribune

YOUR LOCAL NEWSPAPER

Hospice refines life

Group focused on personal relationships

Robyn Suriano
TRIBUNE STAFF WRITER

WHITE CITY — At first, Amalie Enders approached caring for her dying mother like breathing for two.

The breathing is easier now with help from Hospice of the Treasure Coast,

"(Hospice) has always assured me that I'm not alone," said Enders, who lives with her mother, Florence, in their White City home. "Her staying alive does not depend just on me. I don't have to breathe every breath for her."

Like many people who learn a loved one is dying, Enders felt overwhelmed when doctors found that her mother's breast cancer had spread to her bone marrow. With the help of Hospice, Enders learned to stop focusing on death and began concentrating on life.

"Unless people have been through the Hospice experience, they hear the word, and they immediately think, 'death,'" said Corinne N. Behncke, Hospice supervisor of volunteer services.

"But that's not what we're about. We're here to affirm life. We're here to make those last days as good as possible."

Hospice workers do that by establishing personal relationships with the families they help, catering to individual needs and teaching people who want to learn how to prepare for death. All of Hospice's 65 clients in St. Lucie County have been diagnosed as having a year or less to live.

"Many of the patients and family members do not accept the death," said Diana Pattillo, Hospice supervisor of supportive services. "We try to make the

Turn to **HOSPICE/A9**

William Ide/The Tribune

Hospice volunteer nurse Bonny Dunn spends time with Florence Enders, right, at her Fort Pierce home every week.

Hospice

From A1

family more comfortable with the idea, but we're not always successful. If someone is not ready to look at death, believe me, they're not going to."

Even families that do not accept a terminal diagnosis can get help through Hospice, which reaches out with nursing care, social workers and spiritual support. Hospice workers can be placed in a home 24 hours a day if needed.

"Generally, what we try to do is enable and empower the family to care for the patient," said Sharon Rivers, Hospice patient care coordinator. "You have to meet the family where they are and follow their lead. You don't want to give them false hope, but you don't destroy what hope they have either."

Families are not charged for Hospice services. The patient's Medicare, Medicaid or private insurer is billed. However, families are never charged for services that are not covered by their insurance, and patients without insurance are never turned away.

Patients are referred to Hospice from their doctors or other health care professionals. While Hospice staff includes licensed and practical nurses, the patients remain under the care of their doctors. Hospice nurses follow the doctor's directives and monitor the patient's condition.

Hospice also tends to dying patients in nursing homes, where overworked staff may not have time to give terminally ill residents individual attention. Ruth M. Hooey, supervisor of long-term care, said 11 Hospice patients are nursing home residents.

She said the organization is needed in a state like Florida, where many elderly people retire and find themselves without caregivers if their family members remain up North.

Other Hospice staff members, such as social workers and a chaplain, visit patients as needed. Hospice volunteers also help by

sible," Pattillo said. "If someone dies with these things unfinished, it can impede the normal grieving process."

Hospice social workers also try to help family members prepare emotionally for a loved one's death. "When someone is terminally ill for an extended period of time, they really have time to grieve the loss prior to the death," Pattillo said.

Caring for a dying family member is draining and difficult for the rest of the family. But allowing the loved one to live out his or her days at home is often the best thing they can do.

"It's hard from their standpoint," said Rochelle Maloney, a registered nurse for Hospice. "But when it's over, they're always so happy that they fulfilled the person's last wish."

"Sometimes, a spouse must begin to learn how to do the cooking and cleaning, or banking and running the household," said Bonny Dunn, a licensed practical nurse. "Hospice is there to help."

For Enders, taking care of her mother is a second chance. When her father died 20 years ago with Parkinson's disease, Enders was unable to care for him in his last days. Although she had assisted her mother with his care throughout his illness, Enders found it too painful to be around him when he became gravely ill.

"I've regretted that ever since," Enders said.

Although she is not able to devote as much time to her artwork, Enders, who works with copper, views caring for her mother as an honor, not a burden.

"This is the most important thing right now," she said. "It's given us a chance to grow to know each other better and work out any problems."

Tending to terminally ill patients also is draining for Hospice workers, who deal with death more often than others.

"Most people experience four to five deaths in a lifetime. My girls can experience four or five deaths a day," Rivers said. "We know it's OK to cry in the home and to come back to the office and cry too."

To help workers cope, Hospice

sitting with patients so family members can run errands or just spend time away from the home.

Once a week, a licensed practical nurse visits the Enders' residence. Every two weeks, a registered nurse checks on 83-year-old Florence Enders.

Hospice's chaplain, Steve Marsh, visits the Enderses occasionally and speaks weekly with Amalie Enders on the phone. The daughter credits Marsh with pulling her out of depression.

After talking with Marsh about her fears, Enders decided to seek comfort from her faith.

"I started going to church again, got into the spiritual part of living and stopped worrying about the dying," Enders said. "Instead of feeling hopeless, I started feeling hope."

She said the support has helped her psychological health, and in turn, her mother's physical well-being.

When doctors discovered that Florence Enders' cancer was spreading, they told Amalie that her mother had six months to live. That was more than a year ago. Florence Enders is now in remission.

Hospice is not affiliated with any single faith or church. Marsh speaks with family members at their request. Having studied death and dying for many years, Marsh tries to help families come to terms with human mortality.

Some terminally ill patients are hungry to talk about death, and also, the meaning of life. Because they want to spare their family members from facing the possibility, they turn to Marsh for spiritual guidance.

Marsh said helping them find some answers is invigorating.

"I can't think of any other place where I could feel as good about what I'm doing," Marsh said. "You just really feel like you're helping people."

Pattillo said people who are diagnosed with a terminal illness are encouraged to heal old family wounds. "We try to have the family repair those so the passing can be as smooth as possible.

holds a monthly support group for staff members and a monthly memorial service for patients who have died. When they feel stressful or depressed, Hospice workers said they lean on each other.

"You don't re-invent the wheel every day," Rivers said. "Normally, with anything you're going through, there's someone else whose been through it already."

While she was going through nursing school, Hospice nurse Maloney, 26, said she never imagined working exclusively with terminally ill patients. She said Hospice nursing differs from other fields in the profession, where the goal is to preserve life at any cost. Because most Hospice patients are no longer undergoing aggressive treatment, Hospice nurses focus on making the patient's days as pleasant and comfortable as possible.

By participating in a patient's final hours, Rivers said her employees often get "glimpses of heaven."

"This is as close to God as you can get," Maloney said.

When Rivers worked as a Hospice nurse, one patient told her that his wife was appearing in his bedroom. Each day, the dying man told Rivers that his wife would appear in a new spot in the room, moving closer to his bed each time.

One day, the man told Rivers his wife had appeared by his bedside. When Rivers asked if he could touch her, the man said, "Not yet." He died the next day.

"This is a very private time in a person's life," Rivers said. "We feel very privileged that they allow us in their homes."

After a patient's death, Hospice volunteers keep in touch with the family for one year or more.

Behncke said many volunteers are family members of patients who have been helped by Hospice.

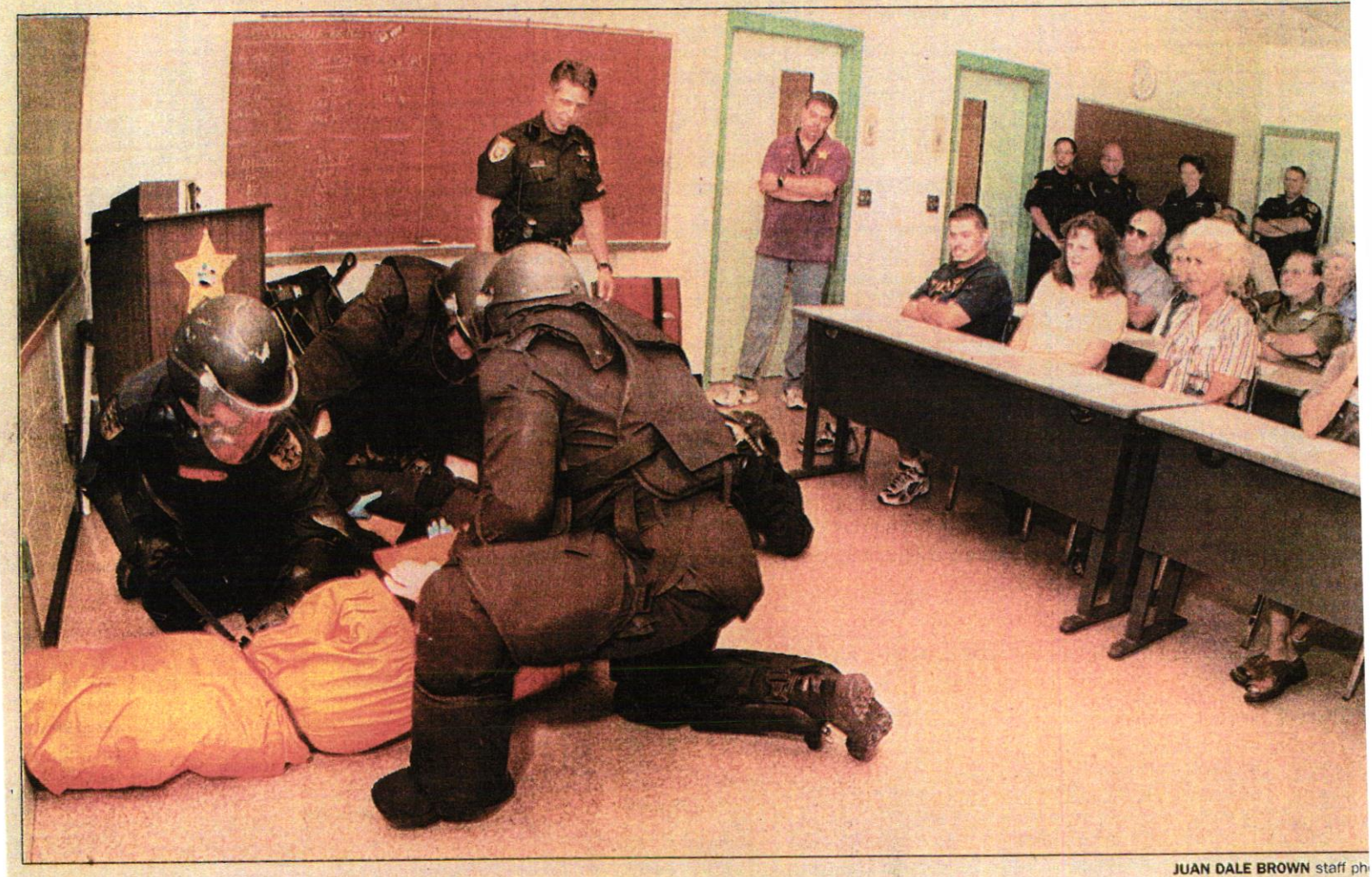
"Whatever happens, I know they'll be there to help me," Enders said. "The people that come here, I consider friends. They give openly of their feelings, and we trust them with our lives."

Celebrating 1903 2003 our 100th year

25 CENTS

WEDNESDAY, MAY 21, 2003

CITIZENS POLICE ACADEMY



JUAN DALE BROWN staff ph

The CERT team at the St. Lucie County Jail demonstrates to the Sheriff's Office Citizens Academy class how members go into a cell to take down a problem prisone

Through the eyes of an officer

By Derek Simmonsen
staff writer

ST. LUCIE COUNTY — I shot the baby in the kitchen.

If it helps any, I wasn't aiming for the kid. I was trying to hit the screaming man who was pointing a handgun at me, and he just happened to have a baby in his arms.

There wasn't time to aim. There wasn't time to think.

I didn't even know I hit the kid until the incident was replayed on videotape and I watched an electronic circle pop up around the infant's head. The screaming man was hit several times, too, and he didn't have time to fire back at me, a policeman.

Thankfully, this was merely a video simulation shown on a large projector screen in a windowless room inside the Fort Pierce police station. And I was only pretending to be a cop.

Instead, I'm a reporter who took part in the Fort Pierce Police Department's Citizens Police Academy to learn more about the people I write about every day.

No one was really hurt. But for a few brief minutes I felt like I was in the middle of a heated domestic violence call.

I shouted to a video image: "Put the baby down!" And I watched as a half-dozen of my classmates handled the same taped exercise before and after me.

See ACADEMY, A2

ERIC HASERT staff photographer

Mary Ellen Arzich covers her ears during a St. Lucie County Sheriff's Bomb Squad demonstration at the Harold Holerger Memorial Firearms Range in Fort Pierce. The demonstration was part of the Sheriff's Office Citizens Academy program.

ACADEMY

FROM A1

It's certainly not the same thing as actually going to a domestic violence call and having a man pull a gun on you. But it's still intense. So intense that cops train on the machine, using it to practice technique, problem solving and reflexes.

You realize that there is no calm discussion here, not when a man is screaming at you and pulling for a weapon.

Welcome to the world of being a cop.

'Not a dry classroom thing'

All three law enforcement agencies in the county conduct free citizen academies to show the public exactly what police officers and deputies do. As far as the Sheriff's Office is concerned, its program has been an amazing success.

"In the course of doing business, we find when people have comments or concerns about the way the Sheriff's Office does business, it is in large part because there is not an understanding of what we do," said Chief Deputy Garry Wilson.

The Sheriff's Office finished its Citizens Academy Saturday with a demonstration of "tools of the trade" which includes the SWAT team, explosives, K-9 units and firearms training. The seven-week course run by Master Deputies Chris Cicio and Scott DeMichael started in April and has covered how each department in the Sheriff's Office operates.

It also included taking class members on a ride-along with deputies and tours of the St. Lucie County Jail and the Emergency Operations Center (9-1-1).

"This was one of the programs [Sheriff Ken Mascara] wanted to bring to the office," Wilson said. "We find by educating the public about the procedures, they have a better understanding of what we do."

This is the second time the academy has been conducted and the goal is to hold two of the sessions each year, Wilson said.

The Port St. Lucie Police Department has conducted a Citizens Police Academy for several years, graduating about 200 people out of seven classes. The schedule is two classes per week for four weeks and includes a field trip to check out the gun range, 9-1-1 center and the marine unit.

"It's absolutely a success," said Officer Kacey Donnell, a police spokesman. "The chief takes it very seriously and has a lot of pride in the program."

About 35 people participated in the last class that concluded in April.

"It's not just a dry classroom thing," he said. "They go out to the range and shoot rifles."

The department has a Junior Police Academy for youths in grades six to eight, which runs June 9 to 20. It covers many of the same subjects the adult academy does and is affiliated with the D.A.R.E. program.

The cost is $80 per child and the department has less than 30 spaces left available. Those interested should call 871-5027.

The three agencies have been successful in convincing academy graduates to volunteer, a strong side benefit to the programs.

For Capt. Joseph Wirthman, who ran the Fort Pierce Citizens Police Academy, the classes teach ordinary people how to be potential crimefighters.

"They can be our eyes and ears," Wirthman said. "They now understand what we go through."

A real eye-opener

"You don't really think about what the police do until you're needing one," said Ann DiPalma, 51, after finishing the Fort Pierce classes. "I thought it was a real eye-opener."

The citizens academy I took part in ran from February to April, every Wednesday night, with day trips to the jail, the 9-1-1 center and the gun range. It was those kinds of hands-on activities that really stood out in my mind, and judging by the reviews of my classmates, they agreed.

For instance, I learned that Sgt. Donald Christman can disarm you with his bare hands before you can even blink. I know, because he did it to me.

Even though he told the class and me what he was going to do, it still shocked me when he pulled a fake handgun out of my hands before I could even think about avoiding him. My advice? Don't try to take him in a fight. The odds are stacked against you.

On the gun range I learned that firing an M16 is nothing like shooting a shotgun or rifle, both of which I've done before. You have to actually hold the end of the gun down to keep it from flying up.

Not that officers are carrying these around on a daily basis, but as we learned from a number of speakers — you have to be prepared. Whether its anthrax or another Columbine, the department would rather err on the side of caution than be caught unaware.

Like the training simulator showed, I learned that most officers are injured during domestic calls — which is why two officers are always sent out — and officers in Fort Pierce average about 20 violent crimes per year per officer.

It may not sound like much, but after having my heart race while standing in front of a video screen, I realized that having that happen to me every month — for real — could be quite draining.

Wirthman hopes to have another academy this fall, perhaps adding a ride-along component to the program. Whatever his decision, it doesn't seem like he'll be hurting for future recruits.

"I've told everybody at the office that you really need to do this," said Nancy Ingle, 49, safety and training coordinator for Public Works and a fellow graduate.

"I tell all kinds of people they should go, just so they know what's going on."

- derek.simmonsen@scripps.com

FACTS ABOUT CITIZENS ACADEMIES

➤ The Sheriff's Office, Port St. Lucie and Fort Pierce Police all hold academies

➤ Classes average between 20 and 40 people

➤ PSL police will sponsor a junior version of the police academy this summer

➤ Academies offer tours of 9-1-1 center, the St. Lucie County Jail and a visit to a police gun-firing range

➤ The classes typically occur in springtime. Call individual agencies for next available classes

By the numbers:

➤ Sheriff's Office: 8 sessions; 40.5 hours

➤ Port St. Lucie Police: 9 sessions; 40 hours

➤ Fort Pierce Police: 9 sessions; 40 hours

VIEWPOI

Residents get up close, personal glimpse of life behind the badge

Many people want to avoid contact as much as possible with police officers and deputies. It's not that they are criminals attempting to elude the law. They value the presence of law officers in the community, yet do not want personal contact with the officers.

They associate contact with law enforcement in a negative light. It's either that they associate officers with a traffic ticket or them having to report a crime.

But on Saturday members of the Citizen's Academy said they have learned to see officers in a different light after experiencing all aspects of St. Lucie County Sheriff's Office operations.

Jean Gedeon, a Fort Pierce resident and one of the participants, said he gained new respect for and appreciation of law

JAY MEISEL
Staff writer

enforcement officers.

"Before that, I used to stay away from law enforcement," he said.

Now, he said, he wants to "work with law enforcement to make a difference."

It was the same for another Fort Pierce resident, Bonny Dunn, who also had never gone out of her way to associate with law enforcement officers. But after spending time in the academy, she sees officers as human beings.

"You see that these people are somebody's husband, somebody's wife or somebody's son," she said.

St. Lucie County Sheriff Ken Mascara started the program because during his campaign for office, he found that many people wanted to know more about law enforcement.

This was the second citizen's academy class the sheriff's department had since Sheriff Mascara was elected.

Last Saturday, class members got the chance to drive patrol cars. The goal was to reach 35 miles per hour and maneuver through cones.

Shellie Spots, a Fort Pierce resident who plans to become a law enforcement officer, was ecstatic when she was able to drive through the cones.

The importance of being able to stop the vehicle quickly and maneuver it during different circumstances can be a matter of life and death, Sgt. Adam Goodner said.

"When a child runs out in front of you, there's a big difference between stopping 10 feet in front of them and 10 feet past them," he said.

Academy members experience some more thrilling aspects of being a sheriff's officer than just driving a patrol car through an obstacle course.

Ms. Spots recalled that during one session of the academy, she and other students in the academy detonated bombs, as deputies would do if bombs were found in the community.

"That was pretty cool," she said.

Meisel@hometownnews ol.com

SHERIFF'S CITIZEN ACADEMY
APRIL 1ST - MAY 27TH 2003

VOLUNTEER
JAIL
VOLUNTEER
BONNY DUNN
Expires
11/2/17

West Ridge Falls
Access Trail
Dangerous Terrain
Stay On Blazed Trail

Diamond R. Litty
PUBLIC DEFENDER

OFFICE OF
Public Defender
NINETEENTH JUDICIAL CIRCUIT

216 SOUTH SECOND STREET
FORT PIERCE, FLORIDA 34950

TELEPHONE (772) 462-2048
SUNCOM 259-2048
FAX (772) 462-2047

Mark V. Harllee
CHIEF ASSISTANT
PUBLIC DEFENDER

March 22, 2007

Ms. Bonny Dunn
6 NE 7th Ave.
Jensen Beach, FL 34957

Dear Ms. Dunn:

On behalf of myself and the entire Public Defender Office, I would like to thank you for the three hundred seventy-three hours (373.50) of voluntary services you provided to our office. We appreciate your devotion of time and consider it a valuable service to our office.

If I can be of any help in the future, please do not hesitate to call.

Sincerely,

Diamond R. Litty
Public Defender

DRL/sh

IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT
IN AND FOR INDIAN RIVER, MARTIN, OKEECHOBEE
AND ST. LUCIE COUNTIES, STATE OF FLORIDA

ORDER OF CERTIFICATION

IN RE: CERTIFICATION OF PROCESS SERVERS

Pursuant to Florida Statutes 48.27 and 48.29 the following person is specifically eligible and qualified to serve as a Process Server in this Circuit and is herewith designated a Certified Process Server as per Amended Administrative Order 02-08.

PS # 07-13 **Bonny J. Dunn**

18 DONE AND ORDERED in quadruplicate at Stuart, Martin County, Florida this day of July, 2007.

WILLIAM L. ROBY
CHIEF JUDGE

Certificate of Appreciation

Presented to

BONNY DUNN

For twenty months of dedicated service to
the State Attorney's Office Victim Services Division

In Recognition of National Volunteer Appreciation Week

April 19, 2005

Bruce H. Colton
State Attorney

Harriette Rowe Hill
Director, Victim Witness Services

Dori Fowler
Victim Services Volunteer Coordinator

Florida Guardian Ad Litem Program

Be It Known That

Bonny Dunn

has completed the minimum training requirements of the Statewide Guardian ad Litem Office and is hereby certified to represent the best interests of abused and neglected children in judicial proceedings.

In witness whereof, this certificate has been issued by the Statewide Guardian Ad Litem Office and duly signed this 16th day of November, 2007.

W Rob

Chief Judge

Elizabeth Mackenzie

Guardian Ad Litem Circuit Director

KIRSCHNER
& GARLAND
Professional Association

Jonathan Jay Kirschner
Jeffrey H. Garland

Board Certified Criminal Trial Lawyers

~~102 N. 2nd Street~~
Ft. Pierce, Florida 34950
~~Tel: 772.489.2200 Fax: 772.489.0610~~
www.treasurecoastlawyer.com
Email: J.H. Garland: jeffgar3@aol.com
J.J. Kirschner: trcoastlaw@aol.co

201 South 2nd St
Ft Pierce Fla
34950

772 - 466-4900

March 21, 2007

To Whom It May Concern:

I have known Bonny Dunn since her daughter came to work for me as my assistant in 1993. In 2002, I hired Bonny as my office manager. Her duties included bookkeeping, files management, supplies maintenance, receptionist and various other miscellaneous tasks. She not only fulfilled these duties in an exemplary manner and with a minimum of supervision, but was ready and willing to offer her assistance in many additional capacities whenever she saw the opportunity to be of service to this firm. She was reliable, arrived at work early, and never took unscheduled time off.

When Bonny decided to leave the firm, I was sorry to see her go, yet admired her decision to take advantage of the opportunity to become a private investigator. I believe Bonny will be an asset to any employer. She is determined, persistent and possesses that now-rare commodity, common sense.

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely yours,

KIRSCHNER & GARLAND, P.A.

Jonathan Jay Kirschner

JJK/cal

Certificate of Training Attendance

Bonny Dunn

Completed training for

Protecting God's Children™ Program for Adults

MARY IMMACULATE CHURCH, WEST PALM BEACH, FL

location

APRIL 18, 2009

date

DIOCESE OF PALM BEACH, FL

sponsored by

Kit Johansen

Trainer's signature

CATHOLIC CHARITIES
Diocese of Palm Beach, Inc.

ADMINISTRATIVE OFFICE

9995 N. Military Trail
P.O. Box 109650
Palm Beach Gardens, FL 33410-9650
(561) 775-9560
Fax (561) 625-5906

January 14, 2013

Ms. Bonny Jeanne Dunn
6 N.E. 7th Avenue
Jensen Beach, FL 34957

Dear Bonny:

Thank you for your interest in participating in Prison Ministry at the St. Lucie County Jail, located at 900 N. Rock Road, off Orange Avenue, in Ft. Pierce. Our team of volunteer participants goes into this facility on Wednesdays for men's services, from 1:00 to 2:15 pm, followed by women's services from 2:30 to 3:30.

Enclosed please find a volunteer application and a Diocese of Palm Beach Authorization for Driver's License Check form. Please complete them and return them to me in the envelope provided. Also enclose a copy of your current driver's license.

Once I receive the application, the authorization form, and a copy of your driver's license, I will forward the required documents to the jail for processing. After your background investigation has been completed, the Sheriff's Office will arrange for you to come in for an orientation. After that I will send you a copy of the Prison Ministry Participants' Manual and you will then be able to join our team.

Thank you again for your interest in Prison Ministry.

In His love,

Tom

Thomas M. Lawlor, Director
Prison Ministry

COA Council on Accreditation
United Way
CERTIFIED Nonprofits First®

The Criminal Defense Investigation Training Council

UNCOVERING REASONABLE DOUBT

The Training Seminar™

This is to certify that on February 6, 2007

Bonny Dunn

Successfully completed the prescribed training
Within the discipline of

FUNDAMENTALS OF SURVEILLANCE

15 Hours, February 6, 2007

Brandon A. Perron, CCDI
CDITC Academic Director

This Certificate of Training is presented
By The Criminal Defense Investigation
Training Council, on this 6th day of
February 2007.

The Criminal Defense Investigation Training Council

UNCOVERING REASONABLE DOUBT

The Training Seminar™

This is to certify that on February 13, 2007

Bonny Dunn

Successfully completed the prescribed training
Within the discipline of

HOMICIDE INVESTIGATION

CDI-205, 4 Hours, February 13, 2007

Brandon A. Perron, CCDI
Program Director/Instructor

This Certificate of Training is presented
By The Criminal Defense Investigation
Training Council, on this 13th day of
February 2007.

The Administration & Faculty of the

PUBLIC DEFENDER INTERN INVESTIGATOR TRAINING PROGRAM

The 19th Judicial Circuit, State of Florida

certify that

Bonny Dunn

Has been awarded the

SLEUTH AWARD

For leading by example and performing in an exemplary manner as an intern investigator.

Class # 06-003

Brandon A. Perron, FCI, LPI, Program Director
Board Certified Criminal Defense Investigator

This Award is presented on this
3rd day of April, 2007 at
The Office of the Public Defender,
Fort Pierce, Florida.

Public Defender Intern Investigator Program

19th Judicial Circuit, State of Florida

This is to certify that on April 3, 2007

Bonny Dunn

Successfully completed the prescribed training
Within the discipline of

Criminal Defense Investigation

The Component Method™

373.50 HOURS OF CLASSROOM & FIELD TRAINING

Brandon A. Perron, CCDI,
Program Director/Instructor

This Certificate of Training is presented
By The Criminal Defense Investigation
Training Council, on this 3rd day of
April 2007.

The Criminal Defense Investigation Training Council

UNCOVERING REASONABLE DOUBT

The Training Seminar™

This is to certify that on April 24, 2007

Bonny Jeanne Dunn

Successfully completed the prescribed training
Within the discipline of

THE RELIABILITY OF EYEWITNESS IDENTIFICATION & WRONGFUL CONVICTIONS

4 Hours, April 24, 2007

Robert Schwartz, LPI
Criminal Defense Specialist

This Certificate of Training is presented By The Criminal Defense Investigation Training Council, on this 24th day of April 2007.

CITY OF FORT PIERCE, FLORIDA, PARKS ADVISORY COMMITTEE (PAC)

Recommendation On Nomination For The Naming Of A Public Facility

NOMINATION DATE: 2/17/22

PARCEL OR PARCELS PROPOSED TO BE NAMED: Pinewood Park

LOCATION OF PARCEL OR PARCELS: S. US HWY 1 & Sunrise Blvd.

SIZE OF PARCEL OR PARCELS: 3.52 acres

DESCRIPTION OF PARCEL OR PARCELS: PINEWOOD S/D BLK 7 ALL LOTS

NOMINATOR: Juanita Dunn

PROPOSED NAME OF PARCEL OR PARCELS: Bonny Dunn Park

DATE CONSIDERED BY THE PAC: 2/17/22

DATE OF PAC RECOMMENDATION: 2/17/22

OBJECTIVES FOR NAMING OF PUBLIC FACILITIES CONSIDERED: __X___YES _____NO

CRITRIA FOR NAMING OF PUBLIC FACILITIES CONSIDERED: __X__YES _____NO

DOES THE PROPOSED PARCEL OR PARCELS MEET THE OBJECTIVES: __X_YES ____NO

DOES THE PROPOSED PARCEL OR PARCELS MEET THE CRITERIA: __X__YES _____ NO

DOES THE PROPOSED NAME FOR THE PARCEL OR PARCELS MEET THE OBJECTIVES: ___X_ YES _____NO

DOES THE PROPOSED NAME FOR THE PARCEL OR PARCELS MEET THE CRITERIA: ___X_YES _____NO

PAC CONCLUSIONS: The Guidelines for the Naming of Public Facilities states that: "Renaming carries with it a much greater burden of process compared to initial naming. Tradition and continuity of name and community identification are important community values. Meeting the criteria does not ensure renaming."

The PAC suggests that a plaque placed in the Park might be considered in lieu of renaming the park.

ATTACH ADDITIONAL SHEET FOR MORE EXPLANATION IF NEEDED

CITY PARK ADVISORY BOARD RECOMMENDATION (APPROVE/DENY): see comments above

DATE: 2/21/22

RECEIVED, FORT PIERCE PUBLIC WORKS DEPARTMENT:_____ ___, 20__

GUIDELINES FOR THE SPONSORSHIP OF THE NAME OF SELECTED PUBLIC FACILITIES
City of Fort Pierce, Florida
FINAL DRAFT revised 5/21/22

Purpose

The purpose of these guidelines is to establish a systematic and consistent approach for the sponsorship of the name of selected public facilities in the City of Fort Pierce, including an enterprise fund facility (a fee is charged to external users for goods or services), park, object, location, or program.

The distinctive characteristic for this type of naming rights is that the buyer gets a marketing property to promote products and services, promote customer retention and/or increase market share for a defined period of time consisting of a minimum of 3-5 years and a maximum of 20 years and for a specific amount of money.

Names can be as a presenting sponsor, which attaches the name to the traditional name, or as a title sponsor, which replaces the original name with the sponsored one. The purchaser of the naming rights may choose to donate those rights to an outside organization that is approved by following these guidelines.

Sections within the overall facility, specialized areas, or amenities may be separately sponsored and have a name different from that of the larger facility.

Objectives

- Ensure that given names to these facilities are consistent with the values and character of the City.
- Encourage public input opportunities for the sponsorship of these facilities.
- Provide an opportunity for the City to enter into sponsorship agreements for the purpose of optimizing non-tax revenue sources. City staff may solicit such sponsorship agreements as RFPs or receive an Unsolicited Proposal. Sponsorships must be paid per the agreement within 30 days.
- The City will not relinquish to the sponsor any aspect of the City's right to manage and control the City's assets or facilities.
- All sponsorship agreements are to be reviewed by the City Attorney's office prior to finalization to ensure that the City's legal interests are protected.

Criteria

The practice of the City of Fort Pierce is to name these facilities through an adopted process utilizing the above objectives, emphasizing community values and character, local and national history, geography, the environment, civics, and service to the City of Fort Pierce. Therefore, the following criteria shall be used in determining the appropriateness of the sponsored naming designation:

- Sponsors may be a Corporate entity, or any entity or individual that would benefit from this marketing approach.
- The following industries and products are not eligible to sponsor public facilities: police-regulated businesses; faith-based and political organizations; companies whose business is substantially derived from the sale of alcohol, tobacco, firearms, or adult use of a sexual nature.
- All advertising designs will be reviewed in detail and must comply with City standards to be approved. The following standards for advertising are examples of what will not be displayed:
    - If false, misleading, or deceptive.

    - Relates to an illegal activity.
    - Is explicit sexual material, obscene material, or material harmful to minors.
    - Advertises tobacco products.
    - Includes language, which is obscene, vulgar, profane, or scatological.
    - Depicts violence and/or anti-social behavior.
    - Is specific to religious or political beliefs.
- The sponsorship program does not apply to:
    - Philanthropic contributions, gifts, grants, or unsolicited donations in which no commercial and/or marketing benefits of being associated with one or more of the City's activities are granted to the sponsor.
    - Funding obtained from other governmental entities through formal grant programs.
    - City sponsorship support of external projects where the City provides funds to an outside organization.
    - In-kind contributions or monetary contributions from independent foundations or registered charitable organizations through their granting or giving programs.
    - In-kind contributions or monetary contributions from entities making such contributions with funds made available to them by the City.
    - Rent fees, and/or other compensation received by the City from third parties who lease, license, or use City property for their own activities, including, but not limited to, the use of City recreational facilities by athletic organizations.
- The City may revoke, suspend, or modify any sponsorship agreement as necessary to comply with laws, to ensure the safety and convenience of the public, and to effectuate the City's goals and objectives. In the event an organization that has received a sponsorship is acquired by or merged into another organization, the City reserves the right to discontinue the existing sponsorship. Refunds may be granted at the sole discretion of the City Manager.

Procedures

The steps to sponsor the name of a selected public facility include but are not limited to:

1. Initiation of a request for applications to sponsor. This can be initiated by the City of Fort Pierce (including organizations within) through the RFP process, or by a potential sponsor through the Unsolicited Proposal process. A "Sponsorship Application Form" has been provided to initiate the process.

2. Initiate a call for sponsors if deemed appropriate with a deadline for submission of applications within 30 days.

3. Applications submitted to the City Clerk for each nomination by potential sponsors.

4. Review of application/s from potential sponsors by the Purchasing Department according to Objectives and Criteria above as well as the RFP or Unsolicited Proposal process.

5. All vetted applications presented to the Commissioners with notes from the review.

6. Commissioners approve/deny the application/s by vote at a Commission Meeting. If approved, a final Sponsorship Agreement will be produced and executed by the City Attorney.

City Commission Regular Meeting - 6:00 pm **13. d.**

Meeting Date: 07/05/2022

Re:

SUBJECT:

Approval of letter of support for the St. Lucie County Arts Alliance's grant application to the Levitt Foundation.

Attachments

Letter

Letterhead Unsigned

Form Review

Form Started By: Linda Cox Started On: 06/29/2022 04:43 PM

Final Approval Date: 06/29/2022

June 25

Sharon Yazowski, Executive Director
Levitt Foundation
1910 West Sunset Blvd., Suite 00
Los Angeles, CA 90026

Re: In support of the **St. Lucie Cultural Alliance** grant request to Levitt Foundation

Dear Ms Yazowski:

On behalf of the **City of Fort Pierce**, please accept this letter of support for the grant application to the Levitt Foundation submitted by St. Lucie Cultural Alliance for the Levitt AMP Fort Pierce Music Series. The Music Series will take place at Museum Pointe Park, which is located in Fort Pierce. The three-year grant award of $90,000 to be used in 2023, 24 and 25, will enrich the lives of children and families through the power of free, accessible music.

Incorporated in 1901, Fort Pierce has a long history of supporting the arts. The A.E. Backus Museum and Gallery celebrated its 50th birthday last year, celebrating the life and art of home-grown landscape artist, Alfred E. "Beanie" Backus. In the 1950's Backus mentored Alfred Hair and other Highwaymen artists. Fort Pierce will soon open a Highwaymen Museum to honor and showcase these speed landscape artists.

In 2023, Fort Pierce will celebrate the 100th anniversary of the opening of the Sunrise Theatre, whose history includes vaudeville, silent movies, motion pictures and now restored for the performing arts, including primarily excellent musical performances. Fort Pierce has also been a venue for many top performing African American artists in the 1950s at the historic Lincoln Theatre, now on its way to restoration and reopening.

Further, Fort Pierce is the proud home of the Fort Pierce Jaz and Blues Society, founded 26 years ago by a group of local jazz enthusiasts. This organization is a flourishing partner in St. Lucie County for performing music and supporting efforts to encourage young people to choose a musical career,

I am proud of my home town and the many artists, past and present, who offer Fort Pierce and Treasure Coast residents and visitors musical and cultural variety entertainment. Your favorable consideration of this grant application is a vital component to further the creation and promotion of Fort Pierce's unique musical and cultural heritage programs.

Sincerely,

Linda Hudson, Mayor
City of Fort Pierce

THE SUNRISE CITY
FORT PIERCE
OFFICE OF THE MAYOR
AND CITY COMMISSION
Florida

June 25, 2022

Sharon Yazowski, Executive Director
Levitt Foundation
1910 West Sunset Blvd., Suite 00
Los Angeles, CA 90026

Re: In support of the St. Lucie Cultural Alliance grant request to Levitt Foundation

Dear Ms Yazowski:

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Sincerely,

Linda Hudson, Mayor

City of Fort Pierce

City Commission Regular Meeting - 6:00 pm **15. a.**

Meeting Date: 07/05/2022

Re:

SUBJECT:

Reports

Attachments

City Manager's Report

Purchase Order Report

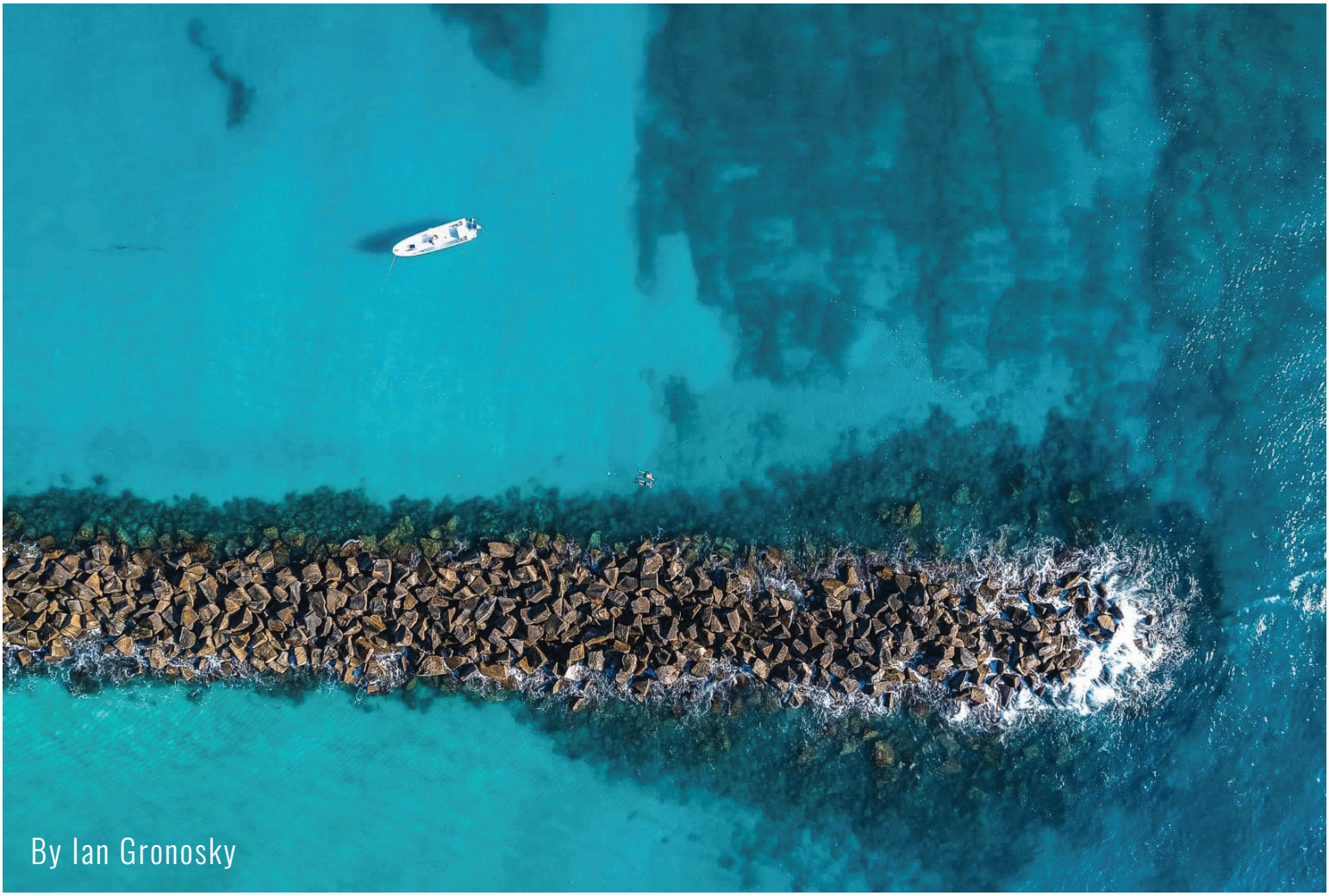
Form Review

Form Started By: Jennifer Robinson Started On: 06/27/2022 09:25 AM

Final Approval Date: 06/27/2022

JULY 2022

CITY MANAGER'S REPORT



By Ian Gronosky

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23 FORT PIERCE CITY MARINA

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HONORING ALEXANDER

Juneteenth was a week of celebration and remembrance from an opening prayer and libation ceremony to a Peace Walk ending with the neighborhood Block Party.

On Saturday, June 18th, family, friends, and peers gathered at Fire Station 15 to honor the former City Commissioner, Rufus Alexander. He was remembered and honored for the years served as Commissioner, but more importantly as a passionate and caring man.

Commissioner Alexander first took his City seat back in 2001, serving our beautiful community for 20 consecutive years as the District 1 representative.

Alexander truly embraced the meaning of community, having so much love for the people of Fort Pierce, his hometown.

The City of Fort Pierce will be forever grateful and humbled by the legacy that Commissioner Alexander left.

WALKING FOR PEACE - JUNETEENTH

The 2022 Juneteenth Peace Walk saw a tremendous turnout of residents. Kids and adults came together to join Fort Pierce Police Department Officers and Saint Lucie County Sheriff's Office Deputies in this historic celebration. The walk started on North 25th Street and concluded at Horatio Grisby Park, located at the intersection of North 13th Street and Avenue O. The participants' chants of "We want peace, and We are free" filled the streets as onlookers snapped pictures.

HELPING ATHLETES CELEBRATE THEIR ACCOMPLISHMENTS

Bocce, considered one of the most popular sports in Special Olympics, is said to be the third most participated sport in the world next to soccer and golf. This year Fort Pierce Police Officer Damian Spotts received the distinguished honor of presenting a medal at the 2022 Special Olympics USA Games - Bocce Competition, held in Orlando, Florida. The games took place June 5th through the 11th. In addition to presenting the medal, Officer Spotts also participated in the final leg of the Special Olympics Law Enforcement Torch Run. Partnering with Special Olympics Florida is a great privilege and the Fort Pierce Police Department takes its hat off to all the athletes, attendees, and behind-the-scenes personnel who helped to make this such a successful event!

SUPPORT THE BLUE

Fort Pierce Police Sergeant Danny Parrish lost his life on January 18, 1991, in what was supposed to be a simple traffic stop. In honor of his sacrifice, the police department is erecting the Sergeant Danny Parrish Fallen First Responders Park. This park will honor all first responders who made the ultimate sacrifice while serving their community. It will be a sacred place for our residents, visitors, and the family members of our fallen first responders to visit and reflect on our heroes. This memorial will be located at 920 South U.S. Highway 1.

You can help us honor these heroes! The Fort Pierce Police Department Charitable Trust, a not-for-profit 501 (C) 3 organization governed by a board made up of law enforcement and civilian members, is selling brick pavers. These pavers will be engraved with the names of donors and memorial supporters. They will be crafted around a bronze statue placed in front of the Fort Pierce Police Department, depicting a uniformed officer saluting the United States flag and the Sergeant Danny Parrish Fallen First Responders Park. The statue will be titled “Hero”.

Your purchase of a brick paver or any donations made to the Fort Pierce Police Department Charitable Trust will help complete the park and fund the statue. Your contribution will also help the police department fund equipment, programs, and other community engagements that help keep our officers safe and strengthen the relationship between the police department and our community. For more information, contact Sergeant John Fasanello at ***jfasanello@fppd.org***

FORT PIERCE POLICE DEPARTMENT

4th Annual

unity in our community

empowering our neighborhoods

OFFICER POLICE FORT PIERCE FLORIDA

Join Us!

WEDNESDAY | JULY 6TH | 10 AM - 2 PM

FORT PIERCE RECREATION CENTER 903 S. 21st St.

FREE RESOURCES, FOOD, FUN, & PRIZES

BOUNCE HOUSES • FACE PAINTING • BALLOONS • PHOTO BOOTH
HIV AND STI TESTING • ADULT HEALTH SCREENINGS
TALENT SPOTLIGHT • AND MORE

GET EMPOWERED!

FOR MORE INFORMATION CONTACT: ANGELA BRATHWAITE (772) 467-6846

THE SUNRISE CITY FORT PIERCE Florida

ST. LUCIE COUNTY Children's SERVICES COUNCIL
Our Children · Our Community · Our Future

iTHINK® FINANCIAL

EDGARTOWN HISTORIC DISTRICT

Staff reported the results of a survey of residents of the Edgartown Historic District to the City Commission and are now working to finalize the outcome into revised 'Edgartown Settlement' zoning district regulations.

The Edgartown Historic District is significant for its association with Edgartown, the small settlement established in the 1870s preceded Fort Pierce's founding in 1882. It contains contributing historic resources from the late nineteenth century through the mid-twentieth century and includes examples of Colonial Revival, Frame Vernacular, Masonry Vernacular and Commercial Vernacular architecture. The Edgartown District was designated in 2001, it's important that the districts' historic fabric is maintained in a way which protects the character and vitality of the neighborhood.

As a result, the revised code will address amendments to the dimensional standards, updating definitions, providing clarity on uses and noise control.

FORT PIERCE COMMERCE CENTER

On May 16, 2022, the City Commission approved a site plan for over 1.2 million square feet of warehouse space on over 100 acres of property located southeast of Glades Cut Off Road and west of Selvitz Road.

FUTURE LAND USE AND ZONING.

The subject properties have an underlying Future Land Use designation of Industrial (I): The Industrial designation is intended for parcels suitable for industrial development and to promote the City's position as a major employment center. The uses allowed under this designation include light manufacturing and processing facilities; storage and distribution facilities; warehousing; general and intensive commercial uses; research corporate parks, large business parks and mixed-use office parks; office, retail, and service uses that provide support to employees; and compatible public, quasi-public, and special uses. This land use designation allows a maximum FAR of 1.5.

The subject site has a compatible zoning district classification of Light Industrial (IL). The purpose of this district is to provide for industrial and related uses with limited objectionable external effects in areas that are suitable for such operations due to the desirability of site characteristics, adequacy of utilities, appropriateness of transportation facilities and other factors. Acceptable manufacturing, warehousing, heavy commercial and similar uses are encouraged. Uses in the district may perform a support role for uses in other industrial areas.

CITY PROJECT UPDATES

OHIO AVENUE IS NEXT!

A full roadway reconstruction of Ohio Avenue between U.S. Highway 1 and 11th Street will provide a curb and gutter roadway section complete with sidewalks, streetlights, underground utilities, introduction of a stormwater collection system, limited landscaping, and ADA upgrades. 100% plans are expected mid-July 2022.

BEACH COURT TOO!

The Beach Court roadway project from Florida Avenue to Delaware will include a complete reconstruction of the roadway with curb and gutters, sidewalks on both sides of the road, installation of a new storm drainage system, street lighting, and ADA upgrades. PRP Construction Group was awarded the construction contract and a pre-construction meeting will be scheduled for July 2022. Construction commencement anticipated late summer or early fall of 2022.

AVENUE B (13TH STREET TO 8TH STREET):

The Fort Pierce City Commissioners awarded this project to Heavy Civil Inc. at their June 21, 2022 meeting. A pre-construction meeting will be scheduled and construction is expected to begin in September 2022.

FPUA has already completed the necessary upgrade of underground utilities. The pavement will be fully reconstructed from 13th Street to the west side of 10th St. and from the east side of 10th Street to the west side of 8th Street. New drainage pipes and structures will be installed, sidewalk will be replaced as well as some ADA improvements, if needed. Pavement markings will match existing and new signage will enhance visibility and safety.

UPDATES CONTINUED

AVENUE D (INDIAN RIVER DRIVE TO 29TH STREET):

This project will include full roadway reconstruction of Avenue D between U.S. Highway 1 and Indian River Drive with sidewalks, ADA upgrades, curb and gutter, stormwater drainage, conversion of overhead utilities to underground, street light installation and enhanced signing and pavement marking. The section of Avenue D between U.S. Highway 1 and 29th Street will include milling and resurfacing of the roadway and the replacement of the existing brick paver crosswalks with stamped asphalt crosswalks. If needed, ADA upgrades, enhanced pavement marking, and signage will be included. Consultant will submit 100% plans July 5, 2022.

PROJECTS UNDER PERMITS

HARBOUR CAY SHOPPES: PHASE 2

Construction has begun for Phase 2 of Harbour Cay Shoppes at 835 Seaway Drive. Located in close proximity to Harbour Isle, Phase 2 will include a retail building, self-storage and possibly a drive through restaurant. The picture was taken during the footing steel inspection as the site is being prepped for the pouring of concrete.

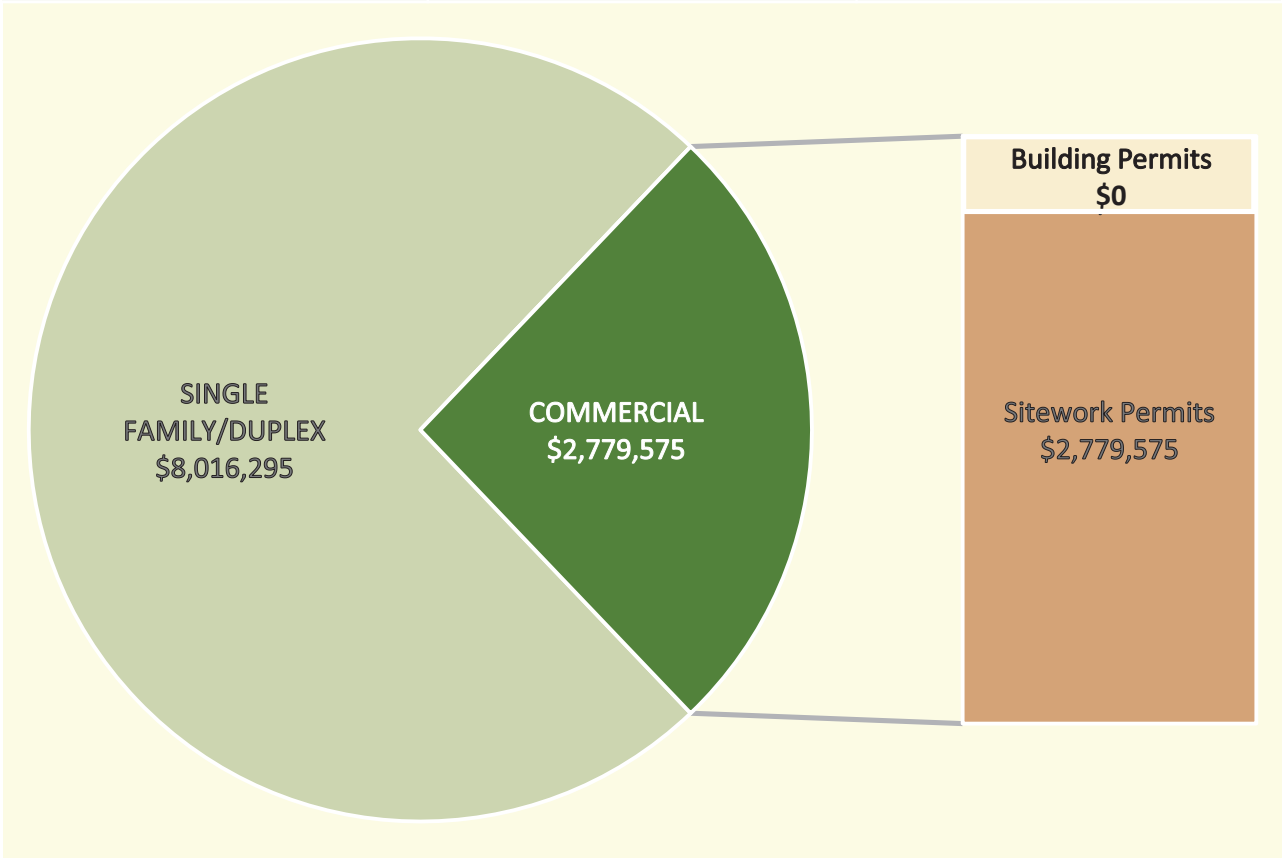
BLUE SKY LANDING

Phase 1 construction of Blue Sky Landing located at 100 Blue Sky Circle is underway with two of the apartment buildings being constructed. The buildings pictured will be 4-stories in height once completed. Phase 2 construction is also anticipated to begin in 2022. Conveniently located off McNeil Road, the 164-unit apartment complex will offer affordable rent between $400 and $900 per month.

EXTRA STORAGE

Located just north of Okeechobee Road at 2500 S. Jenkins Road will be a six self-storage buildings are being constructed. Buildings will vary in height between 1 story and 3 stories. These pictures were taken while the footing steel was being placed and prepared for inspection. Footings are a vital component of the foundation construction. Footings help support the foundation and prevent building settling.

New Construction Values (based upon permits issued May 2022)		
Permit Type	**Number of Permits**	**Construction Value**
New Commercial Building	0	$0
New Commercial Sitework	1	$2,779,575
New Single Family/Duplex	30	$8,016,295



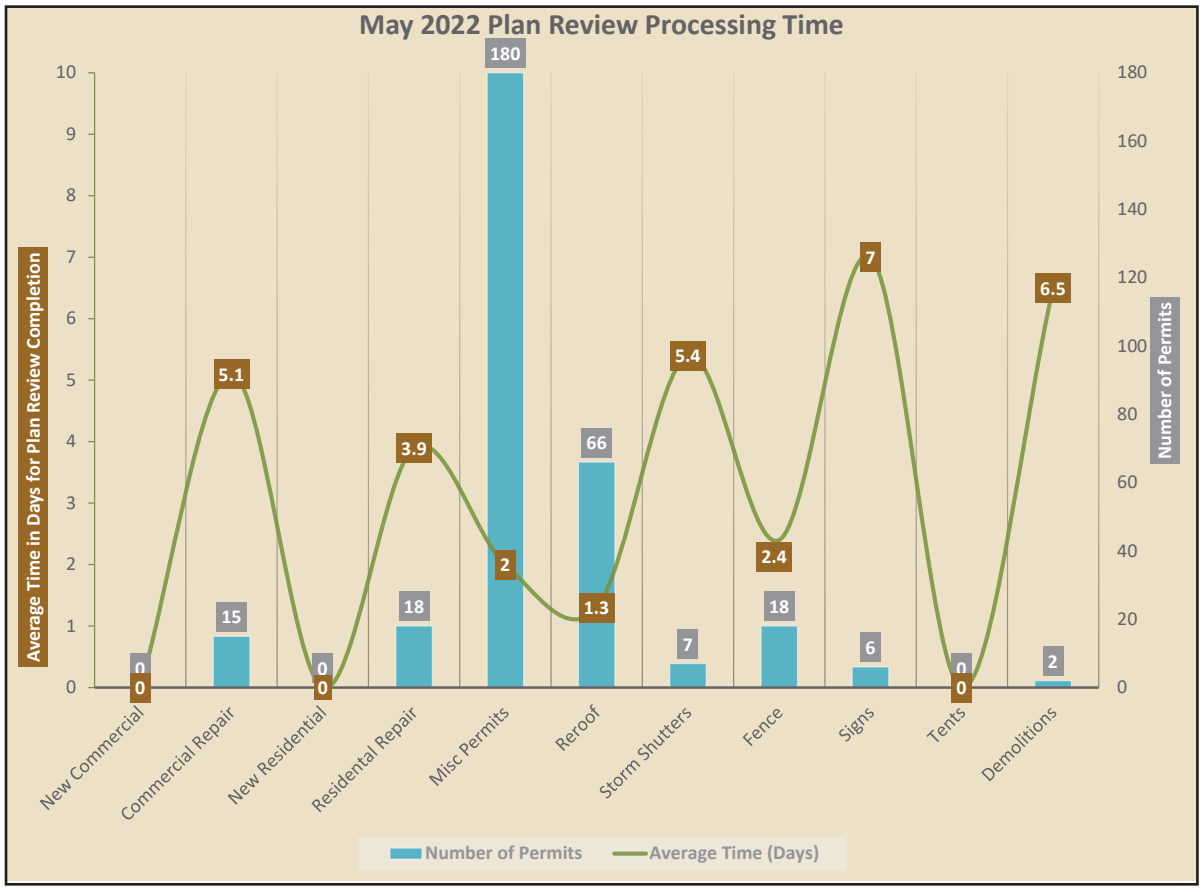
NATIONAL COMPARISON

- For the month of May, City of Fort Pierce new single-family permits remain the same as April 2021, compared to a national decline of 5.5% for a 13-month low.

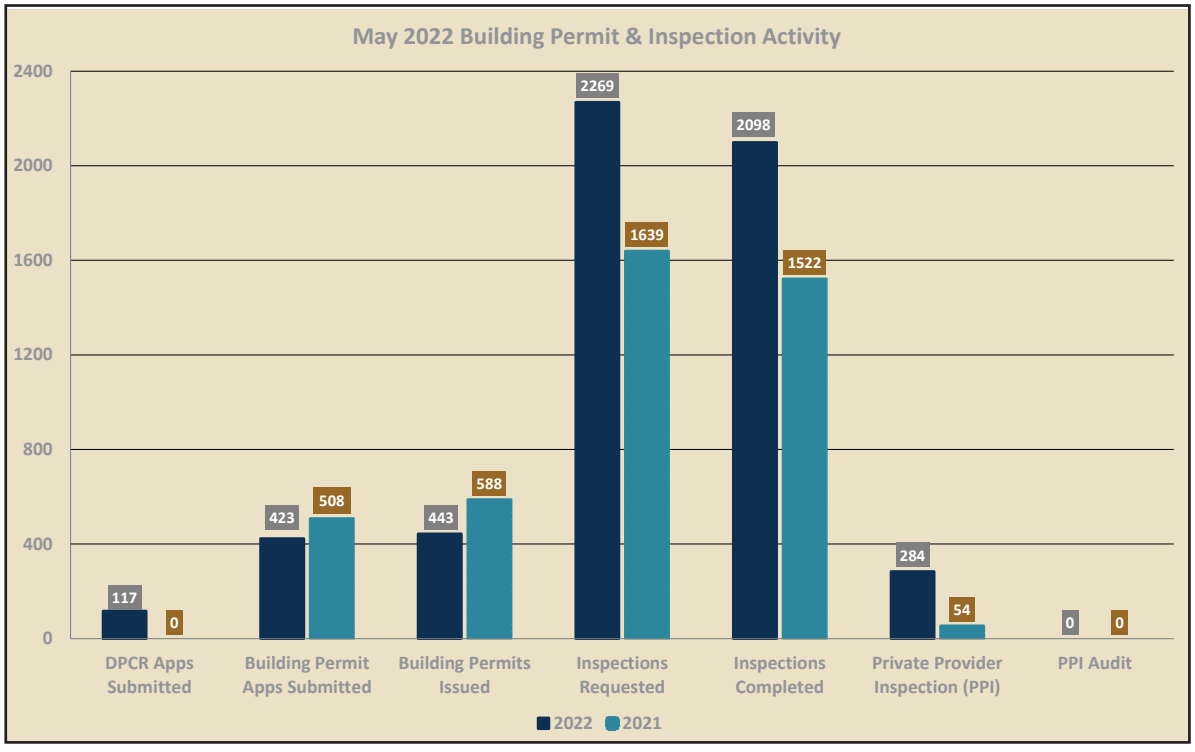
BUILDING CHART FOR MAY 2022

MAY 2022 PLAN REVIEW PROCESSING TIME & ACTIVITY REPORT COMBINED

For permits with 0 days, either the review was not completed within the month, or there were no reviews for the entire month.



ACTIVITY REPORT

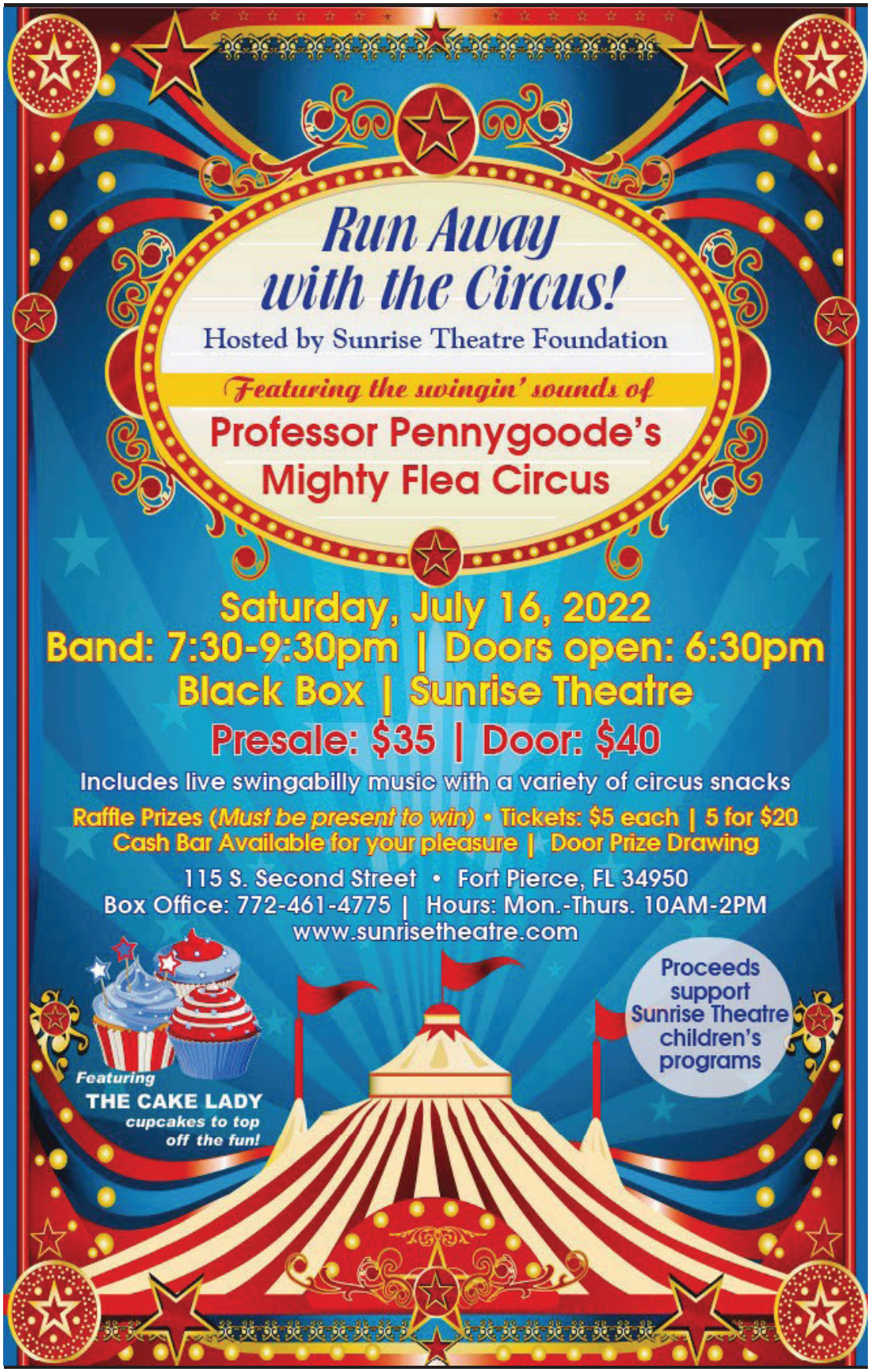


Sunrise Theatre annual membership renewal time is here for the upcoming 2022/23 17th Season. Several “new” member benefits include a dedicated concierge line for patrons and fast access Will Call & Entry, just to name a few. Some exciting booked shows for the Season include: Blues Clues & You!, The Oak Ridge Boys, The Kat and Dave Show (Katharine McPhee & David Foster), Johnny Mathis along with more. Sunrise Theatre 2022/23 members will have priority seat selection by member level to purchase shows when we go on sale later in July. The Sunrise Theatre Foundation is sponsoring a fundraiser Runaway With The Circus in the Black Box featuring the Swingin’ Sounds of Professor Pennygoode’s Mighty Flea Circus on Saturday, July 16! Guests will enjoy live Rockabilly music with a variety of Circus Snacks, full cash bar and Raffle Prizes.

The last of three Missoula Children's Summer Camps wraps up in July with the Emperor's New Clothes. Sponsored in part by the Sunrise Theatre Foundation, the camp offers the opportunity for youngsters ages 6-18 to sing, dance and perform on stage to their parents, friends and family. The cost is $150 per child along with a $25 registration fee. Contact the Box Office to register or for more information.

July 18-22 The Emperor's New Clothes Performance: July 22 6pm

July 30 at 8pm Summer Groove Fest takes the main stage at the Sunrise Theatre hosted by Miami's own comedian Marvin Dixon. Performing all their hits live in concert: Ginuwine, Kut Klose, Changing Faces, Adina Howard, Sunshine Anderson and Glenn Jones. Go to www.sunrisetheatre.com for an up to date listing of all events or call the box office 772.461.4775



City of Fort Pierce Summer Quarterly Cleanup Recap:

The City of Fort Pierce Public Works Department and the Keep Fort Pierce Beautiful Advisory Board would like to thank everyone that participated in this Summer's Quarterly Cleanup on Saturday, June 25, 2022! Over a hundred people came out and picked up areas across the City of Fort Pierce. Areas such as Moore's Creek, Downtown, Veteran's Memorial Park, Jaycee Park, Jetty Park, Old Fort Park, and more were cleaned throughout the day.

The Quarterly Cleanup unifies and beautifies the City of Fort Pierce by giving us the opportunity to come together as a community and make a difference where we live, work, and play. It is the volunteer efforts from residents, businesses, and organizations that make these events possible. Public Works also participated in the event by providing supplies to the volunteers and collecting garbage throughout the City. We are extremely thankful, between the volunteers and the Public Works Department, more than 5 tons of litter/garbage was removed from our beautiful City.

Again, thank you to all who participated, and we are already looking forward to the next Quarterly Cleanup on Saturday, September 24, 2022. For more information on ways, you can get involved and volunteer, please visit the City's website at ***www.cityoffortpierce.com***

#keepfortpiercebeautiful #lovethefort

EVERY WEDNESDAY - GREEN MARKET - MARINA SQUARE 12:00 PM - 6:30 PM

EVERY SATURDAY - JAZZ MARKET – MARINA SQUARE 8:00 AM – 1:00 PM

EVERY SATURDAY - DOWNTOWN FARMERS MARKET - MARINA SQUARE 8:00 AM – 12:00 PM

7/1/22 FRIDAY FEST – MARINA SQUARE 5:00 PM – 9:00 PM

7/4/22 JULY 4TH BOAT PARADE – INTERCOASTAL 12:00 PM

7/4/22 STARS OVER SAINT LUCIE – MARINA SQUARE 6:00 PM – 9:30 PM

RIVER WALK CENTER SALES REPORT **MAY 2022**

CLASSES	$ 2,336.87
PARK PERMITS	$ 7,750.00
SPECIAL EVENTS	$5,256.82
FACILITY	$23,155.94
TOTAL	$38,499.63

SEPTEMBER IS HUNGER ACTION MONTH & INFANT MORTALITY AWARENESS MONTH!

POP-UP COMMUNITY RESOURCE FAIR

Treasure Coast Food Bank, Florida Department of Health St. Lucie Co., St. Lucie Co. Infant Mortality Group, & the Incubate Neighborhood Center have partnered to bring resources and awareness to the local community! This event is free & open to the public.

HUNGER ACTION MONTH™

TREASURE COAST FOOD BANK

Infant Mortality Workgroup
St. Lucie County
Doing it Differently

Florida HEALTH
St. Lucie County

INC
INCUBATE NEIGHBORHOOD CENTER

SEPT. 14, 2022
9:00 AM - 12:00 PM

INCUBATE CENTER - 532 NORTH 13TH STREET, FORT PIERCE, FL. 34950

Market Fresh on the Move
Discount Mobile Grocery Store on-site!

Join us for an excellent morning packed full of health/nutrition education, resources, swag & more!

Swing, but not a miss.

Mother Nature got us! We had a lightning strike that took out our irrigation computer for a few days, so our fairways got a little crispy mid June. With the help of our IT Department they were able to get everything is back in order quickly and we should be back to normal growth by July 1st. Hopefully she has some good news for us in the way of continued afternoon or evening rains through July, August and September to expedite the process.

From a maintenance standpoint, we will continue to be VERY aggressive this summer in regard to improving our turfgrass and eliminating weeds. Our first greens aeration project was completed successfully in mid May and 30 days later we were back to 100%. Our second and final greens aeration is scheduled for early September depending on weather.

From a revenue standpoint, we are AHEAD of last year and trending in the positive direction so we should have our best year on paper that we've had in a while!

Word of mouth is our greatest form of advertising, so we ask if you've played here and enjoyed the changes we're making, please tell a friend….or two! If there's something we can improve upon…tell US so we can keep getting better! We thank all of our members and guests for their support and we ask that you please "Like" and "Follow Us" on Facebook or Instagram to see almost daily updates on the golf course and our ongoing maintenance projects.

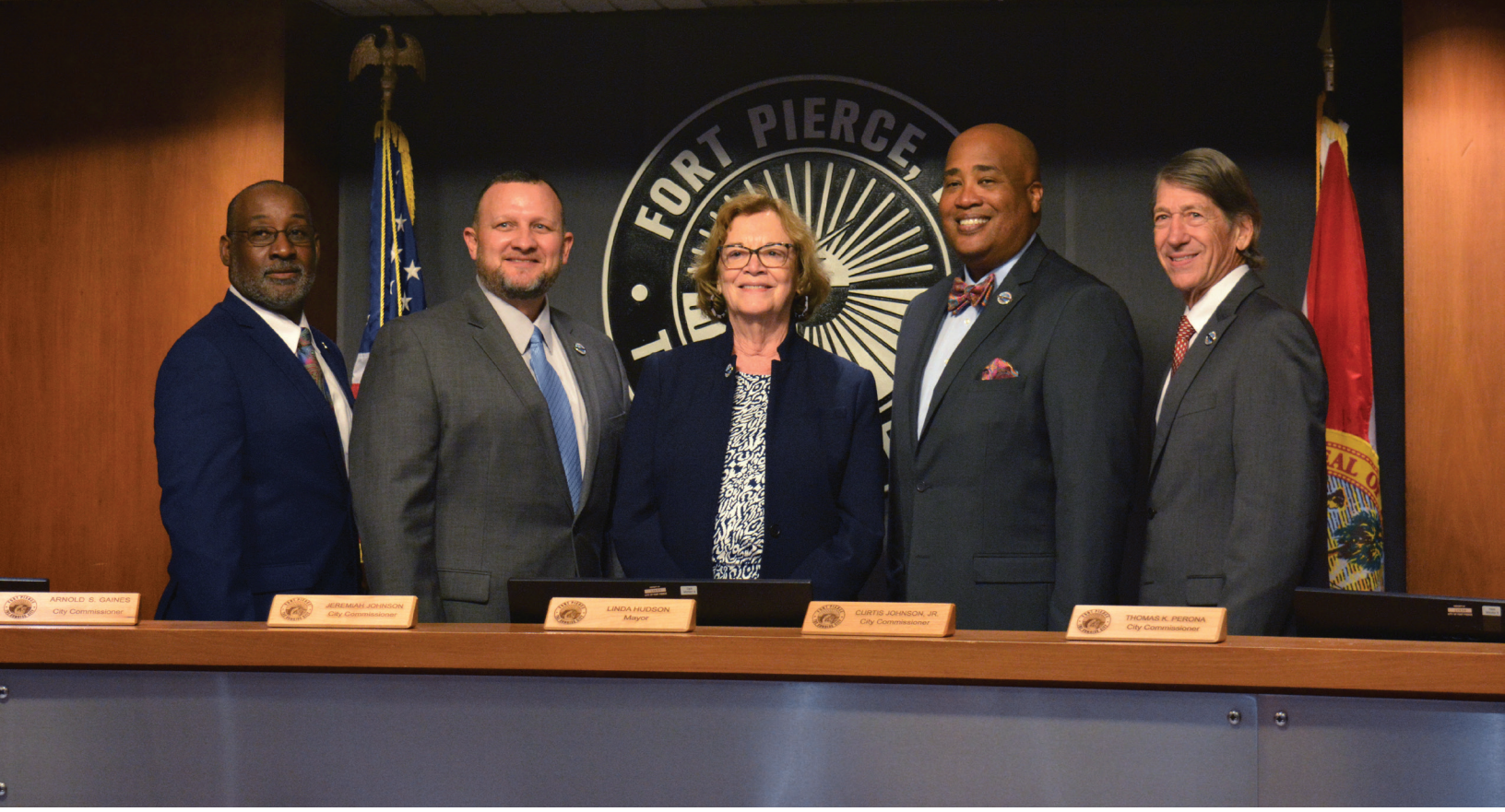
INDIAN HILLS SALES REPORT

	4/2022	5/2022
GOLF ROUNDS	2374	1911
GOLF FEES	$49,777.62	$38,318.38
RANGE TOKENS	$1,862.73	$2,669.20
MEMBERSHIP PASS	$677.38	$652.38
FOOD & BEVERAGES	$6,138.62	$5,090.88
MERCHANDISE	$6,162.67	$2,999.31
TOTAL	**$64,619.02**	**$49,730.15**

PHOTO BY: CWK PRODUCTIONS

CITY MARINA FINANCIAL REPORT

	MARCH	APRIL	MAY
Dockage Reservations	210	212	257
Monthly Dockage	$177,175.59	$158,890.42	$158,452.10
Transient Dockage	$75,009.15	$95,467.72	$87,914.16
Electricity	$4,429.16	$6,620.39	$8,435.65
Retail	$31,615.51	$26,945.01	$23,823.74
Gas Sales	$143,569.36	$60,540.17	$120,308.66
Diesel Sales	$111,457.92	$176,067.14	$247,222.45
TOTALS	**$542,256.69**	**$524,530.85**	**$646,156.76**



WELCOME NEW BUSINESSES

ALL AREA ROOFING & CONSTRUCTION
BLACK DIAMOND INK 8 LLC
BLUE ORCHID GROUP, LLC
CLEMENTI RETIREMENT INVESTMENT
COZY BY THE SEA, LLC
CP BUSINESS SOLUTIONS
CRUZ, MAVI
DOMINICAN OIL LLC DBA AMOCO
EDOUARD, AMINTHA
EXTREME MOBILE GAMING LLC
FERRERA, BALDOMERO
FLORIDA PROPERTY REPORTS LLC
FOOD & FUN MART INC
FORT MARINE LLC
G L DIAZ LLC
GLOBAL NEURO AND SPINE INSTITU
GRIZZLEY AUTO
K & K CARPET INSTALLATION LLC
KER AND KERR ESSENTIAL SERVICE
MAID IN PARADYSE LLC
MIDAS TOUCH AUTO SPA LLC
PROFESSIONAL CARPENTRY CONSTRU
RAJA HOLDINGS LLC
RAM FAMILY FITNESS LLC DBA WOR
RESAN SUPERMARKET
SEPROAR CORP
SOLORIO, ROSALIA
SOUTH FLORIDA I.T. STAFFING, I
SOUTHERNPLAYERS LLC
STYLES BY DAPHNE LLC
THE MENDOZA BRO'S LLC
UNIVISTA INSURANCE
VAZQUEZ FOUNDATIONS AND CONCRE
VTAX CENTRO LATINO
WALKN' THE DOGS & MORE
WICKER WHOLESALERS, INC.

www.cityoffortpierce.com | 772.467.3000

CITY OF FORT PIERCE MISSION STATEMENT:

"To provide community leadership, quality public service, and a safe environment for all citizens by an empowered team of employees motivated by pride in themselves and their work."

Purchase Order Approvals between $10,000 and $50,000 by the City Manager June 1, 2022 to June 30, 2022

1. Purchase Orders

a. Request authorization to increase blanket purchase order 220113 an additional $15,000.00 with Horizon Distributors, Fort Pierce, FL for the bulk order of herbicides and pesticides.

b. Approve individual vendor blanket purchase increase for purchase order #220583 by $34,500 for Veteran Fire Services for repairs and replacement of the Sunrise Theatre fire pump system.

c. Approve Blanket Purchase Order for Riddell All-American, Central Florida/West Palm Beach in an amount not to exceed $15,000.00 for FireHawks Football Decals, Helmets, and other misc equipment.

d. Approve Purchase Order for Varsity Spirit Fashion, Dallas, Texas in an amount not to exceed $21,564.80 for 80 FireHawks Cheer uniform packages.

e. Approve Purchase Order for Evolution Team Apparel, Antioch, TN in an amount not to exceed $46,050.00 for FireHawks Football Uniforms.

f. Request payment to Comcast in the amount of $23,337.10 to cover costs associated with the undergrounding of their communication network along S. 5th Street between Delaware Avenue and Boston Avenue.

APPROVED