

# DRAFT



## CITY OF FORT PIERCE PLANNING BOARD

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### 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 from more Board members, and he suggested Board members err on the side of caution if they ever need to recuse themselves from an agenda item.

**10. ADJOURNMENT**



**APPOINTED OFFICERS (continued)**

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

**DISCLOSURE OF LOCAL OFFICER'S INTEREST**

I, Frank Creyaufmiller, hereby disclose that on May 9, 20 22 :

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, \_\_\_\_\_ ;
- inured to the special gain or loss of my relative, \_\_\_\_\_ ;
- inured to the special gain or loss of \_\_\_\_\_, by whom I am retained; or
- inured to the special gain or loss of \_\_\_\_\_, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.


(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

1. I am a resident/homeowner within the Gator Trace subdivision which is adjacent to the Preserves at the Savannah Lakes and would possibly experience a gain/loss in property value based on this development.

2. I am the President of the Gator Trace Masters Property Owners Association, Inc. I have a duty to my community to represent the best interests of the community in the matter of Preserves at the Savannah Lakes. This is a conflict with my position of Chairman of Planning Board and so I believe the best course of action is to recuse myself in this matter to avoid any perception of impropriety.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

May 9, 2022  
Date Filed

  
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

# SAVANNAH PRESERVE

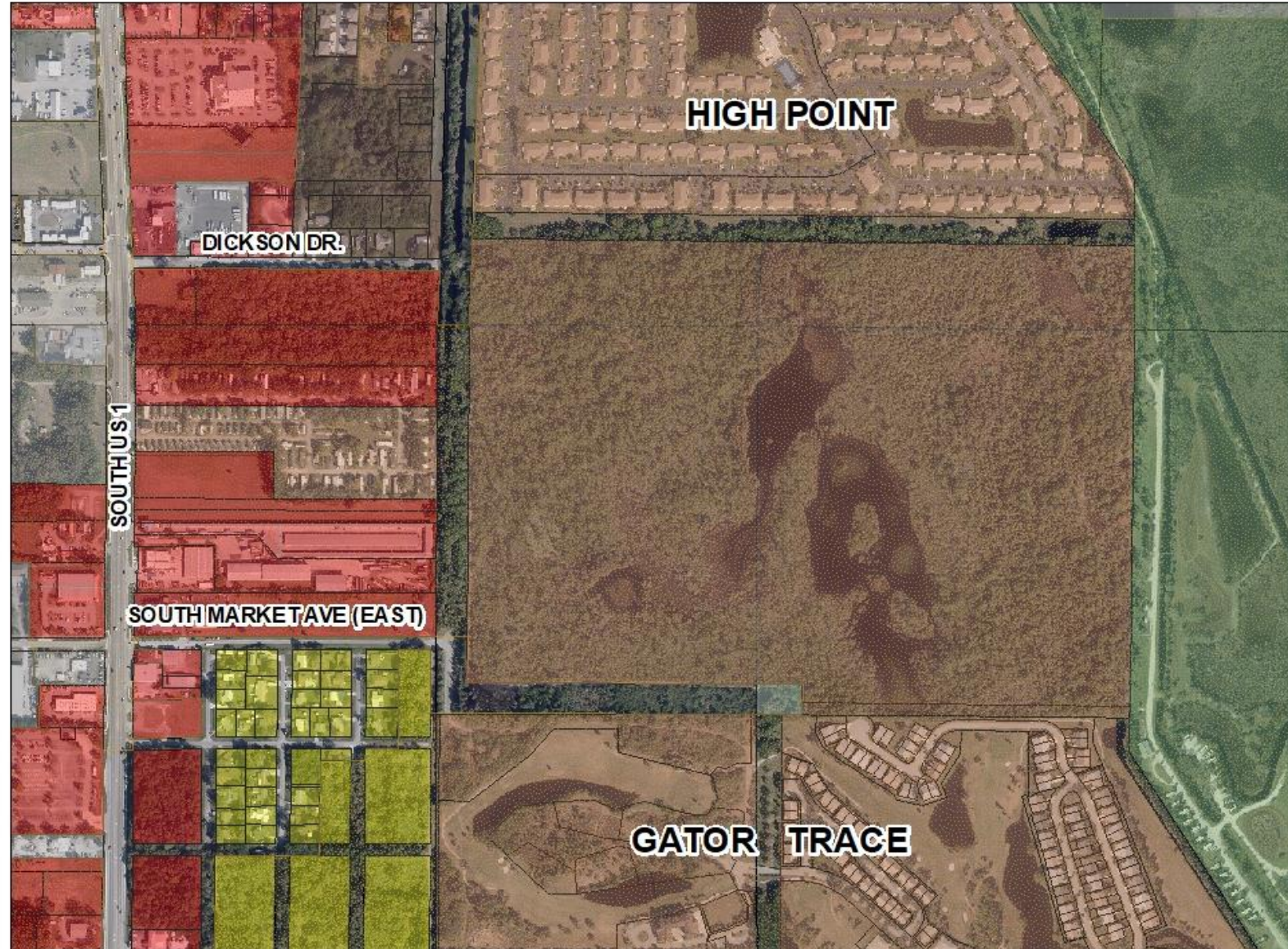
BY

## KOLTERLAND



# SAVANNAH PRESERVE

# KOLTERLAND



# SAVANNAH PRESERVE

# KOLTERLAND


## Legend

 Municipalities

### FTP LAND USE

### FUTURE\_LAN

 CG

 I

 OSC

 RH

 RL

 RM

### SLC FUTURE LAND USE

### FLUCode

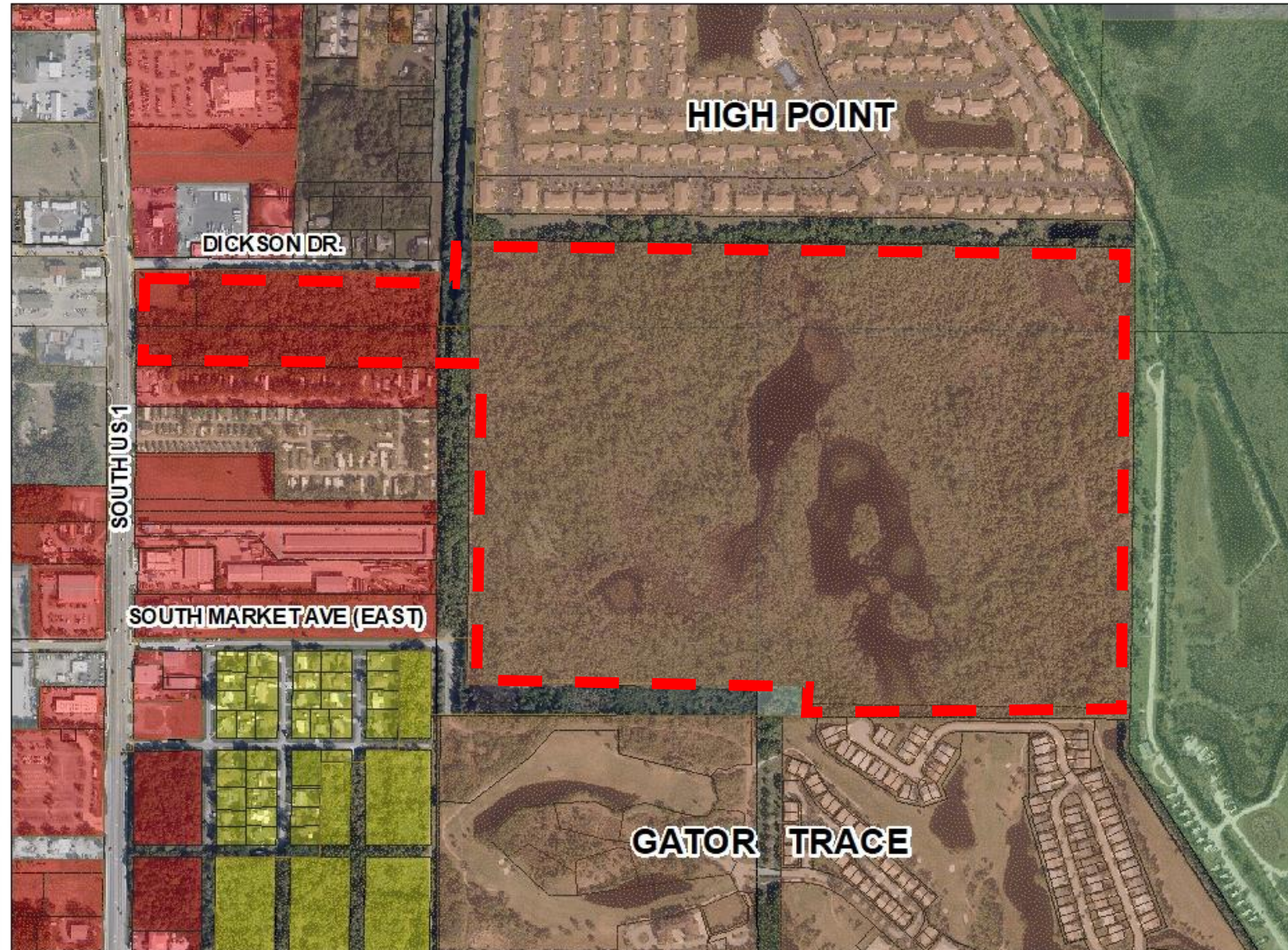
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 RM

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# SAVANNAH PRESERVE

# KOLTERLAND


## Legend

 Municipalities

## FTP LAND USE

### FUTURE\_LAN

 CG

 I

 OSC

 RH

 RL

 RM


## SLC FUTURE LAND USE

### FLUCode

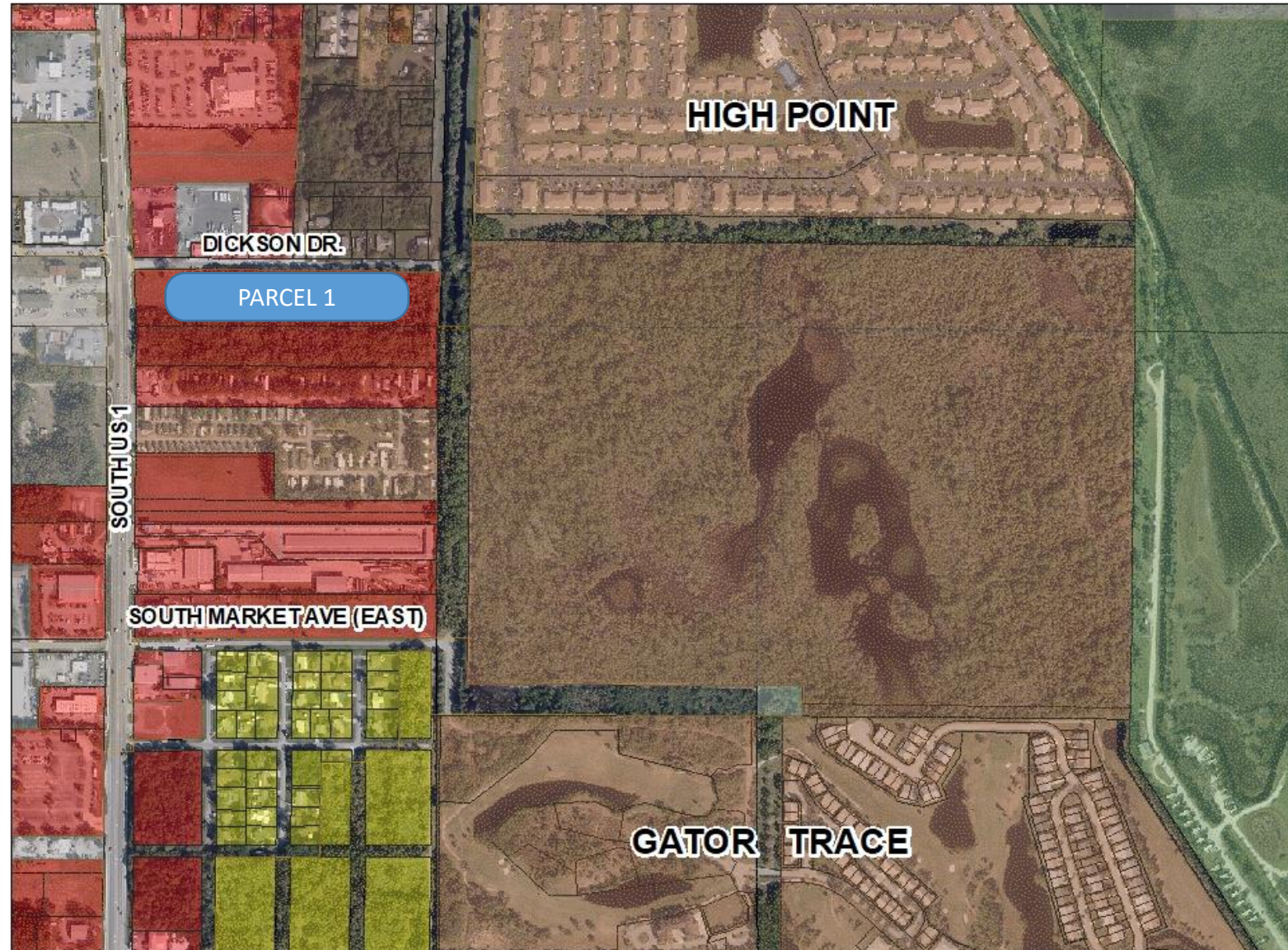
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# SAVANNAH PRESERVE

# KOLTERLAND


## Legend

 Municipalities

## FTP LAND USE

### FUTURE\_LAN

 CG

 I

 OSC

 RH

 RL

 RM

## SLC FUTURE LAND USE


### FLUCode

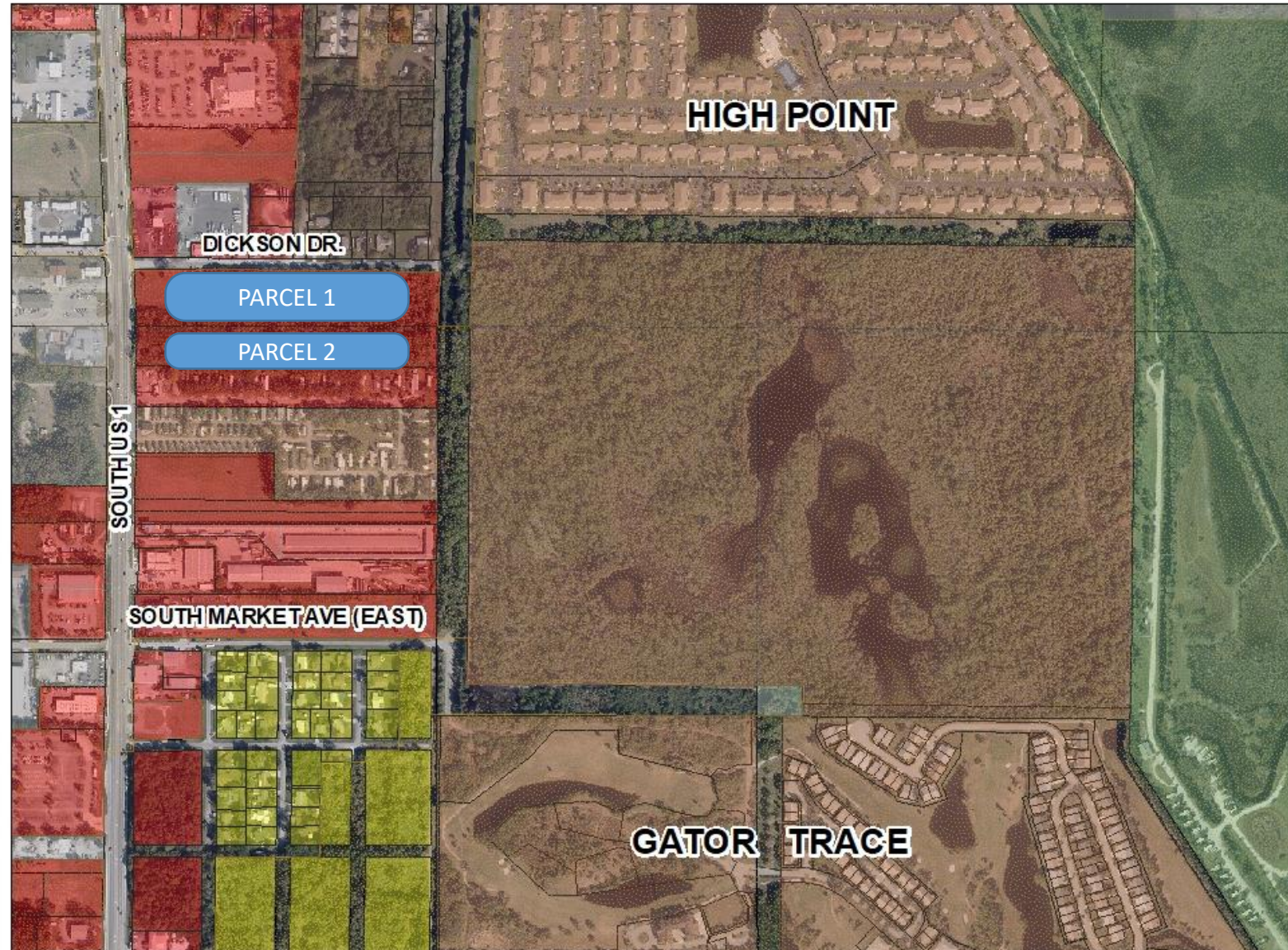
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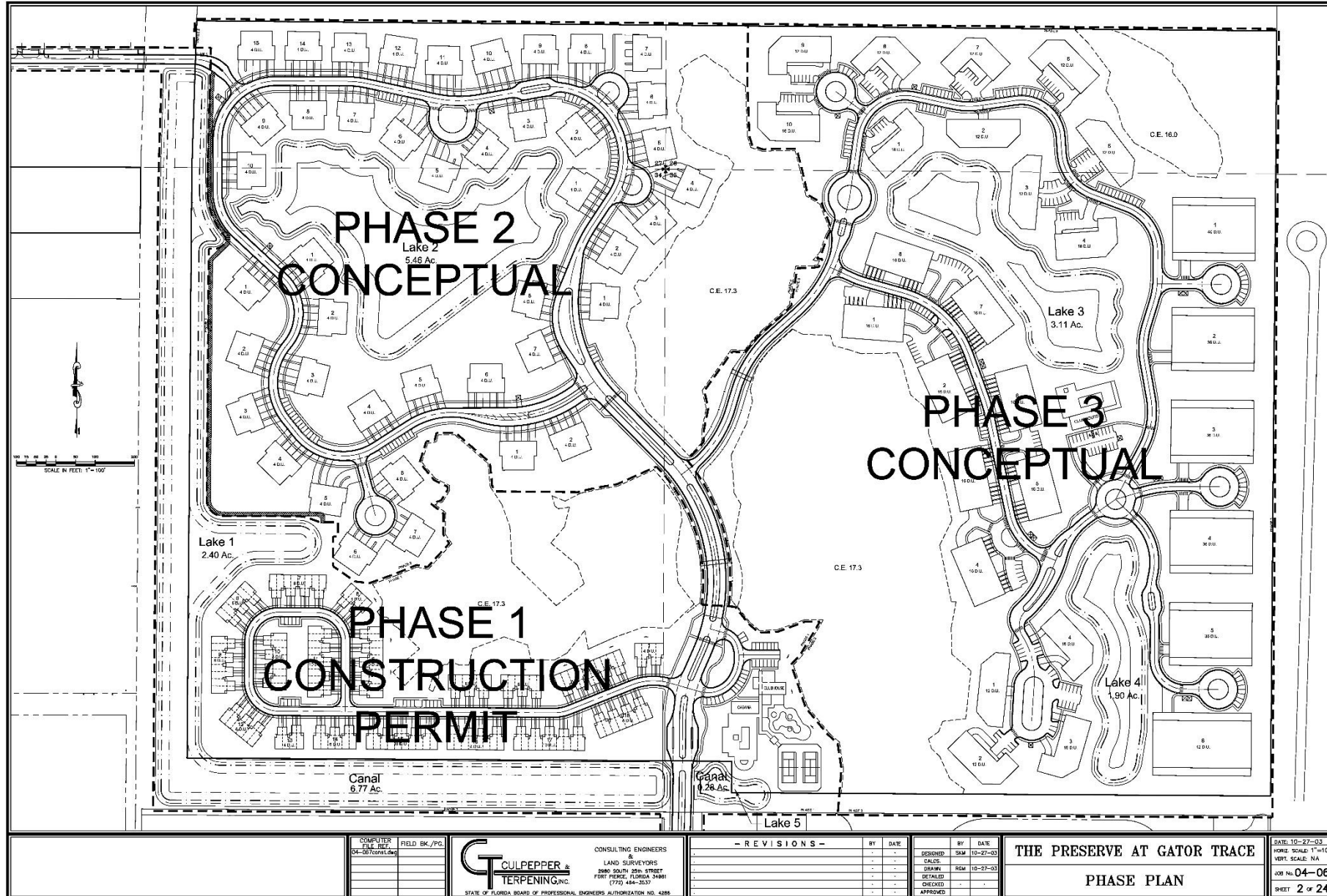
 RM

 RU



# SAVANNAH PRESERVE

# KOLTERLAND



- 850 units (maximum)
- Highest density along the Savannahs
- Multi-Buildings in excess of 3 floors.
- Access via Gator Trace Blvd.
- Extensive Wetland Impacts

COMPUTER FILE: 04-067.concept.dwg	FIELD BK./PG.

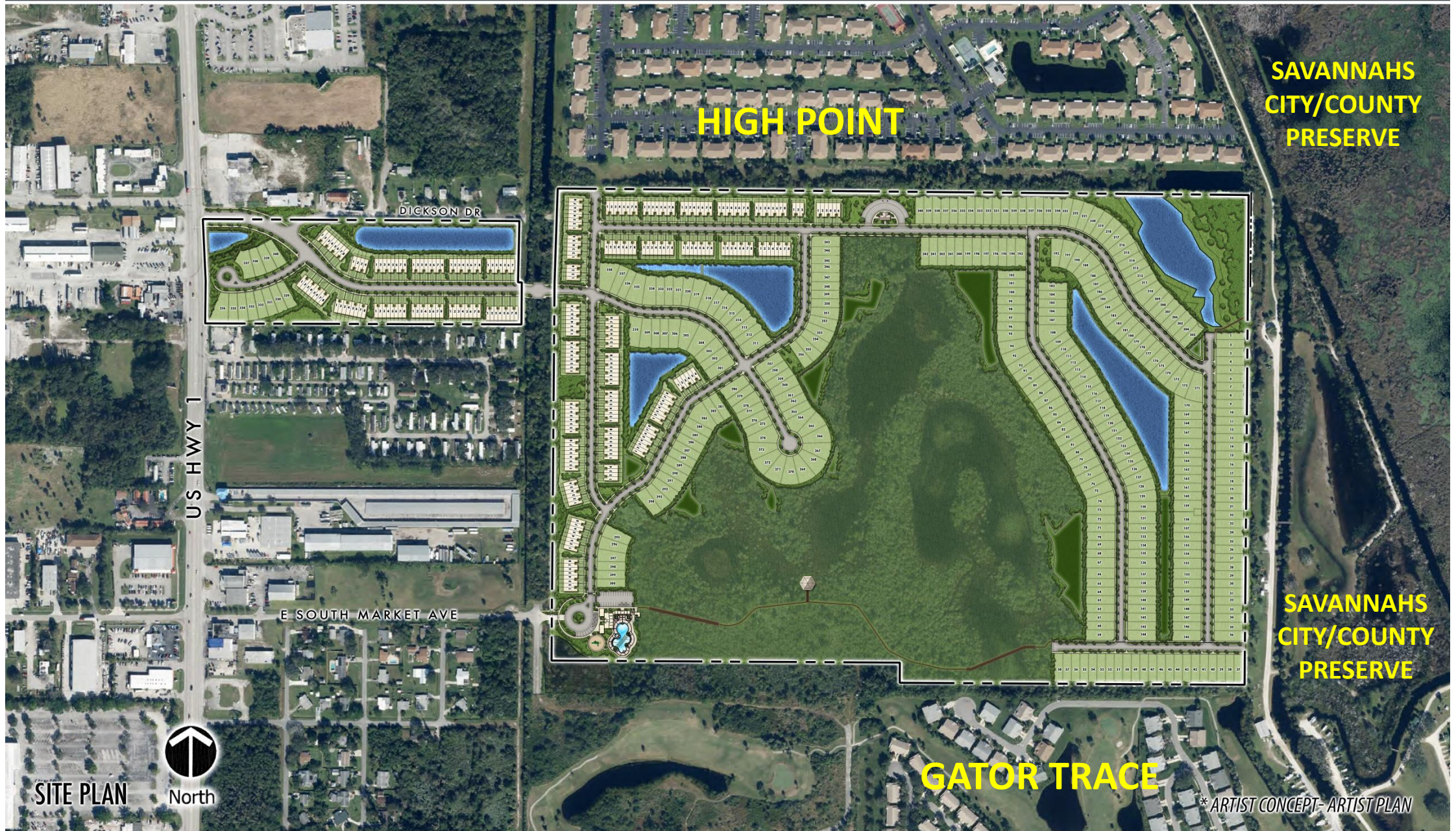
**CULPEPPER & TERPENING INC.**  
 CONSULTING ENGINEERS & LAND SURVEYORS  
 2800 SOUTH 25th STREET  
 FORT PIERCE, FLORIDA 34981  
 (772) 464-3237  
 STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

- REVISIONS -		BY	DATE

DESIGNED	BY	DATE
SKM	SKM	10-27-03
DRAWN	RM	10-27-03
CHECKED		
APPROVED		

**THE PRESERVE AT GATOR TRACE**  
**PHASE PLAN**

DATE: 10-27-03
SCALE: 1"=100'
WORK SCALE: N/A
JOB No. 04-067
SHEET 2 of 24



**HIGH POINT**

**SAVANNAHS  
CITY/COUNTY  
PRESERVE**

DICKSON DR

US HWY 1

E SOUTH MARKET AVE

**SAVANNAHS  
CITY/COUNTY  
PRESERVE**

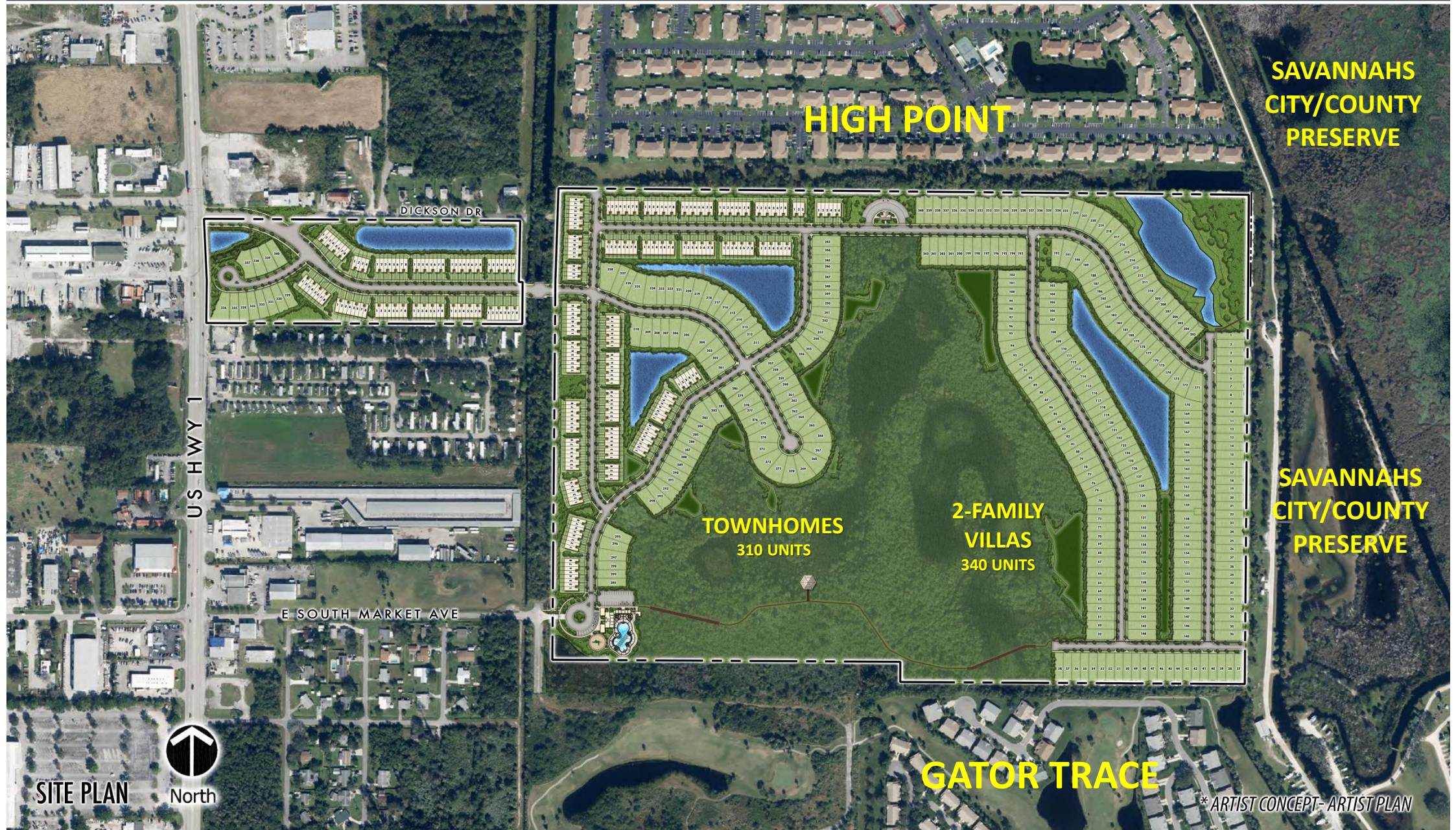
**GATOR TRACE**

SITE PLAN



North

\* ARTIST CONCEPT - ARTIST PLAN



**HIGH POINT**

**SAVANNAHS  
CITY/COUNTY  
PRESERVE**

DICKSON DR

US HWY 1

**TOWNHOMES**  
310 UNITS

**2-FAMILY  
VILLAS**  
340 UNITS

**SAVANNAHS  
CITY/COUNTY  
PRESERVE**

E SOUTH MARKET AVE

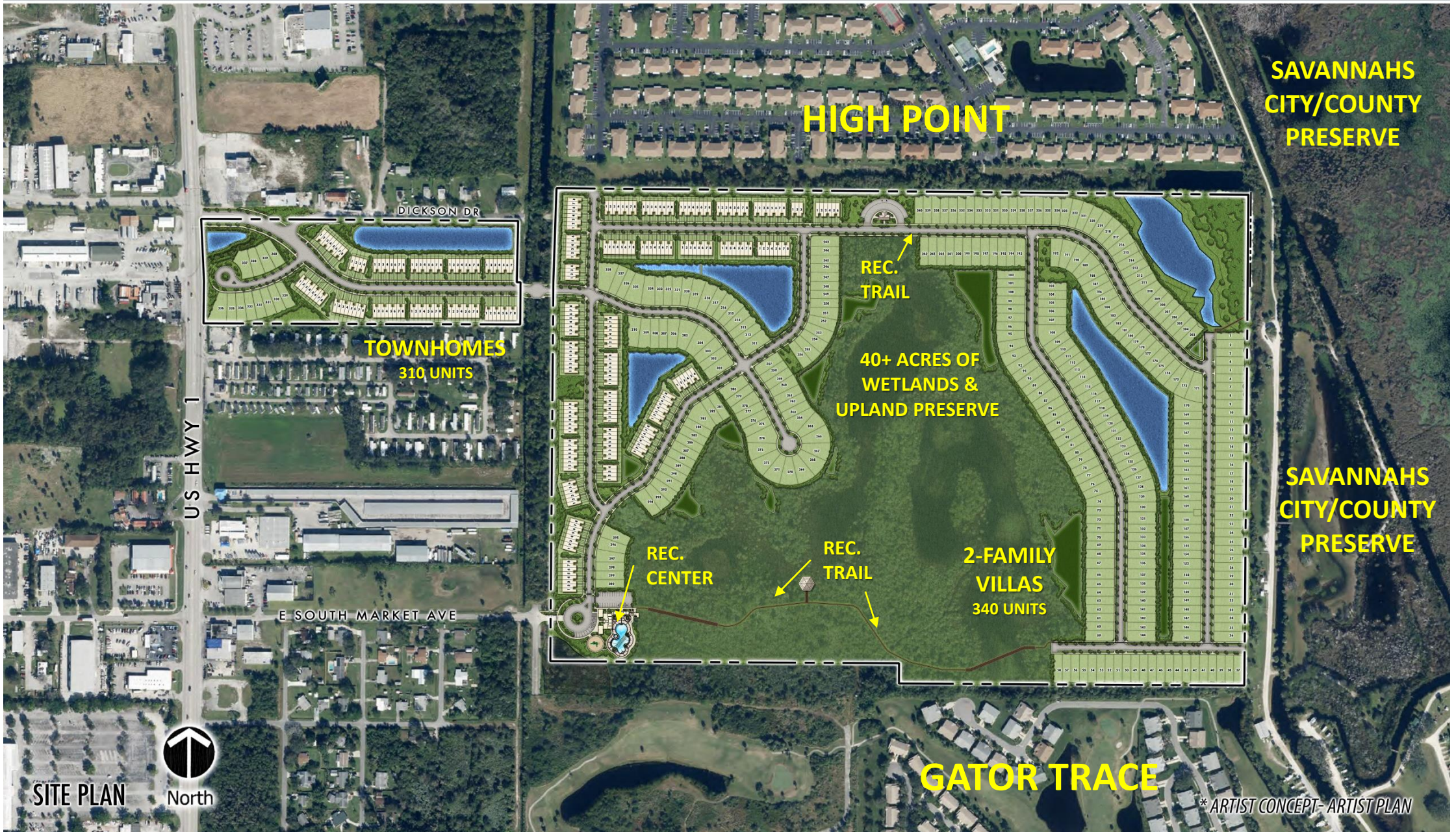
**GATOR TRACE**

**SITE PLAN**



North

\* ARTIST CONCEPT- ARTIST PLAN



**HIGH POINT**

**SAVANNAHS  
CITY/COUNTY  
PRESERVE**

DICKSON DR

**TOWNHOMES**  
310 UNITS

**REC.  
TRAIL**

**40+ ACRES OF  
WETLANDS &  
UPLAND PRESERVE**

**SAVANNAHS  
CITY/COUNTY  
PRESERVE**

**REC.  
CENTER**

**REC.  
TRAIL**

**2-FAMILY  
VILLAS**  
340 UNITS

US HWY 1

E SOUTH MARKET AVE



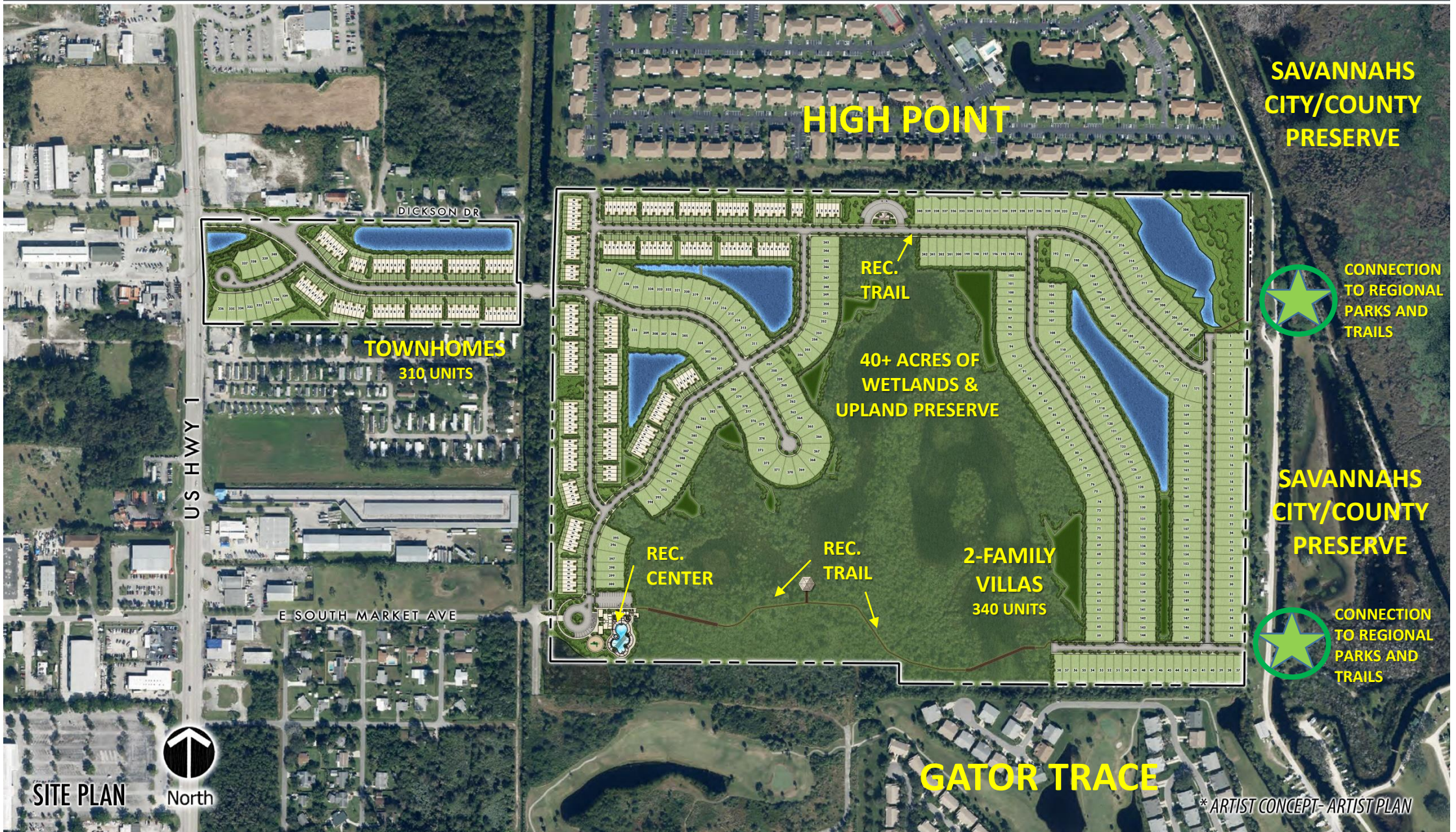
**SITE PLAN**

North

**GATOR TRACE**

\* ARTIST CONCEPT- ARTIST PLAN





**HIGH POINT**

**SAVANNAHS CITY/COUNTY PRESERVE**

DICKSON DR

**TOWNHOMES**  
310 UNITS

**REC. TRAIL**

**40+ ACRES OF WETLANDS & UPLAND PRESERVE**

**CONNECTION TO REGIONAL PARKS AND TRAILS**

US HWY 1

**SAVANNAHS CITY/COUNTY PRESERVE**

**REC. CENTER**

**REC. TRAIL**

**2-FAMILY VILLAS**  
340 UNITS

**CONNECTION TO REGIONAL PARKS AND TRAILS**

E SOUTH MARKET AVE

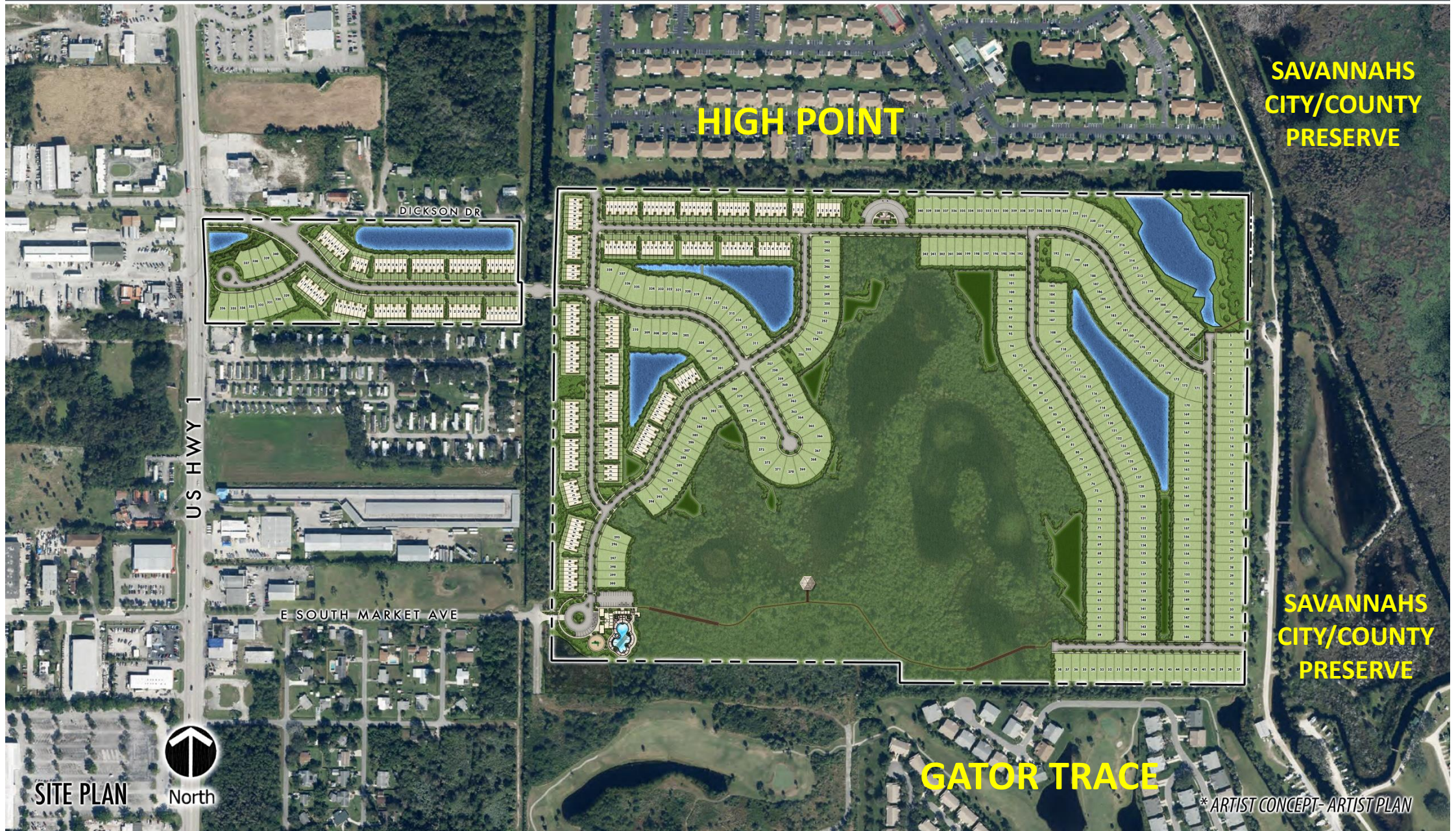
**GATOR TRACE**

**SITE PLAN**



North

\* ARTIST CONCEPT- ARTIST PLAN



**HIGH POINT**

**SAVANNAHS  
CITY/COUNTY  
PRESERVE**

DICKSON DR

US HWY 1

E SOUTH MARKET AVE

**SAVANNAHS  
CITY/COUNTY  
PRESERVE**

**GATOR TRACE**

\* ARTIST CONCEPT- ARTIST PLAN

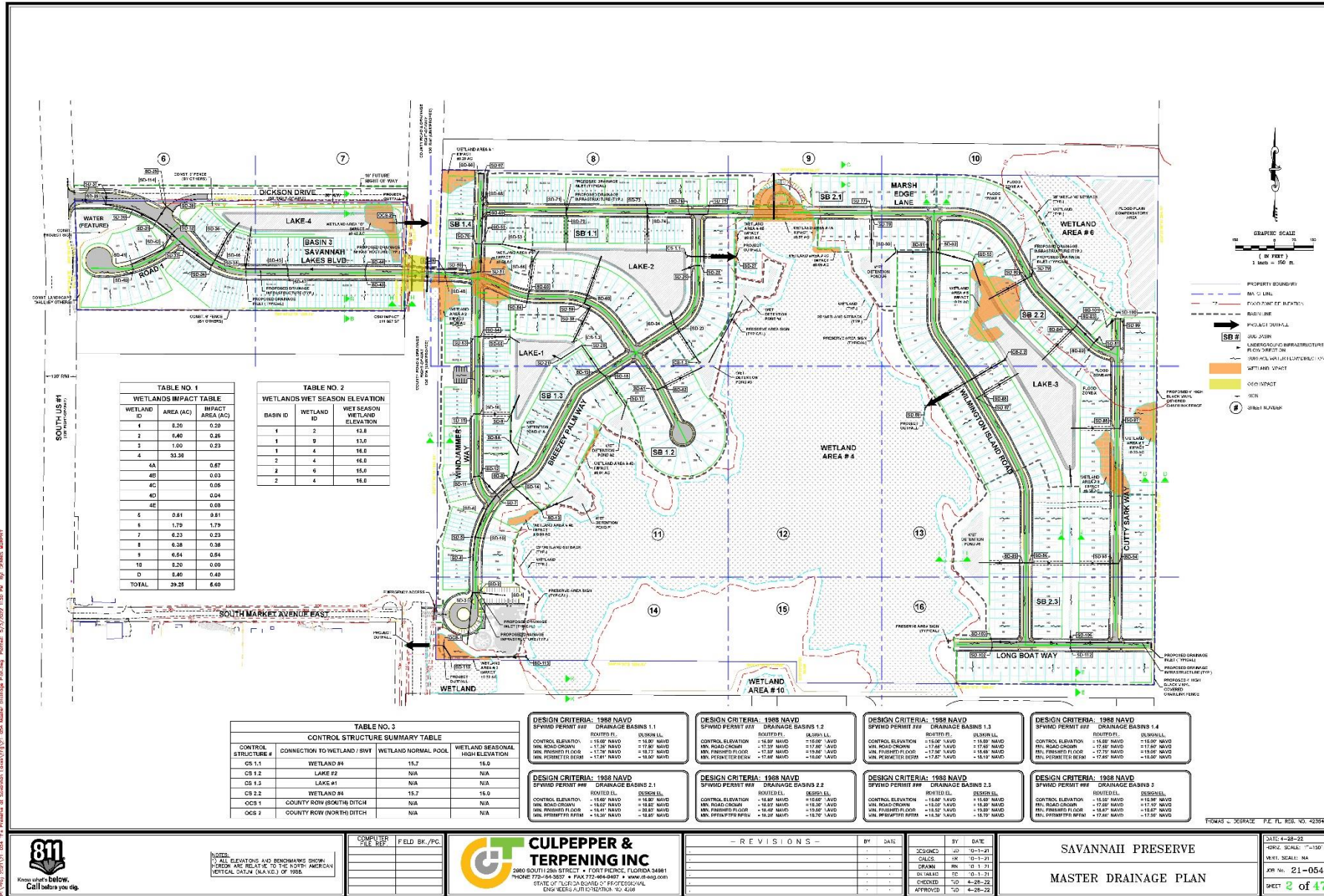
SITE PLAN



North

# SAVANNAH PRESERVE

# KOLTERLAND



**TABLE NO. 1**  
WETLANDS IMPACT TABLE

WETLAND ID	AREA (AC)	IMPACT AREA (AC)
1	0.20	0.20
2	6.40	0.26
3	1.00	0.23
4	31.38	0.67
4A		0.03
4B		0.03
4C		0.05
4D		0.04
		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	0.09
D	0.40	0.40
TOTAL	39.25	6.60

**TABLE NO. 2**  
WETLANDS WET SEASON ELEVATION

BASIN ID	WETLAND ID	WET SEASON WETLAND ELEVATION
1	2	15.8
1	9	13.0
1	4	16.0
2	4	16.0
2	6	16.0
2	4	16.0

**TABLE NO. 3**  
CONTROL STRUCTURE SUMMARY TABLE

CONTROL STRUCTURE #	CONNECTION TO WETLAND / SWF	WETLAND NORMAL POOL	WETLAND SEASONAL HIGH ELEVATION
CS 1.1	LAKE #2	15.7	15.0
CS 1.2	LAKE #2	N/A	N/A
CS 1.3	LAKE #1	N/A	N/A
CS 2.2	WETLAND #6	15.7	16.0
OCS 1	COUNTY ROW (BOTH) DITCH	N/A	N/A
OCS 2	COUNTY ROW (NORTH) DITCH	N/A	N/A

**DESIGN CRITERIA: 1988 NAVD**  
SPWWD PERMIT #W DRAINAGE BASINS 1.1

CONTROL ELEVATION	ROUDED ILL.	DESIGN ILL.
MIN. ROAD CROWN	-17.30' NAVD	-16.90' NAVD
MIN. FINISHED FLOOR	-17.30' NAVD	-17.30' NAVD
MIN. PERIMETER BEAM	-17.81' NAVD	-18.00' NAVD

**DESIGN CRITERIA: 1988 NAVD**  
SPWWD PERMIT #W DRAINAGE BASINS 1.2

CONTROL ELEVATION	ROUDED ILL.	DESIGN ILL.
MIN. ROAD CROWN	-17.30' NAVD	-17.00' NAVD
MIN. FINISHED FLOOR	-17.30' NAVD	-17.30' NAVD
MIN. PERIMETER BEAM	-17.82' NAVD	-18.00' NAVD

**DESIGN CRITERIA: 1988 NAVD**  
SPWWD PERMIT #W DRAINAGE BASINS 1.3

CONTROL ELEVATION	ROUDED ILL.	DESIGN ILL.
MIN. ROAD CROWN	-17.30' NAVD	-17.00' NAVD
MIN. FINISHED FLOOR	-17.30' NAVD	-17.30' NAVD
MIN. PERIMETER BEAM	-17.82' NAVD	-18.00' NAVD

**DESIGN CRITERIA: 1988 NAVD**  
SPWWD PERMIT #W DRAINAGE BASINS 1.4

CONTROL ELEVATION	ROUDED ILL.	DESIGN ILL.
MIN. ROAD CROWN	-17.30' NAVD	-17.00' NAVD
MIN. FINISHED FLOOR	-17.30' NAVD	-17.30' NAVD
MIN. PERIMETER BEAM	-17.82' NAVD	-18.00' NAVD

**DESIGN CRITERIA: 1988 NAVD**  
SPWWD PERMIT #W DRAINAGE BASINS 2.1

CONTROL ELEVATION	ROUDED ILL.	DESIGN ILL.
MIN. ROAD CROWN	-16.80' NAVD	-16.80' NAVD
MIN. FINISHED FLOOR	-16.80' NAVD	-16.80' NAVD
MIN. PERIMETER BEAM	-16.30' NAVD	-16.80' NAVD

**DESIGN CRITERIA: 1988 NAVD**  
SPWWD PERMIT #W DRAINAGE BASINS 2.2

CONTROL ELEVATION	ROUDED ILL.	DESIGN ILL.
MIN. ROAD CROWN	-16.80' NAVD	-16.80' NAVD
MIN. FINISHED FLOOR	-16.80' NAVD	-16.80' NAVD
MIN. PERIMETER BEAM	-16.30' NAVD	-16.80' NAVD

**DESIGN CRITERIA: 1988 NAVD**  
SPWWD PERMIT #W DRAINAGE BASINS 2.3

CONTROL ELEVATION	ROUDED ILL.	DESIGN ILL.
MIN. ROAD CROWN	-16.80' NAVD	-16.80' NAVD
MIN. FINISHED FLOOR	-16.80' NAVD	-16.80' NAVD
MIN. PERIMETER BEAM	-16.30' NAVD	-16.80' NAVD

**DESIGN CRITERIA: 1988 NAVD**  
SPWWD PERMIT #W DRAINAGE BASINS 3

CONTROL ELEVATION	ROUDED ILL.	DESIGN ILL.
MIN. ROAD CROWN	-17.30' NAVD	-17.00' NAVD
MIN. FINISHED FLOOR	-17.30' NAVD	-17.30' NAVD
MIN. PERIMETER BEAM	-17.82' NAVD	-18.00' NAVD



NOTES:  
1. ALL ELEVATIONS AND DIMENSIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.

COMPUTER  
FIELD BK./PC.

**CULPEPPER & TERPENING INC.**  
2080 SOUTH DIXIE STREET • FORT PIERCE, FLORIDA 34981  
PHONE 772-64-3857 • FAX 772-64-4887 • WWW.C&T-INC.COM  
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTH. #12124 (2014) NO. 4168

REVISIONS

NO.	DATE	BY	DATE	BY
1	10-1-21	SC	10-1-21	SC
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SAVANNAH PRESERVE  
MASTER DRAINAGE PLAN

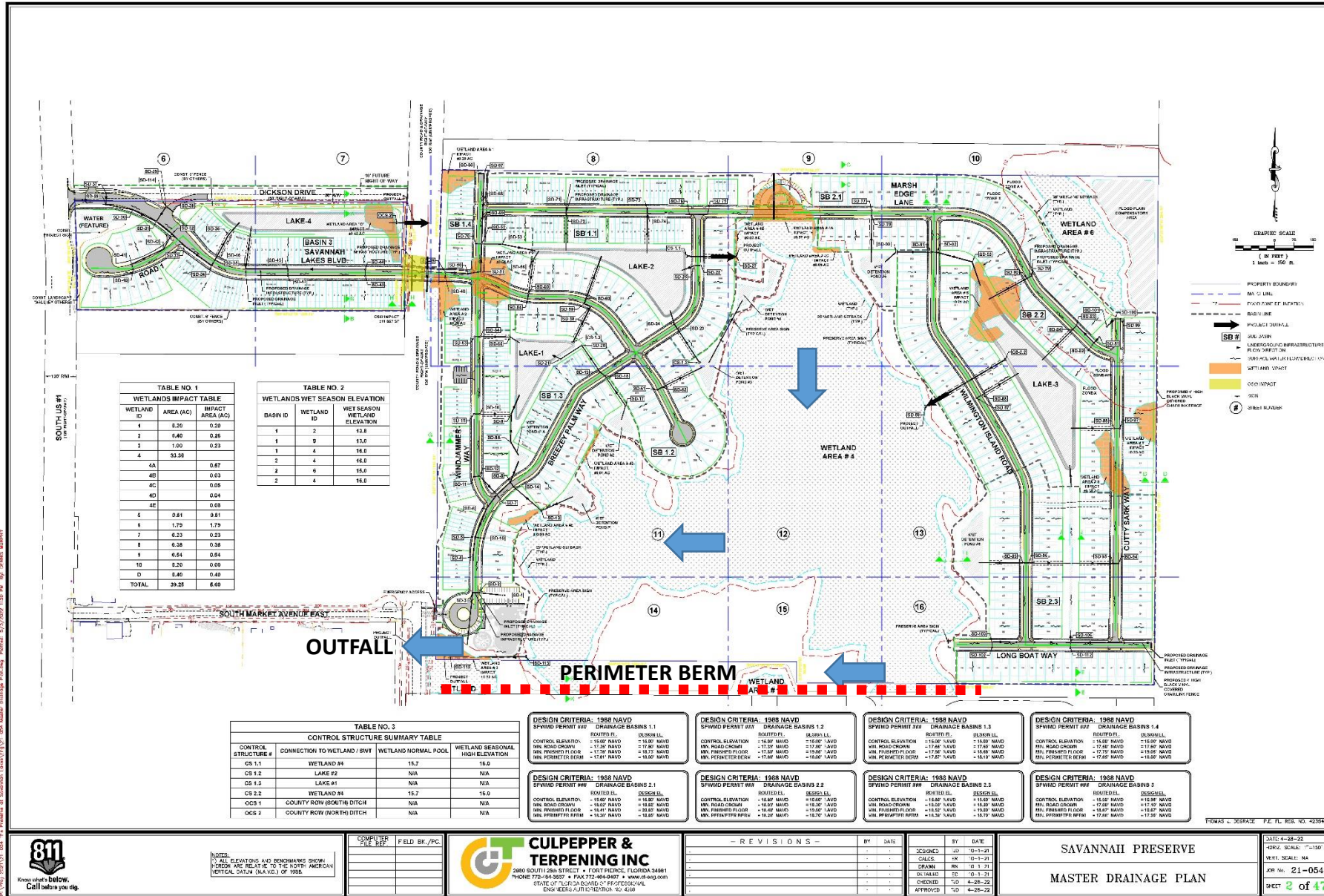
SHEET 2 OF 47





# SAVANNAH PRESERVE

# KOLTERLAND



**TABLE NO. 1**  
WETLANDS IMPACT TABLE

WETLAND ID	AREA (AC)	IMPACT AREA (AC)
1	0.20	0.20
2	6.40	0.26
3	1.00	0.23
4	33.38	0.67
4A		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	0.09
11	0.40	0.40
TOTAL	39.25	6.60

**TABLE NO. 2**  
WETLANDS WET SEASON ELEVATION

WETLAND ID	WETLAND #	WET SEASON WETLAND ELEVATION
1	2	15.8
1	9	13.0
1	4	16.0
2	4	16.0
2	6	16.0
2	4	16.0

**TABLE NO. 3**  
CONTROL STRUCTURE SUMMARY TABLE

CONTROL STRUCTURE #	CONNECTION TO WETLAND / SWF	WETLAND NORMAL POOL	WETLAND SEASONAL HIGH ELEVATION
CS 1.1	WETLAND #4	15.7	15.0
CS 1.2	LAKE #2	N/A	N/A
CS 1.3	LAKE #1	N/A	N/A
CS 2.2	WETLAND #6	15.7	16.0
OCS 1	COUNTY ROW (NON TRN) DITCH	N/A	N/A
OCS 2	COUNTY ROW (NON TRN) DITCH	N/A	N/A

**DESIGN CRITERIA: 1988 NAVD**  
SPWVD PERMIT #W DRAINAGE BASINS 1.1

CONTROL ELEVATION	ROOFED FL.	DESIGN LL.
MIN. ROAD CROWN	-17.35 NAVD	-16.90 NAVD
MIN. FINISHED FLOOR	-17.35 NAVD	-16.90 NAVD
MIN. PERIMETER BERM	-17.81 NAVD	-16.90 NAVD

**DESIGN CRITERIA: 1988 NAVD**  
SPWVD PERMIT #W DRAINAGE BASINS 1.2

CONTROL ELEVATION	ROOFED FL.	DESIGN LL.
MIN. ROAD CROWN	-17.35 NAVD	-16.90 NAVD
MIN. FINISHED FLOOR	-17.35 NAVD	-16.90 NAVD
MIN. PERIMETER BERM	-17.81 NAVD	-16.90 NAVD

**DESIGN CRITERIA: 1988 NAVD**  
SPWVD PERMIT #W DRAINAGE BASINS 1.3

CONTROL ELEVATION	ROOFED FL.	DESIGN LL.
MIN. ROAD CROWN	-17.35 NAVD	-16.90 NAVD
MIN. FINISHED FLOOR	-17.35 NAVD	-16.90 NAVD
MIN. PERIMETER BERM	-17.81 NAVD	-16.90 NAVD

**DESIGN CRITERIA: 1988 NAVD**  
SPWVD PERMIT #W DRAINAGE BASINS 1.4

CONTROL ELEVATION	ROOFED FL.	DESIGN LL.
MIN. ROAD CROWN	-17.35 NAVD	-16.90 NAVD
MIN. FINISHED FLOOR	-17.35 NAVD	-16.90 NAVD
MIN. PERIMETER BERM	-17.81 NAVD	-16.90 NAVD

**DESIGN CRITERIA: 1988 NAVD**  
SPWVD PERMIT #W DRAINAGE BASINS 2.1

CONTROL ELEVATION	ROOFED FL.	DESIGN LL.
MIN. ROAD CROWN	-16.87 NAVD	-16.42 NAVD
MIN. FINISHED FLOOR	-16.87 NAVD	-16.42 NAVD
MIN. PERIMETER BERM	-17.33 NAVD	-16.42 NAVD

**DESIGN CRITERIA: 1988 NAVD**  
SPWVD PERMIT #W DRAINAGE BASINS 2.2

CONTROL ELEVATION	ROOFED FL.	DESIGN LL.
MIN. ROAD CROWN	-16.87 NAVD	-16.42 NAVD
MIN. FINISHED FLOOR	-16.87 NAVD	-16.42 NAVD
MIN. PERIMETER BERM	-17.33 NAVD	-16.42 NAVD

**DESIGN CRITERIA: 1988 NAVD**  
SPWVD PERMIT #W DRAINAGE BASINS 2.3

CONTROL ELEVATION	ROOFED FL.	DESIGN LL.
MIN. ROAD CROWN	-16.87 NAVD	-16.42 NAVD
MIN. FINISHED FLOOR	-16.87 NAVD	-16.42 NAVD
MIN. PERIMETER BERM	-17.33 NAVD	-16.42 NAVD

**DESIGN CRITERIA: 1988 NAVD**  
SPWVD PERMIT #W DRAINAGE BASINS 3

CONTROL ELEVATION	ROOFED FL.	DESIGN LL.
MIN. ROAD CROWN	-17.35 NAVD	-16.90 NAVD
MIN. FINISHED FLOOR	-17.35 NAVD	-16.90 NAVD
MIN. PERIMETER BERM	-17.81 NAVD	-16.90 NAVD



NOTES:  
1. ALL ELEVATIONS AND DIMENSIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN HORIZONTAL DATUM (NAVD) OF 1988.

COMPILER: [ ]  
FIELD BK./PC: [ ]

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REVISIONS

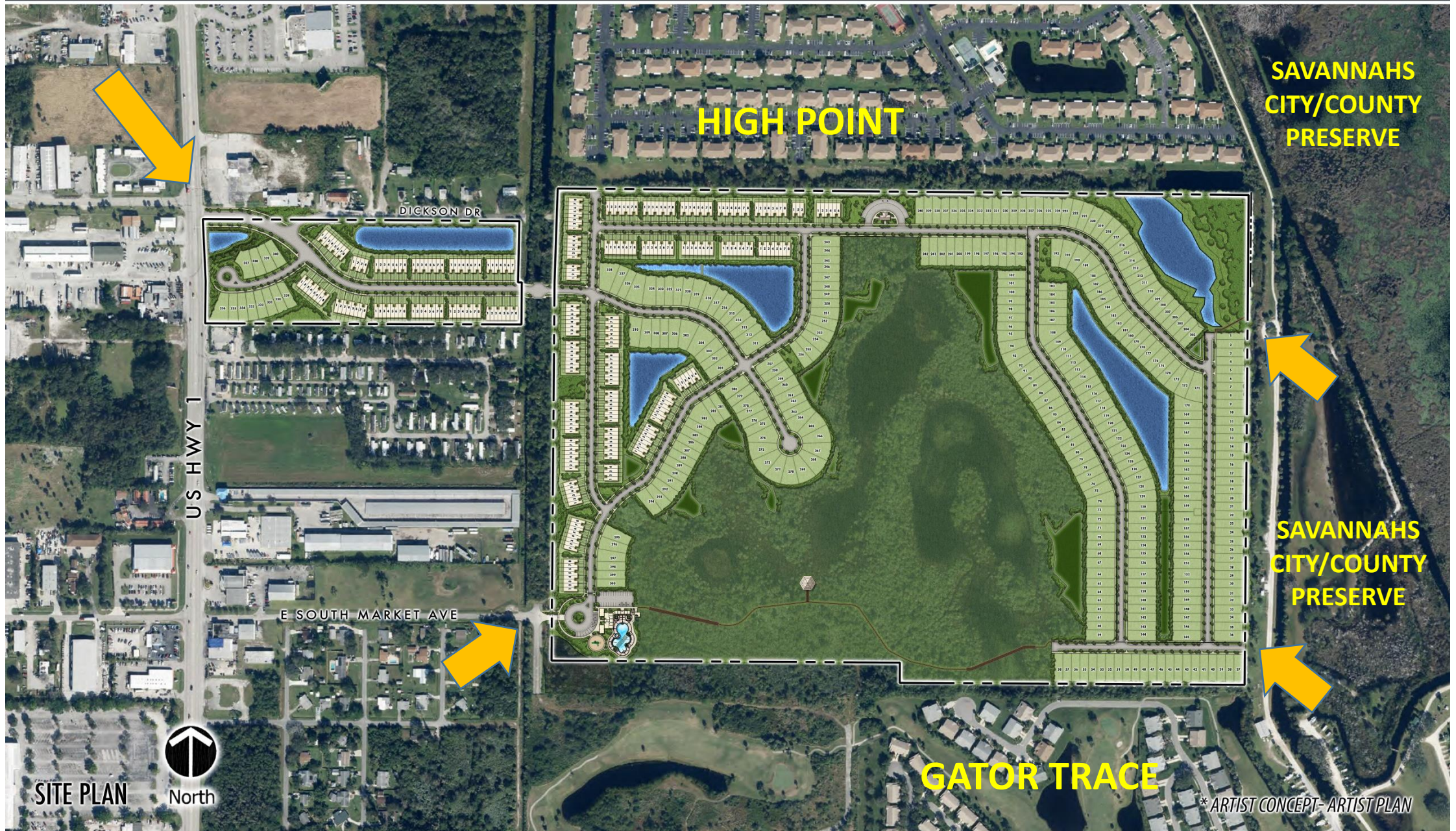
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SAVANNAH PRESERVE  
MASTER DRAINAGE PLAN

DATE: 4-28-20  
SCALE: 1"=150'  
JOB NO: 21-054  
SHEET 2 of 47







**HIGH POINT**

**SAVANNAHS  
CITY/COUNTY  
PRESERVE**

DICKSON DR

US HWY 1

E SOUTH MARKET AVE

**SAVANNAHS  
CITY/COUNTY  
PRESERVE**

**GATOR TRACE**

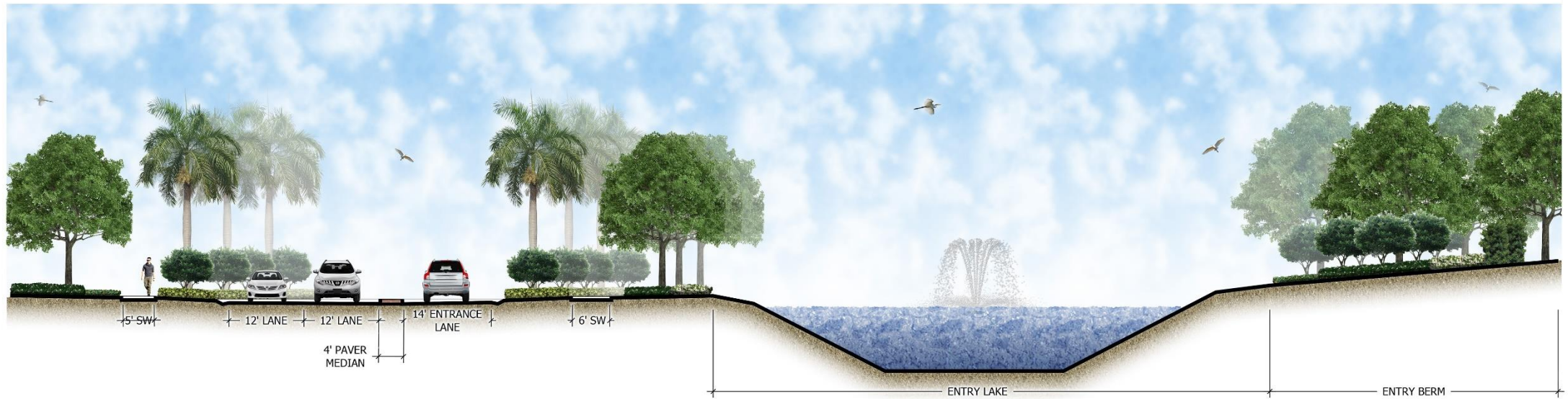
SITE PLAN



North

\* ARTIST CONCEPT- ARTIST PLAN





**ENTRY CROSS SECTION**

*\* ARTIST CONCEPT- ARTIST PLAN*



**TYPICAL TOWNHOMES**  
*FLAMINGO BUILDING*

**LANDSCAPE**  
**BUFFER**

**TYPICAL VILLA**  
*CRAFTSMAN*

*\* ARTIST CONCEPT- ARTIST PLAN*









# SAVANNAH PRESERVE

# KOLTERLAND


## Legend

 Municipalities

## FTP LAND USE

### FUTURE\_LAN

 CG

 I

 OSC

 RH

 RL

 RM

## SLC FUTURE LAND USE

### FLUCode

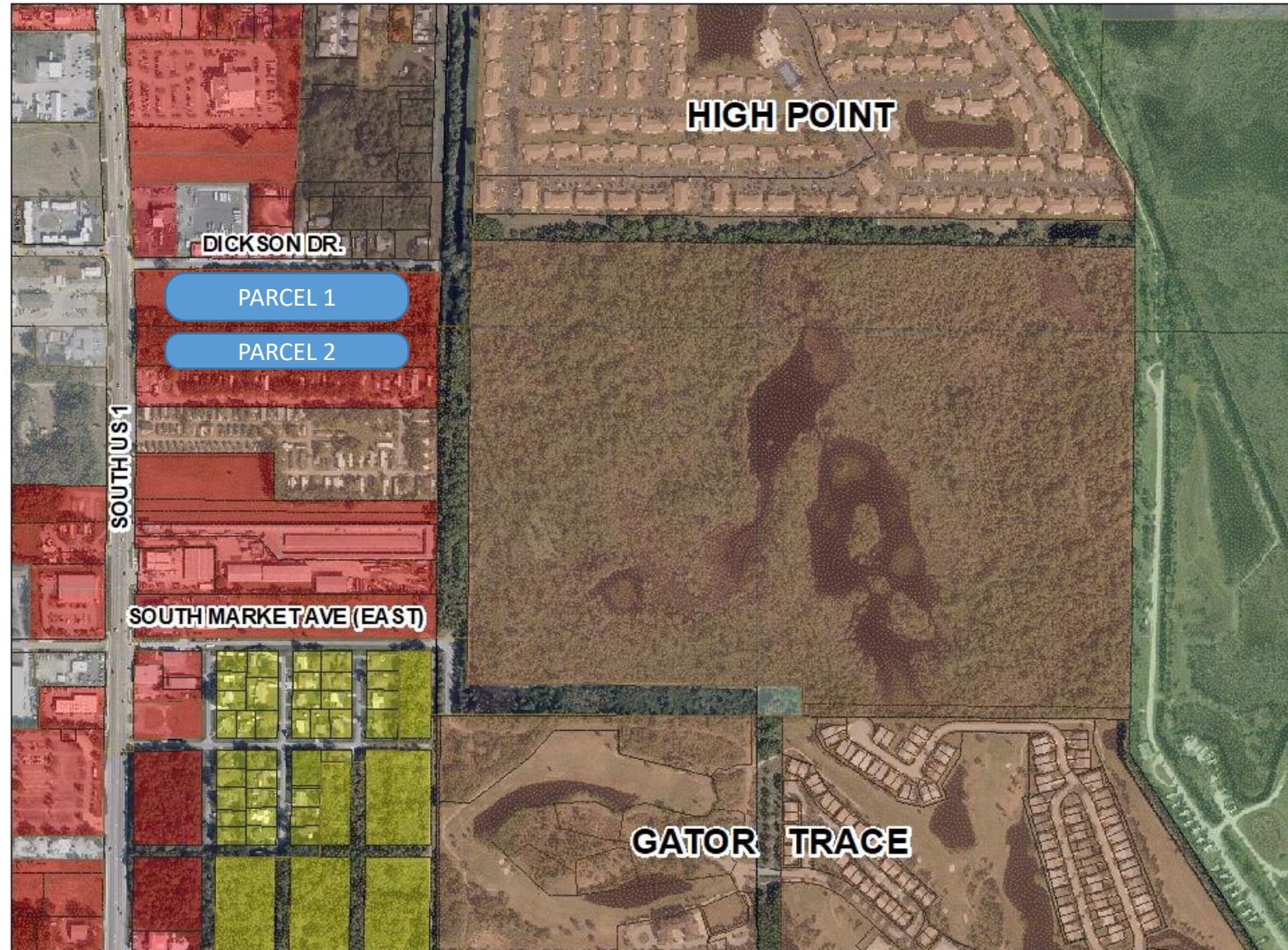
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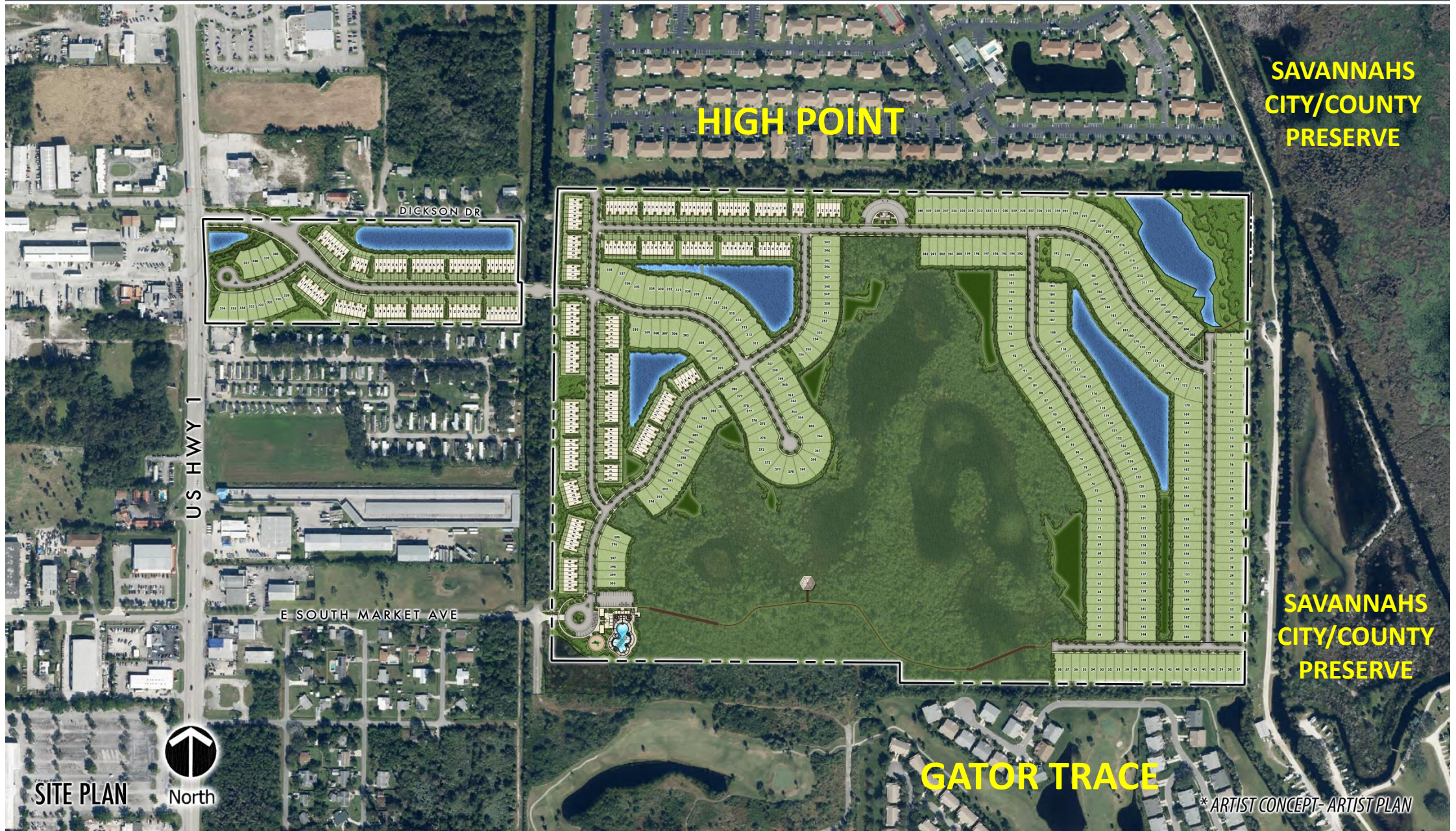
 IND

 RH

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 RU





**HIGH POINT**

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SITE PLAN



North