



THE SUNRISE CITY  
**FORT PIERCE**  
ENGINEERING  
DEPARTMENT

**FORT PIERCE**  
*Florida*



**To : Vennis Gilmore, Assistant Planning Director**

**FROM : Tracy Telle, Engineering Manager** *TS*

**RE : Savannah Preserve Final Plat  
Project No. PZSUB2024-00005**

**DATE : November 21, 2024**

This is to advise you that we have completed the review of the following documents as received by this office on November 4, 2024:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Final Plat Application                                | <input type="checkbox"/> Construction Drawings                                   |
| <input type="checkbox"/> Test Reports & Related Documents                                 | <input type="checkbox"/> Executed Construction Contract                          |
| <input type="checkbox"/> Record Drawings  | <input type="checkbox"/> Permits from applicable Local, State & Federal Agencies |
| <input type="checkbox"/> Clearances from all applicable Local, State and Federal Agencies |  |

Based on our reviews and appropriate site final inspection, we

- |   |  |                              |
|---|--|------------------------------|
| <input type="checkbox"/> Recommend                      | <input checked="" type="checkbox"/> Do Not Recommend |                              |
| <input checked="" type="checkbox"/> Final Plat Approval | <input type="checkbox"/> Building Permit             | <input type="checkbox"/> C/O |

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

- See attached for engineering comments

**Final Plat Comments:**

1. Prior to final plat approval, all subdivision improvements shall be constructed and accepted or an approved engineer's cost estimate along with the appropriate surety in an amount approved by the City Engineer will need to be provided. The bond shall include all construction costs of the subdivision's infrastructure and common improvements. Please provide an engineer's certified cost estimate for review and approval.
2. 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.
3. Revise plat sheet 2 of 9 to indicate the City Attorney as Sara Hedges.
4. Revise plat sheet 2 of 9 to reference final plat approval as opposed to the noted preliminary plat approval as shown under the City Commission Certificate.
5. Parcel 1 is identified as being a future development. The subdivider shall be aware that should additional subdivision of this parcel be proposed a replatting will be required.
6. Saint Lucie County approval is required for the dedication of the roadway (RW-1 Tract) and drainage access easements. There is some confusion as there are two (2) dedications for use and benefit of the drainage access easement. Does one of the entities take precedence over the other?
7. Please address the attached NorthStar Geomatics review comments (9-pages), dated November 21, 2024.

November 21, 2024

Tracy Telle  
Engineering Manager  
City of Fort Pierce  
Via email

RE: Savannah Preserve, Phase 1 - Review # 1

Dear Ms. Telle:

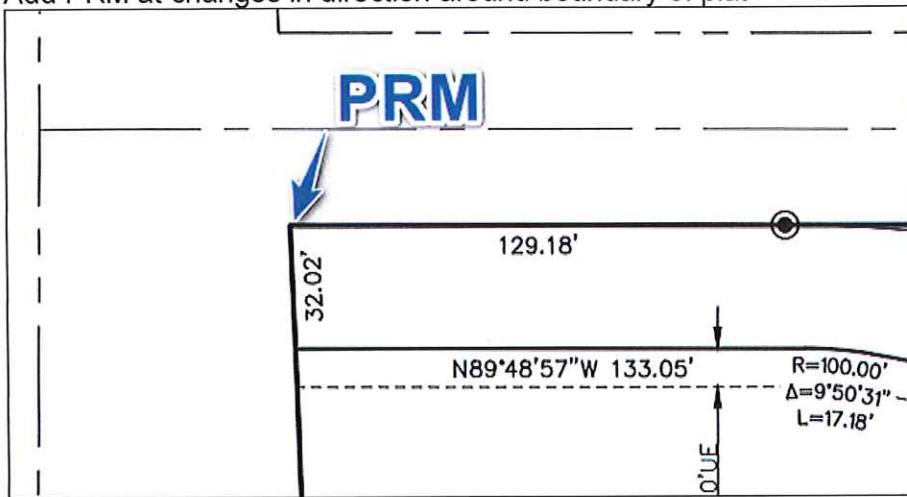
As you requested, I have reviewed the above referenced plat for conformance with Florida Statutes Chapter 177, Part 1. My review of this plat does not include verifying accuracy of legal descriptions, plat geometry, mathematical calculations or acreages shown on this plat.

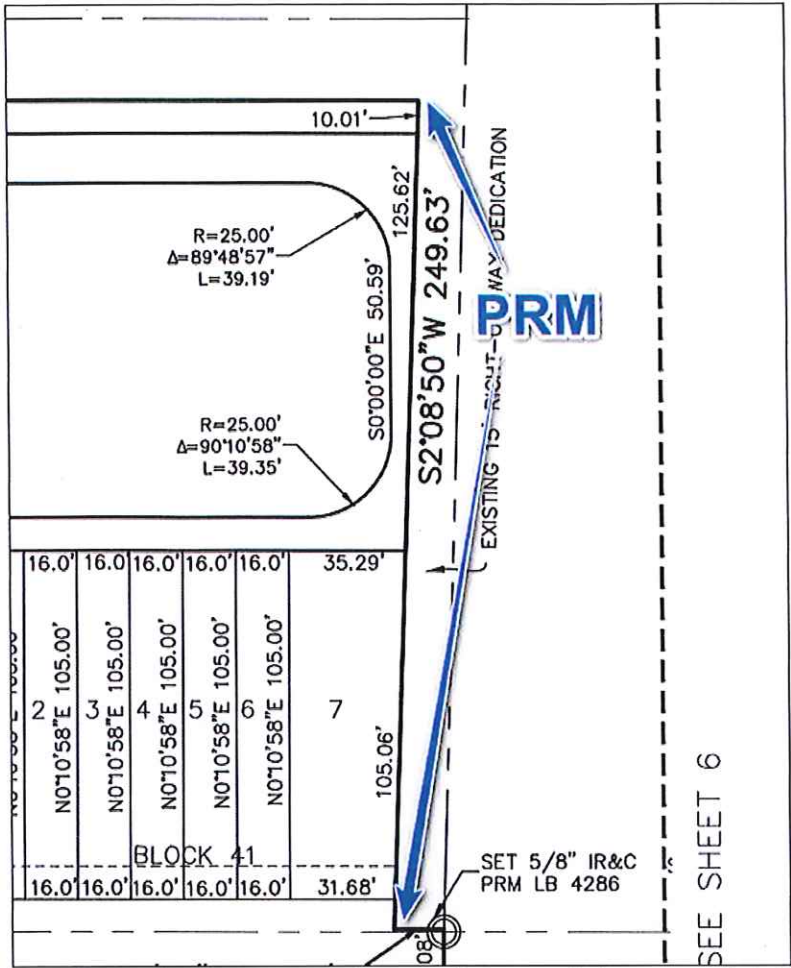
My review comments are as follows:

1. Add North arrow to Location Map. 177.091(6)
2. Bearing reference to a well established and monumented line. 177.091(6). "BB" is shown on west line of section 35. Show "BB" in legend or spell it out.
3. Scale bar text is too small to read clearly. 177.091(4)
4. Show section corner and  $\frac{1}{4}$  corner with bearings and distances on surveys and plat. Show sectional breakdown. 177.091(14)
5. Show existing or new certified corner record numbers on all section and quarter corners on both survey and plat. 177.507
6. Point of commencement on parcel 1, not in legend. Set corner if not found. 177.091(14)
7. Show point of beginning on map of all legal descriptions. 177.091(14)
8. Rewrite legal description to survey boundary bearings and distances. Show both legal descriptions on surveys with note indicating that they describe the same area.
9. Add abbreviations "chord bearing" and "chord distance" to the legend. Show the chord distance abbreviation in the curve data on the plat. 177.091(29)
10. PRM symbol on map and legend do not match. 177.091(29)
11. Legend indicates Parker Kalon nails will be used as Permanent Control Points. Suggest updating the legend if true Parker Kalon nails will not be placed in the ground.
12. Right of way tract "RW-1" needs to be shown on all pages of the plat where right of way is shown. 177.091(18)
13. Index map isn't clear and hard to read sheet 5. Remove unnecessary information and make sheet numbers more visible. Add north arrow to index.
14. Right of way tract is dedicated to both St Lucie County and the Preserve at Savannah Lakes Community Development District. Clearly show which area of right of way is being dedicated to who.
15. Utility easement dedication has typo "by by"
16. Tract 1 for the recreation tract is ambiguous. Rename to Recreation tract 1.
17. Include the surveying business, address and certificate of authorization number the legal entity under surveyor's signature. 177.061
18. Lot numbers are not progressive. There are two lot number schemes. Pick one and maintain it throughout the plat. 177.091(18)
19. Show right of way tract numbers on all plat map pages. 177.091(18)

20. Parcel 1 is referenced in the legal description and shown on the plat as a lot already used in the legal description. Renumber or rename the "Parcel 1" on the plat to tract or renumber to one of the progressive lot numbers.
21. Multiple lot dimensions are not shown to the hundredth of a foot. Increase precision to a minimum of hundredths of feet. 177.091(19)
22. Provide title opinion or property information report(s). Surveys should match the title report. Show title exceptions on survey. Provide supporting title exceptions documents. 177.041(2)
23. The proposed Savannah Lakes Blvd crosses a county parcel, pcn: 2434-112-0001-000-0, on the plat. Show documentation on the plat from St. Lucie County allowing access.
24. Sheet 2

a. Add PRM at changes in direction around boundary of plat



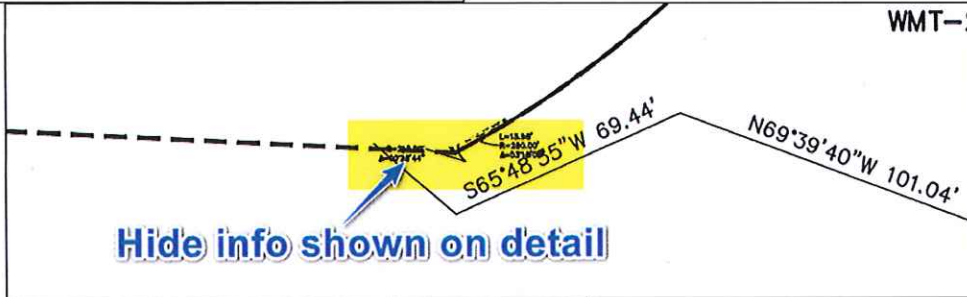
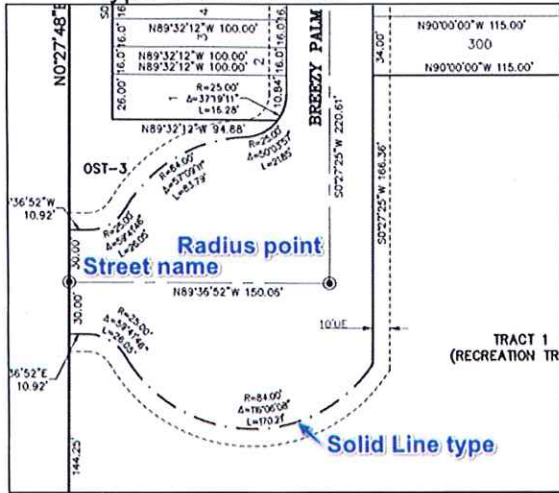


- b.
- c. Curvilinear lot lines must show radius, arc distance, and delta curve information. Block 34, lots 1-8, block 35, lots 5-8, block 37, lots 2-3, have inadequate curve data. Text blocking lot lines on lots 329-330, 333-334, and 338-340

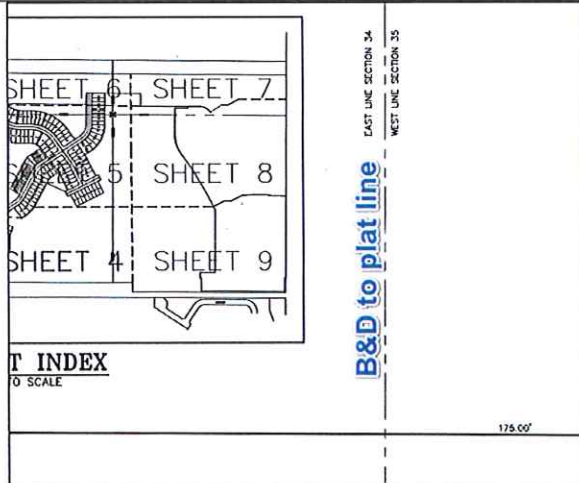


26. Sheet 4

- a. Show match line on west referencing sheet 3
- b. Show radius point of cul-de-sac, street name for east/west street, and change right of way line type to a solid line.



c.



d.

27. Sheet 5

- a. Match line to the west is wrong.
- b. Show centerline curve data of Savannah Lakes Blvd at the intersection of Wind Jammer Way.
- c. WMT-6 at bottom of page seems to be labeled incorrectly. Think it should be WMT-2.
- d. Bearing basis shown on west line of section 35, show monumentation to the south that establishes bearing basis.
- e. Show bearings and distances on all section lines.
- f. Show description of section corner on plat with certified corner record number

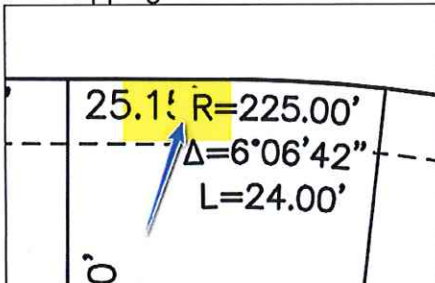
g. The centerline distances don't add up



h. Lot line not visible



i. Overlapping text on lot 306

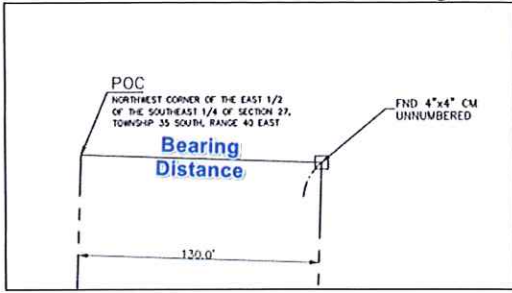


- j. Text overlapping lot lines lots 314 through 321
- k. Lot 321 curve information overlapping lot line distance
- l. Curvilinear lot lines must show radius, arc distance, and delta curve information. Block 3, lots 1-5 and block 15, lots 1 and 2 have inadequate curve data.
- m. Show bearings on lift station easement lines.
- n. Scale seems is incorrect on lift station easement detail.
- o. The lift station easement and utility easement are in conflict. The lift station easement restricts non-FPUA utilities and the utility easement allows all utilities. Either move one of the easements or add language to the dedication allowing for the overlap.

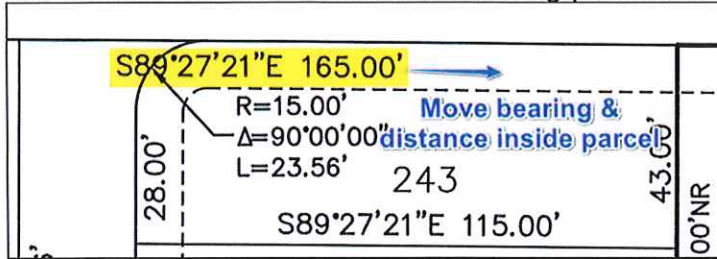
28. Sheet 6

- a. Show match line and match line text for sheet 3
- b. Show bearing and distance on section line with ties on crossing lines.

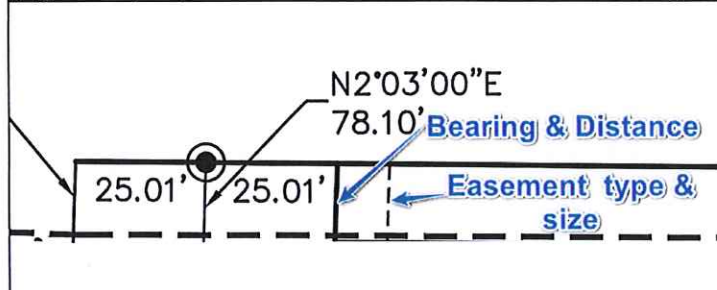
c. Show monumentation establishing bearing.



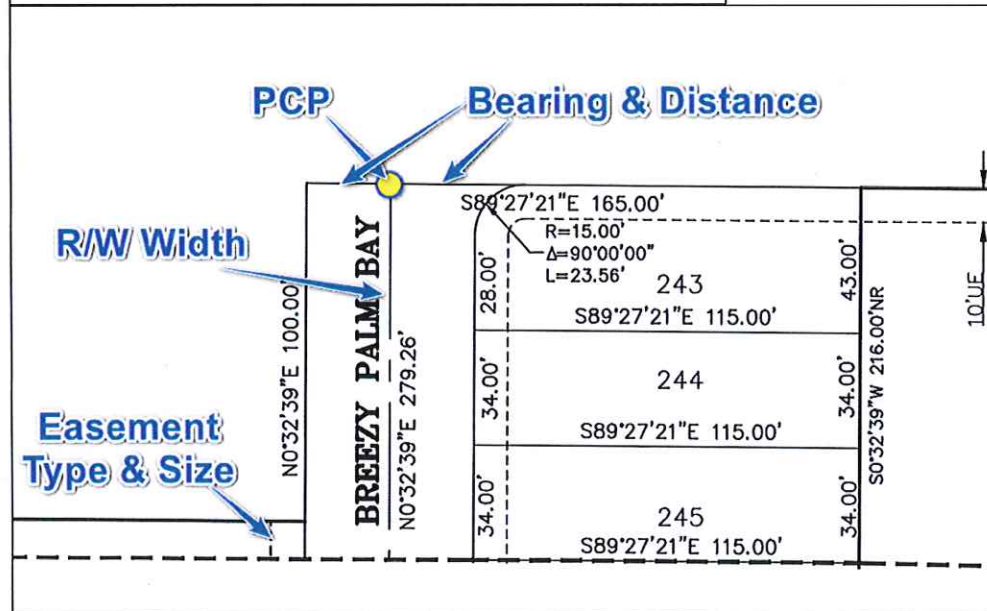
d. Show sectional breakdown establishing point of commencement of parcel 1.



e.

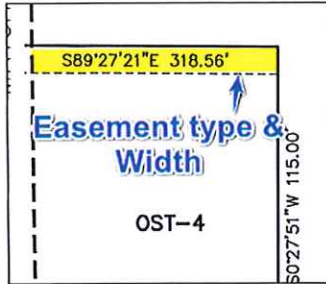


f.

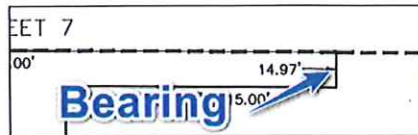


g.

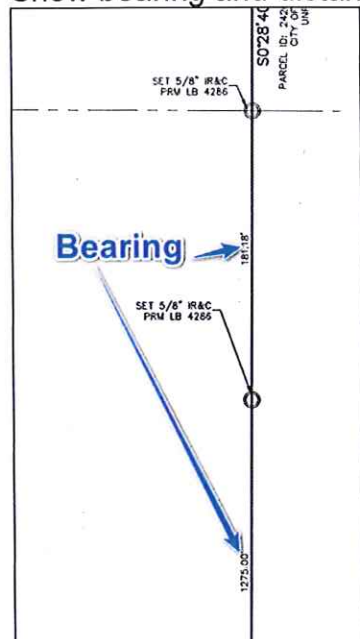
29. Sheet 7



a.  
30. Sheet 8



a.  
b. Show bearing and distance between PRM in same font as other around boundary



c.

31. Sheet 9



a.

32. Survey of 125 acre parcels

- a. Show title exceptions items from title commitment in tabular and graphical format
- b. Show survey notes regarding ALTA table A items indicated in certification.
- c. Show sectional breakdown supporting legal description and boundary location.
- d. Show certified corner record number on all public land survey system corners. If a certified record number does not exist or does not match per 177 Part 3, record a new certified corner record.
- e. Title commitment in survey doesn't match the plat. Update to match and provide title commitment with supporting title exception documentation.

33. Survey of 7 acres parcel

- a. ALTA survey was created after ALTA 2021 went into effect. Update to meet 2021 ALTA standards
- b. Show sectional breakdown supporting legal description and boundary location.
- c. Show certified corner record number on all public land survey system corners. If a certified record number does not exist or does not match per 177 Part 3, record a new certified corner record.
- d. Title commitment in survey doesn't match the plat. Update to match and provide title commitment with supporting title exception documentation.

34. Schedule PRM inspection directly with NorthStar Geomatics, Inc. Please provide 5 business days in advance with at least 3 different times available to meet at project site.

35. A written response to each item above is required prior to next review.

Reviewed By:

Frank Veldhuis  
For NorthStar Geomatics, Inc.



**BUILDING DEPARTMENT  
TECHNICAL REVIEW COMMITTEE (TRC)  
COMMENT FORM**

Meeting Date: 11.21.24  
Property Address: Final Plat – Savannah Preserve (Phase 1) – 2427-433-0002-000-1, 2426-333-0015-000-5, 2427-433-0001-000-4, 2434-121-0001-000-8

*Please be advised that the project may trigger the requirements indicated below:*

- 1. Building Official or his representative has no comment at the time of this meeting, but reserves the submission of comments upon completion of the official plan review.
- 2. Pre-construction meeting with the City's Building Department is requested.
- 3. All new construction or alterations shall meet the requirements of the Florida Building Code 8th Edition.
- 4. Building Permit required.
- 5. Signed and sealed construction drawings required.
- 6. Must meet the following Accessibility requirements:
  - Accessible route
  - Handicapped parking spaces
  - Means of egress
- 7. Change of Use required
  - Shall include a signed and sealed Life Safety Plan
  - Shall include a signed and sealed comprehensive drawing, detailing how the building and MEC elements will comply with the Florida Building Code requirements.
- 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
- 9. Flood Development Permit required.
- 10. Final plat and approved parcel ID's required to submit or DPCR and building permit review.
- 11. Open permits, requiring attention exist.
- 12. Shall meet the Fire Prevention Code:
  - Sprinkler system is required.
  - Smoke alarm system is required.
- 15. Other

**Additional Comments/Requirements:**

Building Official's or Representative's Signature \_\_\_\_\_ Date: 11/19/20



Fort Pierce Utilities Authority  
FPUAnet Communications  
500 Boston Avenue (PO Box 3191)  
Fort Pierce, FL 34950 (34948)

Dear Developer,

I am writing to you today on behalf of FPUAnet, the City of Fort Pierce's municipal fiber internet service provider. I am reaching out to you to discuss the benefits of choosing FPUAnet for your next development project.

FPUAnet offers a number of advantages over traditional internet providers, including:

- **Scalable to meet growing demands:** FPUAnet's fiber optic network is designed to scale to meet the growing demands of Fort Pierce. This means that you can be confident that your internet connection will be able to handle even the most demanding applications and devices.
- **Gigabit internet throughout the entire service area:** FPUAnet offers gigabit internet speeds throughout its entire service area. This means that you can get the fastest possible internet speeds, no matter where you live in Fort Pierce.
- **High-quality internet to rural and low-income areas:** FPUAnet is committed to providing high-quality internet access to all residents of Fort Pierce, including those in rural and low-income areas. This is important for ensuring that everyone has the opportunity to participate in the digital economy.
- **Faster and more affordable than privately owned ISPs:** FPUAnet's prices are competitive with other internet providers, and in many cases, they are even more affordable. This is because FPUAnet does not have to make a profit, so it can pass on the savings to its customers.

In addition to these advantages, FPUAnet is also committed to providing excellent customer service. Our team of experts is available 24/7 to help you with any questions or problems you may have.

I would be happy to discuss your specific needs in more detail. Please do not hesitate to contact me at [peters@fpu.com](mailto:peters@fpu.com) or 772-466-1600 ext.3311.

Thank you for your time and consideration. I look forward to hearing from you soon.  
Sincerely,

Eric Peters  
On behalf of FPUAnet



Our mission is to provide our customers with economical, reliable and friendly service in a continuous effort to enhance the quality of life in our community.

772.466.1600 \* [www.fpu.com](http://www.fpu.com)





THE SUNRISE CITY  
**FORT PIERCE**  
POLICE DEPARTMENT  
"In Honor We Serve"

*Florida*

## Technical Review Committee meeting

November 21, 2024

Case #: PZSUB 2024-00005

Planner: City of Ft. Pierce Planning Department.

Final Plat

Dickson Drive, east of South US-1., Ft. Pierce, Savannah Preserves Phase 1.

### Comments:

Regarding the development of this project, the total added dwelling units upon the City of Fort Pierce is anticipated at . While the frequency and exact type of calls cannot be predicted at this time, it should be presumed that calls for service will arise from within this project, once it is completed and occupied by the intended users. A table is included below, showing the predicted needs for additional police officers based on the proposed development.

Thank you for your attention and consideration.



THE SUNRISE CITY  
**FORT PIERCE**  
POLICE DEPARTMENT  
"In Honor We Serve"

*Florida*

Current population of Ft Pierce (2021 Census)		47927
Current total of Officers Ft Pierce PD (FY24)		141
Current rate of Officers per 1000 population		2.9
Number of proposed housing units		301
Average number of people per household	x	2.5
total proposed population increase		752.5
	/1000	0.7525
	x	2.9
Additional Officers Necessary		2.18

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.



Dennis Murphy  
Culpepper & Terpening  
2980 S. 25<sup>th</sup> Street  
Fort Pierce, FL 34981

**Subject: Savannah Preserve (Phase 1) – Final Plat -- Technical Review Committee Comments for November 21, 2024, TRC Meeting**

**City of Fort Pierce Planning Department**

1. After approval, please supply two (2) Mylars for appropriate signatures and then the plat is recorded with St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111.



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

## Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: PZSUB2024-00005

**Savannah Preserve Ph1 Final Plat**

### Comments

W/WW Engineering: Approved.

Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. **Approved with comments.** The developer will be responsible for providing and installing all on-site conduit, pads, and service conductors along with all costs associated with this project including off-site upgrades necessary to serve the development.

Due to supply chain issues, FPUA makes no guarantees regarding project completion or material availability.

Please contact Eric Meyer for customer requirements and project coordination.

**Eric Meyer, P.E.**

Supervising Engineer

**Fort Pierce Utilities Authority**

[emeyer@fpu.com](mailto:emeyer@fpu.com)

(772) 466-1600 ext. 6305

Gas: Approved.

FPUAnet Fiber: FPUAnet **Approves;** Fiber Internet Service – **Available.**

Contact Eric Peters at (772) 468-1697 for **Fiber Internet** requirements.



Developer  
Letter.pdf



Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.



**From:** [Jesse Almand](#)  
**To:** [Vennis Gilmore](#)  
**Subject:** Project #: PZSUB2024-00005 Final Plat – Savannah Preserve (Phase 1)  
**Date:** Thursday, November 14, 2024 1:52:35 PM  
**Attachments:** [Outlook-wkvlghvv.png](#)

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Good afternoon,

SLCFD has no comments for this portion of the project.

Respectfully,

**Jesse Almand~736**

**Lieutenant, Fire Plans Examiner/Investigator**

Saint Lucie County Fire District

Community Risk Reduction

(772) 621-3385

