

PRESERVE PLANNED DEVELOPMENT

**FT. PIERCE CITY COMMISSION DISCUSSION
MARCH 16, 2025**



W-4
(32.5± AC)
(ONSITE ONLY)

KOLTERLAND

COMPUTER FILE REF.	FIELD BK./PG.



CULPEPPER & TERPEPING INC
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 STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4206

- REVISIONS -		BY	DATE
MINOR ADJUSTMENT NO 1 TO APPROVED PD SITE PLAN		DM	08.02.05

	BY	DATE
DESIGNED	##	##
CALCS	##	##
DRAWN	##	##
DETAILED	##	##
CHECKED	##	##
APPROVED	##	##

SAVANNAH PRESERVE

 SITE PLAN - AERIAL

DATE: 04-21-05
 WORK SCALE: 1"=50'
 VERT. SCALE: ###'
 JOB NO. 21-054
 SHEET 4 of 6



**SAVANNAH PRESERVE
PLANNED DEVELOPMENT**

Site Plan **Approved** July 2022 Ord 22-017

Six conditions of approval were included.....

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.

SATISFIED

SFWMD ERP issued	July 24, 2023
St. Lucie County SDP permit Issued	July 13, 2023
Ft. Pierce Permit Issued	April 17, 2024
FtP Final Plat	May 21, 2025

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.

SATISFIED

SFWMD ERP issued	July 24, 2023
St. Lucie County SDP permit Issued (others available as necessary)	July 13, 2023

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.

SATISFIED

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).

SATISFIED

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.

SATISFIED

St. Lucie County SDP permit Issued July 13, 2023

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. The maintenance agreement shall be approved by the City Engineer and comply with Chapter 119 Stormwater Management and Site Development Technical Regulations of the City of Fort Pierce Code of Ordinances in perpetuity.

SATISFIED

St. Lucie County SDP permit Issued July 13, 2023
