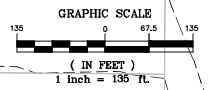


vgilmore

Digitally signed by vgilmore
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 ou=Default Resources,
 cn=vgilmore
 Date: 2023.04.18 17:13:00 -04'00'

Digitally signed by
 Linda W. Cox, City Clerk
 Date: 2023.05.09
 13:32:51 -04'00'

HIGH POINT FORT PIERCE CONDOMINIUM SECTION III
 (UNPLATTED)



Zoning Atlas Map Amendment to PD with included Site Plan recommended for approval by the Planning Board on May 9, 2022

Ordinance #22-017 Approved by City Commission on July 18, 2022, 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.

KOLTERLAND

COMPUTER FILE REF.	FIELD BK./PG.

CULPEPPER & TERPENING INC
 2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
 PHONE 772-464-3537 • FAX 772-464-6497 • WWW.C-T-ENG.COM
 STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

- REVISIONS -

REVISION	BY	DATE
CONVERT SITE PLAN TO MP UNITS MIX	DJM	21.08.10
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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

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

SAVANNAH PRESERVE

SITE PLAN

DATE: 04-21-21
 HORIZ. SCALE: 1:135
 VERT. SCALE: ####
 JOB No. 21-054
 SHEET 2 of 6

REVISED PER CITY FTP REVIEW COMMENTS - DEC 2021 DJM 21.12.21
 REVISED PER CITY FTP REVIEW COMMENTS - JAN 2022 DJM 22.01.31

SITE DATA TABLE

Applicant:
Kotler 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:**
Savannah 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 ur 310

4.) **Legal Description:**
see attached site survey 650

5.) **Sec/Town/Range:**
Sections 26, 27, 34, 35/ Range 35S/ Township 40E

6.) **Map ID:** 24/20G 7.) **Parcel ID Numbers:** 2426-333-0015-000-5 2427-433-0002-000-1
24/27S 2434-121-0001-000-8
24/34N 2427-433-0001-000-4

8.) **Zoning:** PD (Planned Development) 9.) **Future land Use:** RM (Medium Density Residential)
C-3 (Commercial General) GC (Commercial General)

10.) **Gross Site Area:** 132.10 acres (proposed development tract) Residential FLU 120.42
5,767,344 sq feet (approximate) Commercial FLU 11.98
132.40

11.) **Site Density:**
Proposed # of Units 650 Max. Units (per R4 Zoning Class.):
Residential 1,204 units
Maximum Density (Units/ ac): 10 Commercial 120 units
Proposed Density (Units/ ac): 5 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 (inter) 0 feet
rear 15 feet side 6 feet
rear 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 25 feet side (inter) 0 feet
rear 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 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	SF	ACRE	% Site
	980,938	132.40	100%

18.) **Open Space:**
Designated project open space intake 85.9 acres (85%), of which approximately 10% may considered as active use areas. The balance of the gross open space areas are to be set aside as habitat preserve 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 consist 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 discharge 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)	0 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 125.194(2)(H))	20 ft	20 ft	n/a
Street Frontage (Minimum)	16 ft	Varies (min 16 ft)	n/a
2 Family Attached			
Front yard	25 ft	25 ft	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 tandem (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 Trees - Min of 4 Trees Required Per Lot Sodding Required on all Areas	Foundation Planting on Front and Side Yard Areas One Shade Tree or Equivalent Per Tract/Lot Sodding Provide on all non-planted areas	Rear Yard Foundation Plantings Not Required -3 Trees None
2 family attached	Irrigation Required Foundation Plantings along all Sides of Structure Trees - Min of 4 Trees Required Per Lot Sodding Required on all Areas Irrigation Required	Foundation Planting on Front and Side Yard Areas One Shade Tree or Equivalent Per Tract/Lot Sodding Provide on all non-planted areas Irrigation (Central System Control) Provided	Rear Yard Foundation Plantings Not Required -3 Trees None



COMPUTER FILE REF.	FIELD BK./PG.

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- REVISIONS -

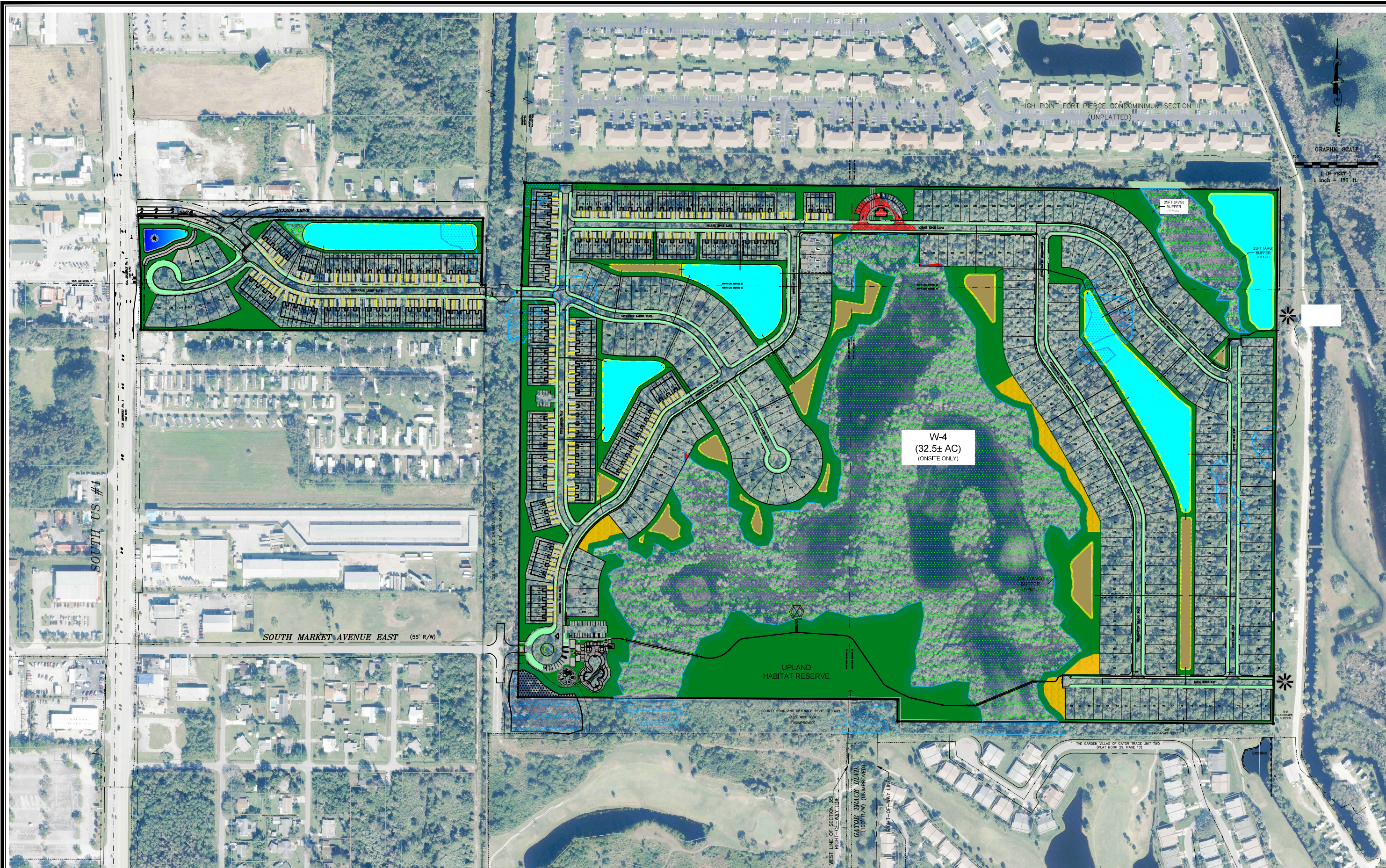
	BY	DATE
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REVISE PROJECT PRODUCTS (add 16ft site option)	DJM	21.07.12
REVISE PROJECT PRODUCTS (add 20ft site option)	DJM	21.07.13

	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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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

