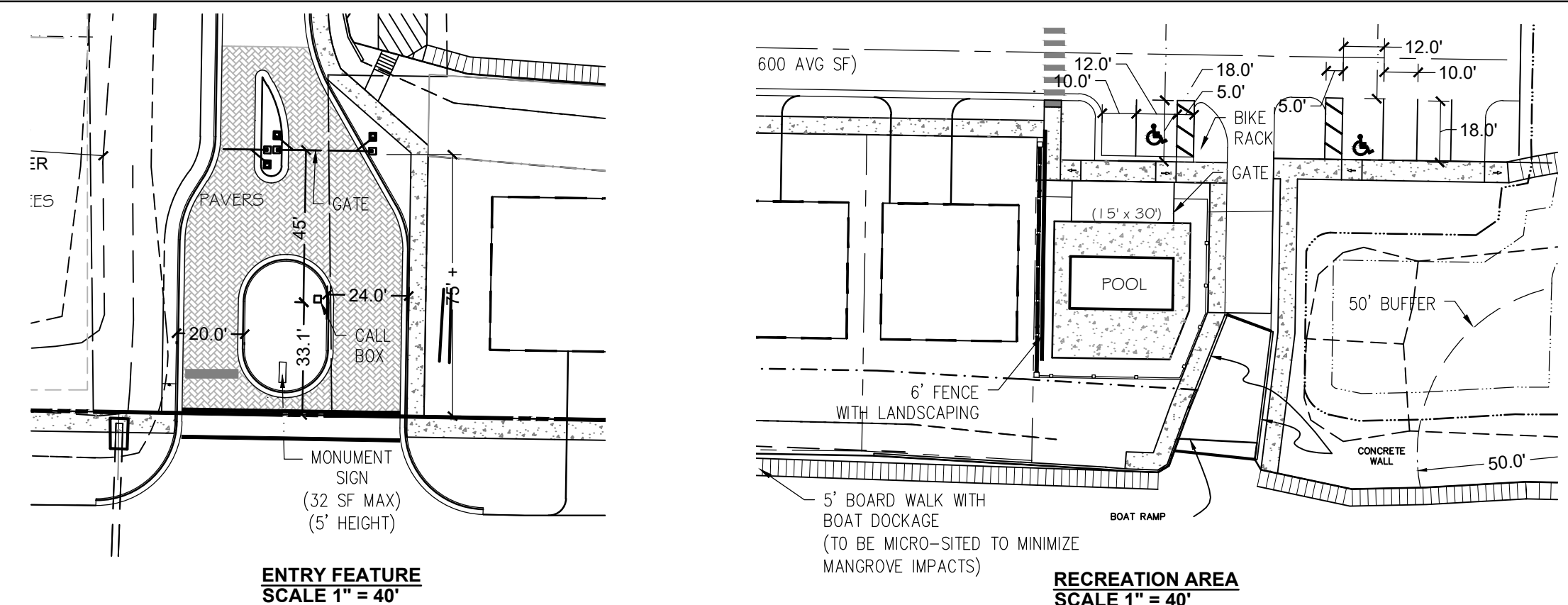
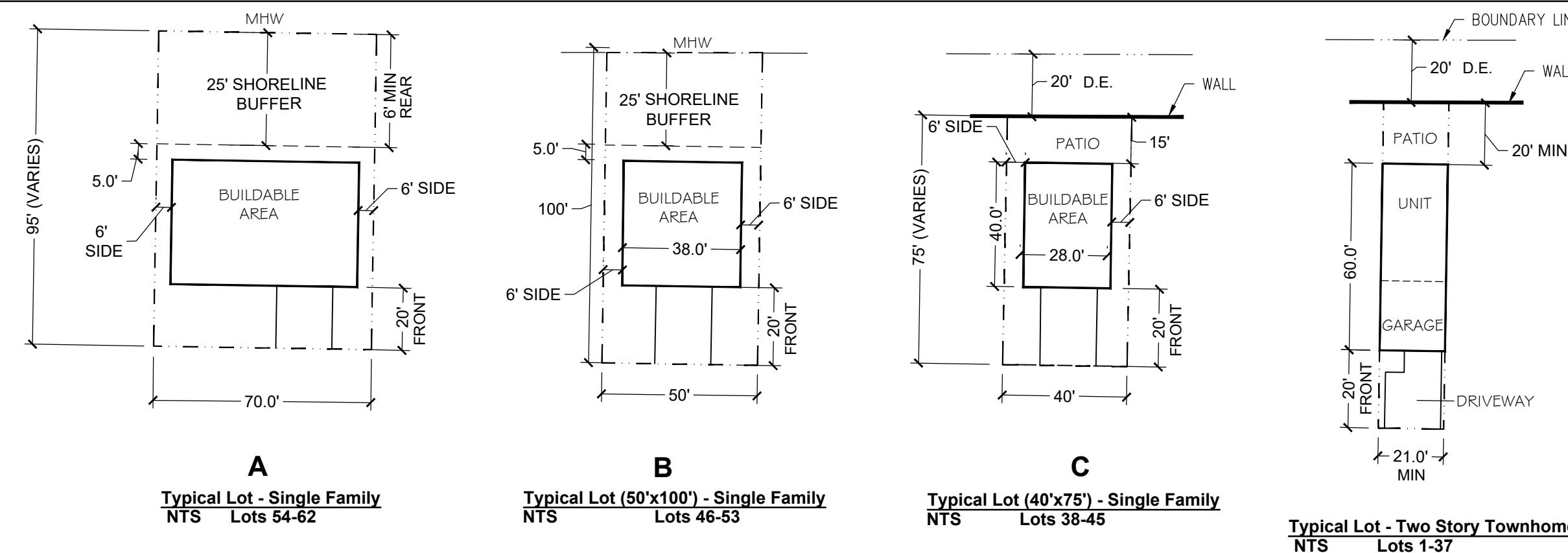


Planning Objectives and Development Program

A former mobile home park of approximately 60 units, now abandoned and vacant, is proposed for redevelopment as Sanctuary Cove, a planned community of 62 permanent single and multi-family residences. The major objective of the Planned Unit Development is to create an environmentally sound, and architecturally themed "Old Florida" residential community highlighting natural resource-based amenities and features. The property borders the Indian River Lagoon and includes an existing man-made canal and boat launch within the proposed development. A water based recreational lifestyle is supported with proposed single-family lot boat dockage and storage yard for 20 boats, and a 5' boardwalk surrounding the canal for boat mooring. A path to a 150' long fishing and observation pier allows access to the river for non-boaters. A cabana and pool will enhance the recreation and leisure activities for Sanctuary Cove.

One important goal of this planning objective is to build the community among the large oaks stand for preservation. Large free-standing trees will be preserved, and a wooded preservation area with oaks and palms will buffer the multi-family residences from adjacent land and Rouse road. A landscaped eight foot masonry wall will screen the community from the industrial zoned property to the north and FEC railroad to the west. The project is consistent with the St. Lucie County Comprehensive Plan and Land Development Regulations. The projects density of 3.88 per acre falls below the allowable 5 per acre Residential Urban (RU) land use. The zoning designation of Residential Mobile Home (RMH) will be rezoned to Planned Unit Development (PUD) to remove the potential for future development as a mobile home park. The planned development will be approved within the context of the rezoning to commit the development as proposed, thus, any deviation will require an amendment, entailing public notice and County re-approval. Benefits associated with Sanctuary Cove include:

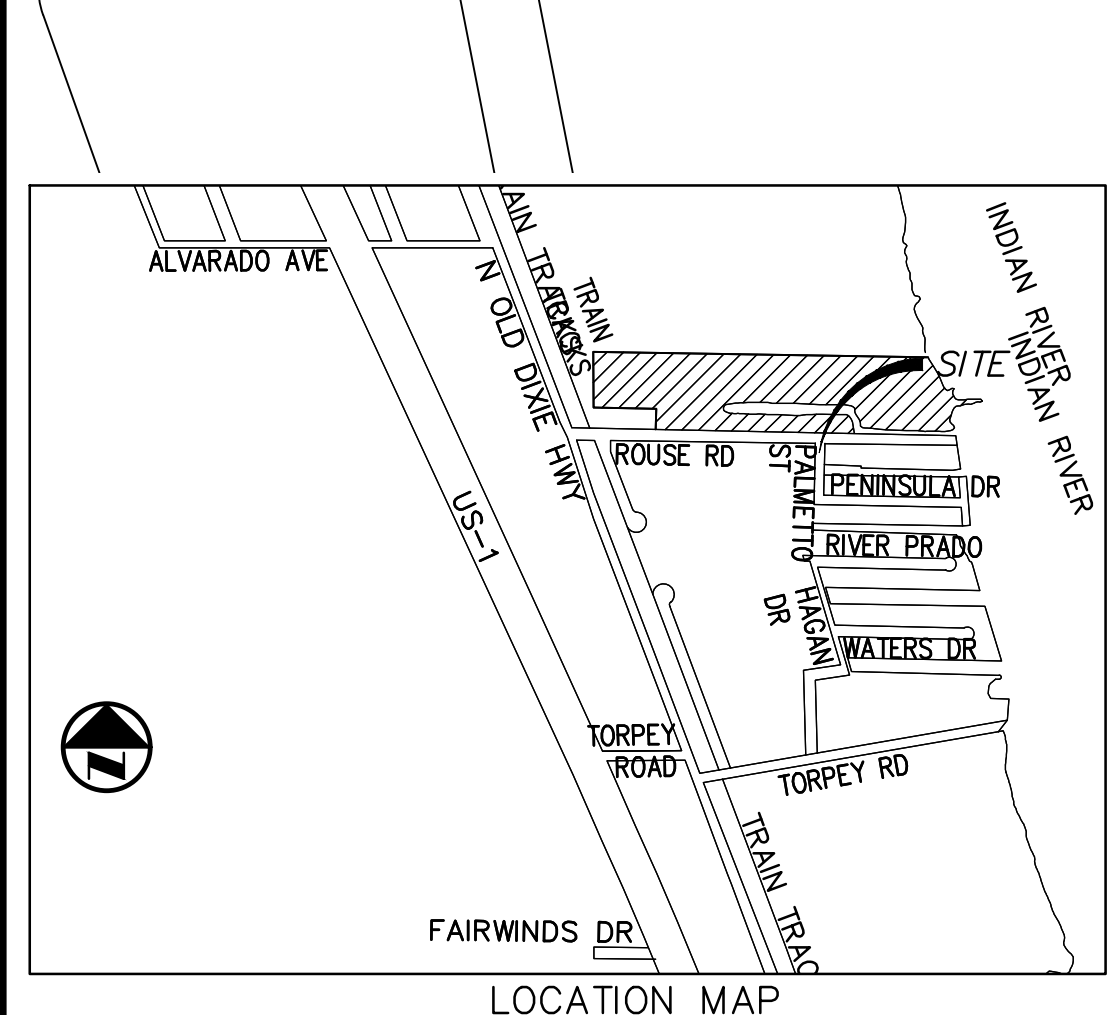
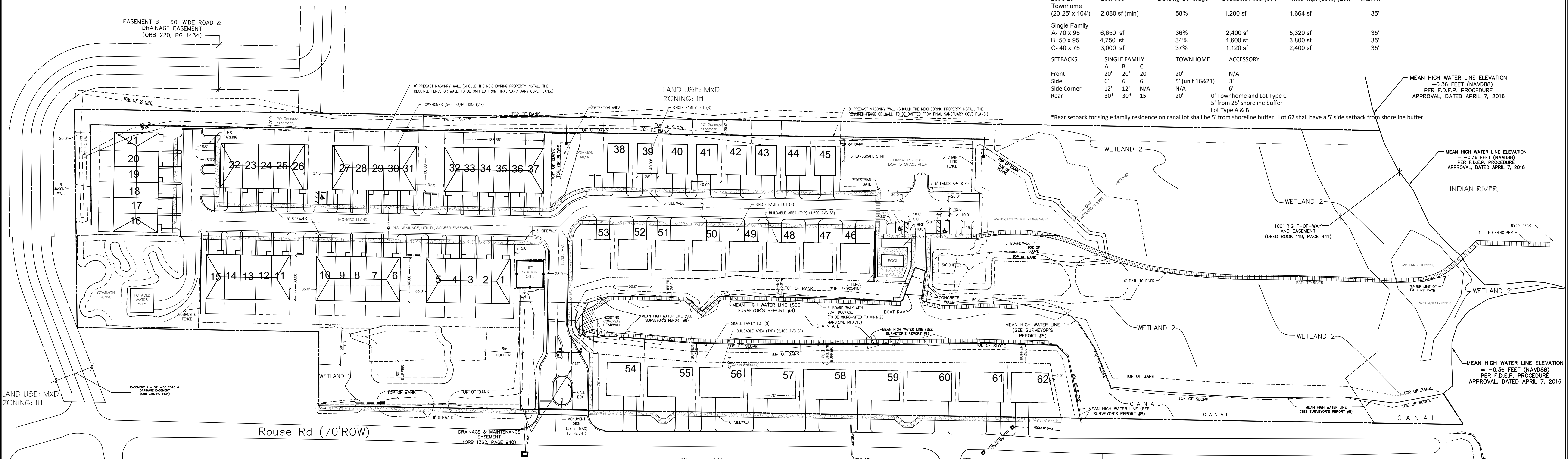
- 1) Increased value of adjacent properties in St. Lucie Village and tax base of proposed 62 units.
- 2) Construction of 6' sidewalk along property frontage.
- 3) Planting of oak trees along sidewalk at property corners and every 70' for aesthetics and shade along Rouse Road.
- 4) Aesthetic benefit of upscale private entry with hardscape, lighting, and landscape.
- 5) Revegetation of on-site dry detention with native grasses for wildlife benefit.
- 6) Upsize required interior trees to provide additional shade and to reduce heat island effect.
- 7) On-site water and wastewater versus well and septic.
- 8) Restoration of the canal embankment with Florida native grasses and shrubs to improve water quality and reduce erosion.



Lot Size	Lot Area	Building Coverage	Buildable Area (SF)	Max. Imp. (80%) (Lot)	Max Ht.
Townhome (20-25' x 104')	2,080 sf (min)	58%	1,200 sf	1,664 sf	35'
Single Family					
A- 70 x 95	6,650 sf	36%	2,400 sf	5,320 sf	35'
B- 50 x 95	4,750 sf	34%	1,600 sf	3,800 sf	35'
C- 40 x 75	3,000 sf	37%	1,120 sf	2,400 sf	35'

	SINGLE FAMILY			TOWNHOME	ACCESSORY
	A	B	C		
Front	20'	20'	20'	20'	N/A
Side	6'	6'	6'	5' (unit 16&21)	3'
Side Corner	12'	12'	N/A	N/A	6'
Rear	30'	30'	15'	20'	0' Townhome and Lot Type C 5' from 25' shoreline buffer Lot Type A & B

*Rear setback for single family residence on canal lot shall be 5' from shoreline buffer. Lot 62 shall have a 5' side setback from shoreline buffer.



Legal Description

PARCEL ONE (ST. LUCIE COUNTY): ALL OF THE SOUTH 445 FEET OF FRACTIONAL SECTION 16, TOWNSHIP 34 SOUTH, RANGE 40 EAST LESS AND EXCEPT, HOWEVER, THE FOLLOWING: (1) THE SOUTH 50 FEET OF THE ABOVE FRACTIONAL SECTION 16-34-40; (2) THE NORTH 100 FEET OF THE SOUTH 150 FEET OF THE WEST 325 FEET OF FRACTIONAL SECTION 16-34-40; AND (3) THE NORTH 160 FEET OF THE SOUTH 210 FEET OF THE EAST 272.25 FEET OF THE WEST 597.25 FEET OF SAID FRACTIONAL SECTION 16-34-40, SAID LAND LYING AND BEING IN SAINT LUCIE COUNTY, FLORIDA.

PARCEL TWO (ST. LUCIE COUNTY): THE NORTH 140 FEET OF THE SOUTH 210 FEET OF THE EAST 272.25 FEET OF THE WEST 597.25 FEET OF THE SOUTH 445 FEET OF GOVERNMENT LOT 3, SECTION 16, TOWNSHIP 34 SOUTH, RANGE 40 EAST, ALL LYING AND BEING IN SAINT LUCIE COUNTY, FLORIDA.

Parcel ID:
 RMH-5 - 1416-333-0001-000-0
 RS-2 - 1416-333-0003-000-4

General Notes

1. All existing public or private roadways within 150' of the project's access points are shown on the plan.
2. Irrigation will conform to local and state regulations regarding water conservation.
3. All utilities will be placed underground, and will be provided by on-site facilities.
4. Site Clearing is proposed to commence upon approvals and issuance of all state and local permits, with the infrastructure completed in 2019.
5. Mitigation of trees on single family lots is the responsibility of the lot owner. Lot trees are not included in the overall site mitigation calculation.
6. Proposed residences will be one, two, and three bedroom dwelling units.
7. Refer to Engineering and survey drawings for the following information:
 Existing and proposed utility and drainage easements
 Boundary/topographic/tree survey
 Conceptual water and sewer
8. All residences shall maintain minimum 6' side setbacks and minimum 12' separation.
9. Utilities will be provided on site and will be available for connection prior to building permit submittal.
10. Parking requirements of two parking spaces per unit are provided in the garage spaces and driveways. Fifteen guest spaces including one handicap space also provided. Maximum driveway width 20', 15' separation between any 2 driveways, 3' setback from any side property line.
11. All requirements of Section 6.02.03 and Section 6.00.05.C, with regards to wetland and tree protection are to be met.
12. Accessory structures shall not exceed 10' height and are only allowed in rear lots on lots A,B,C, and townhomes. Accessory structures may include play structures, dog houses, trellis/canopies.

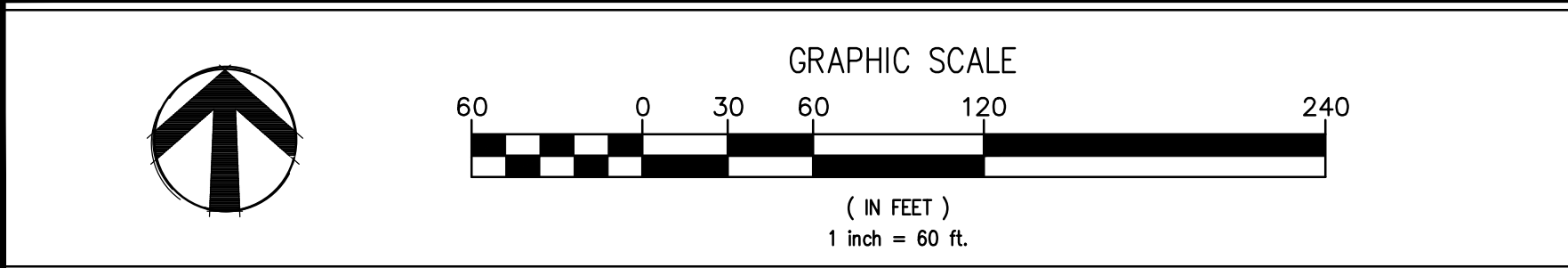
Applicant/Owner:

Owner: Fort Pierce River Park LLC
 420 S. Orange Ave, Ste 220
 Orlando, FL 32801

Team: Planner and LA: Boggs Planning and Landscape Architecture, Greg Boggs Ph: 577-6473
 Civil Engineer: Steven Cooper, P.E. & Associates
 Traffic Engineer: Traffic Engineering and Transportation Planning, Susan O'Rourke, P.E.
 Ph: 781-7918
 Surveyor: Northstar Geometrics, Greg Fleming PSM
 Environmental: DLS Environmental, Danna
 Small Ph: 215-3997

Site Data

Existing Zoning:	RMH-5 / RS-2
Proposed Zoning:	PUD
Land Use Designation:	RU
Total Area:	15.99 ac.
Total Dwelling Units:	62
Single Family Homes:	25
Two Story Townhomes:	37
Density:	3.88 du/ac
Open Space Req'd: (15.99 x 0.35)	5.58 ac
Open Space Provided:	8.08 ac (51%)
Total Impervious Area:	3.84 ac.
Right of Way:	1.19 ac
Vehicular Use Area:	0.96 ac
Sidewalks:	0.23 ac
Lots:	2.65 ac
Total Pervious Area:	12.15 ac
Right of Way:	0.21 ac
Wetland:	5.22 ac (Per ACOE)
Upland:	2.91
Canal:	1.35 ac
Lots:	2.51 ac



COMPUTER FILE REF.	FIELD BK./PG.

BOGGS
 PLANNING + LANDSCAPE ARCHITECTURE
 100 AVENUE A SUITE 2E
 FORT PIERCE, FLORIDA 34950

— REVISIONS —

BY	DATE
DH	8/10/17
DH	1-16-18
DH	4-6-18
DH	9-16-18
DH	11-12-18

BY	DATE
DH	1-16-17
GB	1-16-17

SANCTUARY COVE
PRELIMINARY PUD

DATE: 1-16-17
HORIZ. SCALE: 1"=60'
VERT. SCALE: N/A
JOB No.
SHEET 1 OF 3