

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 SLATED 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 RESCUE 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.

GENERAL NOTES

1. ALL EXISTING PUBLIC OR PRIVATE ROADWAYS WITHIN 60' OF THE PROJECTS ACCESS POINTS AREA 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 UNIT.
7. SEE ENGINEERING AND SURVEY DRAWINGS FOR EASEMENTS, TOPOGRAPHY, EXISTING TREES AND CONCEPTUAL UTILITIES.
8. ALL RESIDENCES SHALL MAINTAIN MINIMUM 6' SIDE SETBACKS AND MINIMUM 12' SEPARATION.
9. THE PROJECT IS PROPOSING A CENTRAL POTABLE WATER SYSTEM WITH FIRE HYDRANTS. PRESENTLY, PUBLIC WATER PLANNED ON US1 AND NOT ADJACENT TO THE PROJECT. IN THE EVENT POTABLE WATER AND FIRE PROTECTION BECOMES AVAILABLE, THE PROJECT WILL HELP FACILITATE CONNECTION BY DESIGNING AND CONSTRUCTING THE PROPOSED ONSITE WATER DISTRIBUTION, PER ST. LUCIE COUNTY CURRENT STANDARDS.
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/CANPOIES.

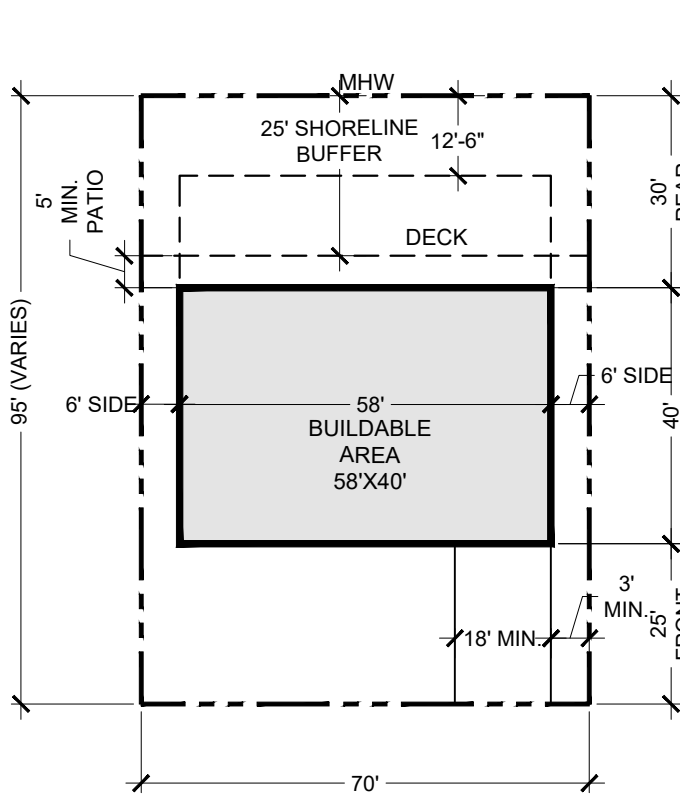
SITE DATA

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: 8.03 AC (51%)
TOTAL IMPERVIOUS AREA: 4.35 AC
RIGHT OF WAY: 1.24 AC
VEHICULAR USE AREA: 0.91 AC
SIDEWALKS: 0.23 AC
LOTS: 3.21 AC

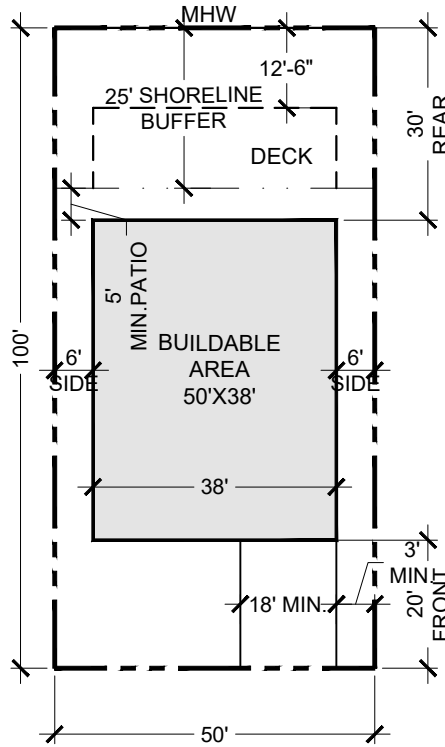
TOTAL PERVIOUS AREA: 11.64 AC
RIGHT OF WAY: 0.21 AC
WETLAND: 5.22 AC (PER ACOE)
UPLAND: 2.91 AC
CANAL: 1.35 AC
LOTS: 1.95 AC

LOT SIZE	LOT AREA	BUILDING COVERAGE	BUILDABLE AREA (SF)	MAX. IMP. (LOT)
MAX HT. TOWNHOME (20-25' X 100')	2,080 SF (MIN)	60%	1,260 SF	2,020 SF
35'				
SINGLE FAMILY A- 70 X 95 B- 50 X 95 C- 40 X 75	6,650 SF 4,750 SF 3,000 SF	36% 34% 37%	2,400 SF 1,600 SF 1,120 SF	3,200 SF 2,400 SF 1,920 SF
SETBACKS	SINGLE FAMILY A B C 20' 20' 20' 6' 6' 6' 12' 12' N/A 30' 30' 15'	TOWNHOME 5' (UNIT 16&21) N/A 20'	ACCESSORY N/A 3' 8'	
FRONT SIDE SIDE CORNER REAR			0' TOWNHOME AND LOT TYPE C 5' FROM 25' SHORELINE BUFFER LOT TYPE A & B	

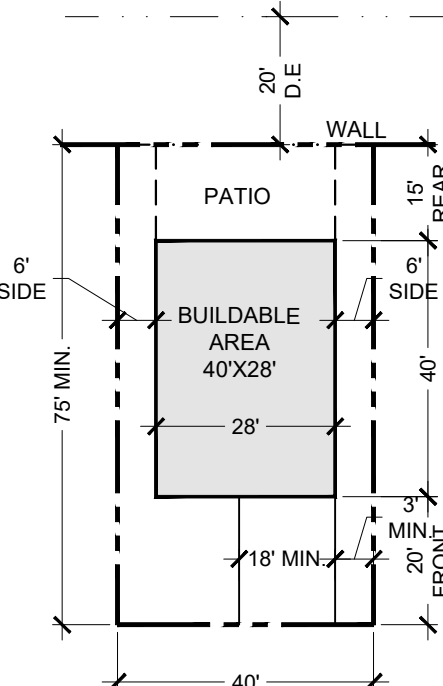
*REAR SETBACK FOR SINGLE FAMILY RESIDENCE ON CANAL LOT SHALL BE 5' FROM SHORELINE BUFFER. LOT 62 SHALL HAVE A 5' SIDE SETBACK SHORELINE BUFFER.



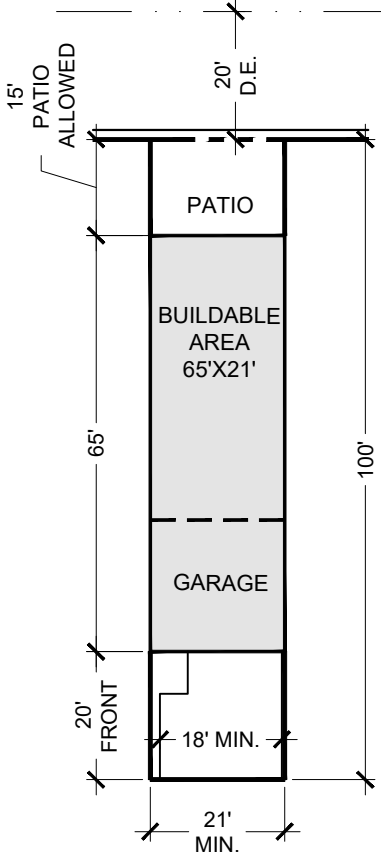
Typical Lot A - Single Family
N/S
Lots 54-62



Typical Lot B (50'x100') - Single Family
N/S
Lots 46-53

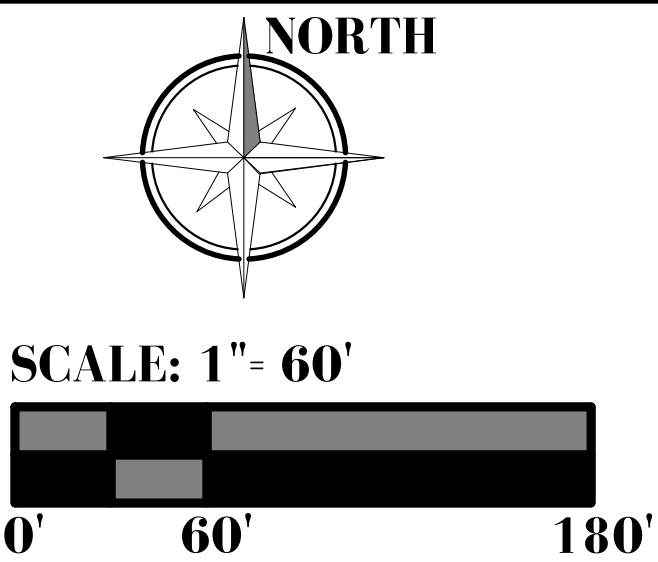
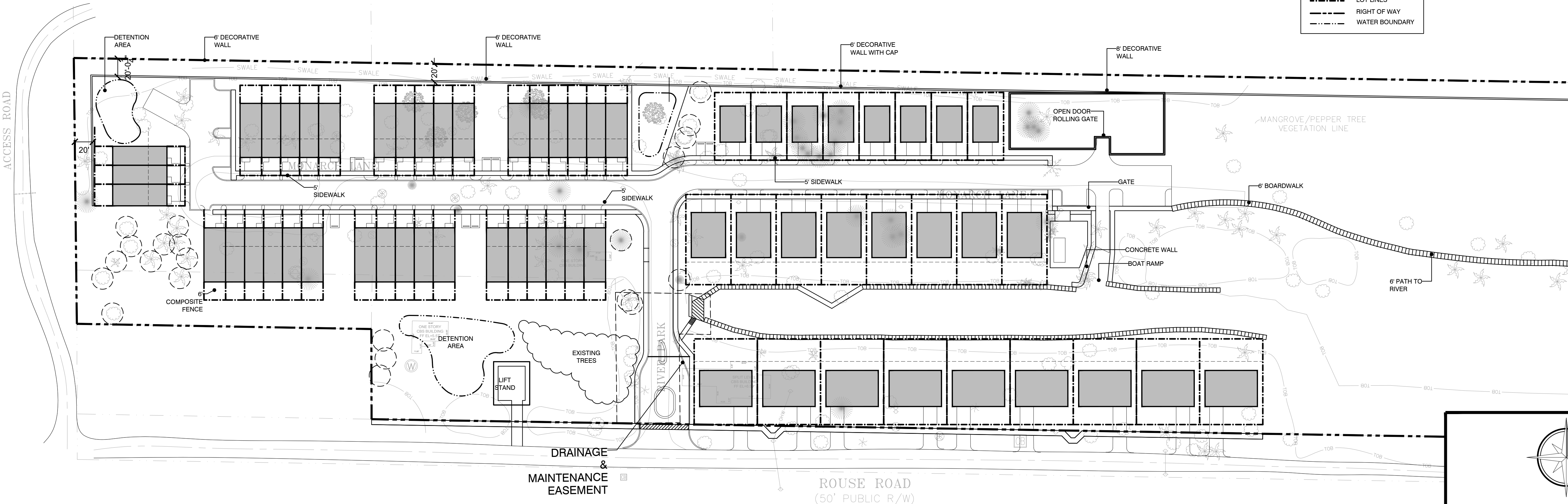


Typical Lot C (40'x75') - Single Family
N/S
Lots 38-45

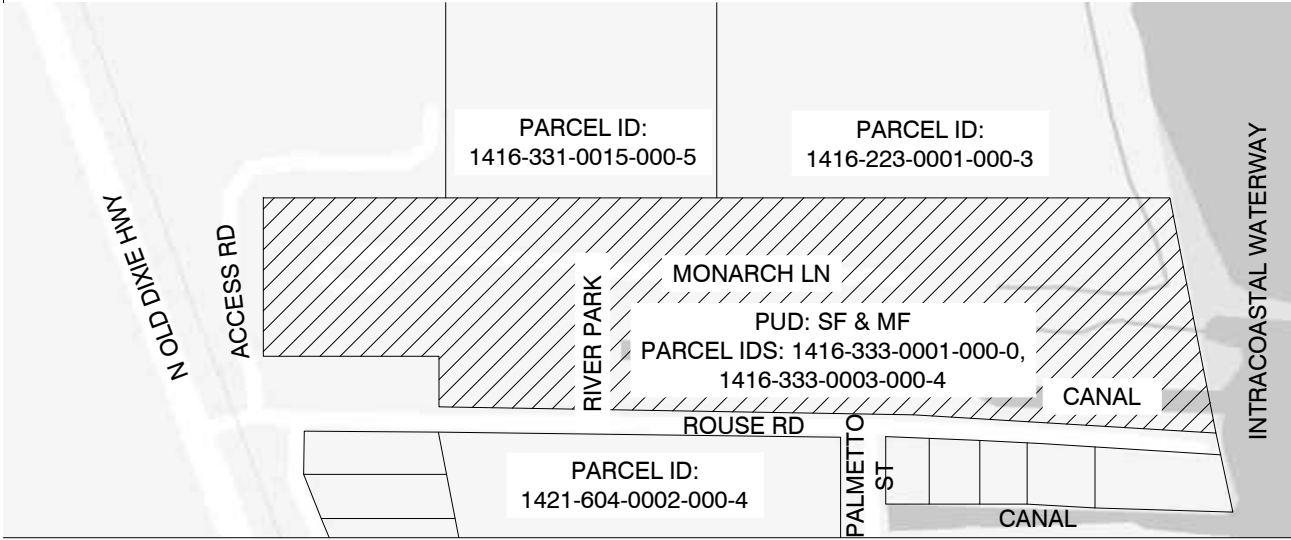


Typical Lot D - Townhome
N/S
Lots 1-37

LEGEND
--- LOT LINES
--- RIGHT OF WAY
--- WATER BOUNDARY



VICINITY MAP



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 160 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.

ISSUE	DATE	COMMENTS