

SITE DATA

1. PROPOSED USE: RESTAURANT, RETAIL, PROFESSIONAL OR PERSONAL SERVICE USES CONDUCTED WHOLLY WITHIN AN ENCLOSED BUILDING, INCLUDING THE RETAIL SALES OF BEER AND WINE FOR OFF AND INCIDENTAL ON PREMISES CONSUMPTION IN ACCORDANCE WITH CHAPTER 110, BUT NOT INCLUDING CONVENIENCE/GAS SALES. THESE USES SHALL EXCEED FIFTY PERCENT (50%) OF THE BUILDING'S GROSS FLOOR AREA AND EXCEED 5,000 SQUARE FEET.
2. FUTURE LAND USE: RESIDENTIAL, OFFICE AND INSTITUTIONAL (ROI)
3. ZONING: LMD (Rezone No. P22-337)
(SEU No. P22-338)
4. SITE AREA:
- | | ACRES | SF | % |
|---------------------------------------|---------|-----------|------|
| GROSS SITE AREA ¹ | 2.29 AC | 99,835 SF | 100% |
| TOTAL IMPERV. AREA (MAX ALLOWED 80%): | 1.57 AC | 68,193 SF | 68% |
| BUILDING COVERAGE (TOTAL): | 0.39 AC | 17,025 SF | 17% |
| PAVEMENT & SIDEWALK COVERAGE: | 1.18 AC | 51,168 SF | 51% |
| TOTAL PERVIOUS AREA: | 0.73 AC | 31,641 SF | 32% |
| DRY POND AREA: | 0.26 AC | 11,413 SF | 11% |
| OTHER PERVIOUS AREAS: | 0.47 AC | 20,228 SF | 21% |
5. INTENSITY*:
- | | |
|------------------|-------------------|
| MAX ALLOWED FAR: | 40.0% - 39,934 SF |
| PROVIDED FAR : | 17.1% - 17,025 SF |
- *(GROSS BLDG AREA / GROSS SITE AREA)
6. PHASING: PROJECT WILL BE DEVELOPED IN ONE (1) PHASE
7. PARKING: PER SHOPPING CENTER REQUIREMENTS SEC. 158.221 (C) (22)
REQUIRED:
- | |
|--|
| 1 SPACES PER 200 SF |
| (17,025 SF)/(200 SF)*1 SPACES |
| 86 PARKING SPACES |
| 4 SPACES REQUIRED TO MEET ADA STANDARDS. |
- PROVIDED:
- | |
|-------------------------|
| 82 STANDARD SPACES |
| 4 ADA COMPATIBLE SPACES |
| 86 TOTAL PARKING SPACES |

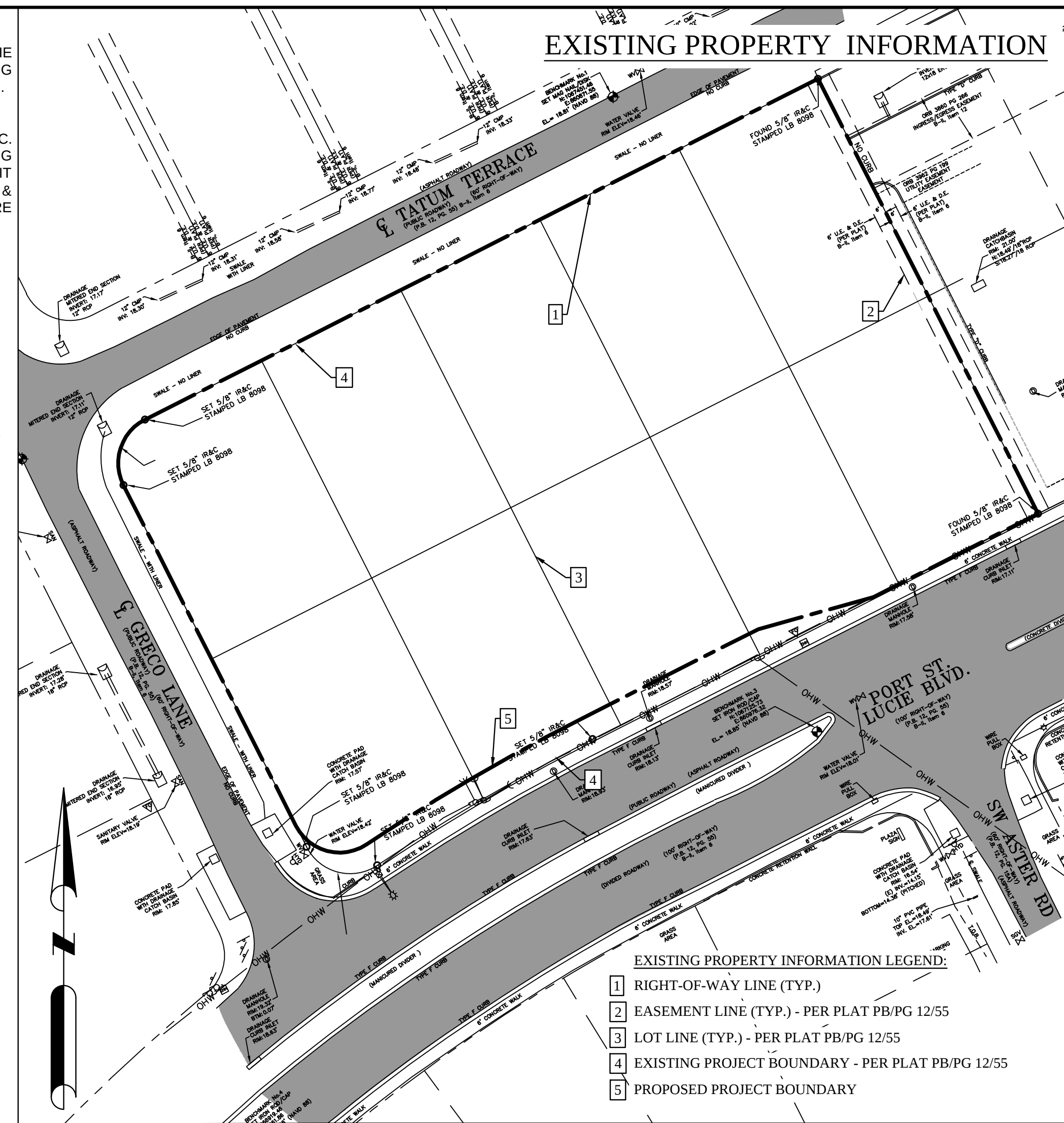
8. BUILDING SETBACKS	REQUIRED	PROVIDED
-NORTH	25 FT	83.0 FT
-EAST	25 FT	39.3 FT
-SOUTH	25 FT	95.0 FT
-WEST	25 FT	62.7 FT

9. LANDSCAPE BUFFER	REQUIRED	PROVIDED
-NORTH*	10 FT	15 FT
-EAST	10 FT	10 FT
-SOUTH	15 FT	15 FT
-WEST	10 FT	10 FT

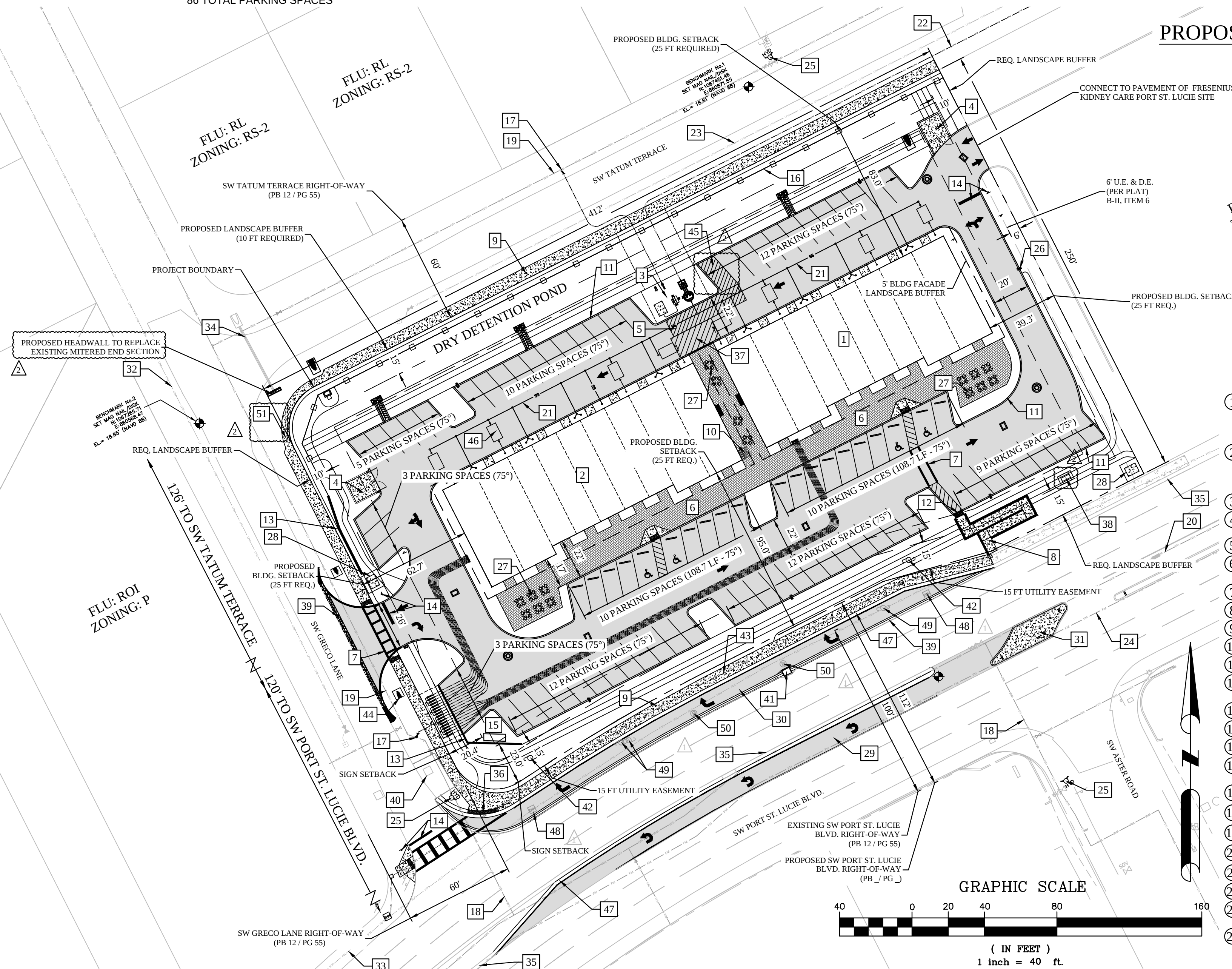
- *PROPERTY HAS A DEPTH LESS THAN 260 FEET (EXISTING - 250 FEET), REQUIRING A LANDSCAPE BUFFER THAT IS AT LEAST 10 FEET IN DEPTH (LDC 154.02 (C) 3 d 2). THE PROPOSED 15 FT NORTHERN LANDSCAPE BUFFER IS PROSE AS 5 FT OUTSIDE OF THE WALL, AND 10 FT INSIDE OF THE WALL. THE 10 FEET IN SIDE OF THE WALL WILL BE WITHIN THE DRY DETENTION POND BOTTOM.
10. BUILDING HEIGHTS:
- | | |
|------------|-----------------------|
| MAXIMUM - | 35 FT |
| PROVIDED - | 27 FT (ONE STORY MAX) |
11. BICYCLE PARKING:
- BICYCLE PARKING WILL BE PROVIDED PER THE CITY'S LAND DEVELOPMENT CODE AND WILL BE LOCATED WITHIN 100 FT OF THE BUILDING'S MAIN ENTRANCE.
12. SITE LIGHTING
- SITE LIGHTING SHALL MEET THE CITY'S LAND DEVELOPMENT CODE AND CITY WIDE DESIGN STANDARDS. ALL OUTDOOR LIGHTING SHALL BE SHIELDED FROM ADJACENT PROPERTIES AND ROADWAYS.
13. LIFT STATION, DUMPSTER ENCLOSURES, AND/OR AT GRADE MECHANICAL EQUIPMENT WILL INCLUDE LANDSCAPE SCREENING TO MEET THE CITY'S LAND DEVELOPMENT CODE.
14. POTABLE WATER AND SANITARY SEWER WILL BE PROVIDED BY THE CITY OF PORT ST. LUCIE

15. STORMWATER MANAGEMENT - A DRY DETENTION SYSTEM SHALL BE USED TO PROVIDE THE REQUIRED STORMWATER MANAGEMENT PRIOR TO DISCHARGING TO THE EXISTING STORMWATER CONVEYANCE SYSTEM ALONG SW TATUM TERRACE (LIMITED TO 0.5 cfs/Acre).
16. TRAFFIC STATEMENT
- TRAFFIC IMPACT STATEMENT PREPARED BY MACKENZIE ENGINEERING AND PLANNING, INC. DATED FEBRUARY 17, 2023, STATES THAT THIS PROJECT WILL GENERATE THE FOLLOWING NEW NET EXTERNAL TRIPS: 581 DAILY, 25 AM PEAK HOUR, AND 70 PM PEAK HOUR. IT FURTHER RECOMMENDS THAT A 285 - EASTBOUND U - TURN LANE AT THE ASTER ROAD & PORT ST. LUCIE BLVD. INTERSECTION. IT CONCLUDES THAT THIS ACCESS WILL REQUIRE CITY AND FDOT APPROVAL.
17. ENVIRONMENTAL STATEMENT
- UPLAND AREAS BASED ON ENVIRONMENTAL ASSESSMENT PROVIDED BY EDC, INC.
- UPLAND PRESERVE REQUIREMENTS
- | | | |
|--|-----------|-----------|
| PROJECT AREA: | 99,835 SF | (2.29 AC) |
| EXISTING UPLANDS: | 99,835 SF | (2.29 AC) |
| REQ. UPLAND PRESERVE: (99,835 SF * 0.25) = | 24,959 SF | (0.57 AC) |
- MITIGATION REQUIRED:
- UPLAND PRESERVE AREA WILL BE MITIGATED BY PAYMENT INTO THE CITY'S CONSERVATION TRUST FUND PURSUANT TO SECTION 157.06(E)(3) PORT ST. LUCIE CODE OF ORDINANCE.
18. HAZARDOUS WASTE:
- 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.
19. WELLFIELD PROTECTION ORDINANCE:
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN 1,000 FT OF A PUBLIC SUPPLY WELL.
- NOTES:
1. GROSS SITE AREA REPRESENTS THE EXISTING SITE AREA OF 2.37 AC MINUS THE ROW DEDICATION AREA OF 0.08 AC.

EXISTING PROPERTY INFORMATION



PROPOSED IMPROVEMENTS

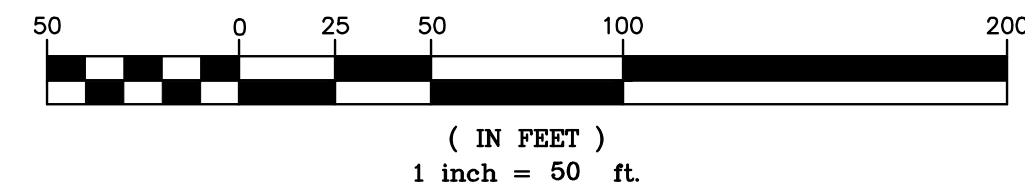


PROPOSED IMPROVEMENTS LEGEND:

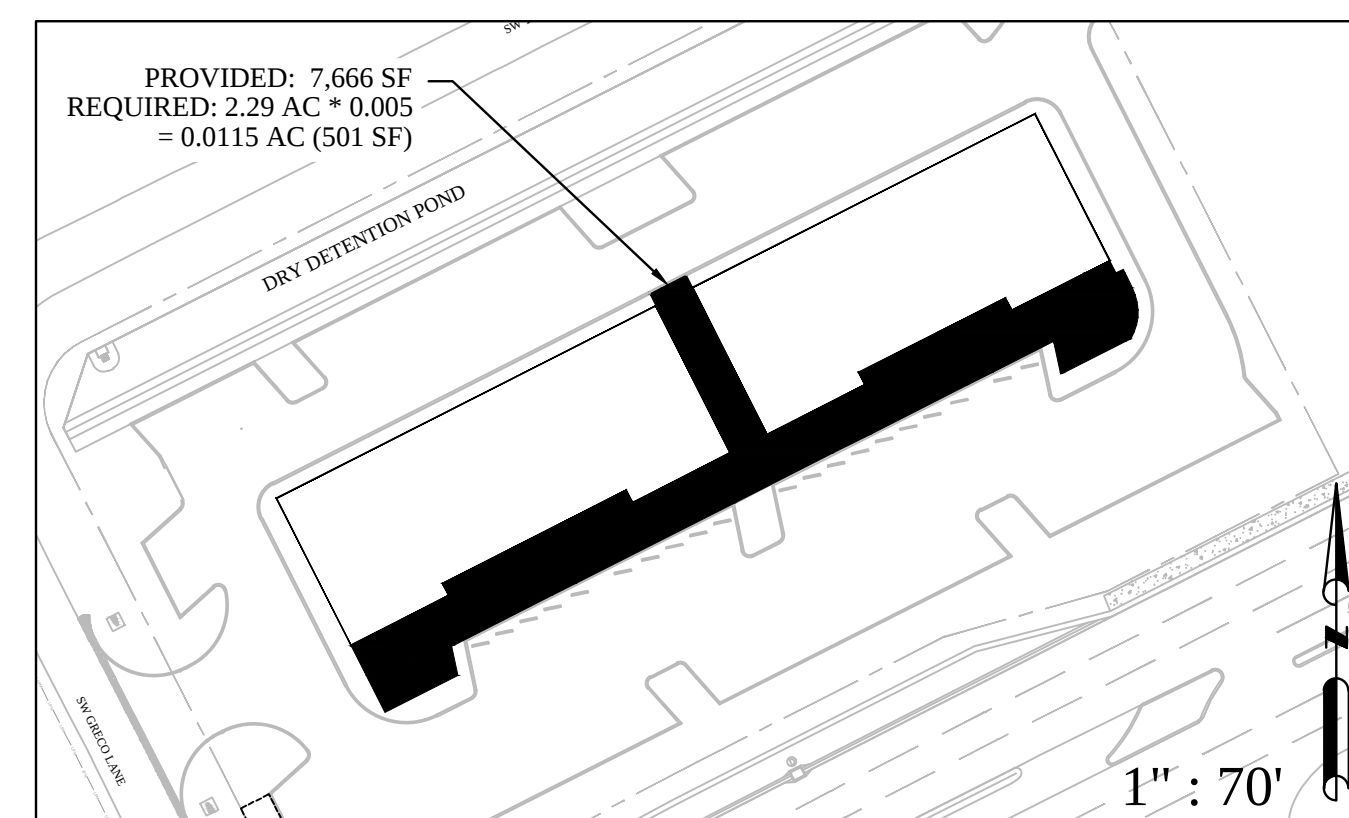
- PROPOSED BUILDING 1 - 8,100 SF (ONE STORY); MIN. FFE - 23.50 (NAVD); USES: RETAIL / RESTAURANT / PERSONAL / PROFESSIONAL SERVICES.
- PROPOSED BUILDING 2 - 8,925 SF (ONE STORY); MIN. FFE - 23.50 (NAVD); USES: RETAIL / RESTAURANT / PERSONAL / PROFESSIONAL SERVICES.
- PROPOSED GRINDER STATION AREA
- PROPOSED DUMPSTER ENCLOSURE FOR REFUSE AND RECYCLING
- PROPOSED GRINDER STATION TRUCK ACCESS (45' x 10')
- PROPOSED PAVER SIDEWALK W/ COMMERCIAL GRADE OUTDOOR SLIP RESISTANT TILE.
- PROPOSED PEDESTRIAN 5' CROSSWALK STRIPING
- PROPOSED 5' CONCRETE SIDEWALK
- PROPOSED 6' CONCRETE SIDEWALK
- PROPOSED BICYCLE PARKING
- PROPOSED TYPE D CURB (TYP.)
- PROPOSED TYPE D CURB - FLUSH W/ EOP (AT EACH PROPOSED CROSS WALK END)
- PROPOSED KEYSTONE WALL (OR APPROVED EQUAL)
- PROPOSED STOP SIGN AND STOP BAR (TYP. - 3 TOTAL)*
- PROPOSED MONUMENT SIGN
- PROPOSED PERIMETER WALL (SEE DETAIL)
- PROPOSED POTABLE WATER SERVICE
- EXISTING 8" POTABLE WATER MAIN
- EXISTING 6" POTABLE WATER MAIN
- EXISTING 16" POTABLE WATER MAIN
- PROPOSED 6" SANITARY SEWER SERVICE.
- PROPOSED 2.5" SANITARY SEWER FORCE MAIN
- EXISTING 2.5" SANITARY SEWER LOW PRESSURE FORCE MAIN
- EXISTING 8" SANITARY SEWER FORCE MAIN

- APPROX. LOCATION OF NEAREST FIRE HYDRANT WITHIN 1,000 FEET OF PROPERTY PER CITY OF PORT ST. LUCIE GIS INFORMATION (EXIST FH)
- PROPOSED STREET LIGHT LOCATION (PHOTOMETRIC DESIGN BY ALERS ENGINEERING GROUP, LLC) (TYP.)
- BENCHES AND TABLES SHOWN AS REFERENCE. SEE BUILDING PLANS FOR DETAILS
- PROPOSED TRANSFORMER PAD
- PROPOSED EAST BOUND U-TURN LANE (SEE DETAIL)
- PROPOSED RIGHT-TURN LANE (SEE DETAIL)
- PROPOSED RAISED CURB ISLAND (SEE DETAIL)
- EXISTING 2" LPM
- EXISTING 2" FOC
- EXISTING 12" RCP
- EXISTING TYPE-F CURB
- PROPOSED ADA DETECTABLE WARNING STRIP (AT EACH PROPOSED CROSS WALK END)
- PROPOSED 12'x25' LOADING ZONE
- PROPOSED ART AREA
- PROPOSED FDOT DROP CURB
- EXIST. CONCRETE PAD WITH DRAINAGE CATCH BASING RIM: 17.57' TO REMAIN
- PROPOSED GUTTER INLET TYPE V OVER EXISTING STRUCTURE. RIM EL: 18.13'
- PROPOSED POWER POLE NEW LOCATION (BY OTHERS)
- PROPOSED RELOCATED FIBER OPTIC CABLE REROUTE
- THE CITY OF PORT ST. LUCIE SURVEY CREW TO DETERMINE CULVERT SIZE AND MES. MATERIAL AND ELEVATION FOR DRIVEWAY CULVERTS LOCATED IN THE CITY'S RIGHT OF WAY.
- DESIGNATED GRINDER STATION MAINTENANCE PARKING
- PROPOSED GREASE INTERCEPTOR
- PROPOSED FDOT TYPE F CURB
- FOC HANDHOLE TO BE RELOCATED
- FPL POLES TO BE RELOCATED
- ADJUST MANHOLE TOP
- PROPOSED 4" CONCRETE SIDEWALK

GRAPHIC SCALE



USABLE OPEN SPACE



*ALL STRIPING AND SIGNAGE TO BE PER FDOT STANDARDS AND SPECIFICATIONS

PROJECT N°: P23-071
LMD REZONE PROJ. N°: P22-337
SEU PROJ. N°: P22-338
PSLUSD PROJ. N°: 5292

STORYBOOK DEVELOPMENT SERVICES, LLC
CERTIFICATE OF AUTHORIZATION NO. 33749
JOSE A. CHAVES
JOSE@STORYBOOKTEAM.COM
321-246-8811

JOSE A. CHAVES STATE OF FLORIDA,
PROFESSIONAL ENGINEER, LICENSE NO. 78518

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY
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REVISIONS			
DATE	BY	DESCRIPTION	
01/09/2025	JAC	CHANGES DUE TO CITY COMMENTS	
02/27/2025	JAC	CHANGES DUE TO CITY COMMENTS	

GRECO PARK
SITE PLAN
SITE PLAN

PORT ST. LUCIE, FLORIDA
PREPARED BY: STORYBOOK DEVELOPMENT SERVICES, LLC

DATE: 02/27/2025
PROJECT No.: P2022_021
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: VARIES
SHEET: C-2.0