

**LEGAL DESCRIPTION**  
 LOTS 3, 4, 5, 6, 7, 24, 25, 26, 27, AND 28, BLOCK 1139, PORT ST. LUCIE SECTION NINE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 39, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, CONTAINING 2.296 ACRES, MORE OR LESS.

SECTION 08, TOWNSHIP 37 SOUTH, RANGE 40 EAST  
 PARCEL ID #:  
 3420-540-1625-000-2  
 3420-540-1624-000-5  
 3420-540-1623-000-8  
 3420-540-1622-000-1  
 3420-540-1621-000-4  
 3420-540-1642-000-7  
 3420-540-1643-000-4  
 3420-540-1644-000-1  
 3420-540-1645-000-8  
 3420-540-1646-000-5

PROJECT NAME: BLUEKEY  
 PROJECT ADDRESS: PORT ST LUCIE BLVD., TBD  
 PROPOSED USE: OFFICE / RETAIL  
 OWNERS: FLORIDA PROPERTIES GROUP, INC. 4993 SW 29TH PLACE DAVIE, FL 33330  
 FLORIDA PROPERTIES WEST COAST, LLC 4993 SW 29TH PLACE DAVIE, FL 33330  
 PROPERTIES OF CENTRAL FLORIDA, LLC 4993 SW 29TH PLACE DAVIE, FL 33330  
 DEVELOPER: BLUEKEY EQUITY PARTNERS, LLC 3878 SHERIDAN STREET HOLLYWOOD, FL 33021  
 ARCHITECT: STEPHAN CLAREN CLAREN ARCHITECTURE + DESIGN 3882 NW 4TH COURT BOCA RATON, FL 33431 (772) 280-3951  
 SURVEYING: BETSY LINDSAY, INC. SURVEYING AND MAPPING 7997 SW JACK JAMES DRIVE STUART, FL 34987 (772) 286-5753  
 ENGINEERING: ENGINEERING DESIGN & CONSTRUCTION INC. CONTACT: R.J. KENNEDY, P.E. 10250 SW VILLAGE PARKWAY, SUITE 201 PORT ST. LUCIE, FL 34987 (772) 462-2455  
 PLANNING: ENGINEERING DESIGN & CONSTRUCTION INC. CONTACT: BRADLEY J. CURRIE, AICP 10250 SW VILLAGE PARKWAY, SUITE 201 PORT ST. LUCIE, FL 34987 (772) 462-2455

**SITE DATA**  
 LOTS 3 - 7 & 24 - 28 CURRENT FUTURE LAND USE: ROI  
 LOTS 3, 4, 27, & 28 CURRENT ZONING: P  
 LOTS 5 - 7 & 24 - 26 CURRENT ZONING: RS-2  
 LOTS 3 - 7 & 24 - 28 PROPOSED ZONING: LMD  
 GROSS SITE AREA 100,000 S.F. (2.296 AC) = 100.00%  
 IMPERVIOUS AREA 69,247 S.F. (1.590 AC) = 69.25%  
 PROPOSED BUILDING 22,120 S.F. (0.508 AC) = 22.12%  
 PROPOSED PAVEMENT 43,898 S.F. (1.003 AC) = 43.69%  
 PROPOSED CONCRETE 3,439 S.F. (0.079 AC) = 3.44%  
 PERVIOUS AREA: 30,753 S.F. (0.706 AC) = 30.75%  
 OPEN SPACE AREA 23,075 S.F. (0.530 AC) = 23.07%  
 DRY DETENTION AREA 7,678 S.F. (0.176 AC) = 7.68%  
 UPLAND PRESERVE 0 S.F. (0.000 AC) = 0.00%  
 WETLANDS 0 S.F. (0.000 AC) = 0.00%  
 WETLAND BUFFERS 0 S.F. (0.000 AC) = 0.00%

**BUILDING INFO:**  
 BUILDING SETBACKS:  
 LIMITED MIX USE (25')  
 FRONT BUILDING SETBACK (25')  
 SIDE BUILDING SETBACK (10')  
 REAR BUILDING SETBACK (25')  
 BUILDING DATA:  
 OFFICE/RETAIL FLOOR AREA = 22,120 S.F.  
 BUILDING HEIGHT:  
 PROPOSED BUILDING HEIGHT = 17'  
 PARAPET HEIGHT = 25'

**PROVIDER OF UTILITIES:**  
 WATER: PSLUSD  
 WASTEWATER: PSLUSD  
 IRRIGATION: WELL

**PARKING CALCULATIONS:**  
 PARKING REQUIRED:  
 22,120 S.F. OFFICE/RETAIL AREA  
 1 SPACE / 200 S.F. OFFICE/RETAIL AREA  
 22,120 / 200 = 111 SPACES  
 PARKING REQUIRED = 111 SPACES (5 HC)  
 PARKING PROVIDED = 114 SPACES (5 HC)

**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.

**WELLFIELD PROTECTION ORDINANCE:**  
 THIS PROJECT IS NOT LOCATED IN A PUBLIC WATER SUPPLY WELLFIELD PROTECTION ZONE.

**LIGHT FIXTURES:**  
 PROPOSED LIGHT FIXTURES & LIGHT POLES ARE TO BE ENGINEERED BY LIGHTING ENGINEER.



**EDC ENGINEERS & SURVEYORS ENVIRONMENTAL**  
 10250 SW VILLAGE PARKWAY SUITE 201 PORT SAINT LUCIE, FL 34987 772-462-2455  
 www.edc-inc.com  
 F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935 L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY: [Signature]  
 RVT  
 DRAWN BY: [Signature]  
 21-367 (02-2022) - 09 (DWG)  
 FILE NAME: [Blank]  
 SITE PLAN LAYOUT  
 1" = 30'  
 SCALE  
 30 NOVEMBER 2021  
 DATE

**TRAFFIC STATEMENT:**  
 INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 11th EDITION  
 GENERAL OFFICE (710) (AVERAGE RATES UTILIZED)  
 AVERAGE RATE PROJECT S.F. TRIPS  
 GENERAL OFFICE (710) 10,841,000 S.F. 22,120 S.F. = 240  
 WEEKDAY DAILY TRIPS:  
 GENERAL OFFICE (710) 1,521,000 S.F. 22,120 S.F. = 34  
 A.M. PEAK HOUR TRIPS (7 a.m. - 9 a.m.):  
 GENERAL OFFICE (710) 1,441,000 S.F. 22,120 S.F. = 32  
 P.M. PEAK HOUR TRIPS (4 p.m. - 6 p.m.):  
 GENERAL OFFICE (710) 1,441,000 S.F. 22,120 S.F. = 32

**UPLAND PRESERVE REQUIREMENTS:**  
 PROJECT AREA: 100,000 S.F. (2.296 AC.)  
 UPLAND AREA: 100,000 S.F. (2.296 AC.)  
 PER EDC ENVIRONMENTAL ASSESSMENT  
 MITIGATION REQUIRED: 37,500 S.F. (0.861 AC.)  
 (2.296 x 25% = 0.574 ACRES x 1.5 = 0.861 ACRES)

**SITE PLAN NOTES:**  
 1. THIS APPLICATION IS NOT VESTED FOR ANY MUNICIPAL FEES. ALL FEES ARE CALCULATED AT TIME OF PAYMENT. THIS INCLUDES SPECIFICALLY IMPACT FEES, UPLAND PRESERVE FEES, AND ANY ADMINISTRATIVE REVIEW FEES FOR CITY DEPARTMENTS. NO FEES ARE VESTED BASED ON DATE OF CITY COUNCIL APPROVAL.  
 2. LIGHTS SHALL BE SHIELDED TO DIRECT ANY GLARE AWAY FROM ADJACENT PROPERTIES OR STREETS & WILL CONFORM WITH CHAPTER 158.221 OF THE PSL CITY CODE.  
 3. TREES WILL BE PRESERVED AND/OR MITIGATED IN ACCORDANCE WITH SEC. 153.16 OF THE LANDSCAPE CODE.  
 4. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PROPERTY ZONED RESIDENTIAL. THIS SCREENING SHALL BE DESIGNED AS BOTH A VISUAL BARRIER AND A NOISE BARRIER. SECT. 158.126(J)(4).  
 5. THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08(g).  
 6. ALL PERMANENT MONUMENT SIGNS SHALL BE REVIEWED SEPARATELY AND RECEIVE PLAN APPROVAL BY THE PLANNING AND ZONING AND BUILDING DEPARTMENTS PER CHAPTER 155.

**NEAREST FIRE HYDRANT LOCATIONS**  
 WITHIN 1,000 FT. OF SITE APPROX. DISTANCE PER GOOGLE MAPS

1. EAST SIDE OF PROPERTY @ THE CORNER OF SW MONTERRAY LN. & PSL BLVD. 641± FEET  
 2. EAST SIDE OF PROPERTY @ THE CORNER OF SW CAMEL BLVD. & PSL BLVD. 982± FEET  
 3. FRONT OF PROPERTY ON PSL BLVD.  
 4. BACK OF PROPERTY ON SW SEAGULL TERRACE

**LEGEND**

M E EXISTING METER  
 M E PROPOSED METER  
 M E PROPOSED SIGN  
 7 BLOCK NUMBER  
 MITERED END SECTION  
 HANDICAP STALL  
 S1 MH: 17" LIGHT FIXTURE TAG HEIGHT OF FIXTURE.  
 EXISTING CONCRETE  
 EXISTING PAVEMENT  
 PROPOSED HEAVY DUTY ASPHALT  
 PROPOSED STANDARD ASPHALT  
 PROPOSED CONCRETE

**PSL PROJECT NO. P21-289**  
**PSLUSD FILE NO. 5417**  
**21-367**  
**1 OF 2**

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**BLUEKEY**  
 PORT ST LUCIE, FL  
 LIGHTING FIXTURE SCHEDULE

| TYPE | IMAGE | MANUFACTURER  | CATALOG NUMBER                           | DESCRIPTION  | LAMPS          | DIMMING | VOLTS | MOUNTING | REMARKS  | INPUT WATTS |
|------|-------|---------------|--|--|----------------|---------|-------|----------|--|-------------|
| SA   |       | CREE LIGHTING | OSQ-L-16-40K7-5M(VOLTAGE)-NM-FINSH       | SITE / PARKING LOT LED FIXTURE W/ TYPE V OPTICS                    | INTEGRATED LED | 0-10V   | 120   | TENON    | ALL POLES MOUNTED @ 20' OF A.U. / 180 DEGREE. TWIN HEAD SETUP / CONCRETE POLES | 104W        |
| SB   |       | CREE LIGHTING | OSQ-L-16-40K7-3M(VOLTAGE)-NM-FINSH-BLSUF | SITE / PARKING LOT LED FIXTURE W/ TYPE V OPTICS & BACKLIGHT SHIELD | INTEGRATED LED | 0-10V   | 120   | TENON    | ALL POLES MOUNTED @ 20' OF A.U. / CONCRETE POLES                               | 104W        |

**LUMINAIRE SCHEDULE**

| SYMBOL | QTY | LABEL | ARRANGEMENT | LLF   | DESCRIPTION  |
|--------|-----|-------|-------------|-------|--|
|        | 3   | SA    | BACK - BACK | 0.900 | CREE LIGHTING OSQ-M-16L-40K7-5M-XX-NM-XX, 2@180°     |
|        | 1   | SB    | SINGLE      | 0.900 | CREE LIGHTING OSQ-M-16L-40K7-3M-XX-NM-XX / OSQ-BLSMF |

**Calculation Summary**

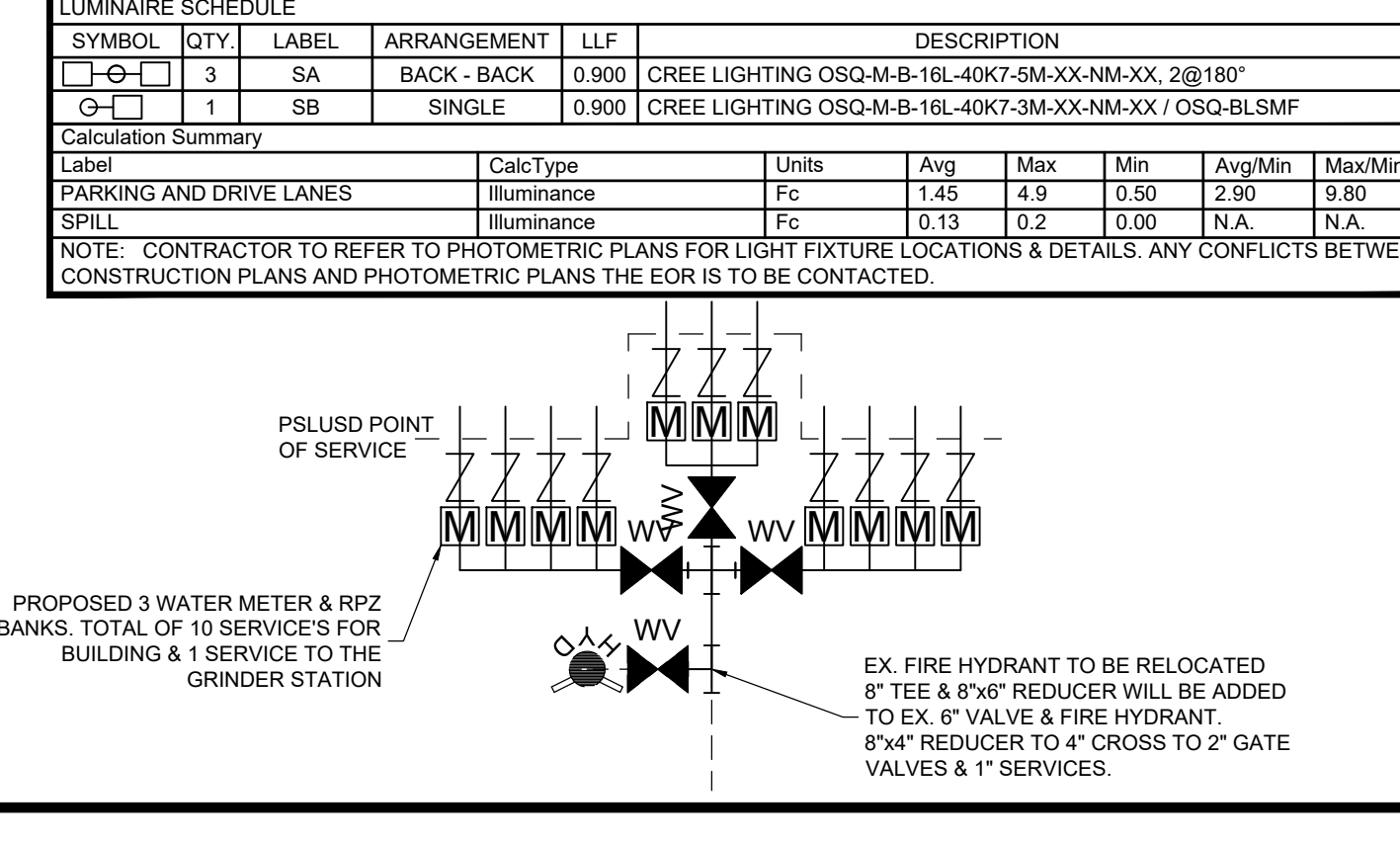
| Label                   | CalcType    | Units | Avg  | Max | Min  | Avg/Mn | Max/Mn |
|-------------------------|-------------|-------|------|-----|------|--------|--------|
| PARKING AND DRIVE LANES | Illuminance | Fc    | 1.45 | 4.9 | 0.50 | 2.90   | 9.80   |
| SPILL                   | Illuminance | Fc    | 0.13 | 0.2 | 0.00 | N.A.   | N.A.   |

**NOTE:** CONTRACTOR TO REFER TO PHOTOMETRIC PLANS FOR LIGHT FIXTURE LOCATIONS & DETAILS. ANY CONFLICTS BETWEEN CONSTRUCTION PLANS AND PHOTOMETRIC PLANS THE EOR IS TO BE CONTACTED.

**PSLUSD POINT OF SERVICE**

PROPOSED 3 WATER METER & RPZ BANKS. TOTAL OF 10 SERVICES FOR BUILDING & 1 SERVICE TO THE GRINDER STATION

EX. FIRE HYDRANT TO BE RELOCATED 8" TEE & 8"x6" REDUCER WILL BE ADDED TO EX. 6" VALVE & FIRE HYDRANT. 8"x4" REDUCER TO 4" CROSS TO 2" GATE VALVES & 1" SERVICES.



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FLORIDA

BLUEKEY  
SITE PLAN  
PORT ST. LUCIE

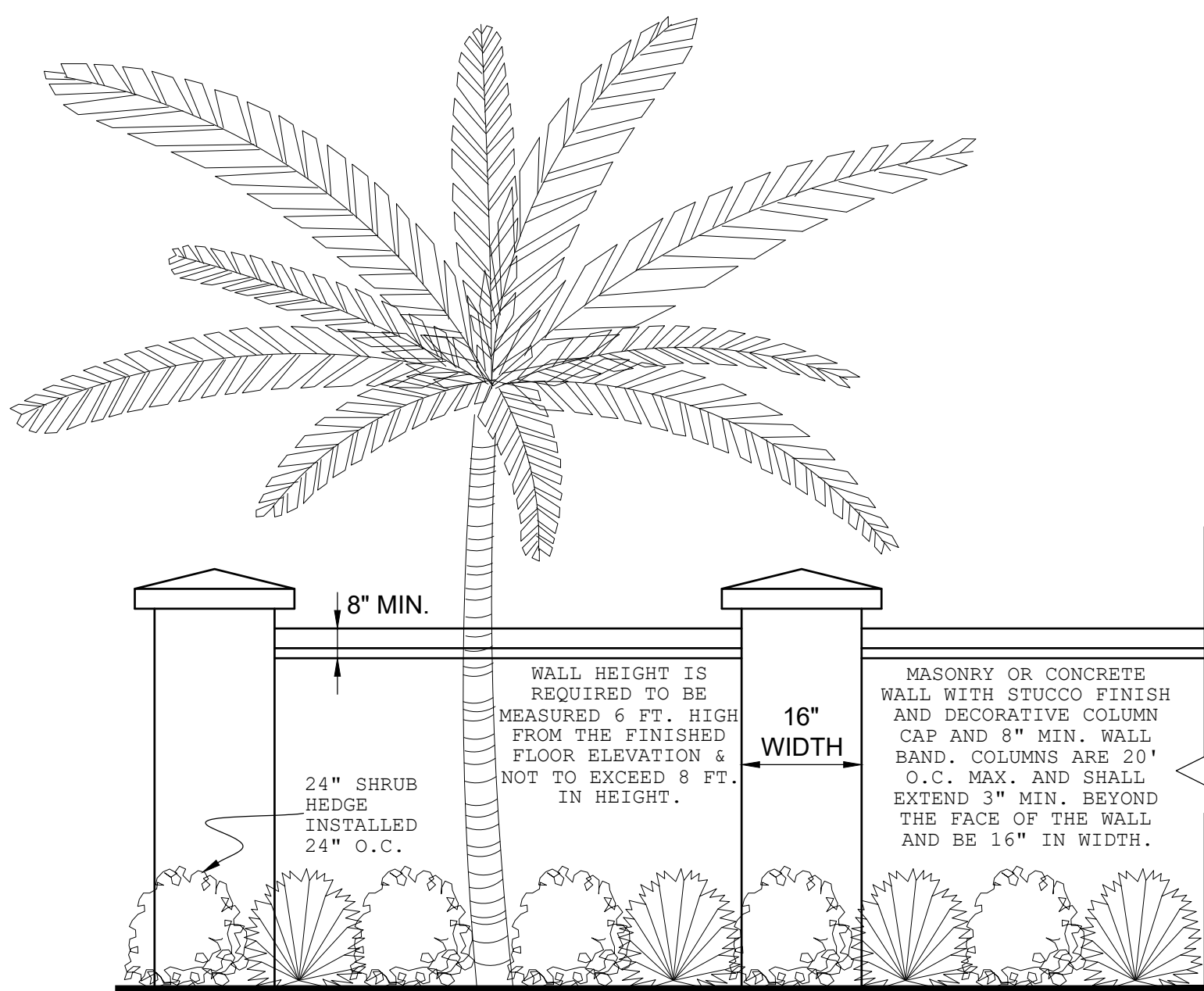
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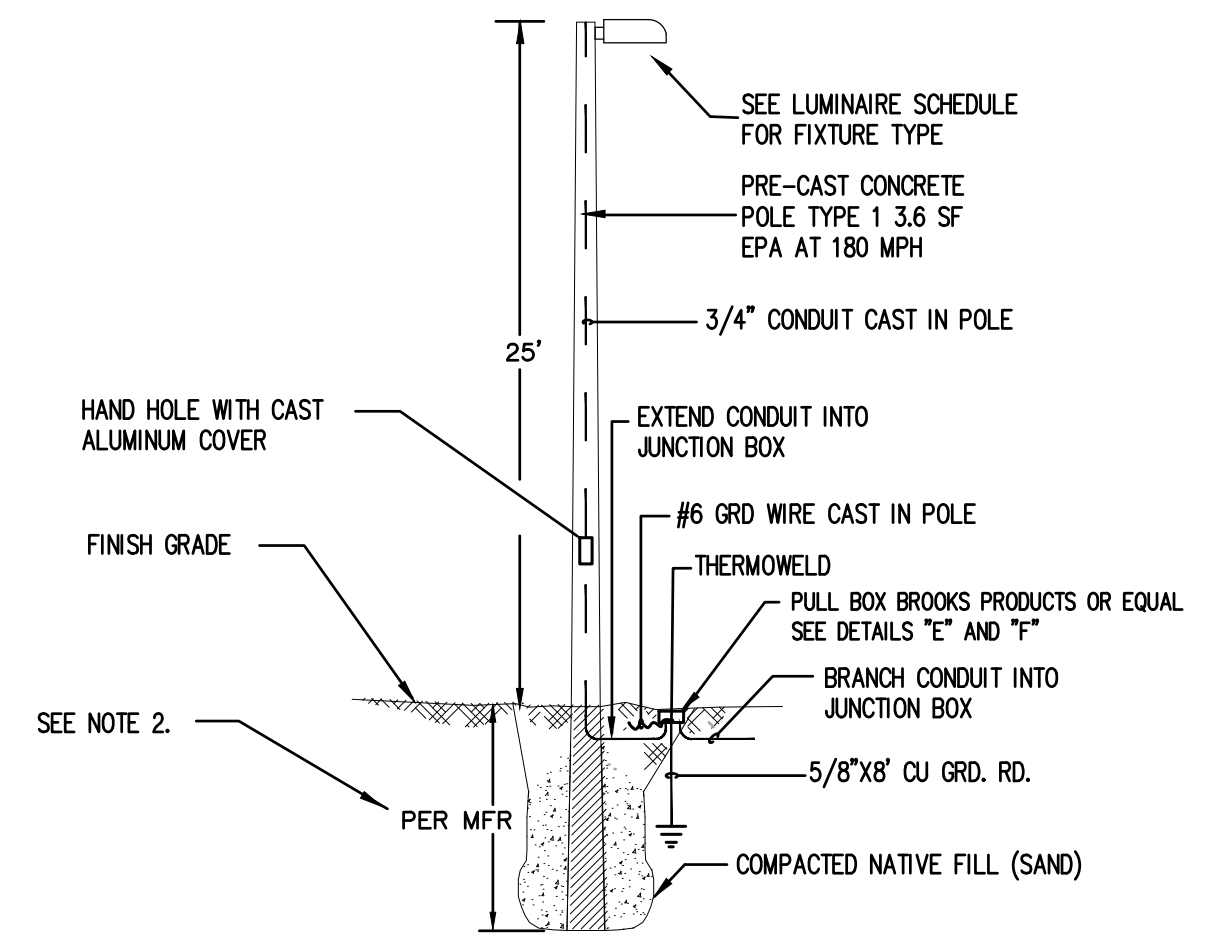
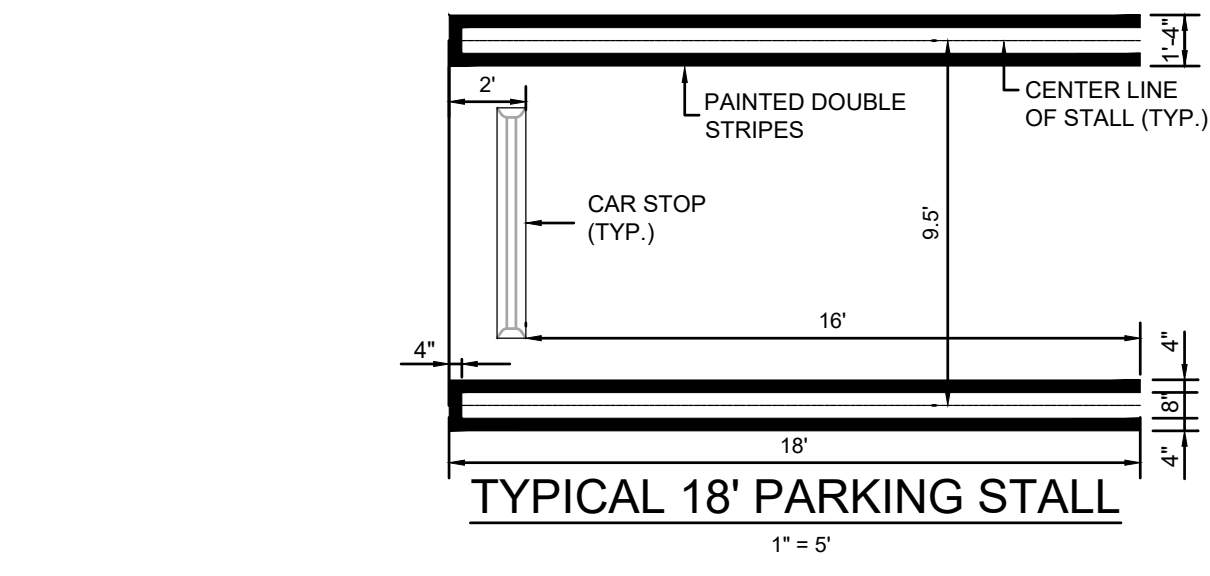
"LANDSCAPEFORMS - CHASE PARK LITTER"

# TRASH RECEPTACLE DETAIL

N.T.S.

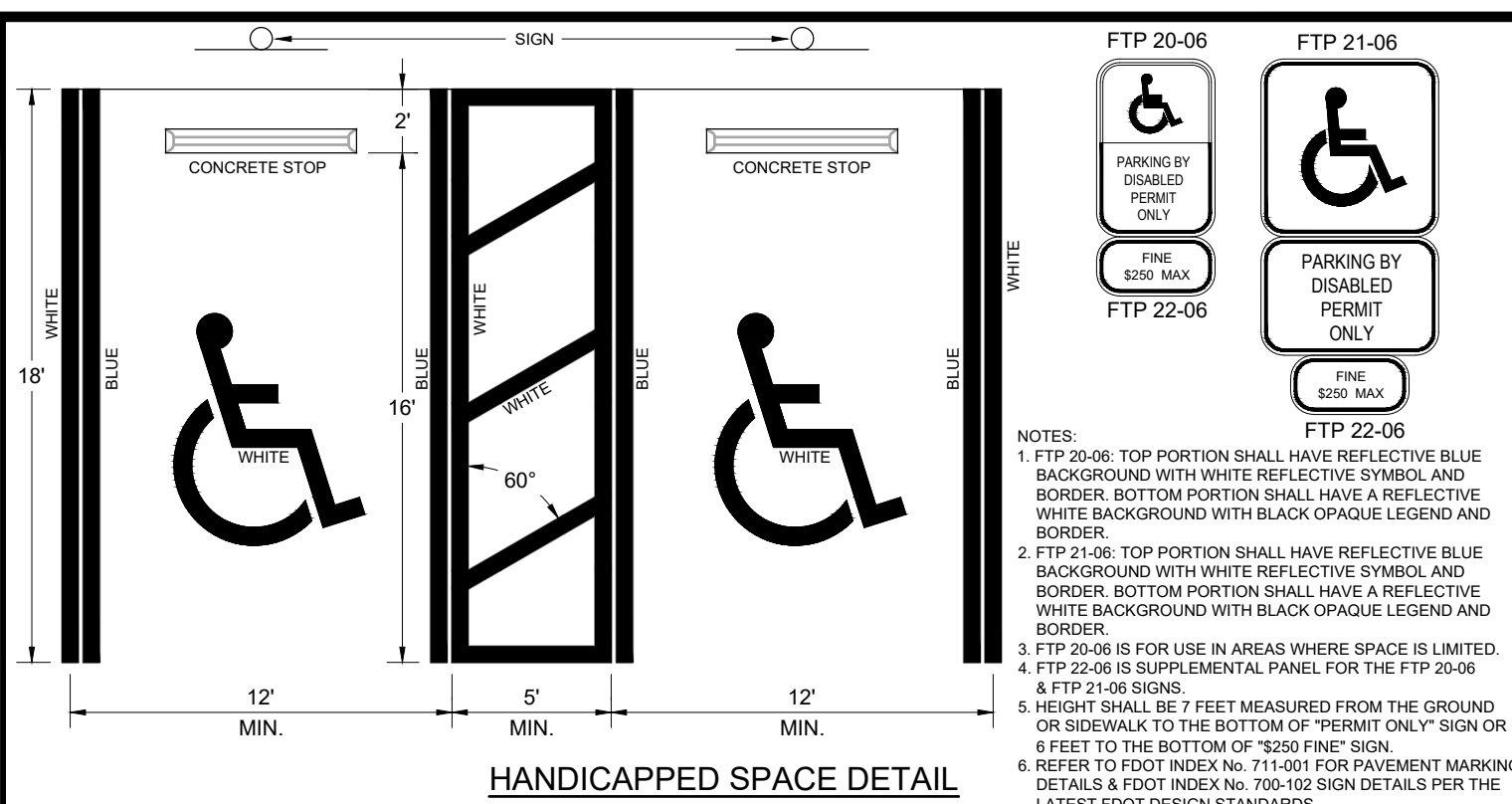


MASONRY LANDSCAPE WALL  
N.T.S.



DIRECT BURIAL CONCRETE POLE DETAIL  
SCALE NONE

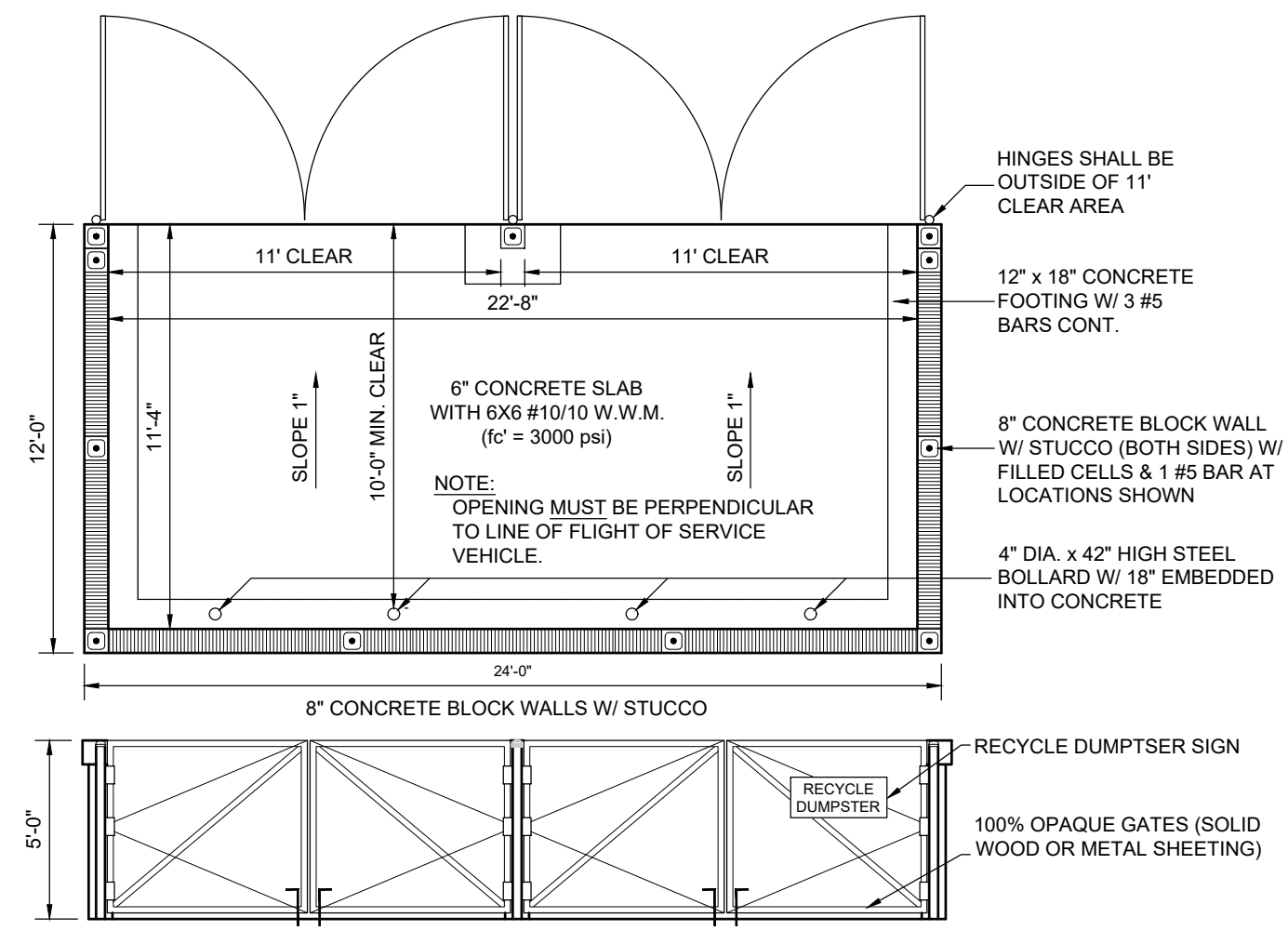
- NOTE:  
1. USE EPOXY SPLICES FOR SPLICING CONDUCTORS IN JUNCTION BOX.  
2. OWNER OR G.C. SHALL SUPPLY WIND LOAD AND BURIAL DEPTH CALCULATIONS FOR THE POLE THEY SELECT.



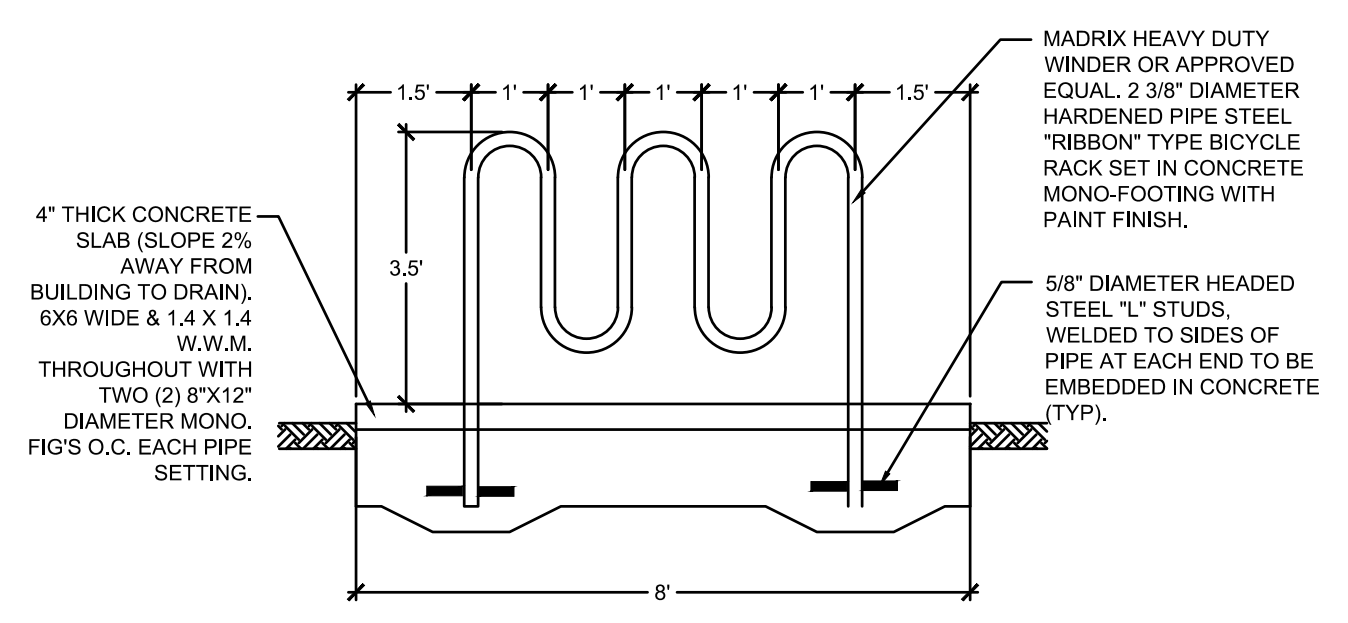
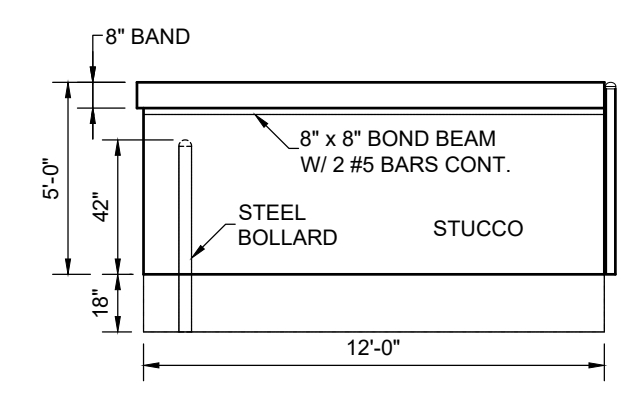
ENVIRONMENTAL SITE ASSESSMENT STATEMENT  
(PER REPORT BY EDC, INC., JULY 19, 2021)

| DESCRIPTION                | FOUND (YES/NO) | AGENCY CONTACT INFORMATION | MANAGEMENT PLAN (YES OR NO) | RELOCATION PLAN (YES OR NO) |
|----------------------------|----------------|----------------------------|-----------------------------|-----------------------------|
| WETLANDS                   | NO             | N/A                        | N/A                         | N/A                         |
| RARE SPECIES               | NO             | N/A                        | N/A                         | N/A                         |
| THREATENED SPECIES         | NO             | N/A                        | N/A                         | N/A                         |
| ENDANGERED SPECIES         | NO             | N/A                        | N/A                         | N/A                         |
| LISTED SPECIES             | NO             | N/A                        | N/A                         | N/A                         |
| INVASIVE/EXOTIC VEGETATION | N/A            | N/A                        | N/A                         | N/A                         |

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24' x 12' DUMPSTER DETAIL



TYPICAL BIKE RACK DETAIL  
N.T.S.

NOTES: EACH BIKE RACK SHOULD ACCOMMODATE A MINIMUM OF FIVE (5) BIKES. BIKE RACK TO BE SCREENED BY 3' HEDGE ON 3 SIDES.

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F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935  
L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY: [Blank]  
RVT BY: [Blank]  
DRAWN BY: [Blank]  
FILE NAME: 21-367 (06-202-2021) - 06.rvt  
SITE PLAN DETAILS  
LAYOUT  
1" = 30'  
SCALE  
25 OCTOBER 2021  
DATE

REVISION COMMENTS  
[Blank]  
DATE

BLUEKEY  
SITE PLAN DETAILS  
PORT ST. LUCIE  
FLORIDA

(DATE)  
10250 SW VILLAGE PARKWAY - SUITE 201  
PORT SAINT LUCIE, FL 34987  
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