

Site Data:
Parcel Number: 4315-709-0004-000-3
Property ID: 192175
Total Area: 344,566 sf 7.91 ac.
(Includes Phase 1 and Phase 2)
Phase 2 Site Area: 139,696 sf 3.21 ac. 100%
Impervious Area: 82,127 sf 1.88 ac. 58.8%
Building: 11,039 sf 0.25 ac.
Vehicular Use Area: 36,128 sf 0.83 ac.
Sidewalks & Pedestrian Access: 13,925 sf 0.32 ac.
Amenities: Pools, Bocce Ball 21,035 sf 0.48 ac.

701 SE Ocean Blvd., Stuart, Florida 34994
(772) 220-2100, Fax (772) 223-0220

Key / Location:

N.T.S.

Pervious Area:	57,569 sf	1.32 ac. 41.2%
Landscape Area:	57,569 sf	1.32 ac.
Existing Zoning:	PUD	
Future Land Use Designation:	NCD	
Existing Use:	Vacant	

Building Data	
Gross Floor Area:	26,359 s.f.
Maximum Height:	35'
Proposed Height:	30*
*Measured from Second Floor Building Entry to Upper Roof Level	
Building Coverage:	7.1%
Open Space:	40.3%

Building Setback Requirements		
	Required	Provided
Front:	25'	108.3'
Rear:	10'	113.6'
Side	10'	495.8'

Parking Requirements		
Parking Required:	None	
Phase 1 Parking Provided:	70 Spaces	
	4 Handicap Space	
	66 Standard Spaces	
	14 Golf Cart Spaces (not counted towards requirements)	

Total Parking Provided:	119 Total Spaces	
(Includes Phase 1 and Phase 2)	6 Handicap Space	
	113 Standard Spaces	
	70 Golf Cart Spaces (not counted towards requirements)	

Traffic Statement
The proposed Amenity Center is designed to include 121 parking spaces to accommodate the code required parking. The entrance to the Amenity Center is of sufficient length to avoid any stacking into the intersection or public right of way. This Amenity Center is a private community building to be access by residents only. This will add no additional trips to public right of way.

Drainage Statement
The stormwater for this project is part of the overall Telaro at Southern Grove master drainage system. Phase one of this development and the conceptual design of the overall stormwater system for the project was permitted under ESP permit #56-10306-P application #200520-3495 issued by SFWMD.

As part of this ERP permit the amenity center area is shown as being developed with clubhouse, parking area, various amenities, as well as the accompanying underground infrastructure. The land use for the amenity center complies with that accounted for in the application and permit referenced above. The lowest elevation of the parking area is above the 10 year - 24 hour storm event as well as the minimum road crown as dictated by the ERP Permit. The minimum finished floor elevations of the clubhouse buildings have also been designed to meet or exceed the permitted minimum and 100 year - zero discharge storm event.

The proposed design summarized above and shown on the plans is consistent with the existing permitted land use assumptions and meets or exceeds all existing permitted conditions.

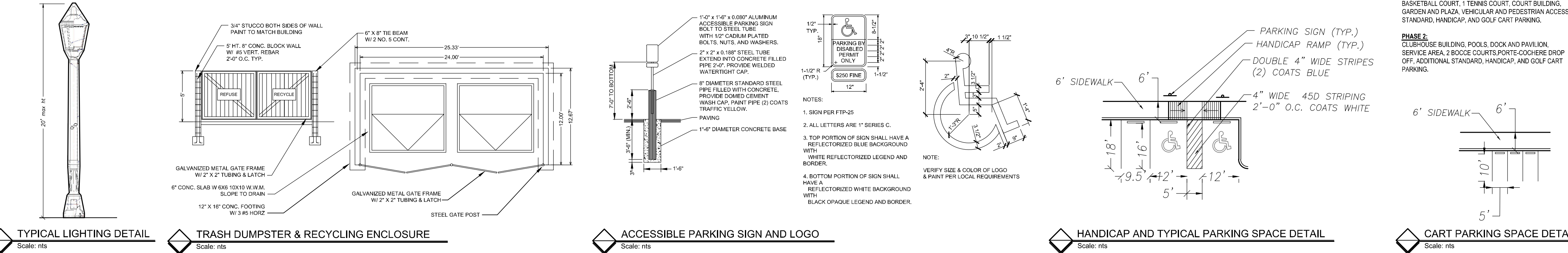
Lighting Statement:
All proposed lighting fixtures are to comply with city of Port St. Lucie standards. All light fixtures shall include a shield at minimum to direct the light downward to the intended area. Lights to be placed and aligned to have minimal impact on the surrounding residents.

Legal Description
TELARO AT SOUTHERN GROVE PHASE 2 AND 3 (PB 107-17) AMENITY CENTER TRACT (7.912 AC - 344,646 SF) (AS PER PLAT DEDICATION DATED 5/24/22)

Phasing Plan:
PHASE 1 (SUBJECT TO CHANGE): 7 PICKLEBALL COURTS, 1 BASKETBALL COURT, 1 TENNIS COURT, COURT BUILDING, GARDEN AND PLAZA, VEHICULAR AND PEDESTRIAN ACCESS, STANDARD, HANDICAP, AND GOLF CART PARKING.
PHASE 2: CLUBHOUSE BUILDING, POOLS, DOCK AND PAVILION, SERVICE AREA, 2 BOCCIE COURTS, PORTS-COCHERE DROP OFF, ADDITIONAL STANDARD, HANDICAP, AND GOLF CART PARKING.

General Notes:

- Hazardous waste disposal shall comply with all federal, state and local regulations.
- All landscape areas abutting vehicular use areas shall be curbed or protected by curb stops.
- All building, parking and access areas shall document compliance with the requirements of the American Disabilities Act prior to the issuance of a building permit.
- Soil erosion and sediment control devices shall be in place prior to the commencement of construction activities.
- Landscape shall be in accordance with the requirements of chapter 153 of the landscape code of the City of Port St. Lucie.
- No landscaping other than grasses shall be located within 10' of a city utility line or appurtenance. All other utilities shall be a minimum of 5' horizontal separation from City utility mains for parallel installations and a minimum 18" below City mains. (All measurements are taken from outside to outside.)
- No landscaping shall be placed in a manner that would create conflicts with the intended operation and maintenance of any existing utility.
- 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.
- Signs are not part of this review and shall be permitted separately from this application. (See Chapter 155 (Sign Code) City of Port St. Lucie Land Development Regulations.)
- 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).



SCALE: 1" = 40'

0 20' 40' 80'

REG. # 1018
Thomas P. Lucido

Designer: KV
Manager: SG
Project Number: 20-276.03
Municipal Number: P22-138

Sheet
1 of 1

© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproductions, revisions, modifications or use of these documents without the express written consent of Lucido & Associates is prohibited by law.