

January 19, 2023

Mary Savage-Dunham, Planning Director
City of Port St. Lucie
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 34984

RE: Luxe RV Storage Site Plan Extension Request # P19-181

Dear Ms. Savage-Dunham:

Please accept this letter as our official request for an extension to the approved site plan for a project known as Luxe RV Storage, P19-181. Pursuant to Section 158.245 of the City of Port St. Lucie Land Development Code, a request for an extension to an approved site plan can be submitted for review and approval for a maximum period of two (2) years not to exceed four (4) years.

Delays in the final approval and construction of the project have occurred due to market conditions and the cost of construction. The applicant is moving forward with the final approvals at this time and wishes to request a two (2) year extension of the approved site plan attached. The site plan was originally approved by City Council on February 24, 2020 and will expire on February 23, 2023. This request would extend the expiration date to February 23, 2025. A copy of the approved site plan is attached for your reference.

We respectfully request the review and approval of this request. If you have any questions regarding this request, the attached material, or the project, please contact our office.

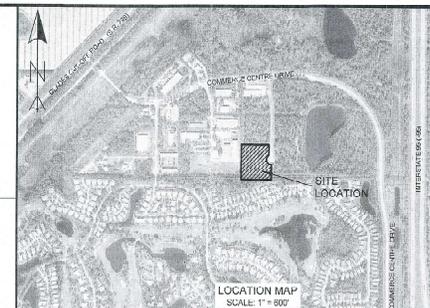
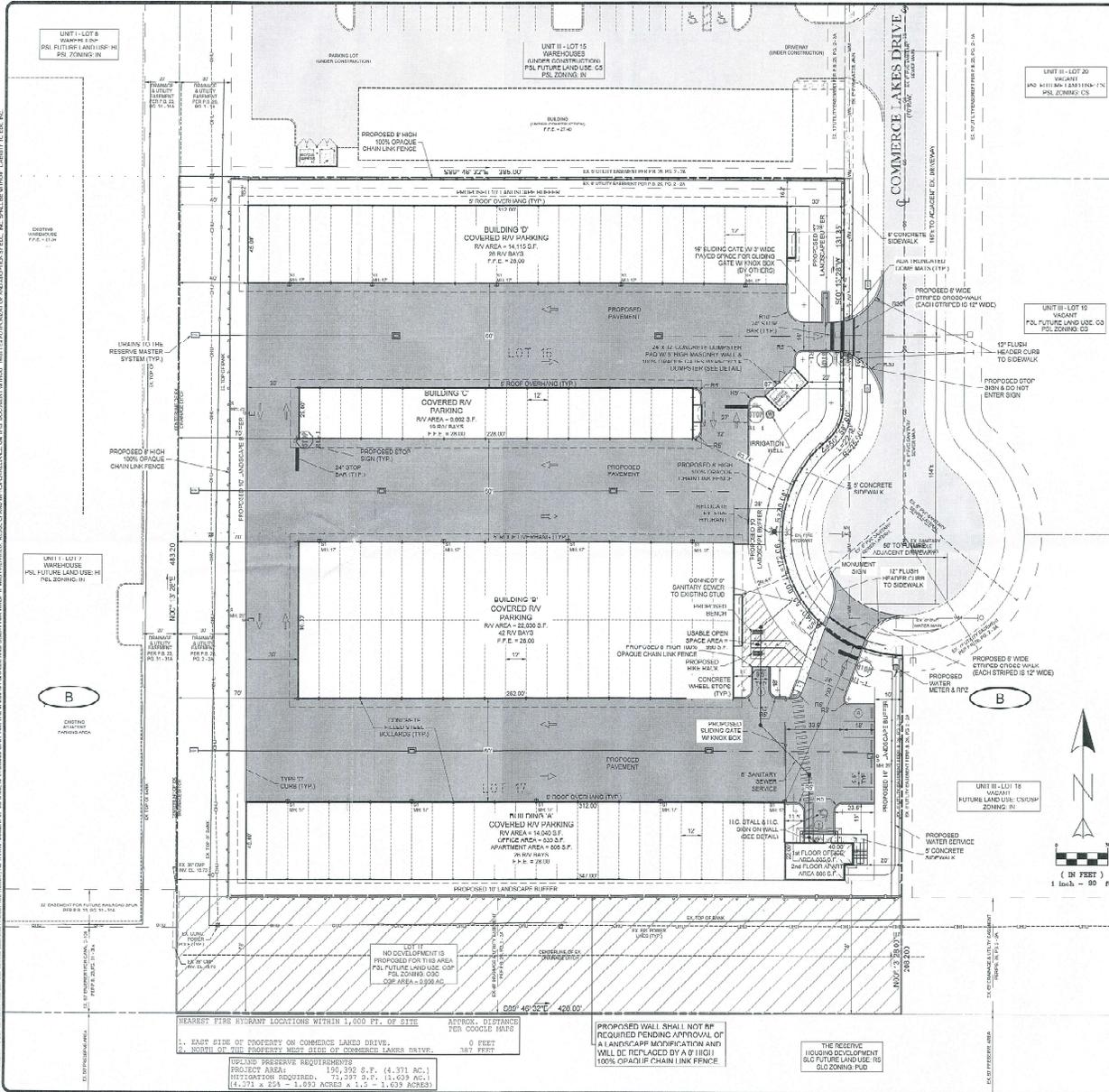
Respectfully,

ENGINEERING DESIGN & CONSTRUCTION, INC.



Patricia Sesta
Planner

Z:\EDC-2019\19-298 - Velez - GO Team Lots 16 & 17\ENGINEERING\Documents\Letters\2023-01-19_M_Savage_Durham_Luxe_RV_Storage_SP_Extension_Rqst_Ltr_19-298.docx



EDC
ENGINEERS & SURVEYORS
ENVIRONMENTAL

10250 SW VILLAGE PARKWAY
SUITE 201
PORT SAINT LUCIE, FL 34887
772-482-2455

F.B.P.E. CERTIFICATE OF AUTHORIZATION #803
F.S.P.E. CERTIFICATE OF AUTHORIZATION #018

DATE: 02/15/2020
DRAWN BY: J. B. BARRITT
CHECKED BY: J. B. BARRITT
SCALE: 1" = 800'

SYMBOL	QTY	LANE	ARRANGEMENT	MARK	IF	PLAN MATTER	DESCRIPTION
○	2	8"	CIRCLE	NA	0.00	100	CGD-A-RM-01C-T-STR-LK-XX / CGD-D-AN-XX
○	1	8"	CIRCLE	NA	0.00	100	CGD-A-RM-01C-T-STR-LK-XX / CGD-D-AN-XX

CONCRETE LAYERS

Label	Material	Units	Qty	Max	Min	Weight	Barrein
	CONCRETE	CU YD	125	125	0.00	125	125

LEGEND DESCRIPTION

LOTS 16 & 17, BLOCK "B", OF C.D. TEAM INDUSTRIAL PARK UNIT TRACT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 76, PAGE 3, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 190,292 SQUARE FEET OR 4.371 ACRES, MORE OR LESS.

SECTION 15, TOWNSHIP 36 SOUTH, RANGE 39 EAST

PARCEL ID:
LOT 16 3315-703-0005-000-8
LOT 17 3315-703-0006-000-6

PROJECT NAME: LUXE RV STORAGE
PROJECT USE: COVERED RV STORAGE FACILITY
OWNER: BARRITT W. LLC
4751 ALLIUM AVE.
WEST PALM BEACH, FL 33413

EXISTING DATA

FUTURE LAND USE:

Lot	Code	Area (sq ft)	Area (ac)
LOT 16	CG	1,777 sq ft	100.00%
LOT 17	CG	1,008 sq ft	74.72%
LOT 17	OSP	0,656 sq ft	25.28%

ZONING:

Lot	Code	Area (sq ft)	Area (ac)
LOT 16	CG	1,777 sq ft	100.00%
LOT 17	FC	1,436 sq ft	14.73%
LOT 17	LOC	0,656 sq ft	25.28%

GROSS SITE AREA: 190,292 S.F. (4.371 AC) = 100.00%

IMPERVIOUS AREA: 124,898 S.F. (2,844 AC) = 65.07%

PROPOSED BUILDING: 50,480 S.F. (1,142 AC) = 26.74%

PROPOSED PAVEMENT: 64,242 S.F. (1,477 AC) = 33.80%

PROPOSED CONCRETE: 1,064 S.F. (0.024 AC) = 0.55%

PERVIOUS AREA: 66,497 S.F. (1,527 AC) = 34.93%

IMPERVIOUS OPEN SPACE AREA: 66,497 S.F. (1,527 AC) = 34.93%

REQUIRED - 150,352 S.F. @ 0.5% = 952 S.F.
PROVIDED = 990 S.F.

BUILDING SETBACKS:

Code	Distance
FRONT BUILDING SETBACK	(25')
REAR BUILDING SETBACK	(10')
REAR BUILDING SETBACK	(20')

PERMITTED DATA:

BUILDING "A":
R/V STORAGE AREA = 14,040 S.F.
OFFICE AREA = 835 S.F.
APARTMENT AREA = 806 S.F.
WITTING AREA = 22,930 S.F.
R/V STORAGE AREA = 4,662 S.F.
BUILDING "D":
R/V STORAGE AREA = 11,115 S.F.
GROSS FLOOR AREA = 59,288 S.F.

BUILDING HEIGHT:
BUILDING "A" HEIGHT = 25'-0" (35' MAX.)
BUILDING "D" HEIGHT = 44'-0" (49' MAX.)
BUILDING "C" HEIGHT = 23'-4" (35' MAX.)
BUILDING "D" HEIGHT = 24'-0" (35' MAX.)

DRAINAGE SYSTEM:
DRAINAGE SYSTEM WILL CONSIST OF INFILTRATION TRENCHES WITH DISCHARGE TO THE C.D. TEAM MASTER DRAINAGE CANALS TO THE SOUTH OF THE PROPERTY. SWMD CRITERIA FOR WATER QUALITY AND QUANTITY TREATMENT SHALL BE PROVIDED. A MULTIPHASE TO THE SPOND PERMIT GP 36-00431-S WILL BE PROVIDED.

PROVIDER OF UTILITIES:
WATER, SEWER, GAS, TELEPHONE, CABLE, SLOTTED DRAINAGE

LEGEND

- EXISTING METER
- PROPOSED METER
- PROPOSED SIGN
- INTERED END SECTION
- HANDOFF DETAIL
- LIGHT FIXTURE TAG (KEY IT FOR FUTURE)
- EXISTING CONCRETE
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- PROPOSED CONCRETE

LUXE RV STORAGE

SITE PLAN

PORT ST. LUCIE, FLORIDA

DAVID C. BARRITT, P.E. (P) #19181

EDC

10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34887
772-482-2455

PSL PROJECT NO. P19-181
RCCD FILE NO. XXXX

19-298

1 OF 2

811
Know what's below
Call before you dig.
www.call811.com

NEAREST FIRE HYDRANT LOCATIONS WITHIN 1,000 FT. OF SITE

APPROX. DISTANCE TO COODLE ROAD: 0 FEET
TO NORTH OF THE PROPERTY WEST SIDE OF COMMERCE LAKES DRIVE: 187 FEET

PROPOSED WALL SHALL NOT BE ACQUIRED PENDING APPROVAL OF A LANDSCAPE MITIGATION AND WILL BE REPLACED BY A 6" (HIGI) 100% OPADIF CHAIN LINK FENCE

THE RECEIVING HOODING DEVELOPMENT OF FUTURE LAND USE IS SLO ZONING PUD

NO DEVELOPMENT IS PROPOSED ON THIS AREA FOR FUTURE LAND USE OR FOR FUTURE CONSTRUCTION

APPROVED PRESERVE REQUIREMENTS:
PROTECT 3382.1 191,232 S.F. (4.371 AC.)
MITIGATION REQUIRED: 72,337 S.F. (1,639 AC.)
(4,251 S.F. @ 1.7% = 72,337 S.F. @ 1.7% = 1,639 AC.)

APPROVED CHANICAL DATE: 2/19/2020
CONTRACTOR: [Signature]

RECEIVED
FEB 25 2020
PLANNING DEPARTMENT
CITY OF PORT ST. LUCIE, FL

