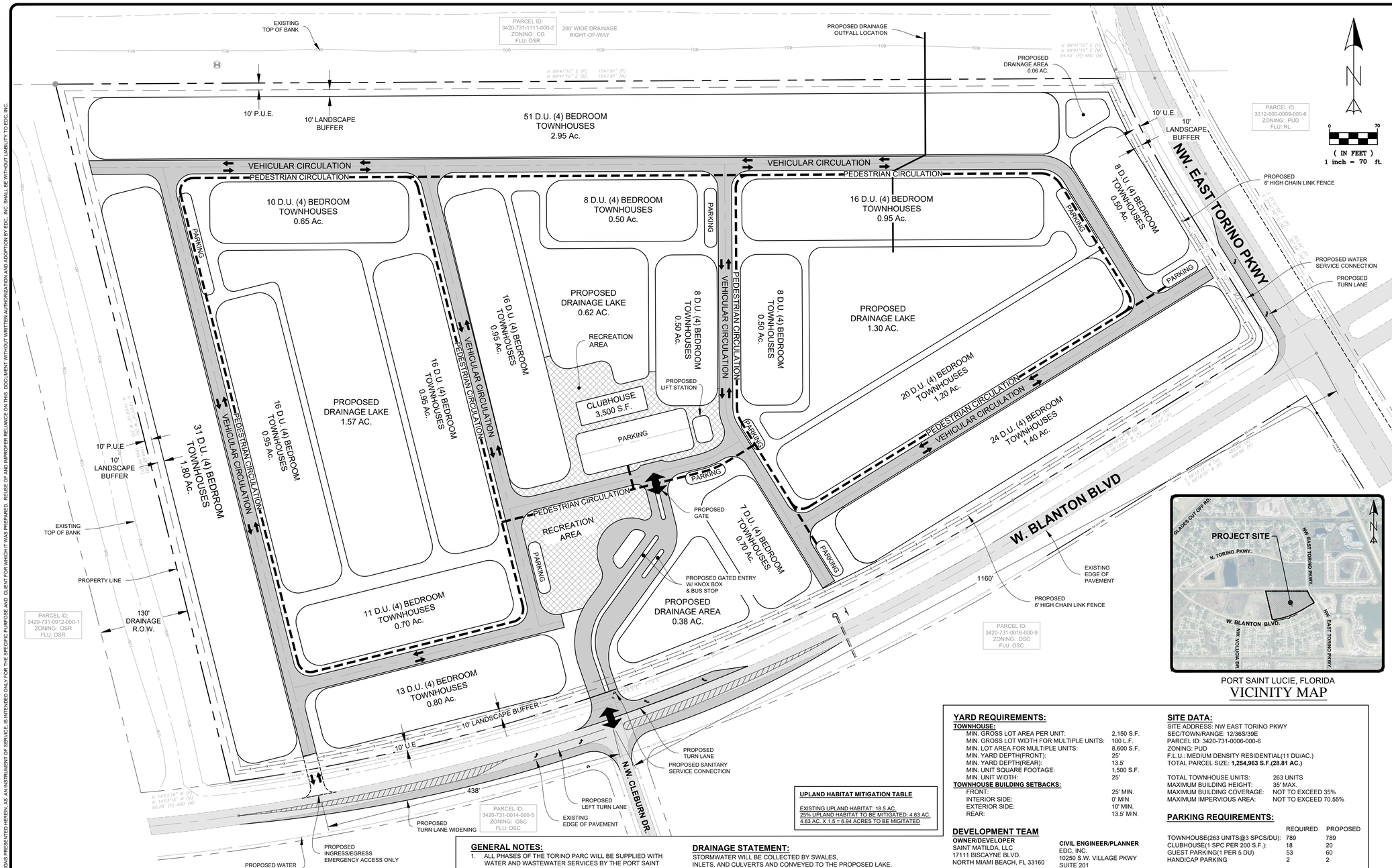

PORT SAINT LUCIE, FLORIDA
VICINITY MAP

ENVIRONMENTAL SITE ASSESSMENT TABLE

(COMPLETED BY EDC, INC. ON FEBRUARY 9, 2021)

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

GENERAL NOTES:

1. ALL PHASES OF THE TORINO PARC WILL BE SUPPLIED WITH WATER AND WASTEWATER SERVICES BY THE PORT SAINT LUCIE UTILITY SYSTEMS DEPARTMENT AND WILL ABIDE AND COMPLY WITH ALL APPLICABLE ORDINANCES, POLICIES, SPECIFICATIONS AND REGULATORY AGENCIES GOVERN SUCH SERVICE.
2. FURTHERMORE, THE TORINO PARC P.U.D. ACKNOWLEDGES THAT REUSE WATER MAY BE UTILITIED FOR IRRIGATION EQUAL TO THE AMOUNT OF WASTEWATER GENERATED BY THE P.U.D., UPON AVAILABILITY TO THE SITE.
3. ALL DIMENSIONS WITHIN PROPERTY BOUNDARY ARE APPROXIMATE.
4. A BUS STOP WILL BE PROVIDED AND LOCATED ACCORDING TO THE SITE PLAN.
5. THE TORINO PARC P.U.D. SHALL COMPLY WITH CHAPTER 157 OF THE LAND DEVELOPMENT REGULATIONS FOR NATURAL RESOURCE PROTECTION AND COMPLY WITH CHAPTER 152 OF THE CITY CODE OF ORDINANCES, FLOOD PLAIN REGULATIONS. THE PROJECT WILL COMPLY WITH SECTION 157.39 OF THE HABITAT PROTECTION CODE.

DRAINAGE STATEMENT:

STORMWATER WILL BE COLLECTED BY SWALES, INLETS, AND CULVERTS AND CONVEYED TO THE PROPOSED LAKE. DISCHARGE WILL BE TO THE EXISTING CANAL RIGHT-OF-WAY TO THE NORTH OF THE PROJECT. SFWMD REQUIREMENTS FOR WATER QUALITY AND QUANTITY TREATMENT WILL BE MET. A MODIFICATION TO THE SHARRETT SURFACE WATER MANAGEMENT PERMIT IS REQUIRED.

LEGAL DESCRIPTION

TRACT "F" OF THE 1ST REPLAT IN PORT ST LUCIE SECTION 46 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25 ON PAGES 32, 32A - 32K OF THE PUBLIC RECORD OF ST LUCIE COUNTY, FLORIDA

NOTE:

THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHING 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).

UPLAND HABITAT MITIGATION TABLE

EXISTING UPLAND HABITAT: 18.5 AC.
25% UPLAND HABITAT TO BE MITIGATED: 4.63 AC.
4.63 AC. X 1.5 = 6.94 ACRES TO BE MIGITATED

YARD REQUIREMENTS:

TOWNHOUSE:

MIN. GROSS LOT AREA PER UNIT:	2,150 S.F.
MIN. GROSS LOT WIDTH FOR MULTIPLE UNITS:	100 L.F.
MIN. LOT AREA FOR MULTIPLE UNITS:	8,600 S.F.
MIN. YARD DEPTH(FRONT):	25'
MIN. YARD DEPTH(REAR):	13.5'
MIN. UNIT SQUARE FOOTAGE:	1,500 S.F.
MIN. UNIT WIDTH:	25'

TOWNHOUSE BUILDING SETBACKS:

FRONT:	25' MIN.
INTERIOR SIDE:	0' MIN.
EXTERIOR SIDE:	10' MIN.
REAR:	13.5' MIN.

DEVELOPMENT TEAM

OWNER/DEVELOPER
SAINT MATILDA, LLC
17111 BISCAYNE BLVD.
NORTH MIAMI BEACH, FL 33160

ARCHITECT
CBR GROUP, INC.
15151 NE 21ST AVE.
NORTH MIAMI BEACH, FL 33162
PH. 305-949-1783
FAX 305-949-1746

TRAFFIC ENGINEER
OROURKE ENGINEERING & PLANNING
969 SE FEDERAL HWY
SUITE 402
STUART, FL 34994
PH. 772-781-7918

CIVIL ENGINEER/PLANNER
EDC, INC.
10250 S.W. VILLAGE PKWY
SUITE 201
PORT SAINT LUCIE, FL 34987
PH. 772-462-2455

SITE DATA:

SITE ADDRESS: NW EAST TORINO PKWY
SEC/TOWN/RANGE: 12/36S/39E
PARCEL ID: 3420-731-0006-000-6
ZONING: PUD
F.L.U.: MEDIUM DENSITY RESIDENTIAL(11 DU/AC.)
TOTAL PARCEL SIZE: **1,254,963 S.F.(28.81 AC.)**

TOTAL TOWNHOUSE UNITS:	263 UNITS
MAXIMUM BUILDING HEIGHT:	35' MAX.
MAXIMUM BUILDING COVERAGE:	NOT TO EXCEED 35%
MAXIMUM IMPERVIOUS AREA:	NOT TO EXCEED 70.55%

PARKING REQUIREMENTS:

	REQUIRED	PROPOSED
TOWNHOUSE(263 UNITS@3 SPCS/DU):	789	789
CLUBHOUSE(1 SPC PER 200 S.F.):	18	20
GUEST PARKING(1 PER 5 DU)	53	60
HANDICAP PARKING	2	2

GROSS SITE AREA:			
CONCRETE	346,297 S.F.	7.95 Ac.	27.59%
PAVEMENT	137,589 S.F.	3.16 Ac.	10.96%
BUILDING FOOTPRINT:	230,469 S.F.	5.29 Ac.	18.36%
TOWNHOUSES	226,969 S.F.	5.21 Ac.	18.09%
CLUBHOUSE	3,500 S.F.	0.08 Ac.	0.28%
LAKE/RETENTION	171,073 S.F.	3.93 Ac.	13.64%
TOTAL IMPERVIOUS AREA	885,428 S.F.	16.83 Ac.	70.55%
TOTAL PERVIOUS AREA	369,536 S.F.	8.48 Ac.	29.45%
RECREATION AREA			
REC. AREA PROVIDED:	32,938 S.F.(0.76 Ac.)		

PLANNING & ZONING DEPT.
SITE PLAN REVIEW #PP20-177

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

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AS SHOWN	SCALE
6APR22	DATE

14FEB22	DATE
REVISED PER PAZ COMMENTS	REVISION COMMENTS

TORINO PARC
RESIDENTIAL
CONCEPTUAL DEVELOPMENT PLAN
PORT ST. LUCIE FLORIDA

R.J. KENNEDY, P.E. (DATE)
#56218

10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

20-241

1 OF 2

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

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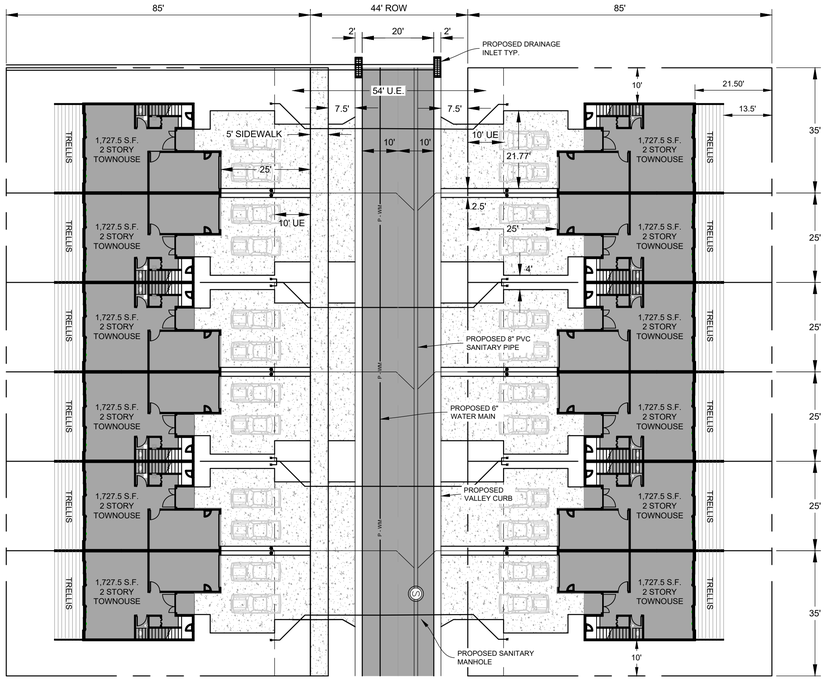
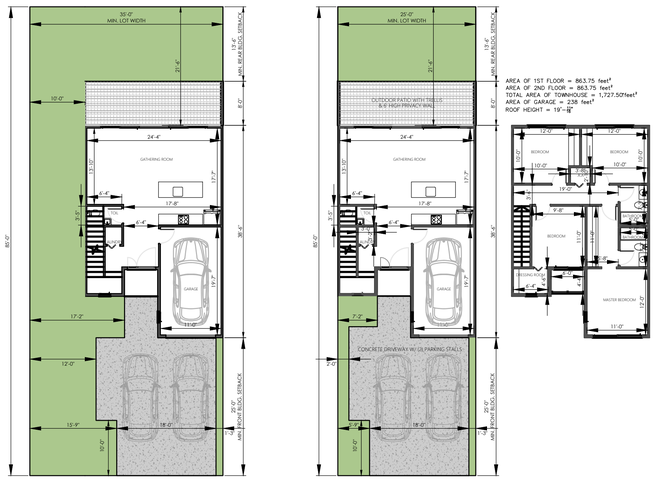


6 CLUSTER 2-STORY TOWNHOUSE
TOTAL S.F. OF EACH UNIT = 1,727.5 S.F.

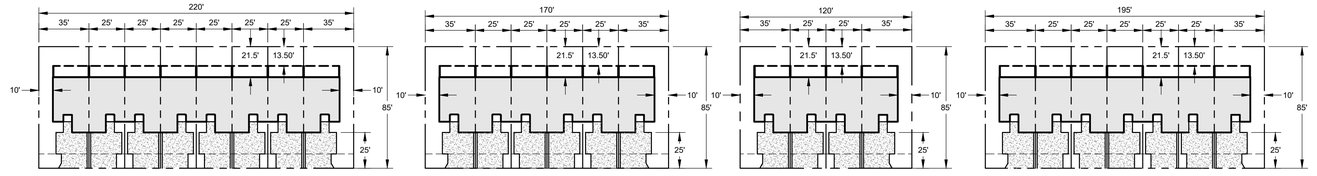
TYPICAL TOWNHOUSE STREET PLAN

SCALE: 1"=20'



TYPICAL TOWNHOUSE DETAILS

N.T.S.'



TYPICAL 8 UNIT 2 STORY TOWNHOUSE

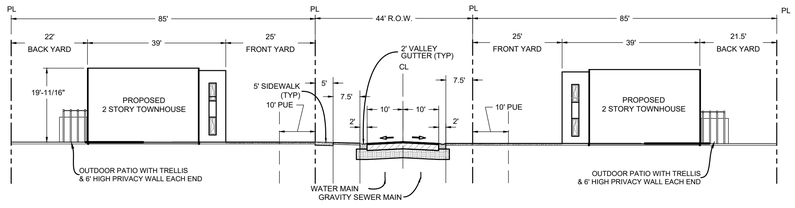
TYPICAL 6 UNIT 2 STORY TOWNHOUSE

TYPICAL 4 UNIT 2 STORY TOWNHOUSE

TYPICAL 7 UNIT 2 STORY TOWNHOUSE

TYPICAL TOWNHOUSE LAYOUTS

SCALE: 1" = 50'



TYPICAL TOWNHOUSE SECTION

SCALE: 1" = 20'

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LAYOUT	DETAILS 2
SCALE	AS SHOWN
DATE	6/4/22

REVISION COMMENTS

DATE

TORINO PARC
RESIDENTIAL
CONCEPTUAL DEVELOPMENT PLAN

PORT ST. LUCIE FLORIDA

R.J. KENNEDY, P.E. (DATE)
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PLANNING & ZONING DEPT.
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2 OF 2

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