

# Exhibit A

## SITE DATA

- 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
- EXISTING ZONING: LMD
- EXISTING FLU: RESIDENTIAL, OFFICE AND INSTITUTIONAL (ROI)
- SITE AREA:

	ACRES	SF	%
GROSS SITE AREA	2.371 AC	103,280 SF	100%
IMPERVIOUS AREA (MAX ALLOWED 80%)	1.568 AC	68,312 SF	66%
BUILDING COVERAGE (TOTAL)	0.402 AC	17,520 SF	17%
PAVEMENT & SIDEWALK COVERAGE	1.166 AC	50,792 SF	49%
PERVIOUS AREA	0.803 AC	34,925 SF	34%
- INTENSITY\*

MAX ALLOWED FAR:	40.0% - 41,295 SF
PROVIDED FAR:	17.0% - 17,520 SF

\* (GROSS BLDG AREA / GROSS SF SITE AREA)
- PHASING: PROJECT WILL BE DEVELOPED IN ONE (1) PHASE

- PARKING:

PER SHOPPING CENTER REQUIREMENTS SEC. 158.221 (C) (22)

REQUIRED: 1 SPACES PER 200 SF (17,520 SF / 200 SF) = 87.6 SPACES  
88 PARKING SPACES  
4 SPACES REQUIRED TO MEET ADA STANDARDS.

PROVIDED: 86 STANDARD SPACES  
4 ADA COMPATIBLE SPACES  
90 TOTAL PARKING SPACES
- BUILDING SETBACKS

REQUIRED	PROVIDED
-NORTH	25 FT
-EAST	25 FT
-SOUTH	25 FT
-WEST	25 FT
- LANDSCAPE

REQUIRED	PROVIDED
-NORTH*	10 FT
-EAST	10 FT
-SOUTH	15 FT
-WEST	12.5 FT

\*PROPERTY HAS A DEPTH LESS THAN 260 FEET (EXISTING - 220 FEET), REQUIRING A LANDSCAPE BUFFER THAT IS AT LEAST 10 FEET IN DEPTH (LDC 154.03 (C) 3 d 2). THE PROPOSED 15 FT SOUTHERN LANDSCAPE BUFFER IS PROPOSED AS 9 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.

- BICYCLE PARKING: BICYCLE PARKING WILL BE PROVIDED PER THE CITY'S LAND DEVELOPMENT CODE AND WILL BE LOCATED WITHIN 25 FT OF THE BUILDING'S MAIN ENTRANCE.
- 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.
- LIFT STATION, DUMPSTER ENCLOSURES, AND/OR AT GRADE MECHANICAL EQUIPMENT WILL INCLUDE LANDSCAPE SCREENING TO MEET THE CITY'S LAND DEVELOPMENT CODE.
- POTABLE WATER AND SANITARY SEWER WILL BE PROVIDED BY THE CITY OF PORT ST. LUCIE
- STORMWATER MANAGEMENT - A DRY DETENTION POND WILL BE USED TO PROVIDE THE REQUIRED STORMWATER MANAGEMENT PRIOR TO DISCHARGING TO THE EXISTING STORMWATER CONVEYANCE SYSTEM ALONG SW TATUM TERRACE.
- THE PROPERTY OWNER, CONTRACT, 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)

### ENVIRONMENTAL STATEMENT

UPLAND AREAS BASED ON ENVIRONMENTAL ASSESSMENT PROVIDED BY EDC, INC.

### UPLAND PRESERVE REQUIREMENTS

PROJECT AREA: 103,280 SF (2.371 AC)  
EXISTING UPLANDS: 103,280 SF (2.371 AC)  
REQUIRED UPLAND PRESERVE: (103,280 SF \* 0.25) = 25,820 SF (0.593 AC)

### MITIGATION REQUIRED:

UPLAND PRESERVE AREA WILL BE MITIGATED BY EITHER PAYMENT INTO THE CITY'S CONSERVATION TRUST FUND OR OFFSITE MITIGATION PURSUANT TO SECTION 157.06(E)(3) PORT ST. LUCIE CODE OF ORDINANCE.

### TRAFFIC STATEMENT

Weekday Trip Generation - AM (7-9 AM) and PM (4-6 PM) Peak Hour of Adjacent Street Traffic

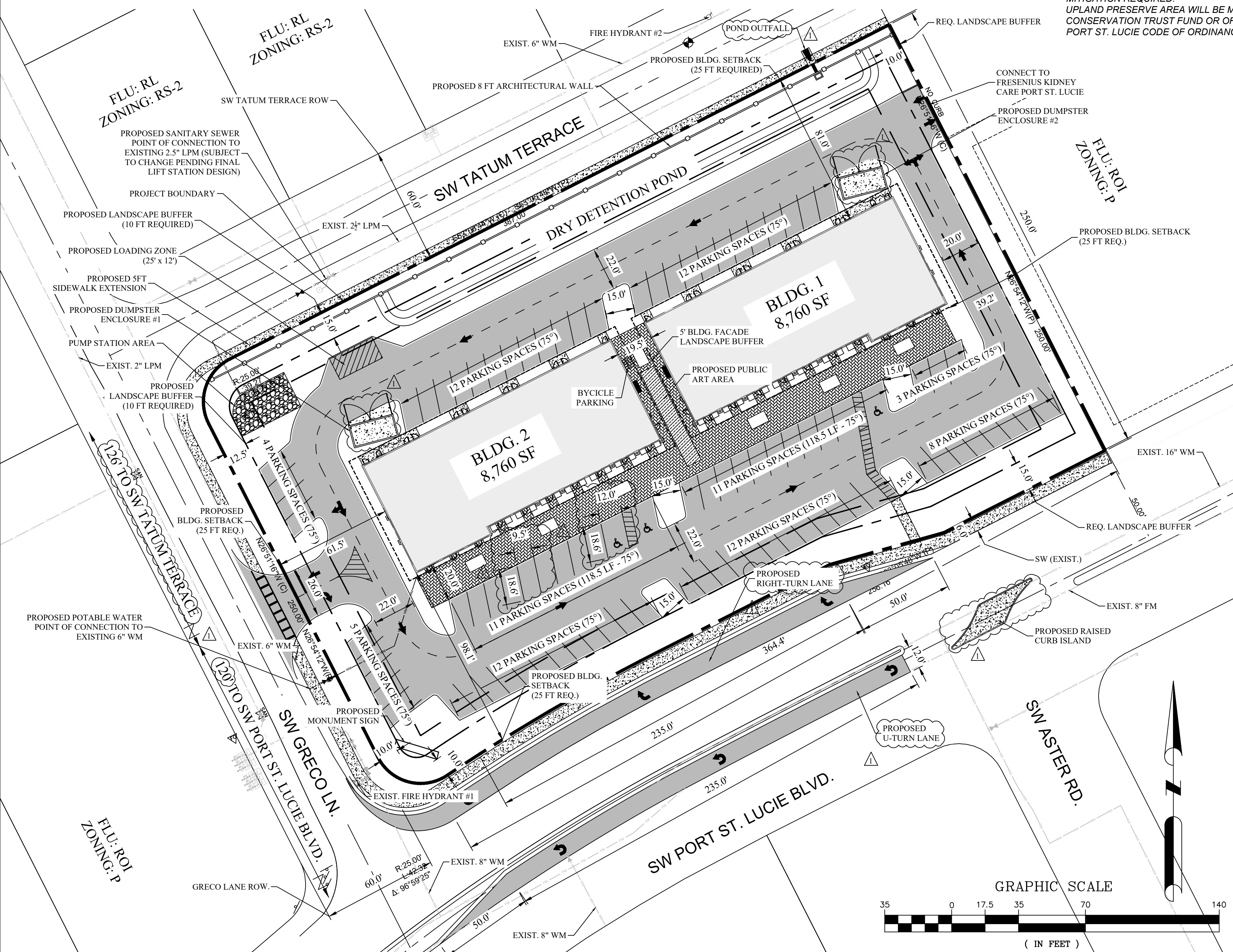
Land Use	Intensity	Daily	AM Peak Hour		PM Peak Hour	
			In	Out	In	Out
Proposed Site Traffic						
Strip Retail Plaza (<40k)	17,520 / 1000 SF	969	42	25	17	116
Pass-By Traffic	AM PM/DAILY					
Strip Retail Plaza (<40k)	40% 40%	388	17	10	7	46
NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY)			581	25	15	10
NET CHANGE IN DRIVEWAY VOLUMES			969	42	25	17

Note: Trip generation was calculated using the following data:

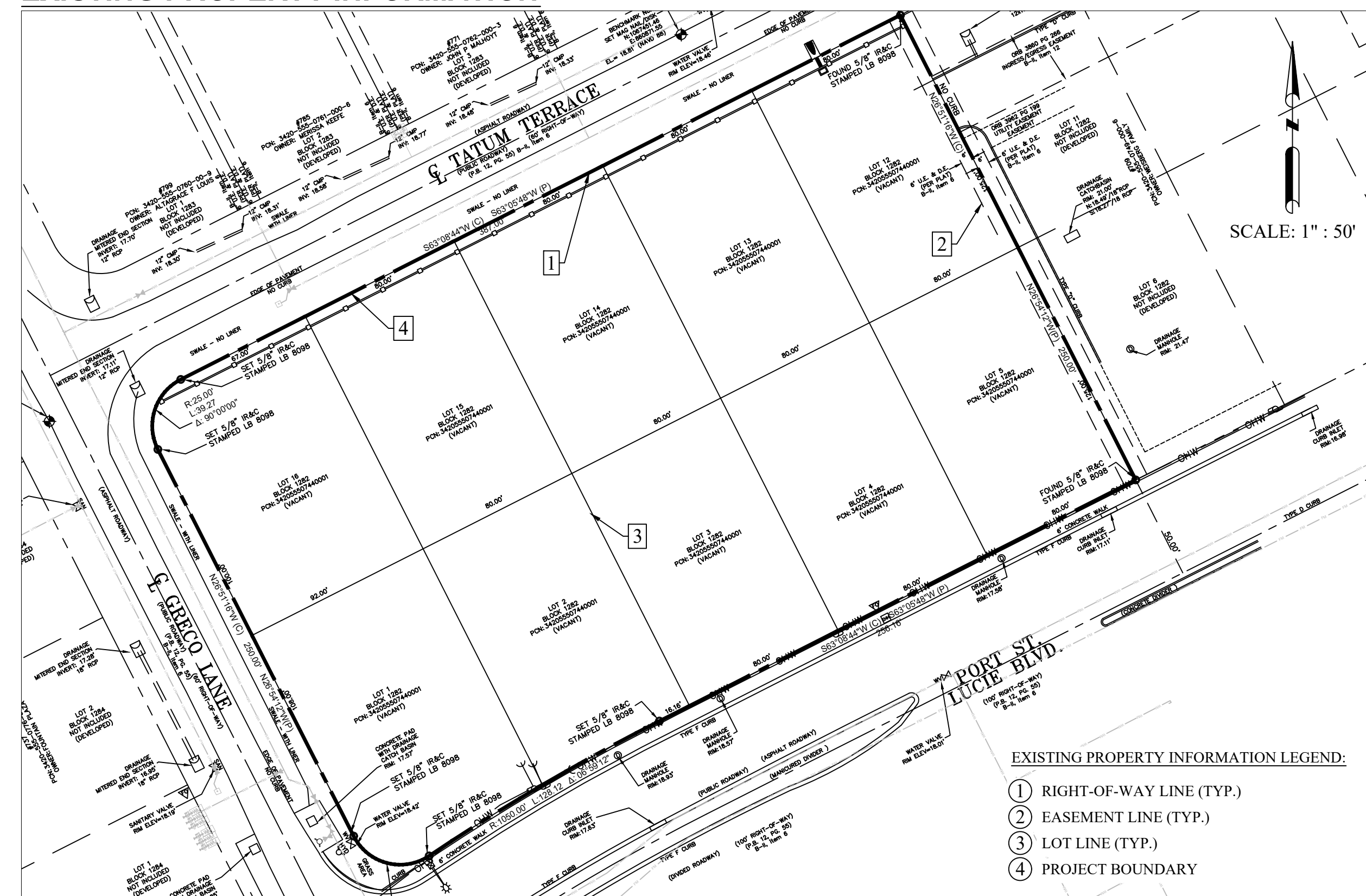
Land Use	ITE Code	Unit	Daily Rate	Pass-by		Equation
				Rate	Rate	
Strip Retail Plaza (<40k)	822	1000 SF	T = 42.20(X) + 229.68	40%	60/40	Ln(T) = 0.66 Ln(X) = 1.84
						Ln(T) = 0.71 Ln(X) = 2.72

ITE 11th Edition

Copyright ©2022, Mackenzie Engineering and Planning, Inc.



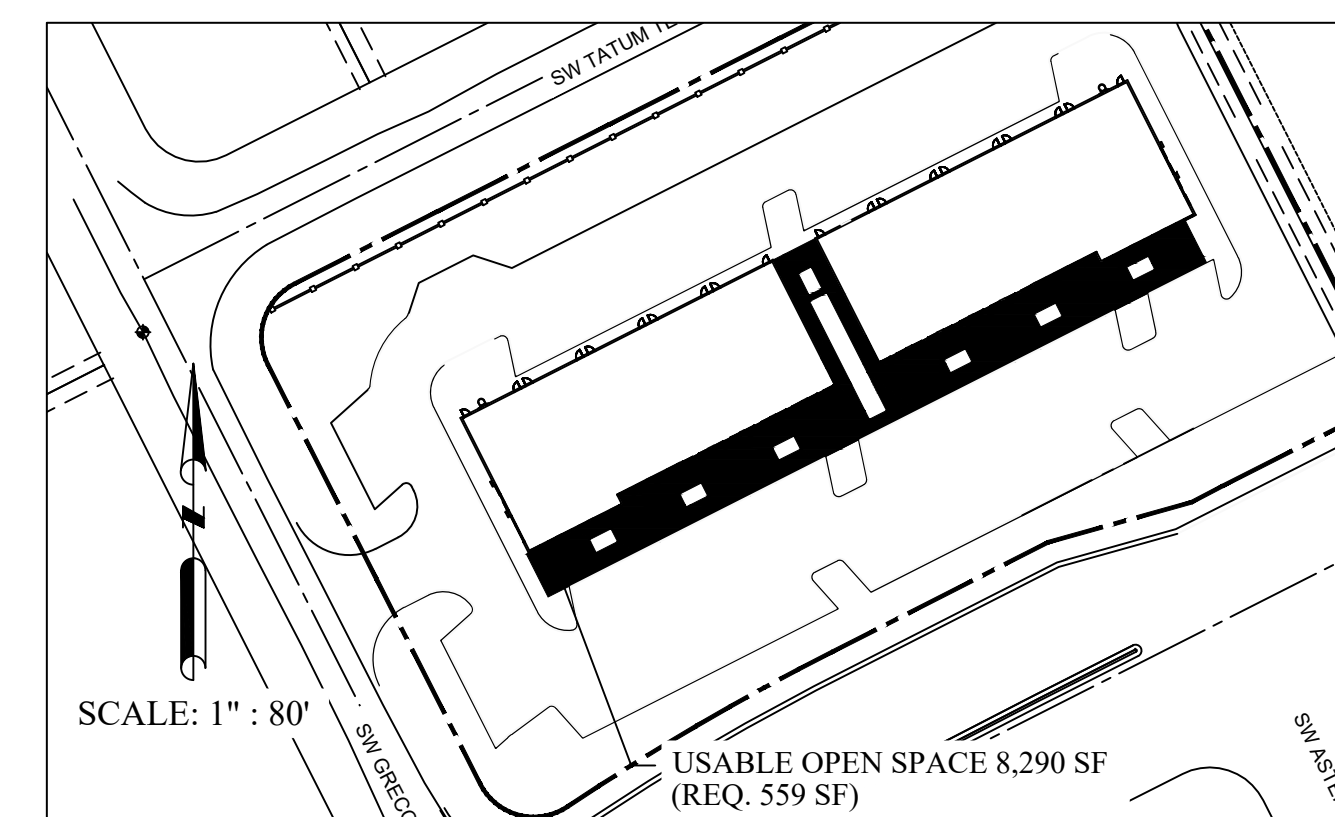
### EXISTING PROPERTY INFORMATION



### EXISTING PROPERTY INFORMATION LEGEND:

- RIGHT-OF-WAY LINE (TYP.)
- EASEMENT LINE (TYP.)
- LOT LINE (TYP.)
- PROJECT BOUNDARY

### USABLE OPEN SPACE



PROPOSED PERIMETER WALL TO HAVE COLUMNS OR WALL OFFSETS AT LEAST EVERY 20 FT AND IS REQUIRED TO BE 6 FT TALL MEASURED FROM THE FFE OF THE PROPOSED RETAIL BLDGS.

### ARCHITECTURAL PERIMETER WALL

N.T.S.

LMD REZON PROJ. N°: P22-337  
SEU PROJ. N°: P22-338  
PSLUSD PROJ. N°: 5292

STORYBOOK HOLDINGS, LLC  
CERTIFICATE OF AUTHORIZATION NO. 33749  
JOSE A. CHAVES  
JOSE@STORYBOOKHOLDINGS.COM  
321-246-8811

JOSE A. CHAVES STATE OF FLORIDA,  
PROFESSIONAL ENGINEER, LICENSE NO. 78518  
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY  
JOSE CHAVES, PE ON THE DATE AND/OR TIME STAMP SHOWN  
USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED  
SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON  
ANY ELECTRONIC COPY.

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
01/12/2023	JAC	CHANGES DUE TO CITY COMMENTS			

### GRECO PARK CONCEPTUAL SITE PLAN

PORT ST. LUCIE, FLORIDA  
PREPARED BY: STORYBOOK HOLDINGS, LLC

DATE: 12/14/2022
PROJECT NO.:
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: VARIOUS
SHEET: C-2.0

C:\Users\jckr\Documents\SBH\Greco\CAD\Concept Plan\GRECO CONCEPT SITE PLAN V2.dwg, 2/21/2023 10:05:26 AM