

**APPLICATION DATA:**

NAME OF APPLICATION: FARRELL SOUTHERN GROVE  
 PCN: 4322-600-0027-010-1 (A PORTION OF)  
 SOUTHERN GROVE NCD LAND USE DESIGNATION: MIXED USE  
 ZONING DESIGNATION: MPUD  
 EXISTING USES: SELF STORAGE  
 PROPOSED USES: SELF STORAGE/RETAIL

**SITE DATA:**

	*PARCEL A (STORAGE)	*PARCEL B (OFFICE)	TOTAL
SITE AREA:	371,722.97 S.F.	115,665.27 S.F.	487,388.24 S.F.
NET SITE AREA (LESS FPL EASMT.):	8.53 ACRES	2.66 ACRES	11.19 ACRES
		7.31 ACRES (318,312.16 S.F.)	

\*NOTE: PARCELS A AND B ARE ESTABLISHED FOR OWNERSHIP PURPOSES. BOTH PARCELS SHALL BE SUBJECT TO A DECLARATION OF COVENANTS AND RESTRICTIONS ADDRESSING SHARED IMPROVEMENTS, COMMON MAINTENANCE, CROSS ACCESS, CROSS PARKING, ETC., AS APPROVED BY THE CITY.

**BUILDING AREA AND USES:**

BUILDING 1 (3-STORY):	144,600 S.F. (1,180 BAYS + 1,000 S.F. OFFICE)
BUILDING 2 (1-STORY):	14,190 S.F. (46 BAYS)
BUILDING 3 (1-STORY):	6,250 S.F. (30 BAYS)
BUILDING 4 (1-STORY):	7,080 S.F. (34 BAYS)
BUILDING A (1-STORY):	10,000 S.F. (6 UNITS MAX.)
BUILDING B (1-STORY):	10,000 S.F. (6 UNITS MAX.)
TOTAL PROJECT BUILDING AREA:	192,120 S.F. (1,290 BAYS)

TOTAL FLOOR AREA RATIO (F.A.R.): 0.39

PERVIOUS AREA:	PARCEL A	PARCEL B	TOTAL:
PERVIOUS AREA PROVIDED:	217,776.86 S.F.	31,466.12 S.F.	249,242.98 S.F. (51.1%)

IMPERVIOUS AREA:	PARCEL A	PARCEL B	TOTAL:
BUILDING COVERAGE:	75,734.36 S.F.	21,608.43 S.F.	97,342.79 S.F. (20.0%)
VEHICULAR USE AREA:	72,334.75 S.F.	52,259.09 S.F.	124,593.84 S.F. (25.6%)
SIDEWALKS/CURBS/DUMPSTERS:	5,877.0 S.F.	10,331.63 S.F.	16,208.63 S.F. (3.3%)
TOTAL IMPERVIOUS AREA PROVIDED:	153,946.11 S.F.	84,199.15 S.F.	238,145.26 S.F. (48.9%)

OPEN SPACE REQUIRED:	48,738.82 S.F. (10%)
USABLE OPEN SPACE REQ'D:	2,436.9 S.F. (5% OF REQUIRED OPEN SPACE)
USABLE OPEN SPACE PROVIDED:	10,800 S.F.

**PARKING DATA:**

STORAGE PARKING (PARCEL A):	
STORAGE OFFICE: 1,000 S.F. @ 1 SPACE/200 S.F.	5 SPACES
STORAGE: 1,290 STORAGE BAYS @ 1 SPACE/100 BAYS	13 SPACES
PARKING REQUIRED:	18 SPACES
PARKING PROVIDED ON STORAGE PARCEL A:	18 SPACES

OFFICE/RETAIL PARKING (PARCEL B):	
OFFICE/RETAIL: 20,000 S.F. @ 1 SPACE/250 S.F.	80 SPACES
PARKING PROVIDED ON OFFICE PARCEL B:	113 SPACES

TOTAL PARKING REQUIRED:	98 SPACES
TOTAL PARKING PROVIDED:	131 SPACES
TOTAL HANDICAP PARKING REQUIRED:	5 SPACES
TOTAL HANDICAP PARKING PROVIDED:	5 SPACES
LOADING REQUIRED:	4 SPACES (12' X 25')
LOADING PROVIDED:	4 SPACES

**MISC. DATA:**

MAX. BUILDING HEIGHT ALLOWED:	100'
MAX. BUILDING HEIGHT PROVIDED:	34'-0" (TO MAIN PARAPET)
MAX. STORAGE BAY SIZE:	500 S.F.

**UTILITY PROVIDERS**

POTABLE WATER = PSLUSD  
 WASTEWATER = PSLUSD  
 IRRIGATION = TRADITION IRRIGATION COMPANY

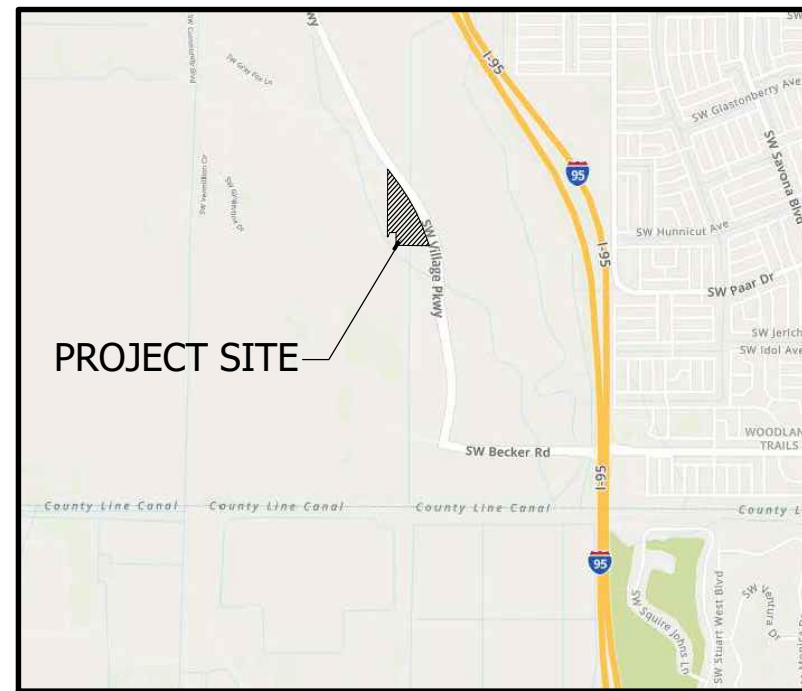
**PROJECT TEAM**

**OWNER**  
 Mattamy Palm Beach, LLC  
 1500 Gateway Blvd., Suite 212  
 Boynton Beach, Florida 33426  
**CONTRACT PURCHASER**  
 Farrell Building Company, LLC  
 2317 Montauk Highway  
 Bridgehampton, NY 11932  
**DEVELOPMENT MANAGER/AGENT**  
 Managed Land Entitlements, LLC  
 3710 Buckeye Street, Suite 100  
 Palm Beach Gardens, Florida 33410  
 Contact: Michael Sanchez (561-568-8045)  
**CIVIL ENGINEER**  
 Velcon Engineering & Surveying, LLC  
 590 NW Peacock Blvd., Suite #8  
 Port St. Lucie, Florida 34986  
 Contact: Darren Guettler (772-879-0477)  
**LANDSCAPE ARCHITECT**  
 Litterick Landscape Architecture  
 2740 SW Martin Downs Boulevard, Suite 199  
 Palm Beach, Florida 34990  
 Contact: Jason Litterick (561-719-3876)  
**ARCHITECT (OFFICE/RETAIL)**  
 Claren Architecture + Design, Inc.  
 6400 Congress Avenue, Suite 2150  
 Boca Raton, Florida 33487  
 Contact: Stephan Claren (561-961-4884)  
**ARCHITECT (STORAGE)**  
 Frank G. Relf Architect, P.C.  
 35 Pinelawn Road, Suite 207W  
 Melville, NY 11747  
 Contact: Leeanne Legakis (631-271-4432)

**LEGAL DESCRIPTION:**

A PARCEL OF LAND FOR CONVEYANCE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 A PORTION OF PARCEL 27D ACCORDING TO SOUTHERN GROVE PLAT NO. 13, AS RECORDED IN PLAT BOOK 74, PAGE 10, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.  
 BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 27D; THENCE SOUTH 38°56'28" EAST ALONG THE WESTERLY RIGHT OF WAY LINE OF VILLAGE PARKWAY A DISTANCE OF 97.13 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3546.00 FEET, THE CHORD FOR SAID CURVE BEARS SOUTH 27°53'38" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 22°05'42" A DISTANCE OF 1367.44 FEET; THENCE NORTH 89°39'33" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 557.40 FEET TO A POINT ON THE EASTERLY LINE OF CONSERVATION TRACT 16-A, AS RECORDED IN PLAT BOOK 74, PAGE 10; THENCE NORTH 00° 20'27" EAST ALONG THE EASTERLY LINE OF SAID TRACT 16-A A DISTANCE OF 217.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF SAID TRACT 16-A; THENCE S 88°07'50" WEST ALONG THE NORTHERLY LINE OF SAID TRACT 16-A A DISTANCE OF 107.59 FEET; THENCE SOUTH 22°21'54" WEST CONTINUING ALONG SAID TRACT 16-A A DISTANCE OF 71.79 FEET; THENCE SOUTH 65°00'02" WEST ALONG SAID TRACT 16-A A DISTANCE OF 7.42 FEET TO A POINT ON THE WEST LINE OF A 60 FOOT WIDE FLORIDA POWER AND LIGHT EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 97, PAGE 505; THENCE NORTH 00°02'34" EAST ALONG SAID WEST LINE A DISTANCE OF 1129.36 FEET TO THE POINT OF BEGINNING.  
 THE PORTION OF PARCEL 27D DESCRIBED HEREIN CONTAINS 11.19 ACRES OF LAND, MORE OR LESS.

**LOCATION MAP**



**TRAFFIC STATEMENT**

\*\*REFER TO SHEET SP-2 FOR TRAFFIC STATEMENT

**GENERAL NOTES**

- ALL SIDEWALKS AND SIDEWALK RAMPS WILL MEET ALL ADA SPECIFICATIONS.
- 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).

Landscape modification requested for to allow for no wall within clouded area due to existing site constraints. (Approximately 290')

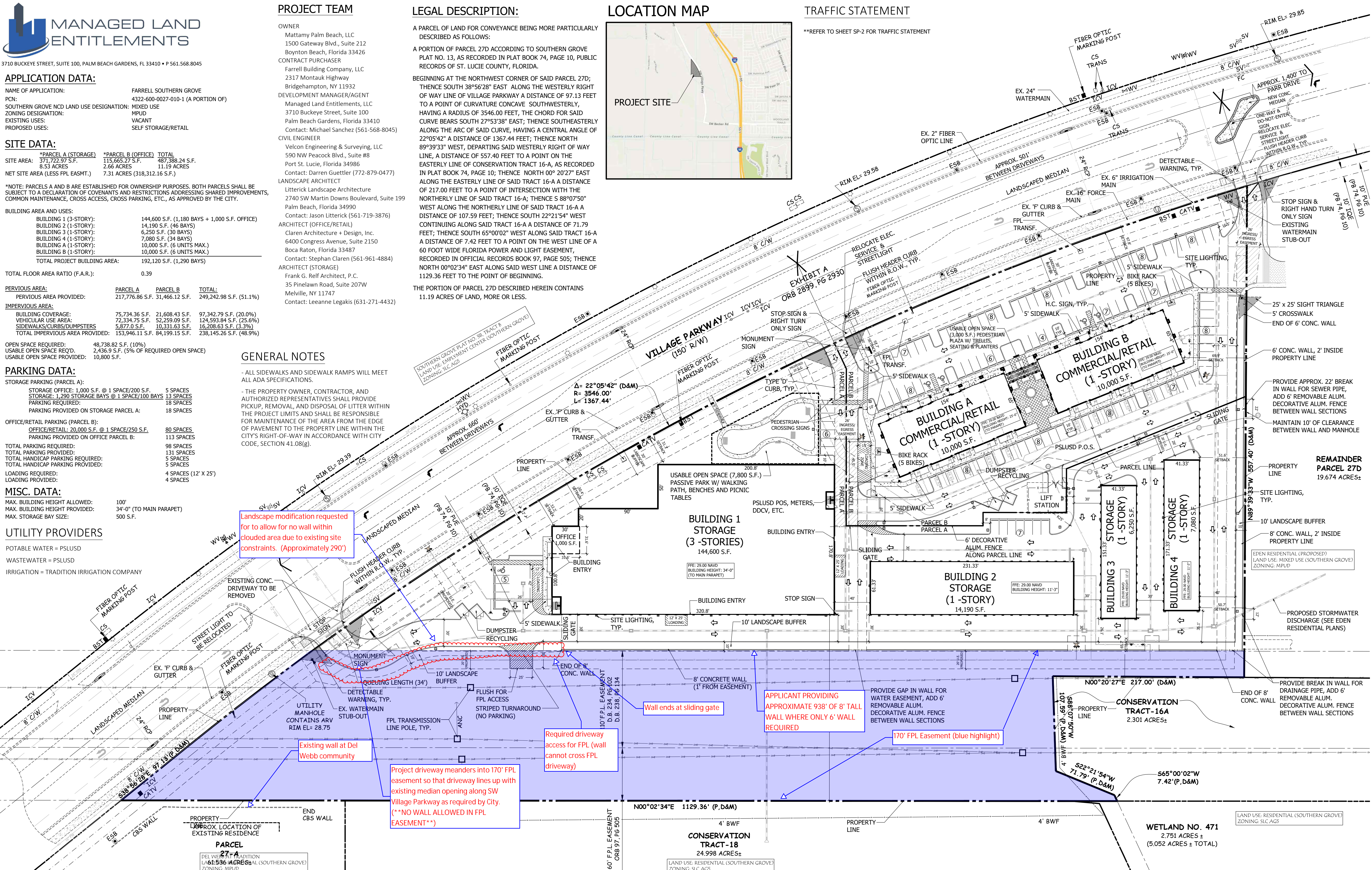
Project driveway meanders into 170' FPL easement so that driveway lines up with existing median opening along SW Village Parkway as required by City. (\*\*NO WALL ALLOWED IN FPL EASEMENT\*\*)

Required driveway access for FPL (wall cannot cross FPL driveway)

Wall ends at sliding gate

APPLICANT PROVIDING APPROXIMATE 938' OF 8' TALL WALL WHERE ONLY 6' WALL REQUIRED

170' FPL Easement (blue highlight)



**ENVIRONMENTAL STATEMENT**

THIS SITE WAS INCLUDED IN THE OVERALL TRADITION/SOUTHERN GROVE DRI, AND ENVIRONMENTAL ITEMS WERE ADDRESSED AS PART OF THAT PROCESS. THE PROJECT SITE IS CURRENTLY VACANT. ACCORDING TO THE ENVIRONMENTAL ASSESSMENT THAT WAS PERFORMED, THERE ARE NO ENVIRONMENTALLY SENSITIVE LANDS ON SITE. TWO ARTIFICIAL DITCHES REMAIN ON SITE, AND THE FILLING OF THOSE DITCHES IS AUTHORIZED UNDER USACOE PERMIT "SOUTHERN GROVE SAJ-2006-2046 (IP-AZZ)". NO WILDLIFE OR EVIDENCE OF WILDLIFE, INCLUDING THAT FROM THE LIST OF STATE AND FEDERALLY PROTECTED SPECIES, RARE, THREATENED, ENDANGERED, OR SPECIES OF SPECIAL CONCERN WAS OBSERVED ON THE PROPERTY. NO PORTIONS OF THE PROPERTY APPEAR TO BE ENVIRONMENTALLY SENSITIVE.

**DRAINAGE STATEMENT**

THE PROJECT WILL BE SERVED BY SITE GRADING, INLETS AND CULVERTS THAT WILL DIRECT STORMWATER TO THE PROPOSED LAKE LOCATED ON THE SITE SOUTH OF OUR PROJECT WHICH WILL PROVIDE WATER QUALITY AND ATTENUATION. STORMWATER WILL THEN BE DIRECTED SOUTH TO PROPOSED STRUCTURE CS-20 WITH A CONTROLLED DISCHARGE TO EXISTING LAKE L17A. THIS IS CONSISTENT WITH THE SOUTHERN GROVE CDD CONCEPTUAL PERMIT.

**HAZARDOUS WASTE STATEMENT**

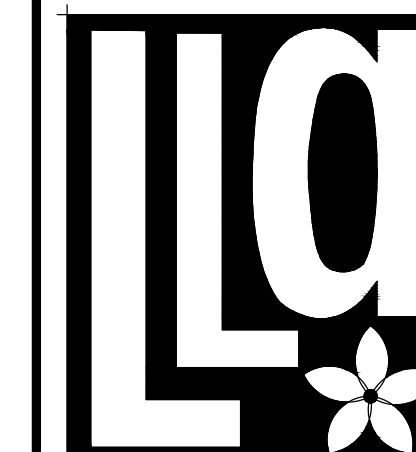
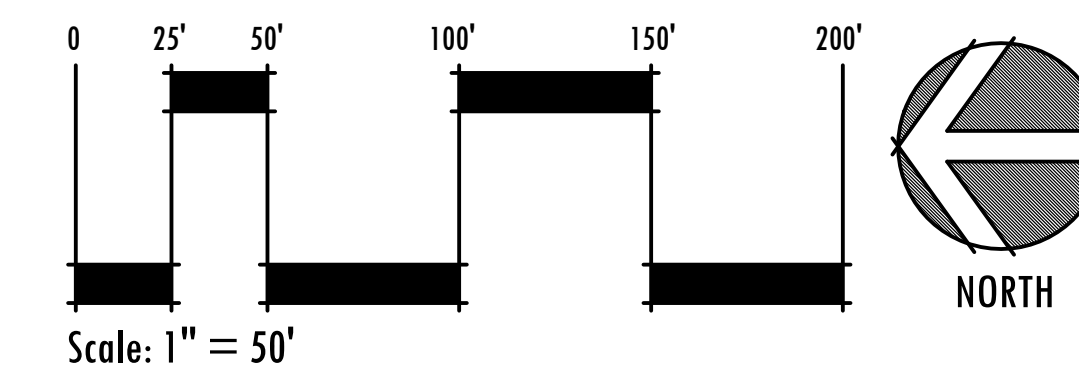
ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

**WELLFIELD PROTECTION ORDINANCE**

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

**PSL Project #: P22-121**  
**PSLUSD Project #: 5218A**

**Site Plan**



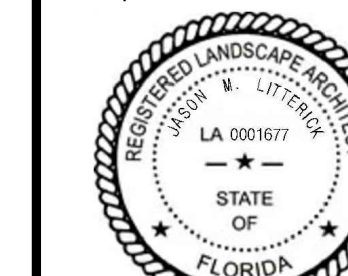
**Litterick Landscape Architecture**

2740 SW Martin Downs Blvd. #199  
 Palm City, FL 34990  
 561-719-3876  
 Jason.L1677@yahoo.com

Project Name

**Farrell Southern Grove**  
 Tradition, Florida

Landscape Architect of Record



Jason M. Litterick, RLA (LA0001677)

Scale: 1" = 50'-0"

Designed:	JML
Drawn:	JML
Approved:	JML
Date:	4/6/22
Job no.:	
Revisions:	6/15/22
	8/2/22
	8/29/22
	11/5/22
	11/29/22
	12/7/22

Sheet No.

**SP-1**