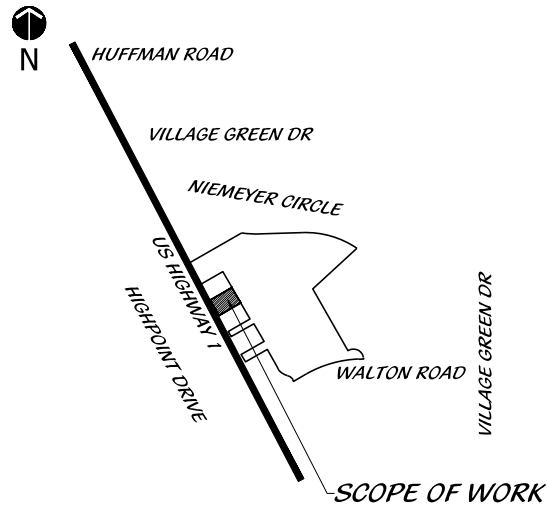


LOCATION MAP



PROJECT TEAM

OWNER BRIXMOR PROPERTY GROUP 1003 HOLCOMB WOODS PARKWAY ROSWELL, GA 30076 770.442.3773 CONTACT: JEFF BELL	APPLICANT BRIXMOR PROPERTY GROUP 9101 INTERNATIONAL DR, SUITE 1120 ORLANDO, FL 32819 407.903.2906 CONTACT: LEIGH PAULL
AGENT/ LANDSCAPE ARCHITECT/PLANNER COTLEUR & HEARING 1934 COMMERCE LN, SUITE 1 JUPITER, FL 33458 561.747.6336 CONTACT: DANIEL SORROW	ARCHITECT ELEVEN18 ARCHITECTURE 1011 E COLONIAL DR, SUITE 307 ORLANDO, FL 32803 407.745.5300 CONTACT: MARIA LOPEZ
CIVIL ENGINEER THOMAS ENGINEERING 6300 NW 31ST AVE FORT LAUDERDALE, FL 33309 954.202.7000 CONTACT: BRANDON ULMER	TRAFFIC CONSULTANT PINDER TROUTMAN CONSULTING 2005 VISTA PKWY, SUITE 111 WEST PALM BEACH, FL 33411 561.296.9698 CONTACT: REBECCA MULCAHY

LEGAL DESCRIPTION

EAST PORT PLAZA, LLC
BEING A PORTION OF PARCEL 5, SECOND REPLAT ST. LUCIE SECTION SIXTY SEVEN, AS RECORDED IN PLAT BOOK 62, PAGES 36 AND 37 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST CORNER OF PARCEL 7, SECOND REPLAT ST. LUCIE SECTION SIXTY SEVEN, AS RECORDED IN PLAT BOOK 62, PAGES 36 AND 37 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE S.27°55'33"E., ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. 1, A DISTANCE OF 417.75 FEET TO THE SOUTHWEST CORNER OF PARCEL 2, AS SHOWN ON FIRST REPLAT ST. LUCIE SECTION SIXTY SEVEN, AS RECORDED IN PLAT BOOK 30, PAGE 20 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID CORNER ALSO BEING THE POINT OF BEGINNING; THENCE N.62°04'27"E., DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. 1 AND ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 2, A DISTANCE OF 245.99 FEET; THENCE S.27°55'33"E., DEPARTING SAID SOUTHEASTERLY LINE OF SAID PARCEL 2, A DISTANCE OF 174.00 FEET; THENCE S.62°04'27"W., ALONG THE NORTHWESTERLY LINE OF PARCEL 3, AS SHOWN ON SAID PLAT OF FIRST REPLAT ST. LUCIE SECTION SIXTY SEVEN, AS RECORDED IN PLAT BOOK 30, PAGE 20, A DISTANCE OF 245.99 FEET TO A POINT ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. 1; THENCE N.27°55'33"W., ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. 1, A DISTANCE OF 174.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1,619,461 SQUARE FEET OR 37.183 ACRES, MORE OR LESS.

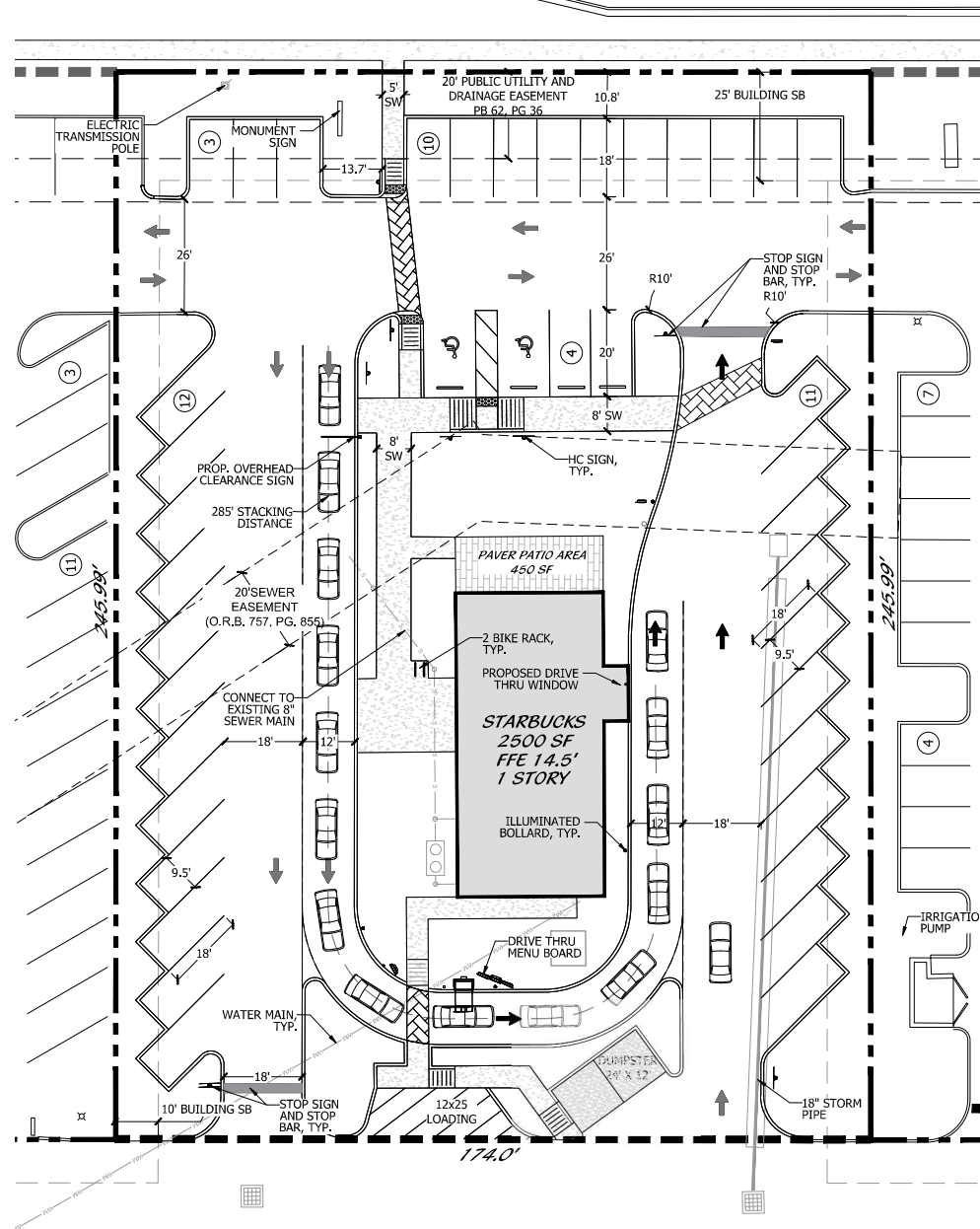
TRAFFIC STATEMENT

THE ITE TRIP GENERATION MANUAL, 11TH EDITION, LAND USE CODE 937 (COFFEE/DONUT SHOP W/DT) WAS USED TO DETERMINE EXPECTED DAILY AND PEAK HOUR TRIPS FOR THE PROPOSED PROJECT. THE 2,500 SQUARE FOOT ESTABLISHMENT WILL GENERATE 667 DAILY TRIPS, WITH 107 AM PEAK HOUR TRIPS AND 48 PM PEAK HOUR TRIPS. THIS IS CONSISTENT AND COMPATIBLE WITH EXISTING SURROUNDING COMMERCIAL USES IN THE SUBJECT SHOPPING PLAZA.

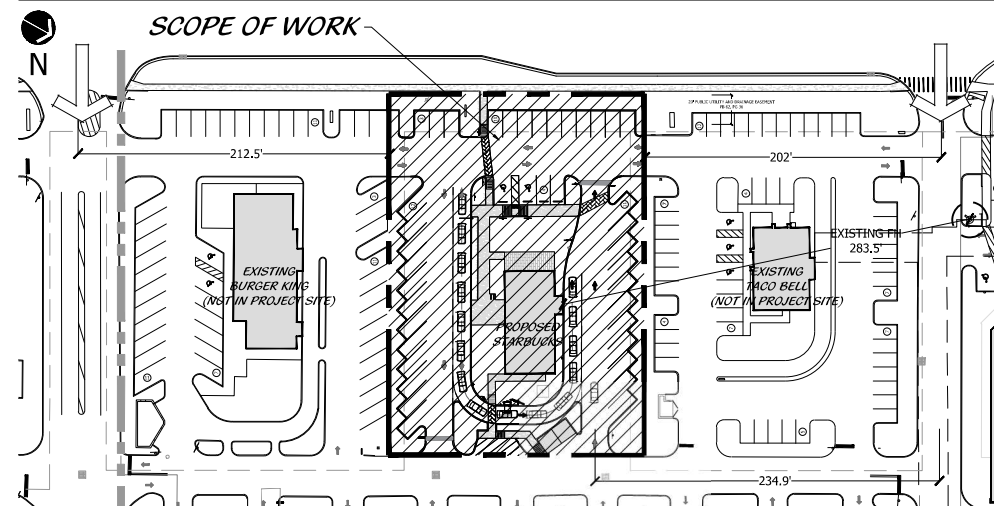
DRAINAGE STATEMENT

THE EXISTING SITE IS A FULLY DEVELOPED PARKING AREA, THE PROPOSED DESIGN WILL REROUTE THE DRAINAGE AS NEEDED TO EXISTING DRAINAGE SYSTEM FOR THE NEW USE. ANY EXISTING WATER MANAGEMENT PERMITS WILL BE MODIFIED AS NEEDED.

U.S. HIGHWAY NO. 1
(200' PUBLIC R/W)



KEY MAP



SITE DATA

SITE DATA: EAST PORT STARBUCKS		
EXISTING ZONING	GENERAL COMMERCIAL	
FUTURE LAND USE CLASSIFICATION	RESIDENTIAL OFFICE INSTITUTIONAL / COMMERCIAL GENERAL (RO/CG)	
TOTAL AREA	42,802.00 SF	0.98 AC
TOTAL BUILDING	2,500 SF	
TOTAL IMPERVIOUS AREA	30,063 SF	70.24 %
BUILDING	2,500 SF	5.84 %
PAVEMENT, CONCRETE, PARKING	27,563 SF	64.40 %
TOTAL PERVIOUS AREA	12,738.59 SF	29.76 %
TOTAL SITE AREA	42,802 SF	100.00 %
TOTAL PARKING		
PARKING REQUIRED (1 SPACE/ 75 SF)	40 SPACES	
RESTAURANT SPACES	34 SPACES	
PATIO SPACES	6 SPACES	
PARKING PROVIDED (TOTAL)	40 SPACES	
HANDICAP SPACES	2 SPACES	
STANDARD SPACES	38 SPACES	
LOADING ZONE		
REQUIRED SPACES (12' x 25')	1 SPACE	
PROVIDED SPACES	1 SPACE	
BUILDING SETBACKS		
FRONT TO US -1	25 FEET	
SIDE	10 FEET	
SIDE	10 FEET	
REAR	10 FEET	
PROPOSED USES		
MAXIMUM BUILDING HEIGHT	35 FEET	
PROPOSED BUILDING HEIGHT	< 35 FEET	
PROPOSED DRIVE THRU STACKING DISTANCE	285 FEET	
	DRIVE THRU	
	MAXIMUM BUILDING HEIGHT	35 FEET
	PROPOSED BUILDING HEIGHT	< 35 FEET
	PROPOSED DRIVE THRU STACKING DISTANCE	285 FEET

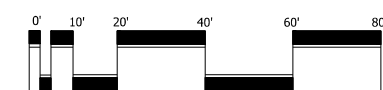
LEGEND

HC	HANDICAP		HC SIGN
R	RADIUS		STOP SIGN
SB	SETBACK		CENTER LINE
SW	SIDEWALK		RIGHT OF WAY
TY	TYPICAL		GREASE TRAP

Exhibit A

P11-151-A2
PSLUSD #11-011-0035

Conceptual Site Plan for Special Exception Use



Scale: 1" = 20'



North



Cotleur & Hearing

Landscape Architects
Land Planners
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EAST PORT PLAZA 9100 US HWY 1

Port Saint Lucie, Florida

DESIGNED	DTS/PRP
DRAWN	PRP
APPROVED	DTS
JOB NUMBER	23-0524
DATE	08-27-24
REVISIONS	

SHEET 3 OF 3

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