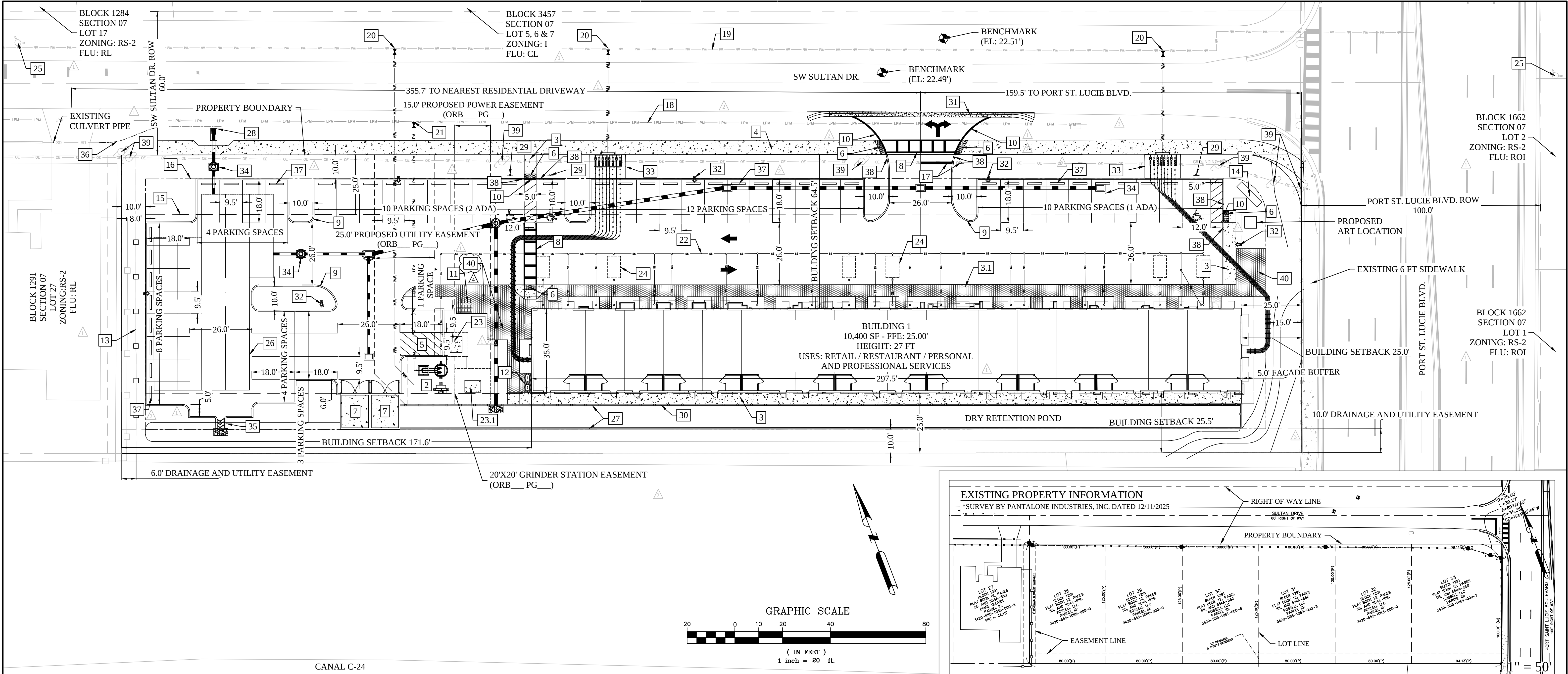


EXHIBIT A



SITE DATA

1. 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.
2. FUTURE LAND USE: RESIDENTIAL, OFFICE AND INSTITUTIONAL (ROI)
3. ZONING: LIMITED MIXED USE (LMD)
4. SITE AREA:
- | | ACRES | SF | % |
|---------------------------------------|---------|-----------|------|
| GROSS SITE AREA ¹ | 1.41 AC | 61,633 SF | 100% |
| TOTAL IMPERV. AREA (MAX ALLOWED 80%): | 0.92 AC | 40,102 SF | 65% |
| BUILDING COVERAGE (TOTAL): | 0.24 AC | 10,400 SF | 17% |
| PAVEMENT & SIDEWALK COVERAGE: | 0.68 AC | 29,702 SF | 48% |
| TOTAL PERVIOUS AREA: | 0.49 AC | 21,531 SF | 35% |
5. INTENSITY*:
- | | |
|--------------------------------------|-------------------|
| MAX BUILDING COVERAGE: | 40.0% - 24,653 SF |
| PROVIDED BUILDING COVERAGE: | 16.9% - 10,400 SF |
| *(GROSS BLDG AREA / GROSS SITE AREA) | |
6. PHASING: PROJECT WILL BE DEVELOPED IN ONE (1) PHASE
7. PARKING: PER SHOPPING CENTER REQUIREMENTS SEC. 158.221 (C) (22)
- REQUIRED:
- (10,400 SF)/(200 SF)*1 SPACES
- 52 PARKING SPACES
- 3 SPACES REQUIRED TO MEET ADA STANDARDS.

- PROVIDED:
- 49 STANDARD SPACES
- 3 ADA COMPATIBLE SPACES
- 52 TOTAL PARKING SPACES
8. BUILDING SETBACKS
- | | REQUIRED | PROVIDED |
|--------------|----------|----------|
| -FRONT | 25 FT | 64.5 FT |
| -REAR | 25 FT | 25.5 FT |
| -SIDE | 10 FT | 171.6 FT |
| -SIDE STREET | 25 FT | 25.0 FT |
9. LANDSCAPE BUFFER*
- | | REQUIRED | PROVIDED |
|--------|----------|----------|
| -NORTH | 10 FT | 10 FT |
| -EAST | 15 FT | 15 FT |
| -SOUTH | 10 FT | 10 FT |
| -WEST | 10 FT | 10 FT |
- *A LANDSCAPE STRIP AT LEAST TEN FEET IN DEPTH, EXCLUSIVE OF CURBING, SHALL BE LOCATED ADJACENT TO ALL RIGHTS-OF-WAY AND ABUTTING PROPERTIES, UNLESS INDICATED OTHERWISE. PROPERTIES WITH A DEPTH IN EXCESS OF 200 FEET HAVING A FRONT OR SIDE FACING PORT ST. LUCIE BOULEVARD SHALL PROVIDE A LANDSCAPE STRIP AT LEAST 15 FEET IN DEPTH. (LDC 154.03.(C).1 & 154.03.(C).2)
10. BUILDING HEIGHTS:
- | | |
|------------|-------------------|
| MAXIMUM - | 35 FT |
| PROVIDED - | 27 FT (ONE STORY) |
11. BICYCLE PARKING: BICYCLE PARKING WILL BE PROVIDED PER THE CITY'S LAND DEVELOPMENT CODE AND WILL BE LOCATED WITHIN 100 FT OF THE BUILDING'S MAIN ENTRANCE.
12. SITE LIGHTING: 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.

13. LIFT STATION, DUMPSTER ENCLOSURES, AND/OR AT GRADE MECHANICAL EQUIPMENT WILL INCLUDE LANDSCAPE SCREENING TO MEET THE CITY'S LAND DEVELOPMENT CODE.
14. POTABLE WATER AND SANITARY SEWER WILL BE PROVIDED BY THE CITY OF PORT ST. LUCIE
15. STORMWATER MANAGEMENT: A DRY RETENTION POND AND AN EXFILTRATION CHAMBERS SYSTEM SHALL BE USED TO PROVIDE THE REQUIRED STORMWATER MANAGEMENT PRIOR TO DISCHARGING TO THE PROPOSED EXTENSION OF THE EXISTING PLASTIC SWALE LINER LOCATED AT THE RIGHT-OF-WAY OF SW SULTAN DR (LIMITED TO 0.5 CFS/ACRE).
16. HAZARDOUS WASTE: 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.
17. WELLFIELD PROTECTION ORDINANCE: THE SUBJECT PARCEL IS NOT LOCATED WITHIN 1,000 FT OF A PUBLIC SUPPLY WELL.
18. TRAFFIC STATEMENT: TRAFFIC IMPACT STATEMENT PREPARED BY MACKENZIE ENGINEERING AND PLANNING, INC. DATED FEBRUARY 05, 2026, STATES THAT THIS PROJECT WILL GENERATE THE FOLLOWING NEW NET EXTERNAL TRIPS: 401 DAILY, 25 AM PEAK HOUR (14 IN / 11 OUT), AND 47 PM PEAK HOUR (23 IN / 24 OUT), AND THE FOLLOWING DRIVEWAY TRIPS: 669 DAILY, 56 AM PEAK HOUR (27 IN / 29 OUT), AND 78 PM PEAK HOUR (39 IN / 39 OUT). 12TH EDITION (ITE REPORT). ITE LAND USE CODE 822.
19. ENVIRONMENTAL STATEMENT: UPLAND AREAS BASED ON ENVIRONMENTAL ASSESSMENT PROVIDED BY HALEY WARD, INC. (DATED DECEMBER 10, 2025). IT IS THE PROFESSIONAL OPINION OF HALEY WARD, INC. THAT NATIVE UPLAND HABITAT IS LOCATED ONSITE. HOWEVER, THE NATIVE HABITAT AREA IS LESS THAN 2AC. SO PRESERVATION REQUIREMENTS WILL NOT APPLY.

- NOTES:
1. ALL MECHANICAL EQUIPMENT TO BE PLACED ON THE BUILDING ROOFTOP AND WILL BE SCREENED BY PARAPET CONSISTENT WITH FLORIDA BUILDING CODE REGULATIONS AND CITY STANDARDS.
2. ALL PROPOSED BUILDING UNITS ARE TO BE PROVIDED BY AN AUTOMATIC SPRINKLER SYSTEM ACCORDING TO NFPA 13 AND ALL APPLICABLE LOCAL CODES.
- PROPOSED IMPROVEMENTS LEGEND:
- ① PROPOSED BUILDING 1 - 10,400 SF (ONE STORY); MIN. FFE - 25.00 (NAVD); USES: RETAIL / RESTAURANT / PERSONAL / PROF. SERVICES.
- ② PROPOSED LIFT STATION AREA
- ③ PROPOSED 5 FT CONCRETE SIDEWALK
- ④ PROPOSED 5 FT PAVERS SIDEWALK
- ⑤ PROPOSED 6 FT CONCRETE SIDEWALK
- ⑥ PROPOSED GRINDER STATION MAINTENANCE PARKING SPACE
- ⑦ PROPOSED ADA DETECTABLE WARNING STRIP
- ⑧ PROPOSED DUMPSTER ENCLOSURE FOR REFUSE AND RECYCLING
- ⑨ PROPOSED PEDESTRIAN 5FT CROSSWALK STRIPING
- ⑩ PROPOSED TYPE "D" CURB
- ⑪ PROPOSED TYPE "D" CURB FLUSH W/ EOP
- ⑫ PROPOSED BICYCLE PARKING
- ⑬ PROPOSED MAILBOX AREA
- ⑭ PROPOSED PERIMETER WALL (SEE DETAIL)
- ⑮ PROPOSED MONUMENT SIGN
- ⑯ BUILDING SETBACK LINE
- ⑰ LANDSCAPE BUFFER LINE
- ⑱ PROPOSED STOP SIGN AND STOP BAR
- ⑲ EXISTING 2.5" LOW PRESSURE MAIN
- ⑳ EXISTING 6" WATER MAIN
- ㉑ PROPOSED POTABLE WATER SERVICE
- ㉒ PROPOSED SANITARY SEWER LOW PRESSURE MAIN
- ㉓ PROPOSED 6" SANITARY SEWER SERVICE
- ㉔ PROPOSED TRANSFORMER PAD (10'X10' ESMT - ORB PG)
- ㉕ PROPOSED TRANSFORMER PAD (15'X15' ESMT - ORB PG)
- ㉖ PROPOSED GREASE INTERCEPTOR
- ㉗ APPROXIMATE LOCATION OF NEAREST FIRE HYDRANT WITHIN 1,000 FEET OF PROPERTY PER CITY OF PORT ST. LUCIE GIS INFORMATION (EXIST FH)
- ㉘ PROPOSED EXFILTRATION CHAMBERS AREA
- ㉙ PROPOSED RETAINING WALL (PER FDOT INDEX 400-011)
- ㉚ STORMWATER DISCHARGE
- ㉛ ADA H/C SIGN (TYP.)
- ㉜ PROPOSED RETAINING WALL RAILING (PER FDOT INDEX 400-011)
- ㉝ PROPOSED DROP CURB
- ㉞ = PROPOSED STREET LIGHT LOCATION (PHOTOMETRIC DESIGN BY ALERS ENGINEERING GROUP, LLC)
- ㉟ WATER METER 15'X10' UTILITY EASEMENT (ORB PG)
- ㊱ STORMWATER CONTROL STRUCTURE
- ㊲ PROPOSED FLUME AND ENERGY DISSIPATOR
- ㊳ PROPOSED PLASTIC SWALE LINER EXTENSION
- ㊴ PROPOSED WHEEL STOP
- ㊵ CURB TRANSITION (TYPE D - HEADER CURB)
- ㊶ EXISTING CONCRETE POWER POLE
- ㊷ PROPOSED PLAZA AMENITY
- PROJECT N°: P26-006
- LMD REZONE PROJ. N°: P26-003
- SEU PROJ. N°: P26-004
- PSLUSD PROJ. N°: 11-725-00

STORYBOOK DEVELOPMENT SERVICES, LLC
CERTIFICATE OF AUTHORIZATION NO. 33749
JOSE A. CHAVES
JOSE@STORYBOOKTEAM.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
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ANY ELECTRONIC COPY.

REVISIONS					
#	DATE	BY	DESCRIPTION	#	DATE
1	02/13/2026	JAC	CHANGES DUE TO CITY COMMENTS		
2	03/16/2026	JAC	CHANGES DUE TO CITY COMMENTS		
3	04/15/2026	JAC	CHANGES DUE TO CITY COMMENTS		
4	05/20/2026	JAC	CHANGES DUE TO CITY COMMENTS		

RIVERVIEW PLAZA
CONCEPTUAL SITE PLAN
SITE PLAN

CITY OF PORT ST. LUCIE, FLORIDA
PREPARED BY: STORYBOOK DEVELOPMENT SERVICES, LLC

DATE: 05/20/2026
PROJECT NO.:
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: VARIES
SHEET: C-2.0