

Site Data

AMENITY CENTER TRACT OF THE PLAT OF LTC RANCH WEST POD 6A PHASE 1, AS RECORDED IN PLAT BOOK 120, PAGE 1 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, CONTAINING 6.195 ACRES, MORE OR LESS. SAID LANDS SITUATE IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

Parcel ID Number (Parent):	3302-707-0001-0003	
Parcel ID Number (Amenity Center Tract):	3303-500-0012-0001	
Total Site Area:	270,000 sf (6.20 ac)	100.00%
Total Impervious Area:	139,441 sf (3.20 ac)	52.00%
Total Building SF:	17,380 sf (0.40 ac)	6.00%
Total Pervious Area:	130,559 sf (3.00 ac)	48.00%
Future Land Use Designation:	R01 - Residential, Office, Institutional	
Existing Zoning:	PUD	
Building Height:	35' MAX	



Total Site Data

Impervious:	139,441 sf	(3.20 ac)
Parking (51,573 sf)		
Clubhouse (6,823 sf)		
Pool Deck (12,079 sf)		
Spa Area (595 sf)		
Pool Equipment (567 sf)		
Cabana/Bar (2,503 sf)		
Outdoor Area (2,560 sf)		
Pickle Ball Courts (8,448 sf)		
Fitness Building (3,802 sf)		
Future Pickle Ball Courts (8,448 sf)		
Social Club Room (4,252 sf)		
Future Sports Courts (8,967 sf)		
Fire Pit (536 sf)		
Future Outdoor Fitness Area (1,854 sf)		
Putting Green (1,800 sf)		
Event Lawn (4,540 sf)		
Paved Walkways/Hardscape (16,026 sf)		
Pervious:	130,559 sf	(3.00 ac)
Landscape/Open Space		
Total Building SF:	17,380 sf	(0.40 ac)

Phases Site Data

Total Phase Acreage	7.78 ac
Phase 1	171,307 sf 3.93 ac
Impervious:	95,822 sf 2.21 ac
Parking (51,573 sf)	
Clubhouse (6,823 sf)	
Pool Deck (12,079 sf)	
Spa Area (595 sf)	
Pool Equipment (497 sf)	
Cabana/Bar (2,503 sf)	
Outdoor Area (2,560 sf)	
Pickle Ball Courts (8,448 sf)	
Paved Walkways/Hardscape (6,676 sf)	
Pervious:	68,360 sf 1.57 ac
Landscape/Open Space (68,360 sf)	
Phase 2	16,988 sf 0.39 ac
Impervious:	14,350 sf 0.33 ac
Fitness Building (3,802 sf)	
Future Outdoor Fitness Area (2,100 sf)	
Future Pickle Ball Courts (8,448 sf)	
Pervious:	7,353 sf 0.17 ac
Landscape/Open Space (7,353 sf)	
Phase 3	63,716 sf 1.46 ac
Impervious:	21,845 sf 0.50 ac
Social Club Room (4,252 sf)	
Future Sports Courts (8,967 sf)	
Fire Pit (536 sf)	
Putting Green (1,800 sf)	
Event Lawn (4,540 sf)	
Paved Walkways/Hardscape (1,750 sf)	
Pervious:	44,527 sf 1.02 ac
Landscape/Open Space (44,527 sf)	

Note: Phase breakdowns exclude Total Building Area (17,380 sf / 0.40 ac)

Parking Requirements

LTC Ranch PUD, Section 4, Parking & Pedestrian Requirements
 Parking Required: (1 Space per 1,000 sf of gross clubhouse area) 18 Spaces, 1 ADA
 Parking Provided: 102 Vehicle Spaces, 9 ADA

Building Setback Requirements

Required	Provided
Front:	25' 111.7'
Side:	10' 144.1'
Side:	10' 230.9'
Rear:	25' 119.7'

General Notes

- Hazardous waste disposal shall comply with all federal, state and local regulations.
- All landscape areas abutting vehicular use areas shall be curbed or protected by curb stops.
- All building, parking and access areas shall document compliance with the requirements of the American Disabilities Act prior to the issuance of a building permit.
- Soil erosion and sediment control devices shall be in place prior to the commencement of construction activities.
- Landscaping shall be in accordance with the requirements of chapter 153 of the landscape code of the City of Port St. Lucie.
- No landscaping other than grasses shall be located within 10' of a City utility line or appurtenance. All other utilities shall be a minimum of 5' horizontal separation from City utility mains for parallel installations and a minimum 18" below City mains. (All measurements are taken from outside to outside.)
- No landscaping shall be placed in a manner that would create conflicts with the intended operation and maintenance of any existing utility.
- This application is not vested for any municipal fees. All fees are calculated at time of payment. This includes specifically impact fees, unpaid preserve fees and any administrative review fees for City Departments. No fees are vested based on date of City Council approval.
- Signs are not part of this review and shall be permitted separately from this application. (See Chapter 155 (Sign Code) City of Port St. Lucie Land Development Regulations.)
- 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).

Legal Description

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Traffic Statement

The proposed Amenity Center traffic is contained within the private gated community and is only for the residents. The entrance to the parking lot is internal to the site and will not stack into public right of way.

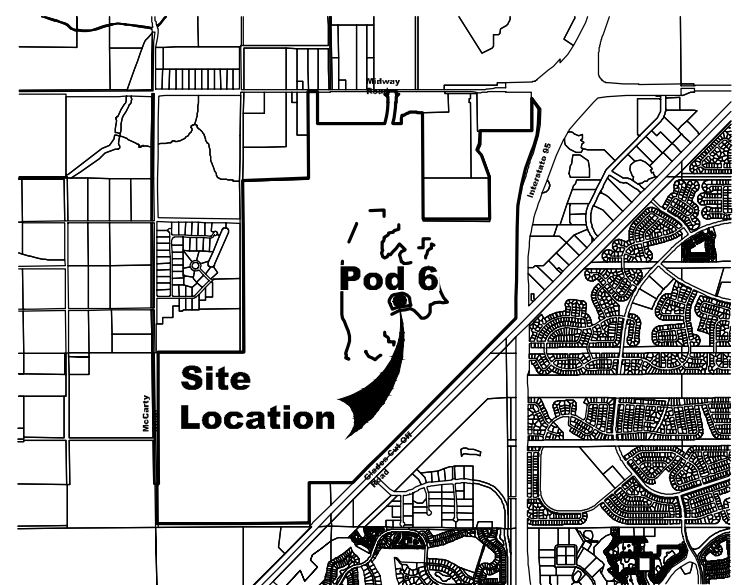
Drainage Statement

The stormwater for this project is part of the overall LTC Ranch master drainage system. As a part of the overall development, we prepared permit applications and supporting documents to South Florida Water Management District under Application #56-106578-P. Included within those documents were drainage plans and a drainage report that met the District's requirements. As shown below, the grading and land use assumptions for this parcel are consistent with the conceptual permit.

Statement of Light Shielding:

The height and shielding of light standards shall provide proper lighting without hazard to drivers or nuisance to residents, and the design of lighting standards shall be of a type appropriate to the development and municipality.

Key / Location:



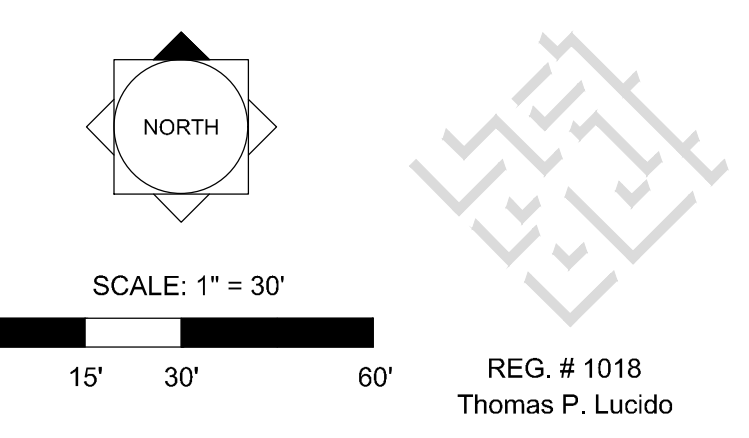
Project Team:

Client & Property Owner:	K. Hovanian Southeast Florida Division, LLC 3601 Quantum Blvd. Boynton Beach, Florida 33426
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	Kimley Horn And Associates 445 24th Street, Suite 200 Vero Beach, FL 32960 772-794-4067
Surveyor:	Kimley Horn And Associates 445 24th Street, Suite 200 Vero Beach, FL 32960 772-794-4067

Wylder
Four Seasons
Amenity Site Plan

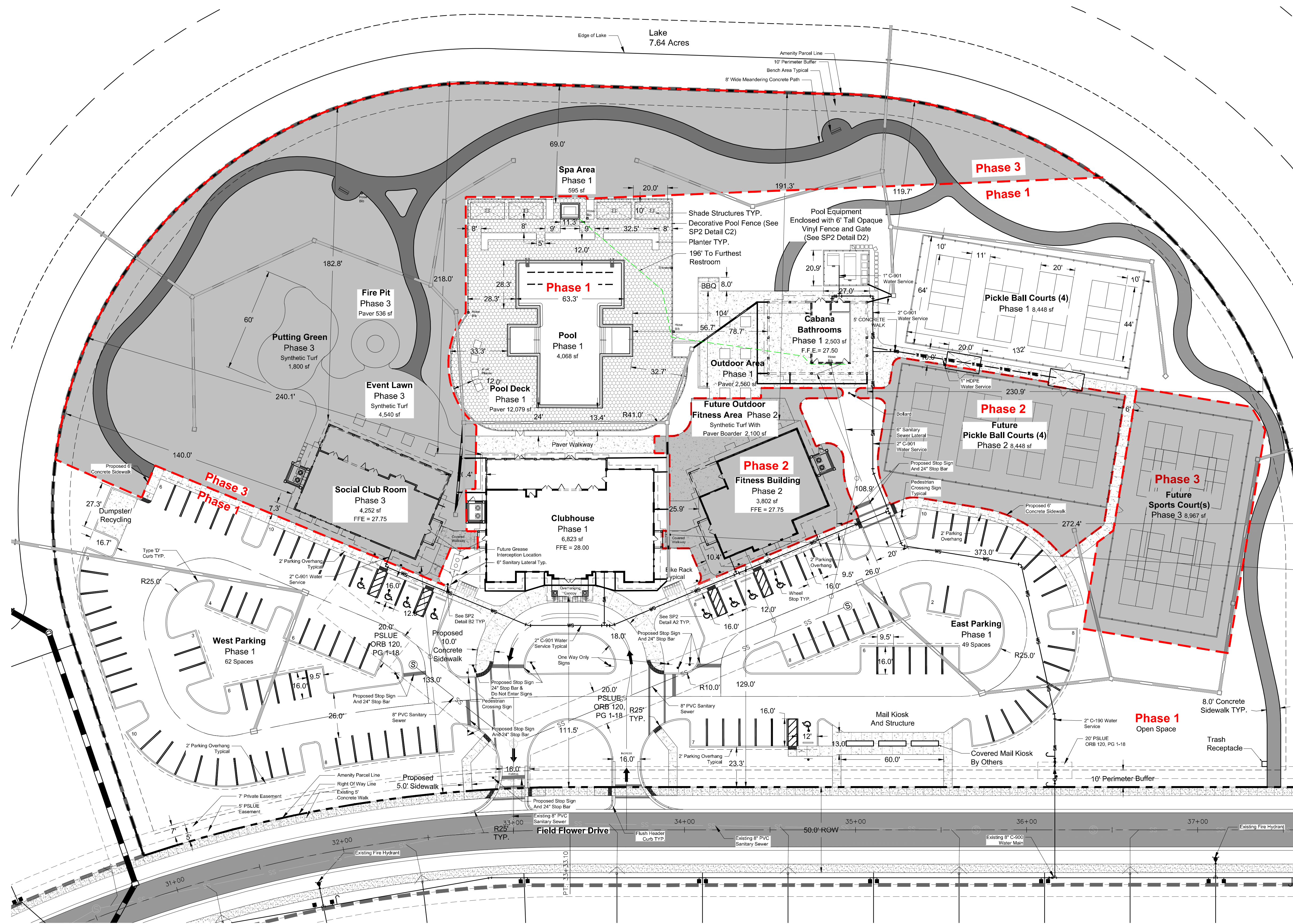
Port St Lucie, Florida
 P23-121
 PSLUSD No. 11-642-09B

Date	By	Description
07.19.23	EFD	Initial Submittal
08.24.23	EFD	Re-Submittal
11.01.23	SJS	Re-Submittal
11.16.23	SJS	Re-Submittal
11.17.23	SJS	Re-Submittal
11.21.23	SJS	Re-Submittal
11.27.23	SJS	Revised Legal Desc



Designer	EFD	Sheet
Manager	SG	
Project Number	22-471	
Municipal Number	P23-121	
Computer File	22-471 - POD 6 - Amenity Site Plan - Revised P01	

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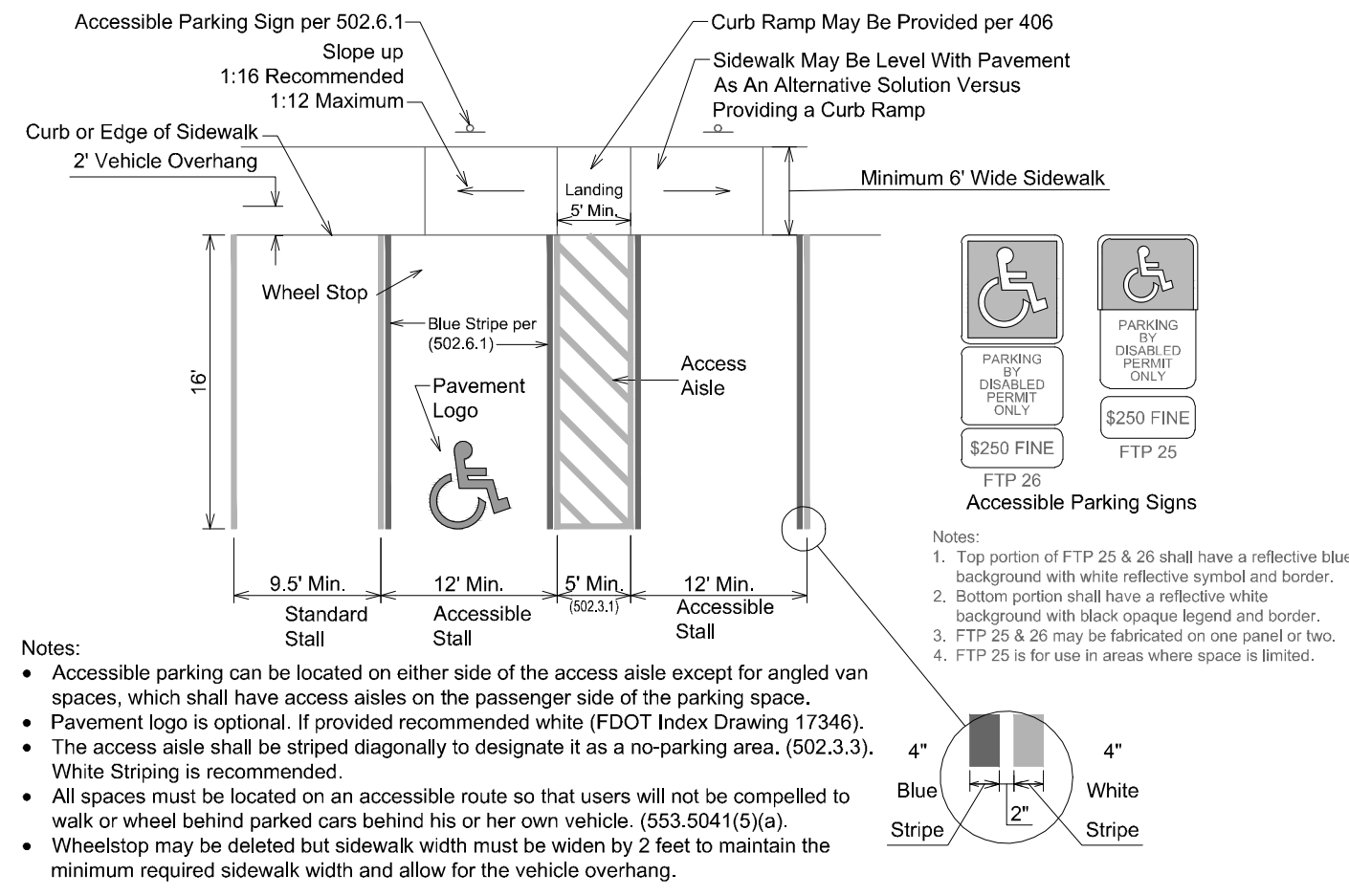


Environmental Statement

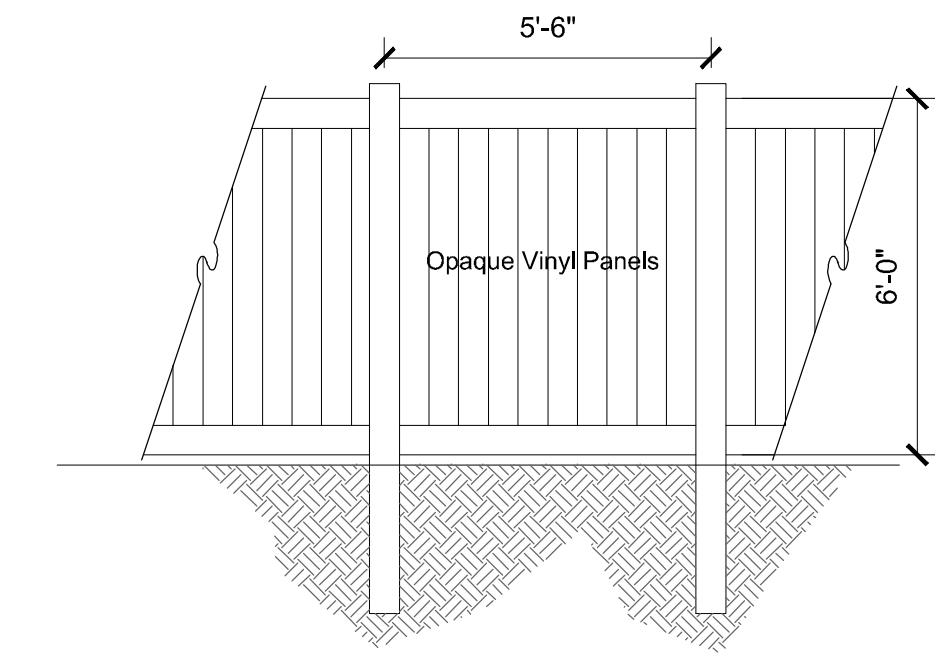
The portion of Pod 6 is comprised of improved pasture area with no wetlands or native upland habitat. A gopher tortoise burrow survey shall be conducted, and should any burrows be found within the boundaries, a gopher tortoise relocation permit will be filed with FWCC accordingly. No other protected or endangered flora or fauna were observed on the site.

Index of Drawings

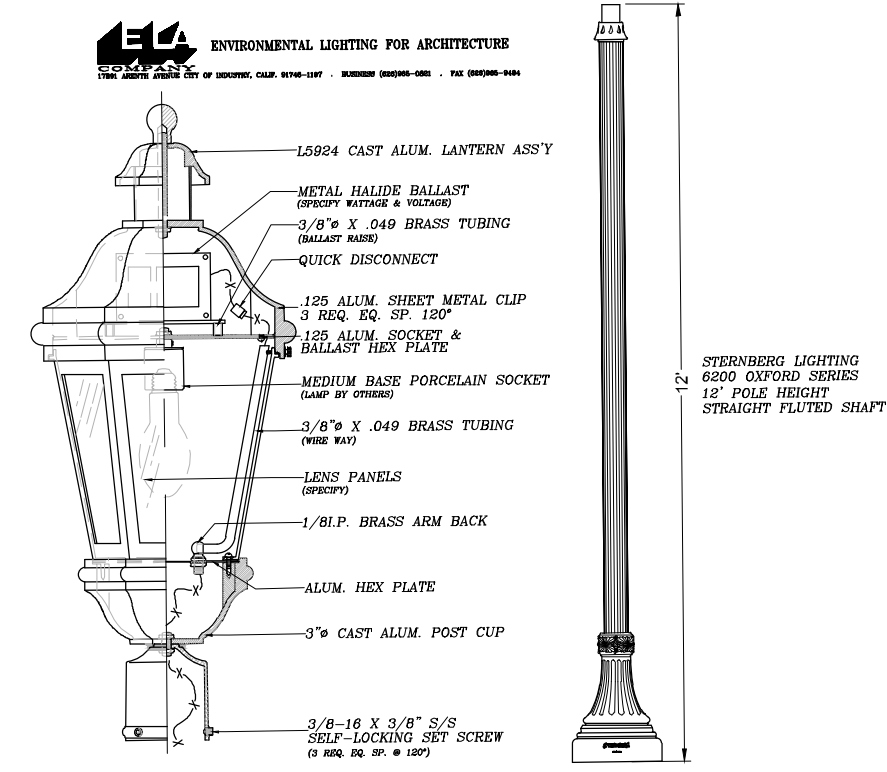
SP1	Cover Sheet
SP2	Site Detail Sheet



A 2 Accessible And Standard Parking Space
Scale: N.T.S.



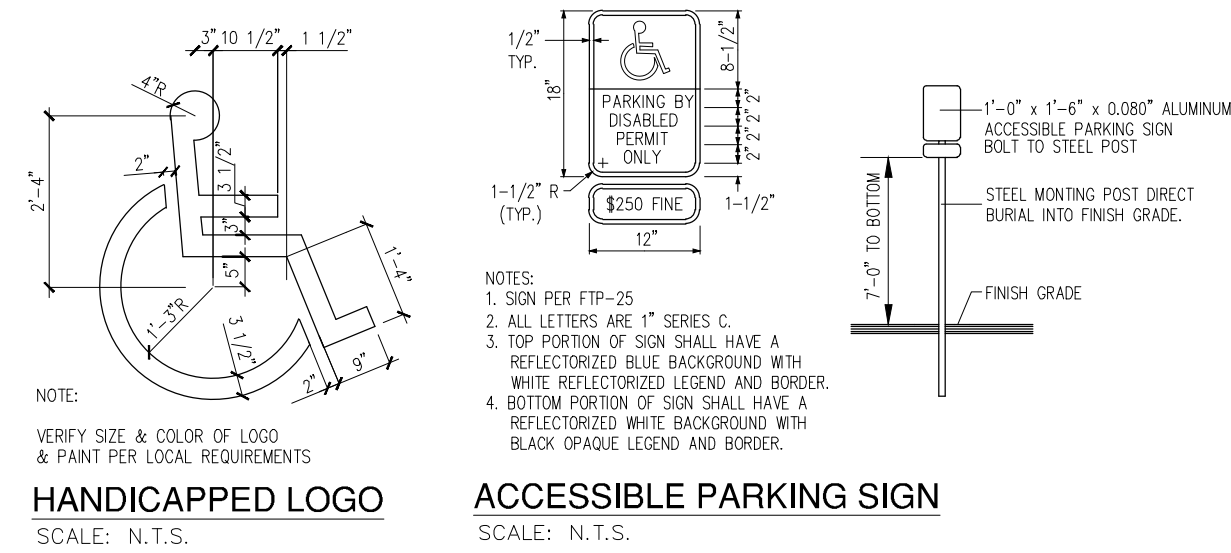
D 2 Typical 6' Tall Vinyl Fence Detail
Scale: N.T.S.



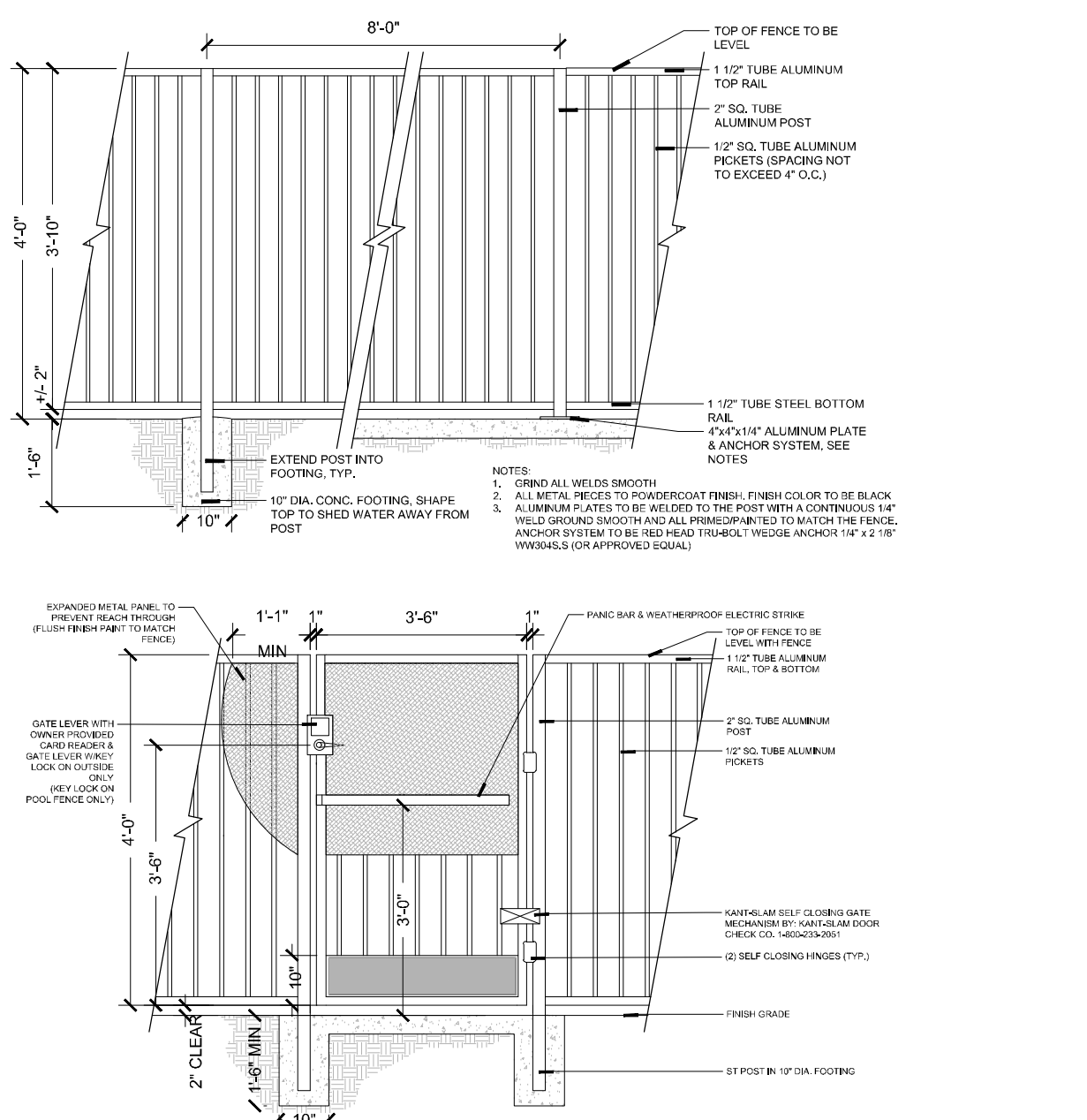
E 2 Standard Decorative Light Fixture
Scale: N.T.S.



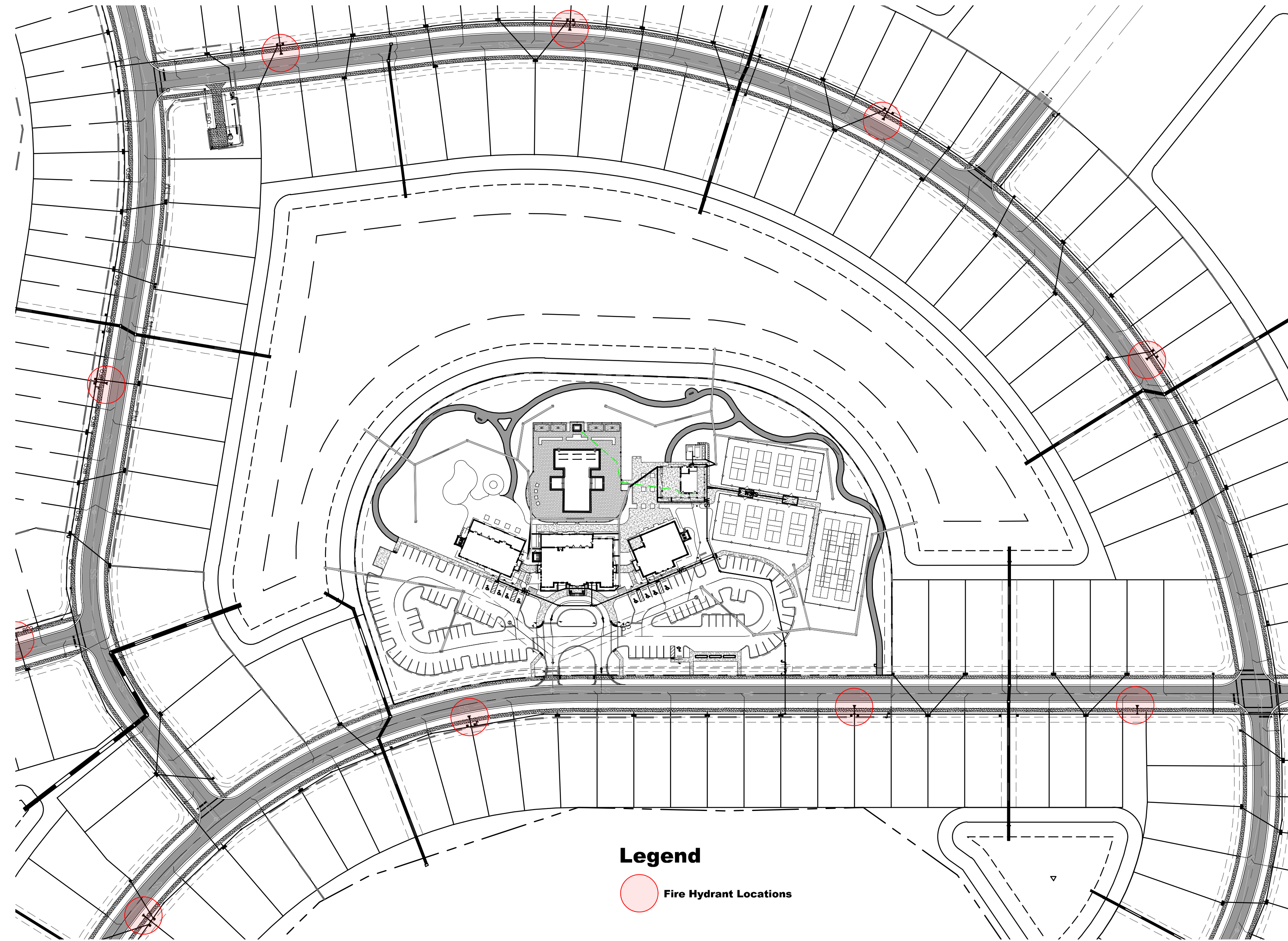
F 2 Bollard Detail
Scale: N.T.S.



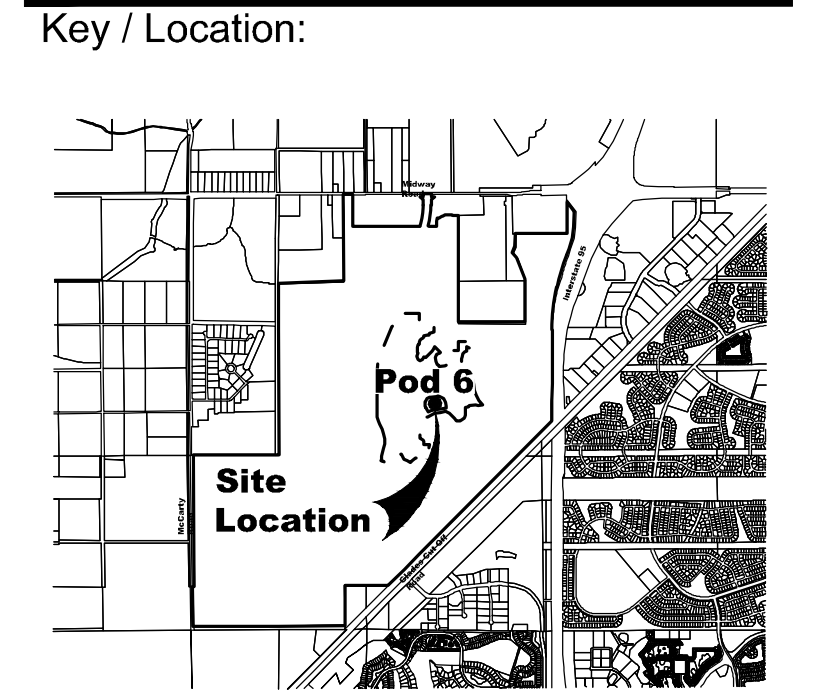
B 2 Accessible Pavement Marking & Signage
Scale: N.T.S.



C 2 Typical Decorative Fence Detail
Scale: N.T.S.



F 2 Fire Hydrants Within 1,000 ft Of Site
Scale: 1"=100'



N.T.S.

Project Team:

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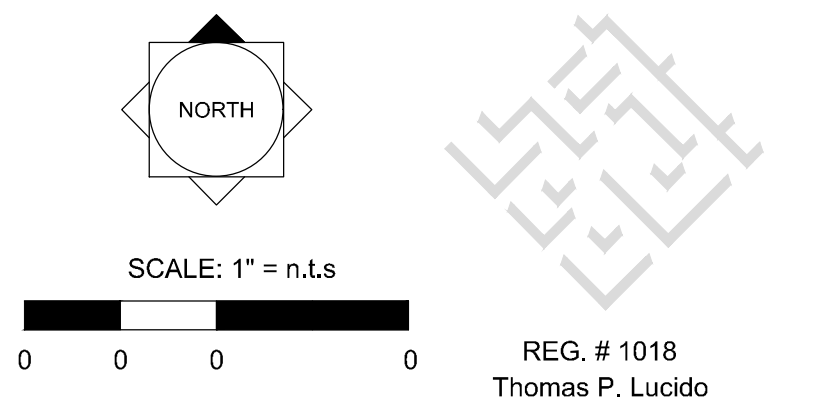
Wylder

**Four Seasons
Amenity Site Details**

Port St Lucie, Florida

P22-470 / P23-121
PSLUSD No. 11-642-09

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Computer File	22-471 - POD 6 - Amenity Site Plan - Revised Pool And Spa.dwg	

SP2