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**Site Data**

Total Site Area	18.51 Ac. / 806,418 sf
Multi-family Area	14.00 Ac.
Commercial Area	4.51 Ac.
Future Land Use:	RH / CG
Zoning:	PUD

**Environmental Data**

Total Site Upland Habitat Area (Pine Flatwoods)	2.03 Ac.
Required Upland Preservation (2.03 x 25%)	0.51 Ac. (25%)
Provided Upland Preservation	0.99 Ac. (49%)

**Multi-family Area (14.00 Ac.)**

Max. Density	15 DU / Ac.: Maximum density shall be calculated based on the total gross site area of the entire PUD.
Max. Allowable Density (18.51 Ac. x 15 du / Ac.)	277 Units
Proposed Density	264 Units

Multi-family Parcel Site Area:	14.00 Ac. / 100%
Maximum Impervious Area: (Includes Lake Area / Coverage)	9.80 Ac. / 70%
Maximum Building Coverage:	4.90 Ac. / 35%
Maximum Building Height:	4-Story / 44' Height

(Height for flat roofs is measured to the top roof surface or deck level, parapets and equipment screens are not included in maximum building height calculations. Roof parapets and equipment screens may exceed the Maximum Building Height by up to five feet (5').)

Maximum Building Length:	230' Length
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**Multi-family Area: Parking Requirement**

Minimum Parking Requirement: 1.87 Spaces per unit  
1.87 spaces per unit is the minimum overall parking requirement for the entire multi-family development which includes all resident, guest and clubhouse parking.

Total Required Parking: (264 Units x 1.87 spaces per unit)	494 Spaces
Total Provided Parking:	509 Spaces

Reg. Parking Spaces (9.5' x 16' w/ 2' Overhang or 9.5' x 18')	305 Spaces
(C) Compact Parking Spaces (8.5' x 16' w/ 2' Overhang or 8.5' x 18')	82 Spaces (16%)
Freestanding One Car Garage Spaces (12' x 20' Typ.)	12 Spaces
Internal Bldg. One Car Garage Spaces (8 spaces per building)	48 Spaces
Bldg. Driveway Parking Spaces (8 spaces per building)	48 Spaces
Handicap Parking Spaces	14 Spaces (11 Required)

**Min. Bldg. Setback / Separation Requirements**

Front Bldg. Setback: (from PUD Commercial Area to the west)	44' Min.
Side Building Setback: (from north & south property line)	44' Min.
Rear Building Setback: (from east property line)	44' Min.
Building Setback from Preserve Areas:	10' Min.
Bldg. from Lake Top of Bank:	15' Min.
Separation Between Buildings:	20' Min.

**Min. Perimeter Landscape Buffer / Strip Requirements**

North Property Line: (adjacent to Savanna Club Blvd.)	10' Min.
South Property Line: (adjacent to Ex. Lake / Light Industrial Property)	10' Min.
West Property Line: (adjacent to Commercial Property)	10' Min.
West Property: (adjacent to PUD Commercial Area)	10' Min. w/ Shared 6' Opaque Fence or Wall (located on Boundary Line)
East Property Line: (adjacent to Ex. Preserve Area & Multi-family)	Proposed Upland Preserve (No Additional Landscape Buffer Required)
Building Perimeter Buffers:	3' Min.

**Commercial Area (4.51 Ac.)**

Commercial Parcel Site Area:	4.51 Ac. / 100%
Maximum Impervious Area:	3.61 Ac. / 80%
Maximum Building Coverage:	1.80 Ac. / 40%
Maximum Building Height:	35' Height

**Min. Bldg. Setback / Separation Requirements**

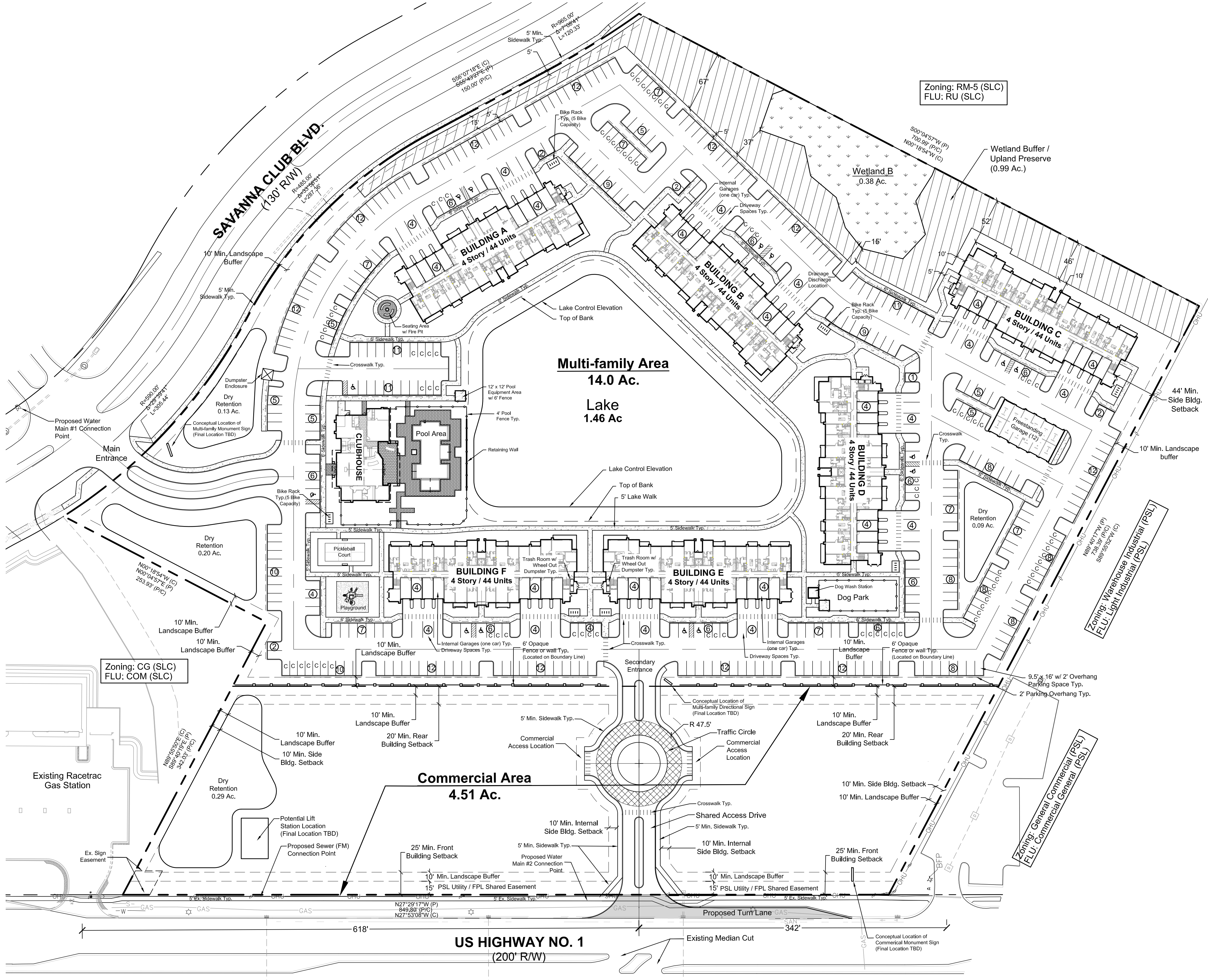
Front Bldg. Setback: (from west property line along U.S. Hwy 1)	25' Min.
Side Building Setback: (from north & south property line)	10' Min.
Rear Building Setback: (from PUD Multi-family Area to the east)	20' Min.
Internal Side Building Setback: (from shared access drive)	10' Min.
Separation Between Buildings:	15' Min.

**Min. Perimeter Landscape Buffer / Strip Requirements**

East Property Line: (adjacent to PUD Multi-family Area)	10' Min. w/ Shared 6' Opaque Fence or Wall (located on Boundary Line)
North Property Line: (adjacent to Commercial Property)	10' Min.
South Property Line: (adjacent to Commercial Property)	10' Min.
West Property Line: (adjacent to U.S. Hwy. 1)	10' Min.

**Commercial Area: Parking Requirement**

Minimum Parking Requirement: 1 Space per 200 sf of Gross Floor Area  
This parking ratio shall be applicable to all permitted commercial uses.



**Location Map**



**Development Team**

**Master Developer:**  
PSL Town Place Partners, LLC  
Jerry Rich, Managing Member  
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(772)446-7344

**Property Owner:**  
PSL Town Place Partners, LLC  
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(772)446-7344

**Environmental Consultant:**  
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Bob Weight  
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(772) 545-3676

**Surveyor:**  
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Richard Laventure, PLS  
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**Planner / Landscape Architect:**  
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Michael Houston, President  
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(772) 676-7200

**Civil Engineer:**  
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(772) 692-4344

**Architect:**  
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**Traffic Engineer:**  
MacKenzie Engineering & Planning  
Shaun MacKenzie, P.E.  
1172 SW 30th St., Suite 500  
Palm City, FL 34980  
(772) 286-8030

**Drainage Statement**

Impervious areas include proposed multi-family residential apartment buildings, driveways, sidewalks, parking, and retail commercial buildings. The proposed design will meet both SFWMD and City of Port St. Lucie design criteria. Dry and wet detention ponds will be utilized for the required water quality treatment volume, storm water attenuation and TMDL reductions. After required treatment, stormwater will be discharged to the east into a wetland as presently permitted. Discharge will meet the Pre versus Post requirements in order to minimize any disruption to the wetland. The wetland discharges through a control structure located on the property to the east (as owned and allowed by Rich Properties, LLC) and eventually to Hog Pen Slough. The proposed stormwater system will be designed to meet all South Florida Water Management District and City of Port St. Lucie requirements.

**Utility Statement**

The proposed site is located within the City of Port St. Lucie Utility Department service area. Potable water supply and domestic wastewater collection and transmission services are available at the site via a 12" water main and 16" force main along the east side of US Highway 1, a 12" water main along the east side of Savanna Club Boulevard and a 6" force main along the west side of Savanna Club Boulevard.

**Legal Description**

BEING A PORTION OF LOTS 15 AND 16, BLOCK 3 AND LOTS 9 AND 10, BLOCK 4 OF SECTION 26, TOWNSHIP 36 SOUTH RANGE 08 EAST AS SHOWN ON THE PLAN OF ST. LUCIE GARDENS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, AT PAGE 35 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26, THENCE NORTH 89°01'17" WEST ALONG A PORTION OF THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 184.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°01'17" WEST ALONG A PORTION OF THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 736.38 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, THENCE NORTH 07°07'17" WEST ALONG A PORTION OF THE EASTERN RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 940.00 FEET; THENCE SOUTH 89°01'17" EAST, A DISTANCE OF 342.00 FEET; THENCE NORTH 07°07'17" EAST, A DISTANCE OF 45.00 FEET TO THE SOUTHWEST CORNER OF SAVANNA CLUB BOULEVARD AS SHOWN ON SAVANNA CLUB PLAT NO. ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, AT PAGE 7 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND A POINT ON A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 360.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°07'17" TO A POINT OF TANGENCY; THENCE SOUTH 84°52'27" EAST, A DISTANCE OF 150.00 FEET TO (A) POINT OF CURVATURE; THENCE BY A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 07°07'17" AND AN ARC DISTANCE OF 130.33 FEET TO A POINT, THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 700.99 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN ST. LUCIE COUNTY, FLORIDA AND CONTAINING 181.81 ACRES, 106,418 SQUARE FEET;

**Phasing Description**

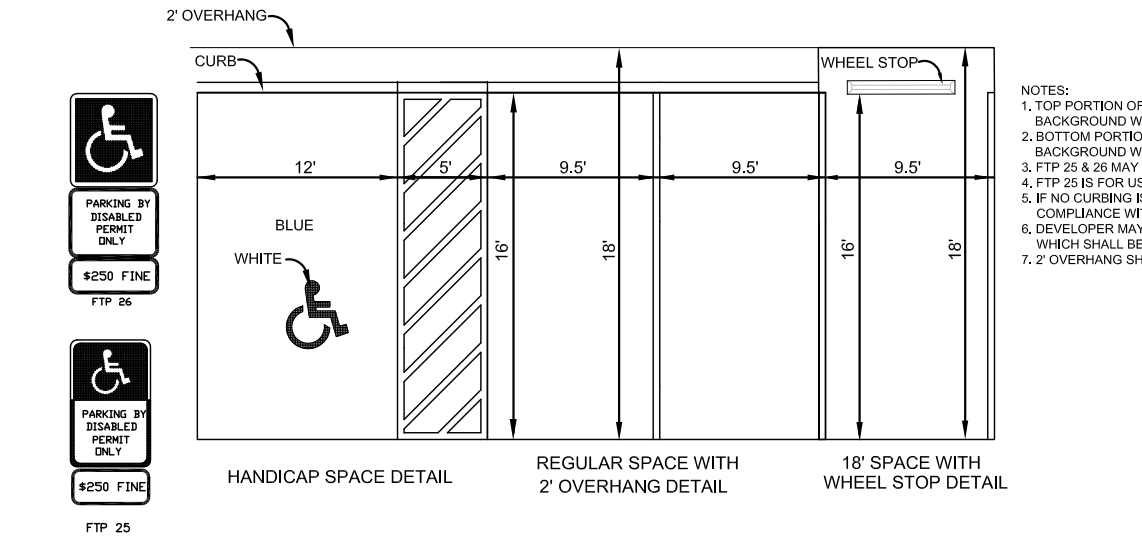
The entire Multi-family Area including the following items within the Commercial Area such as the shared access drive off of U.S. Hwy. 1, dry retention area and lift station shall be constructed / completed in one (1) phase.

The remaining Commercial Area shall be constructed / completed second in one (1) phase.

**General Notes**

1. THE LOCATION AND EXACT NUMBER OF PROVIDED PARKING SPACES MAY BE ADJUSTED AT THE TIME OF SITE PLAN.
2. PRESERVE AREA SIGNS SHALL BE PLACED ADJACENT TO THE PERIMETER OF WETLAND BUFFER / UPLAND PRESERVATION AREAS. SIGN SIZE, QUANTITY AND SPACING SHALL BE IN COMPLIANCE WITH THE DISTRICT STANDARD REQUIREMENTS.

**Parking Space Detail**



Job No.	2020-44
Drawn By	TT
Checked By	MH
Approved By	MH
Submission Dates	10-29-21 02-18-22 06-13-22
Revision Dates	06-13-22 - General Note #2 Added based on staff comment.

PSL # P21-285  
PSLUSD # 11-836-00  
**CP-1**