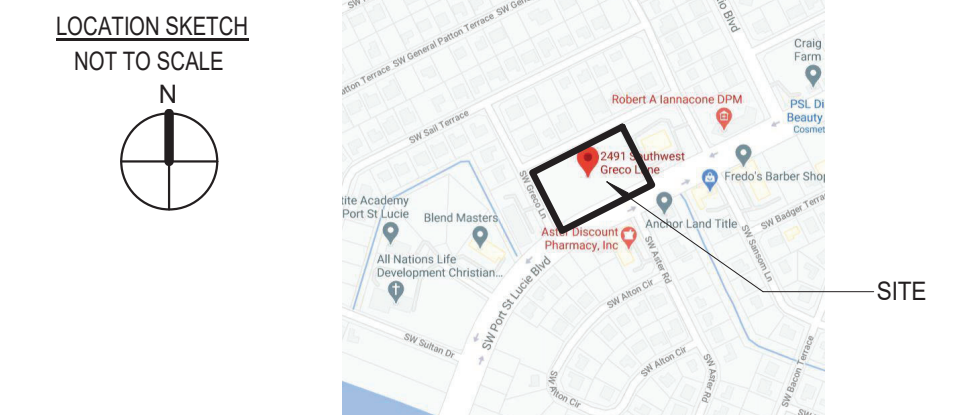


EXHIBIT "A"

OTHER NOTES:

1. PSLUSD PROJECT NUMBER 5292
2. SPECIAL EXCEPTION USE APPLICATION SUBMITTED FOR RESIDENTIAL AND COMMERCIAL USES + 5,000 S.F.
3. PER FBC 2020 (7TH ED.), CONSTRUCTION TYPE IIB AND SPRINKLERED BUILDING.

VICINITY MAP



DEVELOPMENT REGULATIONS

PROPERTY OWNER:	SAGEVIEW PARTNERS, LLC.		
SITE ADDRESS:	2491 SW GRECO LANE, PORT SAINT LUCIE, FL		
PARCEL ID:	3420-555-0744-000-1		
ZONING DISTRICT:	LIMITED MIXED USE (LMD)		
LAND USE:	RESIDENTIAL - OFFICE - INSTITUTIONAL (ROI)		
LEGAL DESCRIPTION:	PORT ST LUCIE-SECTION 12 - BLK 1282 LOTS 1,2,3,4,5,12,13,14,15 AND 16 (2.38 AC) (MAP 44/07S)		
JURISDICTION:	CITY OF PORT ST. LUCIE		
BUILDING HEIGHT:	ALLOWED / REQ.	PROVIDED	REFERENCE
BUILDING STORY:	35'-0"	33'-4"	SEC. 158.155 (H)
BUILDING SETBACKS:	M=3, R=2-5	2	FBC 2020, TABLE 504.4
FRONT (SOUTH):	25'	84.92'	SEC. 158.155 (J)(1)
SIDE (EAST):	25'	47.04'	SEC. 158.155 (J)(2)
SIDE (WEST):	25'	82.16'	SEC. 158.155 (J)(2)
REAR (NORTH):	50'	84.56'	SEC. 158.155 (J)(3)
LANDSCAPE BUFFERS: (NOTE 1)			
FRONT (SOUTH):	15'	15'	SEC. 154.03 (C)(1)(b)
SIDE (EAST):	10'	10'	SEC. 154.03 (2)
SIDE (WEST):	10'	11.33'	SEC. 154.03 (2)
REAR (NORTH):	10'	12.83'	SEC. 154.03 (2)
MIN. LOT SIZE:	20,000 S.F. MIN	103,290 S.F.	SEC. 158.155(F)
MAX. BUILDING COVERAGE:	40%=41,316 S.F.	19.77%=20,422 S.F.	SEC. 158.155 (G)
MAX. GROSS PROJECT DENSITY:	11 UNITS PER AC=11x2.37 AC=26 UNITS	18 UNITS = (16) 1 BDRM (2) 2 BDRM	
FLOOD ZONE:	ZONE X		
MIN. FIN. FL. ELEVATION	23.00' (NAVD)		

SITE DATA BREAKDOWN

TOTAL SITE	103,290 SF = 2.37 ACRES = 100%		
IMPERVIOUS AREAS:	ALLOWED / REQUIRED	PROVIDED	PERCENT
BUILDING 1ST FLOOR FOOTPRINT AREAS:		20,422 SF (0.468 AC)	(19.77%)
OFFICE / COMMERCIAL AREA		18,948 SF	0.434 AC 18.34%
OUTDOOR BREEZE WAY (PAVERS WALK)		1,474 SF	0.033 AC 1.42%
BUILDING 2ND FLOOR FOOTPRINT AREAS:		20,781 SF	
RESIDENTIAL AREA		16,889 SF	
BALCONIES AREA		1,414 SF	
OUTDOOR CIRCULATION-COMMON AREA		2,478 SF	
TOTAL BUILDING AREAS	PER FBC 2020 M=50,000 SF, R=2=64,000 SF	41,203 SF	COMMERCIAL=49.56% RESIDENTIAL=50.44%
PAVED ASPHALT AREA		47,705 SF	1.095 AC 46.19%
PAVERS AREA		772 SF	0.017 AC 0.75%
CONCRETE SIDEWALK	IMPERVIOUS AREA PER SEC. 158.155(F)	4,963 SF	0.114 AC 4.80%
DUMPSTER CONCRETE SLAB	MAX. 80% = 82,832 SF = 1.897 AC	576 SF	0.01 AC 0.56%
CURB		1,258 SF	0.029 AC 1.22%
TOTAL IMPERVIOUS AREA:		75,366 SF	1.730 AC 72.96%
TOTAL PERVIOUS AREA:	MIN. 20%=20,153 SF	27,924 SF	0.641 AC 27.04%

RESIDENTIAL AREAS

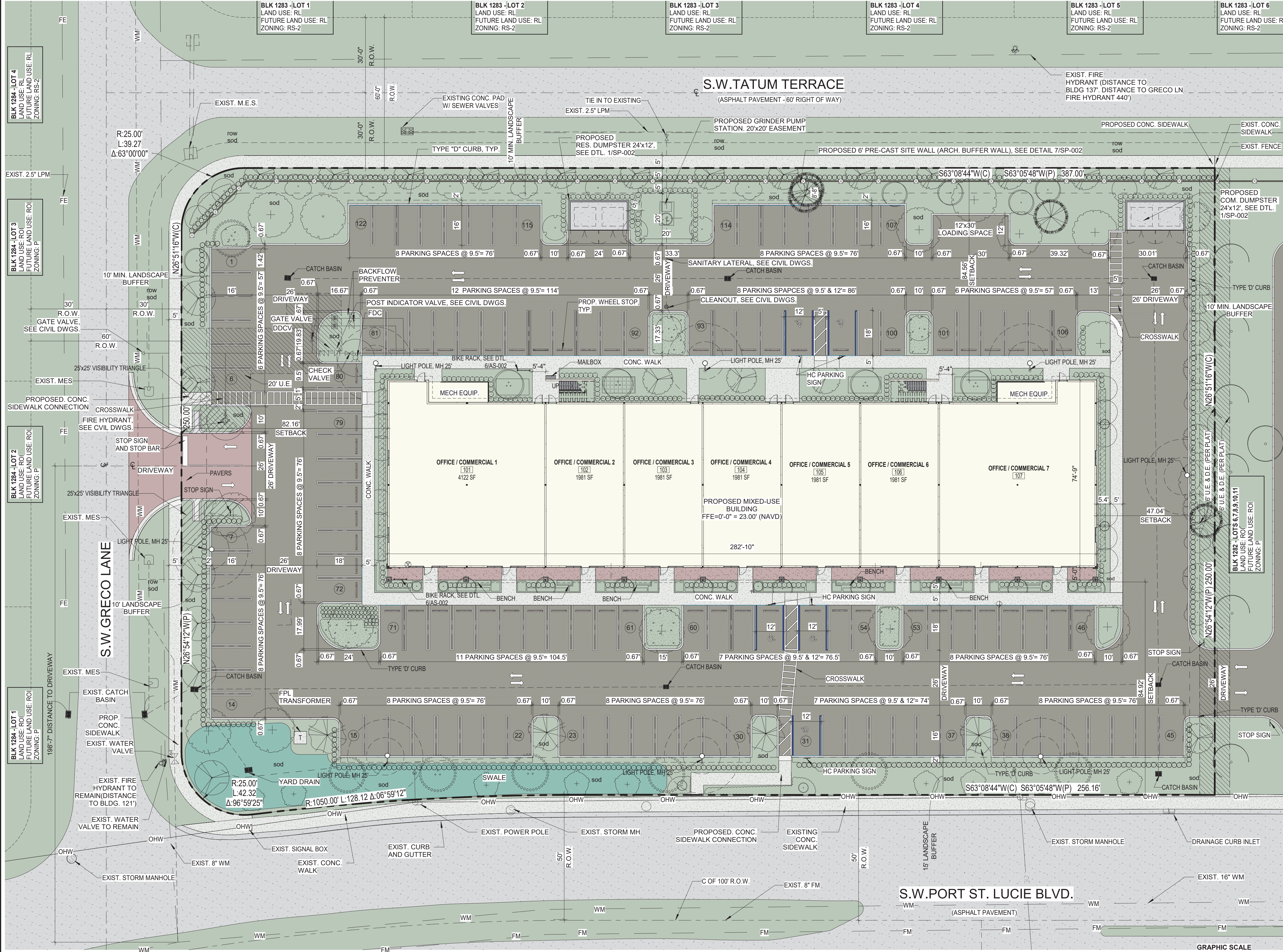
AREA TYPE	TYP UNIT	TOTAL AREAS		TOTAL AREAS EACH FLOOR				
		BALCONY	TOTAL					
2ND FLOOR - 1 BEDROOM APT.	905 SF	78 SF	16	16	14,481 SF	1,254 SF	15,735 SF	2ND FLOOR
2ND FLOOR - 2 BEDROOM APT.	1,204 SF	78 SF	2	4	2,408 SF	160 SF	2,568 SF	2ND FLOOR
2ND FLOOR - COMMON AREAS					2,478 SF	2,478 SF	20,781 SF	
TOTAL RESIDENTIAL AREA:								20,781 SF

PARKING CALCULATIONS

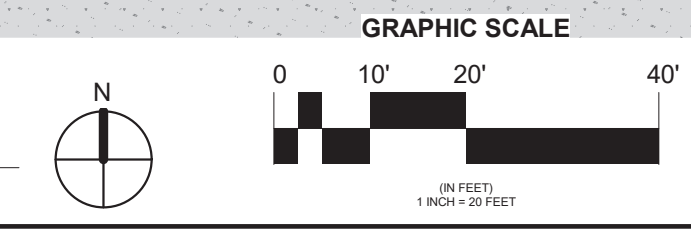
PER SEC. "158.221" AMOUNT OF OFF-STREET PARKING		
DESCRIPTION:	ALLOWED / REQ.	PROVIDED
COMMERCIAL	1 SPACE / 200 SF 18,948 SF/200 SF = 94 SPACES	OPEN PARKING: 94 SPACES
MULTIFAMILY RESIDENTIAL	2 BDRMS = 2 SPACES X 2 = 4 SPACES 1 BDRMS = 1 + 1/2 SPACES X 16 = 24 SPACES GUEST PARKINGS = 1 PER 5 UNITS	OPEN PARKING: 28 SPACES SHARED WITH OTHER USE
TOTAL SPACES:	122 SPACES	122 SPACES
ADA ACCESSIBLE SPACES(INCLUDED IN CALS.)	100-150 = 5 SPACES	5 SPACES

LOADING REQUIREMENTS

PER SEC. "158.221(G)(4)" OFF-STREET LOADING	ALLOWED / REQ.	PROVIDED
	1 SPACE	1 SPACES



1 SITE PLAN
1" = 20'-0"



PROPOSED MIXED-USE BUILDING FOR
SAGEVIEW PARTNERS, LLC
2491 SW GRECO LN, PORT SAINT LUCIE, FL 34953

PH: (871) 983-9004 LIC: #CB000615 #A228000694
1461 KINETIC ROAD, LAKE PARK, FL 33405-1911



NAME: ALEJANDRA MOLINA-JACKSON
LICENSE #: AR96626
DATE: 08/30/2021
SCALE: As Indicated
DRAWN: WA
JOB: 20-000028
SHEET TITLE: SITE PLAN

SHEET #:
AS-001
PSLUSD PROJECT # 5292
CITY OF PORT ST. LUCIE PROJECT # P21-0056