

FLU: HIGH DENSITY RESIDENTIAL (RH/OSR/I)
ZONING: PLANNED UNIT DEVELOPMENT (PUD)

OPEN SPACE TRACT NO. 29
ST. LUCIE WEST PLAT NO. 157,
OWNER: CASCADIA AT SLW RES ASSN
INC

Legal Description
A parcel of land being a portion of St. Lucie West Plat No. 178, recorded in Plat Book 49, Pages 3 and 4, Public Records of St. Lucie County, Florida, and being more particularly described as follows:

Being all of said St. Lucie West Plat No. 178, less all of the right-of-way of old Inlet Drive as shown on said St. Lucie West Plat No. 178

Site Drainage
The project will be served by site grading, inlets and culverts that will direct stormwater to a dry detention area on the west side of the project which will discharge through a proposed control structure to the existing surface water management area (lake) south of the project area. The stormwater system design will be submitted for review and approval by the South Florida Water Management District as part of a request for a modification to Environmental Resource Permit No. 56-00573-S-197 issued on January 10, 2008 for the previously approved project on the Property.

Traffic Statement
The Applicant is requesting to utilize the St. Lucie West DRI trip conversion matrix, utilize 11,465 square feet of the available, unbuilt commercial entitlements remaining within the DRI and convert said commercial square footage to 72 townhome residential units as calculated below:

11,465 SF of commercial x 6.28 multifamily residential units/1,000 SF of commercial retail = 72 townhome units.

TRIP GENERATION CALCULATION:
THE INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION, 11th EDITION
CATEGORY: (72) SINGLE FAMILY ATTACHED

WEEKDAY DAILY TRIPS: 498

P.M. PEAK HOUR TRIPS: 39

A.M. PEAK HOUR TRIPS: 32

WATER MANAGEMENT TRACT NO. 3C
ST. LUCIE WEST PLAT NO. 161,
PLAT BOOK 42, PAGE 12
OWNER: ST LUCIE WEST SERVICES DIST

APPLICATION DATA:

NAME OF APPLICATION: CASHMERE TOWNHOMES
PARCEL ID'S: 3419-576-0002-000-9 & 3419-576-0001-000-2
SITE ADDRESS: TBD

EXISTING FUTURE LAND USE: COMMERCIAL GENERAL (CG)
PROPOSED FUTURE LAND USE: MEDIUM DENSITY RESIDENTIAL (RM)
EXISTING ZONING DESIGNATION: GENERAL COMMERCIAL (CG)
PROPOSED ZONING DESIGNATION: PLANNED UNIT DEVELOPMENT (PUD)

GROSS SITE AREA: 395,897.31 S.F. (9.09 ACRES)
PROPOSED DENSITY: 7.9 DU.S/ACRE; 72 TOWNHOME UNITS
BUILDING HEIGHT: 2 - STORIES

OPEN SPACE:
OPEN SPACE REQUIRED: 197,948.66 S.F. (50%)
OPEN SPACE PROVIDED: *198,443.76 S.F. (50.1%)
*includes sidewalks & tot-lot

PARKING DATA:			
PROPOSED USES			
USE	UNITS	PARKING RATE	REQUIRED PARKING
GUEST PARKING	72 UNITS	1/5 UNITS	14 GUEST SPACES
	TOTAL PARKING REQUIRED:		14 SPACES
	TOTAL PARKING PROVIDED:		14 SPACES

HAZARDOUS WASTE STATEMENT
Any and all hazardous or toxic materials generated, used and/or stored on site shall be disposed in accordance with all applicable local, state and federal regulations.

WELLFIELD PROTECTION ORDINANCE
This project is not located in a public water supply wellfield protection zone.

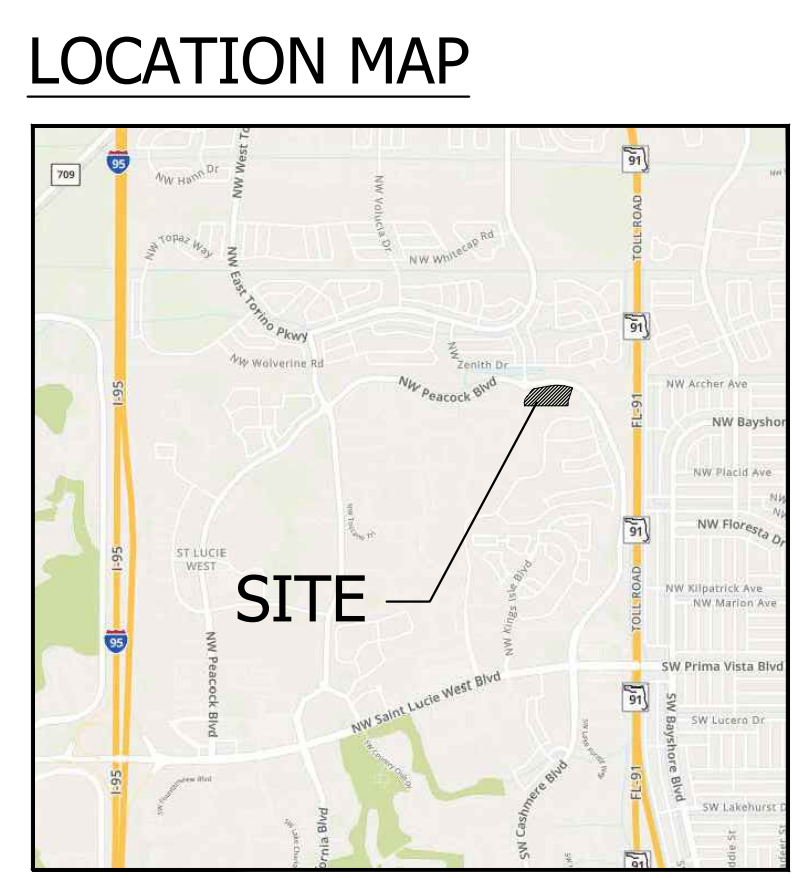
PROJECT TEAM

OWNER
FAR 2, LLC
401 East Las Olas Boulevard, Suite 800
Ft. Lauderdale, FL 33301

DEVELOPMENT MANAGER/AGENT
Managed Land Entitlements, LLC
3710 Buckeye Street, Suite 100
Palm Beach Gardens, Florida 33410
Contact: Michael Sanchez (561-568-8045)

SURVEYOR
Engineering Design & Construction, Inc.
10250 SW Village Parkway, Suite 201
Port St. Lucie, FL 34987
Contact: Michael Owen (772-462-2455)

LANDSCAPE ARCHITECT
Litterick Landscape Architecture
2740 SW Martin Downs Blvd., #199
Palm City, Florida 34990
Contact: Jason Litterick (561-719-3876)



Site Plan

0

20'

40'

80'

120'

160'

Scale: 1" = 40'

MANAGED LAND
ENTITLEMENTS

3710 BUCKEY STREET, SUITE 100, PALM BEACH GARDENS, FL 33410 • P 561.568.8045

LLA

Litterick
Landscape
Architecture

2740 SW Martin Downs Blvd. #199
Palm City, FL 34990
561-719-3876
JasonLA1677@yahoo.com

Project Name

Cashmere Townhomes

Port St. Lucie, Florida

Landscape Architect of Record

Jason M. Litterick, RLA
(LA0001677)

Scale: 1" = 40'-0"

Designed: JML
Drawn: JML
Approved: JML
Date: 4/14/22
Job no.
Revisions: 5/25/22

Sheet No.
SP-1