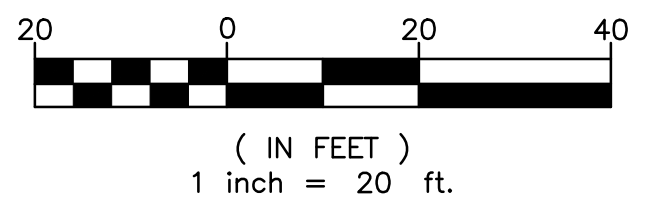
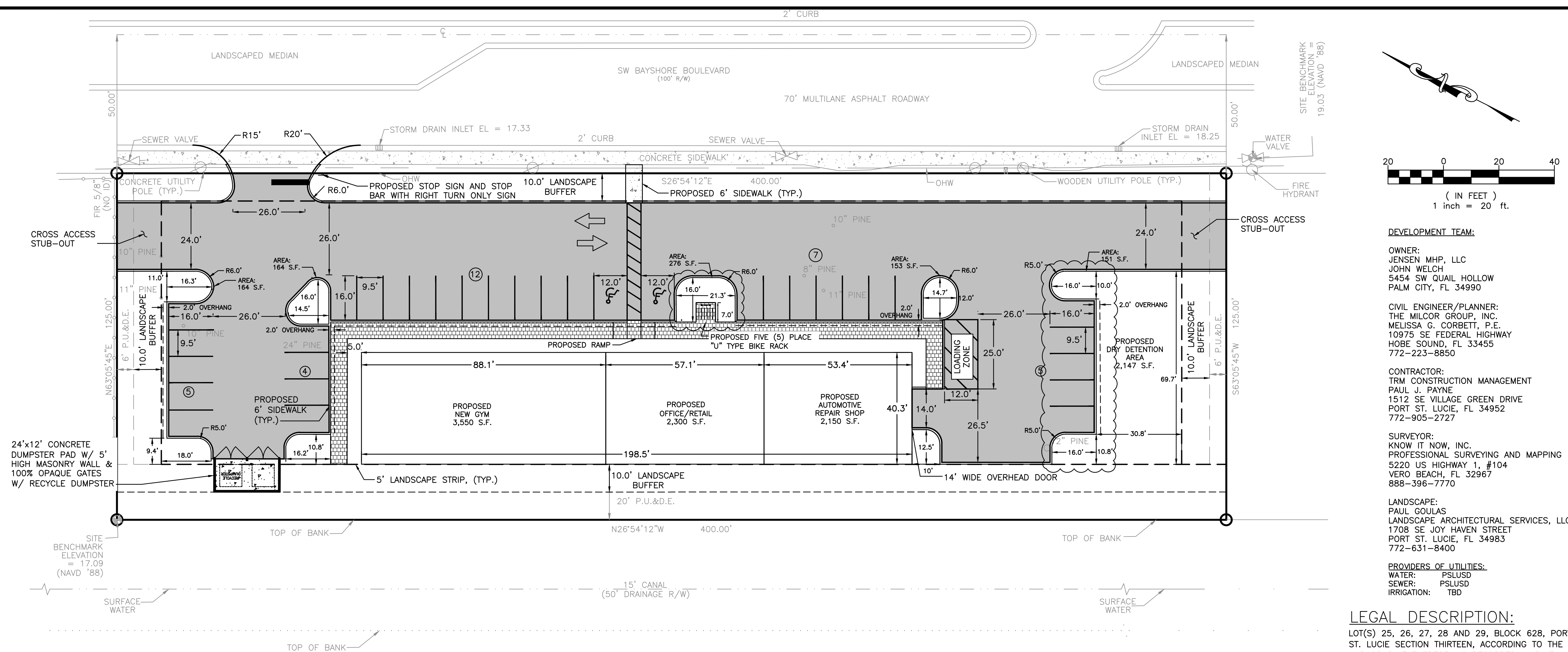


Exhibit A



DEVELOPMENT TEAM:

OWNER:
JENSEN MHP, LLC
JOHN WELCH
5454 SW QUAIL HOLLOW
PALM CITY, FL 34990

CIVIL ENGINEER/PLANNER:
THE MILCOR GROUP, INC.
MELISSA G. CORBETT, P.E.
10975 SE FEDERAL HIGHWAY
HOBE SOUND, FL 33455
772-223-8850

CONTRACTOR:
TRM CONSTRUCTION MANAGEMENT
PAUL J. PAYNE
1512 SE VILLAGE GREEN DRIVE
PORT ST. LUCIE, FL 34952
772-905-2727

SURVEYOR:
KNOW IT NOW, INC.
PROFESSIONAL SURVEYING AND MAPPING
5220 US HIGHWAY 1, #104
VERO BEACH, FL 32967
888-396-7770

LANDSCAPE:
PAUL GOULAS
LANDSCAPE ARCHITECTURAL SERVICES, LLC
1708 SE JOY HAVEN STREET
PORT ST. LUCIE, FL 34983
772-631-8400

PROVIDERS OF UTILITIES:
WATER: PSLUSD
SEWER: PSLUSD
IRRIGATION: TBD

LEGAL DESCRIPTION:

LOT(S) 25, 26, 27, 28 AND 29, BLOCK 628, PORT ST. LUCIE SECTION THIRTEEN, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE(S) 4, 4A THROUGH 4M, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SITE DATA:

SECTION 05, TOWNSHIP 37S, RANGE 40E
PARCEL ID #: 3420-560-2437-000-6
SITE ADDRESS: 1962 SW BAYSHORE BOULEVARD, PORT ST. LUCIE, FL 34984

FUTURE LAND USE: GENERAL COMMERCIAL
EXISTING ZONING DESIGNATION: GENERAL COMMERCIAL ZONE X, PER FIRM PANEL NO. 12111C0286K, DATED: FEBRUARY 19, 2020
FLOOD ZONE:
PROPOSED USE: GENERAL COMMERCIAL

	S.F.	AC.	%
TOTAL SITE AREA	50,000	1.15	100.00
BUILDING	8,000	0.18	16.00
SIDEWALK	1,813	0.04	3.63
*PAVEMENT & CURB	21,988	0.51	43.98
TOTAL IMPERVIOUS	31,801	0.73	63.60
TOTAL PERVIOUS	18,199	0.42	36.40
*INCLUDING DUMPSTER			

DRAINAGE SYSTEM:

THE DRAINAGE SYSTEM SHALL CONSIST OF A COMBINATION OF OPEN DRY DETENTION AND UNDERGROUND STORAGE SUCH AS A CULTEC SYSTEM FOR WATER QUALITY, QUANTITY AND NUTRIENT REMOVAL, IN ACCORDANCE WITH SFMWD CRITERIA PRIOR TO DISCHARGE TO BAYSHORE BOULEVARD INLETS AND TO THE DRAINAGE CANAL LOCATED IMMEDIATELY ADJACENT TO THE REAR PROPERTY LINE (SW SIDE).

TRAFFIC STATEMENT:

TRIP GENERATION PER ITE TRIP GENERATION MANUAL, 11TH EDITION

LAND USE	ITE CODE	TRIP GENERATION UNITS	DAILY TRIPS	EQUATION	TRIPS	ENTERING / EXITING	PM PEAK HOUR	TRIPS	ENTERING / EXITING			
HEALTH/FITNESS CLUB	492	PER 1000 SF	3.55	FORMULA NOT PROVIDED	1,31X	5	51% / 49%	2 ENTER / 2 EXIT	3.45X	12	57% / 43%	7 ENTER / 5 EXIT
AUTOMOTIVE CARE CENTER	942	PER 1000 SF	2.15	FORMULA NOT PROVIDED	2,25X	5	66% / 34%	3 ENTER / 2 EXIT	2,41X + 11.83	17	56% / 44%	10 ENTER / 7 EXIT
OFFICE / RETAIL	712	PER 1000 SF	2.30	14.36X	33	1.67X	4	82% / 18%	2.16X	5	34% / 66%	2 ENTER / 3 EXIT
TOTAL					33	14			8 ENTER / 5 EXIT	34		19 ENTER / 15 EXIT

PROPOSED PARKING CALCULATIONS

VEHICLE SERVICE AND REPAIR = THREE (3) SPACES PER SERVICE AREA = (1 BAY) 3 SPACES
OFFICE / GENERAL = ONE (1) SPACE PER 200 S.F. = 2,300 S.F. / 200 S.F. = 12 SPACES
RECREATIONAL FACILITY = ONE (1) SPACE PER 200 S.F. = 3,550 S.F. / 200 S.F. = 18 SPACES

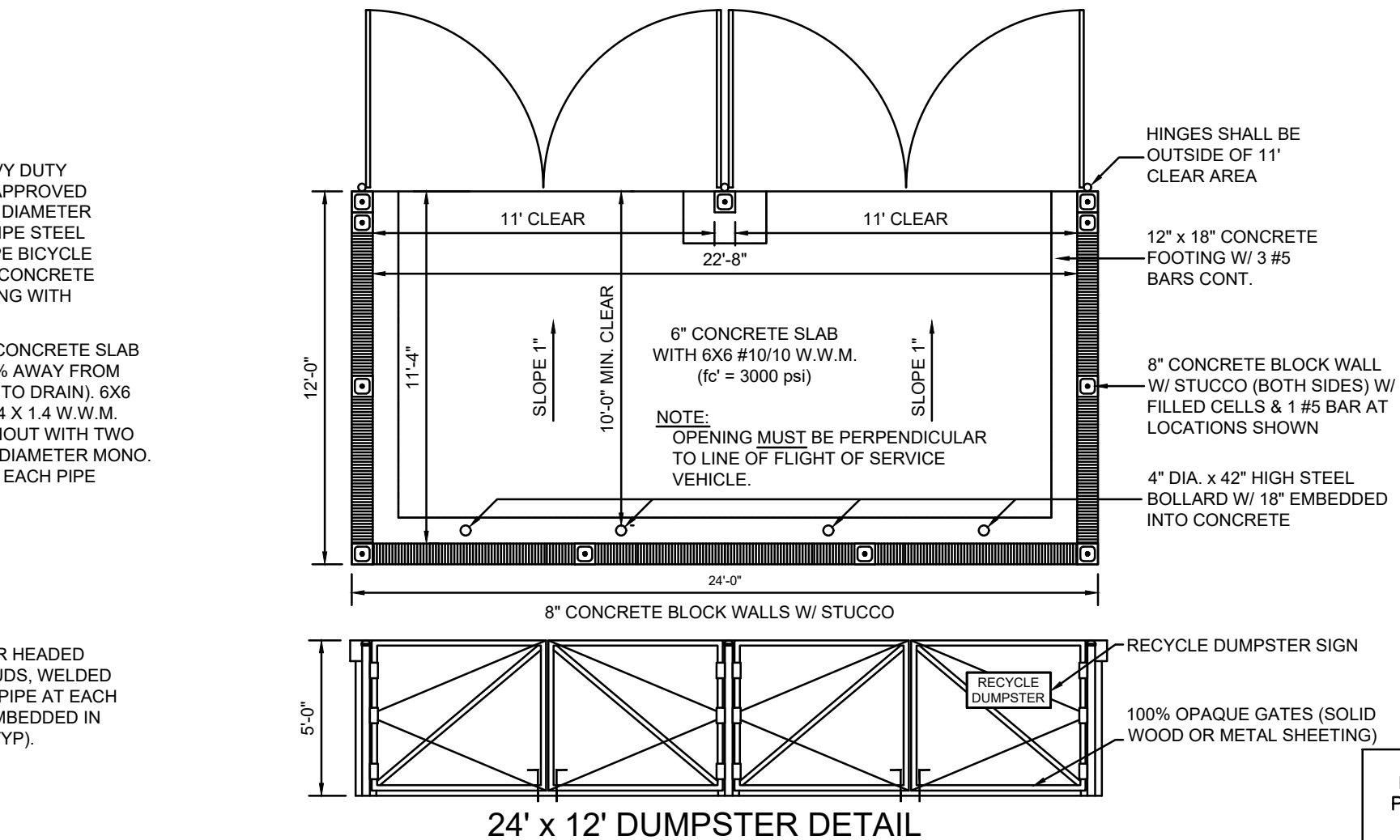
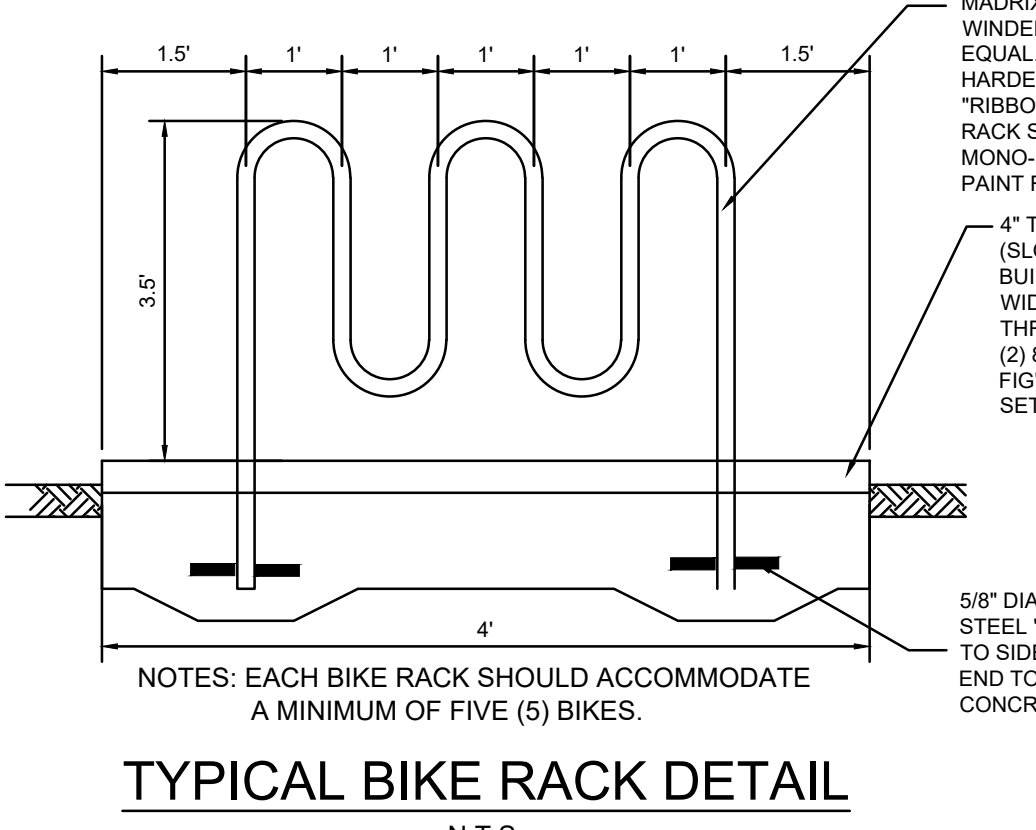
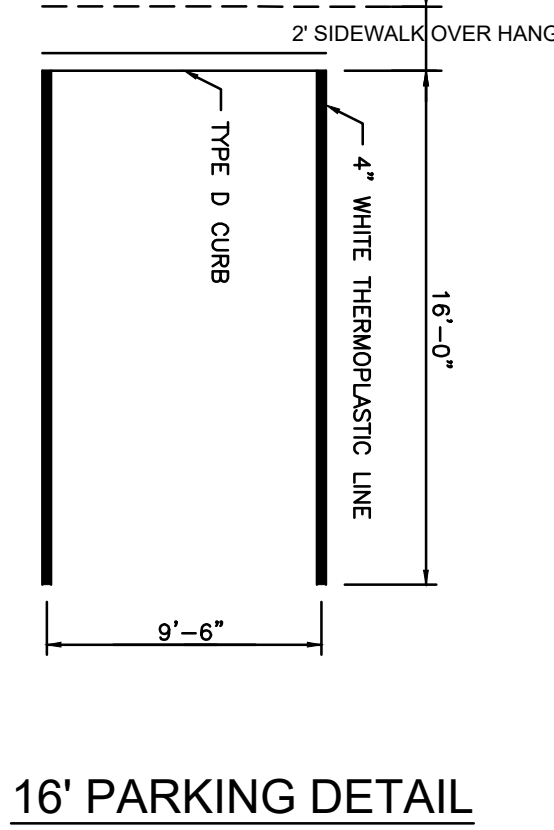
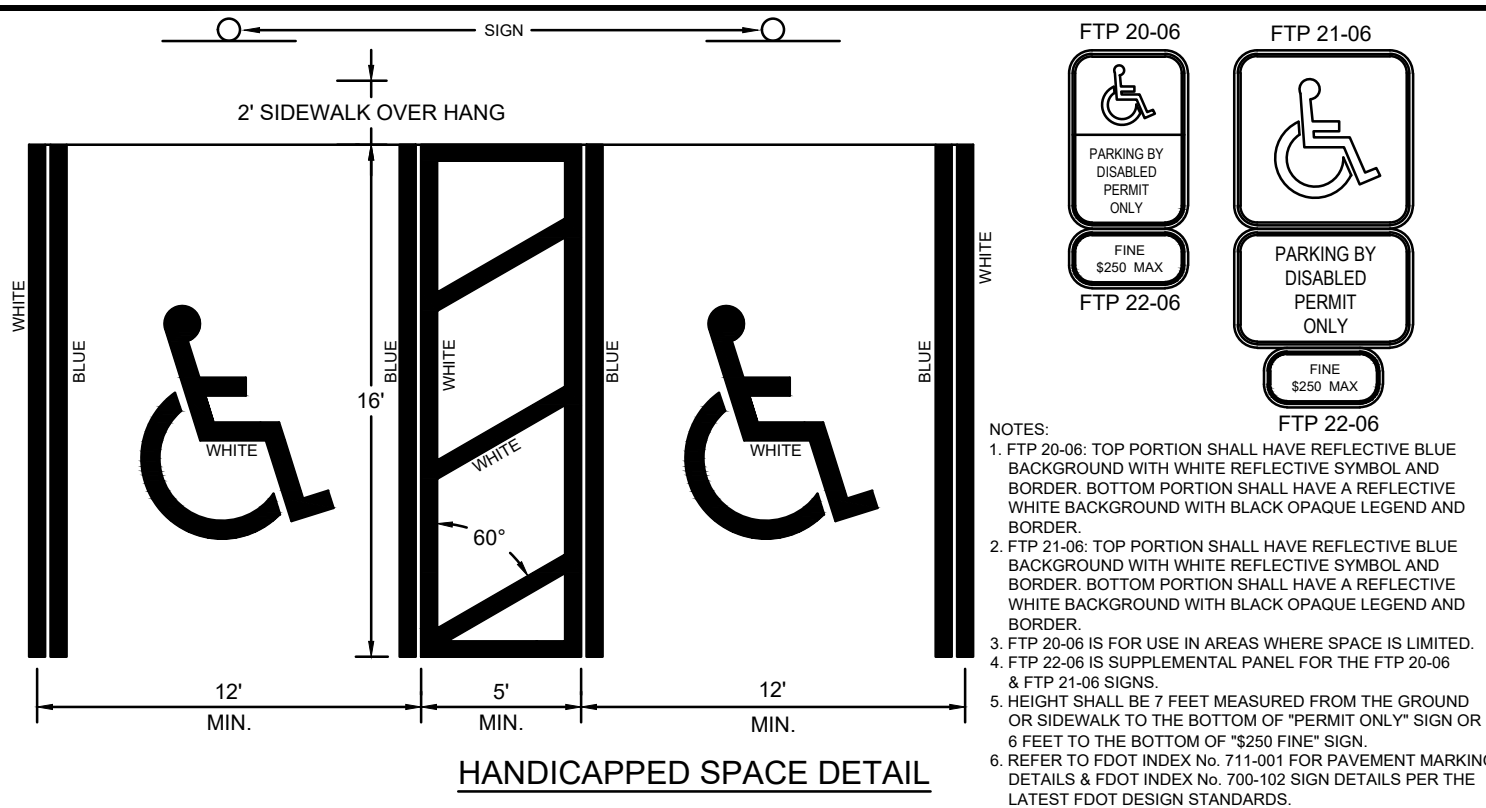
ADA PARKING REQUIREMENTS:

2 DISABLED SPACES REQUIRED
2 DISABLED SPACES PROVIDED
REQUIRED PARKING: 33 SPACES
PROVIDED PARKING: 33 SPACES

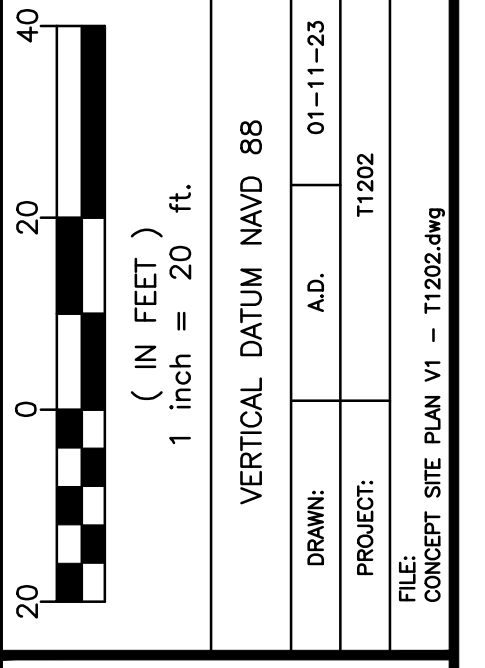
HAZARDOUS WASTE:
ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

WELLFIELD PROTECTION ORDINANCE:
THIS PROJECT IS NOT LOCATED IN A PUBLIC WATER SUPPLY WELLFIELD PROTECTION ZONE.

ENVIRONMENTAL STATEMENT:
AN ENVIRONMENT SITE ASSESSMENT IS NOT REQUIRED FOR SITES UNDER 2 ACRES. THIS SITE IS ONLY 1.15-ACRES; THEREFORE, NO ASSESSMENT IS REQUIRED. THE SITE CONTAINS NO UPLAND PRESERVES. TREE MITIGATION WILL BE PROVIDED AS REQUIRED.
A GOPHER TORTOISE SITE SURVEY, AS SET FORTH IN CITY CODE SECTION 157.06(B), SHALL BE PROVIDED PRIOR TO THE PRE-CONSTRUCTION MEETING FOR THE CIVIL-SITE CONSTRUCTION.



NO.	DATE	REVISIONS	PER H.P. COMMENTS	A.D.	BY
1	01/11/23	REVISIONS PER SPRC COMMENTS			
2	02/09/23	REVISIONS PER H.P. COMMENTS			



THE MILCOR GROUP, INC.
A DIVISION OF:



HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING

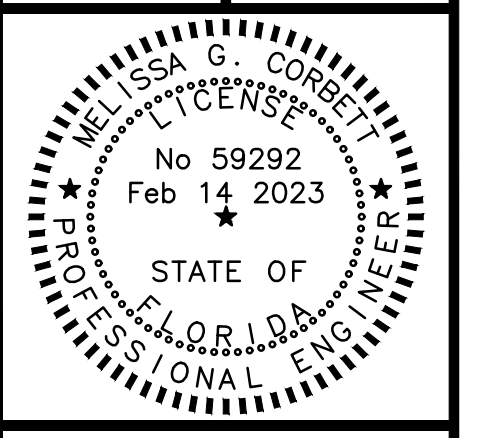
10975 SE FEDERAL HIGHWAY
HOBE SOUND, FL 33455
725 SE PORT ST LUCIE BLVD UNIT 104
PORT ST. LUCIE, FL 34984

PH: (772) 223-8850
WWW.THEMILCORGROUP.COM
WWW.HALEYWARD.COM

CONCEPTUAL SITE PLAN

BAYSHORE PLAZA

PORT ST. LUCIE, FLORIDA



SHEET NO. 1

PSL PROJECT NO. P22-327 FITNESS CENTER & P22-328 VEHICLE REPAIR AND MAINTENANCE
PSLUSD FILE NO. 11-915-01 & 11-915-02