

# CONCEPTUAL SITE PLAN

## FOR GRECO PARK

PREPARED FOR:  
GRECO PARK 18, LLC

PROPERTY ADDRESS:  
2491 SW GRECO LN.

Sheet List Table	
Sheet Number	Sheet Title
C-1.0	COVER
C-2.0	SITE PLAN
C-3.0	DETAILS
<del>C-3.1</del>	<del>DETAILS</del>

**DEVELOPER/OWNER:**

GRECO PARK 18, LLC  
800 SE 4TH AVENUE  
SUITE 618  
HALLANDALE BEACH, FL 33009  
FREDDY BOULTON

**ARCHITECT:**

TI ARCHITECTURE, INC.  
3000 HIGH RIDGE ROAD, BAY #4  
BOYNTON BEACH, FL 33426  
HAROLD TUTTLE

**ENGINEER:**

STORYBOOK HOLDINGS, LLC  
5260 N. LAKE BURKETT LANE.  
WINTER PARK, FL 32792  
JOSE A. CHAVES P.E.

**LANDSCAPE ARCHITECT:**

COTLEUR & HEARING  
1934 COMMERCE LANE, SUITE 1  
JUPITER, FL  
PH 407-758-9456  
DONALDSON E. HEARING, PLS, ASLA, LEED

**SURVEYORS:**

EDC  
10250 VILLAGE PARKWAY, UNIT 201  
PORT ST. LUCIE, FL 34987  
MICHAEL T. OWEN

Legal Description (Written by Surveyor)

PARCEL 1:

LOT 1, 2, 3, 4, 5, 12, 13, 14, 15 AND 16, BLOCK 1282, PORT ST. LUCIE SECTION TWELVE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 55, 55A THROUGH 55G, OF THE PUBLIC RECORD OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 2.371 ACRES MORE OR LESS.

PARCEL 2:

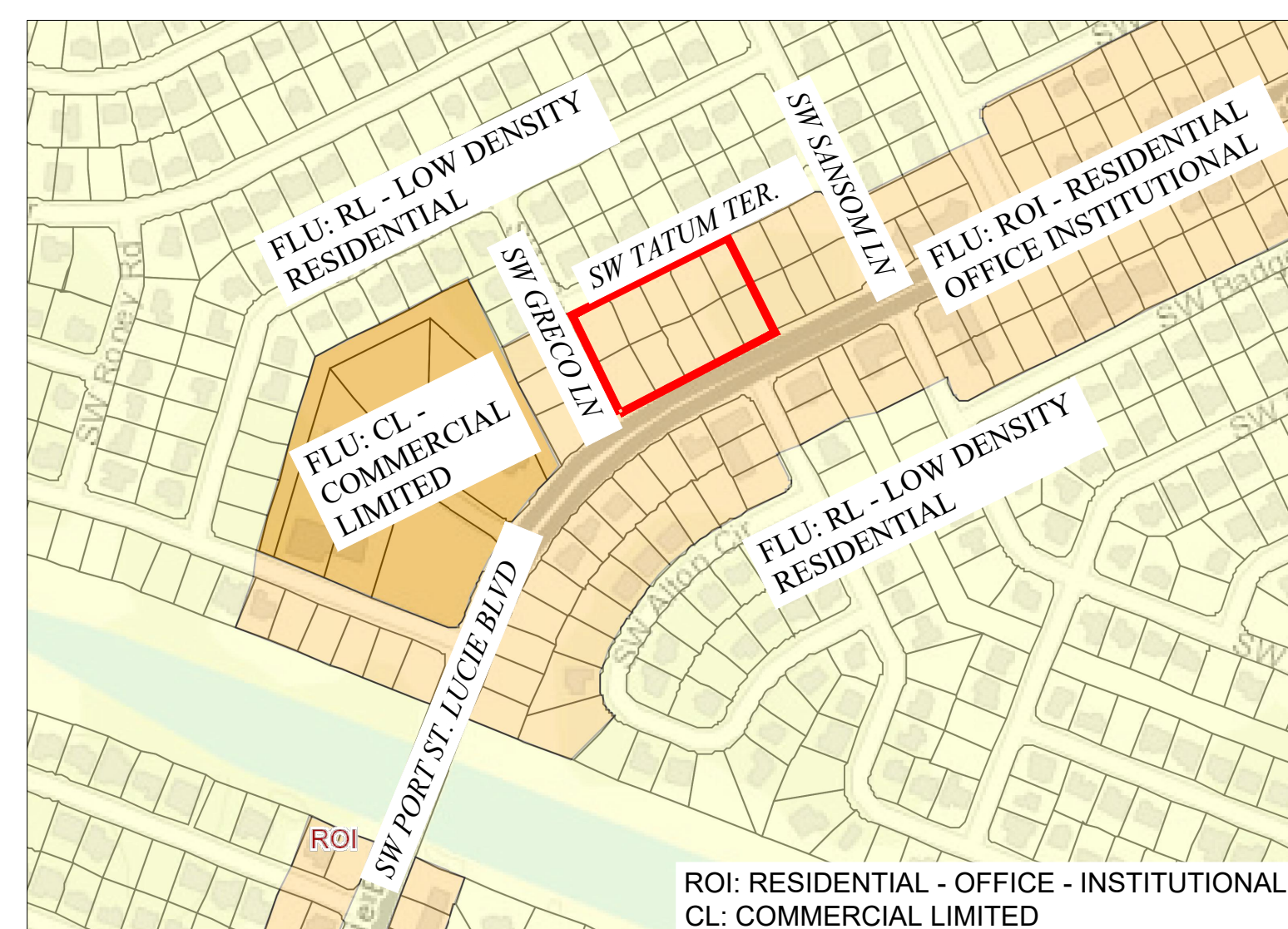
TOGETHER WITH THE NON-EXCLUSIVE EASEMENT RIGHT(S) AS CREATED BY CERTAIN CROSS ACCESS EASEMENT AGREEMENT, RECORDED APRIL 21, 2016 IN OFFICIAL RECORDS BOOK 3860, PAGE 266, AS AMENDED BY FIRST AMENDMENT TO CROSS ACCESS EASEMENT AGREEMENT RECORDED JUNE 2, 2016 IN OFFICIAL RECORD BOOK 3875, PAGE 176, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL ID No:  
3420-555-0744-000-1

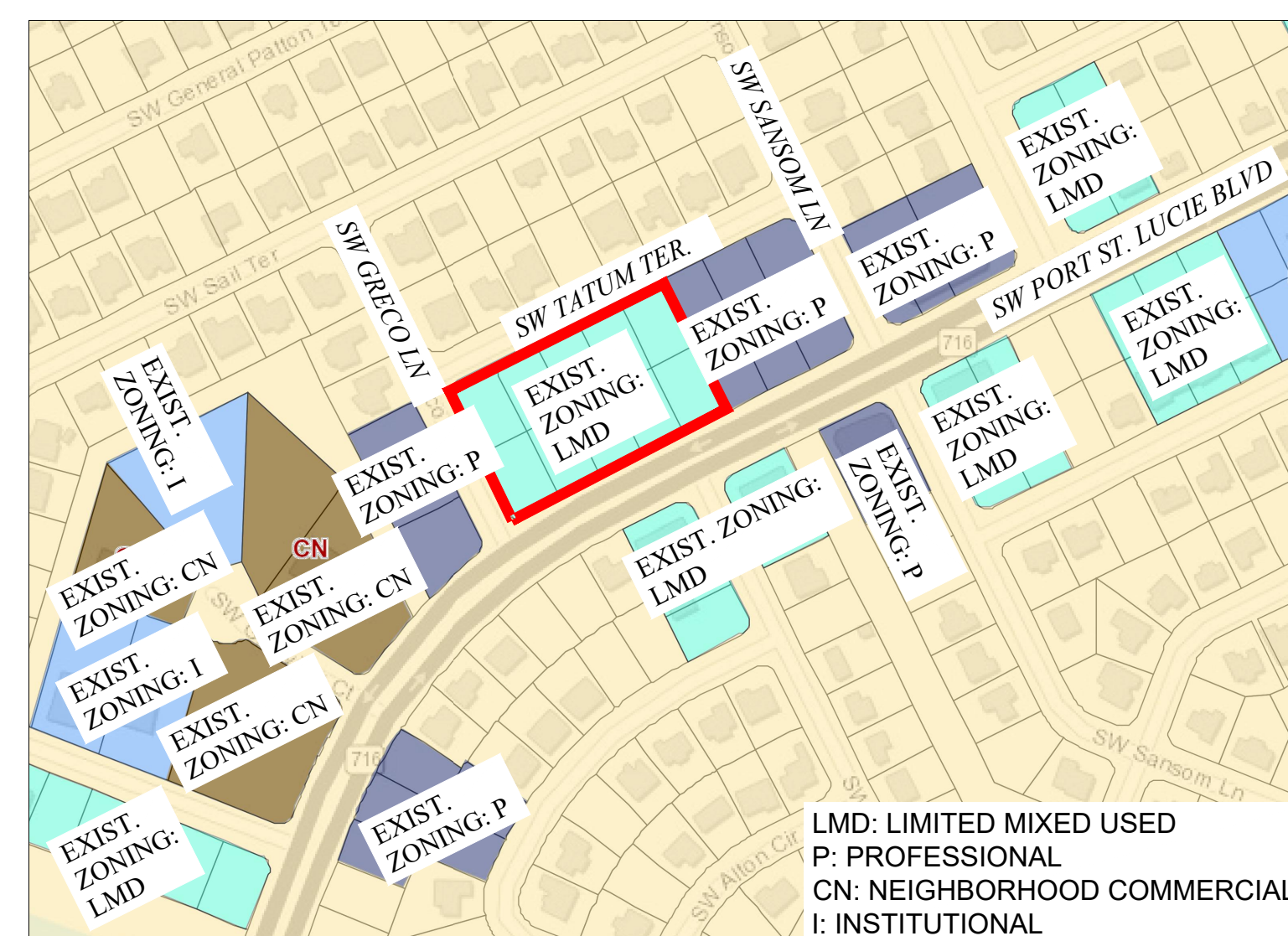


SITE LOCATION

1 IN = 2,000 FT



FLU MAP



ZONING MAP

LMD: LIMITED MIXED USED  
P: PROFESSIONAL  
CN: NEIGHBORHOOD COMMERCIAL  
I: INSTITUTIONAL

LMD REZON PROJ. N°: P22-337  
SEU PROJ. N°: P22-338  
PSLUSD PROJ. N°: 5292

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STORYBOOK HOLDINGS, LLC  
CERTIFICATE OF AUTHORIZATION NO. 33749  
JOSE A. CHAVES  
JOSE@STORYBOOKHOLDINGS.COM  
321-246-8811

JOSE A. CHAVES STATE OF FLORIDA,  
PROFESSIONAL ENGINEER, LICENSE NO. 78518  
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JOSE CHAVES, PE ON THE DATE AND/OR TIME STAMP SHOWN  
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REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

GRECO LANE  
CONCEPTUAL SITE PLAN COVER

PORT ST. LUCIE, FLORIDA  
PREPARED BY: STORYBOOK HOLDINGS, LLC

DATE: 12/14/2022
PROJECT NO.:
DRAWN BY: JAC
CHECKED BY: JAC
SCALE:
SHEET: C-1.0



**SITE DATA**

- PROPOSED USE: RESTAURANT, RETAIL, PROFESSIONAL OR PERSONAL SERVICE USES CONDUCTED WHOLLY WITHIN AN ENCLOSED BUILDING, INCLUDING THE RETAIL SALES OF BEER AND WINE FOR OFF AND INCIDENTAL ON PREMISES CONSUMPTION IN ACCORDANCE WITH CHAPTER 110, BUT NOT INCLUDING CONVENIENCE/GAS SALES. THESE USES SHALL EXCEED FIFTY PERCENT (50%) OF THE BUILDING'S GROSS FLOOR AREA AND EXCEED 5,000 SQUARE FEET IF THE SPECIAL EXCEPTION USE IS APPROVED.
- EXISTING ZONING: LMD
- EXISTING FLU: RESIDENTIAL, OFFICE AND INSTITUTIONAL (ROI)
- SITE AREA:
 

ACRES	SF	%	
GROSS SITE AREA	2,371 AC	103,280 SF	100%
IMPERVIOUS AREA (MAX ALLOWED 80%)	1,568 AC	68,312 SF	66%
BUILDING COVERAGE (TOTAL)	0.402 AC	17,520 SF	17%
PAVEMENT & SIDEWALK COVERAGE	1.166 AC	50,792 SF	49%
PERVIOUS AREA	0.803 AC	34,925 SF	34%
- INTENSITY\*
 

MAX ALLOWED FAR:	40.0% - 41,295 SF
PROVIDED FAR:	17.0% - 17,520 SF

\* (GROSS BLDG AREA / GROSS SF SITE AREA)
- PHASING: PROJECT WILL BE DEVELOPED IN ONE (1) PHASE

- PARKING: PER SHOPPING CENTER REQUIREMENTS SEC. 158.221 (C) (22)
 

REQUIRED:	1 SPACES PER 200 SF (17,520 SF / 200 SF) = 88 SPACES
PROVIDED:	86 STANDARD SPACES 4 ADA COMPATIBLE SPACES 90 TOTAL PARKING SPACES

- BUILDING SETBACKS
 

REQUIRED	PROVIDED
-NORTH	25 FT
-EAST	39.2 FT
-SOUTH	25 FT
-WEST	25 FT
- LANDSCAPE
 

REQUIRED	PROVIDED
-NORTH*	10 FT
-EAST	10 FT
-SOUTH	15 FT
-WEST	12.5 FT

\*PROPERTY HAS A DEPTH LESS THAN 260 FEET (EXISTING - 220 FEET), REQUIRING A LANDSCAPE BUFFER THAT IS AT LEAST 10 FEET IN DEPTH (LDC 154.03 (C) 3 d 2). THE PROPOSED 15 FT SOUTHERN LANDSCAPE BUFFER IS PROPOSED AS 9 FT OUTSIDE OF THE WALL, AND 10 FT INSIDE OF THE WALL. THE 10 FEET IN SIDE OF THE WALL WILL BE WITHIN THE DRY DETENTION POND BOTTOM.

- BUILDING HEIGHTS:
 

MAXIMUM -	35 FT
PROVIDED -	27 FT

- BICYCLE PARKING: BICYCLE PARKING WILL BE PROVIDED PER THE CITY'S LAND DEVELOPMENT CODE AND WILL BE LOCATED WITHIN 25 FT OF THE BUILDING'S MAIN ENTRANCE.
- SITE LIGHTING SHALL MEET THE CITY'S LAND DEVELOPMENT CODE AND CITY WIDE DESIGN STANDARDS. ALL OUTDOOR LIGHTING SHALL BE SHIELDED FROM ADJACENT PROPERTIES AND ROADWAYS.
- LIFT STATION, DUMPSTER ENCLOSURES, AND/OR AT GRADE MECHANICAL EQUIPMENT WILL INCLUDE LANDSCAPE SCREENING TO MEET THE CITY'S LAND DEVELOPMENT CODE.
- POTABLE WATER AND SANITARY SEWER WILL BE PROVIDED BY THE CITY OF PORT ST. LUCIE
- STORMWATER MANAGEMENT - A DRY DETENTION POND WILL BE USED TO PROVIDE THE REQUIRED STORMWATER MANAGEMENT PRIOR TO DISCHARGING TO THE EXISTING STORMWATER CONVEYANCE SYSTEM ALONG SW TATUM TERRACE.
- THE PROPERTY OWNER, CONTRACT, 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)

**TRAFFIC STATEMENT**

Land Use	Intensity	Daily Trips	AM Peak Hour		PM Peak Hour	
			In	Out	In	Out
Proposed Site Traffic						
Strip Retail Plaza (<40k) - Peak Hour of Generator	17,520	1000 SF	969	133	67	66
Pass-By Traffic						
Strip Retail Plaza (<40k) - Peak Hour of Generator 40% 40%			388	53	27	26
<b>NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY):</b>			<b>581</b>	<b>80</b>	<b>40</b>	<b>40</b>
<b>NET CHANGE IN DRIVEWAY VOLUMES</b>			<b>969</b>	<b>133</b>	<b>67</b>	<b>66</b>

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour	PM Peak Hour
Strip Retail Plaza (<40k) - Peak Hour of Generator	822	1000 SF	T = 42.20(X) + 229.68	40%	50/50	7.60
					54/46	13.24

ITE 11th Edition  
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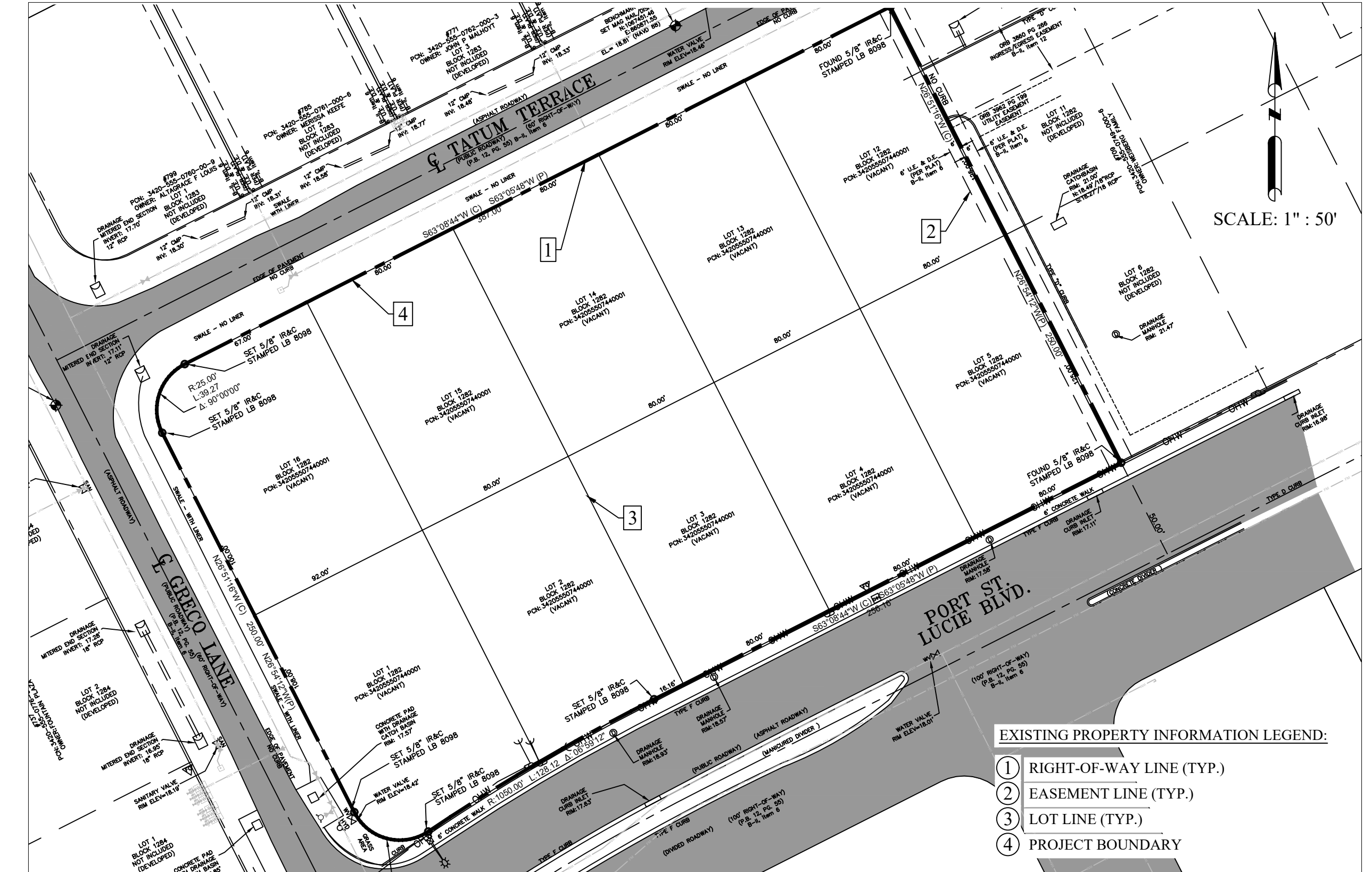
**ENVIRONMENTAL STATEMENT**  
UPLAND AREAS BASED ON ENVIRONMENTAL ASSESSMENT PROVIDED BY EDC, INC.

**UPLAND PRESERVE REQUIREMENTS**

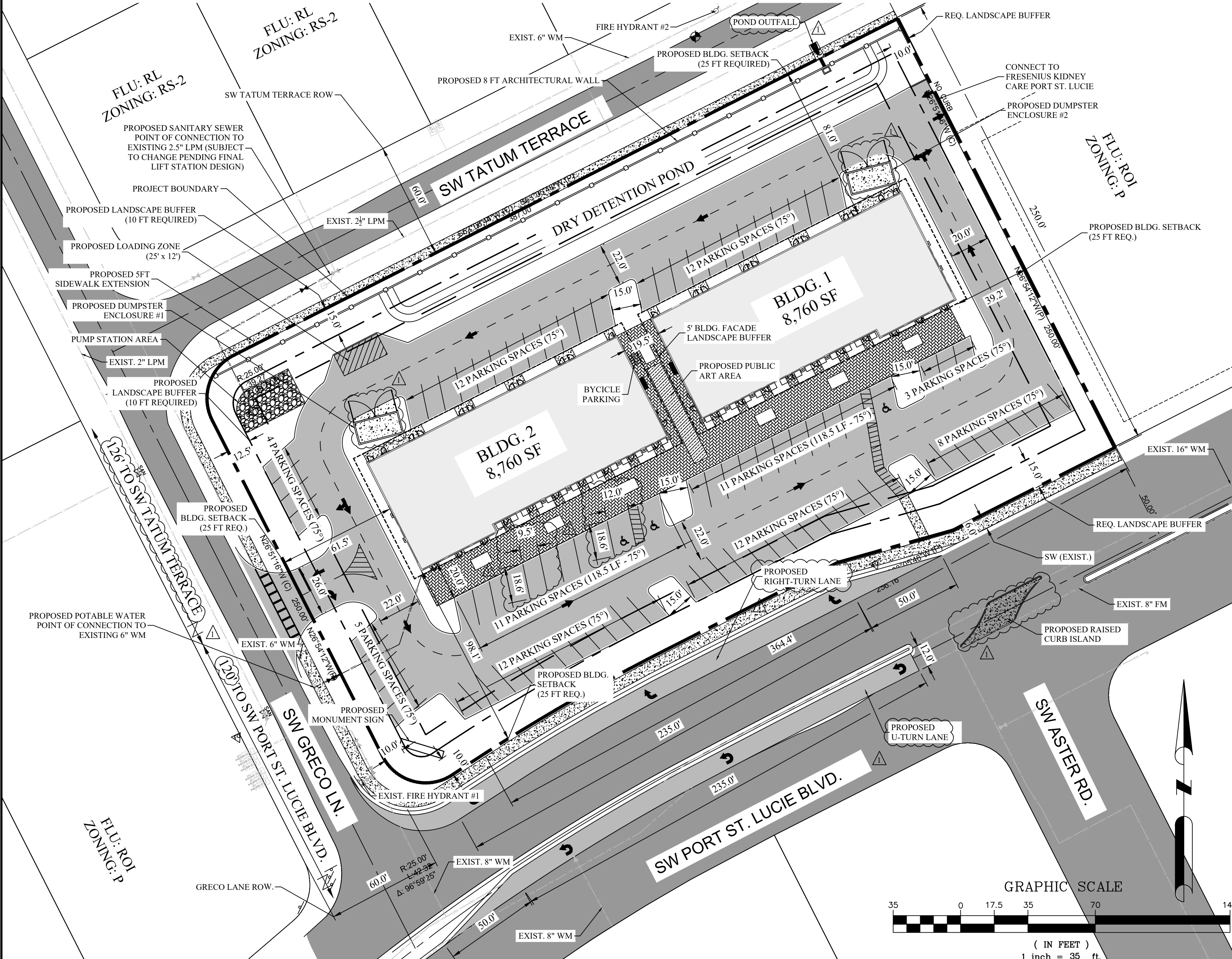
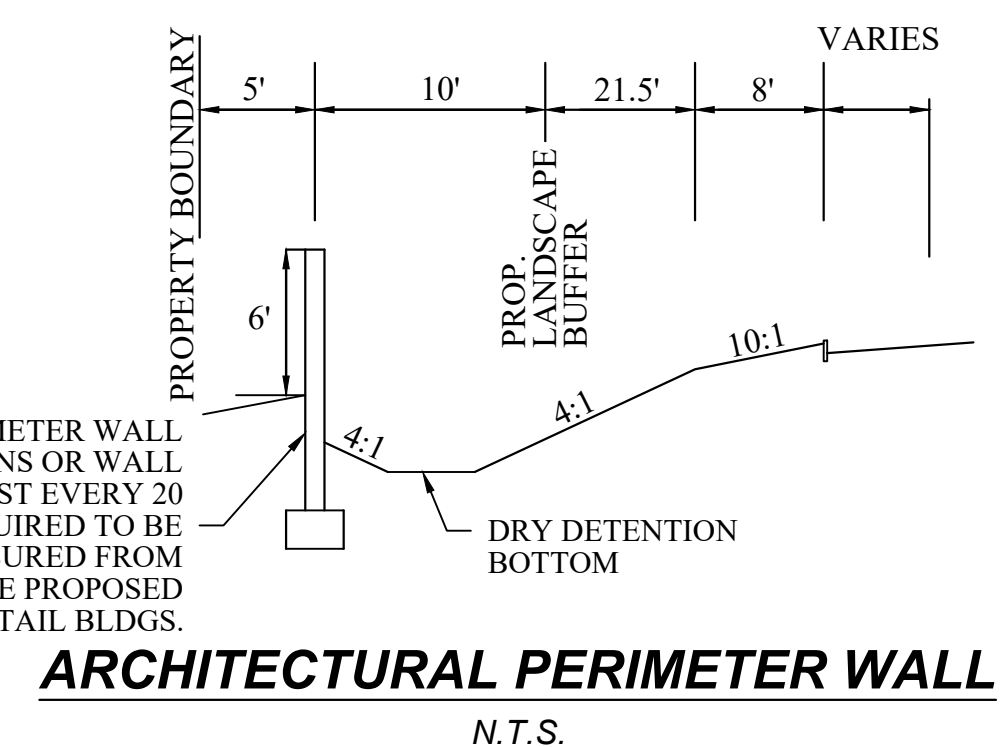
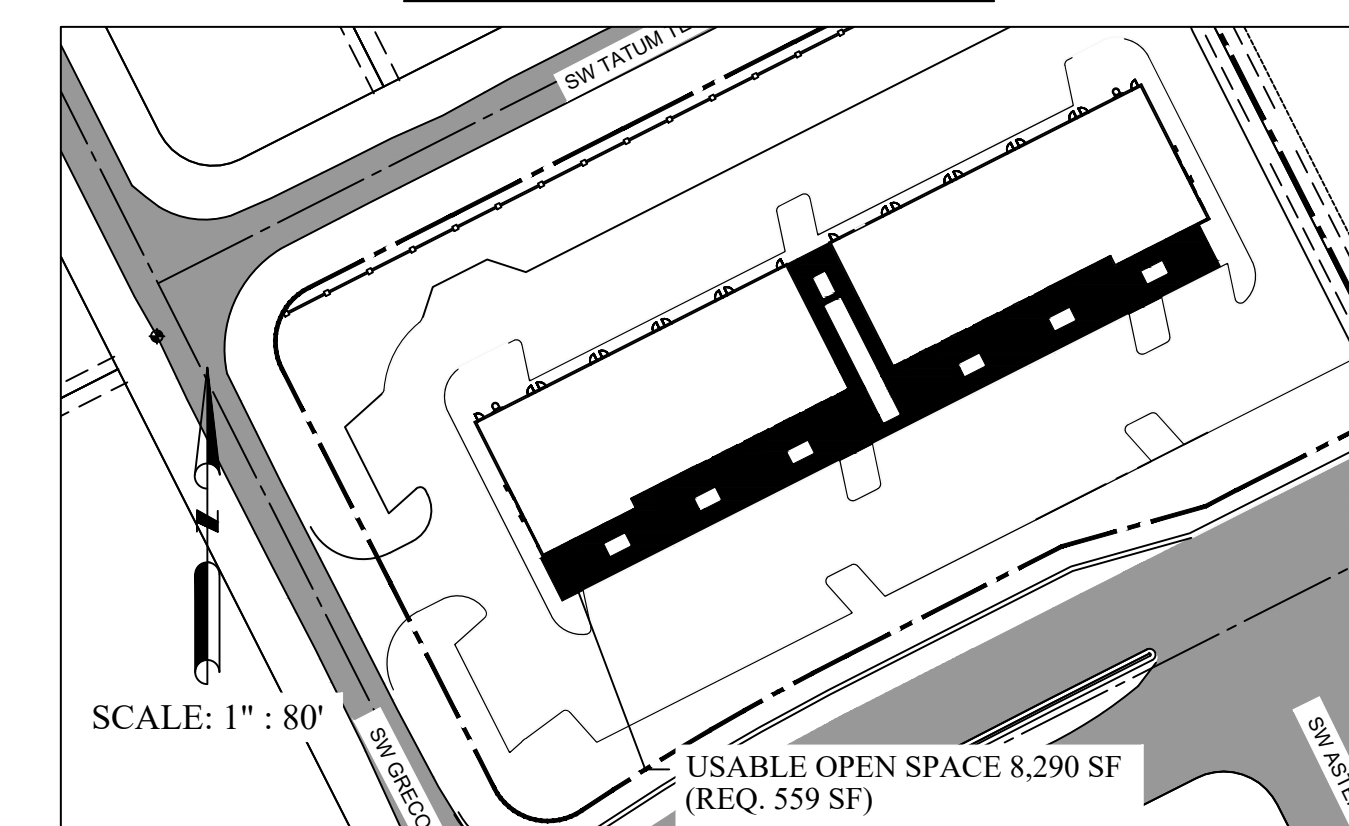
PROJECT AREA:	103,280 SF	(2.371 AC)
EXISTING UPLANDS:	103,280 SF	(2.371 AC)
REQUIRED UPLAND PRESERVE: (103,280 SF * 0.25) =	25,820 SF	(0.593 AC)

MITIGATION REQUIRED:  
UPLAND PRESERVE AREA WILL BE MITIGATED BY EITHER PAYMENT INTO THE CITY'S CONSERVATION TRUST FUND OR OFFSITE MITIGATION PURSUANT TO SECTION 157.06(E)(3) PORT ST. LUCIE CODE OF ORDINANCE.

**EXISTING PROPERTY INFORMATION**



**USABLE OPEN SPACE**



STORYBOOK HOLDINGS, LLC  
CERTIFICATE OF AUTHORIZATION NO. 33749  
JOSE A. CHAVES  
JOSE@STORYBOOKHOLDINGS.COM  
321-246-8811

JOSE A. CHAVES STATE OF FLORIDA,  
PROFESSIONAL ENGINEER, LICENSE NO. 78518  
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JOSE CHAVES, PE ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE.  
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REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
01/12/2023	JAC	CHANGES DUE TO CITY COMMENTS			

**GRECO PARK  
CONCEPTUAL SITE PLAN**

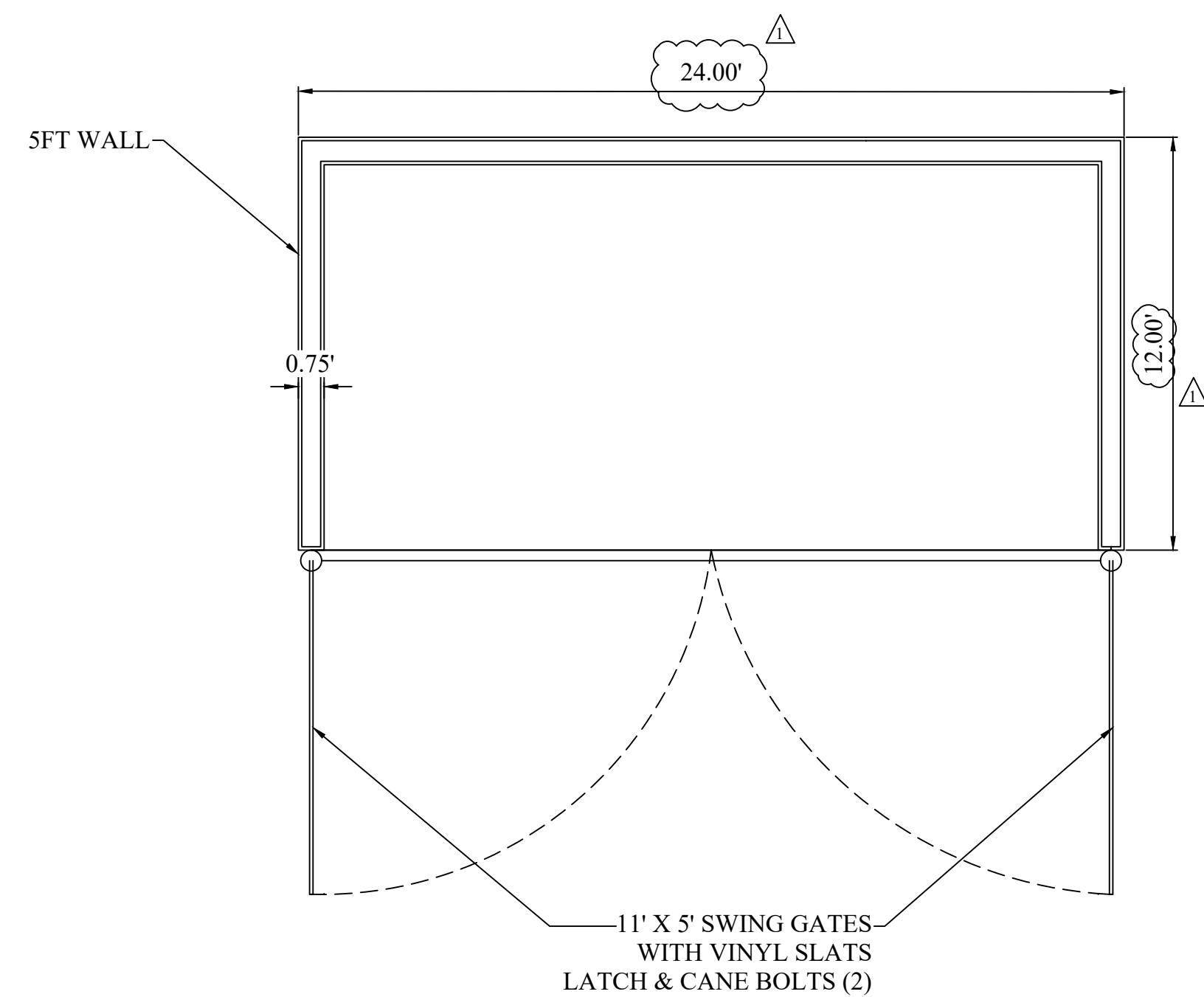
PORT ST. LUCIE, FLORIDA  
PREPARED BY: STORYBOOK HOLDINGS, LLC

LMD REZON PROJ. N°: P22-337  
SEU PROJ. N°: P22-338  
PSLUSD PROJ. N°: 5292

DATE: 12/14/2022
PROJECT NO.:
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: VARIOUS
SHEET: C-2.0

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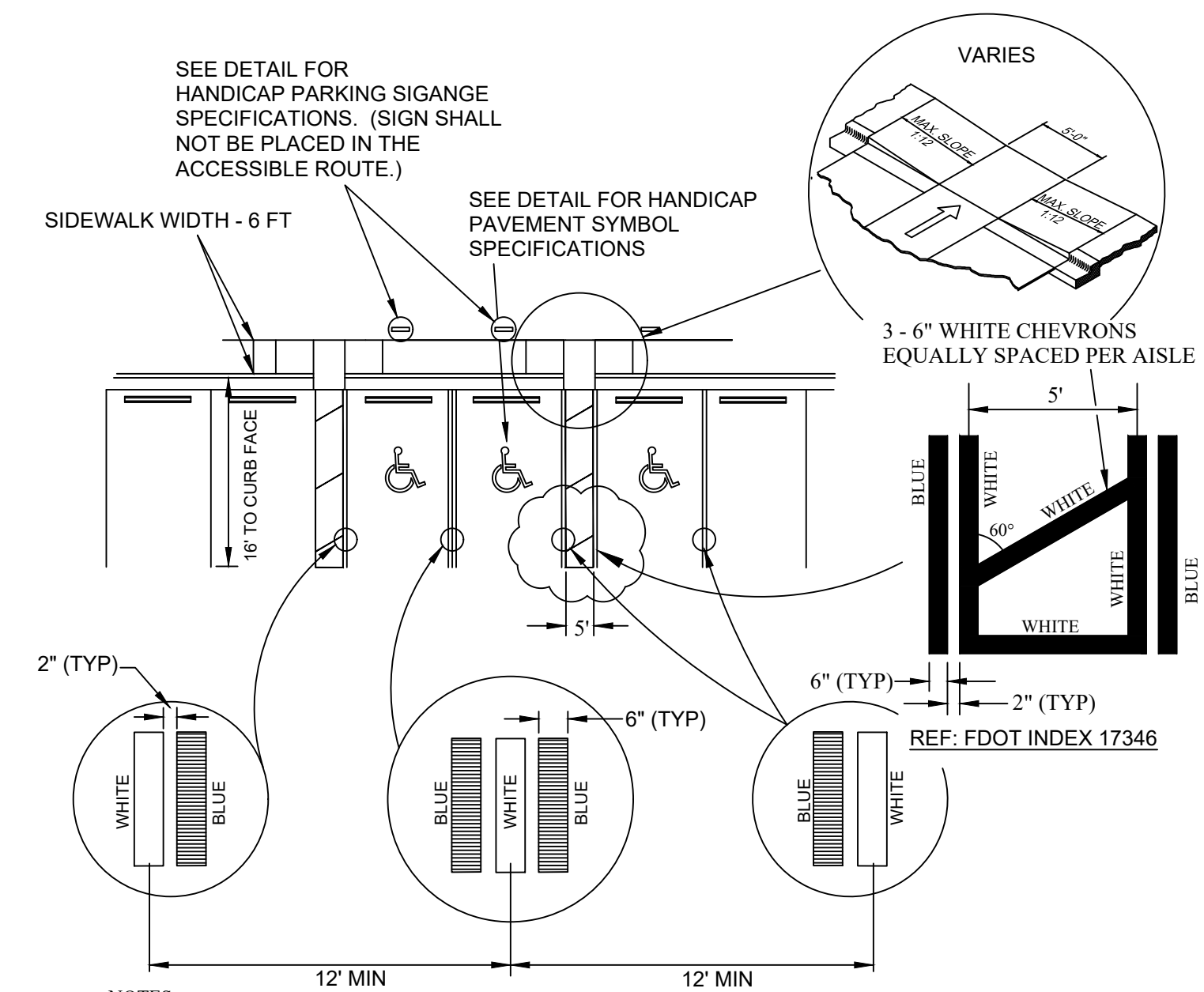


DUMPSTER ENCLOSURE DETAIL  
(N.T.S.)

Accessible Parking Spaces

Accessible parking spaces shall be provided in accordance with the current Florida Accessibility Code, Americans with Disabilities Act and any applicable Fair Housing Act requirements, including the following notes:

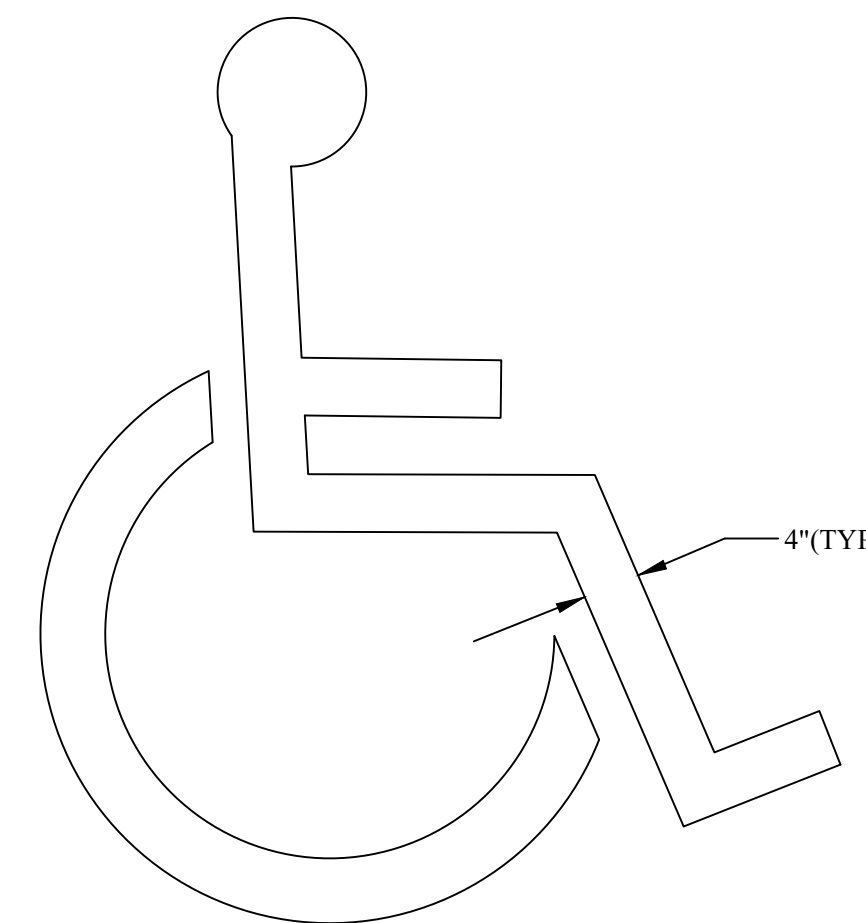
- Any commercial real estate property owner offering parking for the general public shall provide specially designed and marked motor vehicle parking spaces for the exclusive use of physically disabled persons who have been issued parking permits pursuant to state law.
- All spaces shall have an accessible curb-ramp or curb-cut to allow access to the building served. It shall be located so that users will not be compelled to wheel behind parked vehicles.



NOTES:

- EACH ACCESSIBLE PARKING SPACE SHALL BE CONSPICUOUSLY STRIPED IN BLUE PAINT, AND SHALL BE POSTED AND MAINTAINED WITH A PERMANENT, ABOVE-GRADE SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, AND THE CAPTION "PARKING BY DISABLED PERMIT ONLY". SUCH SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE. ALL DISABLED PARKING SPACES MUST BE SIGNED AND MARKED IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE DEPARTMENT OF TRANSPORTATION.
- PARKING SPACE WIDTH AND ACCESS AISLES SHALL BE MEASURED FROM CENTER OF WHITE STRIPE TO CENTER OF WHITE STRIPE.
- WHERE CURBING EXISTS PARALLEL TO STALL, BLUE LINE SHALL BE REQUIRED ADJACENT TO CURB (WHITE LINE WILL NOT BE REQUIRED).
- CURB RAMP CONSTRUCTED ON EXISTING SITES OR FACILITIES MAY HAVE SLOPES AND RISES AS ALLOWED IN ADA 4.1.6 (3) (a) IF SPACE LIMITATIONS PROHIBIT THE USE OF A 1:12 SLOPE OR LESS.

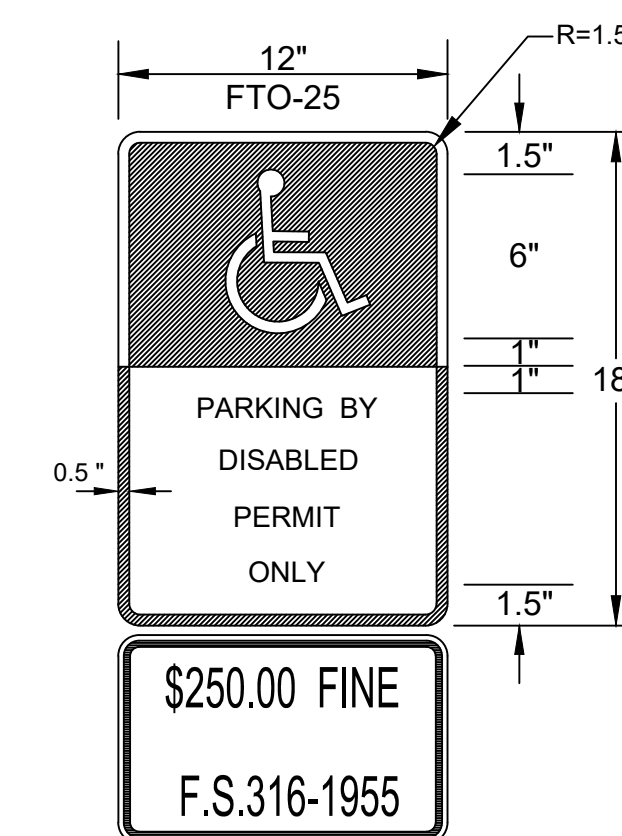
TYPICAL PAVEMENT SYMBOL FOR HANDICAP PARKING (N.T.S.)



NOTES:

- SYMBOL SHALL BE 42"x42" OR 48"x48".
- THIS SYMBOL TO BE WHITE FDOT TRAFFIC RATED PAINT.

TYPICAL HANDICAP PARKING SIGNAGE



NOTES:

- ALL LETTERS SHALL BE BLACK AND 1" IN HEIGHT AND SPACED 1" APART. LETTERS ARE TO BE SERIES "B" OR "C", PER MUTCD.
- TOP PORTION OF SIGN SHALL BE BLUE BACKGROUND WITH WHITE LEGEND AND BORDER.
- BOTTOM PORTION OF SIGN SHALL BE WHITE BACKGROUND WITH BLACK BORDER.
- ONE SIGN REQUIRED FOR EACH PARKING SPACE.
- THE MINIMUM HEIGHT, MEASURED VERTICALLY FROM THE BOTTOM OF THE ACCESSIBLE SIGN TO THE TOP OF THE CURB, OR IN THE ABSENCE OF CURB, MEASURED VERTICALLY FROM THE BOTTOM OF THE SIGN TO THE ELEVATION OF THE NEAR EDGE OF THE TRAVELED WAY SHALL BE 7 FEET.
- SIGNS SHALL BE HIGH INTENSITY RETROREFLECTIVE.

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PSLUSD PROJ. N°: 5292

DATE: 12/14/2022
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DRAWN BY: JAC
CHECKED BY: JAC
SCALE: NA
SHEET: C-3.0