



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

APPLICATION DATA:

NAME OF APPLICATION: FARRELL SOUTHERN GROVE
PCN: 4322-600-0027-010-1 (A PORTION OF)
SOUTHERN GROVE NCD LAND USE DESIGNATION: MIXED USE
ZONING DESIGNATION: MPUD
EXISTING USES: MPUD
PROPOSED USES: SELF STORAGE/RETAIL

SITE DATA:

Table with 3 columns: *PARCEL A (STORAGE), *PARCEL B (OFFICE), TOTAL. Rows include SITE AREA, NET SITE AREA (LESS FPL EASMT.), and *NOTE: PARCELS A AND B ARE ESTABLISHED FOR OWNERSHIP PURPOSES...

*NOTE: PARCELS A AND B ARE ESTABLISHED FOR OWNERSHIP PURPOSES. BOTH PARCELS SHALL BE SUBJECT TO A DECLARATION OF COVENANTS AND RESTRICTIONS ADDRESSING SHARED IMPROVEMENTS, COMMON MAINTENANCE, CROSS ACCESS, CROSS PARKING, ETC., AS APPROVED BY THE CITY.

Table with 2 columns: BUILDING AREA AND USES, TOTAL FLOOR AREA RATIO (F.A.R.): 0.39. Rows include Building 1 (3-story), Building 2 (1-story), Building 3 (1-story), Building 4 (1-story), and TOTAL PROJECT BUILDING AREA.

Table with 3 columns: PERVIOUS AREA, PARCEL A, PARCEL B, TOTAL. Rows include IMPERVIOUS AREA, BUILDING COVERAGE, VEHICULAR USE AREA, SIDEWALKS/CURBS/DUMPSTERS, OPEN SPACE REQUIRED, and USABLE OPEN SPACE PROVIDED.

Table with 2 columns: STORAGE PARKING (PARCEL A), OFFICE/RETAIL PARKING (PARCEL B). Rows include STORAGE OFFICE, STORAGE, PARKING REQUIRED, and PARKING PROVIDED ON STORAGE PARCEL A.

Table with 2 columns: TOTAL PARKING REQUIRED, TOTAL HANDICAP PARKING REQUIRED. Rows include TOTAL PARKING REQUIRED, TOTAL HANDICAP PARKING REQUIRED, LOADING REQUIRED, and MISC. DATA.

Table with 2 columns: MAX. BUILDING HEIGHT ALLOWED, MAX. BUILDING HEIGHT PROVIDED, MAX. STORAGE BAY SIZE.

UTILITY PROVIDERS

POTABLE WATER = PSLUSD
WASTEWATER = PSLUSD
IRRIGATION = TRADITION IRRIGATION COMPANY

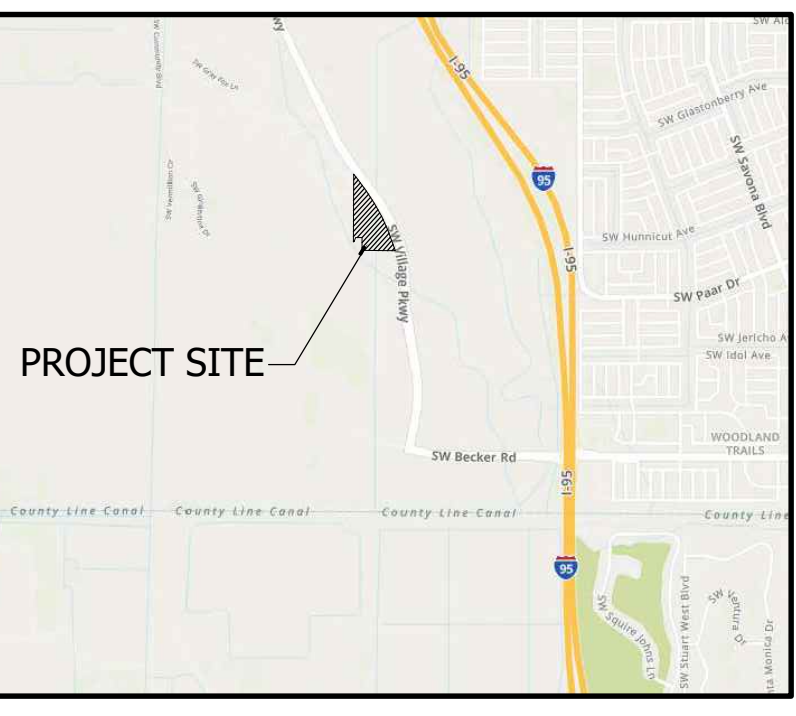
PROJECT TEAM

OWNER: Mattamy Palm Beach, LLC
DEVELOPMENT MANAGER/AGENT: Managed Land Entitlements, LLC
LANDSCAPE ARCHITECT: Litterick Landscape Architecture
ARCHITECT (OFFICE/RETAIL): Claren Architecture + Design, Inc.
ARCHITECT (STORAGE): Frank G. Relf Architect, P.C.

LEGAL DESCRIPTION:

A PARCEL OF LAND FOR CONVEYANCE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A PORTION OF PARCEL 27D ACCORDING TO SOUTHERN GROVE PLAT NO. 13, AS RECORDED IN PLAT BOOK 74, PAGE 10, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 27D; THENCE SOUTH 38°56'28" EAST ALONG THE WESTERLY RIGHT OF WAY LINE OF VILLAGE PARKWAY A DISTANCE OF 97.13 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3546.00 FEET, THE CHORD FOR SAID CURVE BEARS SOUTH 27°53'38" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 22°05'42" A DISTANCE OF 1367.44 FEET; THENCE NORTH 89°39'33" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 557.40 FEET TO A POINT ON THE EASTERLY LINE OF CONSERVATION TRACT 16-A, AS RECORDED IN PLAT BOOK 74, PAGE 10; THENCE NORTH 00° 20'27" EAST ALONG THE EASTERLY LINE OF SAID TRACT 16-A A DISTANCE OF 217.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF SAID TRACT 16-A; THENCE S 88°07'50" WEST ALONG THE NORTHERLY LINE OF SAID TRACT 16-A A DISTANCE OF 107.59 FEET; THENCE SOUTH 22°21'54" WEST CONTINUING ALONG SAID TRACT 16-A A DISTANCE OF 71.79 FEET; THENCE SOUTH 65°00'02" WEST ALONG SAID TRACT 16-A A DISTANCE OF 7.42 FEET TO A POINT ON THE WEST LINE OF A 60 FOOT WIDE FLORIDA POWER AND LIGHT EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 97, PAGE 505; THENCE NORTH 00°02'34" EAST ALONG SAID WEST LINE A DISTANCE OF 1129.36 FEET TO THE POINT OF BEGINNING.

LOCATION MAP

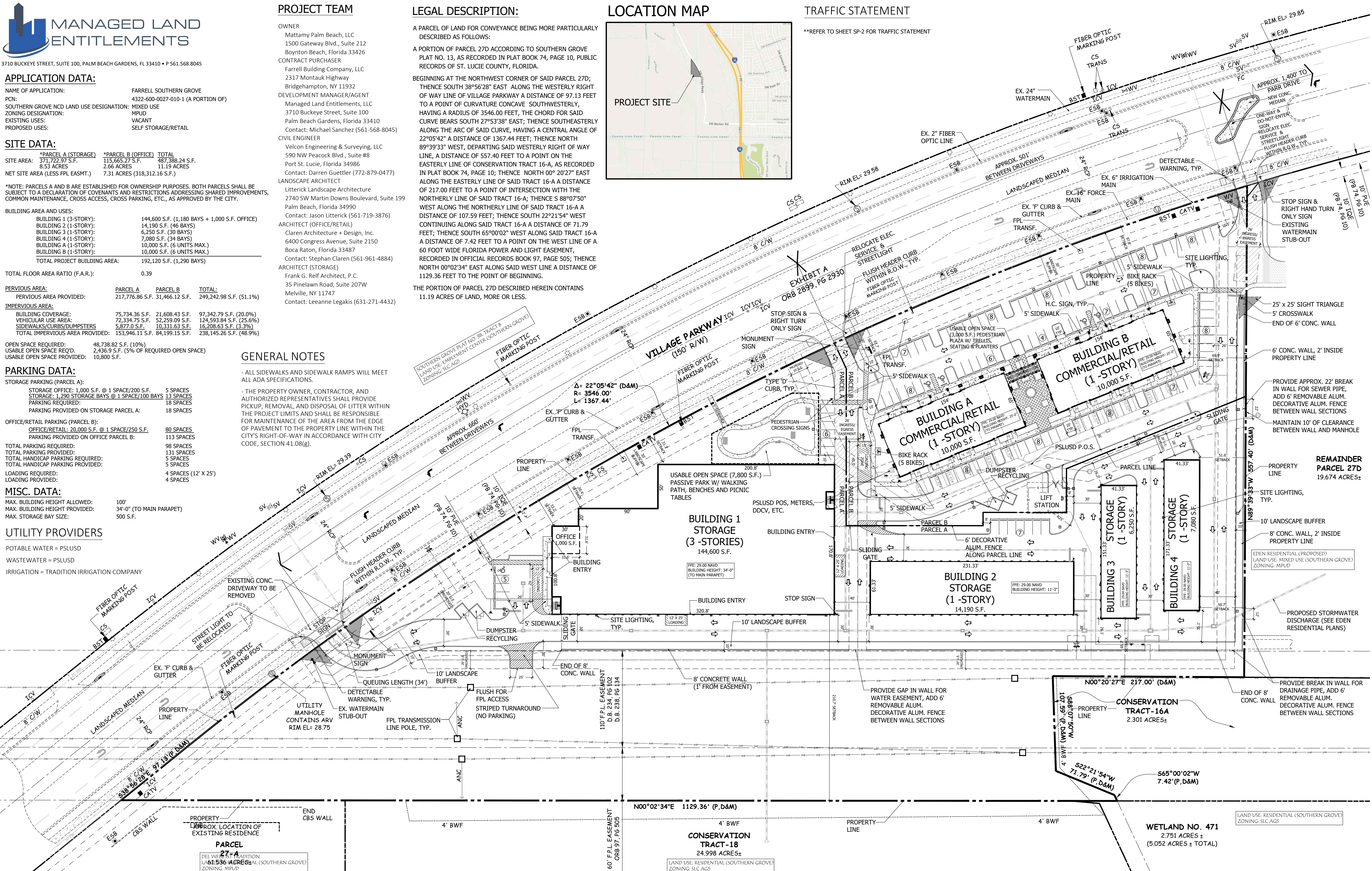


TRAFFIC STATEMENT

**REFER TO SHEET SP-2 FOR TRAFFIC STATEMENT

GENERAL NOTES

- ALL SIDEWALKS AND SIDEWALK RAMPS WILL MEET ALL ADA SPECIFICATIONS.
- THE PROPERTY OWNER, CONTRACTOR, 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).



ENVIRONMENTAL STATEMENT

THIS SITE WAS INCLUDED IN THE OVERALL TRADITION/SOUTHERN GROVE DRI, AND ENVIRONMENTAL ITEMS WERE ADDRESSED AS PART OF THAT PROCESS. THE PROJECT SITE IS CURRENTLY VACANT. ACCORDING TO THE ENVIRONMENTAL ASSESSMENT THAT WAS PERFORMED, THERE ARE NO ENVIRONMENTALLY SENSITIVE LANDS ON SITE. TWO ARTIFICIAL DITCHES REMAIN ON SITE, AND THE FILLING OF THOSE DITCHES IS AUTHORIZED UNDER USACOE PERMIT "SOUTHERN GROVE SAJ-2006-2046 (IP-AZZ)". NO WILDLIFE OR EVIDENCE OF WILDLIFE, INCLUDING THAT FROM THE LIST OF STATE AND FEDERALLY PROTECTED SPECIES, RARE, THREATENED, ENDANGERED, OR SPECIES OF SPECIAL CONCERN WAS OBSERVED ON THE PROPERTY. NO PORTIONS OF THE PROPERTY APPEAR TO BE ENVIRONMENTALLY SENSITIVE.

DRAINAGE STATEMENT

THE PROJECT WILL BE SERVED BY SITE GRADING, INLETS AND CULVERTS THAT WILL DIRECT STORMWATER TO THE PROPOSED LAKE LOCATED ON THE SITE SOUTH OF OUR PROJECT WHICH WILL PROVIDE WATER QUALITY AND ATTENUATION. STORMWATER WILL THEN BE DIRECTED SOUTH TO PROPOSED STRUCTURE CS-20 WITH A CONTROLLED DISCHARGE TO EXISTING LAKE L17A. THIS IS CONSISTENT WITH THE SOUTHERN GROVE CDD CONCEPTUAL PERMIT.

HAZARDOUS WASTE STATEMENT

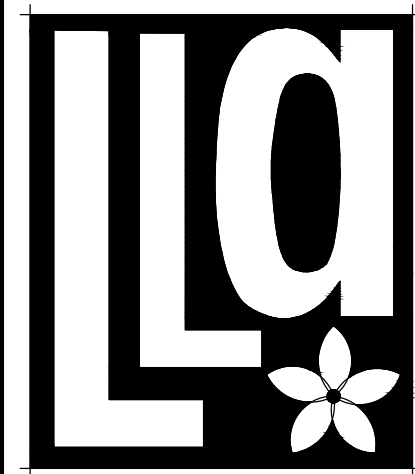
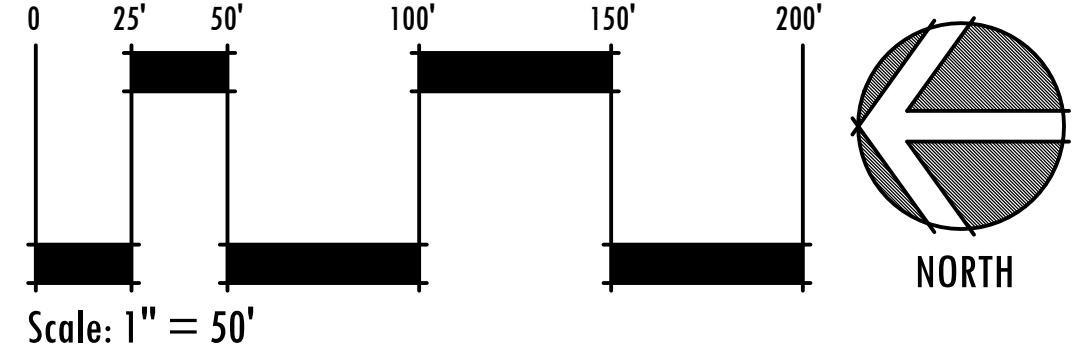
ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

WELLFIELD PROTECTION ORDINANCE

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

PSL Project #: P22-121
PSLUSD Project #: 5218A

Site Plan



2740 SW Martin Downs Blvd. #199
Palm City, FL 34990
561-719-3876
Jason.L1677@yahoo.com

Farrell Southern Grove
Tradition, Florida



Table with 2 columns: Designated, Drawn, Approved, Date, Job no., Revisions. Rows include Designated: JML, Drawn: JML, Approved: JML, Date: 4/6/22, Job no., Revisions: 6/15/22, 8/2/22, 8/29/22, 11/5/22, 11/29/22, 12/7/22.