



SITE DATA
LEGAL DESCRIPTION
LOT 1 OF "PARCEL 1 REPLAN", ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 125, PAGE 15, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
LOT 1 - 6.28 ACRES
CONTAINING 6.28 ACRES, MORE OR LESS.

PARCEL ID #: 4432-500-0001-000-1
PROJECT NAME: PORT SAINT LUCIE SCHOOL OF AUTISM

OWNERSHIP: PORT SAINT LUCIE SCHOOL OF AUTISM
8020 WILES ROAD
CORAL SPRINGS, FL 33067

FUTURE LAND USE: (I) INSTITUTIONAL
ZONING: (I) INSTITUTIONAL
LAND SIZE: 273.382 S.F. (6.28 AC)

PROVIDER OF UTILITIES:
WATER: PSLUSD
WASTEWATER: PSLUSD
IRRIGATION: WELL
SOLID WASTE: WASTE PRO

PARKING DATA		FIRM PANEL	
PARKING REQUIRED		1211C-4405-J	
PHASE I - PRE-K - 5 GRADE (COMPLETION BY SEPT. 2025)		ZONE X	
60 FACULTY MEMBERS	@1 SPACE(S)/FACULTY MEMBER	60 SPACES	2 SPACES
160 STUDENTS	@1 SPACE(S)/100 STUDENTS	60 SPACES	2 SPACES
PHASE II - 6TH - 12TH GRADE (COMPLETION BY TBD)			
60 FACULTY MEMBERS	@1 SPACE(S)/FACULTY MEMBER	60 SPACES	2 SPACES
160 STUDENTS	@1 SPACE(S)/100 STUDENTS	60 SPACES	2 SPACES
46 STUDENTS	@1 SPACE(S)/STUDENTS GR 11-12	60 SPACES	2 SPACES
TOTAL REQUIRED PARKING SPACES		120 SPACES (8 ADA)	

STANDARD PARKING PROVIDED: 135 SPACES (8 ADA)

****NOTE:**** AS PER FLORIDA STATUTES CHAPTER 1002.33(18) FACILITIES THE LOCAL GOVERNING AUTHORITY SHALL NOT ADOPT OR IMPOSE ANY LOCAL BUILDING RESTRICTIONS OR SITE DEVELOPMENT RESTRICTIONS, SUCH AS PARKING AND SITE SIZE CRITERIA, THAT ARE ADDRESSED BY AND MORE STRINGENT THAN THOSE FOUND IN THE STATE REQUIREMENTS FOR EDUCATIONAL FACILITIES OF THE FLORIDA BUILDING CODE.

****NOTE:**** STATE REQUIREMENTS FOR EDUCATIONAL FACILITIES PARKING RATES WERE APPLIED AS STATED IN 2023 FBC SEC 453.10.2.8.

****NOTE:**** ENROLLMENT NUMBERS ARE APPROXIMATE AND WILL BE SUPPLIED TO THE CITY AT THE TIME OF EACH ADDITIONAL PHASE BUILDOUT. PLEASE REFER TO SHEET 3 OF 4 FOR PHASE 1 PARKING CALCULATIONS.

STORMWATER DRAINAGE:
THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT WILL COLLECT SITE RUNOFF IN A SERIES OF INLETS WHICH WILL CONVEY THE RUNOFF TO OFFSITE DRAINAGE AREA.

SOLID WASTE:
BASED ON THE INTENDED USE OF THE BUILDING, THIS PROJECT WILL UTILIZE A DUMPSTER AREA FOR SOLID WASTE AND RECYCLABLE ITEMS.

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.

LANDSCAPE:
REFER TO LANDSCAPE PLAN BY OTHERS. (NO PLANS AVAILABLE)

ACCESSIBILITY AND ADA COMPLIANCE:
ALL SIDEWALKS AND RAMPS WILL MEET FOOT AND ADA REQUIREMENTS.

REV	DATE	DESCRIPTION	BY	CHK
4	2025.10.02	ADDED WALL DETAIL PER CITY OF PSL COMMENT	---	---
3	2025.08.25	REVISED TEXT PER PLANNING COMMENTS	RWF	---
2	2025.07.14	RESPONSE TO PUBLIC WORKS COMMENTS (SIE DELGADO)	JUL	CHK
1	2025.04.17	RESPONSE TO PSLUSD, PW, AND PAZ	JUL	CHK

HALEY WARD
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LAND PLANNING | INTERIOR DESIGN
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Port Saint Lucie, Florida 34987
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PROJECT: PORT SAINT LUCIE SCHOOL OF AUTISM
PORT ST. LUCIE, FLORIDA

TITLE:

DATE		SCALE	
10/7/2025		AS SHOWN	
DRAWN BY	DESIGNED BY	CHECKED BY	
JUL	JUL	JRH	
PROJECT No.		24-276 R32 DWG	
DRAWING No.		SP-101	
REV		4	

ZONING CODE FOR: INSTITUTIONAL (I)					
FRONT	YARD SETBACKS	REAR	SIDE	CORNER	BUILDING COVERAGE
25'	25'	10/25	N/A	30% MAX.	35' MAX.
PROPOSED	40'	94'	10'	X	4.59%

ENVIRONMENTAL SITE ASSESSMENT STATEMENTS					
DESCRIPTION	FOUND (YES/NO)	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES/NO)	RELOCATION PLAN (YES/NO)	
WETLANDS	NO				
RARE HABITAT	NO				
THREATENED SPECIES	NO				
ENDANGERED SPECIES	YES				
SPECIES OF SPECIAL CONCERN	NO				
INVASIVE/EXOTIC VEGETATION	NO				

NOTE: PLEASE REFER TO THE ENVIRONMENTAL ASSESSMENT COMPLETED BY EW ON 1/31/2025.

VERTICAL DATUM NOTE:
ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE GIVEN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
*GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

NOTE:
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 RIGHT-OF-WAY.

SITE AREA DATA		273,382 S.F.	6.28 AC	100.00%
IMPERVIOUS DATA		119,503 S.F.	2.74 AC	43.71%
PROPOSED BUILDINGS	12,556 S.F.	0.29 AC	4.59%	
PROPOSED PAVEMENT	97,307 S.F.	2.23 AC	35.59%	
PROPOSED CONCRETE	9,640 S.F.	0.22 AC	3.53%	
PERVIOUS DATA	153,879 S.F.	3.53 AC	56.29%	
OPEN SPACE	99,540 S.F.	2.29 AC	36.41%	
PROPOSED DETENTION	54,339 S.F.	1.25 AC	19.88%	
<u>TRAFFIC STATEMENT:</u>				
SEE TRAFFIC IMPACT ANALYSIS PREPARED BY MACKENZIE ENGINEERING & PLANNING, INC				
SITE AREA DATA-PHASE II		273,382 S.F.	6.28 AC	100.00%
IMPERVIOUS DATA		132,059 S.F.	3.03 AC	48.31%
PROPOSED BUILDINGS	25,112 S.F.	0.58 AC	9.19%	
PROPOSED PAVEMENT	97,307 S.F.	2.23 AC	35.59%	
PROPOSED CONCRETE	9,640 S.F.	0.22 AC	3.53%	
PERVIOUS DATA	141,323 S.F.	3.24 AC	51.69%	
OPEN SPACE	86,984 S.F.	2.00 AC	31.82%	
DETENTION AREA	54,339 S.F.	1.25 AC	19.88%	

PSLUSD PROJECT #
5000-29
P25-020



LEGEND	
EXISTING METER	EXISTING UTILITY POLE
PROPOSED SIGN	PROPOSED DRAINAGE INLET
PROPOSED MITERED END SECTION	EXIST. DRAINAGE INLET
HANDICAP PARKING SYMBOL	EXISTING STREET LIGHT
EXISTING CONCRETE	PROPOSED LIGHT POLE (SINGLE)
EXISTING PAVEMENT	DRAINAGE FLOW ARROW
PROPOSED CONCRETE	PROPOSED LIGHT POLE (DOUBLE)
PROPOSED PAVEMENT	PARKING STALL COUNT
	EXISTING DRAINAGE
	PROPOSED DRAINAGE PIPE



