

TOWN PLACE PUD

A Planned Unit Development

Planning & Zoning Hearing

Date: August 2, 2022

Project #: 22-02

Project Team:

PSL Townplace Partners LLC | HJA Design Studio

CAPTEC Engineering, Inc.

MacKenzie Engineering & Planning, Inc.

Hobe Sound Environmental Consultants Inc.

Laventure & Associates, Inc.

The Wayne Architectural Group



Context Map



Neighborhood Meeting

- Located north of Crossstown Pkwy along the east side of US-1,
Held on May 17th 2021
- near the corner of Savanna Club Blvd & US-1
- Approximately 50-60 Savannah Club Residents Attended
- Presentation along with Concept Plans were presented
- Overall, we received a very positive response towards the project



Aerial Map



Total Site Area:
18.51 Ac.

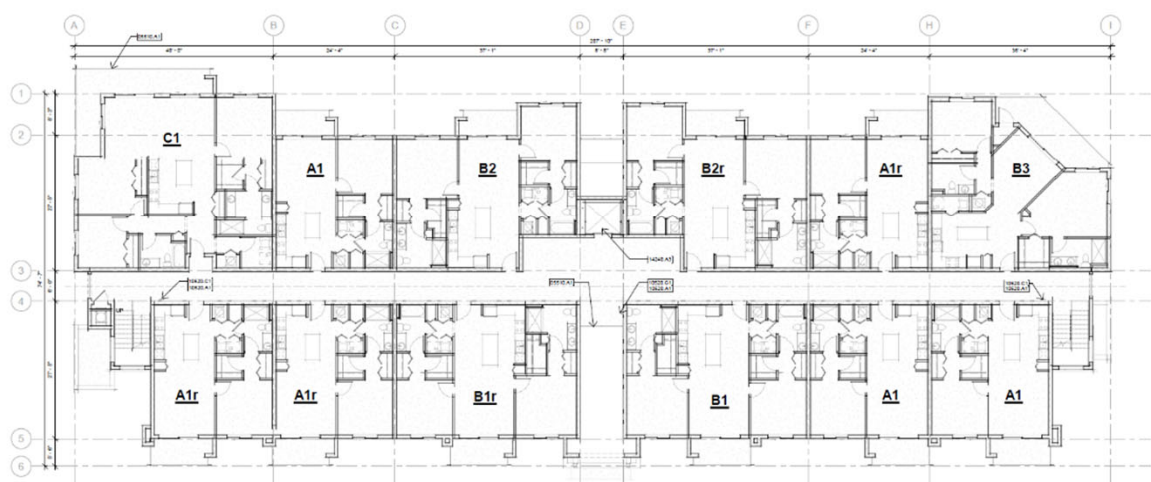




- Six 4-story Apartment Buildings
- 264 total Units
- Buildings laid out to achieve amenity views in the rear



Four-Story Apartment Building (6)



SAVANNA CLUB
(130' R/W)

A centralized lake feature with lake trail provides internal connections between units and the following proposed amenities:

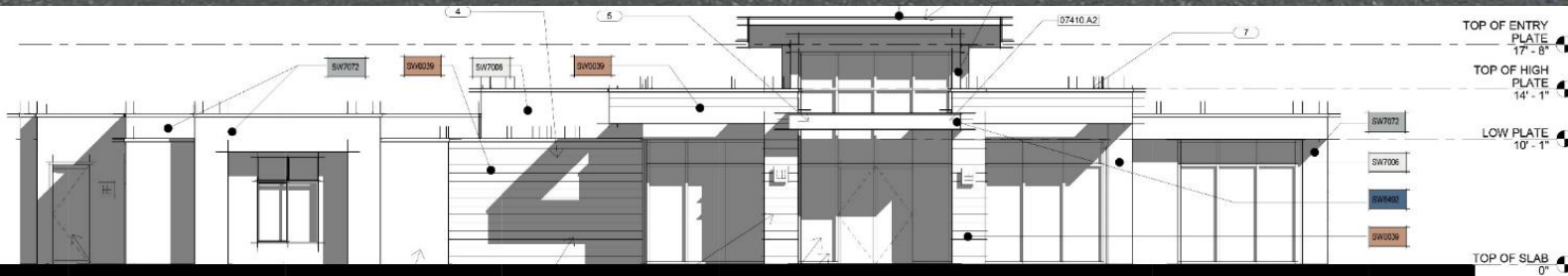


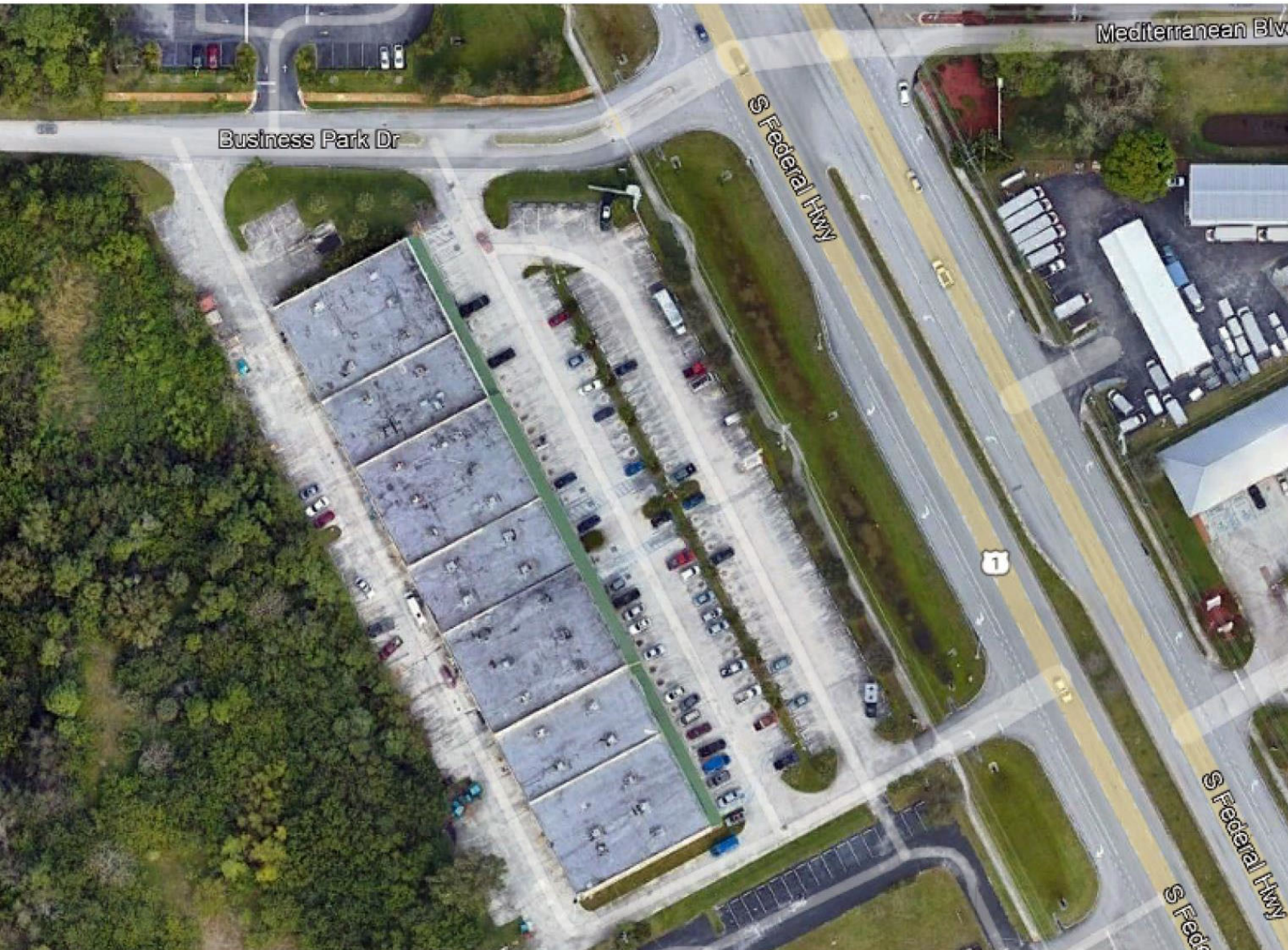
- Dog Park including dog wash station
- Playground & Pickleball Court
- Clubhouse & Pool Area
- BBQ Picnic Areas
- Community Fire Pit
- Multiple EV Charging Stations





Clubhouse





**Example of
Typical Commercial
Strip Shopping Center :**

- **Parking Fronting
Main Road**





Commercial Area
± 21,000 sf of Retail

- Commercial layout is unique to this area
- Buildings and a pedestrian plaza front US-1 with parking provided in the rear
- traffic circle with public art create a sense of arrival and identity to the project





US HIGHWAY NO. 1
(200' R/W)

Commercial Plaza

The Commercial Plaza incorporates the following:

- A variety of outdoor seating & dining areas
- Public art and shade structures
- Landscape features & public activities




RICH PROPERTIES

