

Site Data

Site Address	998 SE Town Place Blvd., Port St. Lucie, FL
Total Gross Site Area	18.51 Ac. / 806,418 sf
Multi-family Area	14.00 Ac.
Commercial Area	4.51 Ac.
Future Land Use:	RH / CG
Zoning:	PUD
Existing Use:	Vacant
Proposed Use:	Multi-family Apt. & Commercial

Environmental Data	
Total Site Upland Habitat Area (Pine Flatwoods)	2.03 Ac.
Required Upland Preservation (2.03 x 25%)	0.51 Ac. (25%)
Provided Upland Preservation	0.99 Ac. (49%)

Gross Site Area Calculations			
Impervious Area:			
Total Building Coverage	117,684 sf	2.70 Ac.	15%
Multi-family Area	95,796 sf / 2.20 Ac.		
Commercial Area	21,888 sf / 0.50 Ac.		
Pavement / Curb & Sidewalk	309,256 sf	7.10 Ac.	38%
Misc. / Other Impervious	9,143 sf	0.21 Ac.	1%
Lake Area (@ C.E.)	63,576 sf	1.46 Ac.	8%
Subtotal:	499,659 sf	11.47 Ac.	62%
Pervious Area:			
Open Space / Landscape Area	200,152 sf	4.59 Ac.	25%
Dry Retention Area (@ TOB)	30,901 sf	0.71 Ac.	4%
Lake Bank	16,071 sf	0.37 Ac.	2%
Upland Preserve	43,249 sf	0.99 Ac.	5%
Wetland B	16,386 sf	0.38 Ac.	2%
Subtotal:	306,759 sf	7.04 Ac.	38%

Multi-family Area

Multi-family Site Area:	14.00 Ac. / 100%
Total Dwelling Units:	264 Units
Gross Site Density: (264 Units / 18.51 Ac.)	14.26 D.U. / Ac.
(Density is calculated based on the total 18.51 Ac. gross site area)	
Maximum Building Coverage: (14.00 Ac. x 35%)	4.90 Ac. / 35%
Provided Building Coverage: (Includes Apt. Bldgs., Clubhouse, Garage & Dog Wash Bldg.)	2.20 Ac. / 16%
Maximum Building Height:	4-Story / 44' Height (49' Ht. including Roof Parapet)
Provided Building Height:	4-Story / 43' - 9" Height (Top of Roof Parapet)
Maximum Building Length:	230' Length
Provided Building Length:	222' Length

Parking Data

Parking Requirement: 1.87 Spaces per unit (As per approved PUD)	
Total Required Parking: (264 Units x 1.87 spaces per unit)	494 Spaces
Total Provided Parking:	508 Spaces
Reg. Parking Spaces (9.5' x 16' w/ 2' Overhang)	293 Spaces
(EV) Reg. Parking Spaces w/ EV Station (9.5' x 16' w/ 2' Overhang)	10 Spaces
(C) Compact Parking Spaces (8.5' x 16' w/ 2' Overhang)	83 Spaces (16%)
Freestanding One Car Garage Spaces (12' x 20' Typ.)	12 Spaces
Internal Bldg. One Car Garage Spaces (8 spaces per building)	48 Spaces
Bldg. Driveway Parking Spaces (8 spaces per building)	48 Spaces
Handicap Parking Spaces (12' x 16' w/ 2' Overhang)	14 Spaces (11 Required)

Building Data

MF Building Type	Units per Bldg.	Total Buildings	Total Units	Building Setback / Separation Requirements (Per Approved PUD)
Type 1: (75' x 222')	44 Units	5 Buildings	220 Units	Front Bldg. Setback: (from PUD Commercial Area to the west) 44' Min.
Type 2: (75' x 208')	44 Units	1 Building	44 Units	Side Building Setback: (from north & south property line) 44' Min.
				Rear Building Setback: (from east property line) 44' Min.
				Building Setback from Preserve Areas: 10' Min.
				Building Setback from Lake Top of Bank: 15' Min.
				Separation Between Buildings: 20' Min.
Unit Name & Type	Sq. Footage	Total Units	% of Mix	
A1: 1 Bedroom	668 sf	90 Units	34%	
B1: 2 Bedroom	1,038 sf	102 Units	39%	
B2: 2 Bedroom	1,044 sf	48 Units	18%	
C1: 3 Bedroom	1,290 sf	24 Units	9%	
Total:		264 Units	100%	

Commercial Area

Commercial Site Area:	4.51 Ac. / 100%
Maximum Building Coverage: (4.51 Ac. x 40%)	1.80 Ac. / 40%
Provided Building Coverage: (Gross Floor Area)	0.50 Ac. / 11%
Maximum Building Height:	35' Height
Provided Building Height:	26' Height (Top of Roof Parapet)
Provided Outdoor Seating Area:	2,825 sf
Outdoor Passive Seating Area:	1,600 sf
Outdoor Dining Seating Area:	1,225 sf

Building Data

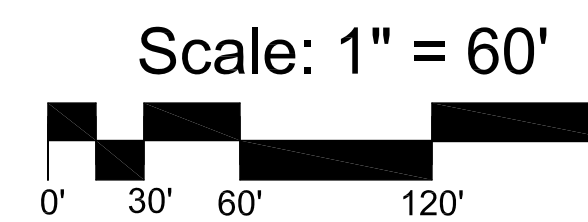
Retail / Commercial Bldg.	Gross Floor Area	Retail / Rental Area	Building Setback / Separation Requirements (Per Approved PUD)
Retail Bldg A: (63' x 155')	7,894 sf	7,428 sf	Front Bldg. Setback: (from west property line along U.S. Hwy 1) 25' Min.
Retail Bldg B: (48' x 122')	5,790 sf	5,451 sf	Side Building Setback: (from north & south property line) 10' Min.
Retail Bldg C: (48' x 174')	8,204 sf	7,765 sf	Rear Building Setback: (from PUD Multi-family Area to the east) 20' Min.
			Internal Side Building Setback: (from shared access drive sidewalk) 10' Min.
Total:	21,888 sf (0.50 Ac.)	20,644 sf	Separation Between Buildings: 15' Min.

Parking Data

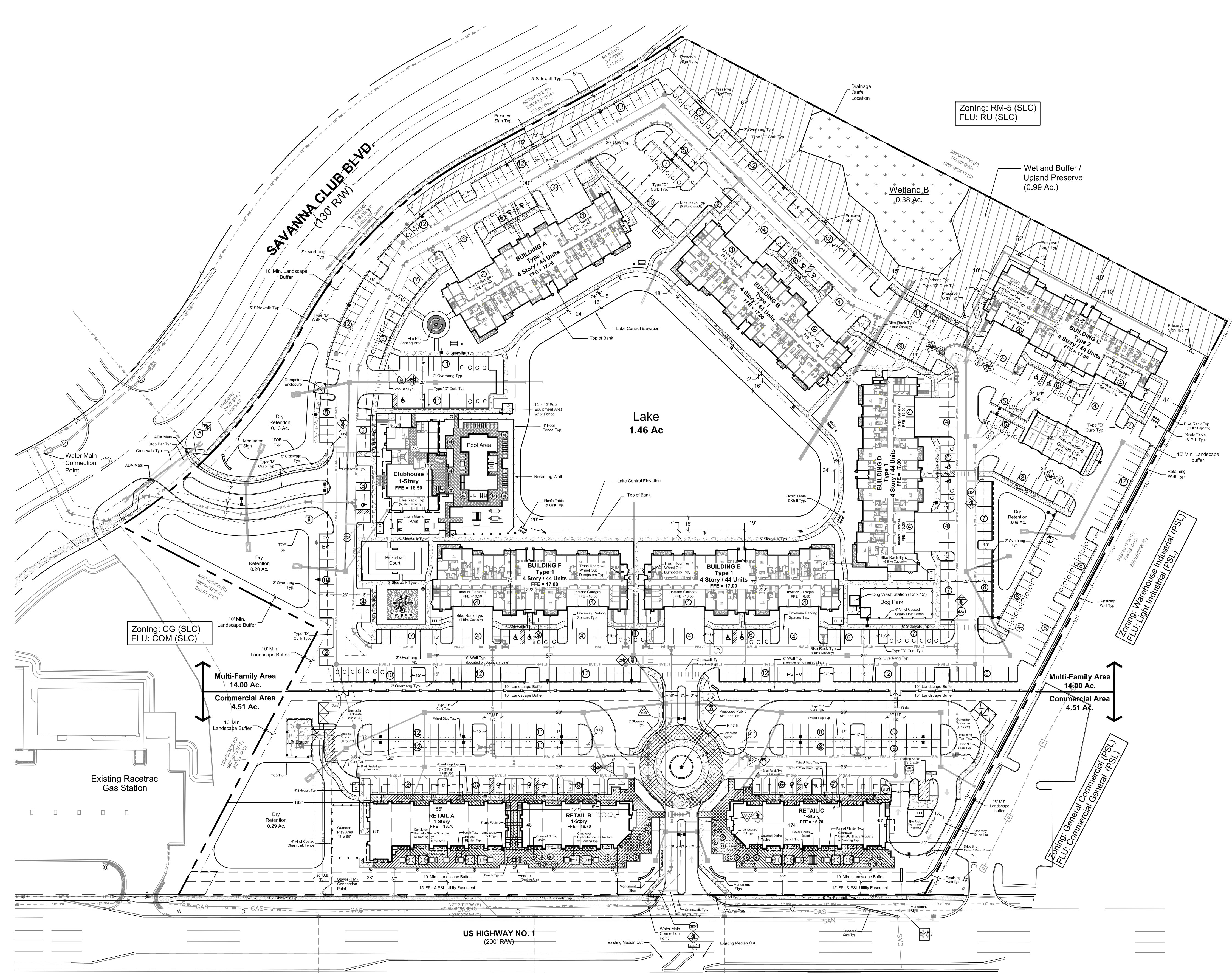
Parking Requirement: 1 Space per 200 sf of Gross Floor Area for all permitted Commercial uses. (As per approved PUD)	
Total Required Parking: (21,888 sf of Gross Floor Area / 200 sf)	110 Spaces
Total Provided Parking:	116 Spaces
Reg. Parking Spaces (9.5' x 16')	111 Spaces
Handicap Parking Spaces (12' x 18')	5 Spaces (5 Required)

Off-Street Loading Requirement

1 Space per 5,000 to 25,000 sf of Gross Floor Area	2 Bike Capacity per 2,000 sf of Gross Floor Area
Required Loading: 1 Space	Required Bike Capacity: (21,888 sf / 2,000 sf x 2) 22
Provided Loading: 2 Spaces (12' x 25')	Provided Bike Capacity: 24



PSL # P22-293
PSLUSD # 11-836-00



Drainage Statement

Impervious areas include proposed multi-family residential apartment buildings, driveways, sidewalks, parking, and retail commercial buildings. The proposed design will meet both SFWD and City of Port St. Lucie design criteria. Dry and wet detention ponds will be utilized for the required water quality treatment volume, storm water attenuation and TMDL reductions. After required treatment, stormwater will be discharged to the east into a wetland as presently permitted. Discharge will meet the Pre versus Post requirements in order to minimize any disruption to the wetland. The wetland discharges through a control structure located on the property to the east (as owned and allowed by Rich Properties, LLC) and eventually to Hog Pen Slough. The proposed stormwater system will be designed to meet all South Florida Water Management District and City of Port St. Lucie requirements.

Utility Statement

The proposed site is located within the City of Port St. Lucie Utility Department service area. Potable water supply and domestic wastewater collection and transmission services are available at the site via a 12" water main and 16" force main along the east side of US Highway 1, a 12" water main along the east side of Savannah Club Boulevard and a 6" force main along the west side of Savannah Club Boulevard.

Phasing Description

The entire Multi-family Area including the following items within the Commercial Area such as the shared access drive off of U.S. Hwy. 1, dry retention area and lift station shall be constructed / completed in one (1) phase.

The remaining Commercial Area shall be constructed / completed second in one (1) phase.

Traffic Statement

Mackenzie Engineering & Planning, Inc. performed an analysis of the traffic impacts from the proposed Town Place. The applicant proposes 264 dwelling units and 20,613 square feet (SF) of commercial. The buildout year is 2025.

The proposed project is expected to generate the following net external trips:
 - 1,789 daily, 128 AM peak hour (39 in/89 out), and 172 PM peak hour (97 in/75 out) trips.
 - 2,205 daily, 145 AM peak hour (49 in/96 out), and 221 PM peak hour (122 in/99 out) trips.
 A westbound left-turn lane is recommended at Savannah Club Boulevard entrance (DW 1). A northbound right-turn lane is proposed at US 1 entrance (DW 2). The northbound left turnlane at Savannah Club Boulevard & US 1 is recommended to extend to at least 375 feet. The site meets City of Port St. Lucie's concurrency requirements.

Legal Description

BEN'S A PORTION OF LOTS 15 AND 16, BLOCK 3 AND LOTS 9 AND 10, BLOCK 4 OF SECTION 26, TOWNSHIP 36 SOUTH, RANGE 40 EAST, AS SHOWN ON THE PLAT OF ST. LUCIE GARDENS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, AT PAGE 35 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26, THENCE NORTH 89°40'37" WEST, ALONG A PORTION OF THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 198.64 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 89°40'37" WEST ALONG A PORTION OF THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 78.8 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, THENCE NORTH 27°29'17" WEST ALONG A PORTION OF THE SAID EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 88.89 FEET, THENCE SOUTH BY BEYER EAST, A DISTANCE OF 362.2 FEET, THENCE NORTH 0°00'00" EAST, A DISTANCE OF 253.0 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAVANNA CLUB BOULEVARD AS SHOWN ON SAVANNA CLUB PLAT NO. ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, A RADIUS OF 58.00 FEET, THENCE (EASTERLY) ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°39'11", A DISTANCE OF 100.00 FEET TO A POINT OF BEGINNING CURVATURE, THENCE BY A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 48.00 FEET, A CENTRAL ANGLE OF 33°56'21" AND AN ARC DISTANCE OF 82.2 FEET TO A POINT OF TANGENCY, THENCE SOUTH 82°27'27" WEST, A DISTANCE OF 95.82 FEET TO ALL POINTS OF BEGINNING CURVATURE, THENCE BY A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 86.50 FEET, A CENTRAL ANGLE OF 39°01'11" AND AN ARC DISTANCE OF 153.3 FEET TO A POINT, THENCE SOUTH 0°00'00" EAST, A DISTANCE OF 700.39 FEET TO THE POINT OF BEGINNING.

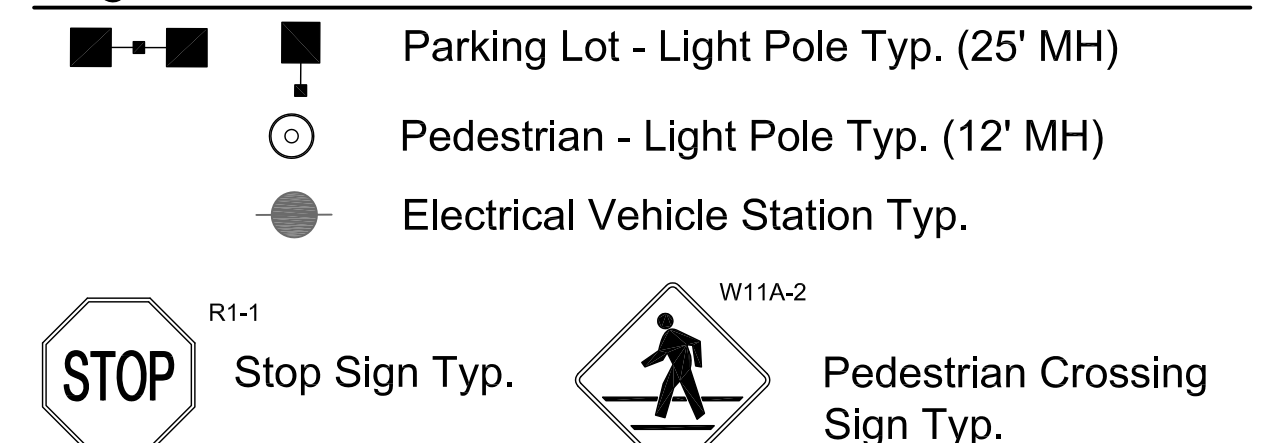
Environmental Assessment Statement

An Environmental Assessment was required. A Wetland and Wildlife Assessment prepared by Hobe Sound Environmental Consultants, Inc., in March 2021 has been provided. See sheet 2 of construction plans for required general environmental table.

General Notes

1. 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).

Legend



Location Map



Town Place PUD

City of Port St. Lucie

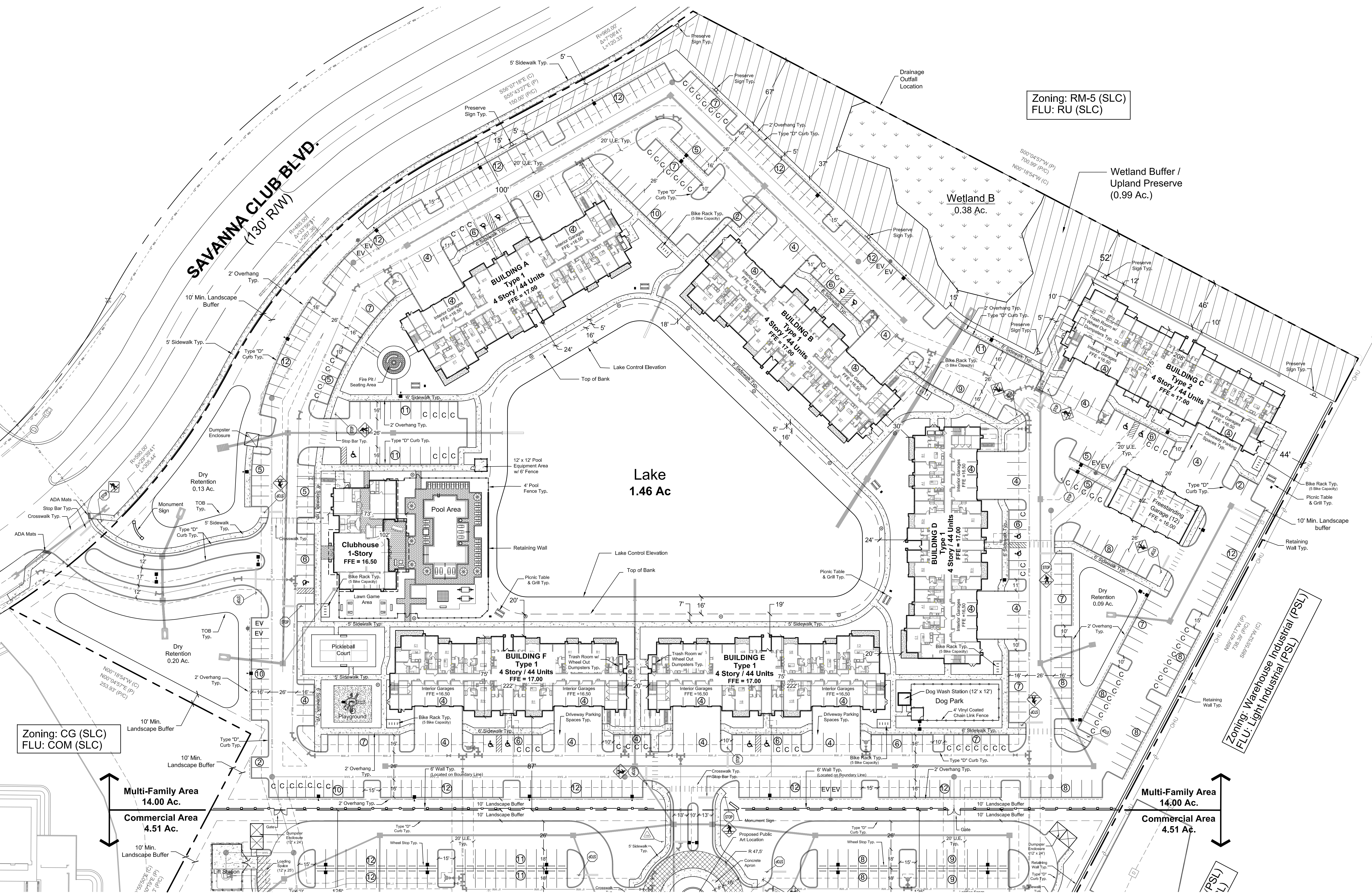
Site Plan

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Job No.	2021-01
Drawn By	TT
Checked By	MH
Approved By	MH
Submission Dates	01-13-23

Revision Dates

SP-2



Zoning: CG (SLC)
FLU: COM (SLC)

Zoning: RM-5 (SLC)
FLU: RU (SLC)

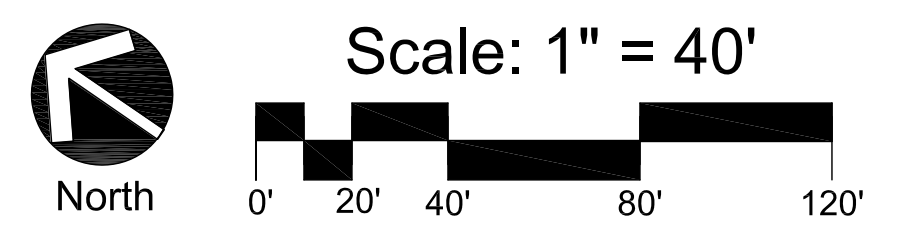
Zoning: Warehouse Industrial (PSL)
FLU: Light Industrial (PSL)

Multi-Family Area
14.00 Ac.
Commercial Area
4.51 Ac.

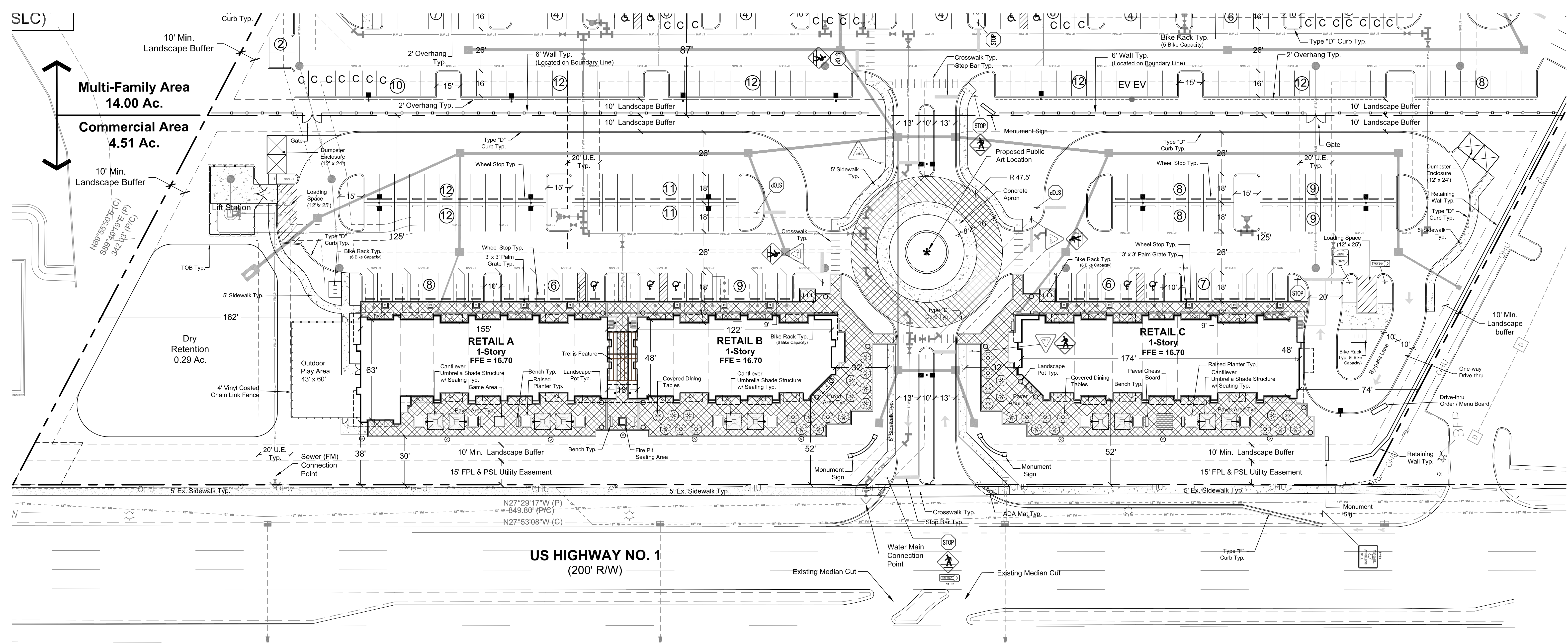
Multi-Family Area
14.00 Ac.
Commercial Area
4.51 Ac.

Legend

- Parking Lot - Light Pole Typ. (25' MH)
- Pedestrian - Light Pole Typ. (12' MH)
- Electrical Vehicle Station Typ.
- Stop Sign Typ.
- Pedestrian Crossing Sign Typ.

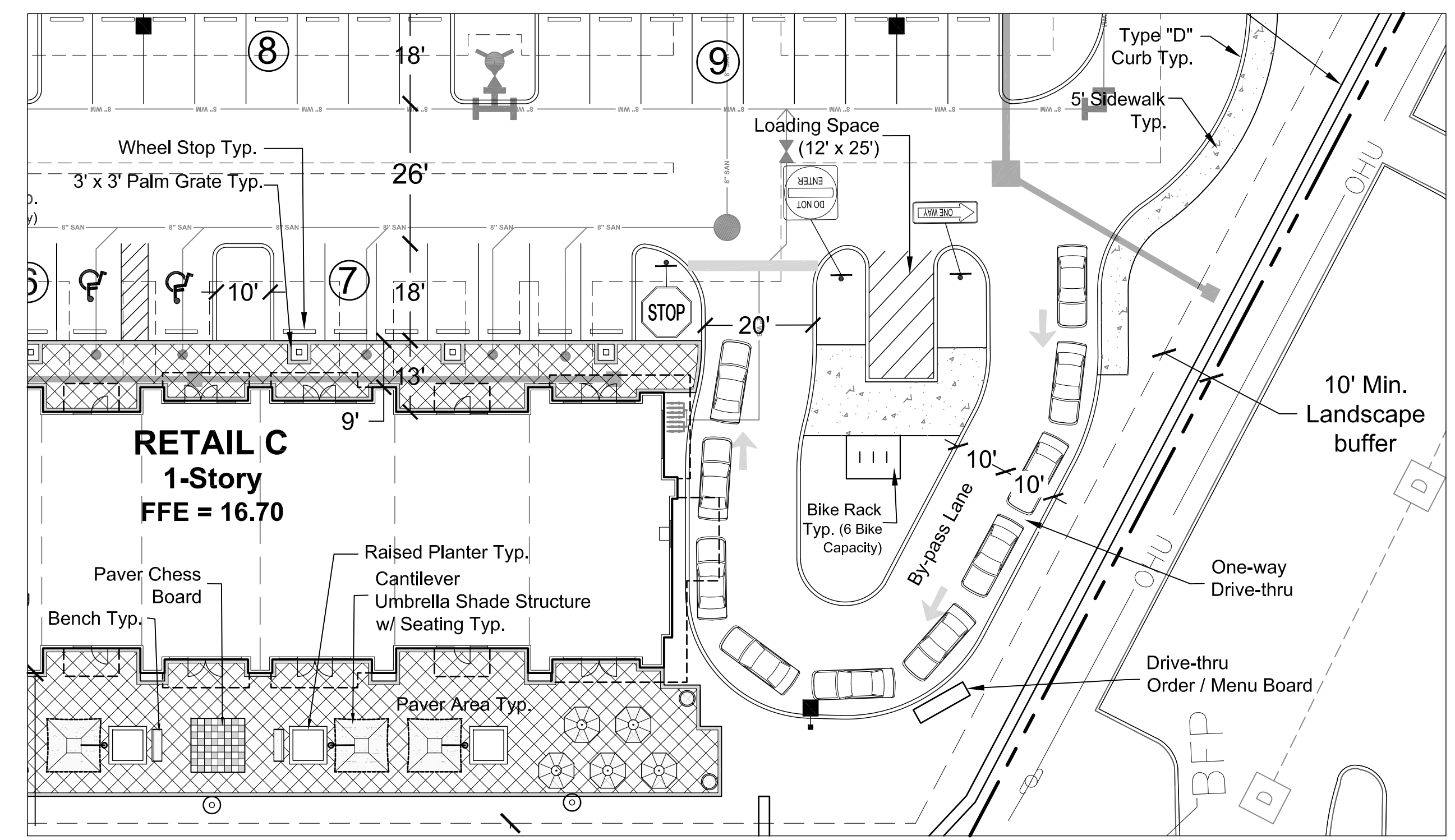


PSL # P22-293
PSLUSD # 11-836-00



Drive-thru Stacking Analysis

Scale: 1" = 20'



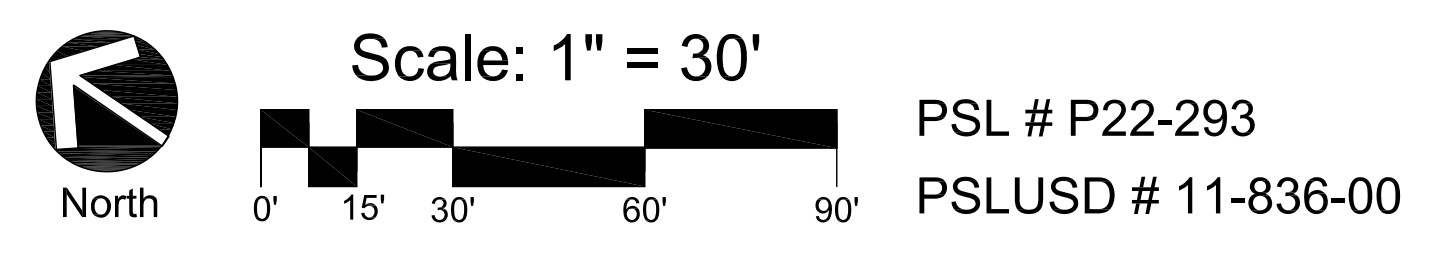
Legend

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- Pedestrian - Light Pole Typ. (12' MH)
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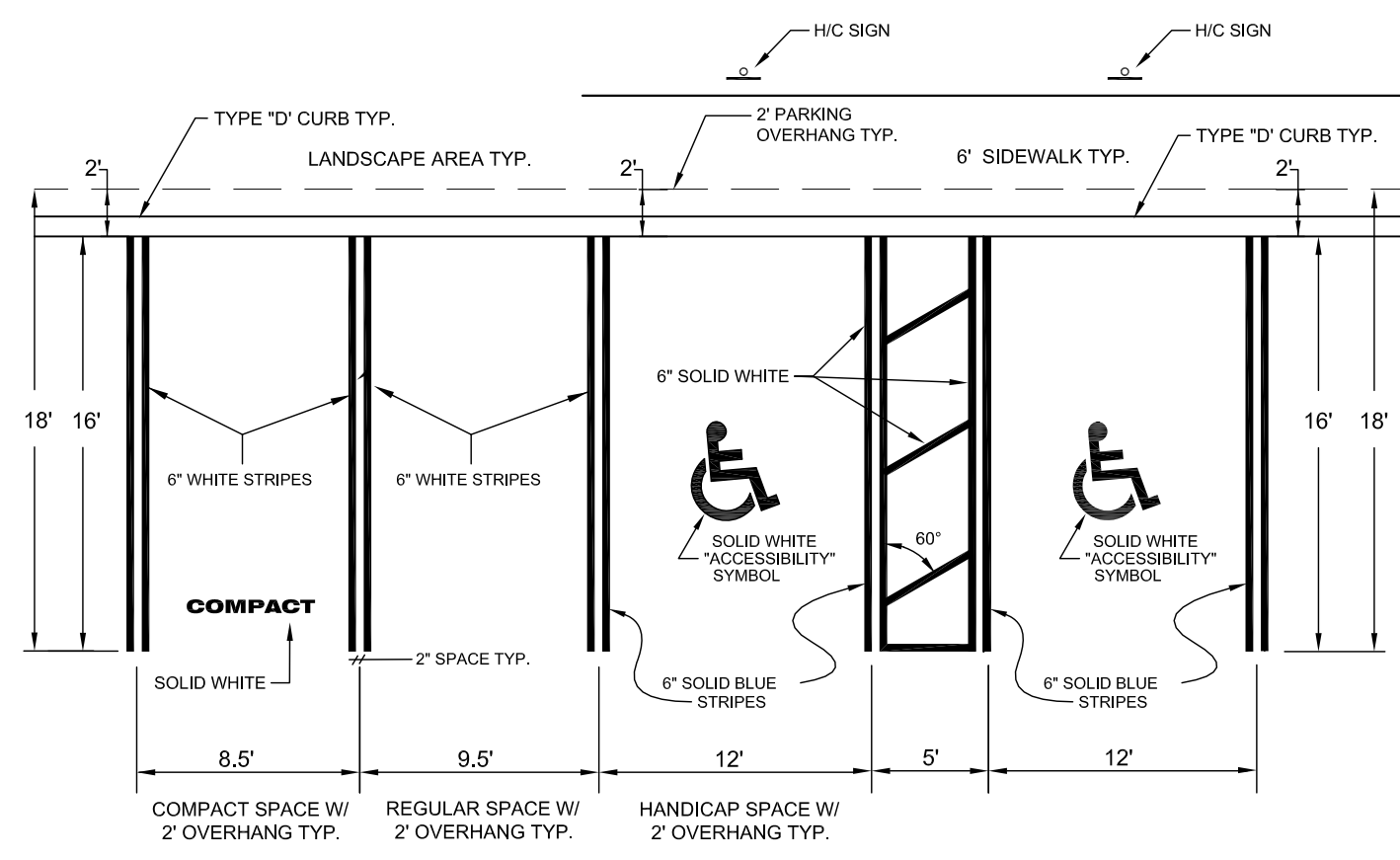
Job No.	2021-01
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Submittal Dates	01-13-23

Revision Dates

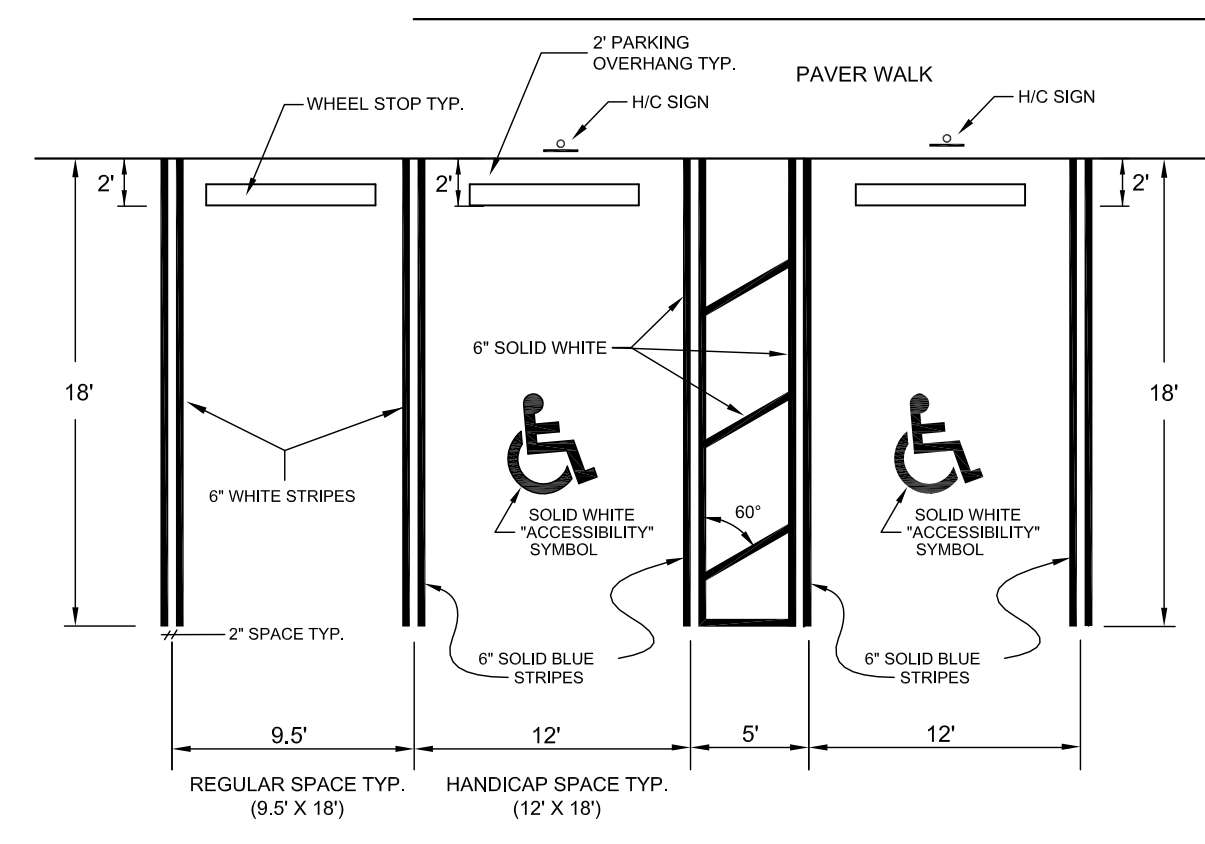


Parking Space Details

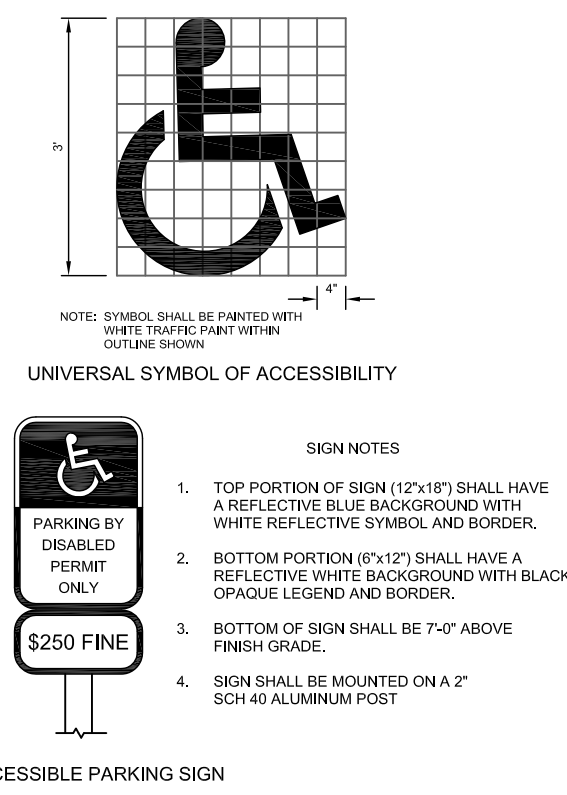
Scale: N.T.S.



Parking Space Detail w/ 2' Overhang (Multi-family Area)



Parking Space Detail w/ Wheel Stop (Commercial Area)

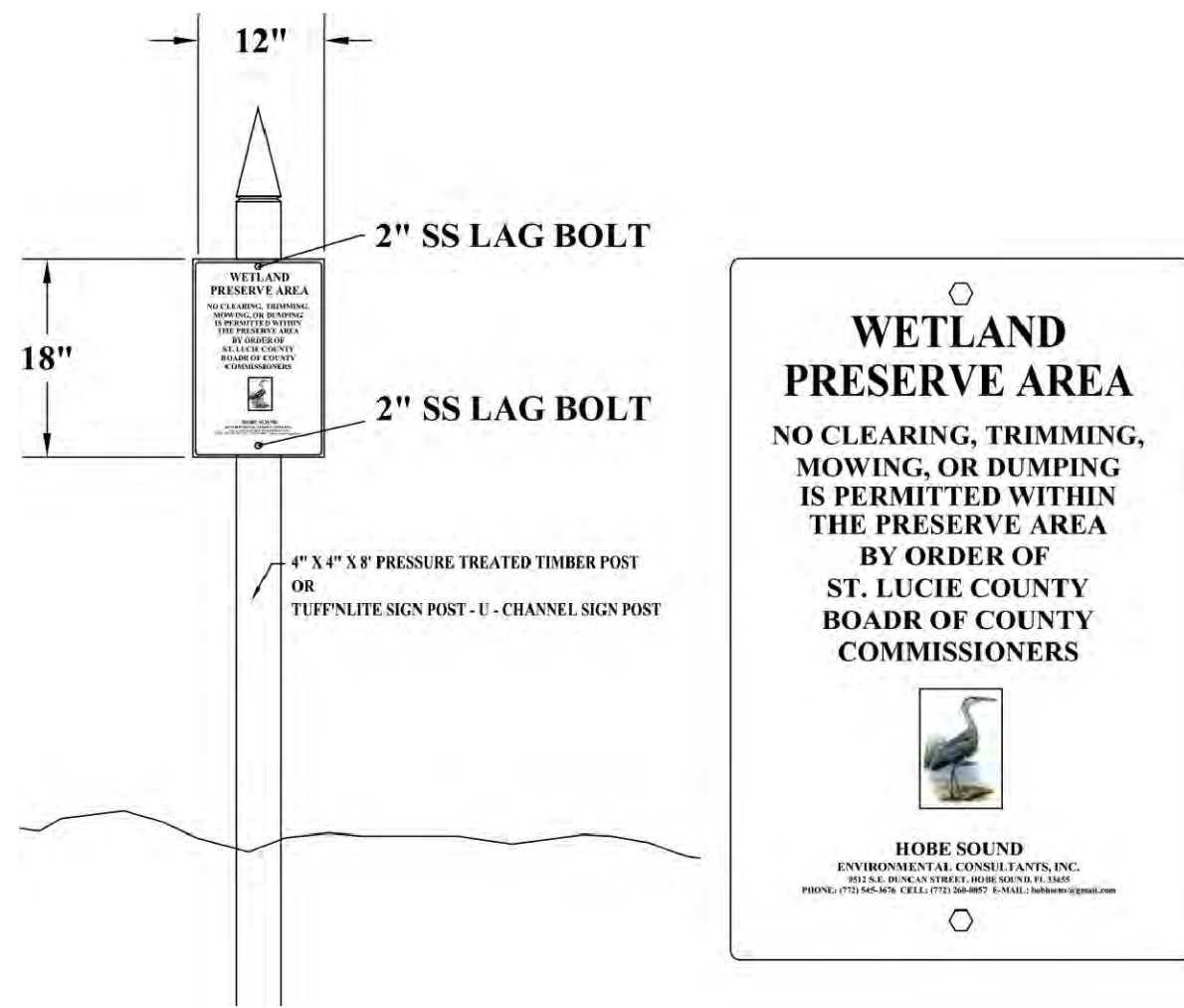


ACCESSIBLE PARKING SIGN

Preserve Area Sign Detail

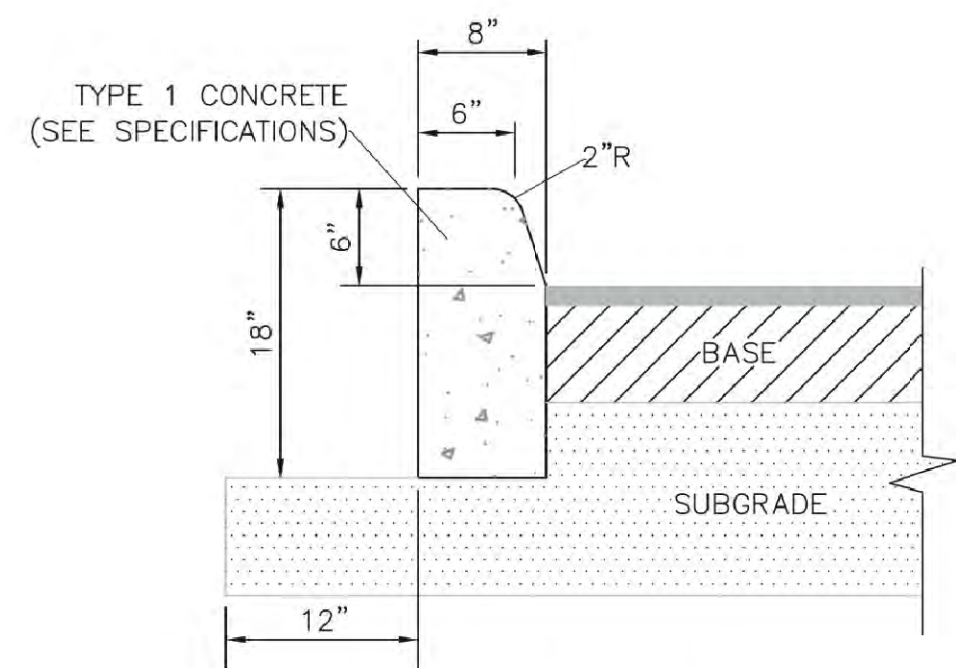
*Note: See Plan for Preserve Area Sign Locations

Scale: N.T.S.



FDOT Index 300 Type "D" Curb Detail

Scale: N.T.S.



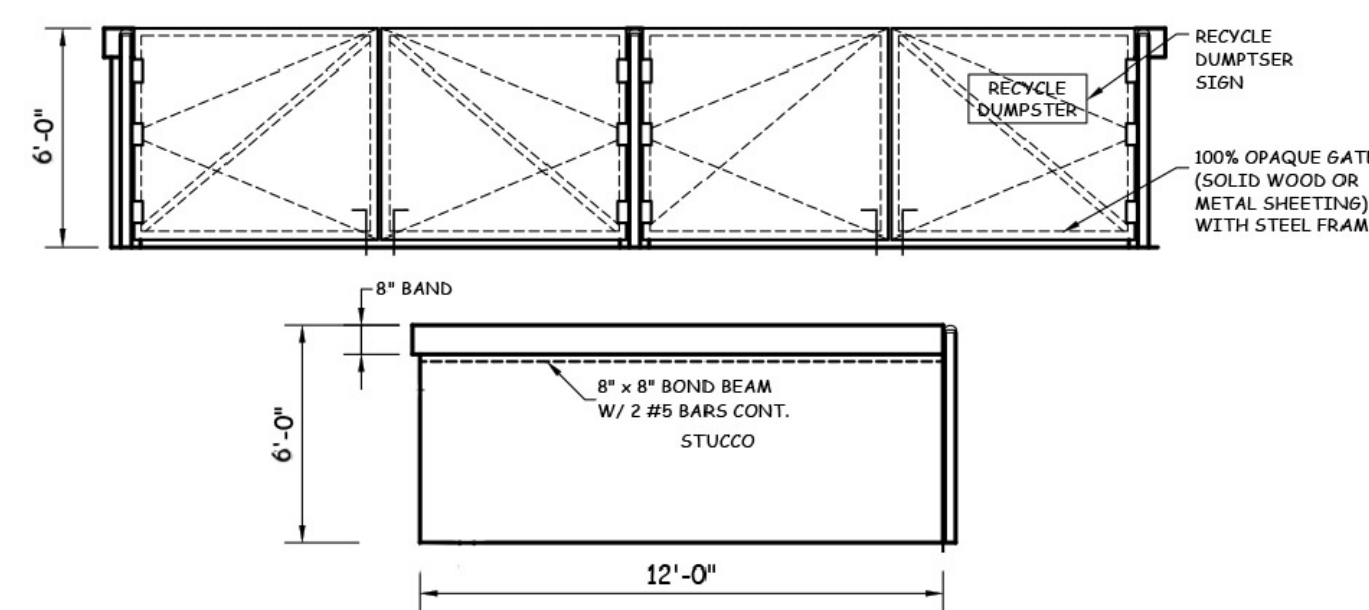
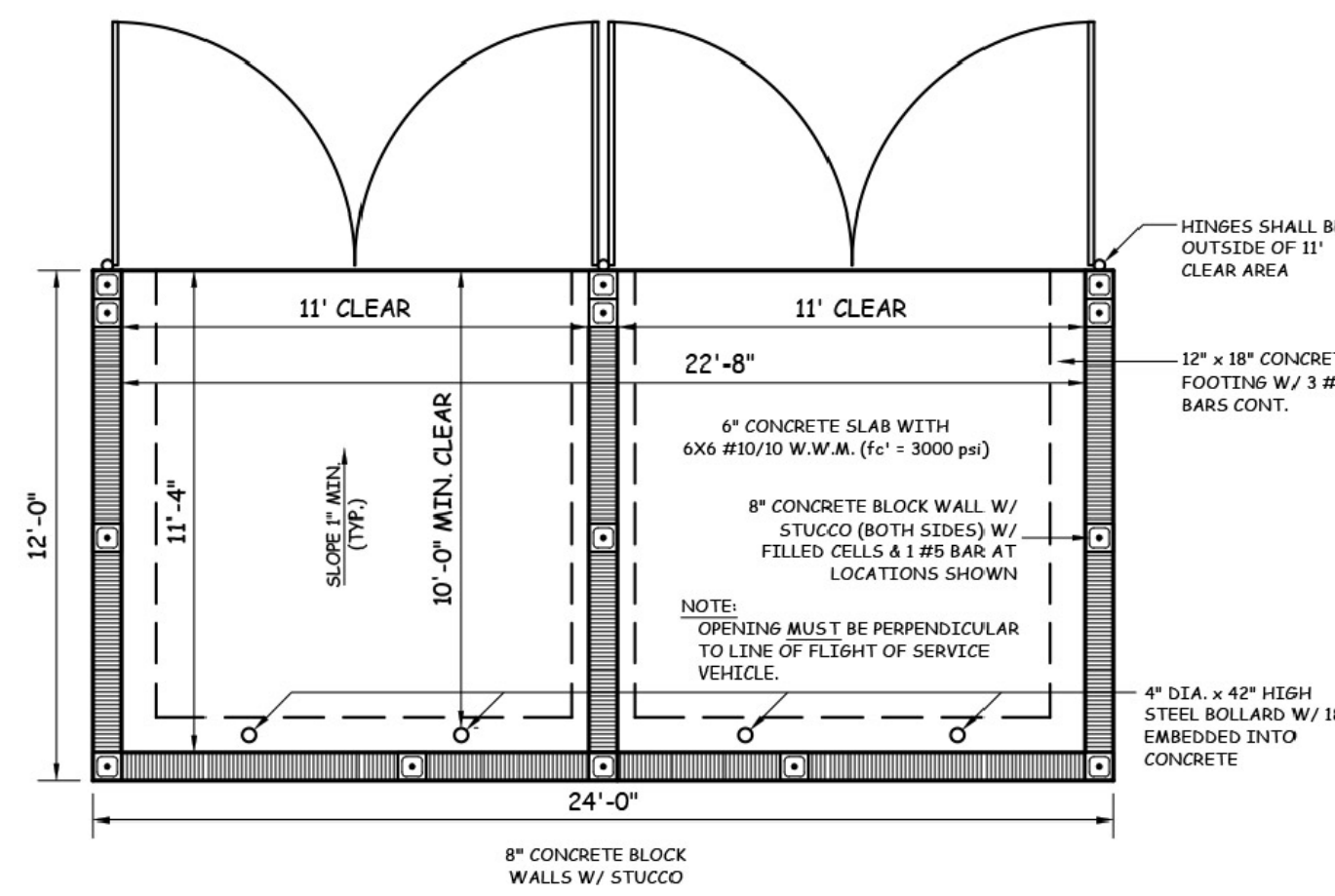
SECTION VIEW

NOTES:

1. SAW CUT CONTRACTION JOINTS ON 10' CENTERS MAX. WITHIN 48 HOURS AFTER POURING CURB.
2. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH FDOT SPECIFICATIONS SECTION 520 AND FDOT ROADWAY & TRAFFIC DESIGN STANDARDS INDEX NUMBER 300.

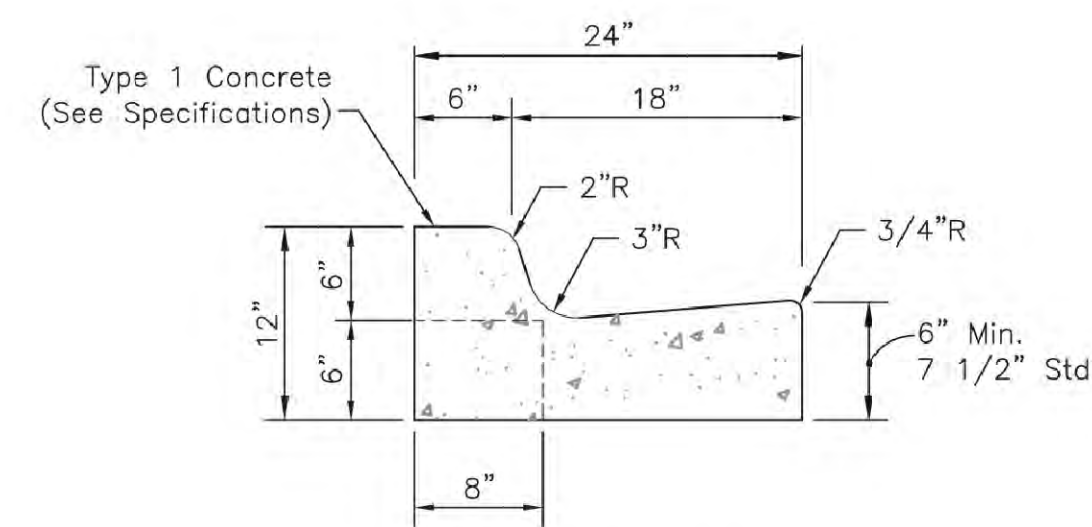
Dumpster Enclosure w/ 6' Wall Detail

Scale: N.T.S.



FDOT Index 300 Type "F" Curb & Gutter Detail

Scale: N.T.S.



SECTION VIEW

NOTES:

1. SAW CUT CONTRACTION JOINTS ON 10' CENTERS MAX. WITHIN 48 HOURS AFTER POURING CURB.
2. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH FDOT SPECIFICATIONS SECTION 520 AND FDOT ROADWAY & TRAFFIC DESIGN STANDARDS INDEX NUMBER 300.
3. WHEN USED ON HIGH SIDE OF ROAD, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.



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Florida

Town Place PUD

City of Port St. Lucie

Site Plan Details

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Drawn By TT
Checked By MH
Approved By MH
Submittal Dates 01-13-23

Revision Dates

PSL # P22-293
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SP-4