



(772) 220-2100, Fax (772) 223-0220

<b>Property Owner:</b>	PEBB Tradition S/G3, LLC 7900 Glades Road, Suite 600 Boca Raton, FL 33434
<b>Developer:</b>	Benchmark Development 1 4053 Maple Road, Suite 200 Amherst, NT 14422
<b>Land Planner / Landscape Architect:</b>	Lucido & Associates 701 E Ocean Boulevard Stuart, FL 34994
<b>Engineer:</b>	Robb and Taylor Engineering Solutions, INC. 6885-Hidden Lakes Place Melbourne, FL 32934
<b>Surveyor:</b>	Caulfield and Wheeler, Inc. 7900 Glades Road, Suite 100 Boca Raton, Florida 33434
<b>Architect:</b>	DC Studio Architecture & Planning P.O. Box 10844 Tampa, Florida 33679
<b>Traffic Engineer:</b>	MacKenzie Engineering & Planning, Inc. 1172 SW 30th Street, Suite 500 Palm City, FL 34990

**Site Plan**  
City of Port St. Lucie, FL  
P25-034  
PSLUSD #5211E-23

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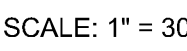
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REG. # 6667114  
Steven D. Garret

# SP-1

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Total Area:	125,200 sf	2.875 ac.
Impervious Area:	90,888 sf	2.085 ac.
Building:	17,300 sf	0.40 ac.
Vehicular Use Area:	68,865 sf	1.58 ac.
Sidewalks & Pedestrian Access:	4,723 sf	0.11 ac.
Pervious Area:	34,312 sf	0.79 ac.
Landscape Area:	34,312 sf	0.79 ac.

MPUD  
NCD  
Vacant

Gross Floor Area:	17,300 s.f.
Maximum Height:	35'
Proposed Height:	27'-4"
Building Coverage:	13.8%
Open Space:	34,312 s.f.

Provided to Property Boundar

\*Setbacks per the SG-3 MPUD. Future outparcels to have setbacks reviewed separately at the time of their submittal.

<b>Building</b>	<b>Required</b>	<b>Provided</b>
<b>Recreational Facility</b> 17,300 sf	1 sp/200 sf <b>87 spaces</b>	<b>155 spaces</b>
<b>Total</b>	<b>87 spaces</b>	<b>155 spaces</b>

Any parking spaces provided on the site plan that are above what is required by code may be allocated towards future parking requirements in Lot 1 and Parcel A (Future Development Parcels).

TELARO AT SOUTHERN GROVE  
ZONING: MPUD  
FLU: NCD

LOT 2 OF THE PLAT OF SHOPPES AT THE HEART, AS RECORDED IN PLAT BOOK 108,  
PAGE 29, OF THE PUBLIC RECORDS OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY,  
FLORIDA.

THERE IS NO ENVIRONMENTAL ASSESSMENT REQUIRED. THE EXISTING LAND WAS MASS-GRADED AND CLEARED PRIOR TO THE SUBMITTAL OF THE SITE PLAN.

MACKENZIE ENGINEERING & PLANNING INC. PERFORMED AN ANALYSIS OF THE TRAFFIC IMPACTS RESULTING FROM SG 3 COMMERCIAL PARCEL LOT 2 WITHIN THE SOUTHERN GROVE DRI.

THE PROJECT IS LOCATED AT THE SOUTH OF DISCOVERY WAY BETWEEN VILLAGE PARKWAY AND COMMUNITY BOULEVARD, PORT ST. LUCIE, FLORIDA. THE APPLICANT PROPOSES: 17,300 SQUARE FEET OF FITNESS CLUB. LOT 2 IS PART OF A LARGER PROJECT AND UTILIZES RATES FROM ITE LAND USE CODE 821.

THE ANALYSIS WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF PORT ST. LUCIE FOR A PROJECT WITHIN AN APPROVED DEVELOPMENT OF REGIONAL IMPACT (SOUTHERN GROVE DRI).

THE PROPOSED PROJECT IS EXPECTED TO GENERATE THE FOLLOWING NET NEW EXTERNAL TRIPS:

981 DAILY, 73 AM PEAK HOUR (38 IN/35 OUT), AND 101 PM PEAK HOUR (49 IN/52 OUT)

THE PROPOSED PROJECT IS EXPECTED TO GENERATE THE FOLLOWING DRIVEWAY TRIPS:  
1,635 DAILY, 122 AM PEAK HOUR (63 IN/59 OUT), AND 168 PM PEAK HOUR (82 IN/86  
OUT)

THE ANALYSIS SHOWS THAT THE ROADWAYS ARE PROJECTED TO OPERATE ACCEPTABLY WITH THE ADDITION OF THE PROPOSED DEVELOPMENT. CONCURRENCY IS SATISFIED BECAUSE THE PROJECT IS PART OF THE APPROVED SOUTHERN GROVE DRI.

THE STORMWATER MANAGEMENT SYSTEM FOR THIS PROJECT IS PART OF THE OVERALL SOUTHERN GROVE MASTER DRAINAGE SYSTEM. THE PROJECT IS LOCATED WITHIN THE SHOPPES AT THE HEART DEVELOPMENT. THE PONDS WITHIN THE SHOPPES AT THE HEART WILL RETAIN THE 0.5" OF RUNOFF AND THE WATER QUANTITY IS PROVIDED IN THE MASTER SYSTEM.

HAZARDOUS WASTE DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.

ALL LANDSCAPE AREAS ABUTTING VEHICULAR USE AREAS SHALL BE CURBED OR PROTECTED BY CURB STOPS.

ALL BUILDING, PARKING AND ACCESS AREAS SHALL DOCUMENT COMPLIANCE WITH THE AMERICAN DISABILITIES ACT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

SOIL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

LANDSCAPING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 164.04 OF THE LANDSCAPE CODE OF THE CITY OF PORT ST. LUCIE.

NO LANDSCAPING OTHER THAN GRASSES SHALL BE LOCATED WITHIN 10' OF A CITY UTILITY LINE OR APPURTENANCE. ALL OTHER UTILITIES SHALL BE A MINIMUM OF 5' HORIZONTAL SEPARATION FROM CITY UTILITY MAINS FOR PARALLEL INSTALLATIONS AND A MINIMUM 18" BELOW CITY MAINS. (ALL MEASUREMENTS AS TAKE FROM OUTSIDE TO OUTSIDE.)

LANDSCAPING SHALL BE DONE IN A MANNER THAT WOULD CREATE CONFLICTS WITH THE INTENDED OPERATION AND MAINTENANCE OF ANY EXISTING UTILITY.

THIS APPLICATION IS NOT VESTED FOR ANY MUNICIPAL FEES. ALL FEES ARE CALCULATED AT TIME OF PAYMENT. THIS INCLUDES SPECIFICALLY IMPACT FEES, LAND AND RESERVE FEES AND ANY ADMINISTRATIVE REVIEW FEES FOR CITY DEPARTMENTS. NO FEES ARE VESTED BASED ON DATE OF CITY COUNCIL APPROVAL.

SIGNS ARE NOT PART OF THIS REVIEW AND SHALL BE PERMITTED SEPARATELY FROM THIS APPLICATION. (SEE CHAPTER 155 (SIGN CODE) CITY OF PORT ST LUCIE LAND DEVELOPMENT REGULATIONS.)

THE CITY ENGINEER, RECORDING, COMMUNITY DEVELOPMENT AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, RETURN, 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).

THE INGRESS/EGRESS EASEMENT (A/E), AS SHOWN IN THE PLAT IS HEREBY DEDICATED FOR INGRESS EGRESS PURPOSES FOR THE BENEFIT OF LOTS 1, 2 AND PARCEL 1 AND THE CITY OF PORT ST. LUCIE AND THEIR SUCCESSORS AND ASSIGNS. SAID INGRESS/EGRESS EASEMENT (A/E), AS SHOWN HEREON IS ALSO HEREBY DEDICATED FOR INGRESS EGRESS PURPOSES, FOR THE BENEFIT OF PARCEL PART OF SHOPPES AT THE HEART, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 108, PAGE 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. THE CITY OF PORT ST. LUCIE, FLORIDA, AND THE CITY OF PORT ST. LUCIE, FLORIDA, IS ALSO HEREBY RESERVED IN FAVOR OF THE CITY OF PORT ST. LUCIE SERVICE AND EMERGENCY VEHICLES. THE CITY OF PORT ST. LUCIE, FLORIDA SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT.

