

**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**

<b>Impervious Area:</b>			
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%
<b>Subtotal:</b>	<b>499,659 sf</b>	<b>11.47 Ac.</b>	<b>62%</b>
<b>Pervious Area:</b>			
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%
<b>Subtotal:</b>	<b>306,759 sf</b>	<b>7.04 Ac.</b>	<b>38%</b>

**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 (38' - 10" Top of Flat Roof / 48'-0" Top of Ridge)		
Maximum Building Length:	230' Length		
Provided Building Length:	222' Length		

**Parking Data**

Parking Requirement: 1.87 Spaces per unit (As per approved PUD)	494 Spaces		
Total Required Parking: (264 Units x 1.87 spaces per unit)	508 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: (82' x 222')	44 Units	5 Buildings	220 Units	Front Bldg. Setback: (from PUD Commercial Area to the west) 44' Min.
Type 2: (81' x 208')	44 Units	1 Building	44 Units	Side Building Setback: (from north & south property line) 44' Min.
<b>Total:</b>	<b>6 Buildings</b>	<b>264 Units</b>	<b>264 Units</b>	Rear Building Setback: (from east property line) 44' Min.
<b>Unit Name &amp; Type</b>	<b>Sq. Footage</b>	<b>Total Units</b>	<b>% of Mix</b>	Building Setback from Preserve Areas: 10' Min.
A1: 1 Bedroom	668 sf	90 Units	34%	Building Setback from Lake Top of Bank: 15' Min.
B1: 2 Bedroom	1,038 sf	102 Units	39%	Separation Between Buildings: 20' Min.
B2: 2 Bedroom	1,044 sf	48 Units	18%	
C1: 3 Bedroom	1,290 sf	24 Units	9%	
<b>Total:</b>	<b>264 Units</b>	<b>100%</b>		

**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:	33' Height (To Mean Roof of Highest Hpt)		
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: (68' 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 175')	8,204 sf	7,765 sf	Rear Building Setback: (from PUD Multi-family Area to the east) 20' Min.
<b>Total:</b>	<b>21,888 sf (0.50 Ac.)</b>	<b>20,644 sf</b>	Internal Side Building Setback: (from shared access drive sidewalk) 10' Min.
			Separation Between Buildings: 15' Min.

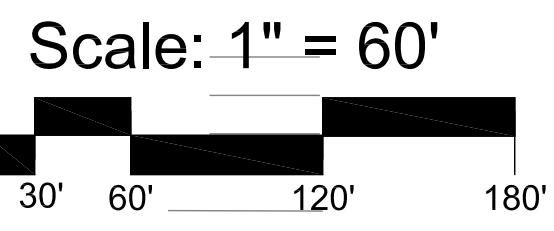
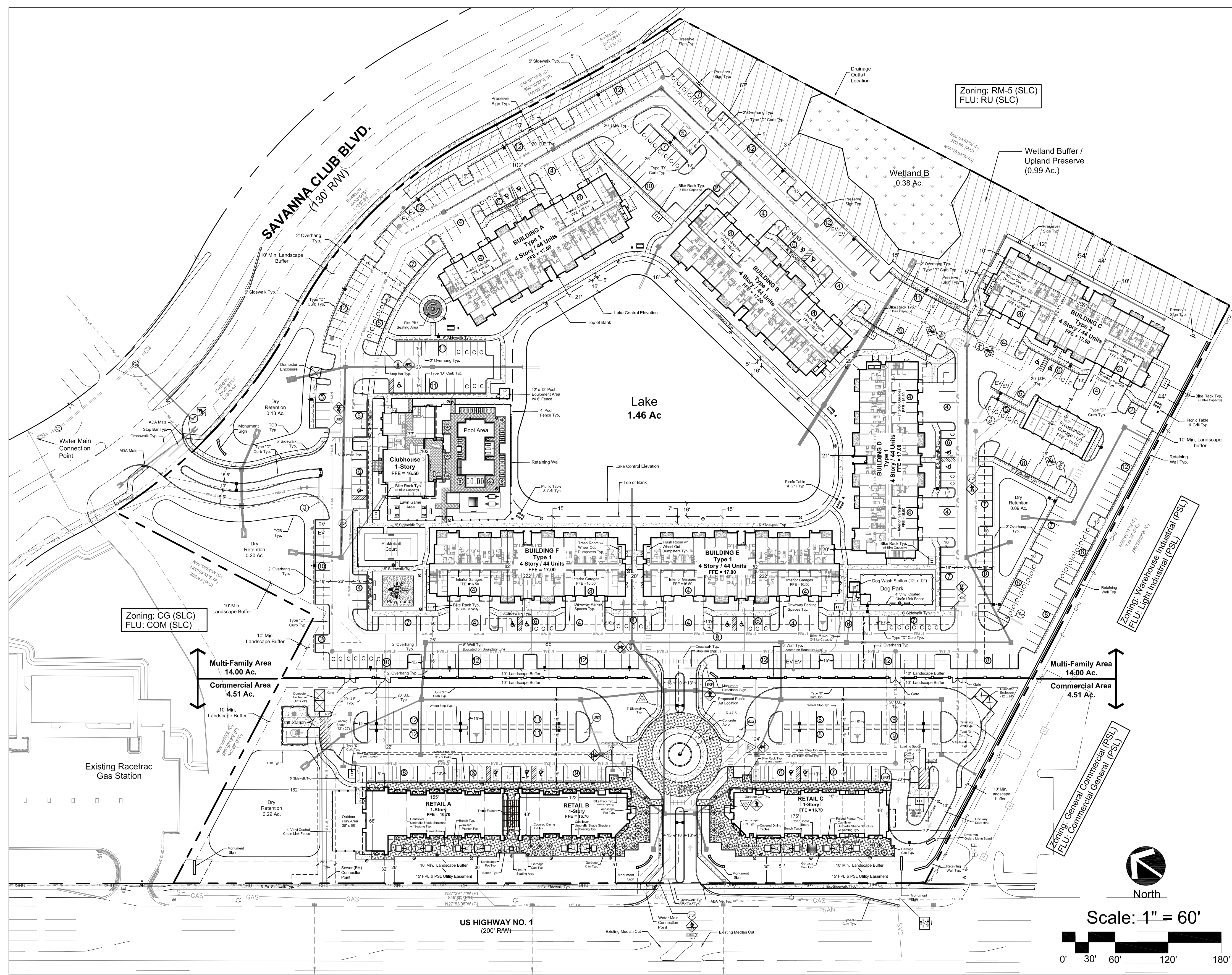
**Parking Data**

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

**Exterior Garbage Can Requirement**

1 Garbage Can per 300 LF of walkway adjacent to building	5 Cans		
Required Garbage Cans: (1,380 LF / 300)	5 Cans		
Provided Garbage Cans:	10 Cans		

**Revision Box**  
REVISION 6-27-25:  
- Added Monument Sign in NW Corner along US-1 & added "Directional" to Monument sign label at Main entrance into RFF area.  
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 SFWMD 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 Savanna Club Boulevard and a 6" force main along the west side of Savanna Club Boulevard.

**Phasing Description**

The entire site infrastructure including storm water areas, parking lots, access drives, utilities and sidewalks as well as the Commercial buildings shall be constructed / completed in phase one (1).

All buildings which are part of the Multi-family area along with pool area and sidewalks directly adjacent to buildings shall be constructed / completed as part of phase two (2).

**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.  
The proposed project is expected to generate the following driveway 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 Savanna Club Boulevard entrance (DW 1). A northbound right-turn lane is proposed at US 1 entrance (DW 2). The northbound left turnlane at Savanna 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**

BEING A PORTION OF LOTS 15 AND 16, BLOCK 3 AND LOTS 8 AND 10, BLOCK 4 OF SECTION 26, TOWNSHIP 36 SOUTH, RANGE 40 EAST, AS SHOWN ON THE DEED OF ST. LUCIE GARDENS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, AT PAGE 55 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 26, THENCE NORTH 89°47'17" WEST, ALONG A PORTION OF THE SOUTHWEST CORNER OF SAID SECTION 26, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 89°47'17" WEST ALONG A PORTION OF THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 720.39 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, THENCE NORTH 27°21'11" WEST ALONG A PORTION OF THE SAID EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 894.89 FEET, THENCE SOUTH 89°47'17" EAST, A DISTANCE OF 342.00 FEET, THENCE NORTH 0°00'00" EAST, A DISTANCE OF 60.00 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 24, AT PAGE 17 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND A POINT ON A CURVE CONGRUENT TO THE NORTH, HAVING A RADIUS OF 98.00 FEET, THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°39'41" A DISTANCE OF 98.00 FEET TO A POINT OF REVERSE CURVATURE, THENCE BY A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 483.00 FEET, A CENTRAL ANGLE OF 19°29'41" AND AN ARC DISTANCE OF 287.36 FEET TO A POINT OF TANGENCY, THENCE SOUTH 80°42'47" EAST, A DISTANCE OF 15.00 FEET TO A POINT OF CURVATURE, THENCE BY A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 98.00 FEET, A CENTRAL ANGLE OF 17°02'41" AND AN ARC DISTANCE OF 120.33 FEET TO A POINT, THENCE SOUTH 89°47'17" WEST, A DISTANCE OF 700.00 FEET TO THE POINT OF BEGINNING.  
SAID LANDS LYING IN ST. LUCIE COUNTY, FLORIDA AND CONTAINING 18.51 ACRES, (806,418 SQUARE FEET)

**Environmental Assessment Statement**

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

**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**

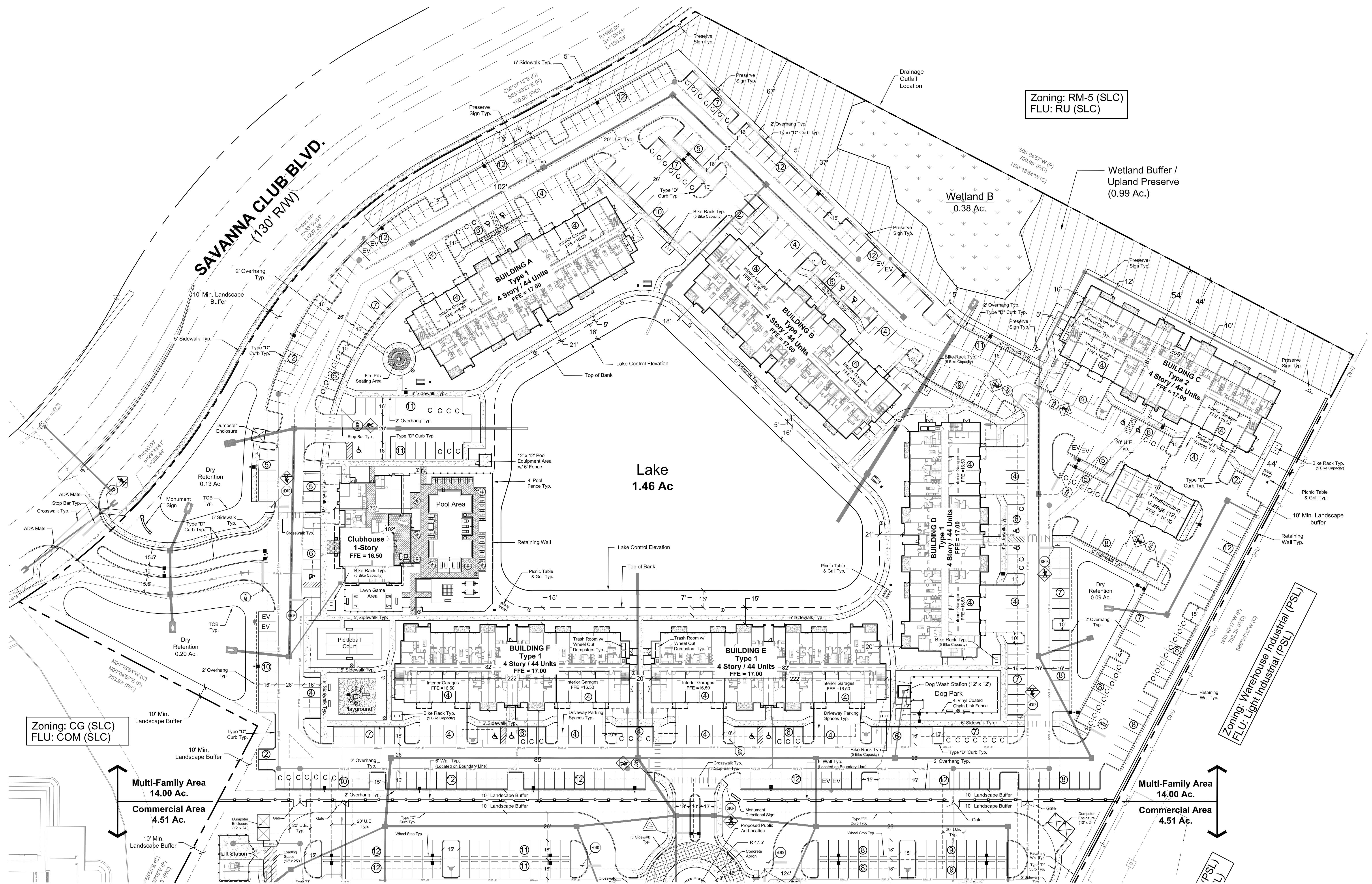
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Job No.	2021-01
Drawn By	TT
Checked By	MH
Approved By	MH
Submission Dates	01-13-23

Revision Dates	07-07-23
	08-30-24 10-25-24 6-27-25

PSL # P22-293  
PSLUSD # 11-836-00  
Scale: 1" = 40'

**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.

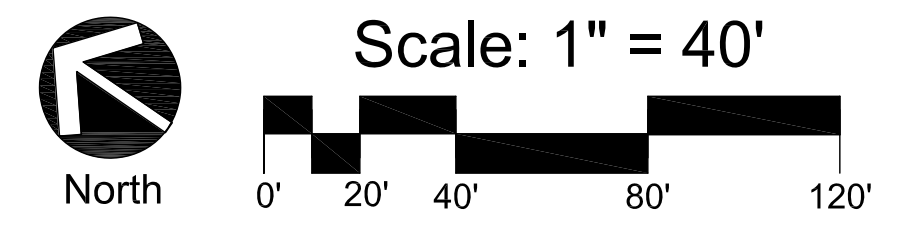
Multi-Family Area  
14.00 Ac.

Commercial Area  
4.51 Ac.

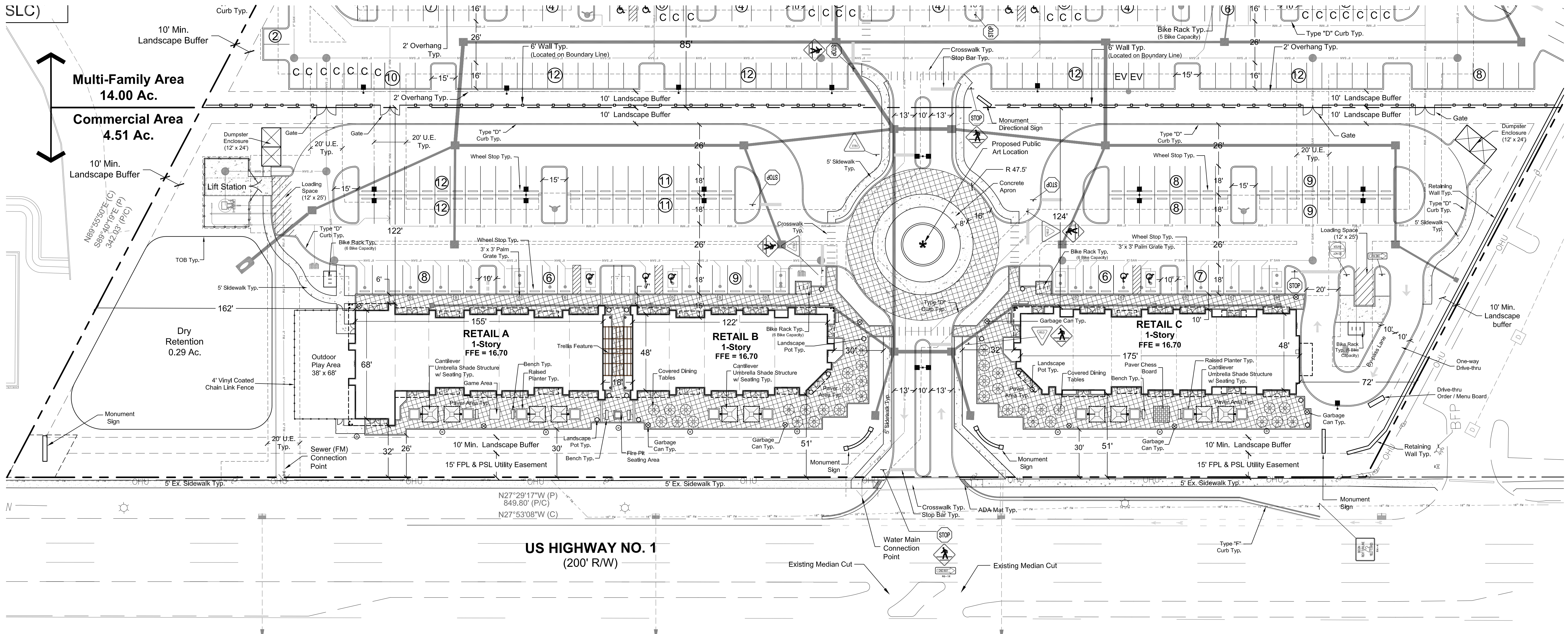
**Legend**

- Parking Lot - Light Pole Typ. (25' MH)
- Pedestrian - Light Pole Typ. (12' MH)
- Electrical Vehicle Station Typ.
- Exterior Garbage Can Typ.
- Stop Sign Typ. (R1-1)
- Pedestrian Crossing Sign Typ. (W11A-2)

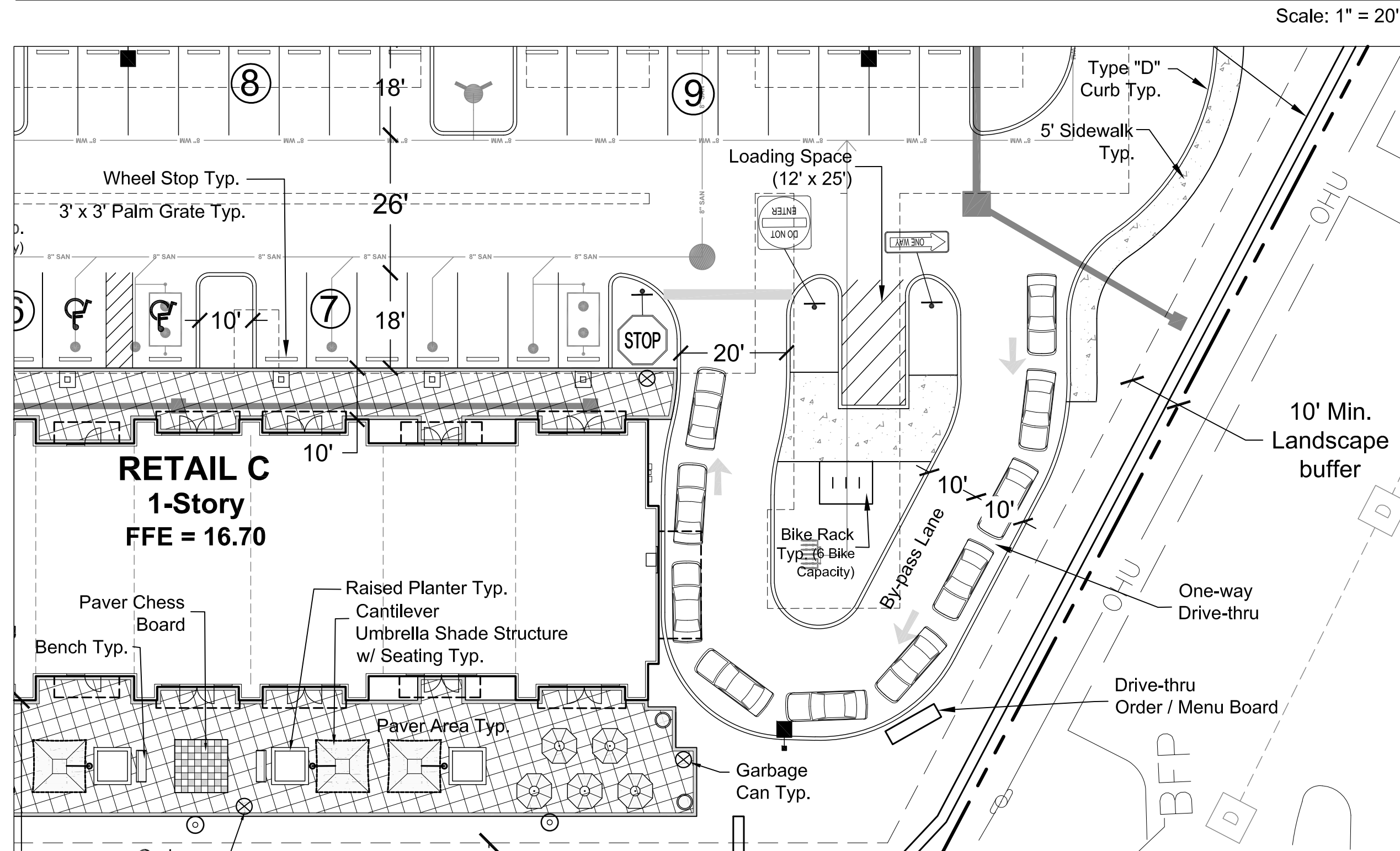
**Revision Box**  
REVISION 6-27-25:  
- Added Monument Sign in NW Corner along US-1 & added "Directional" to Monument sign label at Main entrance into MF area



**Town Place PUD**  
City of Port St. Lucie  
Site Plan



Drive-thru Stacking Analysis



Legend

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

Revision Box

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Scale: 1" = 30'



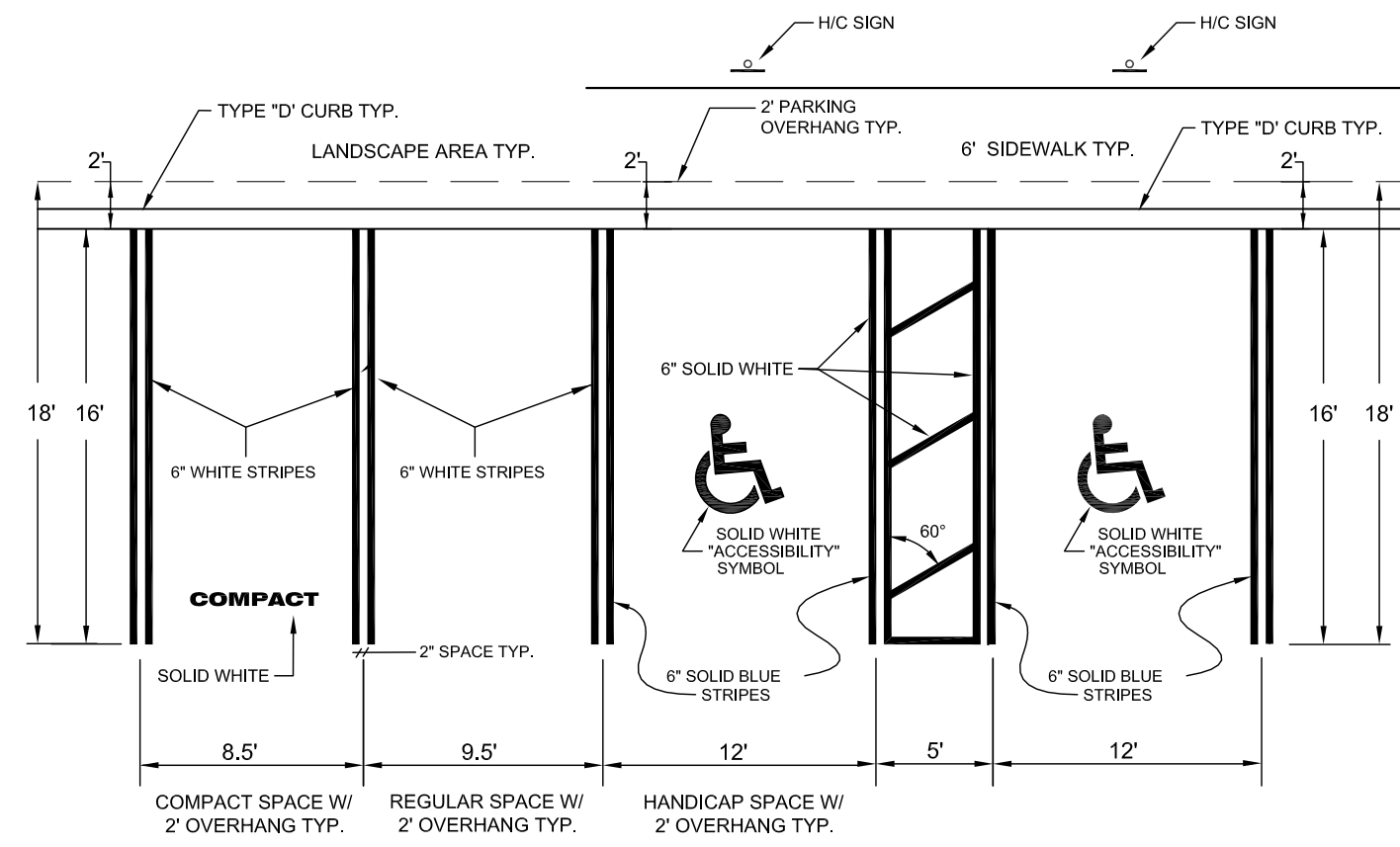
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**SP-3**

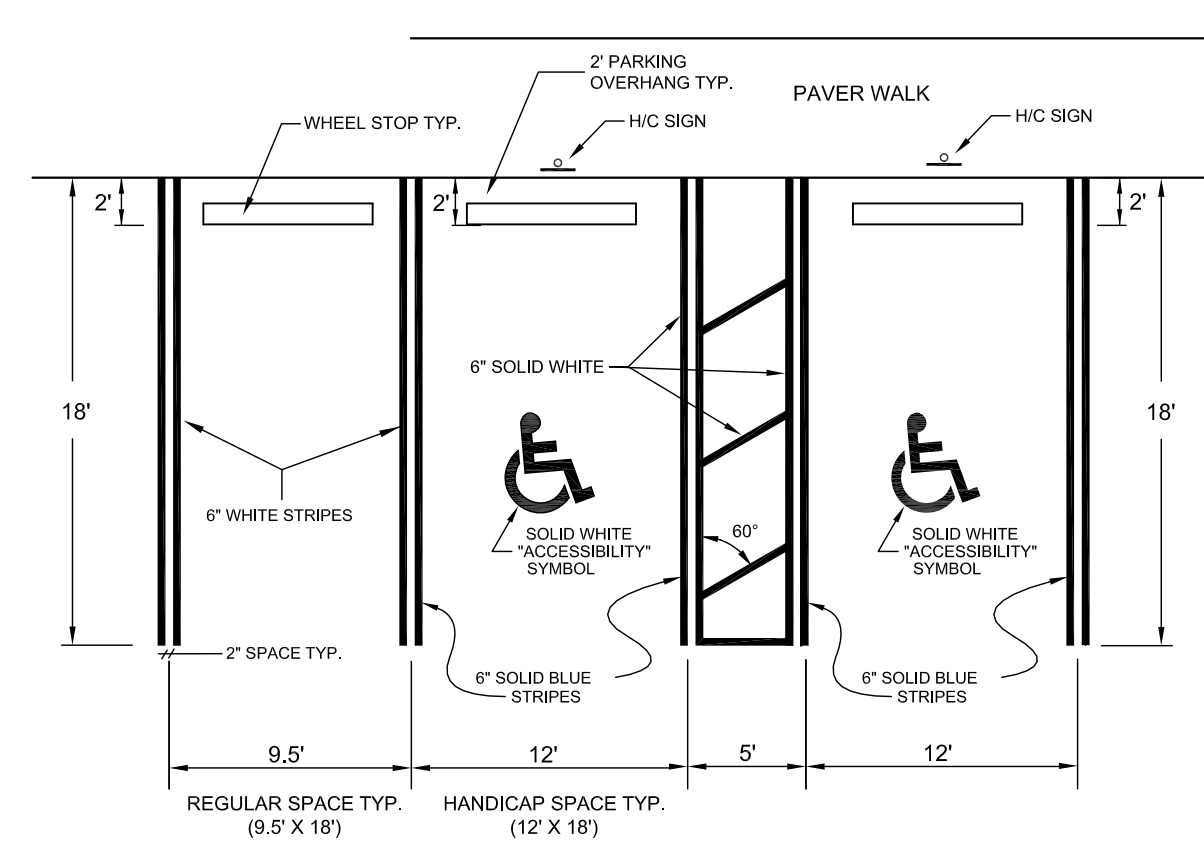
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## Parking Space Details

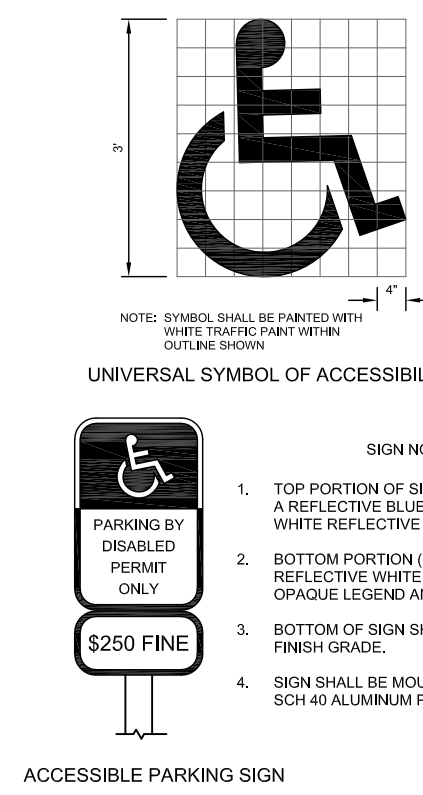
Scale: N.T.S.



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



Parking Space Detail w/ Wheel Stop (Commercial Area)



ACCESSIBLE PARKING SIGN

## Exterior Garage Can - Typical Detail

Scale: N.T.S.

Note: May be substituted with similar or equal product. Product shall comply PSL Citywide Design Standards. Color & materials shall be compatible with building or structures (bright colors prohibited), 35 gallon maximum size capacity, and shall include a feature to allow cigarettes / cigars to be extinguished and discarded.

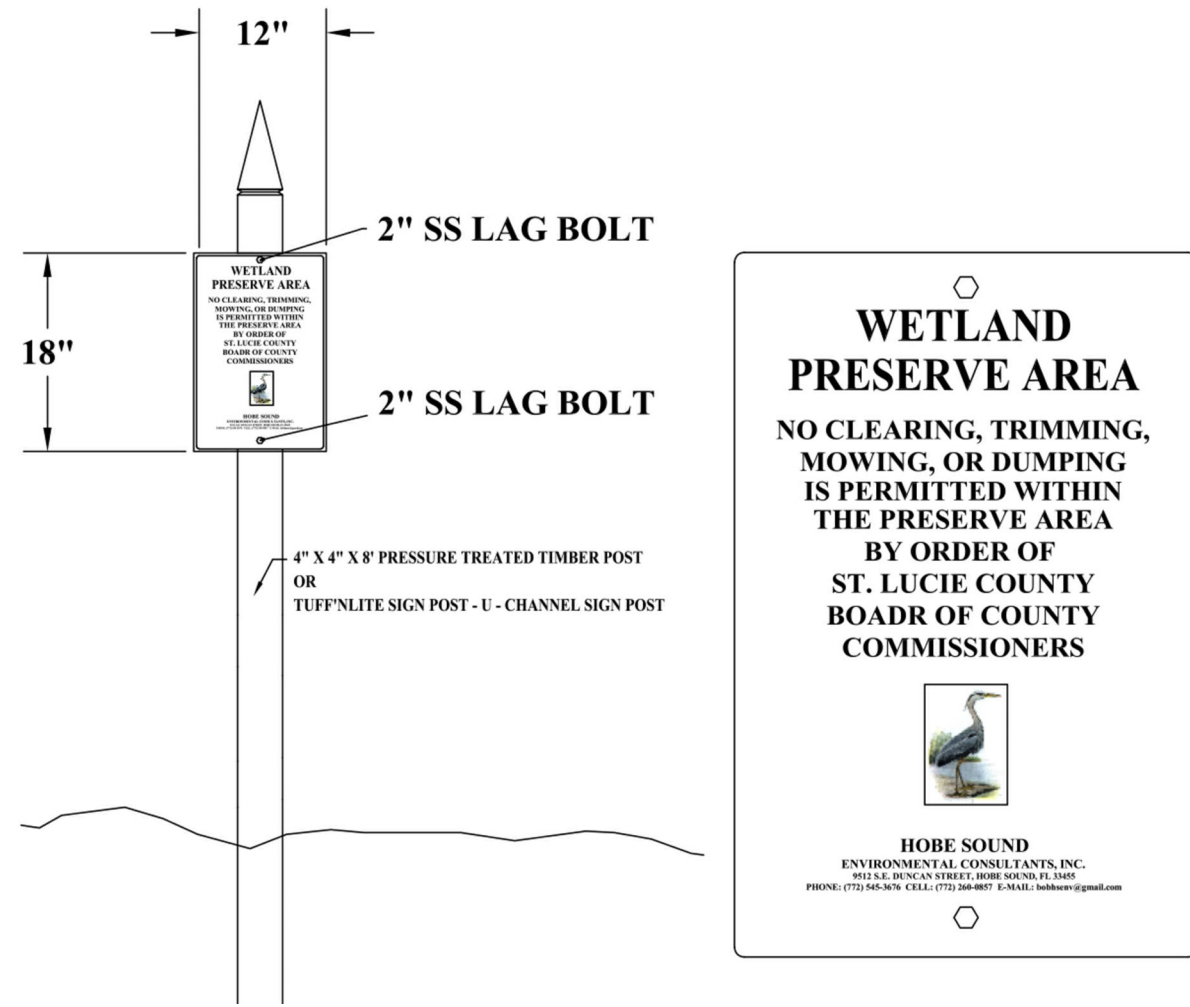


- Model: Belson CBTR-32 or Equal
- Size: 32 Gallon, 28" Dia. x 36" Ht.
- Color: Gray
- Material: Powder-coated Steel
- Lid: Flat Top w/ Ash Urn Rain Shield

## Preserve Area Sign Detail

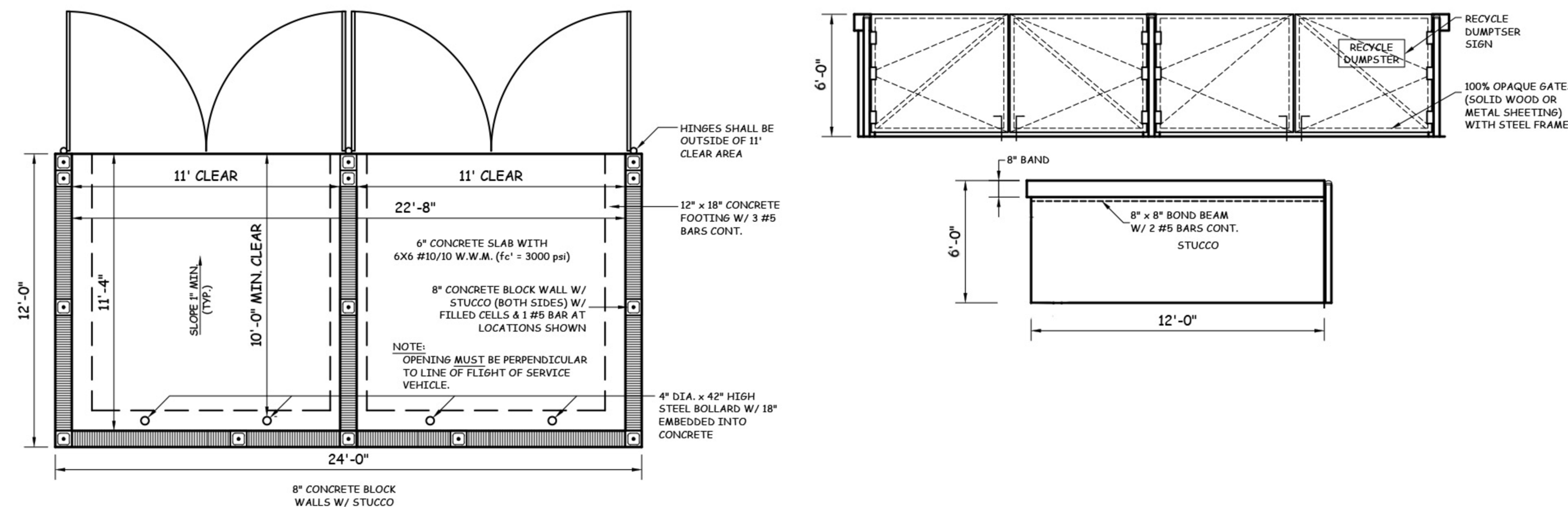
\*Note: See Plan for Preserve Area Sign Locations

Scale: N.T.S.



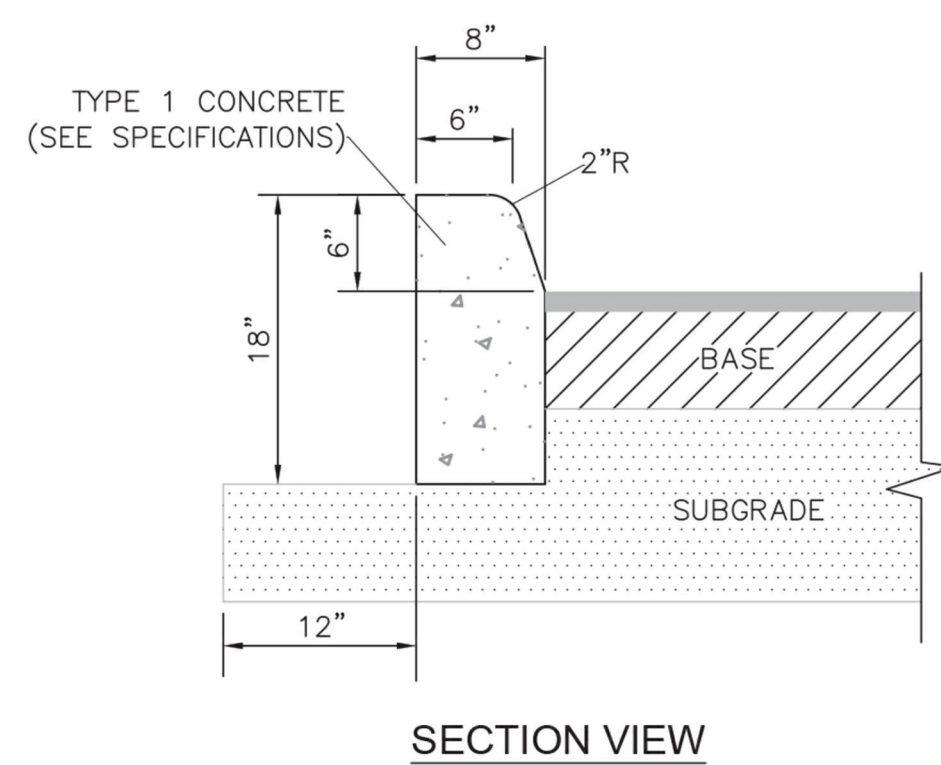
## Dumpster Enclosure w/ 6' Wall Detail

Scale: N.T.S.



## FDOT Index 300 Type "D" Curb Detail

Scale: N.T.S.



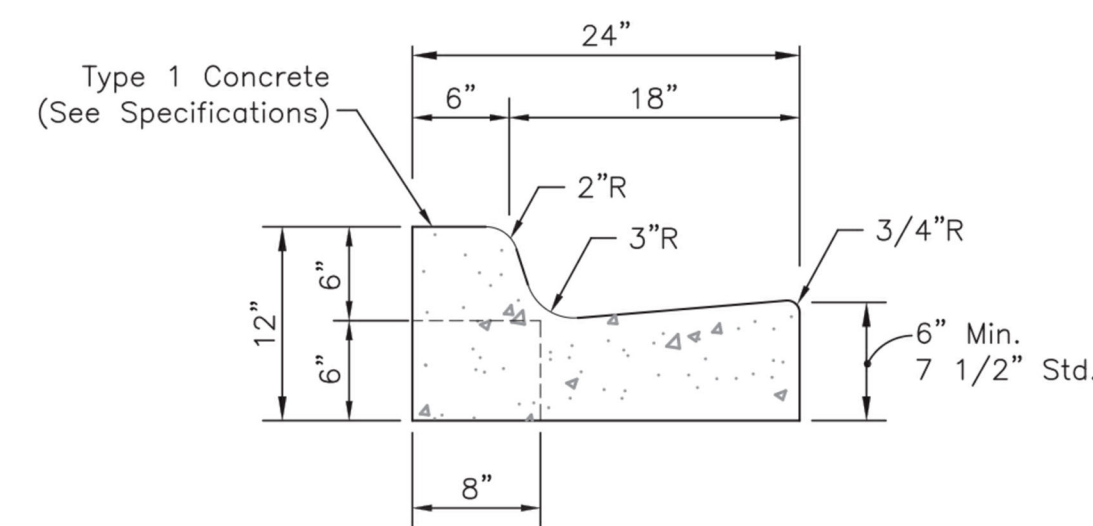
SECTION VIEW

### NOTES:

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

## FDOT Index 300 Type "F" Curb & Gutter Detail

Scale: N.T.S.



SECTION VIEW

### NOTES:

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- 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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Town Place PUD  
City of Port St. Lucie  
Site Plan Details

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Submittal Dates 01-13-23

### Revision Box

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- Added Monument Sign in NW Corner along US-1 & added "Directional" to Monument sign label at Main entrance into MF area

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08-30-24 10-25-24 6-27-25

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SP-4