

PROPERTY OWNER & DEVELOPER:

ST LUCIE INDUSTRIAL PROPERTIES, LLC.
PINEAPPLE GROVE CORPORATE CENTER
101 PINEAPPLE GROVE WAY
DELRAY BEACH, FLORIDA 33444
(561) 330-7000

ATTORNEY:

RUDEN McCLOSKEY SMITH SCHUSTER & RUSSEL, P.A.
200 EAST BROWARD BOULEVARD
FT. LAUDERDALE, FLORIDA 33301
(954) 527-2485

CIVIL ENGINEER:

HSQ GROUP, INC.
14000 MILITARY TRAIL
SUITE 103
DELRAY BEACH, FLORIDA 33484
(561) 637-0955

ARCHITECT (GARDEN APARTMENTS):

STB ARCHITECTS & PLANNERS, INC.
8144 WALNUT HILL LANE, SUITE 460, LB 107
DALLAS, TEXAS 75231
(214) 739-8080

ARCHITECT (FOUR STORY RESIDENTIAL)

LIVING DESIGNS GROUP, LLC.
1005 LAKE AVENUE
LAKE WORTH, FLORIDA 33460
(561) 623-2300

ARCHITECT (RESTAURANT)

LIVING DESIGNS GROUP, LLC.
1005 LAKE AVENUE
LAKE WORTH, FLORIDA 33460
(561) 623-2300

ARCHITECT (SELF - STORAGE BUILDING):

KENNETH R. CARLSON ARCHITECT
1002 EAST NEWPORT CENTER DRIVE, SUITE 101
DELRAY BEACH, FLORIDA 33442
(954) 427-8848

LANDSCAPE ARCHITECT:

MICHAEL J. PETROW & ASSOCIATES, INC.
11210 NORTHWEST 41st STREET
CORAL SPRINGS, FLORIDA 33075
(954) 752-7762

SURVEYOR

SHAH DROTOS & ASSOCIATES.
3410 N ANDREWS AVENUE
POMPANO BEACH, FLORIDA 33064
(954)943-9433

LAND USE DATA TABLE

EXISTING LAND USE:	LOW-MEDIUM (10) RESIDENTIAL	
ACREAGE:		
GROSS SITE AREA:	19.79 AC.	
PARCEL A:	18.22 AC. (RESIDENTIAL)	
PARCEL B:	2.14 AC. (SELF STORAGE)	
PARCEL C:	1.43 AC. (RESTAURANT)	
APPROVED UNITS PER LAND USE:		
PARCEL A:	18.22 AC. X 10 DU/AC = 182 UNITS	
FLEXIBILITY ALLOCATION:		
RESIDENTIAL:		
PARCEL A:	108 ADDITIONAL RESERVE UNITS	
COMMERCIAL:		
PARCEL B:	2.14 ACRES (PER 5% COMMERCIAL FLEXIBILITY RULE)	
PARCEL C:	1.43 ACRES (PER 5% COMMERCIAL FLEXIBILITY RULE)	
PROPOSED DENSITY & DEVELOPMENT:		
RESIDENTIAL:		
PARCEL A:	270 UNITS / 18.22 AC. = 16.65 DU/AC	
COMMERCIAL:		
PARCEL B:	116,293 S.F. (GROSS)	
PARCEL C:	8,750 S.F. (GROSS)	

SITE PLAN DATA TABLE

EXISTING ZONING: WEST PARCEL: PCD CENTER & EAST PARCELS: A-1		PARKING CALCULATIONS				
PROPOSED ZONING: P.U.D. (PLANNED UNIT DEVELOPMENT)		RESIDENTIAL USES:		COMMERCIAL USES:		
		REQUIRED PER P.U.D. SITE SPECIFIC STANDARDS:		REQUIRED PER P.U.D. SITE SPECIFIC STANDARDS:		
SITE AREA INFORMATION:		UNIT TYPE	GENERATION RATE	TOTAL UNITS	SPACES REQUIRED	
GROSS SITE AREA:	19.79 AC.	ONE (1) BEDROOM	1.50 PER UNIT	82	123	
RIGHT-OF-WAY DEDICATION:	1.70 AC.	TWO (2) BEDROOM	1.75 PER UNIT	164	287	
NET SITE AREA:	18.09 AC. 100.0%	THREE (3) BEDROOM	2.00 PER UNIT	24	48	
BUILDING COVERAGE AREA:	3.44 AC. 19.0%	GUEST PARKING	10% OF TOTAL SPACES		46	
SIDEWALK AREAS:	1.24 AC. 6.9%	CLUBHOUSE	1.00 PER 200 S.F. (OFFICE ONLY)		3	
DRIVEWAY & PARKING AREAS:	5.46 AC. 30.2%	TOTAL REQUIRED PER P.U.D.:		507		
COMMON GREEN AREAS:	4.44 AC. 24.5%	HANDICAP SPACES REQUIRED:		11		
LAKE AREA:	2.84 AC. 15.7%	PROVIDED PER SITE PLAN:				
LAKE BANK AREA:	0.67 AC. 3.7%	DESCRIPTION	DIMENSIONS	TOTAL SPACES		
BUILDING AND UNIT INFORMATION:		COMMON SPACES	9'X18'	295		
RESIDENTIAL USES:		CLUBHOUSE	9'X18'	5		
BUILDING TYPE	QTY.	UNITS PER BLDG.	GARAGES	BEDROOM (BR) MIX PER BLDG.	GARAGE SPACES	
TYPE I	4	30	10	(20) TWO BR (10) ONE BR	66	
TYPE II	1	18	6	(12) TWO BR (6) ONE BR	66	
TYPE III	1	12	4	(8) TWO BR (4) ONE BR	82	
TYPE IV	1	12	8	(12) THREE BR	TOTAL PROVIDED PER SITE PLAN: 514	
TYPE V	1	12	8	(12) THREE BR	HANDICAP SPACES PROVIDED: 11	
FOUR STORY	1	96	1**	(32) ONE BR (64) TWO BR		
TOTALS	9	270	(24) 3BR - (164) 2BR - (82) 1BR			
CLUBHOUSE: 4,292 S.F. GROSS (3,777 RECREATIONAL & 515 OFFICES)						
** THREE STORY GARAGE STRUCTURE WITH 82 PARKING SPACES						
COMMERCIAL USES:						
BUILDING	DESIGN	TYPE OF USES	SQUARE FOOTAGE			
RESTAURANT	1 STORY	7,850 S.F. MAXIMUM CUSTOMER SERVICE AREA	6,300 INTERIOR 2,450 EXTERIOR			
SELF STORAGE	4 STORY	113,478 S.F. STORAGE 1,850 S.F. OFFICES 965 S.F. APARTMENT	116,293 (GROSS)			
OPEN SPACE CALCULATIONS:						
GROSS AREA = 19.79 ACRES X 35% = 6.93 ACRES (OPEN SPACE NEEDED)						
DESCRIPTION	PERCENTAGE OF TOTAL	OPEN SPACE CREDIT				
COMMON GREEN AREAS	60%	4.16 ACRES				
LAKE AREA (PORTION)	40%	2.77 ACRES				
TOTAL OPEN SPACE PROVIDED:		6.93 ACRES				
PROVIDED PER SITE PLAN:		DESCRIPTION				
		DIMENSIONS				
		TOTAL SPACES				
		RESTAURANT 9'X18' 55 *				
		SELF STORAGE 9'X18' 15				
HANDICAP PARKING SPACES:						
DESCRIPTION		DIMENSIONS		TOTAL SPACES		
RESTAURANT		12'X18'		3 *		
SELF STORAGE		12'X18'		1		
* FOURTEEN (14) REGULAR PARKING SPACES CURRENTLY SHOWN ON SITE PLAN. REMAINING REQUIRED SPACES TO BE INSTALLED DURING THE CONSTRUCTION OF THE PROPOSED FUTURE RESTAURANT BUILDING.						

GENERAL SITE PLAN NOTES:

- COMMON OPEN SPACE AND PUBLIC AND RECREATIONAL FACILITIES SHALL BE INCLUDED IN THE PUD PLAN AND FULLY IMPROVED BY THE DEVELOPER. IMPROVEMENTS INCLUDING PRIVATE OR PUBLIC PARKS, POOLS, RECREATIONAL CENTERS OR OTHER FACILITIES SHALL BE CONSTRUCTED IN CONJUNCTION WITH THE RESIDENTIAL DWELLINGS. IMPROVEMENTS SHALL BE COMPLETE PRIOR TO THE FIRST RESIDENTIAL CERTIFICATE OF OCCUPANCY FOR WHICH THE IMPROVEMENTS ARE ASSOCIATED AS APPROVED BY THE PLANNING AND ZONING BOARD.
- THE PERIMETER BERM ALONG THE NORTH PROPERTY LINE IS TO BE CONSTRUCTED BEFORE THE VERTICAL CONSTRUCTION PHASE CAN BEGIN ON BUILDINGS No. 3, 4, 5, 6, 7 & 8.

NO.	DATE	BY	REVISION
4	5/27/10	A.Q.	UPDATED SITE DATA TABLE INFORMATION
3	12/7/09	A.Q.	REVISED PER D.R.C. REVIEW COMMENTS
2	6/25/09	A.Q.	UPDATED SITE PLAN & REVISED PER D.R.C. REVIEW COMMENTS
1	6/25/08	G.H.	REVISED PER D.R.C. REVIEW COMMENTS

Designed by: A.Q. Date: 4/08
 Drawn by: G.H. Date: 4/08
 Checked by: N.S. Date: 4/08

Approved by: ANTONIO QUEVEDO
 Date: 10/21/2010
 Registered Engineer Number 59471
 State of Florida



HSQ GROUP, INC.
 Consulting Engineers • Planners • Transportation
 14000 Military Trail, Suite 103
 Delray Beach, Florida 33484 (561) 637-0955
 Authorization number 26258

BEL LAGO
SITE DATA INFORMATION

PROJECT NUMBER
0906-14
 SHEET NUMBER
SP-1