

# SITE DATA

EXISTING LAND USE	RL	PROPOSED LAND USE	MXD	FLOOD ZONE	X
EXISTING ZONING	R-1	PROPOSED ZONING	PD	UTILITY PROVIDER	FPUA
SITE ACREAGE	122.80				
PARCEL NUMBERS					
PARCEL 1	2432-211-0006-000-3				
PARCEL 2	2432-211-0005-000-6				
PARCEL 3	2432-343-0001-000-4				
POD BREAKOUT	ACREAGE	PRIMARY USE			
POD 1	88.05	RESIDENTIAL			
POD 2	6.76	RESIDENTIAL			
POD 3	19.00	RESIDENTIAL			
POD 4	4.98	LIGHT INDUSTRIAL			
POD 5	10.76	LIGHT INDUSTRIAL			
DWELLING UNITS					
PROPOSED UNITS	625				
MAX GROSS DU/AC	5.1				
POD 1 DATA	ACREAGE	88.05			4.98
	DWELLING UNITS	300			80% MAX
	DUI/AC	3.4			90% MAX
	OPEN SPACE/PERVIOUS	20% MIN			10% MIN
POD 2 DATA	ACREAGE	6.76			10.76
	DWELLING UNITS	42			80% MAX
	DUI/AC	2			90% MAX
	OPEN SPACE/PERVIOUS	20% MIN			10% MIN
	IMPERVIOUS	80% MAX			
POD 3 DATA	ACREAGE	19.00			
	DWELLING UNITS	325			
	DUI/AC	17			
	OPEN SPACE/PERVIOUS	20% MIN			
	IMPERVIOUS	80% MAX			
POD 4 DATA	ACREAGE	4.98			
	DWELLING UNITS	300			
	DUI/AC	3.4			
	OPEN SPACE/PERVIOUS	20% MIN			
	IMPERVIOUS	80% MAX			
POD 5 DATA	ACREAGE	10.76			
	DWELLING UNITS	42			
	DUI/AC	2			
	OPEN SPACE/PERVIOUS	20% MIN			
	IMPERVIOUS	80% MAX			

\*POD 2 REMOVED PER CITY COUNCIL DIRECTION.

OPEN SPACE CALCULATIONS	
REQUIRED (20%)	24.56 AC
LAKES	14 AC MINIMUM
LANDSCAPE AREA	3 AC MINIMUM
OTHER	7.56 AC MINIMUM

PERMITTED RESIDENTIAL UNIT TYPES  
 MULTIFAMILY APARTMENTS  
 TOWNHOMES  
 VILLAS/ DUPLX/TRIPLEX/ COTTAGES/ QUADRAPLEX  
 SINGLE-FAMILY HOMES

RESIDENTIAL DEVELOPMENT STANDARDS	TOWNHOMES	VILLAS	TRIPLEX	COTTAGES	QUADRAPLEX	SINGLE FAMILY LOT
MINIMUM LOT SIZE	1520	2875	2875	2875	2875	4600
MINIMUM LOT DEPTH	95	115	115	115	115	115
MINIMUM LOT WIDTH	16	25	25	25	25	40
MAXIMUM LOT COVERAGE	N/A	80%	80%	80%	80%	80%
MINIMUM FRONT SETBACK	18	18	18	18	18	18
FOR SIDELOAD GARAGE	10					
MINIMUM SIDE SETBACK	5	5	5	5	5	5
MINIMUM SIDE SETBACK (CORNER)						15
MINIMUM REAR SETBACK	10	10	10	10	10	10
MAXIMUM BUILDING HEIGHT	35'	35'	35'	35'	35'	35'

MULTI-FAMILY APARTMENT STANDARDS  
 BUILDING SPACING 15' MIN BETWEEN BUILDINGS  
 BUILDING HEIGHT 50' MAXIMUM

INDUSTRIAL DEVELOPMENT STANDARDS  
 \* ALL USES ALLOWED IN LIGHT INDUSTRIAL USES PER CITY OF FT. PIERCE, AS WELL AS RV & BOAT STORAGE/SELF STORAGE.

NOTE:  
 \*MINIMUM CUL DE SAC RADIUS IS 50' TO THE EDGE OF PAVEMENT.  
 \*SEPARATE SITE PLANS WILL BE REQUIRED FOR EACH POD AT TIME OF FINAL DEVELOPMENT APPROVAL.  
 \*ANY PHASING MUST COMPLY WITH CITY CODE SECTIONS 125-212(b)(6) AND 125-212(c)(1).

## PARKING

APARTMENTS:	1 SPACE PER 1 BD 2 SPACES PER 2,3 BD
OTHER RESIDENTIAL:	2 SPACES PER UNIT
LIGHT INDUSTRIAL:	REFER TO CITY OF FT. PIERCE LAND DEVELOPMENT CODE

## TRAFFIC STATEMENT

ALL OF THE ROADWAY SEGMENTS ARE PROJECTED TO OPERATE ACCEPTABLY WITH THE PROPOSED REZONING EXCEPT MIDWAY ROAD FROM EAST TORINO PARKWAY TO JENKINS ROAD/MILNER ROAD. BECAUSE THIS ROAD IS FAILING IN THE EXISTING/BACKGROUND CONDITION, IT IS THE RESPONSIBILITY OF THE MAINTAINING AGENCY TO CORRECT THE EXISTING DEFICIENCY AND IT IS NOT A RESPONSIBILITY OF THE APPLICANT (CHAPTER 163.3180 (5) F.S.). THEREFORE, THE PROPOSED REZONING MEETS THE TRANSPORTATION REQUIREMENTS OF THE CITY'S CODE.

## LEGAL DESCRIPTION

SELVITZ I, LLC  
 TRACT AA PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH00°04'38" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 1457.23 FEET; THENCE SOUTH 89°55'22" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING; THENCE NORTH 00°04'38" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1013.67 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 150.00 FEET; THENCE NORTH 45°01'46" EAST, A DISTANCE OF 42.43 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 2007.17 FEET; THENCE SOUTH 00°07'05" EAST, A DISTANCE OF 1563.08 FEET; THENCE SOUTH 89°55'13" WEST, A DISTANCE OF 1414.65 FEET; THENCE NORTH00°01'42" EAST, A DISTANCE OF 463.09 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 577.30 FEET; THENCE NORTH 45°02'36" WEST, A DISTANCE OF 70.71 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 150.00 FEET TO THE EAST RIGHT OF WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.

SELVITZ II, LLC  
 THE NORTH 1/2 OF THE SOUTHWEST 1/4, THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTH WEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; LESS AND EXCEPT THOSE PORTIONS OF THE ABOVE DESCRIBED PROPERTY DESCRIBED IN RIGHT-OF-WAY DEEDS RECORDED IN DEED BOOK 140, PAGE 207 AND DEED BOOK 140, PAGE 198, AND ALSO LESS AND EXCEPT RIGHT-OF-WAY FOR NORTH ST. LUCIE RIVER WATER MANAGEMENT DISTRICT CANAL NO. 101.

ALSO LESS AND EXCEPT THEREFROM:  
 A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH00°04'38" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 1457.23 FEET; THENCE SOUTH 89°55'22" EAST, A DISTANCE OF 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING; THENCE NORTH 00°04'38" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1013.67 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 150.00 FEET; THENCE NORTH 45°01'46" EAST, A DISTANCE OF 42.43 FEET; THENCE SOUTH 89°58'14" EAST, A DISTANCE OF 2007.17 FEET; THENCE SOUTH 00°07'05" EAST, A DISTANCE OF 1563.08 FEET; THENCE SOUTH 89°55'13" WEST, A DISTANCE OF 1414.65 FEET; THENCE NORTH00°01'42" EAST, A DISTANCE OF 463.09 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 577.30 FEET; THENCE NORTH 45°02'36" WEST, A DISTANCE OF 70.71 FEET; THENCE SOUTH 89°57'24" WEST, A DISTANCE OF 150.00 FEET TO THE EAST RIGHT OF WAY LINE OF SELVITZ ROAD AND THE POINT OF BEGINNING.

SELVITZ III, LLC  
 THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. EXCEPTING THEREFROM, EASEMENTS FOR PUBLIC ROADS AND DRAINAGE CANALS.

CONTAINING: 5,349,168 SQUARE FEET OR 122.8 ACRES, MORE OR LESS.

## DRAINAGE STATEMENT

THE PROPOSED DRAINAGE SYSTEM WILL CONSIST OF A NETWORK OF PIPES AND CATCH BASINS INTERCONNECTING THE ROADWAYS TO THE PROPOSED ONSITE LAKES. WATER QUALITY WILL BE ACHIEVED WITHIN THE LAKE.

AS THE OVERALL PROPERTY IS DEVELOPED LAKES AND DITCHES WILL BE CONSTRUCTED TO PROVIDE SUFFICIENT ATTENUATION OF RUN-OFF AT VARIOUS STAGES OF THE PROJECT UNTIL THE OVERALL LAKE AND DRAINAGE SYSTEM IS COMPLETE.

THE PROJECT OUTFALL LOCATION IS THE NORTH ST. LUCIE WATER CONTROL DISTRICT LOCATED NORTH OF THE PROJECT SITE.

## PROJECT TEAM

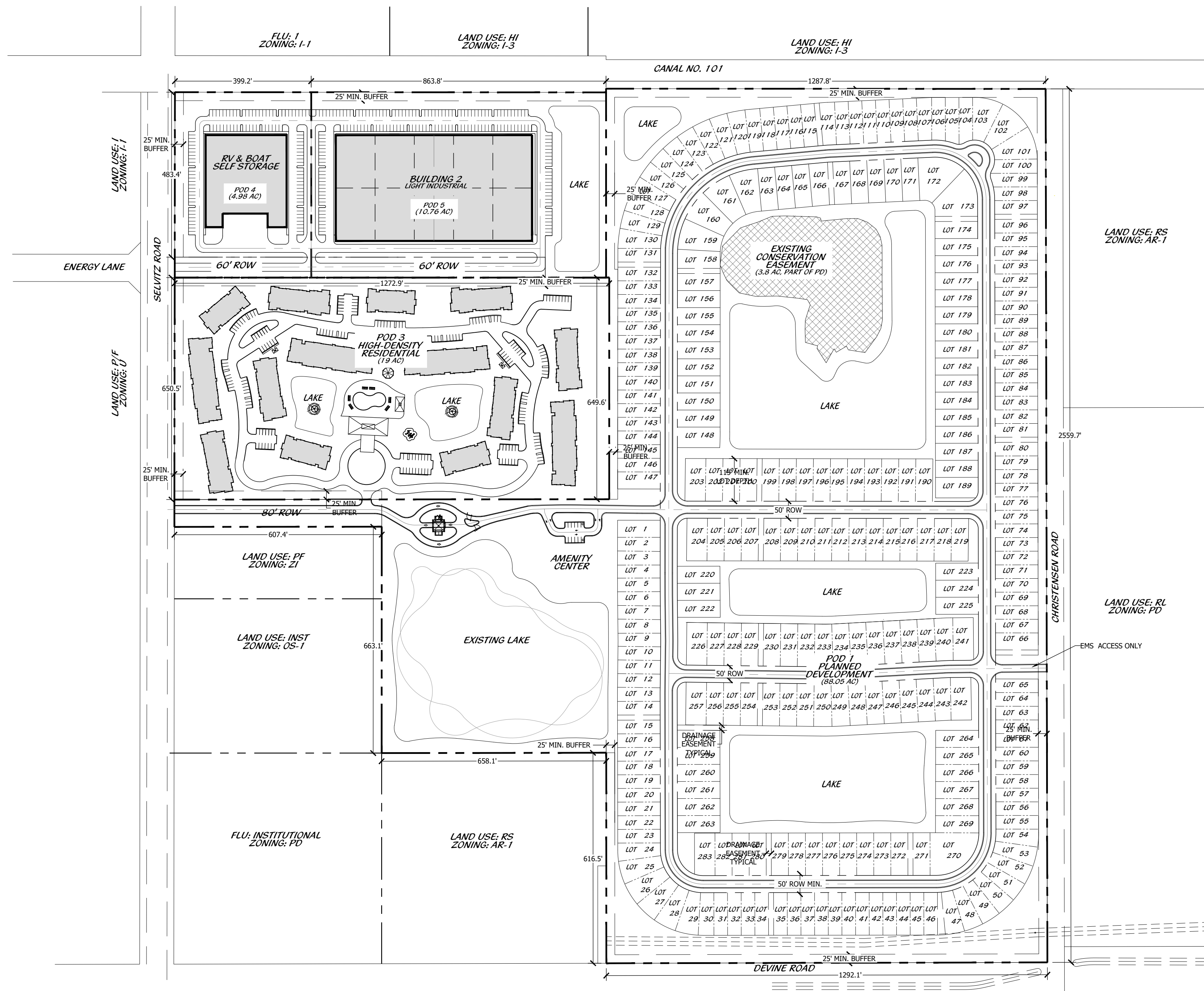
OWNER/CLIENT:  
 DON STEVENSON  
 SELVITZ I/II/III  
 631 US HWY 1, SUITE 409  
 NORTH PALM BEACH, FL 33408  
 561.653.1104

AGENT/LANDSCAPE ARCHITECT/PLANNER:  
 COTLEUR & HEARING, INC.  
 1934 COMMERCE LANE, SUITE 1  
 JUPITER, FL 33458  
 561.515.4450

SURVEYOR:  
 DAVID LIDBERG  
 LIDBERG LAND SURVEYING  
 675 WEST INDIANTOWN RD, SUITE 200  
 JUPITER, FL 33458  
 561.746.8454

ENVIRONMENTAL:  
 DREW GATEWOOD  
 ADVANCED RESTORATION ECOLOGY  
 2593 NE ROBERTA ST  
 JENSON BEACH, FL 34957  
 772.242.7200

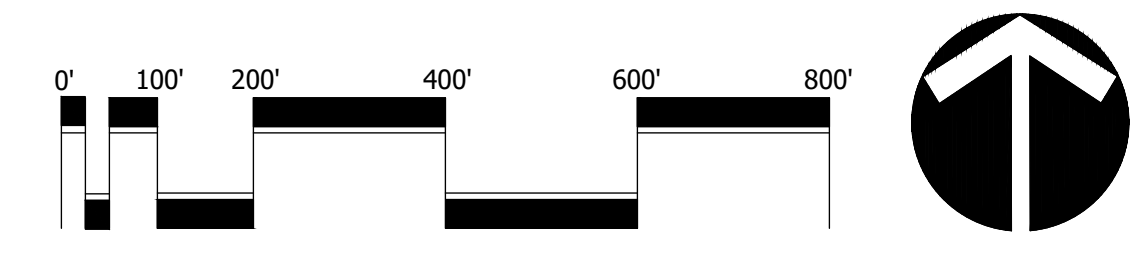
TRAFFIC:  
 SHAWN MACKENZIE  
 MACKENZIE ENGINEERING AND PLANNING  
 1172 SW 30TH ST, SUITE 500  
 PALM CITY, FL 34910  
 772.286.8030



\*NOTE: THIS MAP IS AN ARTIST'S ILLUSTRATION OF THE GENERALIZED CONCEPT WHICH IS ONE OF MANY ALTERNATIVE SOLUTIONS WHICH SHARE A COMMON UNDERLYING DESIGN BASIS TO PROVIDE A FRAMEWORK WHICH RECOGNIZES THE SCALE AND ENDEAVOR TO ACCOMMODATE SUCH CRITERIA WITHIN THE LIMITS OF THE LAW AND BALANCED DESIGN IMPERATIVES TO PROVIDE ECONOMICALLY VIABLE AND MARKET SENSITIVE SOLUTIONS TO MEET THE NEEDS OF OUR CUSTOMERS AND THE COMMUNITY. THE POD SITE PLANS MAY VARY AS THE NATURAL EVOLUTION OF THE SPECIFIC SOLUTIONS ARE PROCESSED THROUGH THE VARIOUS DESIGN AND JURISDICTIONAL AUTHORITIES TO FINAL APPROVAL. NOTWITHSTANDING VARIATIONS IN DESIGN AS THE DETAILED SITE PLANS BECOME MORE REFINED, PRIOR APPROVALS SHALL ENTITLE THE APPLICANT WITHOUT RETURNING FOR REVISION REVIEW BY PRIOR AUTHORITY, TO CONTINUE SUBSEQUENT MORE LOCALIZED DECISIONS AS FUNCTIONAL DETAILS BECOME EVIDENT. THE PROPERTY OWNER AND/OR DEVELOPERS RESERVE ALL RIGHTS TO MAKE SUCH ADJUSTMENTS AS NEEDED TO ACCOMPLISH THESE FUNCTIONAL DESIGN ACCOMMODATIONS.

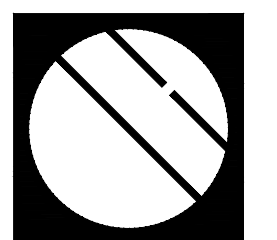
\*NOTE: LOCATION AND CONFIGURATION OF ALL DEVELOPMENT PARCELS, LAKES, AND OPEN SPACE WILL BE FULLY DELINEATED DURING THE POD SITE PLAN PROCESS.

# PLANNED DEVELOPMENT SITE PLAN



Scale: 1" = 200'-0"

North



# Cotleur & Hearing

Landscapers Architects  
 Land Planners  
 Environmental Consultants  
 1934 Commerce Lane  
 Suite 1  
 Jupiter, Florida 33458  
 561.747.6336 · Fax 747.1377  
 www.cotleurhearing.com  
 Lic# LC-C000239

SELVITZ ROAD  
 Ft. Pierce, Florida

DESIGNED	PRP
DRAWN	PRP
APPROVED	DTS
JOB NUMBER	21-1214
DATE	04-23-24
REVISIONS	05-22-24