



June 15, 2022

Bethany Grubbs, Planner  
Port St. Lucie Planning & Zoning Department  
121 SW Port St. Lucie Boulevard  
Port St. Lucie, FL 34984

**RE: P22-152 Southern Grove - Kenley Amenity Site Plan  
- Response to SPRC Comments**

Please accept the following as our response to the comments regarding the referenced project review from the May 25, 2022, SPRC agenda. A revised Site Plan is provided with this response.

**PLANNING AND ZONING COMMENTS:**

1. Update the City project number on all plans in the lower right-hand corner (P22-152).  
**RESPONSE: The Project number has been added to the plans**
2. Provide the CAD files for the site plan.  
**RESPONSE: CAD files will be provided upon final approval from the City**
3. Provide the parcel identification number in the site data.  
**RESPONSE: The parcel ID number has been Added**
4. Per Section 1 of the MPUD, the clubhouse is not meeting the applicable front setback requirement.  
**RESPONSE: An amendment to the MPUD has been submitted to address the setback conflicts**
5. Per Section 4 of the MPUD, the landscape can be relocated into the side landscape buffers, but the required 10' rear landscape buffer shall remain. The pool deck pavers cannot be installed in this buffer area, and it should be sodded if the landscape materials are being located elsewhere onsite.  
**RESPONSE: An amendment to the MPUD has been submitted to address the setback conflicts**
6. Denote the setback for the pool deck to the property line. It should be 10' minimum to accommodate the 10' rear landscape buffer.  
**RESPONSE: The pool deck has been dimensioned accordingly.**
7. Remove the sidewalk from the side landscape buffer.  
**RESPONSE: A 10' landscape buffer is required; the sidewalk does not encroach into the 10' required buffer. An addition 5' was allocated at the request of the owner.**
8. I see a curb around the mail kiosk. Verify that it is ADA accessible.  
**RESPONSE: The Mail Kiosk has been made ADA compliant**
9. Please include the Tradition Architectural Board letter of approval for Architectural Elevations.

- RESPONSE: An architectural approval from the TDRC will be submitted as soon as it becomes available**
10. Consider simplifying the rooflines, i.e., the west elevation depicts several roofline shapes.  
**RESPONSE: The rooflines correspond to the building footprint and will not be changed. Landscaping will help buffer the rooflines**
11. Indicate the 5' building façade landscape strip.  
**RESPONSE: The 5' strip has been indicated**
12. Label the structure next to the grill station.  
**RESPONSE: It is a bench and has been labeled as such.**
13. The clubhouse FFE on the landscape plan does not match the site plan.  
**RESPONSE: The FFE on all plans are consistent**
14. The fence detail indicates that the standard height varies. The site plan only depicts a 4' fence. Please clarify.  
**RESPONSE: The fence detail has been modified to represent the appropriate height.**
15. If a monument sign is proposed, depict it on the site plan with the setbacks.  
**RESPONSE: A monument sign location has been allocated with appropriate dimensions**
16. The bike rack should be within 25 feet of the main entrance.  
**RESPONSE: The bike rack has been relocated appropriately**
17. Provide the dimensions for the parcel.  
**RESPONSE: Overall dimensions have been added to the parcel**
18. Indicate the distance between the nearest driveways of adjacent properties.  
**RESPONSE: Residential driveways have yet to be determined so a dimension to the nearest lot line has been provided.**
19. Indicate the landscape island widths.  
**RESPONSE: Dimensions have been added for clarity**
20. Denote the light pole locations on the site plan and provide a statement of shielding of light.  
**RESPONSE: Light pole location are on the site plan as well as the fixture specification.**
21. Provide provisions for recycling.  
**RESPONSE: Per previous Amenity center approvals, the refuse and recycle collection will be done via the property management company. The bins will be rolled streetside on the allocated days and will stored internally.**

**Landscape Plan:**

22. Shift the mail kiosk over to provide the 10' width required for the adjacent terminal island.  
**RESPONSE: The mail kiosk was adjusted to allow for the minimum 10'**

**PUBLIC WORKS COMMENTS:**

1. Please provide the City of Port St. Lucie Project No. **(P22-152)** on the lower right-hand corner on all pages of the plans

**RESPONSE: The P number has been added to the plans**

#### **Site Plan Comments**

2. The Location Map should be adjusted showing a more precise location of the project. Please add streets, street names etc.

**RESPONSE: The location map has been revised**

3. Should the driveway have a crosswalk installed?

**RESPONSE: A crosswalk will not be installed. It is a private community with limited traffic**

4. Please label the proposed valley curb. See markup.

**RESPONSE: Valley curb has been labeled**

5. Please indicate what type of parking lot curb is going to be installed.

**RESPONSE: TYPE D CURBING**

#### **Construction Plan Comments**

6. Show the front side lot grade elevations. See markup.

**Acknowledged**

7. Why is the driveway pavement exceeding past the valley curb? Adjust accordingly.

**Acknowledged, has been corrected**

8. Please show the pavement elevations at the end of the driveway on the Construction Plans.

**Acknowledged, see revised plans**

9. Label the proposed sidewalks and valley curbs (typ.).

**Acknowledged**

10. The parking lot Required Pavement Specifications, Key Map, Type "D" Curb Detail, Contractor and /or General Notes, Parking Stall Striping Detail, Mail Kiosk Detail will need to be shown in the Construction Plans.

**Acknowledged**

#### **Landscape Plans**

11. The Amenity Center FFE on the Site Plan does not correspond with the FFE on the Landscape Plans. Please adjust accordingly.

**RESPONSE: THE FFE has been corrected and is consistent between all plans**

#### **UTILITY SYSTEMS COMMENTS:**

1. The PSLUSD Project number (5421A) should be added to the plans. (USM Page 7, Line 1)

**RESPONSE: The PSLUSD number has been added to the plans**

2. CAD files shall accompany the PDF electronic file submittal. (USM Page 9, Line 9)

**RESPONSE: A CAD file will be submitted upon final approval by the City**

#### **Site Plan**

1. Show the location and size of existing water and wastewater facilities, which are available to serve the proposed project. Show the approximate location of proposed on-site and off-site

water, wastewater and/or reclaimed water mains. (PSL Code Reference 158.238,B,(20) and USM Page 8, Line 31-34) **Show location of grease interceptor.**

**RESPONSE: All utility locations have been shown on the plan. Being that there is not going to be a kitchen facility a grease trap is not being installed.**

2. Relocate the meter out of the sidewalk

**RESPONSE: The meter has been relocated**

#### Construction Plans

#### Landscape Plans

11. Landscape plans shall be submitted for the project indicating the location of landscape areas, perimeter walls, foundations, berms, tree wells, fences, gates, signs, decorative rocks, sculpture, fountains, and any other features that may influence the location of water/wastewater/reclaimed water facilities; also, existing and proposed water/wastewater/reclaimed facilities, and right-of-way, lot lines and pertinent easement information, showing Official Record Book and page number, shall be included. (USM Page 12, Line 18)

**RESPONSE: Landscape plans have been provided**

12. Existing and proposed water/wastewater/reclaimed facilities, and right-of-way, lot lines and pertinent easement information, showing Official Record Book and Page Number, shall be included. (USM Page 12, Line 21)

**RESPONSE: Existing utilities have been added to the landscape plans**

13. Please add the following notes to the plans:

- No landscaping shall be planted in a manner that would adversely affect utility easements. Landscaping shall be in compliance with Chapter 154 of the City of Port St. Lucie Code of Ordinances, PSLUSD technical specifications and policies.
- All landscaping within City utility easements shall comply with PSLUSD technical specifications, policies, and codes.
- All landscaping shall meet the latest PSLUSD Landscape Policy and shall not be placed in a manner that would create conflicts with the intended operation and maintenance of any existing utility.
- Trees shall not be planted within ten (10) feet of any PSLUSD underground infrastructure.
- No landscaping other than sod grasses shall be located within 5' of a PSLUSD appurtenance such as a water meter assembly, backflow device, fire hydrant or sewer cleanout, etc.

**RESPONSE: The above notes have been added to the landscape plan**

We hope to have adequately addressed your comments and concerns. Should you have any questions or need additional information, please contact me directly.

Respectfully,

Scott A Wolff

Cc: Kinan Husainy, Steve Garrett, Tony Palumbo