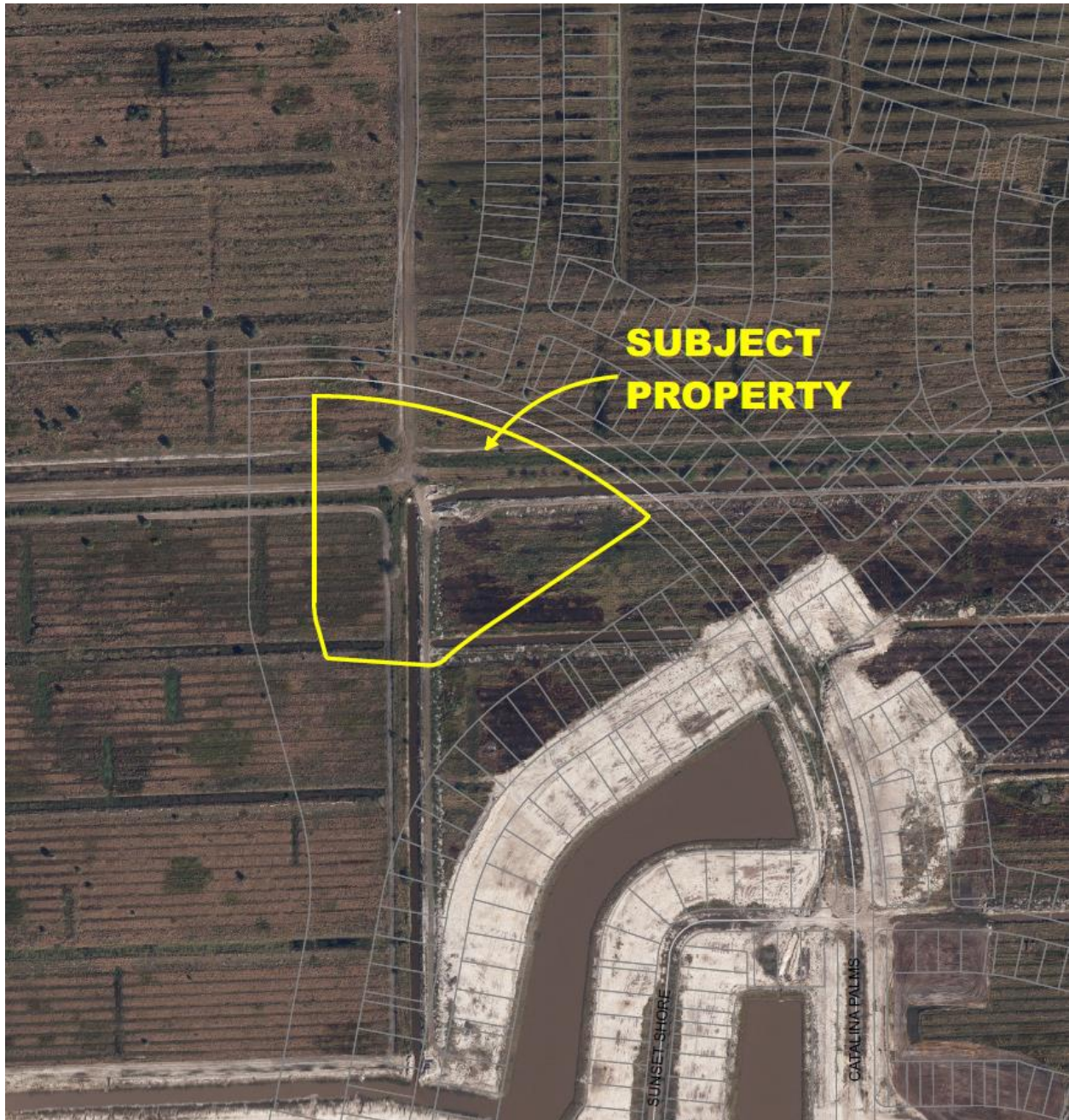




**Wilson Groves – Parcel A Amenity Clubhouse  
Major Site Plan Application  
P25-149**



Project Location Map

**SUMMARY**

Applicant's Request:	A request for approval of a major site plan for a 48,181 square foot amenity clubhouse.
Applicant:	Cotleur & Hearing
Property Owner:	Sundance PSL I, LLC
Location:	The property is located north of Becker Road and south of Catalina Palms Avenue.
Address:	12640 SW Catalina Palms Ave
Project Planner:	Daniel Robinson, Planner III

**Project Description**

This is a residential clubhouse within the Wilson Groves Parcel A Plat 1 MPUD. The Future Land Use designation is New Community development (NCD). The clubhouse site plan consists of a 48,181 square foot clubhouse, sports courts, swimming pool and mail kiosk.

**Previous Actions and Prior Reviews**

The Site Plan Review Committee recommended approval of the proposed major site plan at the December 10, 2025, Site Plan Review Committee meeting.

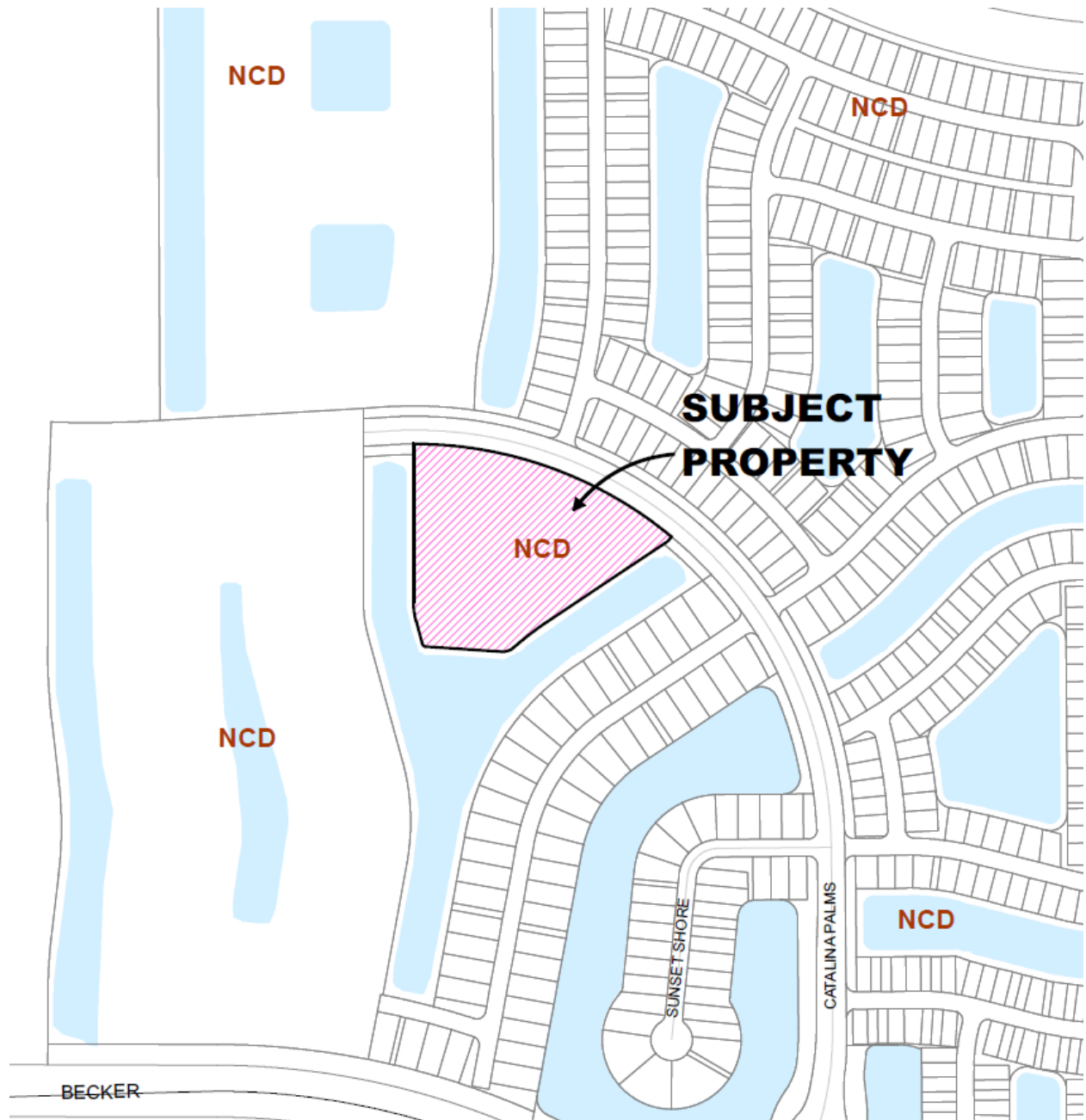
**Location and Site Information**

Parcel Number:	4329-800-0015-000-6
Property Size:	6.88 acres.
Legal Description:	All of Rec Tract, Wilson Groves Parcel A Plat 1, according to the plat thereof, as recorded in Plat Book 126, Page 30 of the Public Records of St. Lucie County, Florida
Future Land Use:	New Community development (NCD)
Existing Zoning:	Master Planned Unit Development (MPUD)
Existing Use:	Vacant land

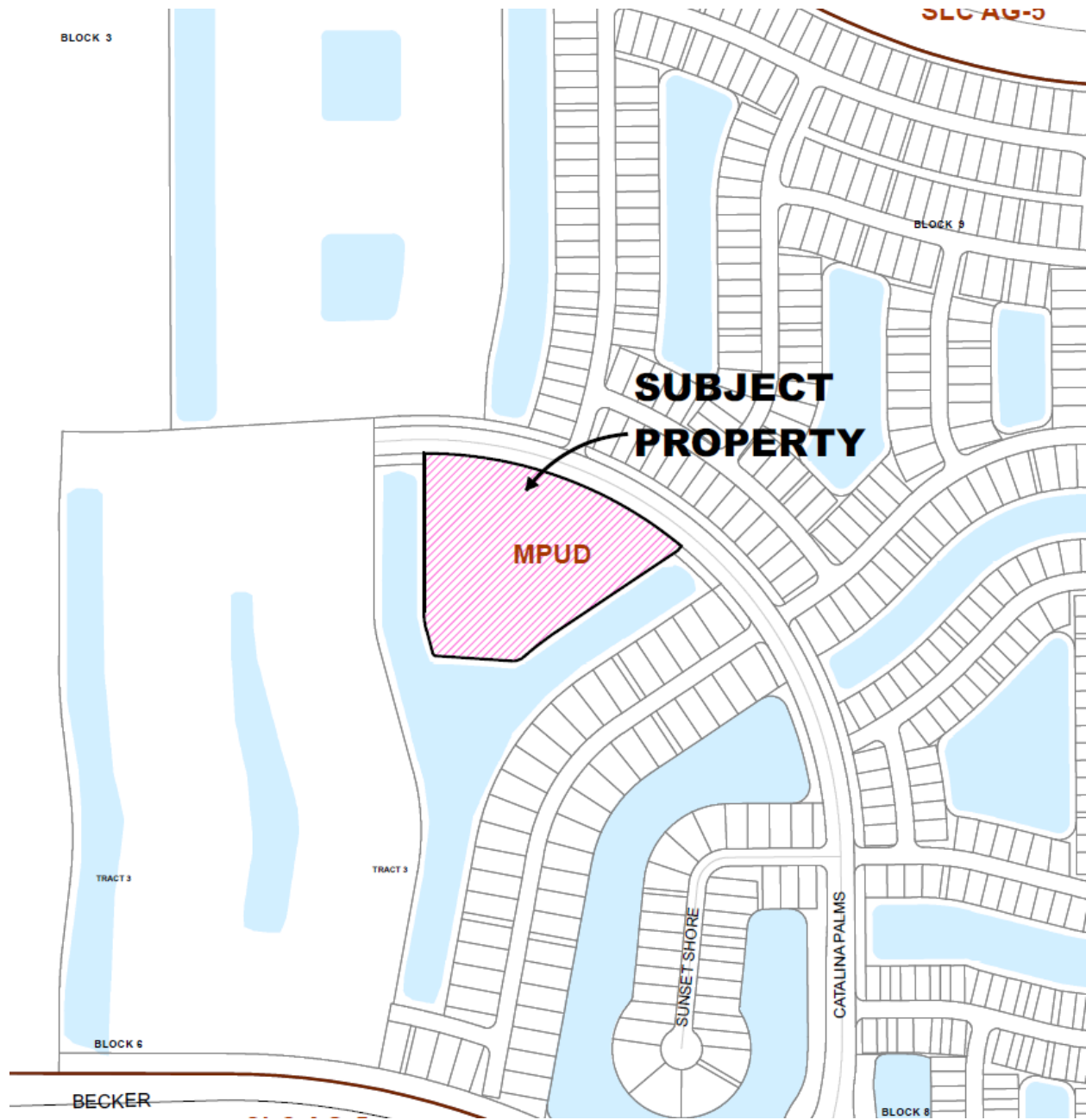
**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Wilson Groves Residential Development
South	NCD	MPUD	Wilson Groves Residential Development
East	NCD	MPUD	Wilson Groves Residential Development
West	NCD	MPUD	Wilson Groves Residential Development

NCD – New Community Development, MPUD- Master Planned Unit Development.



Land Use Map



**Zoning Map**

## IMPACTS AND FINDINGS

**ZONING REVIEW:** The project has been reviewed for compliance with the requirements of Chapter 158 Zoning Code and the Wilson Groves Parcel A MPUD and documented as follows:

<b><i>CRITERIA</i></b>	<b><i>FINDINGS</i></b>
<b>USE</b>	The proposed use of the property is residential Clubhouse.
<b>DUMPSTER ENCLOSURE</b>	The site plan provides two 12' x 12' dumpster enclosures to provide for refuse and recycling.
<b>ARCHITECTURAL DESIGN STANDARDS</b>	The project has been reviewed and found in compliance with the Citywide Design Standards.
<b>STACKING REQUIREMENTS</b>	N/A
<b>BUILDING HEIGHT</b>	The proposed maximum height of the buildings is 33 feet. The maximum height allowed per Wilson Groves Parcel A MPUD is 35 feet.
<b>SETBACKS</b>	The proposed setbacks shown on the site plan are in accordance with the required setbacks of the MPUD.
<b>PARKING</b>	The site is not required to have parking spaces as per the Wilson Groves Parcel A MPUD. The site plan is to provide 199 spaces.

### **NATURAL RESOURCE PROTECTION**

The property is currently vacant and cleared. The site shall adhere to the South Florida Water Management District Permit requirements as they pertain to the State jurisdictional wetlands.

### **CONCURRENCY REVIEW (CHAPTER 160)**

The project has been reviewed for compliance with Chapter 160, City Code, regarding the provision of adequate public facilities and documented as follows:

<b><i>Sanitary Sewer and Potable Water Facilities</i></b>	Port St Lucie Utility Systems is the provider. A service agreement is required.
<b><i>Transportation</i></b>	The traffic statement indicates that Parcel A will generate 304 PM peak hour vehicle trips. The project is internal to the Wilson Groves DRI and all trips have been accounted for in the DRI development order.
<b><i>Parks and Recreation Facilities</i></b>	Not applicable
<b><i>Stormwater Management Facilities</i></b>	A paving and drainage plan that is in compliance with the adopted level of service standard is required.
<b><i>Solid Waste</i></b>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<b><i>Public School Concurrency Analysis</i></b>	Not applicable

### **OTHER**

**Fire District:** The access locations (external and internal) have been reviewed by the Fire District for safety purposes.

**Public Art (Chapter 162):** This project is subject to Chapter 162 of the Code of Ordinances, Art in Public Places.

**Related Projects**

P25-048 Wilson Groves Parcel A MPUD

P24-008 Wilson Groves Parcel A Plat 1

**STAFF RECOMMENDATION**

The Site Plan Review Committee recommended approval of the proposed site plan at the December 10, 2025, Site Plan Review Committee meeting. The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City’s Land Development Regulations and policies of the Comprehensive Plan and recommends approval.