

# Telaro Phase II Amenity Center

Major Site Plan  
(P22-138)

City Council Meeting November 28, 2022

Bridget Kean, AICP



# Requested Application:

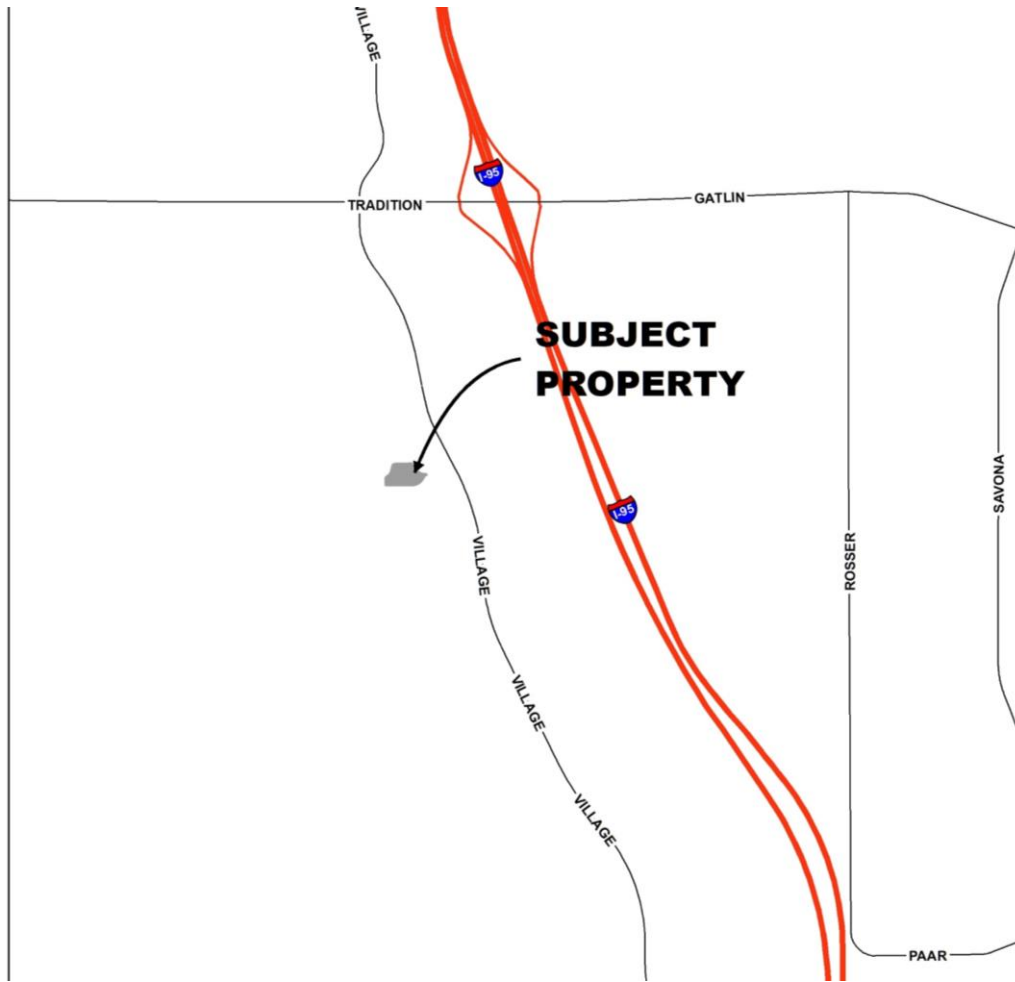
Applicant: Mattamy Palm Beach, LLC

Agent: Steve Garrett, Lucido and Associates

Request: Approval of a site plan for Phase II of the Amenity Center at Telaro in Southern Grove.



# Location & Aerial



# Future Land Use and Zoning

Subject Property	Future Land Use	Zoning	Existing Use
	NCD	MPUD	Vacant Land
Surrounding Uses			
North	NCD	MPUD	Shoppes at the Heart Site Plan
South	NCD	GU and MPUD	Vacant land ( proposed school site and undeveloped land within the Heron Preserve Phase 2 A plat)
East	NCD	MPUD	Vacant land (proposed WoodSpring Suites hotel and Village at Tradition apartments)
West	NCD	MPUD	Riverland Valencia Cay



# Proposed Project:

- Telaro Amenity Center Phase II will include:
  - 26,359 square foot two story club house
  - 2 swimming pools
  - 2 bocce ball court
  - Associated parking, sidewalks and other infrastructure
- Phase I of the Telaro Amenity Center Minor Site Plan includes:
  - 7 pickleball courts
  - 1 basketball court
  - 1 tennis court
  - Dedicated restroom building and associated infrastructure and parking





Designer KV Sheet  
 Manager SG  
 Project Number 20-276.03  
 Municipal Number P22-138



PEACOCK + LEWIS  
Architects and Planners, LLC

1295 US Highway One, Suite 200  
North Palm Beach, FL 33408  
T. 561-626-9704

1607 Trade Center Way, Suite 5  
Naples, FL 34109  
T. 239-631-2332

Member AIA Established 1961  
www.peacockandlewis.com



MATTAMY HOMES

TELARO

PRELIMINARY BID  
SET - NOT FOR  
CONSTRUCTION

PORT ST. LUCIE, FL

**THRESHOLD BUILDING:**  
TO THE BEST OF MY  
KNOWLEDGE, THIS SET OF PLANS  
AND SPECIFICATIONS COMPLY  
WITH THE APPLICABLE  
MINIMUM BUILDING CODES AND  
THE APPLICABLE FIRE-SAFETY  
STANDARDS AS DETERMINED BY  
THE LOCAL AUTHORITY IN  
ACCORDANCE WITH FBC  
319.3.6.4.4 AND CHAPTER 633,  
FLORIDA STATUTES.

Scale:

© PEACOCK + LEWIS  
Architects and Planners, LLC  
This document has been prepared  
specifically for this Project. This  
document is not suitable for use on  
other projects or in other locations  
without the approval and participation  
of PEACOCK + LEWIS Architects and  
Planners, LLC. ALL RIGHTS  
Reserved. Reproduction and/or reuse is  
prohibited.

EXTERIOR  
ELEVATIONS

Revisions:

No.	Description	Date

Comm: 20-033  
MM  
Date: 10/10/22  
Checked: DJ

Sheet:

A-201

## GENERAL NOTES

## MATERIAL SCHEDULE

### ROOFING:

- MATERIAL #1**
- MANUFACTURER: JOHNS MANVILLE
  - STYLE: SBS MODIFIED BITUMEN ROOF SYSTEM
  - COLOR: WHITE
  - LOCATION: ALL NEW FLAT ROOF AREAS

### METAL FINISHES:

- ALUMINUM DRIP EDGES, FLASHING, GUTTERS (MIN. 4"), LOUVERS AND HANDRAILS TO BE A BRONZE FINISH

- DOWNSPOUTS (MIN. 3"x4") TO MATCH MAIN BUILDING PAINT COLOR

### DECORATIVE ELEMENTS:

#### TED

### EXTERIOR WALLS:

- MATERIAL #1**
- 3/4" STUCCO ON CONCRETE MASONRY WALLS
  - LOCATION: ALL BLDG WALLS

- MATERIAL #2**
- BROWN WAVE SMOKY BIRCH 3D LEDGER PANEL 6 IN. X 24 IN.
  - COLOR: HONED SANDSTONE WALL TILE, RE. FINISHES
  - LOCATION: AS NOTED

- MATERIAL #3**
- STONE TILE 12X24
  - COLOR: MARBLE CALACATA ORO, EMBER TILE, RE. FINISHES
  - LOCATION: AS NOTED

### PANTISTAN:

#### COLOR #1

- MANUFACTURER: SHERWIN WILLIAMS
- COLOR: SW9590, CAVAR, RE. FINISHES
- LOCATION: MAIN WALL BUILDING COLOR (CONFIRM WITH ARCHITECT)

#### COLOR #2

- MANUFACTURER: SHERWIN WILLIAMS
- COLOR: SW9542, NATURAL WHITE, RE. FINISHES
- LOCATION: ACCENT, FASCA DOORS (CONFIRM WITH ARCHITECT)

### EXTERIOR DOOR/WINDOW SYSTEMS:

#### TYPE #1

- MANUFACTURER: KAWNEER STOREFRONTS
- STYLE/SERIES:
- COLOR: WHITE HARDWARE: COORDINATE WITH ID

#### TYPE #2

- MANUFACTURER: NANA WALL OR APPROVED EQUAL
- STYLE/SERIES:
- COLOR: WHITE HARDWARE: COORDINATE WITH ID

## EXTERIOR RENDERING ( FOR REFERENCE ONLY )



## NOTES

### ELEVATIONS KEYNOTES

Note Number	Note Text
1.2	CMU w/ STONE TILE 12X24, COLOR MARBLE CALACATA ORO, EMBER TILE, RE. FINISHES
1.3	CMU w/ MS BROWN WAVE SMOKY BIRCH 3D LEDGER PANEL 6 IN. X 24 IN. HONED SANDSTONE WALL TILE, RE. FINISHES
1.4	STUCCO, PAINTED COLOR #1 SW9590, CAVAR, RE. FINISHES
1.5	STUCCO, PAINTED COLOR #2 SW9542, NATURAL WHITE, RE. FINISHES
1.6	KAWNEER STOREFRONT WALL SYSTEM W/ DARK BRONZE FRAME, RE. FINISHES
1.7	NANAWALL SLIDING DOOR SYSTEM W/ DARK BRONZE FRAME, RE. FINISHES
1.8	KAWNEER DIVING DOOR SYSTEM W/ DARK BRONZE FRAME, RE. FINISHES
1.9	POMA RAILING SYSTEM W/ DARK BRONZE FRAME, RE. FINISHES
1.10	STRUCTURE PERGOLA SYSTEM, PIVOT GAL, RE. SPECS
1.11	COFFERED ENTRANCE CEILING W/ ILLUMINATED SOFFITS
1.14	GRADE, RE. CIVIL

## A - ELEVATION NORTH - A

A-201 SCALE: 1/8" = 1'-0"

## B - ELEVATION EAST - B

B-201 SCALE: 1/8" = 1'-0"

# Concurrency and Other Items

- Concurrency requirements were addressed as part of the review and approval of the Telaro at Southern residential subdivision plats.
- Environmental assessment report provided. Site has been cleared.
- Access location (external and internal) has been reviewed by the Fire District for safety purposes.
- The public art requirements for Telaro are met via the approved alternative equivalent proposal for public art known as the Heart in the Park sculpture.





# Recommendation

Site Plan Review Committee recommended approval at their meeting on February 23, 2022.

