

APPLICATION FOR SITE PLAN REVIEW

ONLY COMPLETE SUBMISSIONS WILL BE PROCESSED

CITY OF PORT ST. LUCIE
PLANNING & ZONING DEPARTMENT
(772) 871-5213

P&Z File No. _____
Fees (Nonrefundable) \$ _____ Arch.: \$ _____
Receipt #(s): _____

PRIMARY CONTACT EMAIL ADDRESS: Clane@cotleur-hearing.com

PROJECT NAME: Wilson Groves Parcel A Plat 1 Amenity Site Plan

LEGAL DESCRIPTION: Please see attached Legal Description.

LOCATION OF PROJECT SITE: Wilson Groves Parcel A Plat 1

PROPERTY TAX I.D. NUMBER: 4329-800-0015-000-6

STATEMENT DESCRIBING IN DETAIL Wilson Groves Parcel A Plat 1 Clubhouse

THE CHARACTER AND INTENDED USE Clubhouse
OF THE DEVELOPMENT:

GROSS SQ. FT. OF STRUCTURE (S): 48,181 sq.ft. proposed clubhouse
NUMBER OF DWELLING UNITS & DENSITY
FOR MULTI-FAMILY PROJECTS:

UTILITIES & SUPPLIER: Water & Sewer: City of Port St. Lucie Power: Florida Power & Light

GROSS ACREAGE & SQ. FT. OF SITE: _____ **ESTIMATED NO. EMPLOYEES: N/A

FUTURE LAND USE DESIGNATION: NCD ZONING DISTRICT: MPUD

OWNER(S) OF PROPERTY: Sundance PSL I LLC
Name, Address, Telephone & Fax No.: 7111 Fairway Drive, Suite 210, Palm Beach Gardens, Florida 33418
561-359-3050 - Alex@akelhomes.com

APPLICANT OR AGENT OF OWNER: Cotleur & Hearing: Cristina Lane / George Missimer
Name, Address, Telephone & Fax No.: 1934 Commerce Lane, Suite 1, Jupiter, Florida 33458
561-406-1027 - Clane@cotleur-hearing.com

PROJECT ARCHITECT/ENGINEER: Caulfield & Wheeler Inc.: Ryan Wheeler, P.E.
(Firm, Engineer Of Record, 240 NW Peacock Blvd, Suite 201, Port St. Lucie, Florida 34986
Florida Registration No., Contact 772-408-1920 - Ryan@cwiasoc.com
Person, Address, Phone & Fax No.)

- I hereby authorize the above listed agent to represent me. I grant the planning department permission to access the property for inspection.
- I fully understand that prior to the issuance of a building permit and the commencement of any development, all plans and detail plans must be reviewed and approved by the City pursuant to Sections 158.237 through 158.245, inclusive, of the zoning ordinance.
***When a corporation submits an application, it must be signed by an officer of the corporation.** Corporation signatures must be accompanied with an approved resolution authorizing the individual to sign such applications.

NOTE: Signature on this application acknowledges that a certificate of concurrency for adequate public facilities as needed to service this project has not yet been determined. Adequacy of public facility services is not guaranteed at this stage in the development review process. Adequacy for public facilities is determined through certification of concurrency and the issuance of final local development orders as may be necessary for this project to be determined based on the application material submitted.


OWNER'S SIGNATURE Alexander Akel Manager 8-6-25
HAND PRINT NAME TITLE DATE

03/02/20



SITE PLAN COMPLETENESS CHECKLIST
 New Submittal
 Revised June, 2022

Project Name: Wilson Groves Parcel A Plat 1 Amenity Site Plan

The Applicant use the following to complete the checklist: ✓ = *Provided* X = *Incomplete or Missing*
 NA = *Not Applicable*

| Applicant Checklist | Description of Item Provided |
|---------------------|---|
| | Completeness Checklist: Completed by applicant. |
| | Cover Letter: Letter explaining the purpose and history of the application. |
| | Owner's Authorization: Authorization on owner's letterhead. |
| | Application Fee. Paid online or check submitted to Planning & Zoning Office. |
| | Proof of Ownership: Copy of the recorded deed(s) for each parcel |
| | Site Plans: |
| | Complete, legible, and sufficient detail. |
| | Overall plan view on one sheet |
| | Master index or key map on each plan sheet showing how plan sheets relate. (If applicable) |
| | Projects ≥ two acres - aerial map with type & location of vegetation per the FLUCCS System. |
| | Show project phasing, if applicable. |
| | Show existing and proposed utility mains, wells, easements, services, and all fire hydrants within 1,000 feet of the property. |
| | Show the location of proposed lift station or grinder. |
| | Outdoor Lighting Detail: Show location and height of light poles and fixtures. Show fixture detail. |
| | Boundary and Topographic Survey: |
| | Complete, legible, and sufficient detail |
| | Contours or spot elevations (½ foot minimum). |
| | Vertical datum is NAVD 88 |
| | Current Florida Registered Surveyor's signature and seal. |
| | Tree Survey: See Sections 154.13 thru 154.19 of the City Code |
| | Conceptual Floor Plans |
| | Architectural Elevations: Indicate height and color of building(s). |
| | Citywide Design Standards Selection List: The information requested in the Citywide Design Standards Manual unless development is single-family residential, or located in St. Lucie West, Tradition, Southern Grove or Western Grove. |
| | Conceptual Landscape Plan |



CONSTRUCTION PLANS COMPLETENESS CHECKLIST
 New Submittal
 Revised June, 2022

Project Name: _____

The construction plans may be submitted along with or after the site plan package. Other drawings or information may be required, if deemed necessary, upon review of the submittal for the Site Plan Review Committee meeting. Also, the construction/detail plans must be approved by the Site Plan Review Committee prior to receiving a building permit.

The Applicant should complete the Project Information, Applicant Checklist and Applicant Certification.
 Use the following to complete the checklist: ✓ = *Provided* X = *Incomplete or Missing* NA = *Not Applicable*

| Applicant Checklist | Description of Item Provided |
|---------------------|---|
| | Completeness Checklist: Completed by applicant. |
| | Construction/Detail Plans: |
| | Complete, legible and with sufficient details (vertical datum NAVD 88) |
| | Provide an overall plan view for projects that require more than one sheet to illustrate the plan view. |
| | For projects that require more than one sheet to show the plan view, provide a master index or key map on each plan sheet showing how plan sheets relate. |
| | Clearing Plan: For projects with one or more acres provide an aerial overlay of the area to be cleared. Plans should be prepared by a Florida Registered Engineer. See Sections 153.20 thru 153.28 of the City Code. |
| | Erosion Sediment Control/Stormwater Pollution Prevention Plan: Prepared by a Florida Registered Engineer. |
| | Paving and Drainage Plan: Prepared by a Florida Registered Engineer. |
| | Off-site roadway improvements, if required. |
| | Off-site drainage improvements, if required. |
| | Traffic Study (signed and sealed) if required. |
| | Drainage Calculations (signed and sealed). |
| | Water and Sewer Plan: Prepared by a Florida Registered Engineer. |
| | All utility lines shown on the profile sheets |
| | Locations of outdoor light poles shown on utility sheets. |
| | Show existing and proposed utilities, easements, wells and fire hydrants for all buildings. |
| | Include calculations for meters, pipes and pump station. |
| | Include utility extensions along frontages of property if required by Master plan or by direction of the Utility Department. |
| | Water looping system for connectivity to existing watermains. |
| | Landscape Plan: Prepared by a Florida Registered Landscape Architect. |
| | Provide utility separation language. |
| | Show existing and proposed utilities. |
| | Irrigation Plan |
| | Show existing and proposed utilities. |



PUBLIC ART REQUIREMENT CHECKLIST

May 1, 2013

Project Name: _____

Project Number: P _____ **-** _____ **New Submittal:** _____ **Re-submittal:** _____ (check one)

Applicant is required to submit the public art requirement package to the Planning & Zoning Department with the site plan package. The package will be distributed to the Public Art Advisory Board (PAAB) and scheduled for their next meeting. PAAB meetings are the 2nd (second) Tuesday of every month and the applicant is strongly encouraged to attend. If any items are incomplete or missing, it may delay review of the application by the PAAB. Other drawings or information may be required, if deemed necessary, upon review by the PAAB. The Public Art Requirement approval must be obtained prior to the site plan being scheduled for City Council.

Description of Item to be provided: (Twelve copies of all items collated into sets)

| | |
|--|--|
| | Completed Public Art Requirement Checklist: One original, completed and signed by applicant. |
| | Copy of Site Plan Application and Proposed Site Plan |
| | Cover Letter: Describe to the PAAB your proposal to meet the Public Art Requirements. Please be as descriptive as possible. |
| | Written Response to Comments: For resubmittals only. |
| | Calculation of Public Art Requirement Value: Applicant must provide cost estimate for proposed improvements which include building, site improvements such as paving, drainage and parking (civil), landscape, and site lighting. Complete Public Art Requirement Value Calculation section of this application and attach supportive cost estimates from licensed professionals within each discipline. |
| | Proposed Public Art Requirement Method: Identify which method you are choosing to meet the requirement by placing the number in the box to the left. 1. Artwork On Site 2. Art Donated to the City of Port St. Lucie 3. Payment of Fee in Lieu of Artwork On Site |
| | Public Art Requirement Proposal: Submit the appropriate supportive information to clearly communicate the proposal and to assist the PAAB in evaluation of the proposed Public Art. <u>ART ON SITE:</u> Complete "Artwork Proposal and Specifications" Section of Application. <u>ENHANCED ARCHITECTURE:</u> Provide proposed elevations clearly showing enhanced elements above minimum architectural requirements. <u>ENHANCED LANDSCAPE:</u> Provide proposed plan and elevation views clearly showing 'enhanced elements' above minimum landscape requirements. Applicant must clearly demonstrate a unique and identifiable element or space which is definable apart from the minimum landscape or site design requirements. |

CALCULATION OF PUBLIC ART REQUIREMENT VALUE:

| | |
|---|-----------|
| Building Costs (Vertical construction estimate) | \$ |
| Civil Costs (Paving, Drainage, Parking) | \$ |
| Landscape Costs | \$ |
| Site Lighting Costs | \$ |
| TOTAL ESTIMATED COSTS: | \$ |
| Public Art Requirement Value: (Total to be Calculated by the Planning & Zoning Department) | \$ |

(Maximum Public Art Requirement Value is \$50,000.00.)

ARTWORK PROPOSAL AND SPECIFICATIONS:

1. Artwork & Artist Information:

Artwork Title: _____
Artwork Site: _____
Artwork Material: _____
Artwork Dimensions: _____
Artist Name: _____
Address: _____
City, State Zip: _____
Telephone: _____
Website: _____

2. Artwork Description:

3. Siting:

4. Materials with Specifications:

5. Fabrication and Installation Procedures:

6. Yearly Maintenance and Conservation Plan:

7. Examples of artist's work or related pieces:

I acknowledge (as applicant/owners representative) that The Public Art Requirement approval must be obtained prior to the site plan being scheduled for City Council. I have provided all required checklist items and the estimates used to calculate the Public Art Requirement Value are accurate to the best of my knowledge.



Alexander Akel

8-5-25

Applicant's Signature

Printed Applicant Name:

Date: