



SLW-Clover Park -Minor League Baseball Clubhouse

Major Site Plan Amendment

Project No. P17-177-A5

City Council Meeting

Cody Sisk, Planner III

October 27, 2025

Request Summary

- Owner: St Lucie County
- Applicant: Darren Guettler, Velcon Engineering & Surveying, LLC
- Location: 31 Piazza Drive
- Request: The applicant is requesting approval of a major site plan amendment for SLW-Clover Park - Minor League Baseball Clubhouse.

Surrounding Areas

Direction	Existing Use	Future Land Use	Zoning
North	Warehouse Office Uses	OSC	GU
South	Warehouse/Office Uses and Sports Complex	CS/RH/I and CG/RH/I	I and CS
East	Indian River State College/FAU	OSC/I	I
West	Warehouse Uses	LI/CS	IN and CS





Landscape Plan

Plant Schedule:

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
TREES										
	ACE	1	Acer natum 'Florida Flame'	Florida Flame Red Maple	FG	12' HT	8' W	5' CT SP	Native	2.5" Caliper
	MGA	24	Magnolia grandiflora 'D.D. Blanchard' TM	Southern Magnolia	45G	12' HT	8' W	FTB, SP	Native	2.5" Caliper
	GO	36	Quercus virginiana	Southern Live Oak	45G	12' HT	8' W	6' CT, SP	Native	2.5" Caliper
	SLX	3	Taxodium distichum	Bald Cypress	45G	12' HT	8' W	3' CT SP	Native	2.5" Caliper
EXISTING TREES TO REMAIN										
	PSE	18	Prunella ellaeagni	Steel Pine	Existing to Remain	VARIABLES 14' - 30' HT	VARIABLES 10' - 20' W	NATIVE	VARIABLES 6" - 40" DBH	
	L	1	Quercus laevis	Live Oak	Existing to Remain	VARIABLES 10' - 24' DB	VARIABLES 8' - 12' W	NATIVE	VARIABLES 6" - 30" DBH	
	QVE	5	Quercus virginiana	Southern Live Oak	Existing to Remain	30' HT	30' SP	NATIVE	VARIABLES 20" - 40" DBH	
	SEP	1	Salix palmetto	Cabbage Palm	Existing to Remain	12' - 20' CT		NATIVE	VARIABLES 6" - 10" DBH	
PALM TREES										
	RO	27	Roystonea regia	Florida Royal Palm	FG	8' GN, 12' CT		F, SP, No Scape	Native	
	SP	34	Salix palmetto	Salix Palm	FG	10' - 22' GN, MAX HTS		SLK, CV, TRK, SP	Native	
SHRUBS										
	AGR	25	Asplenium platyneuron	Orange Bromeliad	10' POT	24" HT	2' W	SP	NATIVE	
	CHR	1080	Chrysanthemum coccineum 'Rady'	Red Tip Canna	30	24" HT	18" W	F, SP	NATIVE	
	CHR	30	Chrysanthemum coccineum 'Rady'	Red Tip Canna	75	30" HT	18" W	F, SP	NATIVE	
	CLA	180	Clusia rosea	Break-Leaf Clusia	75	3' HT	3' W	F	NATIVE	
	HC	20	Hemlock palm 'Compact'	Dwarf Ficus	30	24" HT	24" W	F	NATIVE	
	HMA	20	Hemlock palm 'Compact'	Dwarf Ficus	30	24" HT	18" W	F	NATIVE	
	MC	100	Mycrocarpa capillaris	Pink Mistle	30	24" HT	18" W	F	NATIVE	
	MYS	10	Mycrocarpa capillaris	Simpson's Shrub	30	24" HT	18" W	FTB	NATIVE	
	SER	47	Sesuvia portulacastrum 'Coral'	Silver Sea Purslane	FG	2' HT	2' W	F, SP	NATIVE	
SHRUB AREAS										
	SP	36	Zamia palm	Coastal Cycad	30	24" HT	18" W	F	NATIVE	
GROUND COVERS										
	CHR	270	Chrysanthemum coccineum 'Rady'	Emerald Scarlet Canna	30	18" HT	18" W	F	NATIVE	
	CHR	270	Chrysanthemum coccineum 'Rady'	Emerald Scarlet Canna	30	18" HT	18" W	F	NATIVE	
	CHR	270	Chrysanthemum coccineum 'Rady'	Emerald Scarlet Canna	30	18" HT	18" W	F	NATIVE	

Required Trees:

Site Perimeter: (1,644/30)	55	50%+28				
Building Foundation Perimeter: (1,080/30)	36	50%+18				
Parking Lot Terminal Islands:	26	75%+20				
Total:	117	66				
		5	20%+24	50%+59	25%+54 (Max)*	

Provided Trees:

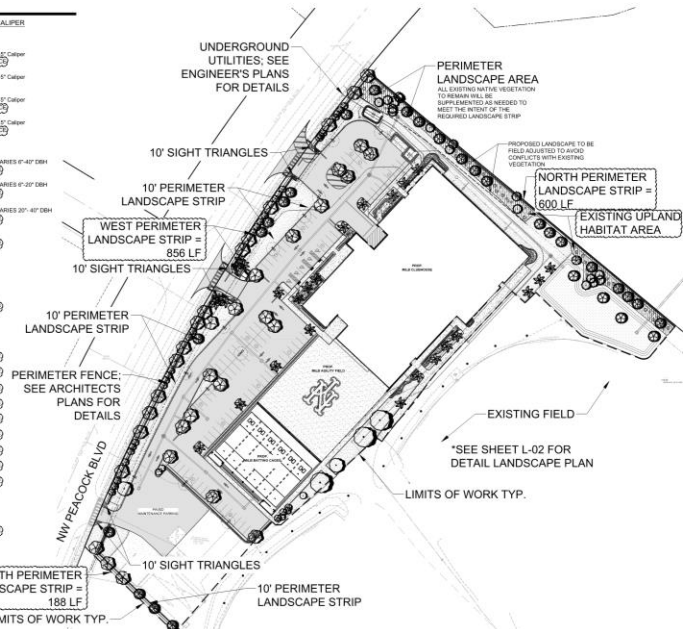
Total:	117	117	6	24	66	44*
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Required Shrubs:

Site Perimeter: (1,644/2)	822	25%=206	50%=411
Building(s) Foundation Perimeter: (1,080/2)	540	25%=135	50%=270
Total:	1,362	341	681

Provided Shrubs:

Total:	1,445	1,264	1,445
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PSLUSD Notes for Landscape Plans

- All new landscaping within utility easements and within ten (10) feet of underground utility infrastructure shall comply with PSLUSD technical specifications, policies, and codes.
- No landscaping other than palm grasses may be planted within a 5' radius maintenance area of any utility infrastructure such as water meters, backflow devices, fire hydrants, sanitary sewer cleanouts, and manholes, or release valves, etc. Trees shall not be planted within ten (10) feet of any underground infrastructure.
- No landscaping shall be planted in such a manner as to adversely affect utility installation, operation and maintenance.
- No landscaping shall be planted in a manner that would adversely affect utility easements. Landscaping shall be in compliance with Chapter 153 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 planted in a manner that would create conflicts with the intended operation and maintenance of any existing utility.
- Three (3) feet shall not be planted within ten (10) feet of any PSLUSD underground infrastructure.
- In landscaping other than palm grasses shall be located within 5' of a PSLUSD easement such as water meter assembly, backflow device, fire hydrant or sewer cleanout, etc.

General Landscape Notes

- All new landscaping shall be of a native species.
- All plant material to be Florida No. 1 or better.
- All landscape & soil areas to be irrigated by an automated system that provides 100% coverage with 100% watering with a minimum d.i. of 70. Irrigation source will be a connection to the potable water service line.
- All landscaping at intersection and corner complexes with Section 158.204 of the Port St. Lucie Code of Ordinances to provide a clear sight zone between 5' - 4' above the final road cover elevation. All hedges and shrubs in the 35' sight triangle will be maintained at a height no higher than 2' above the crown elevation of the road. In addition, the foliage line any tree within the 35' sight triangle will be maintained at a height of no less than 4' above the road crown.

Sheet Index:

Landscape Plan, Calculations, & Plant List	L-01
Detail Landscape Plan	L-02
Tree Survey & Disposition Plan	L-03
Landscape Details & Specifications	L-04

SCALE: 1" = 40'
0 10' 20' 40' 80'

HKS

ARCHITECT/INTERIOR DESIGNER
HKS ARCHITECTS, INC.
1000 N. MILITARY AVE., SUITE 100
PORT ST. LUCIE, FL 34959
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**ST. LUCIE WEST
COMMERCIAL ASSOC.**

PLANS: ELEVATIONS, COLORS, & MATERIALS

APPROVED: ☒

DISAPPROVED: ☐

SEE COMMENTS: ☐

DATE: 10/24/2025

NCC MEMBER: *Charles F. ...*



EXTERIOR MATERIALS LEGEND

01	CONCRETE
02	BRICK
03	GLASS
04	PAVING
05	ROOFING
06	LANDSCAPE
07	PAINT
08	WOOD
09	STEEL
10	PLASTER
11	CEILING
12	FLOORING
13	WALLS
14	ROOFING
15	LANDSCAPE
16	PAINT
17	WOOD
18	STEEL
19	PLASTER
20	CEILING
21	FLOORING
22	WALLS
23	ROOFING
24	LANDSCAPE
25	PAINT
26	WOOD
27	STEEL
28	PLASTER
29	CEILING
30	FLOORING
31	WALLS
32	ROOFING
33	LANDSCAPE
34	PAINT
35	WOOD
36	STEEL
37	PLASTER
38	CEILING
39	FLOORING
40	WALLS
41	ROOFING
42	LANDSCAPE
43	PAINT
44	WOOD
45	STEEL
46	PLASTER
47	CEILING
48	FLOORING
49	WALLS
50	ROOFING
51	LANDSCAPE
52	PAINT
53	WOOD
54	STEEL
55	PLASTER
56	CEILING
57	FLOORING
58	WALLS
59	ROOFING
60	LANDSCAPE
61	PAINT
62	WOOD
63	STEEL
64	PLASTER
65	CEILING
66	FLOORING
67	WALLS
68	ROOFING
69	LANDSCAPE
70	PAINT
71	WOOD
72	STEEL
73	PLASTER
74	CEILING
75	FLOORING
76	WALLS
77	ROOFING
78	LANDSCAPE
79	PAINT
80	WOOD
81	STEEL
82	PLASTER
83	CEILING
84	FLOORING
85	WALLS
86	ROOFING
87	LANDSCAPE
88	PAINT
89	WOOD
90	STEEL
91	PLASTER
92	CEILING
93	FLOORING
94	WALLS
95	ROOFING
96	LANDSCAPE
97	PAINT
98	WOOD
99	STEEL
100	PLASTER

ST. LUCIE WEST COMMERCIAL ASSOC.

PLANS: ELEVATIONS, COLORS, & MATERIALS

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SEE COMMENTS: ☐

DATE: 10/2/2025

NCC MEMBER: *Charter*

01 ELEVATION - SOUTH

1" = 10'

02 ELEVATION - SOUTH

1" = 10'

03 ELEVATION - WEST

1" = 10'

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1" = 10'

02 ELEVATION - SOUTH</

Staff Recommendation

The Site Plan Review Committee recommended approval of the major site plan amendment at their meeting on August 27, 2025. Staff recommends approval with the following condition:

- The applicant shall provide a completed Agent Authorization Form prior to applying for any building permit.