

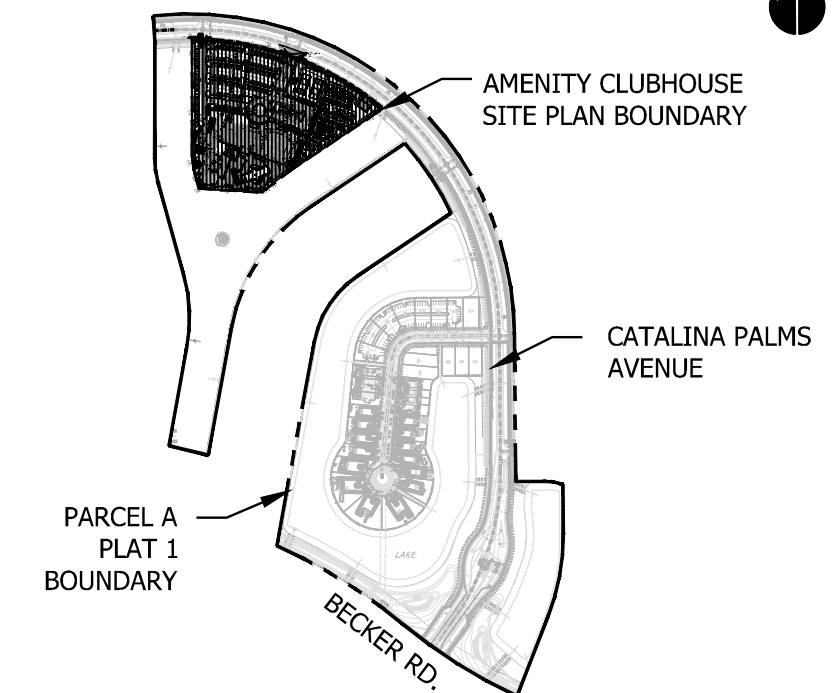
Cotleur & Hearing

Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 • Fax 747.1377
www.cotleurhearing.com
Lic# LC-C000239

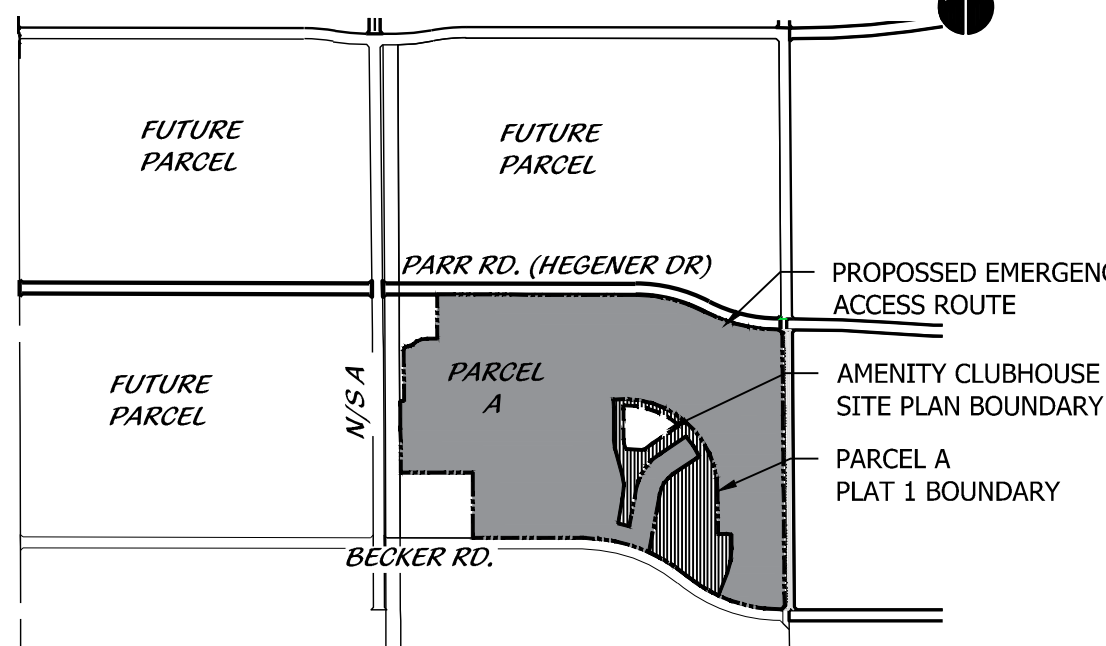
MPUD PARCEL A CATALINA PALMS Port St. Lucie, Florida

SHEET SP1 OF 3

KEY MAP



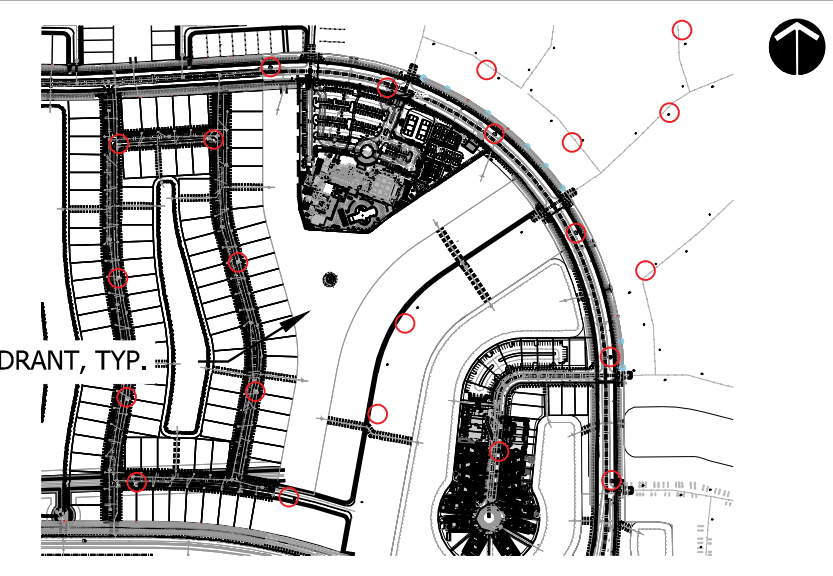
VICINITY MAP



LEGEND

- HC SIGN
- LANDSCAPE BUFFER
- LANDSCAPE
- PLANTER AREA
- SETBACK
- TO BE REMOVED
- TYPICAL
- VIA SQUARE FOOTAGE
- ELECTRIC VEHICLE PARKING
- HC SIGN
- RIGHT TURN ONLY SIGN
- PEDESTRIAN CROSSING SIGN
- STOP SIGN
- BOLLARD
- PARKING LIGHT
- SPORTS COURT LIGHT
- ELECTRIC GOLF CART PARKING

FIRE HYDRANT EXHIBIT



PROJECT TEAM

- OWNER/APPLICANT**
SUNDANCE PSL 1, LLC
7111 Fairway Drive, Suite 210
Palm Beach Gardens, FL 33418
561.359.3049
- TRAFFIC CONSULTANT**
O'ROURKE ENGINEERING & PLANNING
3725 S. EAST OCEAN BLVD,
SUITE 201
STUART, FL 34996
772.781.7918
- AGENT/ LANDSCAPE ARCHITECT/PLANNER**
COTLEUR & HEARING
1934 COMMERCE LN, SUITE 1
JUPITER, FL 33458
561.747.6336
- CIVIL ENGINEER**
CALFIELD & WHEELER, INC.
240 NW PEACOCK BLVD,
SUITE 201
PORT SAINT LUCIE, FL 34986
561.392.1991

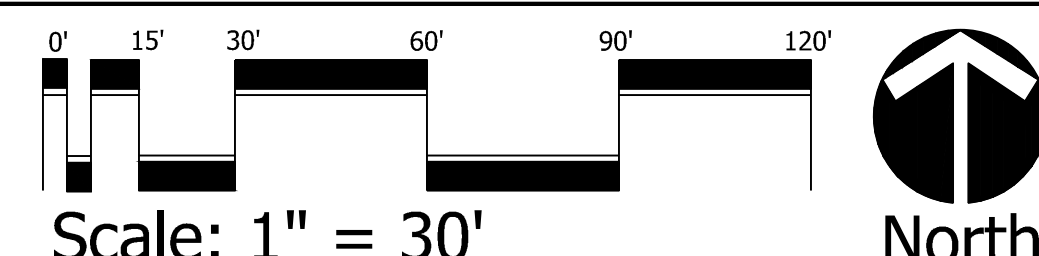
HAZARDOUS WASTE STATEMENT

THE PROPOSED DEVELOPMENT CONSISTS OF A RESIDENTIAL AMENITY CENTER/CLUBHOUSE INTENDED SOLELY TO SERVE THE RESIDENTS OF THE COMMUNITY. THE FACILITY IS DESIGNED AND WILL OPERATE AS A CUSTOMARY RESIDENTIAL ACCESSORY USE AND WILL NOT GENERATE, STORE, USE, OR DISPOSE OF HAZARDOUS WASTE OR HAZARDOUS MATERIALS AS CONTEMPLATED BY APPLICABLE LOCAL, STATE, OR FEDERAL REGULATIONS.

- MORE SPECIFICALLY:
- KITCHEN AND SANITARY SEWER: THE AMENITY CENTER WILL INCLUDE A FULL KITCHEN FOR RESIDENT DINING AND A CATERING KITCHEN. ALL SANITARY SEWER CONNECTIONS SERVING THE KITCHEN AREAS WILL BE EQUIPPED WITH REQUIRED GREASE TRAPS SIZED AND DESIGNED IN FULL COMPLIANCE WITH CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT (PSLUSD) REQUIREMENTS. NO INDUSTRIAL OR NON-DOMESTIC WASTEWATER DISCHARGES ARE PROPOSED.
 - POOL AND COLD PLUNGE FACILITIES: THE AMENITY CENTER WILL INCLUDE A SWIMMING POOL AND COLD PLUNGE. ALL POOL OPERATIONS AND CHEMICAL HANDLING WILL BE PERFORMED BY A LICENSED THIRD-PARTY POOL MAINTENANCE VENDOR. NO POOL CHEMICALS WILL BE STORED ON SITE WITHIN THE AMENITY CENTER OR ACCESSORY BUILDINGS.
 - MECHANICAL AND HVAC SYSTEMS: HVAC SYSTEMS WILL BE TYPICAL OF A RESIDENTIAL CLUBHOUSE FACILITY. NO HVAC REFRIGERANTS, MECHANICAL PARTS, OILS, OR RELATED MATERIALS WILL BE STORED ON SITE.
 - SOLID WASTE DISPOSAL: ALL REFUSE AND DEBRIS GENERATED BY THE AMENITY CENTER WILL CONSIST OF NORMAL RESIDENTIAL WASTE AND WILL BE DEPOSITED IN ON-SITE DUMPSTERS. WASTE REMOVAL WILL BE HANDLED BY WASTE MANAGEMENT IN ACCORDANCE WITH STANDARD SOLID WASTE COLLECTION PRACTICES. NO HAZARDOUS OR SPECIAL WASTE DISPOSAL IS PROPOSED.
 - OVERALL USE AND INTENT: THE OVERALL INTENT IS FOR THE AMENITY CENTER CLUBHOUSE TO FUNCTION AS A NORMAL RESIDENTIAL AMENITY, COMPARABLE TO A CLUBHOUSE, POOL, AND COMMON GATHERING SPACE, AND NOT AS A COMMERCIAL, INDUSTRIAL, OR SERVICE USE THAT GENERATES HAZARDOUS WASTE.

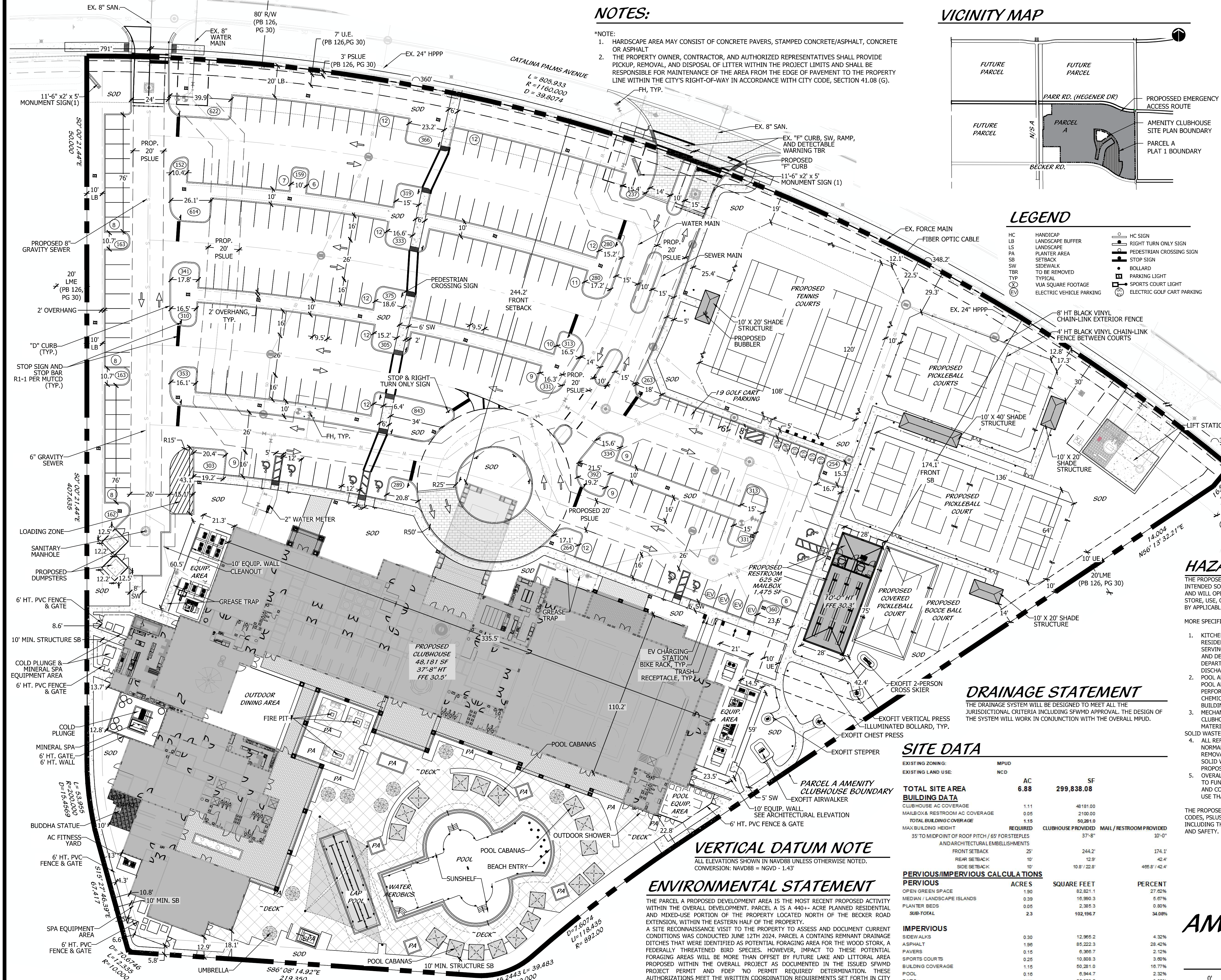
THE PROPOSED DEVELOPMENT WILL COMPLY WITH ALL APPLICABLE CITY OF PORT ST. LUCIE CODES, PSLUSD REQUIREMENTS, AND ALL RELEVANT LOCAL, STATE, AND FEDERAL REGULATIONS, INCLUDING THOSE GOVERNING UTILITIES, ENVIRONMENTAL PROTECTION, AND PUBLIC HEALTH AND SAFETY.

PSLUSD # 11-681-A6 PSL# P25-149 PARCEL A AMENITY CLUBHOUSE SITE PLAN



NOTES:

- *NOTE:
- HARDSCAPE AREA MAY CONSIST OF CONCRETE PAVERS, STAMPED CONCRETE/ASPHALT, CONCRETE OR ASPHALT.
 - THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08 (G), FH, TYP.



DRAINAGE STATEMENT

THE DRAINAGE SYSTEM WILL BE DESIGNED TO MEET ALL THE JURISDICTIONAL CRITERIA INCLUDING SWFMD APPROVAL. THE DESIGN OF THE SYSTEM WILL WORK IN CONJUNCTION WITH THE OVERALL MPUD.

SITE DATA

EXISTING ZONING:	MPUD	AC	SF
EXISTING LAND USE:	NCD	6.88	299,838.08

BUILDING DATA			
CLUBHOUSE AC COVERAGE	1.11		48181.00
MAILBOX & RESTROOM AC COVERAGE	0.05		2100.00
TOTAL BUILDING COVERAGE	1.16		50181.00
MAX BUILDING HEIGHT	REQUIRED	CLUBHOUSE PROVIDED	MAIL / RESTROOM PROVIDED
35' TO MIDPOINT OF ROOF PITCH / 65' FOR STEEPLES AND ARCHITECTURAL EMBELLISHMENTS		37'-8"	37'-8"
FRONT SETBACK	25'	244.2'	174.1'
REAR SETBACK	10'	12.9'	42.4'
SIDE SETBACK	10'	10.8' / 22.8'	465.8' / 42.4'

PERVIOUS/IMPERVIOUS CALCULATIONS			
PERVIOUS	ACRES	SQUARE FEET	PERCENT
OPEN GREEN SPACE	1.90	82,821.1	27.62%
MEDIUM / LANDSCAPE ISLANDS	0.39	16,960.3	5.67%
PLANTER BEDS	0.05	2,365.3	0.80%
SUB-TOTAL	2.3	102,146.7	34.09%

IMPERVIOUS			
SIDEWALKS	0.30	12,965.2	4.32%
ASPHALT	1.90	85,223.3	28.42%
PAVERS	0.15	6,306.7	2.12%
SPORTS COURTS	0.25	10,808.3	3.60%
BUILDING COVERAGE	1.15	50,281.0	16.77%
POOL	0.18	6,944.7	2.32%
PATIO	0.78	32,053.2	10.69%
SUB-TOTAL	4.5	197,641.4	65.92%
TOTAL	6.88	299,838.08	100%

PARKING CALCULATIONS		PROVIDED
CLUBHOUSE		190
4.5 AC SPACES REQUIRED PER SECTION 158.221 (P) (1)		8
TOTAL PARKING SPACES PROVIDED		198
GOLF CART PARKING		18

VERTICAL DATUM NOTE

ALL ELEVATIONS SHOWN IN NAVD8S UNLESS OTHERWISE NOTED. CONVERSION: NAVD88 = NGVD - 1.43'

ENVIRONMENTAL STATEMENT

THE PARCEL A PROPOSED DEVELOPMENT AREA IS THE MOST RECENT PROPOSED ACTIVITY WITHIN THE OVERALL DEVELOPMENT. PARCEL A IS A 440+- ACRE PLANNED RESIDENTIAL AND MIXED-USE PORTION OF THE PROPERTY LOCATED NORTH OF THE BECKER ROAD EXTENSION, WITHIN THE EASTERN HALF OF THE PROPERTY. A SITE RECONNAISSANCE VISIT TO THE PROPERTY TO ASSESS AND DOCUMENT CURRENT CONDITIONS WAS CONDUCTED JUNE 12TH 2024. PARCEL A CONTAINS REMNANT DRAINAGE DITCHES THAT WERE IDENTIFIED AS POTENTIAL FORAGING AREA FOR THE WOOD STORK, A FEDERALLY THREATENED BIRD SPECIES. HOWEVER, IMPACT TO THESE POTENTIAL FORAGING AREAS WILL BE MORE THAN OFFSET BY FUTURE LAKE AND LITTORAL AREA PROPOSED WITHIN THE OVERALL PROJECT AS DOCUMENTED IN THE ISSUED SWFMD PROJECT PERMIT AND FDEP 'NO PERMIT REQUIRED' DETERMINATION. THESE AUTHORIZATIONS MEET THE WRITTEN COORDINATION REQUIREMENTS SET FORTH IN CITY CODE SECTION 157.07(D). WADING BIRDS, DUCKS, TURKEYS, AND SONGBIRDS WERE OBSERVED FORAGING THROUGHOUT THE AREA, BUT OTHER LISTED SPECIES OR RARE HABITAT WERE NOT OBSERVED ON THE PROPERTY. THE PROPERTY FALLS WITHIN THE DESIGNATED CONSULTATION AREA FOR AUDUBON'S CRESTED CARACARA. ALTHOUGH THERE HAVE BEEN NO DIRECT OBSERVATIONS OF CRESTED CARACARA NESTING OR FORAGING ON THE SITE, THERE IS POTENTIAL FORAGING HABITAT IN THE AGRICULTURAL FIELDS. THE FEW CABBAGE PALMS THAT OCCUR ON THE SITE ARE IMMATURE AND NOT LIKELY TO PROVIDE POTENTIAL NESTING OPPORTUNITY. AS SUCH, ALTHOUGH THERE IS POTENTIAL FOR FORAGING BY THIS SPECIES, NESTING ON THE SUBJECT SITE IS CONSIDERED UNLIKELY.

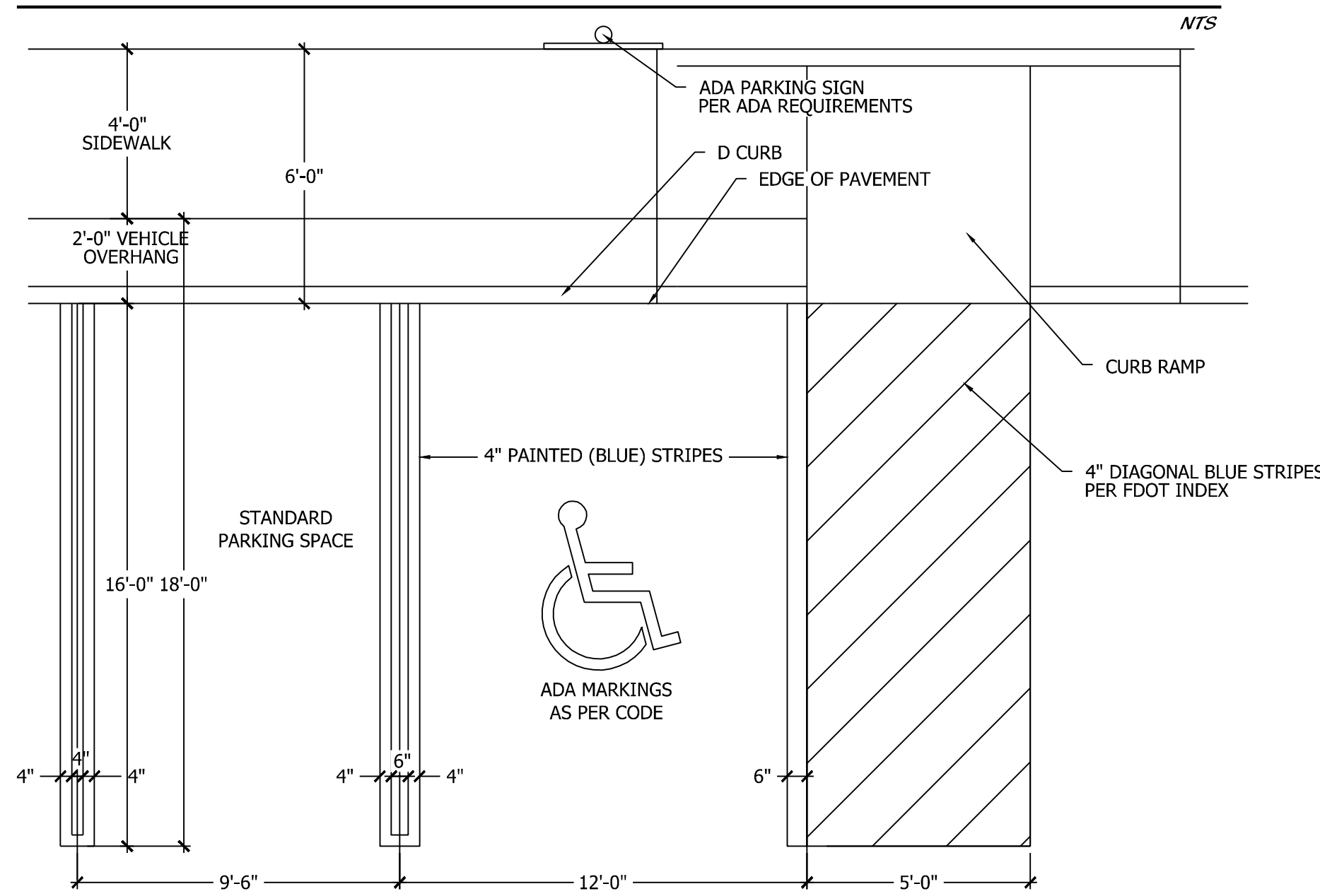
TRAFFIC STATEMENT

FOR TRIP GENERATION PURPOSES, THE TRAFFIC WILL BE GENERATED TREATING THE ITE LAND USE CODE 251 FOR AGE RESTRICTED UNITS. (ITE LAND USE CODE 210).
PM PEAK HOUR TRIPS ARE THE BASIS FOR THE TRIP THRESHOLDS WITHIN THE DRI DEVELOPMENT ORDER. PARCEL A GENERATES 304 PM PEAK HOUR TRIPS USING AGE RESTRICTED TRIP GENERATION RATES. NO ROADWAY IMPROVEMENTS ARE TRIGGERED.

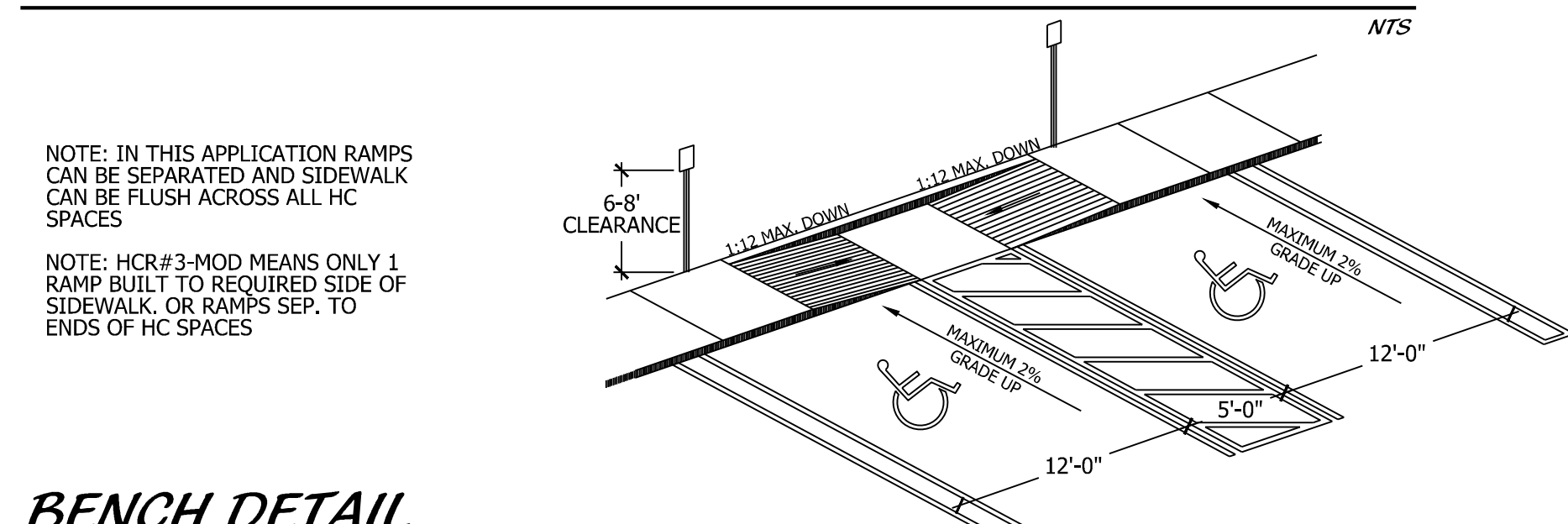
LEGAL DESCRIPTION

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.
SAID LANDS LYING SECTIONS 29 AND 32, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.
CONTAINING 6.883 ACRES, MORE OR LESS.

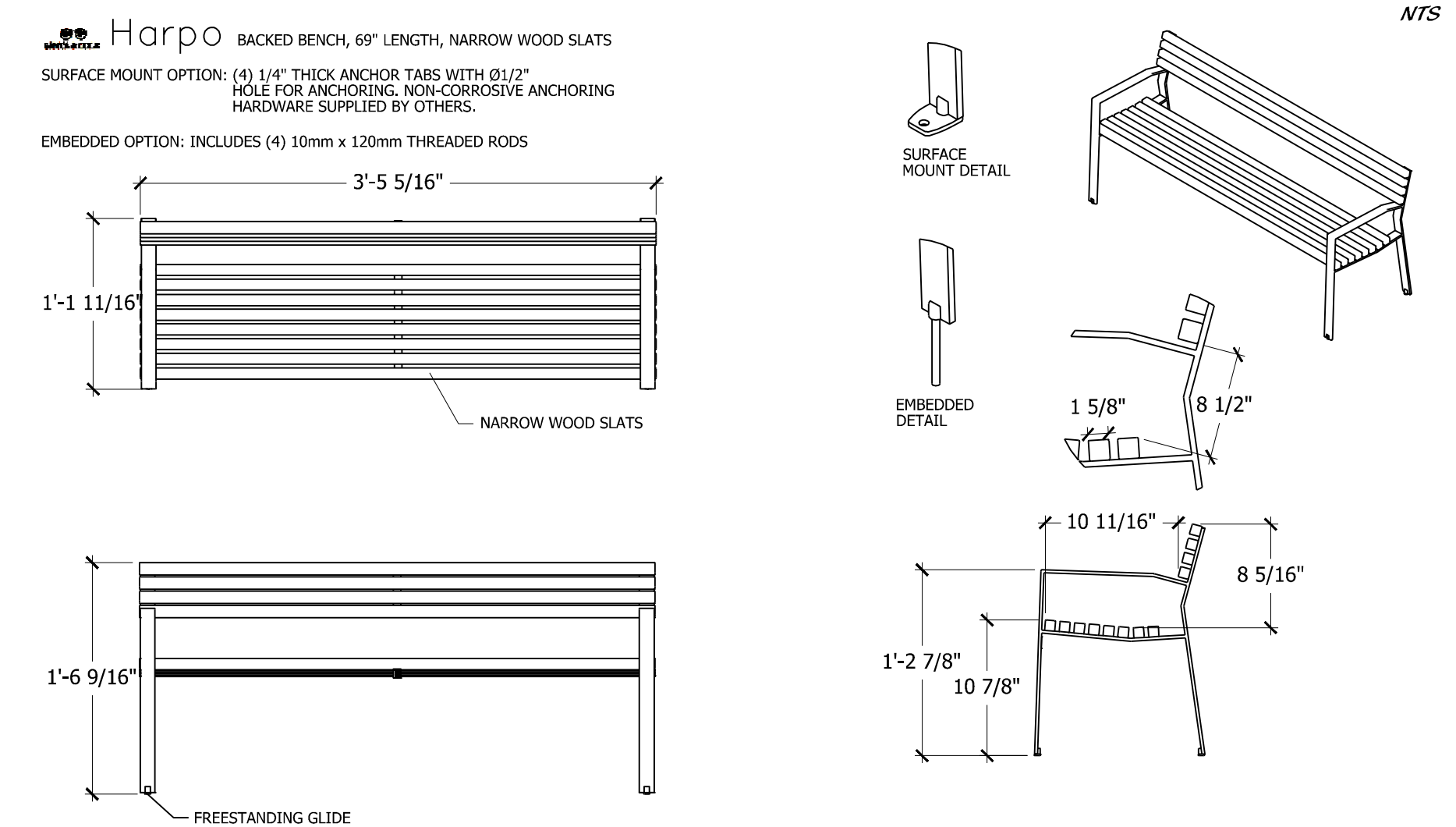
STANDARD AND ADA PARKING DETAIL



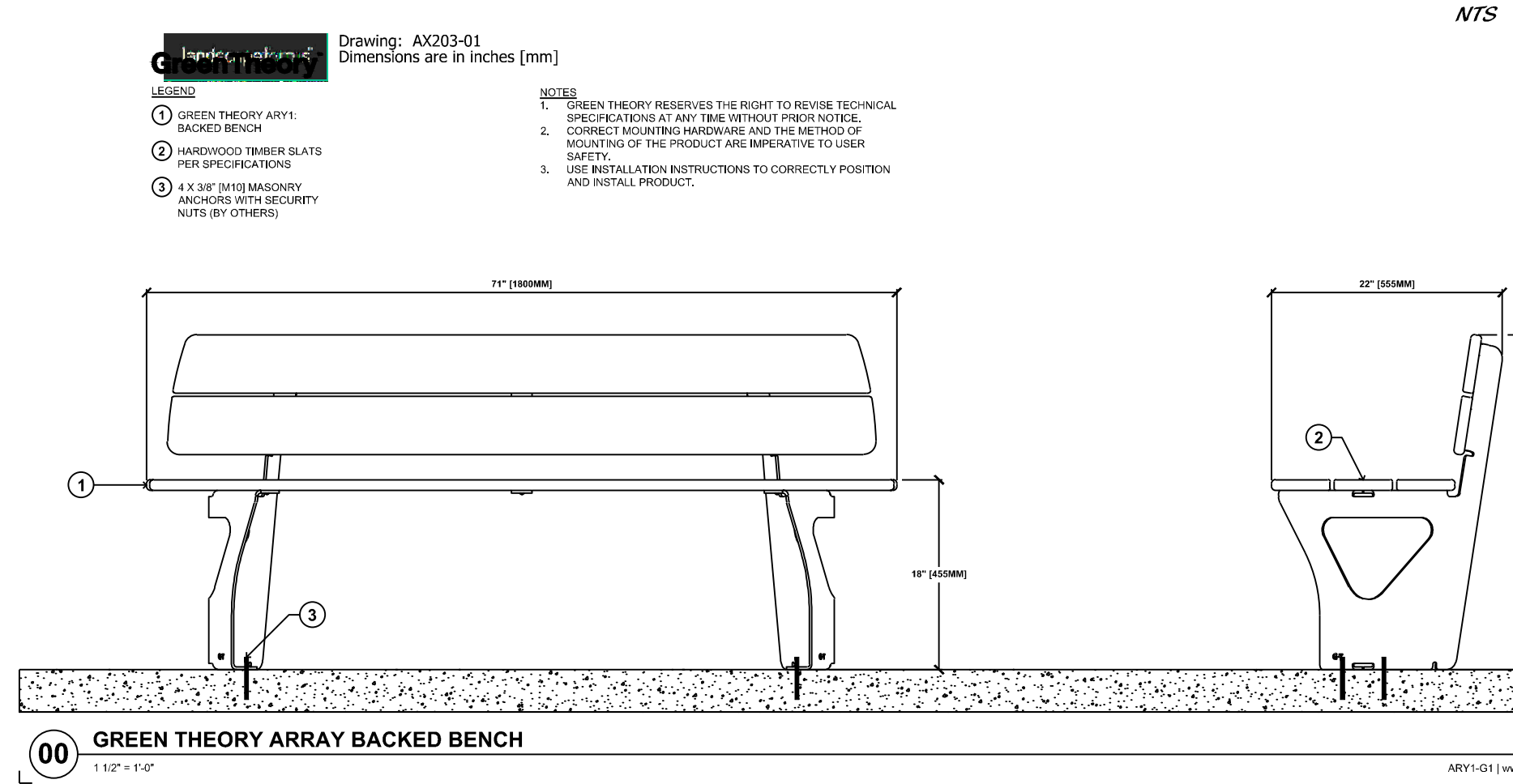
ADA RAMP DETAIL



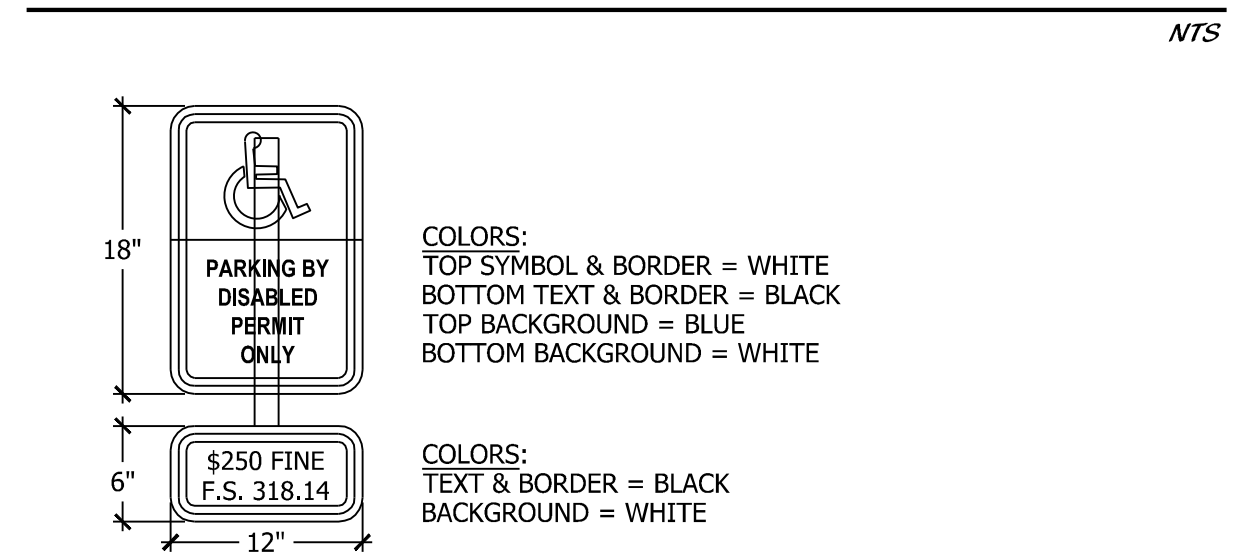
BENCH DETAIL



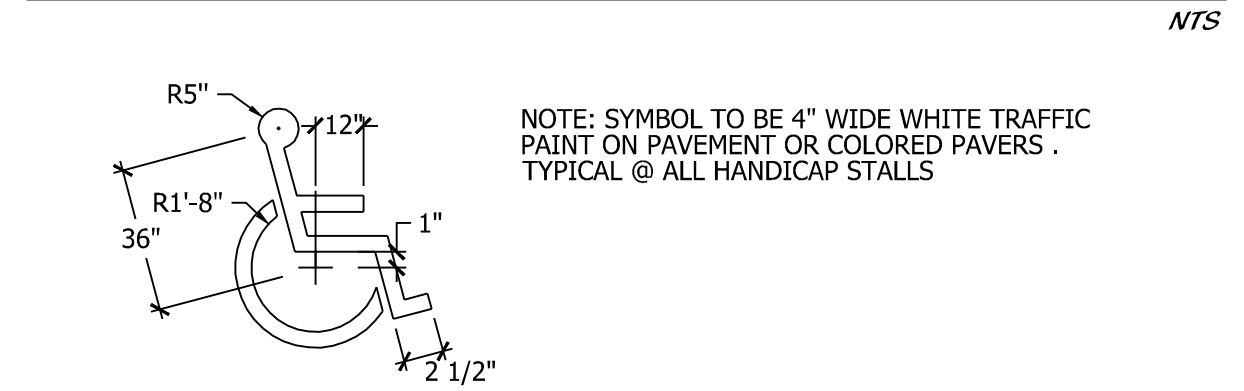
SPORTS COURT BENCH DETAIL



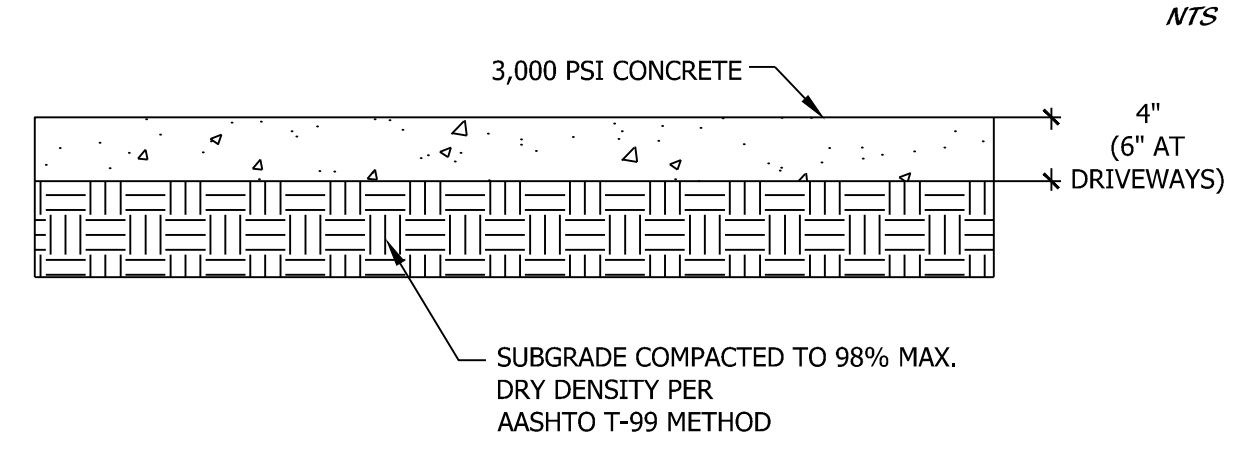
ADA SIGN DETAIL



ADA SYMBOL DETAIL



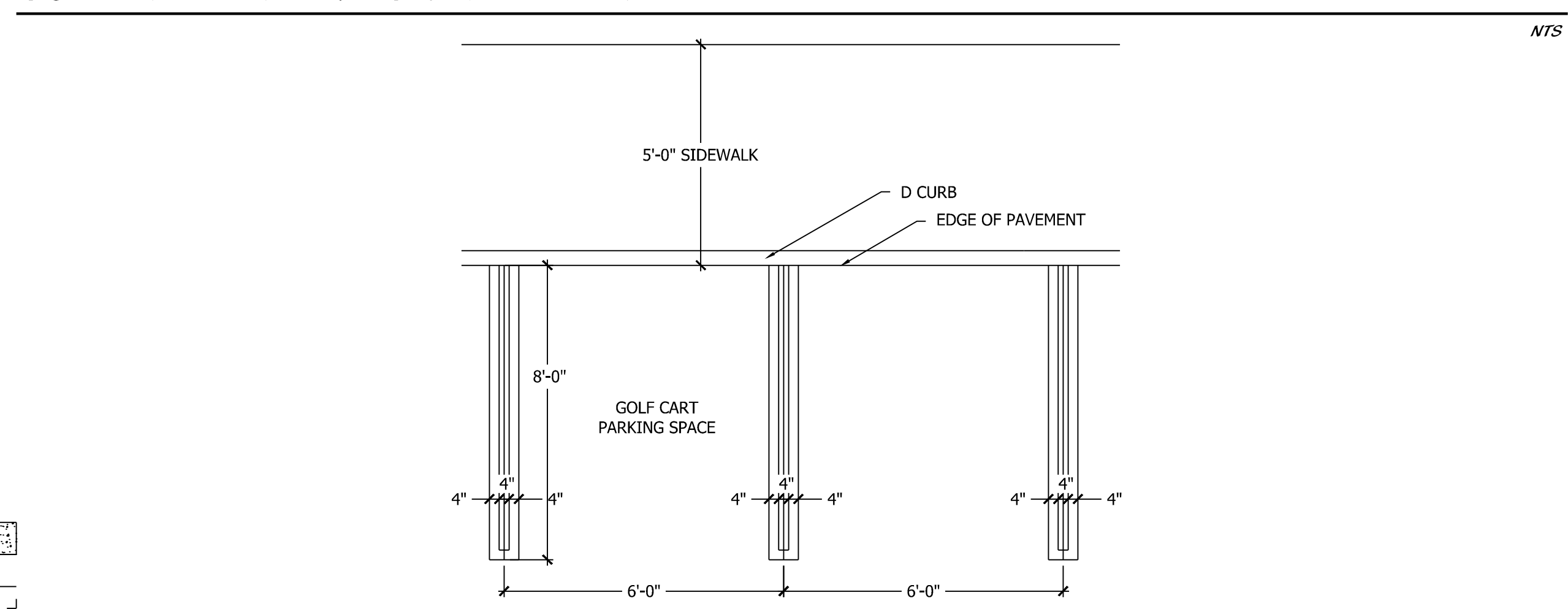
SIDEWALK DETAIL



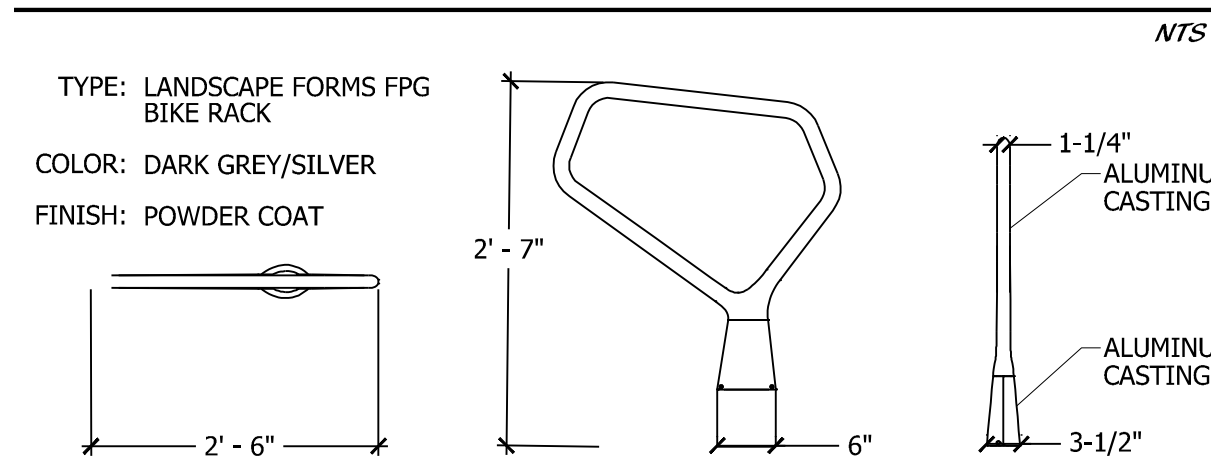
SHADE STRUCTURE DETAIL



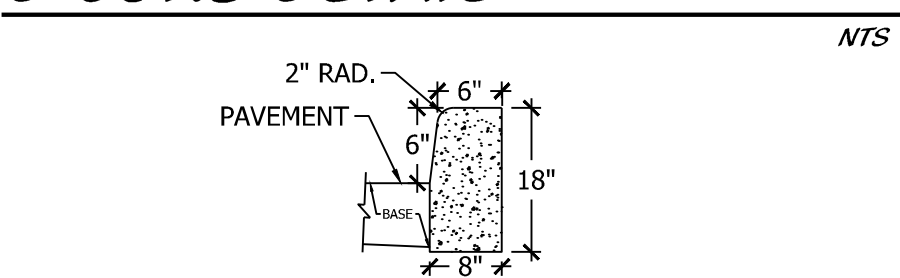
GOLF CART PARKING STALL DETAIL



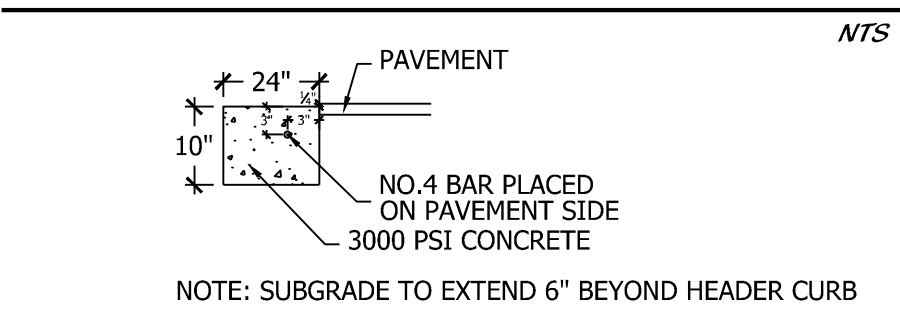
BIKE RACK DETAIL



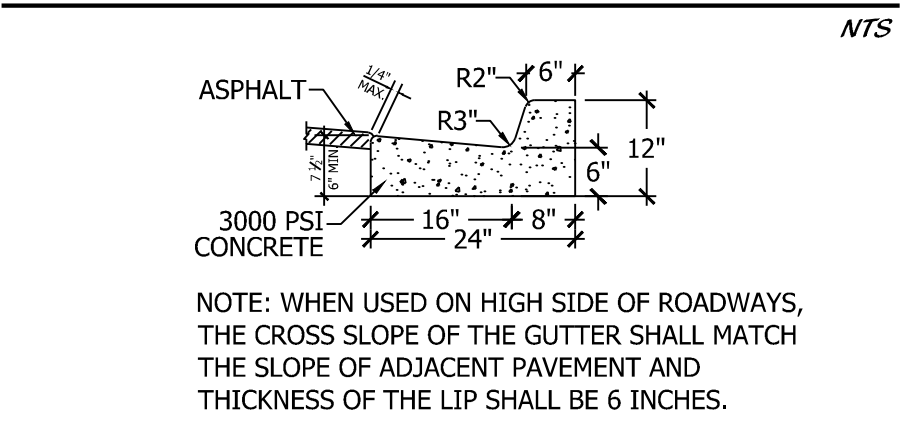
D CURB DETAIL



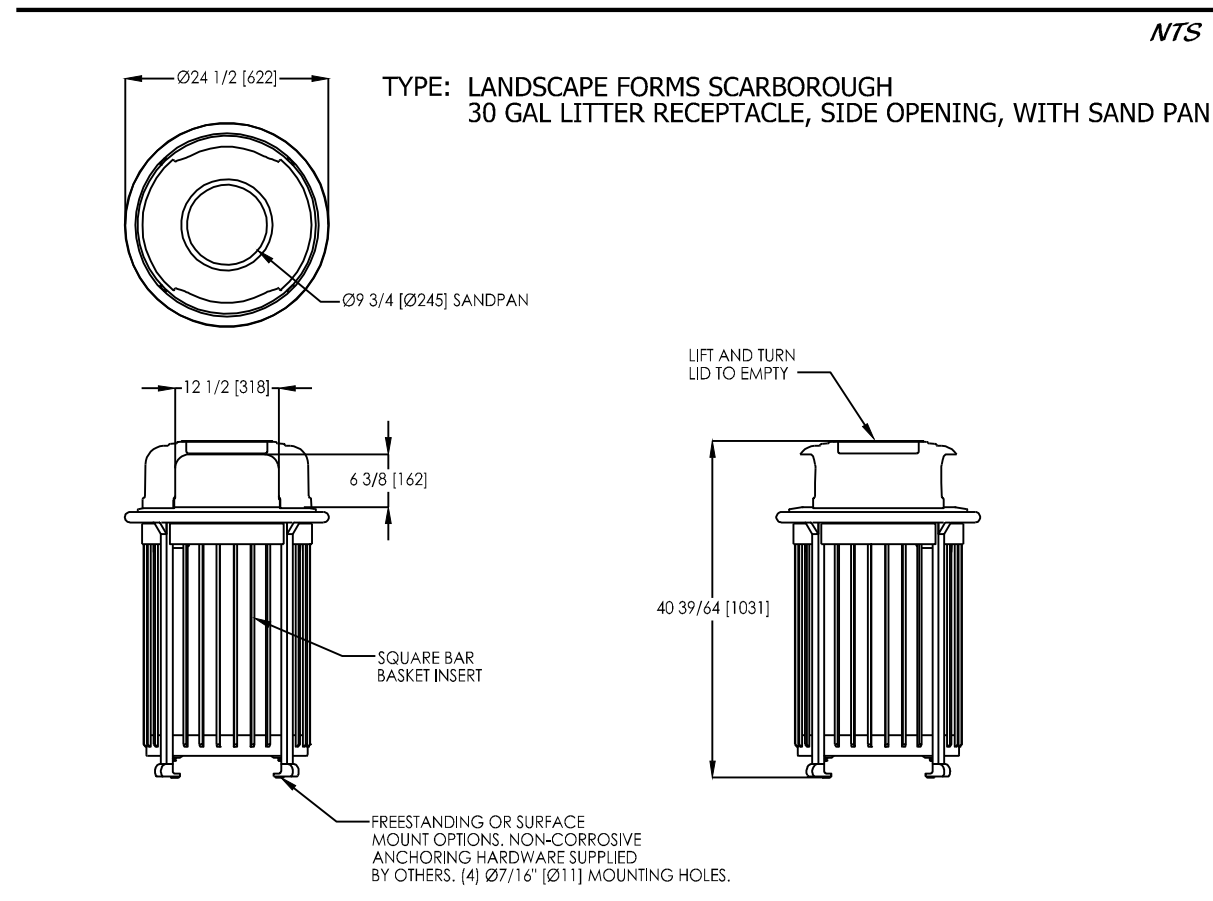
HEADER CURB DETAIL



F CURB DETAIL



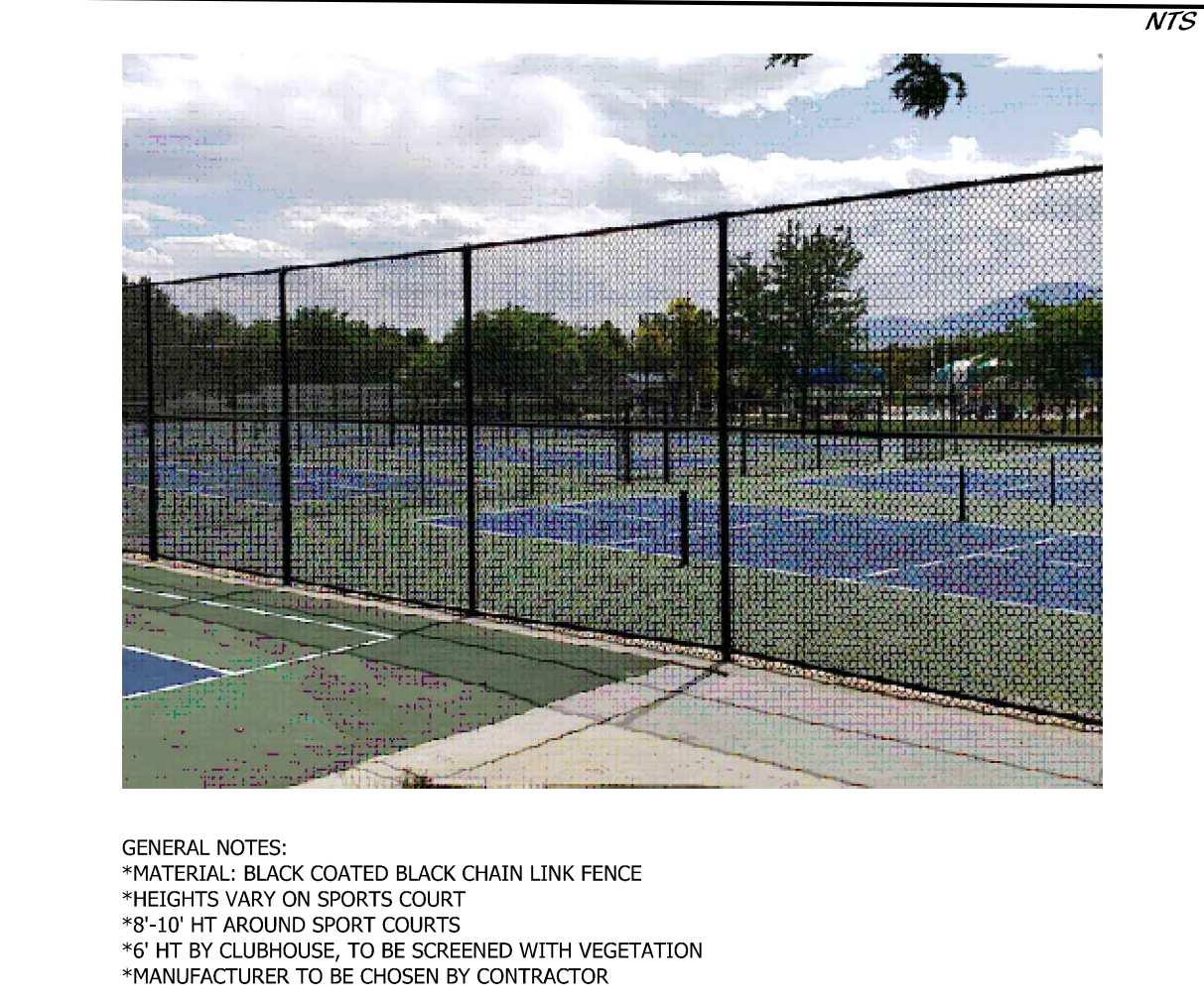
RECEPTACLE DETAIL



CABANA DETAIL



CHAIN-LINK / PRIVACY FENCE DETAIL



PSLUSD # 11-681-A6
 PSL# P25-149
PARCEL A
AMENITY CLUBHOUSE
SITE DETAILS

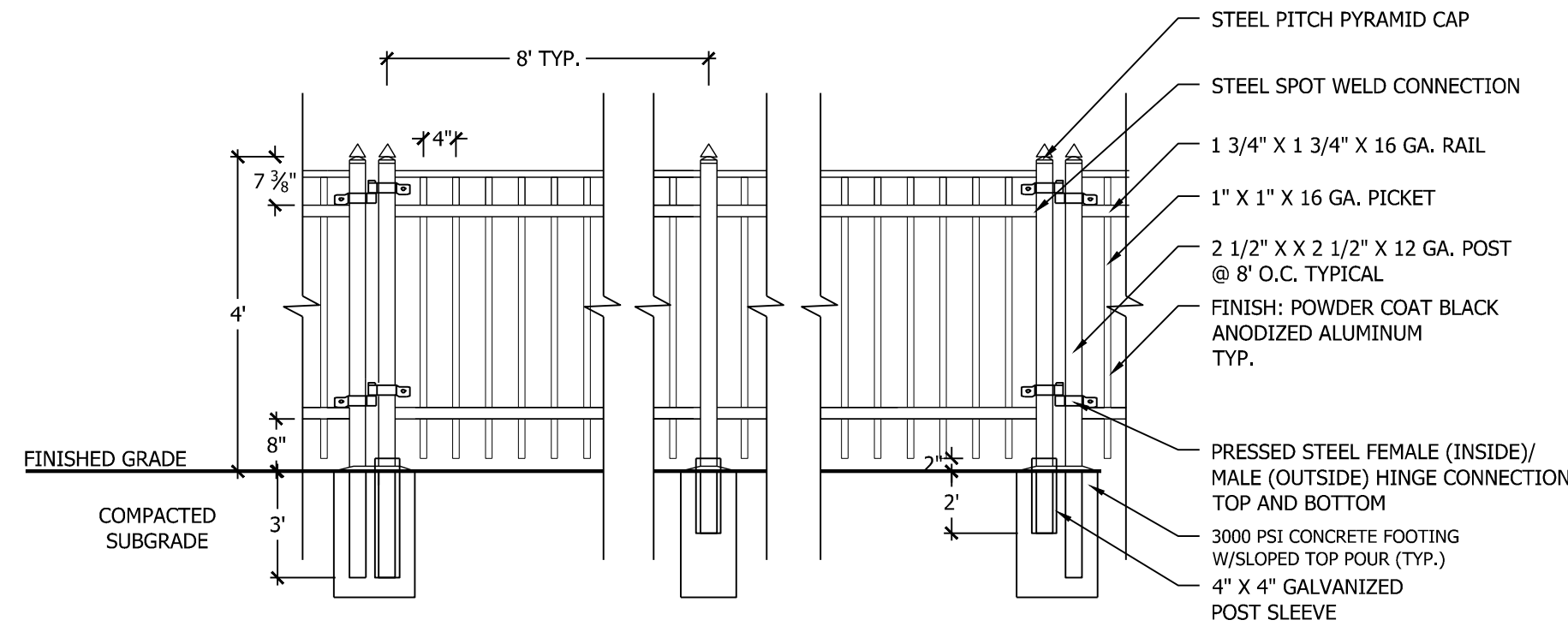
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MPUD PARCEL A
CATALINA PALMS
 Port St. Lucie, Florida

DESIGNED	PRP
DRAWN	PRP
APPROVED	LAH
JOB NUMBER	20-0518
DATE	04-06-26
REVISIONS	

DECORATIVE FENCE DETAIL

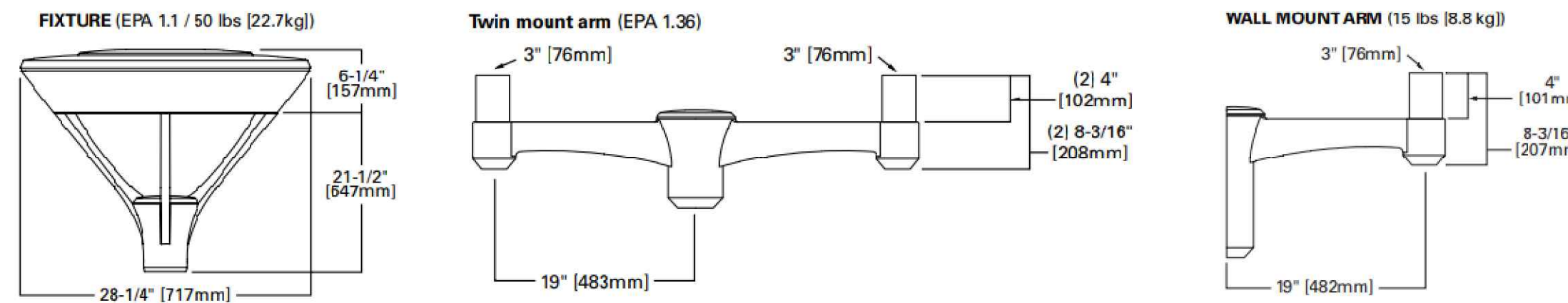
NTS



PARKING LOT LIGHTING DETAIL

NTS

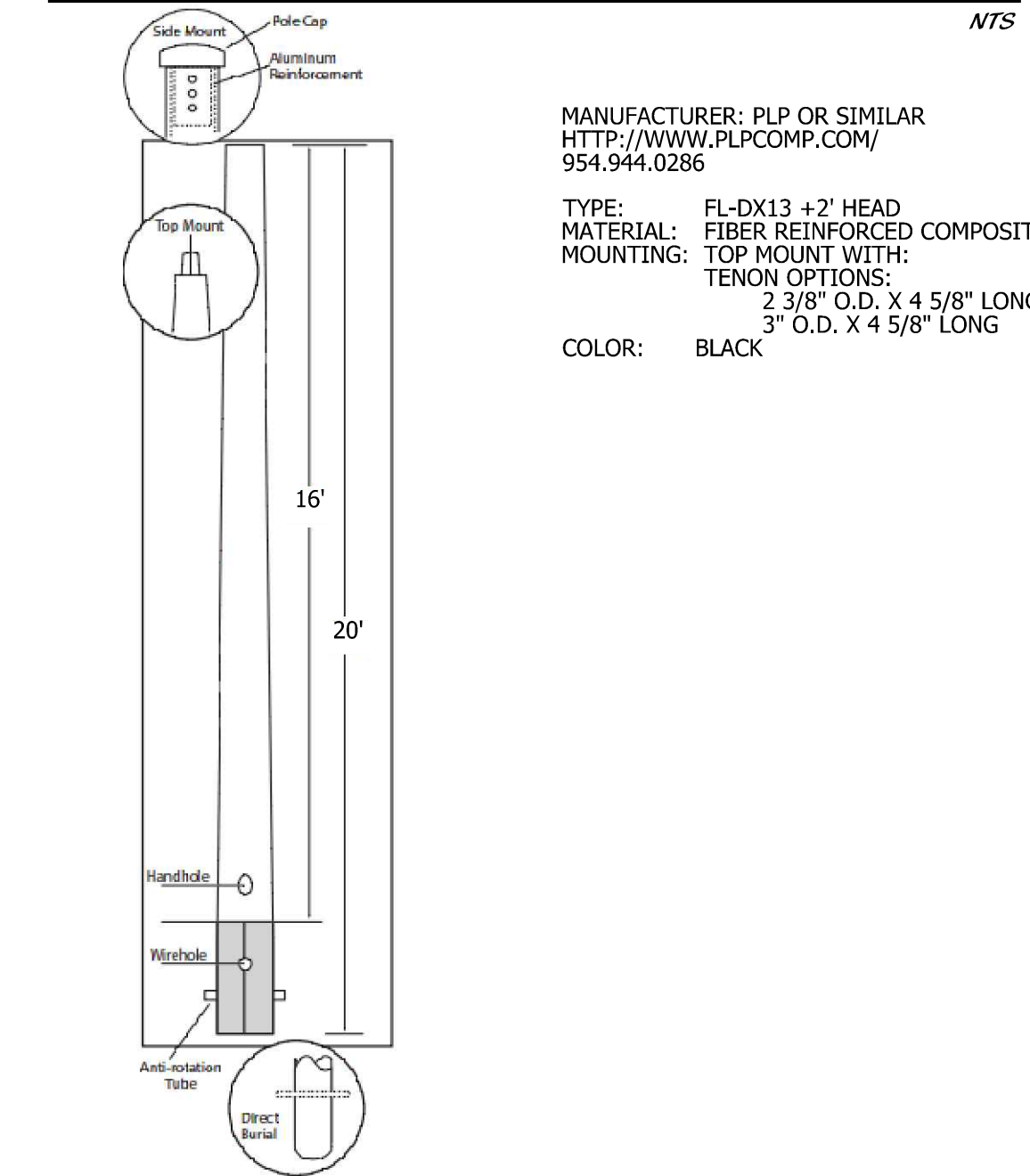
16' MAX HEIGHT ABOVE GROUND, 4' UNDERGROUND PARKING LOT LIGHT POLE OR SIMILAR



MANUFACTURER: COOPER LIGHTING SOLUTIONS INVUE OR SIMILAR
 WWW.COOPERLIGHTING.COM
 954.944.0286
 TYPE: MSA MESA
 MSA-SA1B-835-U-T3-FINISH / MSA-SA1B-835-U-5WQ-FINISH / MSA-SA1B-835-U-SL2-FINISH-HSS
 MATERIAL: ALUMINUM FRAME
 MOUNTING: POLE
 COLOR: BLACK BK02

PARKING LOT LIGHT POLE DETAIL

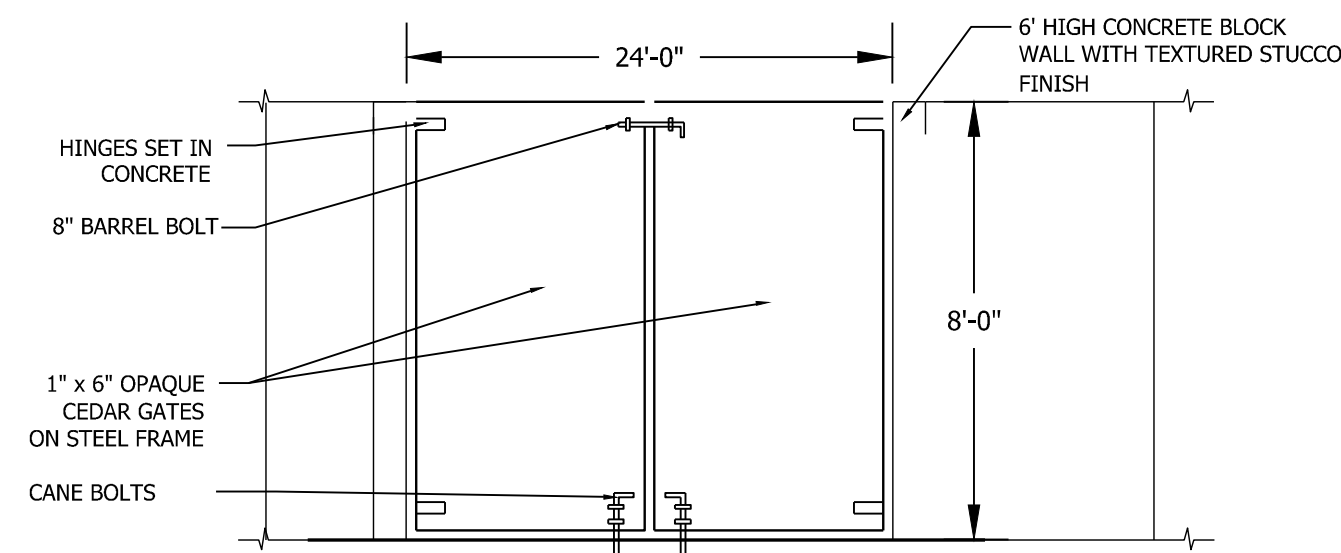
NTS



MANUFACTURER: PLP OR SIMILAR
 HTTP://WWW.PLPCOMP.COM/
 954.944.0286
 TYPE: FL-DX13 +2' HEAD
 MATERIAL: FIBER REINFORCED COMPOSITE
 MOUNTING: TOP MOUNT WITH:
 TENON OPTIONS:
 2 3/8" O.D. X 4 5/8" LONG
 3" O.D. X 4 5/8" LONG
 COLOR: BLACK

DUMPSTER GATE DETAIL

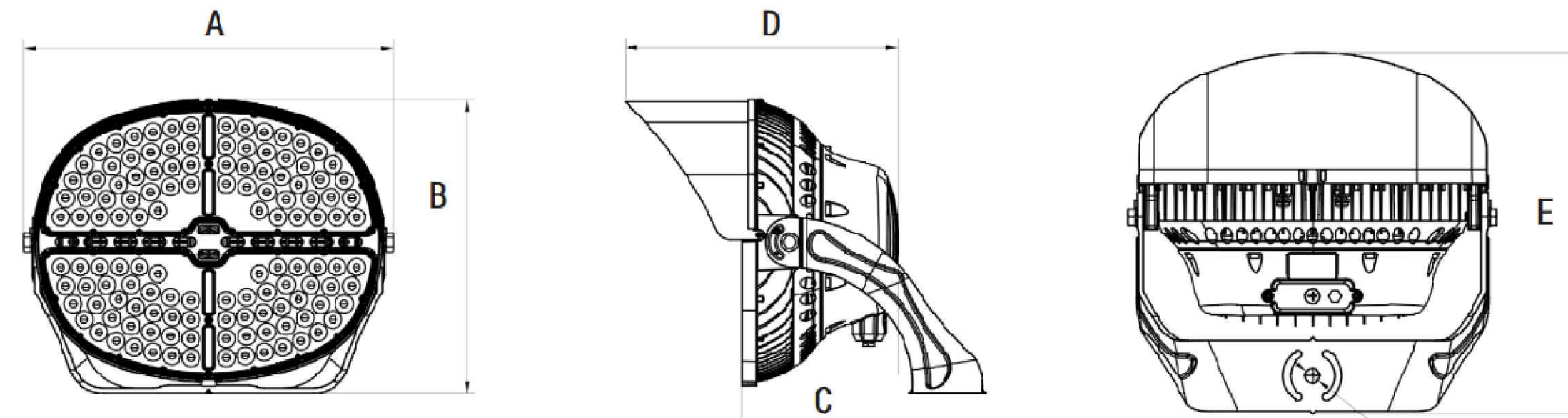
NTS



SPORT COURT LIGHTING DETAIL

NTS

30' MAX HEIGHT ABOVE GROUND, 7' UNDERGROUND SPORT COURT LOT LIGHT POLE OR SIMILAR



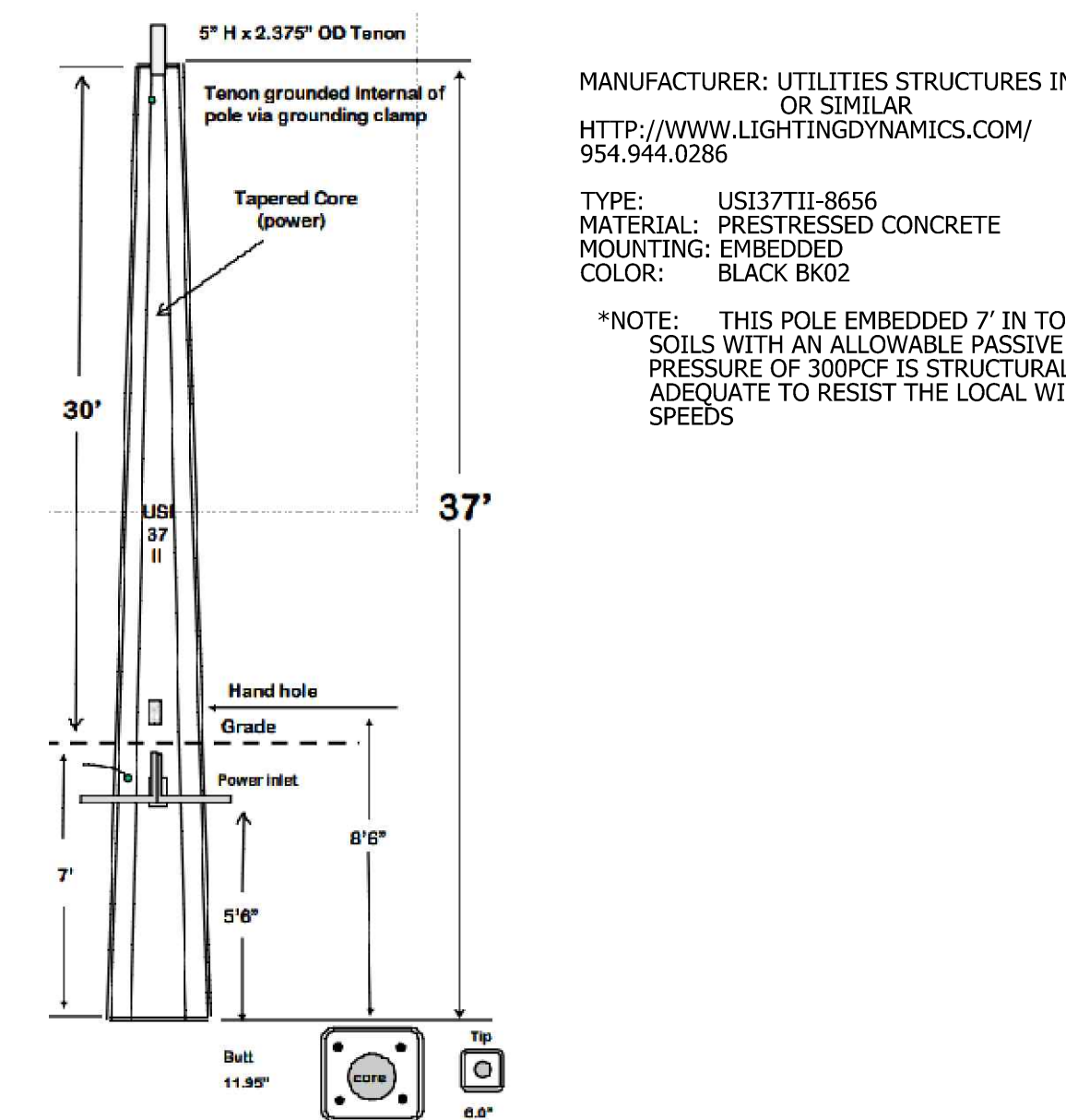
A	B	C	D	E
20.6in	16.3in	8.73in	15.2in	20.2in

Product Weight:
 520L: 37.565 lb | 700L: 39.264 lb | 820L: 40.99 lb

MANUFACTURER: SPITZER LIGHTING OR SIMILAR
 HTTP://WWW.SPITZERLIGHTING.COM/
 954.944.0286
 TYPE: ASE-520L-U-50K-N4-C1-FINISH / DOUBLE HEAD (2)ASE-520L-U-50K-N4-C1-FINISH
 MATERIAL: ALUMINUM FRAME
 MOUNTING: POLE
 COLOR: BLACK POWDER COAT

SPORT COURT LIGHT POLE DETAIL

NTS



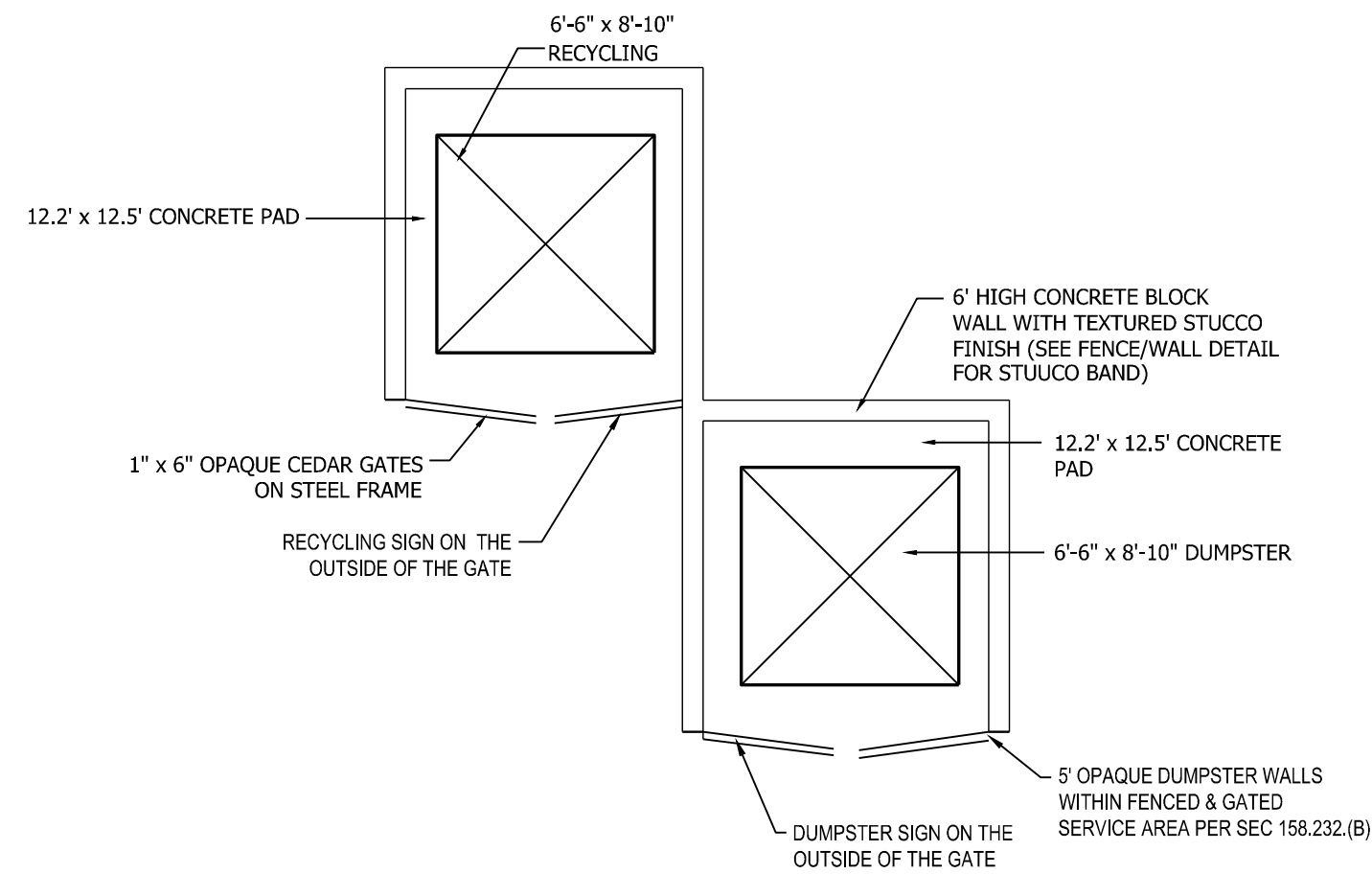
MANUFACTURER: UTILITIES STRUCTURES INC. OR SIMILAR
 HTTP://WWW.LIGHTINGDYNAMICS.COM/
 954.944.0286

TYPE: US137TII-8656
 MATERIAL: PRESTRESSED CONCRETE
 MOUNTING: EMBEDDED
 COLOR: BLACK BK02

*NOTE: THIS POLE EMBEDDED 7' IN TO SOILS WITH AN ALLOWABLE PASSIVE PRESSURE OF 300PCF IS STRUCTURALLY ADEQUATE TO RESIST THE LOCAL WIND SPEEDS

DUMPSTER DETAIL

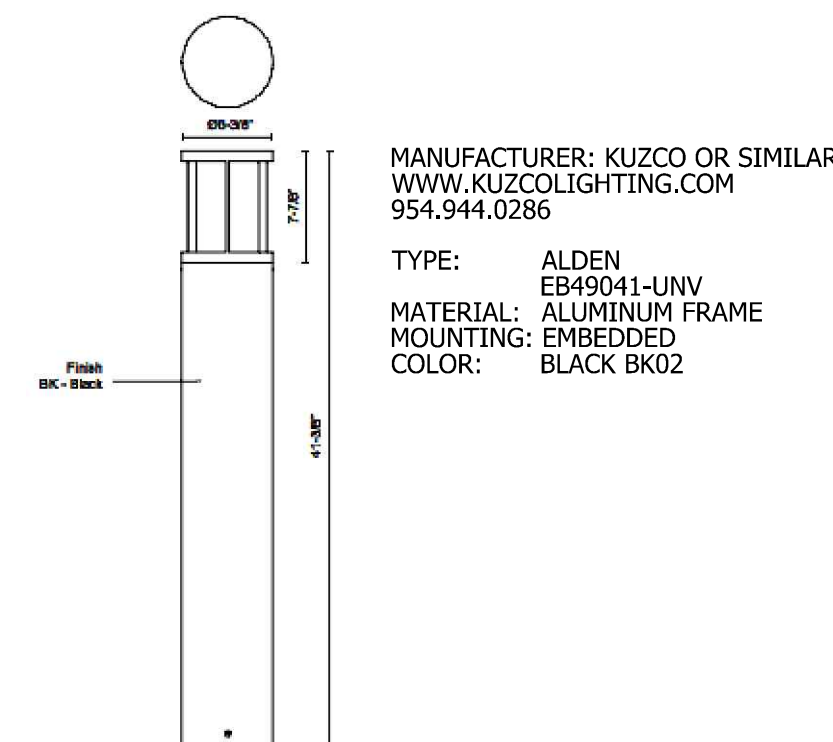
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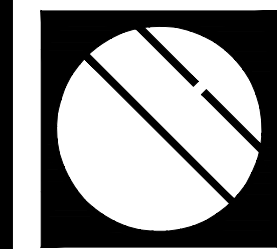
DUMPSTER PAD LAYOUT

BOLLARD DETAIL

NTS



MANUFACTURER: KUZCO OR SIMILAR
 WWW.KUZCOLIGHTING.COM
 954.944.0286
 TYPE: ALDEN
 EB49041-UNV
 MATERIAL: ALUMINUM FRAME
 MOUNTING: EMBEDDED
 COLOR: BLACK BK02



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