

**Project Team:**

**Client & Property Owner:** Mouhalls Capital  
1860 SW Fountainview Blvd #200-91  
Port St. Lucie, FL 34986

**Land Planner / Landscape Architect:** Lucido & Associates  
701 East Ocean Boulevard  
Stuart, FL 34994

**Engineer:** Kimley-Horn  
1920 Wekiva Way, Suite 200  
West Palm Beach, FL 33411

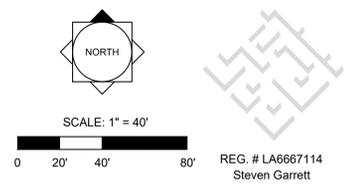
# Mattamy SG7 - Parcel C

## Site Plan

Project # P25-023  
PSLUSD Project # 5438C

City of Port St. Lucie, Florida

Date	By	Description
02.05.25	JE	Initial Submittal
03.19.25	JE	Re-Submittal
05.07.25	JE	Re-Submittal
07.11.25	JE	Re-Submittal
08.06.25	JE	Re-Submittal
09.05.25	JE	Re-Submittal
10.13.25	JE	Re-Submittal
10.31.25	JE	Re-Submittal
11.18.25	JE	Re-Submittal
12.19.25	JE	Re-Submittal
01.21.26	JE	Re-Submittal



REG. # LA6667114  
Steven Garrett

Designer: JE Sheet  
Manager: SG  
Project Number: 24-370  
Municipal Number: ---  
Computer File: SG-7 Parcel C-2026.dwg

# SP1

P25-023

**Site Data:**

Total Area:	207,065 sf	4.75 ac
<b>Impervious Area:</b>	<b>23,509 sf</b>	<b>.54 ac</b>
Buildings:	23,509 sf	0.54 ac
Multi-Tenant 1/Chipotle	6,087 sf	
Panda Express	2,700 sf	
Wendy's (2228+240)	2,228 sf	
Multi-Tenant Bldg 2A/2B	12,494 sf	
Paved Surfaces:	113,712 sf	2.61 ac
<b>Pervious Area:</b>	<b>69,844 sf</b>	<b>1.60 ac</b>
Planting Area:	69,844 sf	1.60 ac

**Existing Land Use:** NCD  
**Zoning:** MPUD  
**Building Data:**

	Required	Provided
<b>Multi-Tenant Bldg 1</b>		
Building Height:	35' max.	23'-4"
Building Perimeter:	--	310 lf
1A Floor Area:	--	3,568 sf
1B Chipotle Floor Area:	--	2,519 sf
Outdoor Seating:	--	257 sf
<b>Wendy's</b>		
Building Height:	35' max.	20'-1"
Building Perimeter:	--	212 lf
Floor Area:	--	2,228 sf
Outdoor Seating:	--	240 sf
<b>Panda Express</b>		
Building Height:	35' max.	23'-3"
Building Perimeter:	--	218 lf
Floor Area:	--	2,700 sf
Outdoor Seating:	--	n/a
<b>Multi-Tenant Bldg 2</b>		
Building Height:	35' max.	23'-4"
2A Building Perimeter:	--	388 lf
2B Building Perimeter:	--	295 lf
2A Floor Area:	--	7,488 sf
2B Floor Area:	--	5,006 sf
Outdoor Seating:	--	n/a

**Parcel Parking Requirements**

Parcel	Required	Provided
<b>Parcel 1 (Multi-Tenant Bldg 1)</b>	<b>28</b>	<b>35(2 HC)</b>
(1A) 3,568 sf (1/250)	15	
(1B) Chipotle 2,519 sf (1/250)	10	
Outdoor seating 257 sf (1/100)	3	
<b>Parcel 2 (Wendy's)</b>	<b>26</b>	<b>39(2 HC)</b>
2,228 sf (1/100)	23	
Outdoor seating 240 sf (1/100)	3	
<b>Parcel 3 (Panda Express)</b>	<b>27</b>	<b>37(2 HC)</b>
2,700 sf (1/100)	27	
<b>Parcel 4 (Multi-Tenant Bldg 2)</b>	<b>50</b>	<b>51(4 HC)</b>
(2A) 7,488 sf (1/250)	30	
(2B) 5,006 sf (1/250)	20	
<b>Total</b>	<b>131 spaces</b>	<b>162 spaces</b>

**General Notes:**

- Hazardous waste disposal shall comply with all federal, state and local regulations.
- All landscape areas abutting vehicular use areas shall be curbed or protected by curb stops.
- All building, parking and access areas shall document compliance with the requirements of the American Disabilities Act prior to the issuance of a building permit.
- Soil erosion and sediment control devices shall be in place prior to the commencement of construction activities.
- Landscaping shall be in accordance with the requirements of chapter 153 of the landscape code of the City of Port St. Lucie. No landscaping other than grasses shall be located within 10' of a City utility line or appurtenance. All other utilities shall be a minimum of 5' horizontal separation from City utility mains for parallel installations and a minimum 18" below City mains. (All measurements are taken from outside to outside.)
- No landscaping shall be placed in a manner that would create conflicts with the intended operation and maintenance of any existing utility.
- This application is not vested for any municipal fees. All fees are calculated at time of payment. This includes specifically impact fees, upland preserve fees and any administrative review fees for City Departments. No fees are vested based on date of City Council approval.
- Signs are not part of this review and shall be permitted separately from this application. (See Chapter 155 (Sign Code) City of Port St. Lucie Land Development Regulations.)
- 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).
- Stacking location and length shall be reviewed and accepted by the Site Plan Review Committee - Port St. Lucie code Section 158.221

**Drainage Statement**

The stormwater system for this project is part of the overall Southern Grove master drainage system and is designed to be consistent with the current approved conceptual permit. The site is located in Basin F of the Master Permit. Stormwater will be treated through the wet pond proposed on-site as part of the Southern Grove 7 Master Infrastructure Plat application (P21-114) prior to discharging to the SFWMD C-23 canal via the C-South ODD drainage canal. The system will be compliant with SFWMD treatment criteria. Dry pretreatment will be provided on-site via infiltration trench.

**PSLUSD Notes**

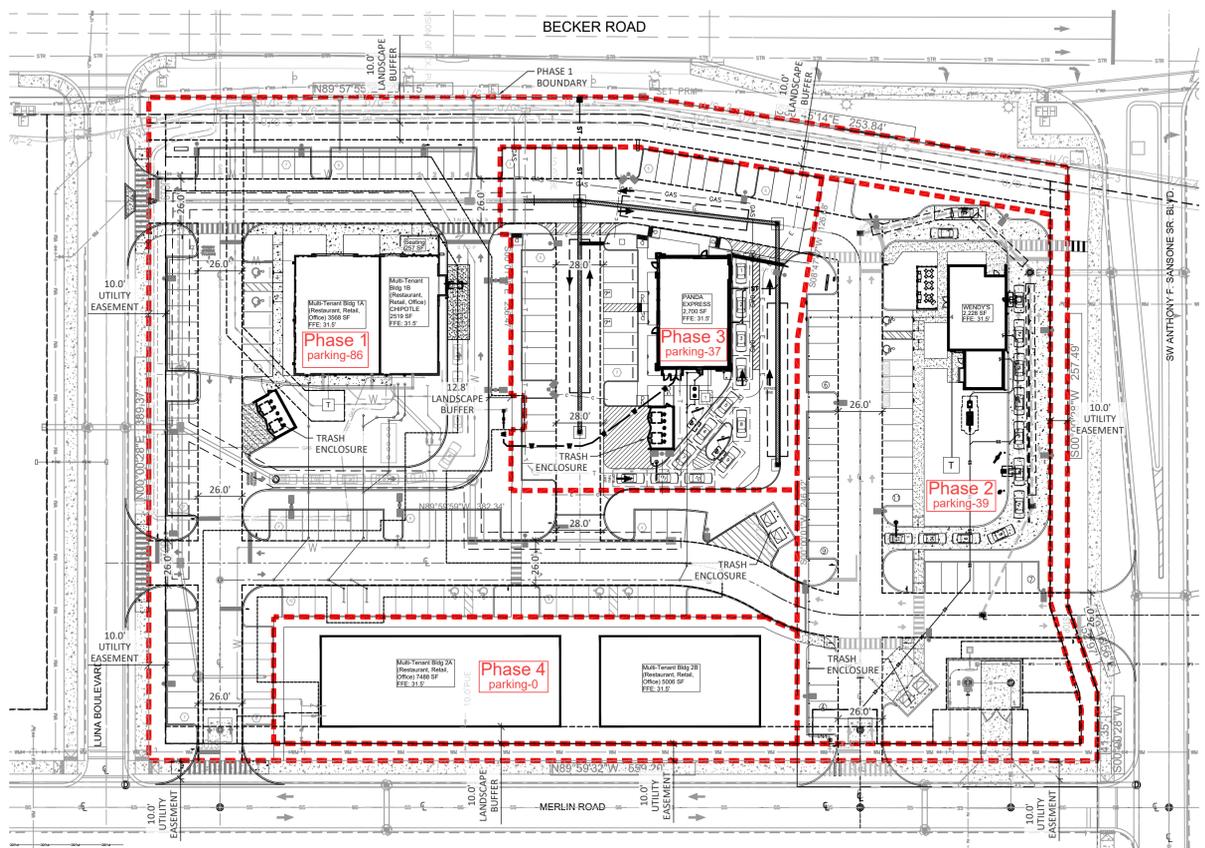
The minimum separation between PSLUSD mains and other utilities, as measured from the outside of each pipe, shall be as follows: Water mains shall be located a minimum of 10' from a gravity sewer, force main and reclaimed water main. The vertical separation shall be at least 18" with the water main crossing over the other pipes. All PSLUSD pipes shall have a minimum horizontal separation of 5' from all other underground utilities including light poles and a vertical separation of at least 18" including footers." (USM Page 16, line 5)

**Environmental Assessment**

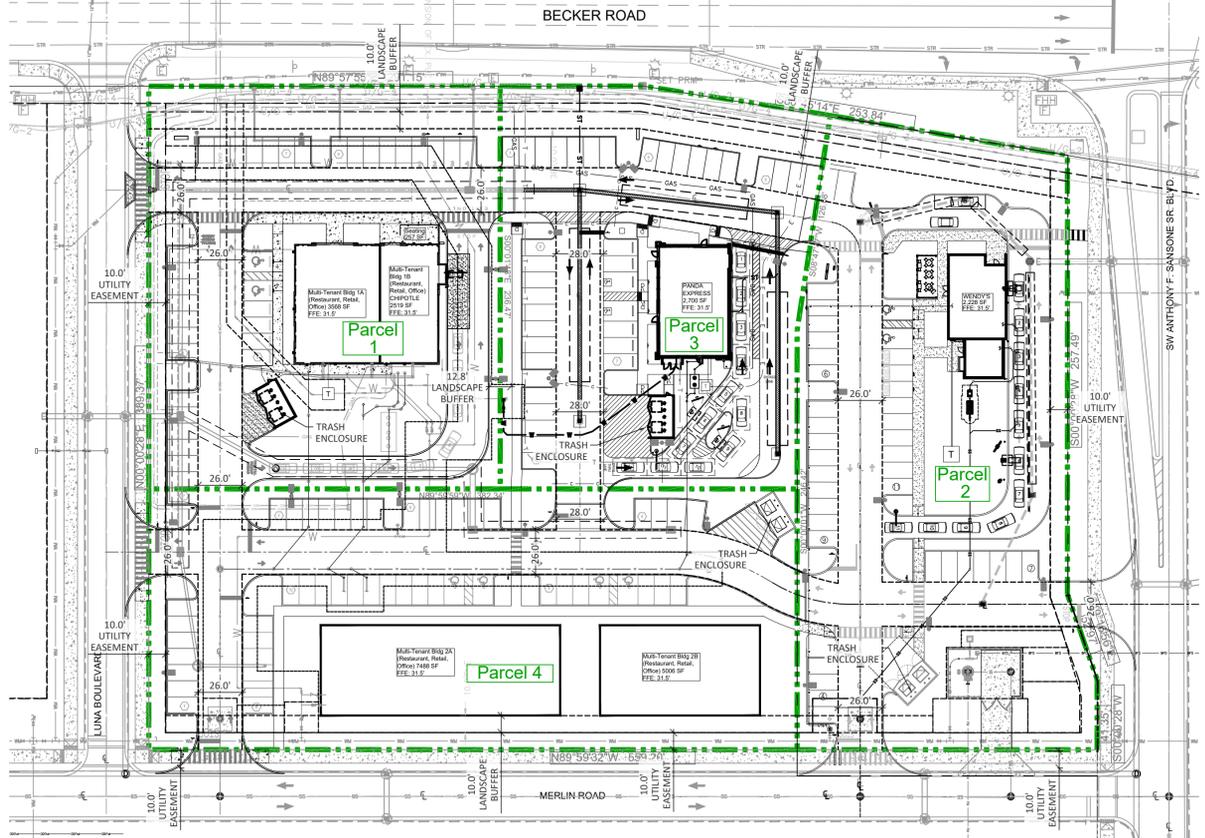
The site is primarily undeveloped, comprised predominantly of lands previously converted to citrus groves, which are no longer in operation. A review of historic aerial imagery indicates that the property has been in agricultural use for more than 30 years. The pattern of ditches that were constructed for drainage and irrigation of the former citrus grove remain in place on the site. The primary vegetative cover on the site is comprised of non-native pasture grasses, ruderal weeds, and invasive non-native species. Field observations in June 2023 confirmed that there are no remaining native or natural upland areas on the subject property.

**Legal Description**

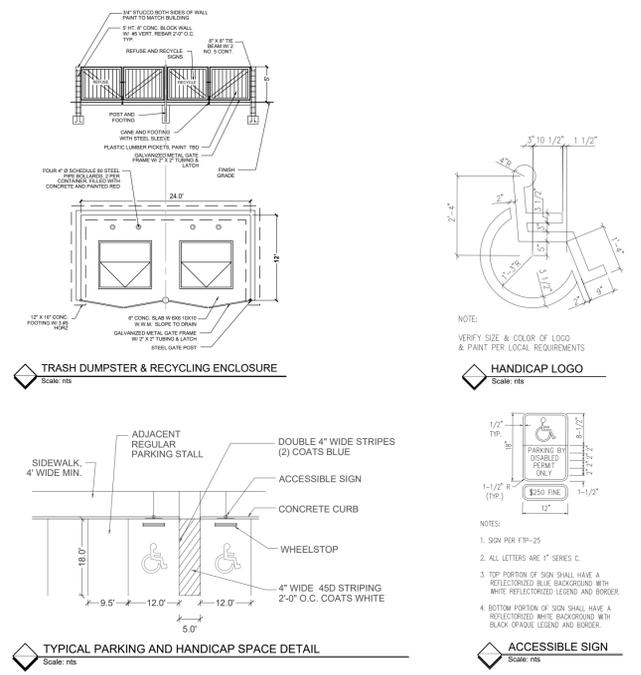
All of the plat of Tradition SG-7 Parcel C First Replat, as recorded in Plat Book 137, Page 27, Public Records of St. Lucie County, Florida, Lying in Section 35, Township 37 South, Range 39 East, City of Port St. Lucie, St. Lucie County, Florida.



## Phasing Plan



## Parcel Plan



**McGraw-Edison**  
**GALN Galleon II**  
Area / Site Luminaire

**Product Features:**

- WaveLink LTE Wireless
- WaveLink PRO Wireless
- AirMesh Wireless

**Quick Facts:**

- Lumen packages range from 3,300 - 99,100 (3SW - 658W)
- 17 optical distributions
- Efficacy up to 171 lumens per watt

**Dimensional Details:**

**Lighting Standard - 25' HEIGHT**  
Scale: rts

**Abbreviations**

AC	ACRE	TRIP	TRIPLE
CM	CONCRETE MONUMENT	FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
BFO	BURIED FIBER OPTIC	PSM	PROFESSIONAL SURVEYOR & MAPPER
DBL	DOUBLE	SF	SQUARE FT
DIA	DIAMETER	N	NORTH
FND.	FOUND	S	SOUTH
IR&C	IRON ROD & CAP	E	EAST
LB	LICENSED BUSINESS	W	WEST
MN&W	MAG NAIL & WASHER	NE	NORTHEAST
NIC	NOT IN CONTRACT	NW	NORTHWEST
NO.	NUMBER	SE	SOUTHEAST
O.R.B.	OFFICIAL RECORDS BOOK	SW	SOUTHWEST
L.S.	LANDSCAPE AREA		
P.B.	PLAT BOOK		
PG.	PAGE		
P.L.S.	PROFESSIONAL LAND SURVEYOR		

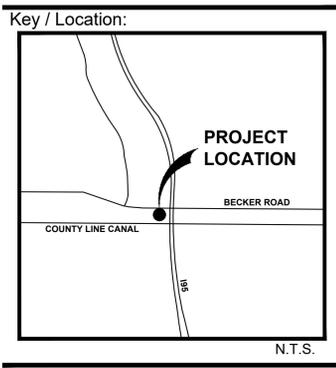
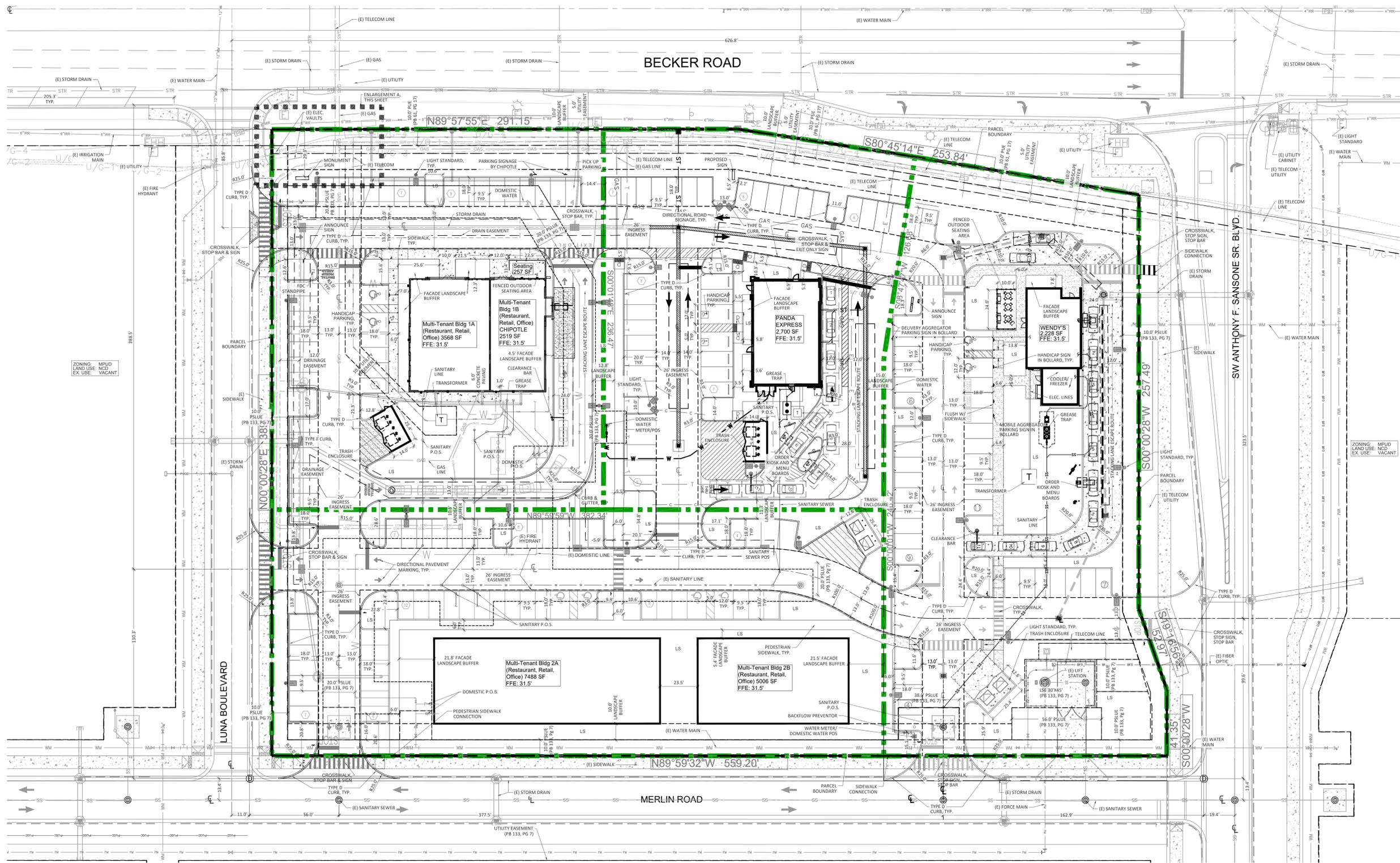
**Legend**

—○—	OVERHEAD UTILITY LINE	△	DELTA (CENTRAL ANGLE)
—■—	BARBED WIRE FENCE	⊙	ANCHOR
—●—	BURIED FIBER OPTIC	⊕	CATCH BASIN
—	PARCEL BOUNDARY (PROPERTY LIMIT)	⊖	CONCRETE POWER POLE
—	RIGHT OF WAY	⊗	CURB INLET
—	CENTER LINE	⊘	DRAINAGE MANHOLE
—BFO	BURIED FIBER OPTIC	⊙	ELECTRIC HAND HOLE
—FO	FIBER OPTIC	⊙	FIBER OPTIC HAND HOLE
—W	WATER LINE	⊙	FIBER OPTIC MARKER
—FM	FORCE MAIN	⊙	IRRIGATION CONTROL VALVE
—SS	SANITARY SEWER LINE	⊙	LIGHT POLE
—SD	STORM DRAIN LINE	⊙	TRAFFIC SIGN
—IM	IRRIGATION MAIN LINE	⊙	WOOD POWER POLE (UNLESS NOTED)
○	SET 5/8" IRON ROD WITH CAP STAMPED "C&W PRM LB 3591"	⊙	SANITARY
■	FOUND PERMANENT REFERENCE MONUMENT	⊙	VALVE
●	FND 5/8" IRON ROD WITH CAP STAMPED "PRM LB"	⊙	TRANSFORMER
		⊙	GREASE TRAP

**Traffic Statement (Study Overall for Parcel A, B, C, & D)**

PER THE TRAFFIC STUDY PROVIDED BY THE JFO GROUP, THE PROJECT IS ANTICIPATED TO GENERATE APPROXIMATELY 4,377 DAILY TRIPS, 504 AM PEAK HOUR TRIPS (259 INBOUND, 245 OUTBOUND), AND 315 PM PEAK HOUR TRIPS (315 INBOUND, 268 OUTBOUND). THE TOTAL TRIPS FOR THE PROPOSED PROJECT IN COMBINATION WITH TOTAL TRIPS PROPOSED FOR THE ACTIVE PARCEL D SITE PLAN (P24-215) AND ACTIVE PARCEL A SITE PLAN (P25-060), REMAIN UNDER THE 15,897 TOTAL DAILY TRIPS (1,303 AM AND 1,138 PM) ALLOWED IN THE APPROVED P24-114 TRAFFIC STUDY.

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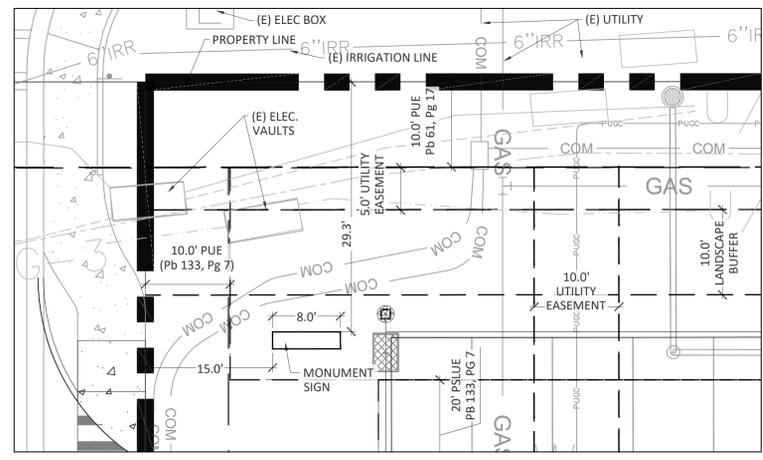
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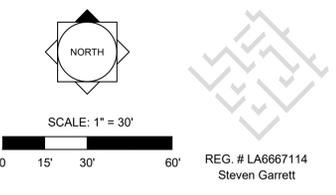
**Enlargement A**  
 Scale: N.T.S.

**Legend**

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O.R.B.	OFFICIAL RECORDS BOOK	SW	SOUTHWEST
LS	LANDSCAPE AREA		
P.B.	PLAT BOOK		
PG.	PAGE		
P.L.S.	PROFESSIONAL LAND SURVEYOR		



Designer: JE Sheet  
 Manager: SG  
 Project Number: 24-370  
 Computer File: SG-7 Parcel C-2026.dwg

**SP2**  
**P25-023**

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