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Wilson Groves Parcel A – Amenity Clubhouse  
Major Site Plan Application  
P25-149  
City Council Meeting  
May 11, 2026

# Request Summary

Applicant's Request:	A request for approval of a major site plan for an approximately 6.88-acre residential development's 48,181 square foot amenity clubhouse.
Agent:	Colteur & Hearing
Property Owner:	Sundance PSL I, LLC.
Location:	The property is located in the northwest corner of Riverland Boulevard and Becker Road.

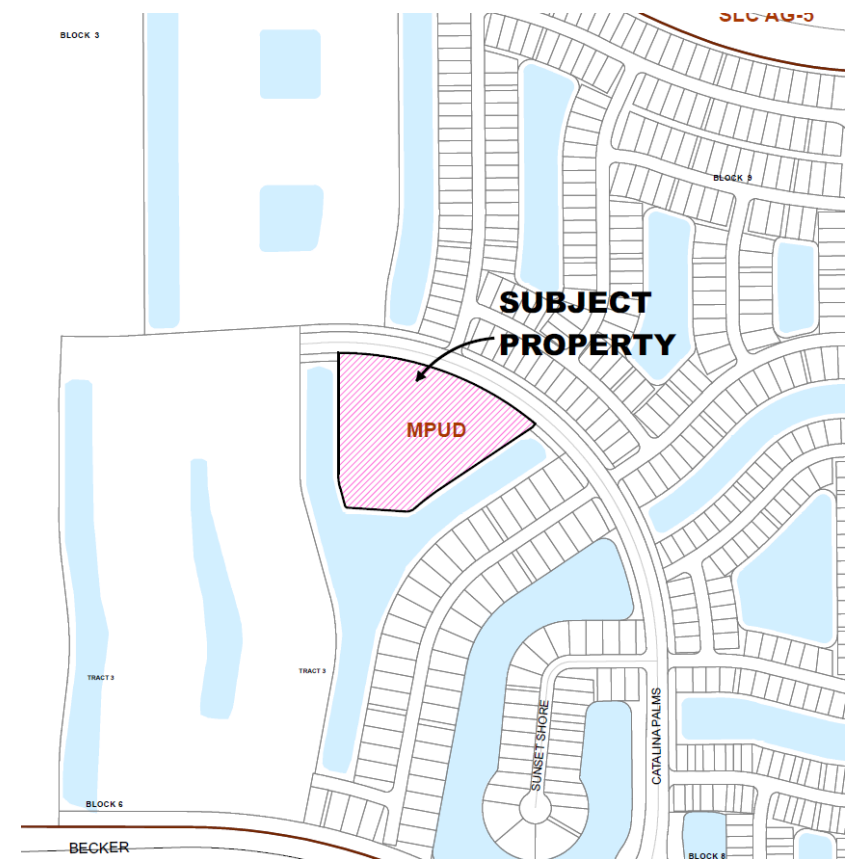
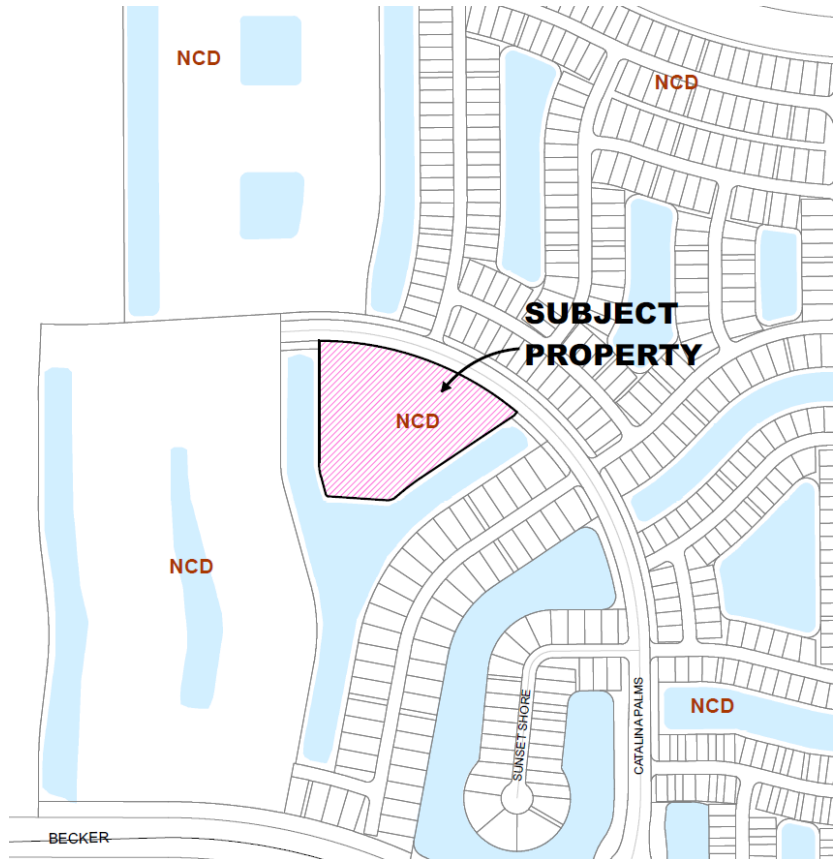
# Proposed Project

This is a residential clubhouse within the Wilson Groves Parcel A Plat 1 MPUD. The Future Land Use designation is New Community development (NCD). The clubhouse site plan consists of a 48,181 square foot clubhouse, sports courts, swimming pool and mail kiosk.

# Location



# Land Use and Zoning



- Future Land Use: NCD
- Zoning: MPUD
- Existing Use: Vacant land

# Zoning Review

- The proposed use of the property is residential Clubhouse.
- The proposed maximum height of the buildings is 33 feet. The maximum height allowed per Wilson Groves Parcel A MPUD is 35 feet.
- The proposed setbacks shown on the site plan are in accordance with the required setbacks of the MPUD.
- The site is not required to have parking spaces as per the Wilson Groves Parcel A MPUD. The site plan is to provide 199 spaces.

# Concurrency Review

- The project has been reviewed for compliance with Chapter 160, City Code, regarding the provision of adequate public facilities.
- Port St Lucie Utility Systems is the provider. A service agreement is required.
- A paving and drainage plan that is in compliance with the adopted level of service standard is required.
- Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
- The traffic statement indicates that Parcel A will generate 304 PM peak hour vehicle trips. The project is internal to the Wilson Groves DRI and all trips have been accounted for on in the DRI development order.



# Staff Recommendation

- The Site Plan Review Committee recommended approval of the proposed site at the December 10, 2025, Site Plan Review Committee meeting.
- The Planning and Zoning Department finds the petition to be consistent with the intent and direction of the City's Comprehensive Plan and Land Development Regulations and recommends approval.