# **Telaro Phase II Amenity Center**

Major Site Plan (P22-138) City Council Meeting November 28, 2022 Bridget Kean, AICP

INCORPORATED



### **Requested Application:**

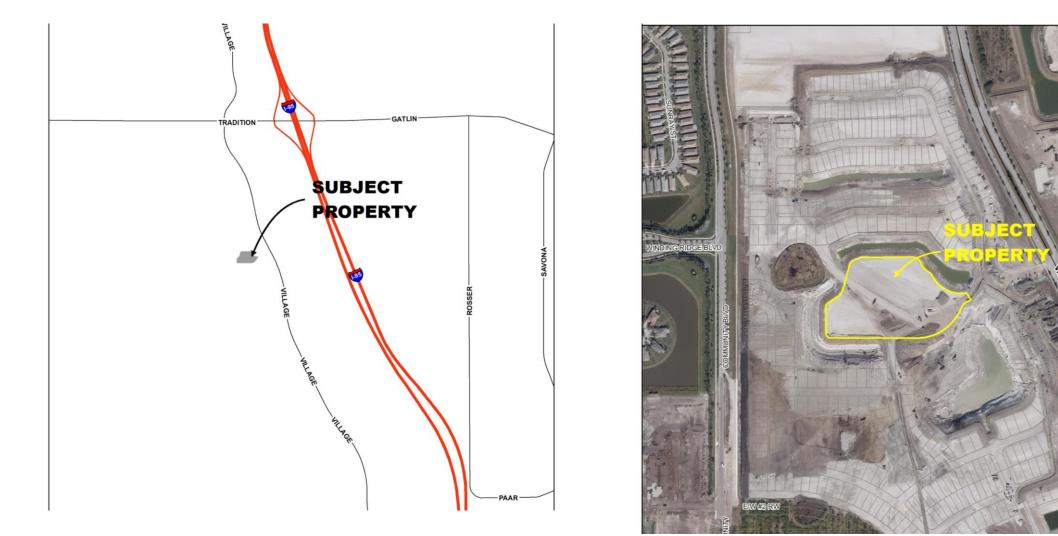
Applicant: Mattamy Palm Beach, LLC

Agent: Steve Garrett, Lucido and Associates

Request: Approval of a site plan for Phase II of the Amenity Center at Telaro in Southern Grove.



### Location & Aerial





#### Future Land Use and Zoning

Subject Property	Future Land Use	Zoning	Existing Use
	NCD	MPUD	Vacant Land
Surrounding Uses			
North	NCD	MPUD	Shoppes at the Heart Site Plan
South	NCD	GU and MPUD	Vacant land (proposed school site and undeveloped land within the Heron Preserve Phase 2 A plat)
East	NCD	MPUD	Vacant land (proposed WoodSpring Suites hotel and Village at Tradition apartments)
West	NCD	MPUD	Riverland Valencia Cay

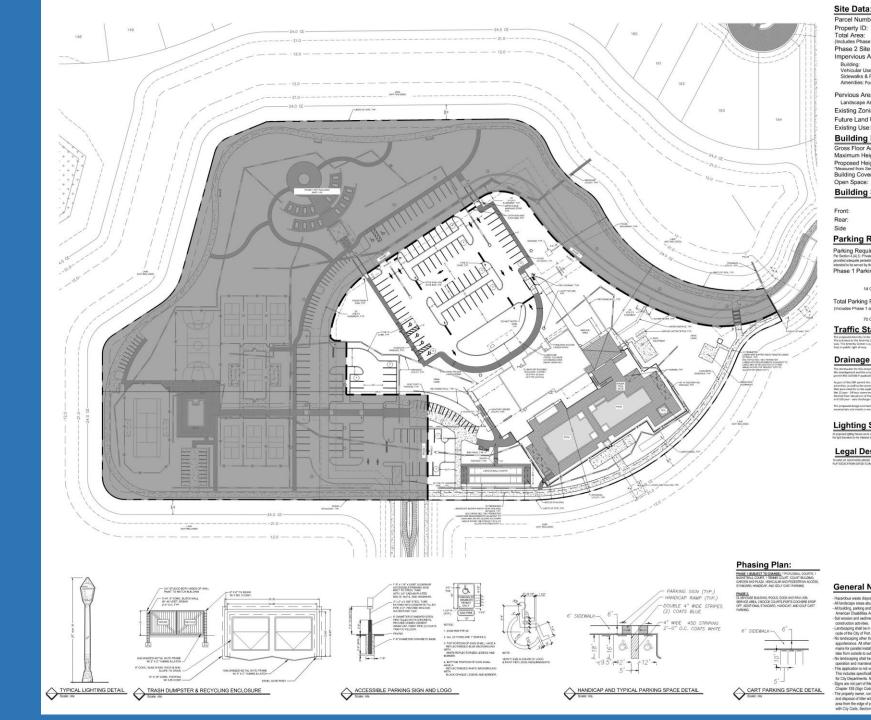


CityofPSL.com

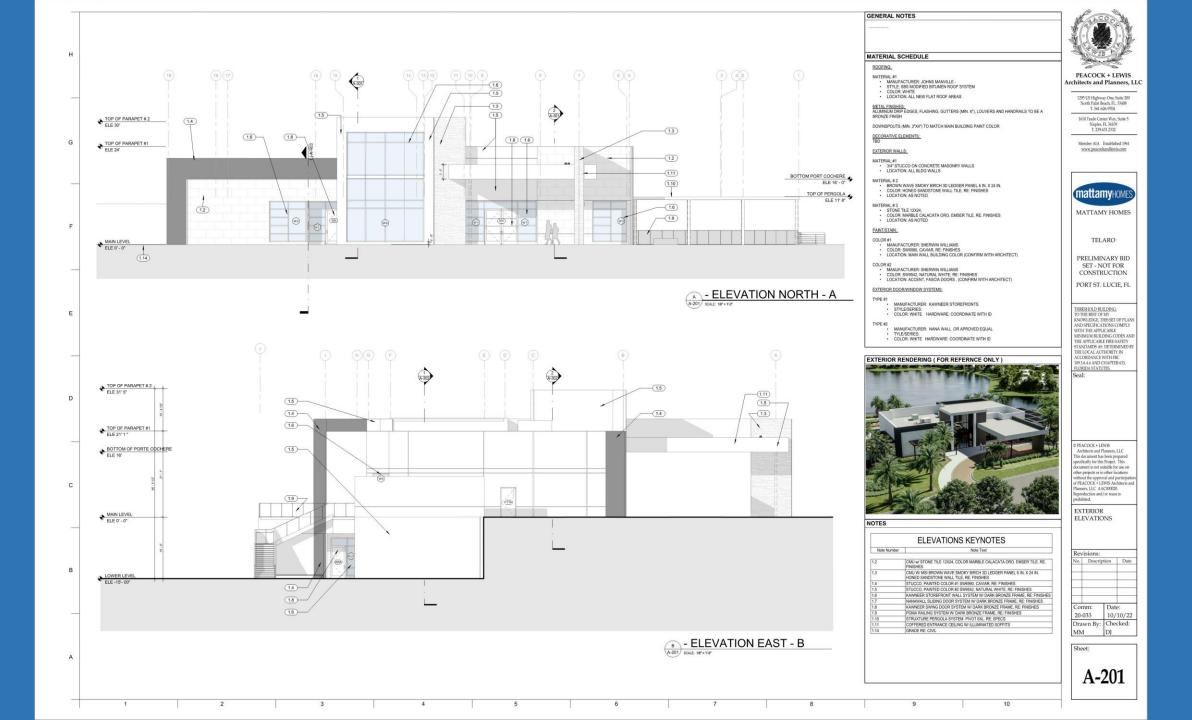
## **Proposed Project:**

- Telaro Amenity Center Phase II will include:
  - 26,359 square foot two story club house
  - 2 swimming pools
  - 2 bocce ball court
  - Associated parking, sidewalks and other infrastructure
- Phase I of the Telaro Amenity Center Minor Site Plan includes:
  - 7 pickleball courts
  - 1 basketball court
  - 1 tennis court
  - Dedicated restroom building and associated infrastructure and parking





Site Data: Parcel Number: 4315-70	9-0004-000-3	- <u> </u>
Property ID:	192175	
Total Area: 344,566 (Includes Phase 1 and Phase 2)	sf 7.91 ac.	1. Y.
Phase 2 Site Area: 139,696	sf 3.21 ac. 10	0%
Impervious Area: 82,127	sf 1.88 ac. 58.	<sup>8%</sup> lucido & associates
Building: 11,039	sf 0.25 ac.	701 SE Oraan Bret, Skant, Fiorda 34804 (772) 225-2103, Fax (772) 225-0220
Sidewalks & Pedestrian Access: 13,925	sf 0.32 ac.	(172) 201-0102, THE (172) 225-0280
Amenities: Pools, Bocce Ball 21,035	sf 0.48 ac.	
Pervious Area: 57,569	sf 1.32 ac. 41.	2% Key / Location:
Landscape Area: 57,569	sf 1.32 ac.	
Existing Zoning:	PUD	
Future Land Use Designation:	NCD Vacant	• · · ·
Existing Use:	vacant	PROJECT
Building Data		LOCATION
Gross Floor Area: Maximum Height:	26,359 s.f. 35'	ALL STATES AND
Proposed Height:	30'*	
*Measured from Second Floor Building Entry to Upp	er Roof Level	
Building Coverage: Open Space:	7.1% 40.3%	
Building Setback Requir		-
Front: Requ	ired Provided 25' 108.3'	
Rear:	10' 113.6'	N.T.S.
Side	10' 495.8'	Project Team:
		Client & Mathamy Homes, LLC,
Parking Requirements		Client & Mattarny Hornes, LLC, Property Owner: 1500 Gateway Bird, Suite 220 Baynon Beech, FL 33426
Parking Required: Per Section 4.(A).5.: Private Facilities- No parking required	None	
provided adequate pedestrian access exists within the area intended to be served by the facility.		Land Planner / Lucido & Associates Landscape Architect: 701 E. Cosan Boulevard Stuert, FL 34994
Phase 1 Parking Provided:	70 Spaces	
	4 Handicap Space 66 Standard Spaces	Engineer: Kimloy Hom 445 24th Street, Suite 200 Vero Beach, FL 32960
14 Golf Cart Spaces (not counted to	wards requirements)	Vero Beach, FL 32960
Total Parking Provided: 119	9 Total Spaces	Surveyor: Cauffeld & Wheeler Inc. 410 S.E. Port St. Lucie Bird. Port St. Lucie, Flords 34954
(Includes Phase 1 and Phase 2)	6 Handicap Space 13 Standard Spaces	Port St. Lucie, Florida 34984
70 Golf Cart Spaces (not counted to		
Traffic Statement		
The proposed Amenity Center Is designed to include 121 parking spaces to acc the entrance to the Amenity Center is of sufficient length to avoid any Staking way. This Amenity Center is a private community building to be access by resid tions to acids and of evec.	premodate the code required parking, ginto the intersection or public right of	
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view or pain - 24 hour storm event as well as the minimum road crosen as distait finished floor elevations of the clubboare buildings have also been designed to and 100 year - zero discharge storm event.	most of the permit of the minimum meet or exceed the permitted minimum	Phase 2
The proposed design summarized above and shown on the plans is consistent assumptions and inverts or exceech all existing permitted conditions.		Amerik Orataa
		Amenity Center
Lighting Statement:		Major Site Plan
If proposed lighting features are to comply with only of Piort St. Lucke standards AB light failure to light downward to the intended area. Lights to be placed and aligned to have minimal ling	as shaf include a stilled at minimum to direct, act on the sumounding residents.	1.5
Logal Description		City of Port St. Lucie, FL
Legal Description		PSLUSD# 5211A-3
LAT DEDICATION DATED 1/24/22)		
	IACT (7:312 AC - 344,646 SF) (AS PER	
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General Notes:		04.20.2022 KV Initial Submittal 08.10.2022 KV Resubmittal 10.14.2022 KV Resubmittal
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## **Concurrency and Other Items**

- Concurrency requirements were addressed as part of the review and approval of the Telaro at Southern residential subdivision plats.
- Environmental assessment report provided. Site has been cleared.
- Access location (external and internal) has been reviewed by the Fire District for safety purposes.
- The public art requirements for Telaro are met via the approved alternative equivalent proposal for public art known as the Heart in the Park sculpture.



### Recommendation

Site Plan Review Committee recommended approval at their meeting on February 23, 2022.

