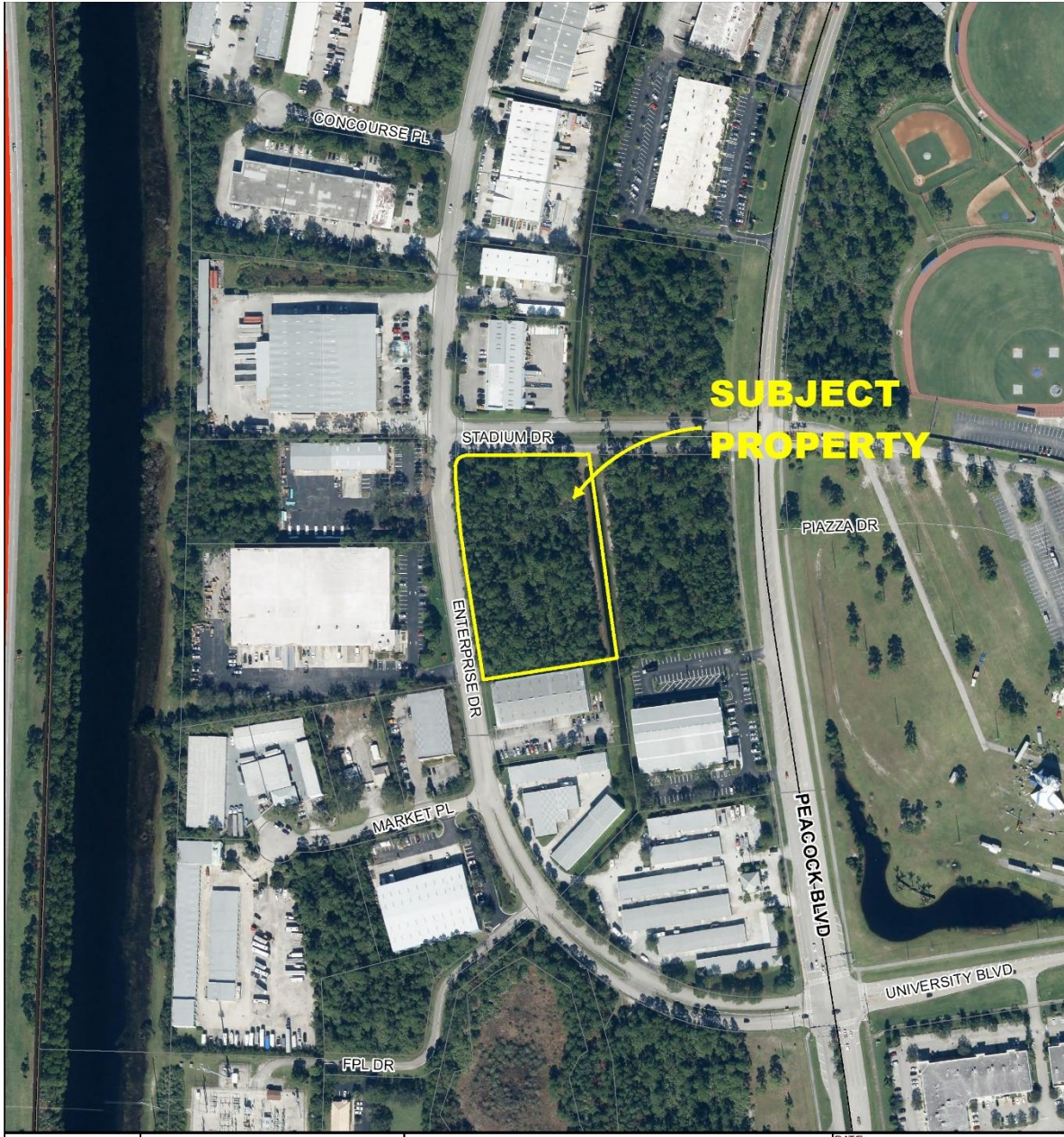




**Gordon Holmes – The Pickleball Club St. Lucie West
Major Site Plan
P21-273**



Project Location Map

SUMMARY

Applicant's Request:	Major Site Plan approval to allow an enclosed assembly use
Applicant:	Alejandro Toro
Property Owner:	Gordon Holmes
Location:	Southeast corner of NW Stadium Drive and NW Enterprise Drive
Address:	455 NW Enterprise Drive
Project Planner:	Stephen Mayer, Planner III

Project Description

The applicant is requesting the approval of a site plan to construct a 33,433 square foot building on a 3.5-acre vacant lot for an enclosed assembly use. The site plan also includes 4 outdoor courts,

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the site plan amendment at their meeting of December 8, 2021. The City Council approved the Special Exception Use application on January 24, 2020.

Location and Site Information

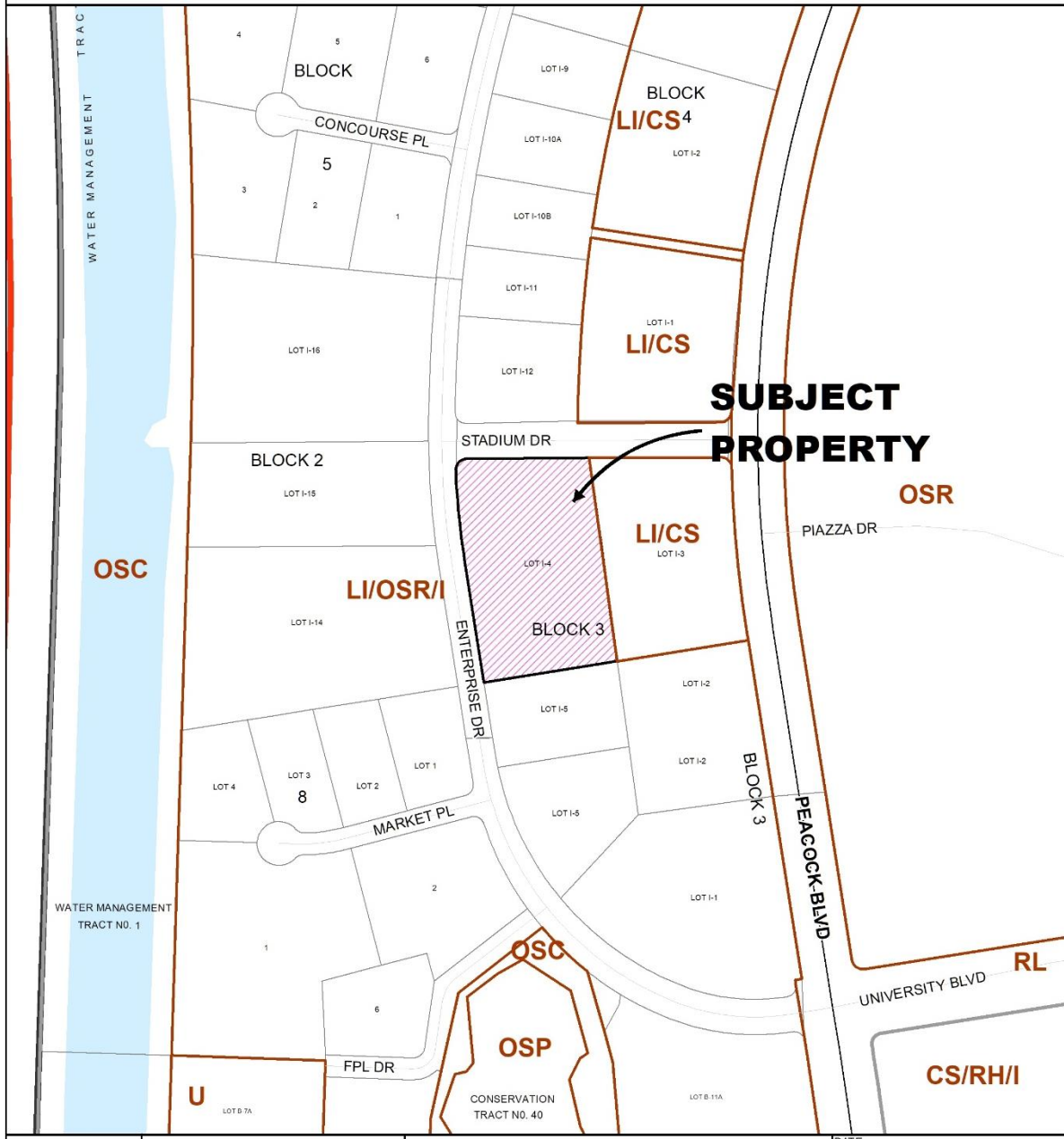
Parcel Number:	33-23-500-0026-000-4
Property Size:	3.5 acres
Legal Description:	Lot 1-4, Block 3, of St. Lucie West Plat Number 1
Future Land Use:	LI/CS (Light Industrial/Commercial Service)
Existing Zoning:	WI (Warehouse Industrial)
Existing Use:	Vacant

Surrounding Uses

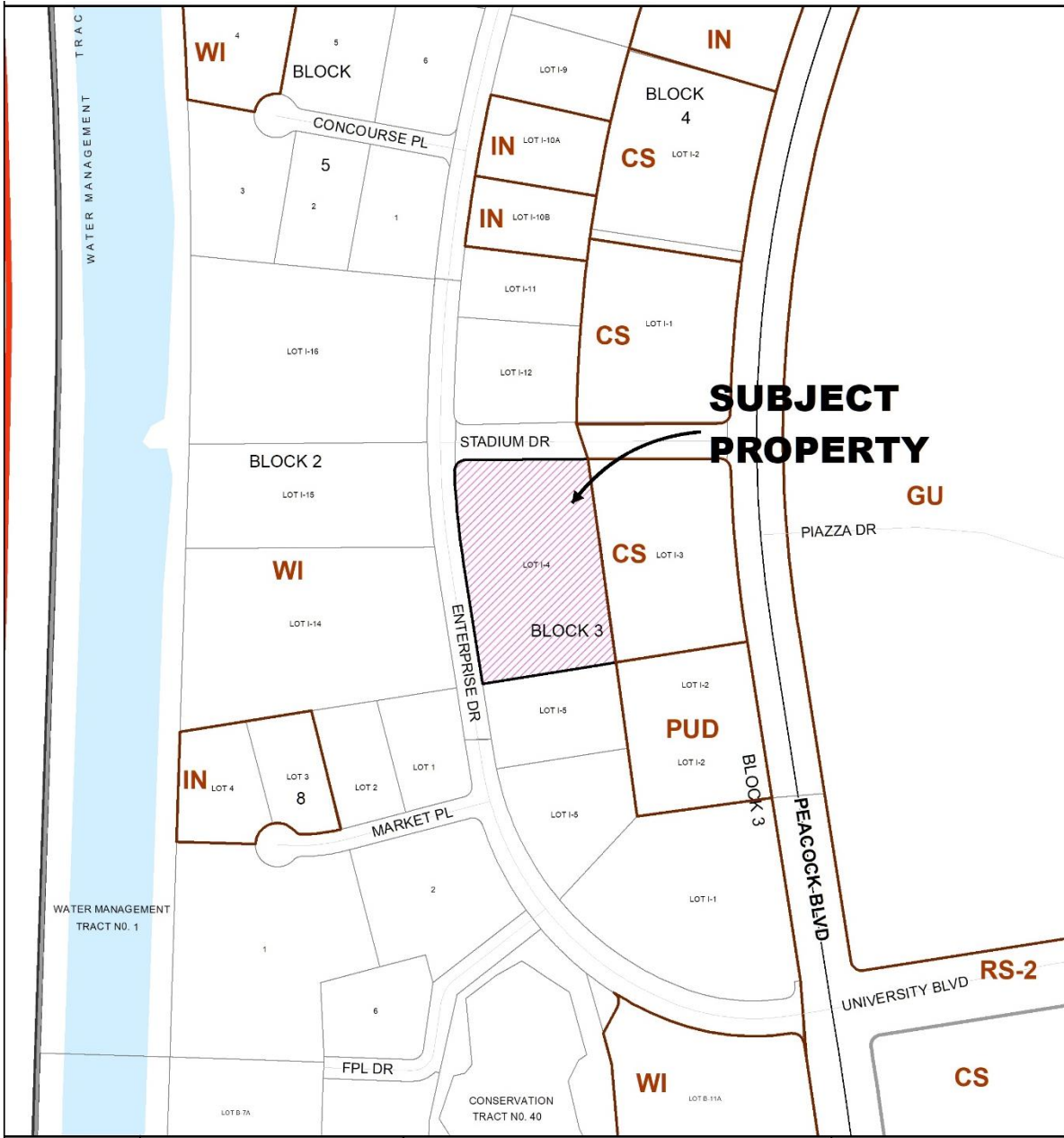
	Future Land Use	Zoning	Existing Use
N	LI/OSR/I	WI	Warehouse
S	LI/OSR/I	WI	Warehouse
E	LI/CS	CS	Vacant
W	LI/OSR/I	WI	Warehouse

OSR – Open Space Recreational; LI – Limited Industrial; CS – Commercial Service

I - Institutional; WI – Warehouse Industrial



Future Land Use Map



Zoning Map

IMPACTS AND FINDINGS

ZONING REVIEW: The project has been reviewed for compliance with the requirements of Chapter 158, Zoning Code and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
USE	The proposed use of enclosed assembly over 3,000 square feet was approved via a special exception application, which was approved by City Council on December 24, 2022.
DUMPSTER ENCLOSURE	Site plan depicts a double dumpster for general refuse and recyclable refuse on the southeast corner of the building, near the outdoor courts, and a loading zone in the front of building on the western end.
ARCHITECTURAL DESIGN STANDARDS	Architectural elevations comply with the St. Lucie West requirements.
PARKING REQUIREMENTS	The site is required to have 167 parking spaces and 169 spaces are being provided.
BUILDING HEIGHT	The maximum height of the proposed Pickleball Club is 26'. The maximum building height in the WI zoning district is 35'.
SETBACKS	The proposed setbacks shown on the site plan are in accordance with the required setbacks of the WI zoning district (25'/10'/25').
BUFFER	The conceptual landscape plan demonstrates the proposed landscaping and site plan meets the minimum landscaping requirements regarding buffering. The property is not adjacent to residential uses.

CONCURRENCY REVIEW: The project has been reviewed for compliance with Chapter 160, City Code, and the St. Lucie West DRI development order regarding provision of adequate public facilities and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
SEWER/WATER SERVICES	St. Lucie West will be the provider of utilities for the proposed project. A developer's agreement with St. Lucie West has been provided.
TRANSPORTATION	The St. Lucie West DRI has established level-of-service standards and all required roadways have been constructed. A traffic impact analysis was submitted and approved by the Public Works Department for the site plan with the approved intensity of uses. A traffic memo from Public Works is attached.

PARKS AND OPEN SPACE	N/A
STORMWATER	Paving and drainage plans in compliance with the adopted level of service standard will be required with detail plan submittal.
SOLID WASTE	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
PUBLIC SCHOOL CONCURRENCY	N/A

NATURAL RESOURCE PROTECTION (Chapter 157)

The project has been reviewed for compliance with the requirements of Chapter 157, Natural Resource Protection Code, and documented as follows:

Native Habitat/Tree Protection: The site consists of pine flatwoods habitat. The applicant will pay a fee into the Conservation Trust Fund in lieu of preserving habitat on site. The upland mitigation fee will be based on the following assessment: (3.65 acres x .25) x 1.5 = 1.45 acres.

OTHER

Fire District: The access location (external and internal) has been reviewed by the Fire District for safety purposes.

Public Art (Chapter 162): The applicant has agreed to pay a fee into the public art fund in lieu of providing works of art on site.

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City’s Land Development Regulations and policies of the Comprehensive Plan. The Site Plan Review Committee recommended approval of the site plan major amendment at their meeting of December 8, 2021.