

Tradition Regional Park Phase I Major Site Plan Application

(P21-116)

City Council Meeting September 11, 2023

Request Summary

Applicant's Request:	This is an application for site plan approval for Phase I of Tradition Regional Park.
Agent:	Steve Garrett, Lucido and Associates
Applicant:	Mattamy Palm Beach, LLC
Property Owners:	City of Port St. Lucie and Mattamy Palm Beach, LLC
Location:	The property is generally located on the south side of Tradition Parkway west of the Renaissance Charter School and east of the N/S A road right-of-way.

Proposed Project

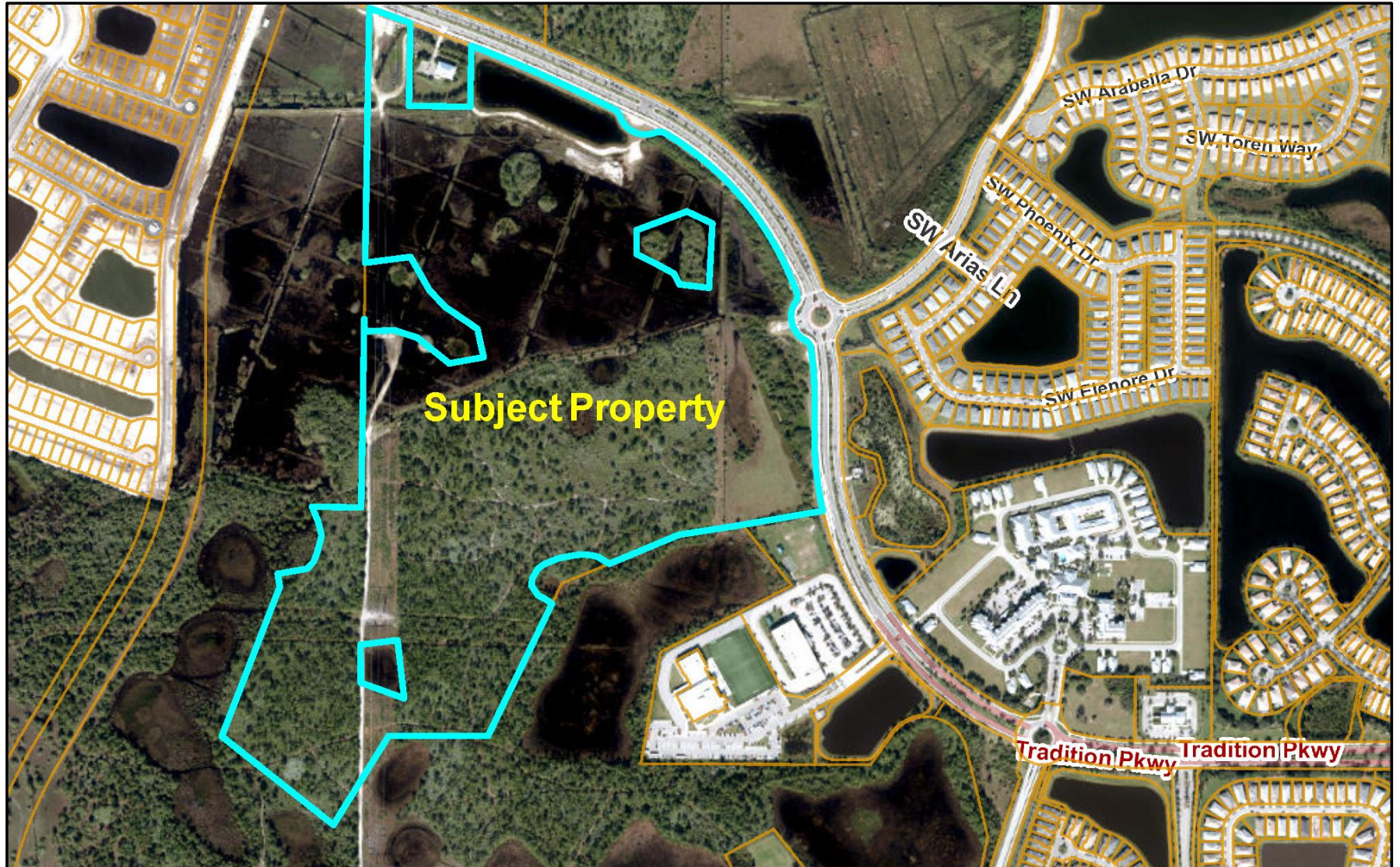
- Phase I of Tradition Regional Park will include: four baseball fields, three multi-purpose fields, one multi-purpose stadium, concession stands, a park maintenance facility
- Phase 1B will provide the BMX component
- Future Phases will add additional ball fields, pickleball courts, tennis courts, racquetball courts, basketball courts, and disc golf among other improvements.



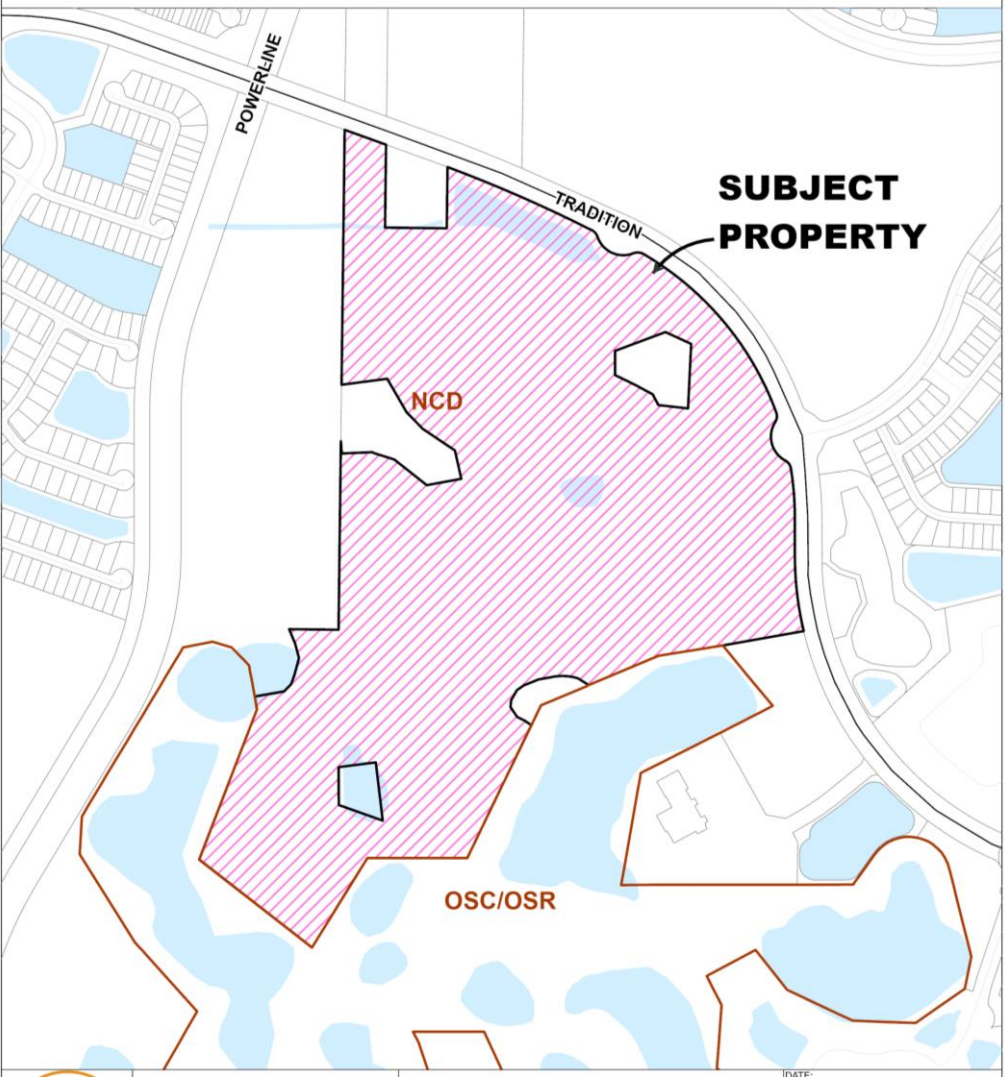
Project Description

- Proposed Park Size approximately 127 acres, more or less
 - Includes 110.383 acres acquired by City from Tradition Development Company, LLC
 - Approximately 14 acres owned by Mattamy Palm Beach, LLC, that will be deeded to the City.
 - 2.16-acre wetland tract that is dedicated to Tradition CDD No. 1. Wetland impacts to be mitigated via the regulatory permits and site graded in preparation for BMX improvements prior to City acquiring property.
- There are two wetlands that abut the property and a third wetland that is within the parcel and under an FPL easement. No impacts are proposed to these wetlands at this time.

Subject Property



Future Land Use and Zoning



Subject Property	Future Land Use	Zoning	Existing Use
	NCD	MPUD	Vacant land
Surrounding Uses			
North	NCD	MPUD	Vacant land (Proposed Slopside & Brynlie residential developments)
East	NCD	MPUD	Vacant land
South	NCD	MPUD	Renaissance Charter School
West	NCD	MPUD	Vacant land



Zoning Review

- The project was reviewed for consistency with the Tradition MPUD (P22-097)
 - Subject property is located in a designated residential sub-district.
 - Park, playground, or other public or private recreational facility are listed as permitted uses.
 - The area is designated as a park site on the Tradition MPUD concept plan.
 - The site plan provides for a double dumpster enclosure for solid waste and a single enclosure for recycling.
 - Per the Tradition MPUD, parking requirements for a public park can be established at site plan review. The proposed ratio is 1 space per 1.5 players for the three multi-purpose fields and the four baseball fields.
 - 279 spaces required and 418 are provided including 26 handicapped spaces
- A conceptual landscape plan is included in the submittal packet.

Concurrency Review

- The subject property is within the Tradition DRI.
- PSLUSD is the provider of sewer and water service.
- The associated Tradition Regional Park Subdivision Plat provided for the construction of a segment of Tradition Parkway that provides access to the site and the infrastructure improvements to serve the park site.



Traffic Impact Analysis

- Report completed by MacKenzie Engineering & Planning, Inc., received April 2022
- Reviewed by City Staff
- Found to be consistent with the DRI
- Traffic Circulation was reviewed by Staff and found to be in compliance with Public Works Policy #19-01
- ITE Trip Generation Manual anticipates 188 Net New PM Peak hour trips.
- Surrounding City Roadway network is designed to handle these additional trips at this time



Other

- Environmental Assessment Report:
 - A total of 15 potentially occupied gopher tortoise burrows were observed. Florida Fish and Wildlife has issued a gopher tortoise relocation permit for up to 45 gopher tortoises from the subject property.
 - A 100% percent habitat survey for gopher tortoises must be conducted and relocation of all tortoises in accordance with the permit completed prior to any land clearing or site work.
- Public Art:
 - Tradition Regional Park is included on the list of identified projects whose public art requirements will be met via the approved alternative equivalent proposal for public art known as Heart in the Park.

Recommendation

- The Site Plan Review Committee recommended approval of the proposed project at the June 9, 2021 Site Plan Review Committee meeting.

