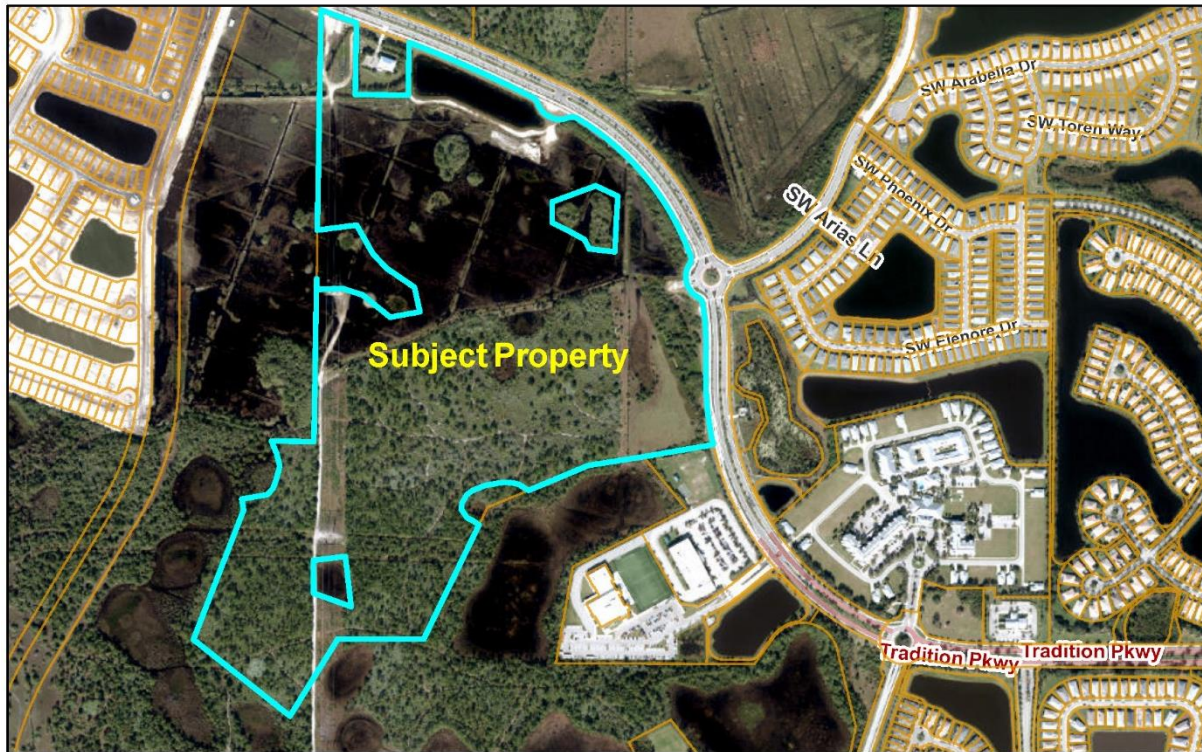




**Tradition Regional Park Phase I Site Plan
Major Site Plan Application
P21-116**



Project Location Map

SUMMARY

Applicant's Request:	A request for site plan approval for Phase I of Tradition Regional Park.
Agent:	Steve Garrett and Scott Wolff, 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.
Address:	Not assigned
Project Planner:	Bridget Kean, AICP, Senior Planner

Project Description

On behalf of the City of Port St. Lucie, Mattamy Palm Beach, LLC, has submitted a site plan for the development of Tradition Regional Park. Tradition Regional Park is a proposed public park that is located along Tradition Parkway west of Renaissance Charter schools and east of future road N/S A. In 2008, the City acquired approximately 110.383 acres of land from the Tradition Development

Company, LLC, for Tradition Regional Park in accordance with the recreation and open open space requirements of the Tradition DRI and the Western Grove DRI. The proposed park site is approximately 127 acres. It includes the 110.383 acres of land owned by the City of Port St. Lucie and approximately 14.31 acres of land owned by Mattamy Palm Beach, LLC, that will be deeded to the City. In addition, there is a 2.16 acre wetland tract that will be mitigated through regulatory permits to accommodate the development of the park. The 2.16 acre tract is dedicated to the Tradition Community Development District No. 1. The land will be deeded to the City once all regulatory permits have been issued and the mass grading is complete. There other two wetlands that abut the property - Conservation Tract 77 (3.68 acres) and Parcel 2 Wetland 81 (.923 acre). There is a third wetland that is within the parcel and under the FPL easement, Conservation Tract 80 (1.02 acres). At this time, no impacts are proposed to these wetlands as the park is developed.

As depicted on the site plan, Tradition Regional Park will be developed in phases. Phase I will include: four baseball fields, three multi-purpose fields, one multi-purpose stadium, concession stands, a park maintenance facility, a restroom; sidewalks; parking; three stormwater ponds, a driveway, dumpster enclosure for solid waste and recycling, and Phase I landscaping. Phase I-B will provide for the development of the BMX tract and related facilities. Future phases will include four additional baseball fields, a community center, picketball courts, tennis courts, racquetball courts, basketball courts, event lawn, tot lot, disc golf, a trail system, additional restrooms, parking, and concession stands.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed preliminary and final subdivision plat at the June 9, 2021 Site Plan Review Committee meeting.

Location and Site Information

Parcel Numbers:	44307-500-0006-000-1 (Park Site) 4307-500-0001-000-6 (CT 76) 4307-500-0003-000-0 (CT 80)
Property Size:	124.69 acres (Park Site) 2.16 acres (CT 76) 1.02 acres (CT 80)
Legal Description:	Parcel A, Tradition Regional Park Plat Conservation Tract 76, Tradition Regional Park Plat Conservation Tract 80, Tradition Regional Park Plat
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	MPUD (Tradition Master Planned Unit Development)
Existing Use:	Vacant land

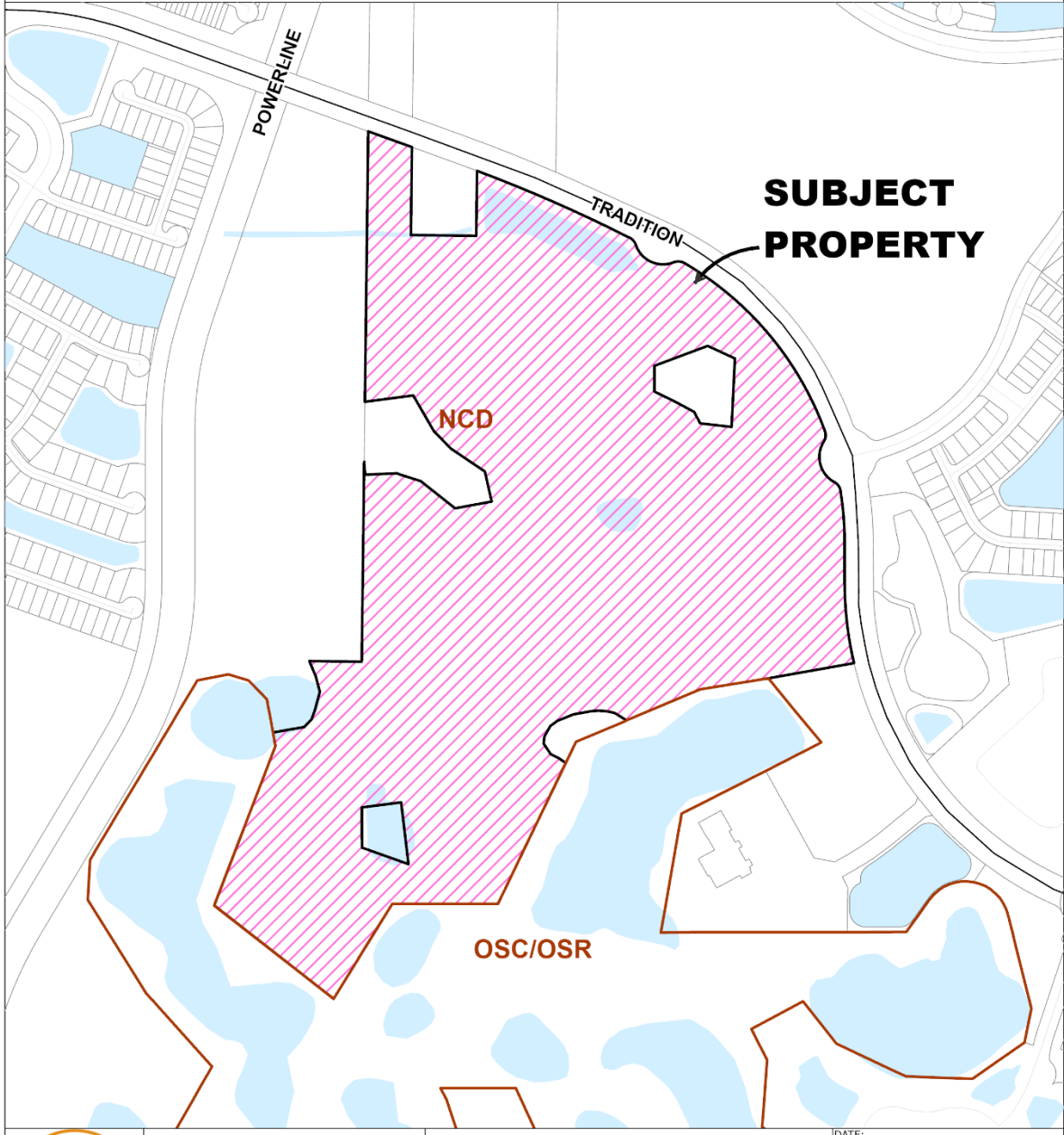
Surrounding Uses

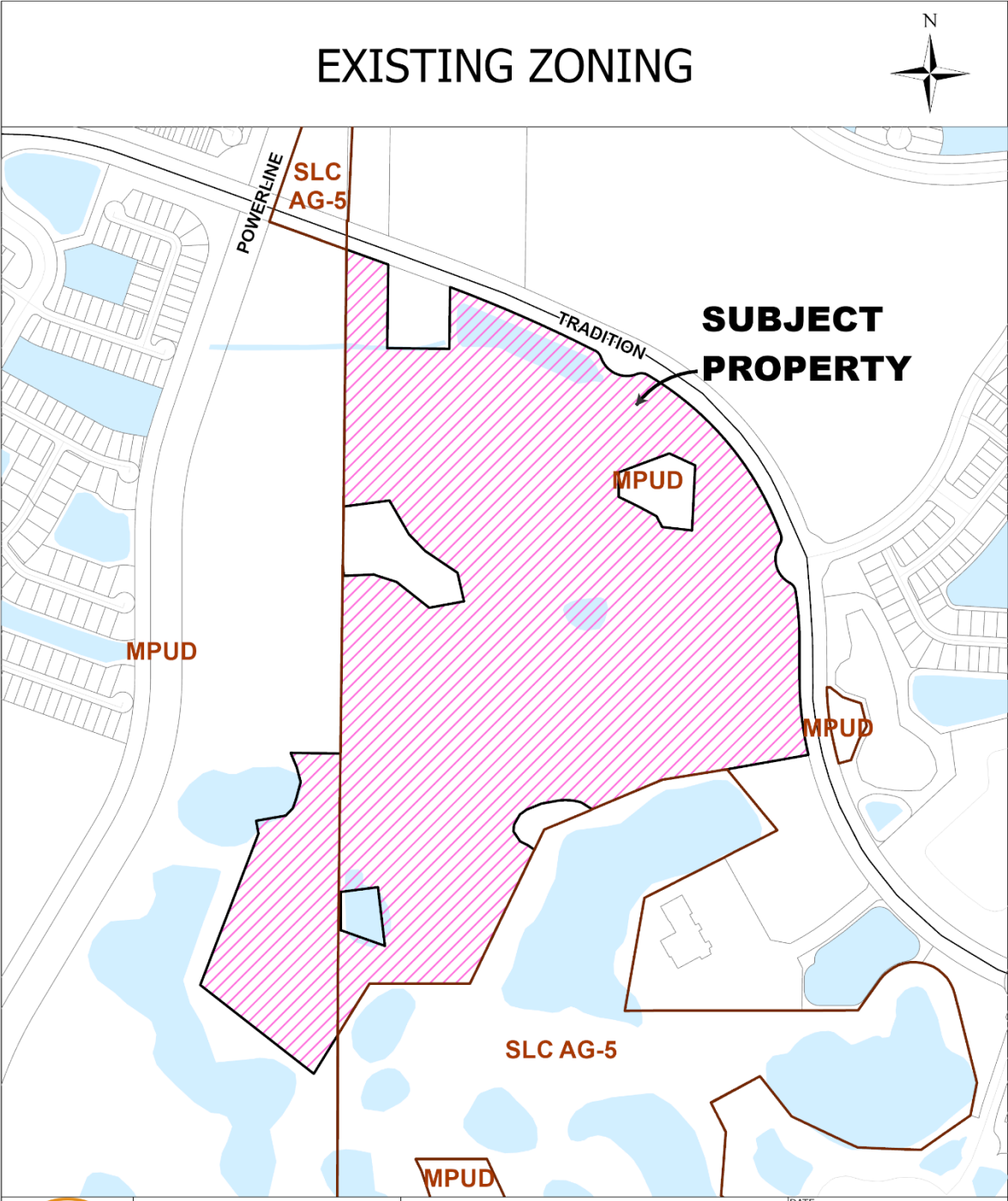
Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Vacant land (Proposed Slopside & Brynlie residential developments)
South	NCD	MPUD	Vacant land
East	NCD	MPUD	Renaissance Charter School
West	NCD	MPUD	Vacant land

NCD – New Community Development District

MPUD – Master Planned Unit Development

FUTURE LAND USE





IMPACTS AND FINDINGS

ZONING REVIEW: The proposed project has been reviewed for compliance with the Tradition Master Planned Unit Development (MPUD) and documented as follows:

<u>CRITERIA</u>	<u>FINDINGS</u>
USE	The property is located in a designated residential sub-district in the Tradition MPUD. Park, playground, or other public or private recreational facility are listed as permitted uses in a designated residential sub-district. The area is designated as a park site on the Tradition MPUD concept plan. I
DUMPSTER ENCLOSURE	The site plan provides for a double dumpster enclosure for refuse as well as a single enclosure for recycling.
ARCHITECTURAL DESIGN STANDARDS	The proposed project is within the Tradition DRI. Building elevations are reviewed by the Tradition Design Review Committee. The applicant has provided notice of preliminary approval from the Tradition Design Review Committee.
STACKING REQUIREMENTS	Not applicable. to
BUILDING HEIGHT	The proposed height for the maintenance facility is ???.
SETBACKS	Per the Tradition MPUD, setbacks for this use can be established as part of site plan review. The project proposes a front setback of 25 feet and a side setback of ten feet to allow for the required perimeter landscape buffers.
PARKING	Per the Tradition MPUD, parking requirements for a public park can be established as part of site plan review. The applicant is proposing a ratio of 1 space per 1.5 players for the three multi-purpose fields and the four baseball fields. Based on this assessment, a total of 279 parking spaces would be required. A total of 418 parking spaces are provided including 26 handicapped spaces.
BUFFER	The site provides for the required landscape buffers in accordance with the Tradition MPUD. A conceptual landscape plan is included with the submittal packet.

NATURAL RESOURCE PROTECTION

An environmental assessment report was prepared for the subject property in conjunction with the submittal of an application for a mass grading permit. A habitat reconnaissance survey was conducted and a total of 15 potentially occupied gopher tortoise burrows were observed during the representative habitat reconnaissance survey, confirming the presence of this species on the subject site. On April 18, 2023, FFWCC issued a gopher tortoise relocation permit for up to 45 gopher tortoises from the subject property. In accordance with the FFWCC gopher tortoise permitting guidelines, 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.

CONCURRENCY REVIEW

The project is subject to the conditions of the Southern Grove DRI development order regarding the provision of adequate public facilities and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
SEWER/WATER SERVICES	Port St Lucie Utility Systems is the provider. A service agreement is required. There is a subdivision plat associated with the regional park (P21-250- Tradition Regional Park Plat) that was approved on January 24, 2022 (Res 22-R14). The plat provided for the extension of a segment of Tradition Parkway that included the infrastructure improvements needed to serve the park site and future development.
TRANSPORTATION	<p>Per the Southern Grove DRI development order, the DRI Biennial Report shall include a cumulative calculation of the trip generation for all approved development. Development order conditions are evaluated using the trip generation analyses to determine triggering of any transportation conditions.</p> <p>A traffic analysis was conducted by MacKenzie Engineering and Planning, Inc. Phase I will generate an average of 785 daily trips per day and an average of 188 p.m. peak hour trips per day. The associated subdivision plat included the construction of a segment of Tradition Parkway to provide access to the park site. Tradition Parkway is open to the public up the entrance of the Seville and Cadence roundabout in Western Grove.</p>
PARKS AND RECREATION	Requirements for public parks and recreational facilities are addressed under Condition 67 of the DRI Development Order and not applicable to non-residential development.
STORMWATER	A paving and drainage plan that is in compliance with the adopted level of service standard is required.
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	Public school requirements are addressed under Condition 62 of the DRI Development Order and not applicable to non-residential development.

OTHER

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

Public Art (Chapter 162): This project is subject to Chapter 162 of the Code of Ordinances, Art in Public Places. 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.

RELATED PROJECTS

P21-259 – Tradition Regional Park Preliminary and Final Subdivision Plat

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the proposed preliminary and final subdivision plat at the June 9, 2021 Site Plan Review Committee meeting.