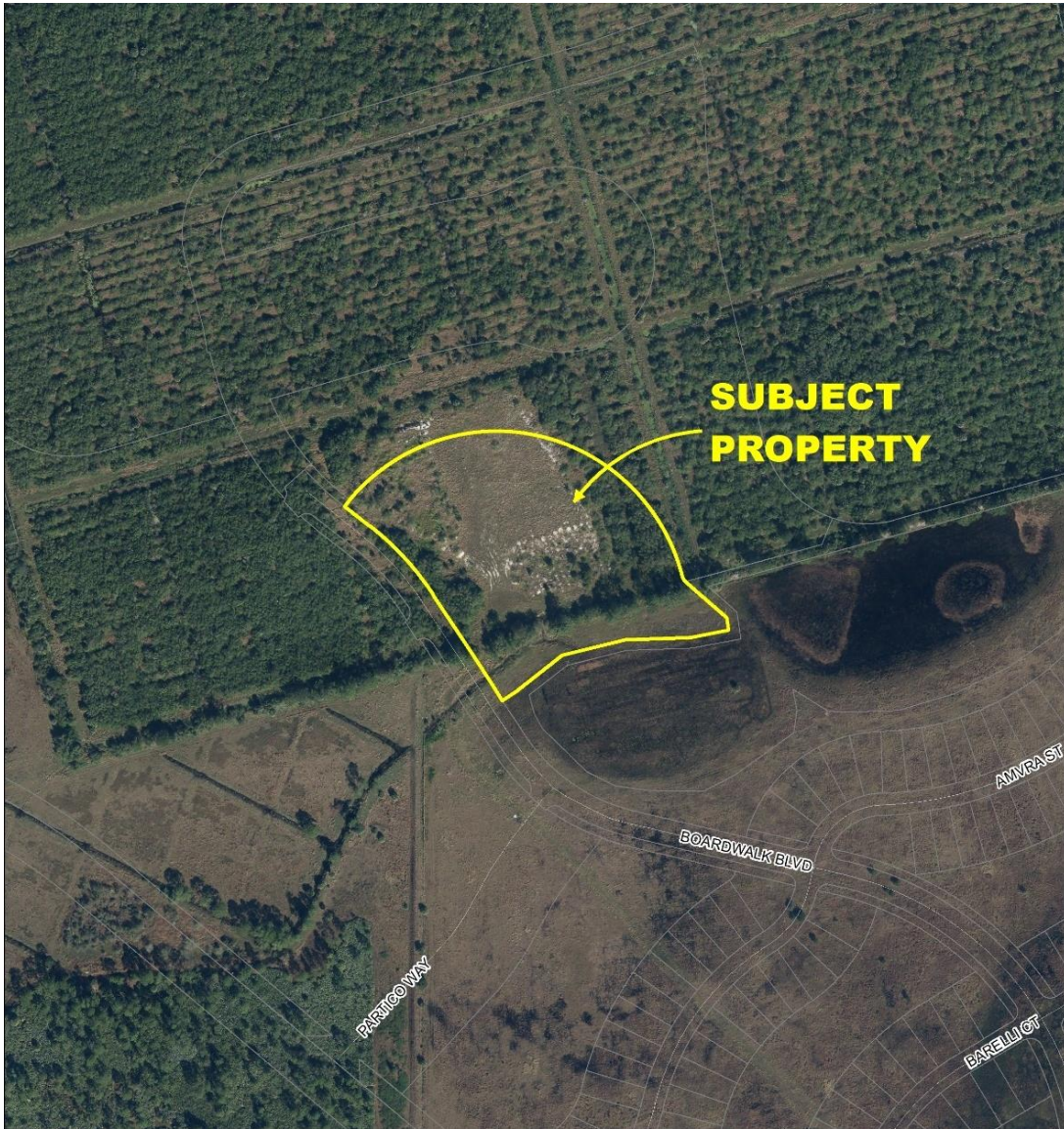




**Esplanade @ Tradition Amenity Center  
Major Site Plan  
P20-245**



Project Location Map

**SUMMARY**

Applicant's Request:	A request for site plan approval of the Esplanade at Tradition Amenity Center site plan.
Applicant:	Waldrop Engineering, PA
Property Owner:	Esplanade at Tradition Homeowners Association of SLC, Inc.

Location:	Within the Esplanade at Tradition development on Boardwalk Boulevard
Project Planner:	Stephen Mayer, Planner III

**Project Description**

The applicant is requesting approval of an amenity center upon 6.63 acres within the Tradition MPUD. The site plan includes provisions for 12,400 square feet of structure (club house and wellness center), tennis/pickle ball/Bocce courts, mailbox locations, parking, and associated infrastructure improvements.

**Previous Actions and Prior Reviews**

The City of Port St. Lucie Site Plan Review Committee (SPRC) reviewed and approved the applicant’s request for site plan approval on May 12, 2021.

**Location and Site Information**

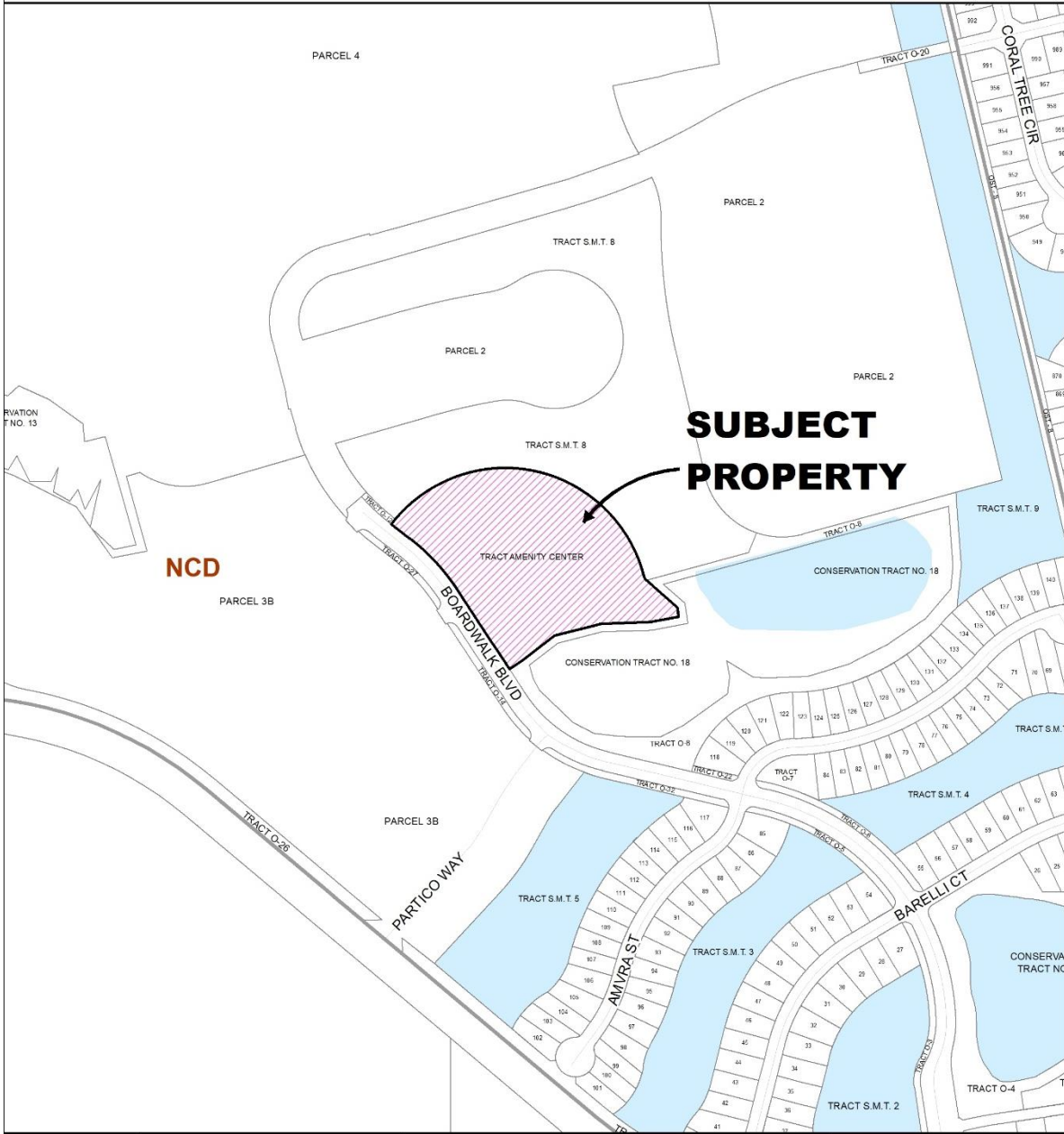
Parcel Number:	43-05-500-002-6000-1
Property Size:	6.63 acres
Legal Description:	Esplanade at Tradition (PB 88-10) Tract Amenity Center
Future Land Use:	NCD
Existing Zoning:	MPUD
Existing Use:	Vacant

**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Esplanade at Tradition
East	NCD	MPUD	Esplanade at Tradition
South	NCD	PUD	Esplanade at Tradition
West	NCD	MPUD	Esplanade at Tradition

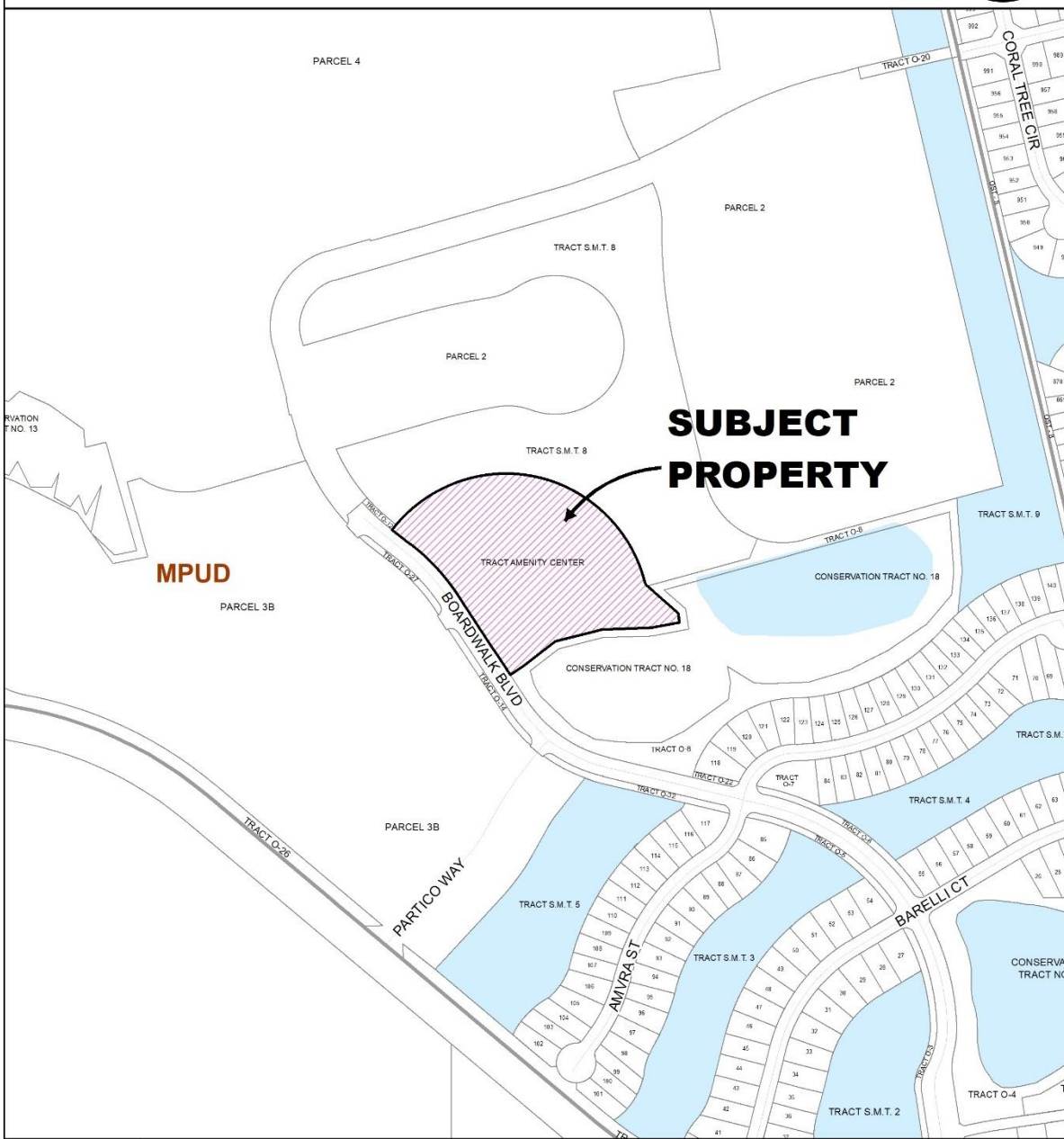
MPUD – Master Planned Unit Development

NCD—New Community District



Future Land Use





Existing Zoning

## IMPACTS AND FINDINGS

**ZONING REVIEW:** The project has been reviewed for compliance with the requirements of the code of ordinances and has provided for the following statements of fact:

<b><i>CRITERIA</i></b>	<b><i>FINDINGS</i></b>
<b>USE</b>	The “amenity center” use is permitted as part of the required open space and recreational opportunities within the Tradition MPUD.
<b>DUMPSTER ENCLOSURE</b>	The site plan includes a trash 12’x26’ dumpster enclosure for general refuse and recycling.
<b>ARCHITECTURAL DESIGN STANDARDS</b>	The architectural design standards meet and exceed the standards set forth in the Tradition MPUD.
<b>PARKING REQUIREMENTS</b>	The site plan requires 99 spaces and is providing for 104 spaces, with 5 ADA spaces.
<b>BUILDING HEIGHT</b>	The height of the proposed amenity building is 35’ to the top of the roof. The maximum height for nonresidential recreational structures allowed in the MPUD is 35’.
<b>SETBACKS</b>	The amenity building includes setbacks of front at 25’; interior side 10’; street (corner) side 25’; rear 25’. The structure is meeting all setback requirements within the MPUD.

**CONCURRENCY REVIEW:** The project has been reviewed for compliance with the City of Port St. Lucie Comprehensive Plan Policies, as it pertains to the Residential Golf Course future land use classification, regarding provision of adequate public facilities and documented as follows:

<b><i>CRITERIA</i></b>	<b><i>FINDINGS</i></b>
<b>SEWER/WATER SERVICES</b>	Sewer/water will be provided by the City of Port St. Lucie Utility Systems Department. A developer's agreement with the City Utilities Department, that is consistent with the adopted level of service, is required prior to issuance of building permits
<b>TRANSPORTATION</b>	The staff review indicates that this project will not generate any new daily vehicle trips on public roadways, see attached Public Works Traffic Memo. Therefore, the amenity center will not adversely affect the transportation level of service for the adjacent roads.
<b>PARKS AND OPEN SPACE</b>	The level of service for parks is measured and planned in conjunction with population growth on an annual basis. At this time, there are adequate parklands available to meet the required level of service.
<b>STORMWATER</b>	The project includes a paving and drainage plan that is in compliance with the adopted level of service standard.
<b>SOLID WASTE</b>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available
<b>PUBLIC SCHOOL CONCURRENCY</b>	Not applicable.

## **RECOMMENDATION**

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval. The Site Plan Review Committee recommended approval of the site plan at their May 12, 2021 meeting.