

Gordon Holmes – The Pickleball Club St. Lucie West

**Major Site Plan Approval
Project No. P21-273**

City Council
February 28, 2022



Request Summary

- Applicant/Agent: Alejandro Toro
- Owner: Gordon Holmes
- Request: A minor site plan approval request to allow the use of an enclosed assembly over 3,000 square feet for recreational facilities.
- Section 158.135(C)(5) of the General Commercial Zoning Code: Lists enclosed assembly over 3,000 square feet, such as recreational facilities, as special exception uses that may be permitted only following the review and specific approval thereof by the City Council, granted on January 24, 2022.



Aerial

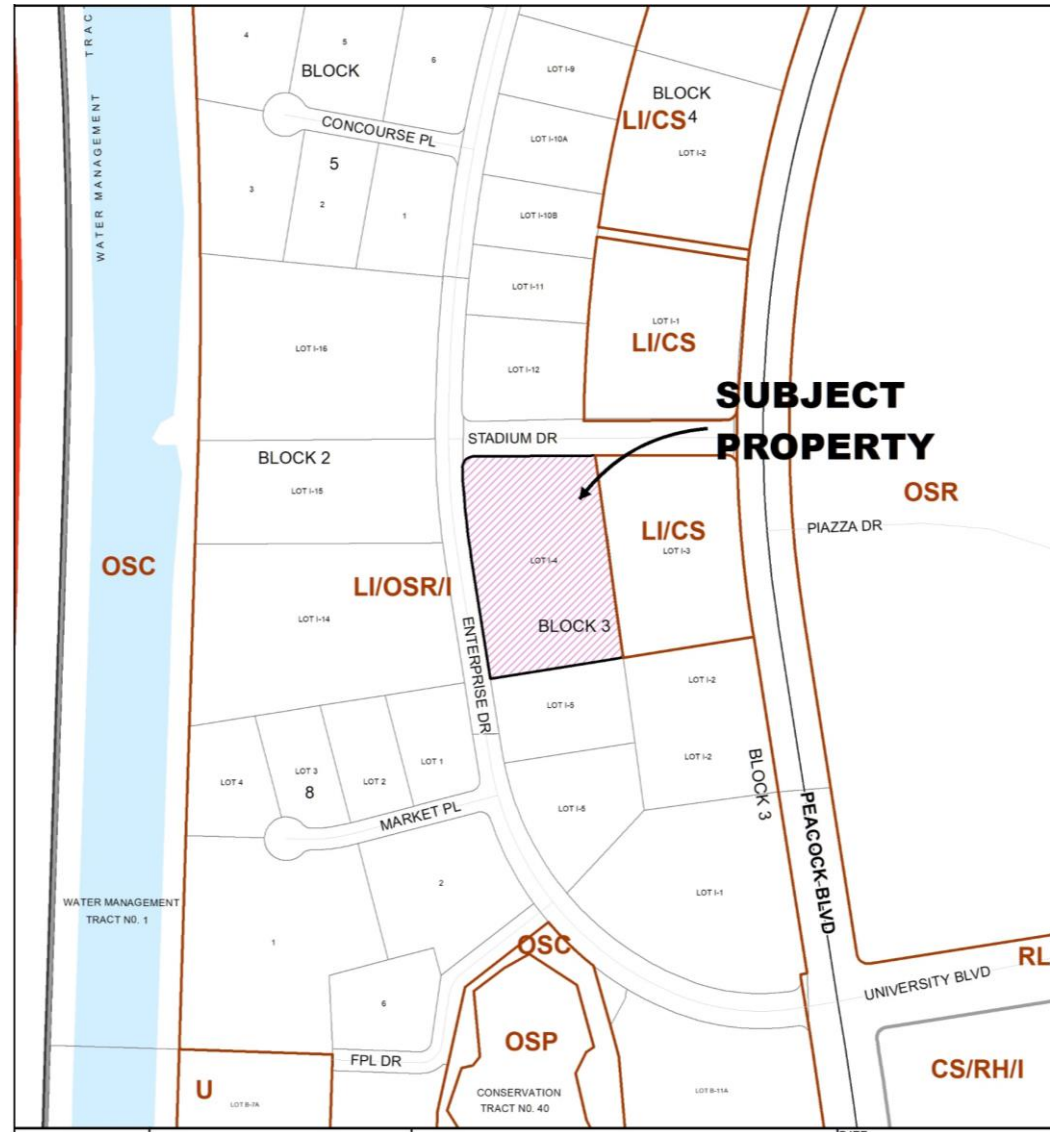
Surrounding uses

Direction	Future Land Use	Zoning	Existing Use
North	LI/OSR/I	WI	Warehouse
South	LI/OSR/I	WI	Warehouse
East	LI/CS	CS	Vacant
West	LI/OSR/I	WI	Warehouse



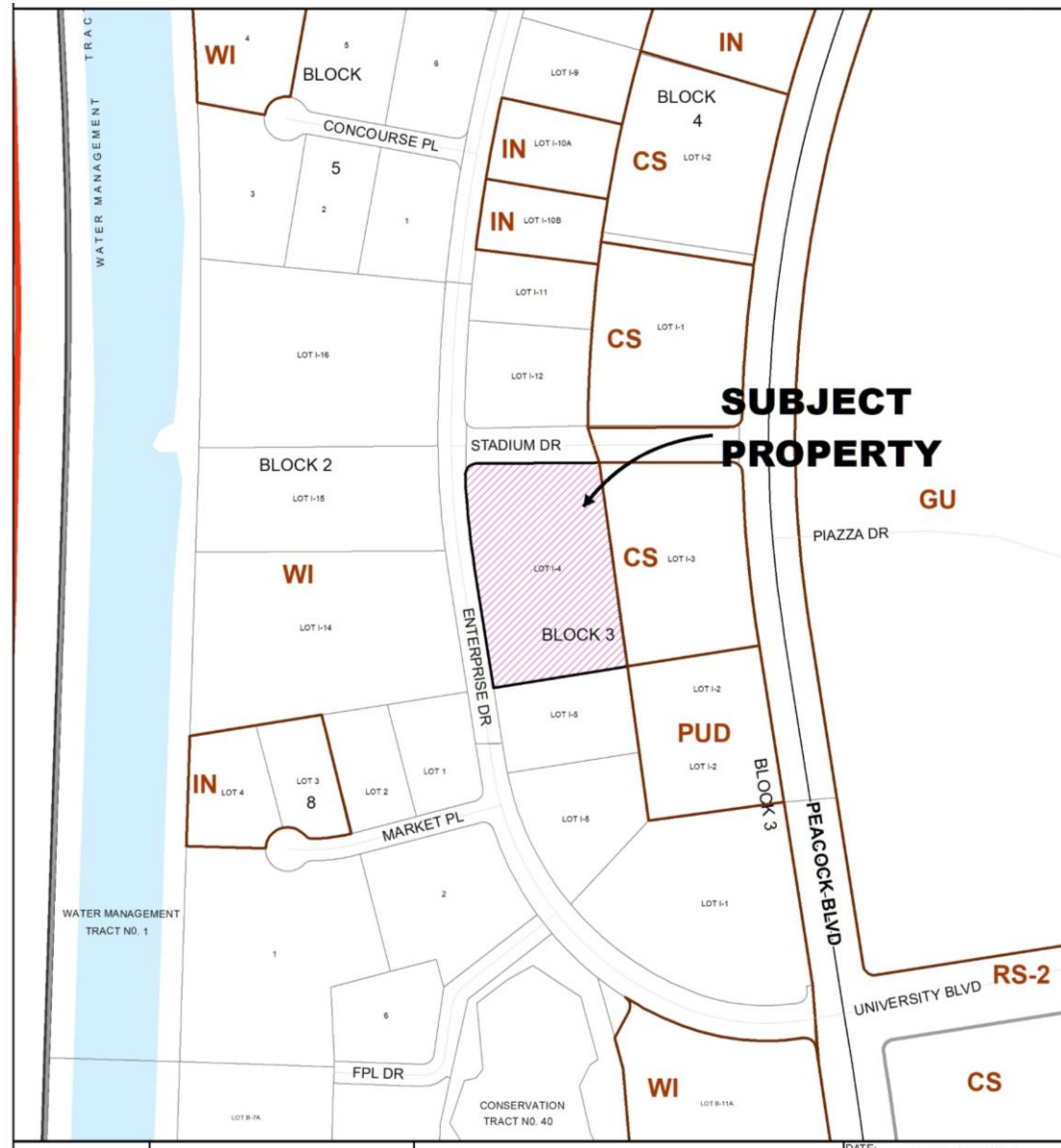
Land Use

LI/OSR/I (Light Industrial/
Open Space Recreational/
Industrial)

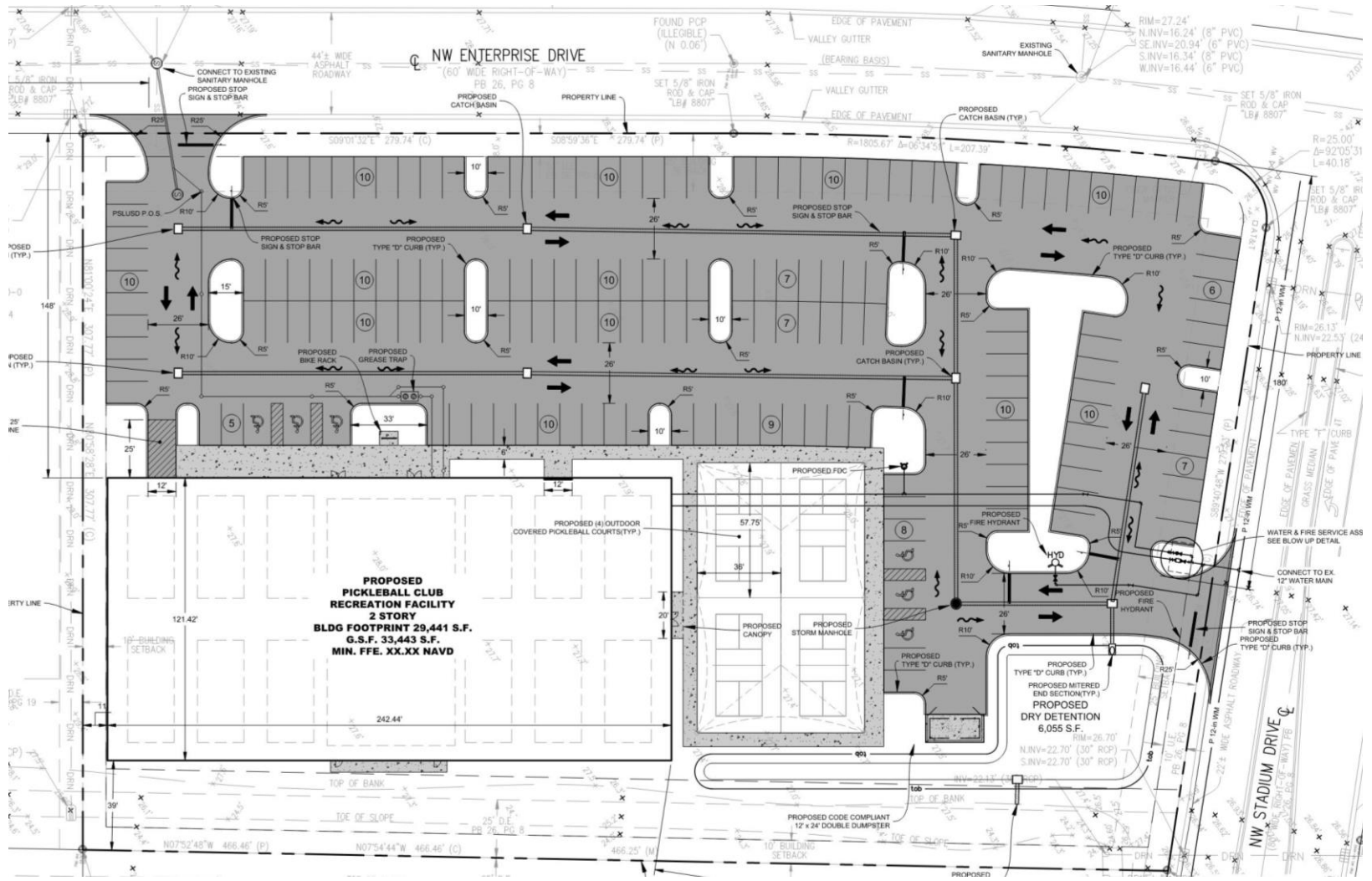


Zoning

WI (Warehouse Industrial)

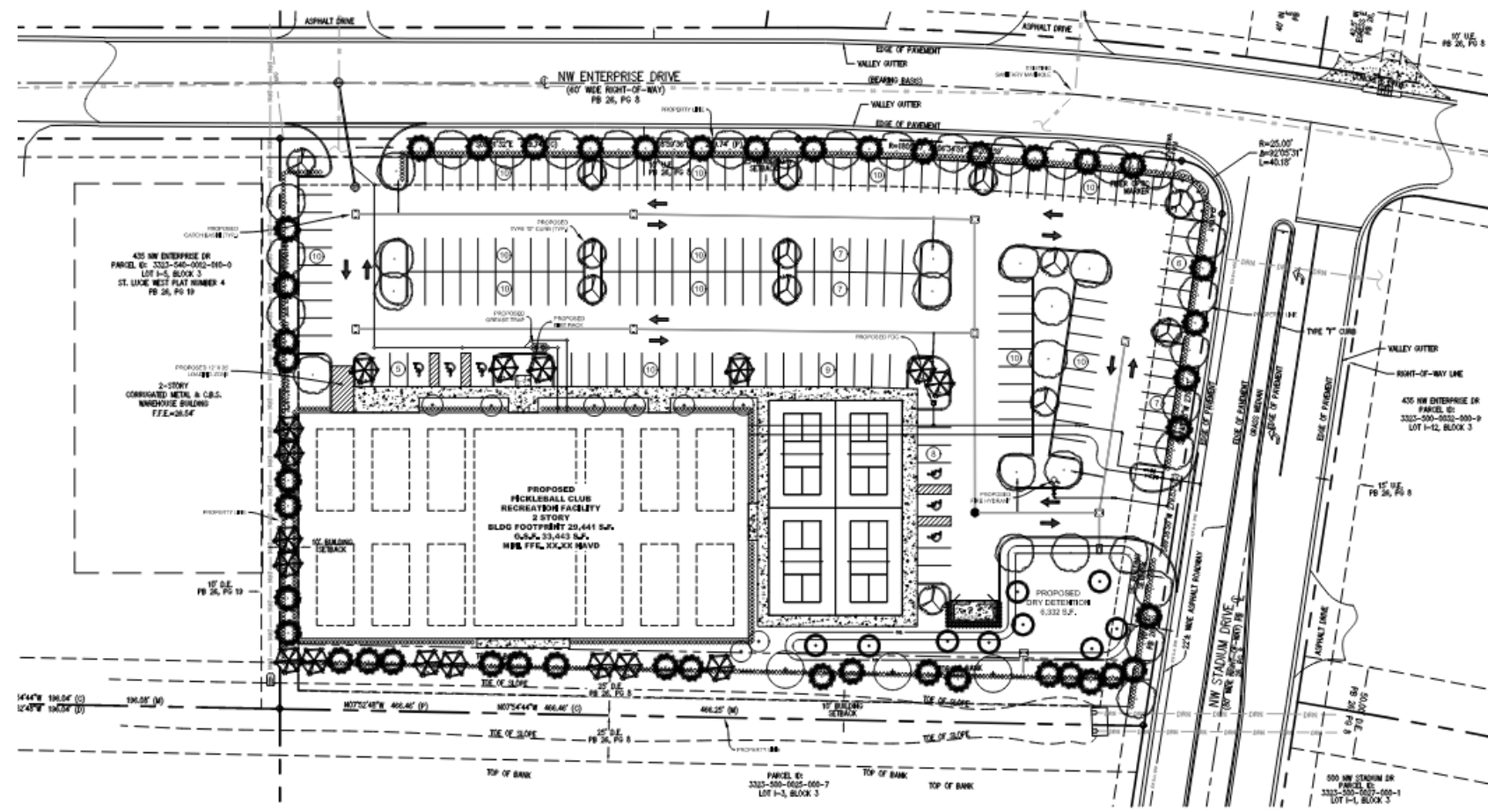


Proposed Site Plan



Conceptual Landscape Plan

Proposed - 24' (shown according to city standards for residential water drainage)
 Total Trees Proposed: 137
 Slopes
 Require - 1 Slope / 1.5 FT of Building Perimeter
 Existing Pavement Access Areas ■ 502 LT / 1.1 ■ 263 Slopes
 Proposed - 300 Slopes



Digitally signed by Jeffrey W. Smith, RLA
 Date: 2021.11.16 21:27:16 -05'00'

Conceptual Landscape Plan

CityofPSL.com



Traffic Impact Statement

- This proposed development with the Traffic Impact Statement was reviewed by City Staff.
- Per ITE Trip Generation Manual, 11th Edition, this particular development predicts a generation of 83 PM Peak Hour trips.
- No significant traffic impact is expected based on the site plan submitted.



Staff Recommendation

- The Site Plan Review Committee recommended approval of the site plan on December 8, 2021.

