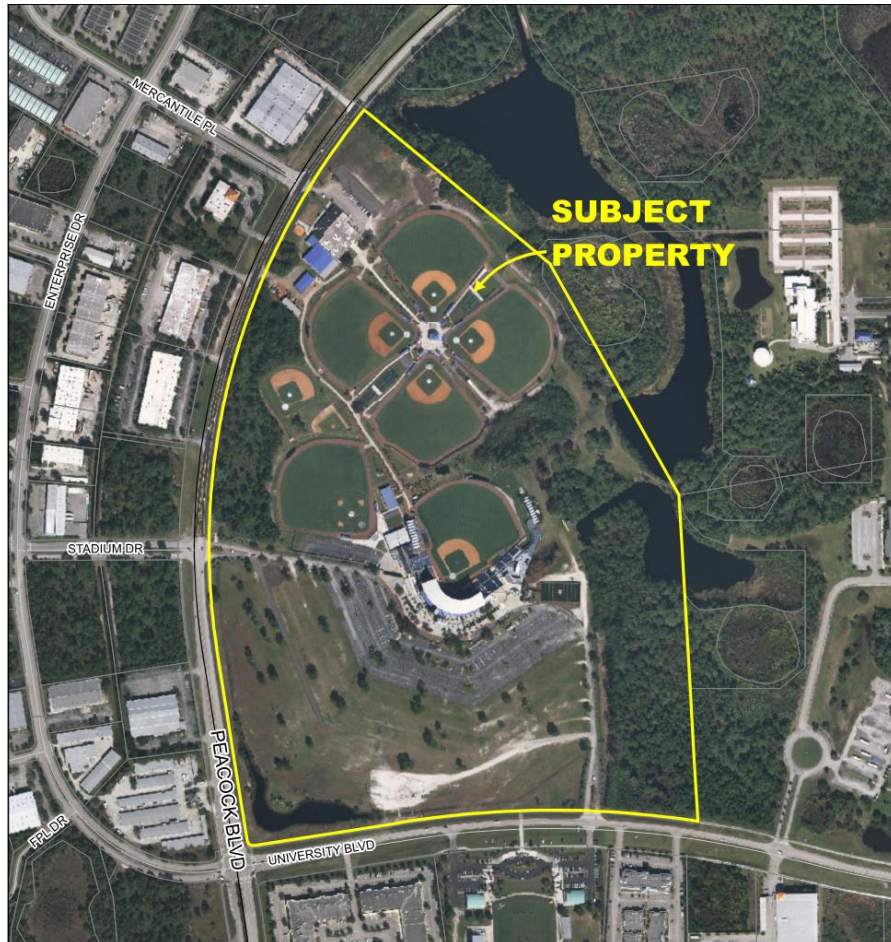




**SLW-Clover Park – Met’s Minor League Baseball Clubhouse
Major Site Plan Amendment
P17-177-A5**



Project Location Map

SUMMARY

Applicant’s Request:	An application for a major site plan amendment for SLW-Clover Park – Met’s Minor League Baseball Clubhouse
Applicant:	Darren Guettler, Velcon Engineering & Surveying, LLC
Property Owner:	St Lucie County
Location:	Northeast corner of NW University Blvd. and NW Peacock Blvd.
Address:	31 Piazza Drive
Project Planner:	Cody Sisk, Planner III

Project Description

The applicant, Darren Guettler of Velcon Engineering & Surveying, LLC, has submitted a Major Site Plan for a project known as SLW-Clover Park – Met’s Minor League Baseball Clubhouse. The proposal involves the demolition of the existing minor league clubhouse, which is approximately 32,013 square feet in size, and the construction of a new 53,493 square foot clubhouse. An agility field and new batting cages are also proposed. There are two access points on NW Peacock Boulevard.

The overall Mets Stadium site provides a total of 2,135 parking spaces, exceeding the required 1,667 spaces. Parking within the site is shared among all existing and proposed uses. The new clubhouse facility will have 103 paved parking spaces dedicated to its use, with access to shared grass parking areas available throughout the site to accommodate events or seasonal demand.

The property is zoned General Use (GU), which is compatible with the current future land use classification of Open Space Recreation (OSR) on the site.

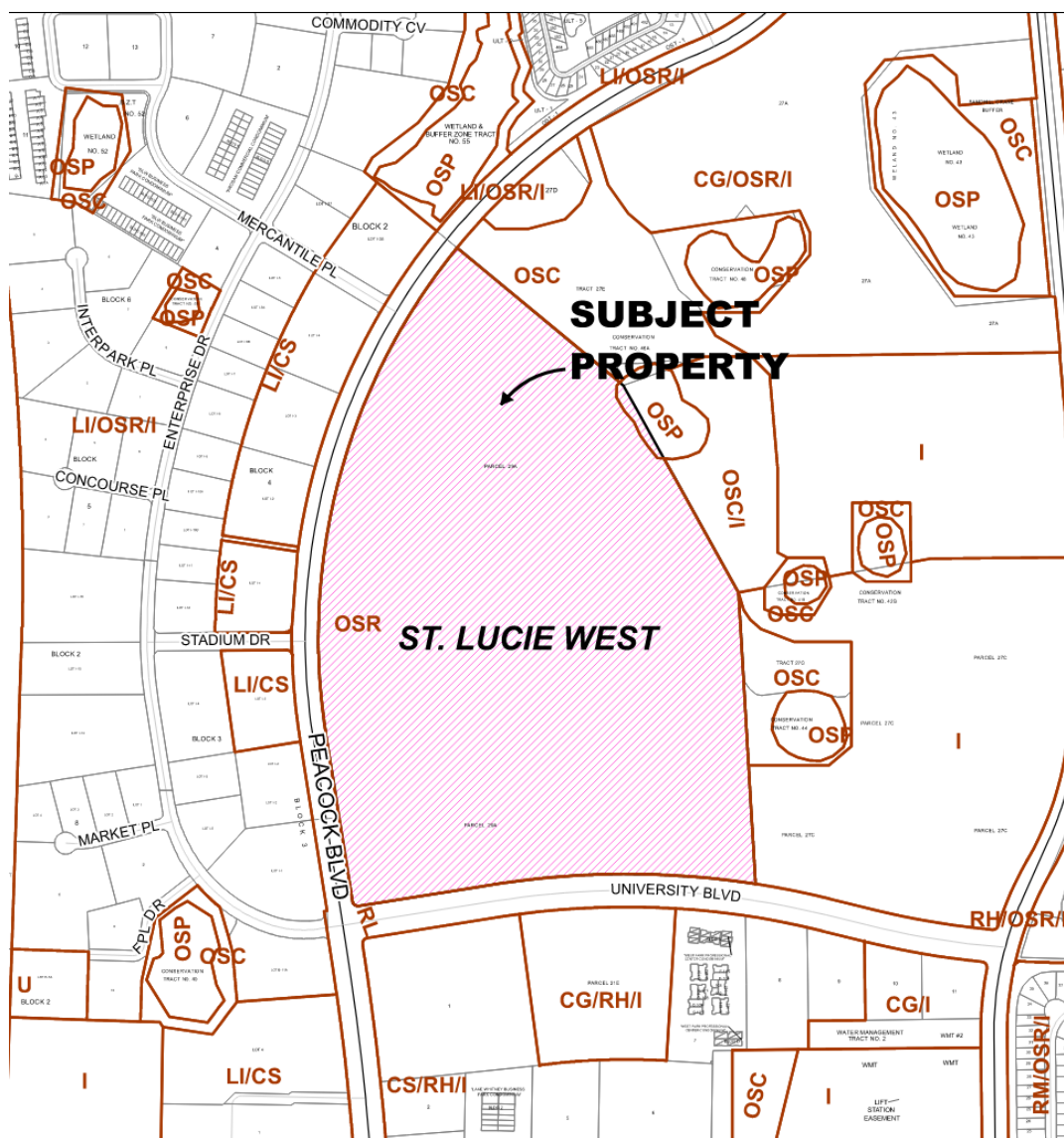
Location and Site Information

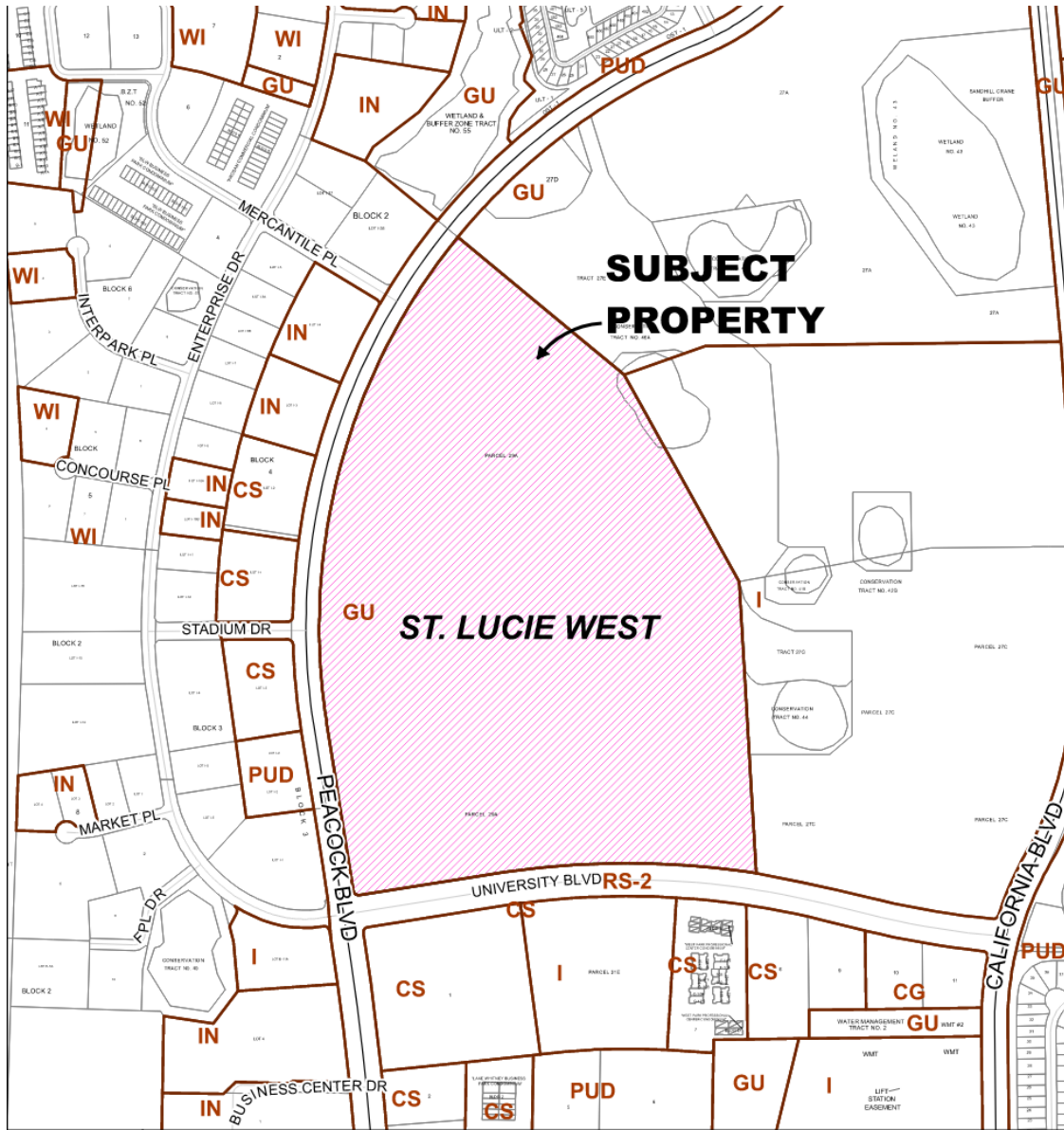
Parcel Number:	3323-500-0011-000-6
Property Size:	+/- 99.98 acres
Legal Description:	Parcel 29A, Block 5, St. Lucie West Plat No. 1, Prima Vista Boulevard, According to the Plat Thereof, As Recorded In Plat Book 26, Pages 8, 8a Through 86, Of the Public Records Of St. Lucie County, Florida.
Future Land Use:	Open Space Recreation (OSR)
Existing Zoning:	General Use (GU)
Existing Use:	Mets Stadium and recreation fields

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	OSC	GU	Warehouse Office Uses
South	CS/RH/I and CG/RH/I	I and CS	Warehouse/Office Uses and Sports Complex
East	OSC/I	I	Indian River State College/FAU
West	LI/CS	IN and CS	Warehouse Uses

OSC – Open Space Conservation, I- Institutional, OSC/I - Open Space Conservation/Institutional, LI/CS- Light Industrial/Service Commercial, GU – General Use, IN – Industrial, CS - Service Commercial, CS/RH/I – Service Commercial/High Density Residential/Institutional, CG/RH/I – General Commercial/High Density Commercial/Institutional





Zoning District

IMPACTS AND FINDINGS

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

<u>CRITERIA</u>	<u>FINDINGS</u>
USE	An application for site plan approval for a major site plan to construct one building totaling 53,493 square feet for the minor league clubhouse.
DUMPSTER ENCLOSURE	The site plan provides one 12' x 24' dumpster enclosure for general and recyclable refuse for the commercial site.
ARCHITECTURAL DESIGN STANDARDS	The applicant has provided elevations. The project is not subject the Citywide the Citywide Design Standards.
PARKING REQUIREMENTS	The site is proposed to have a total of 2,135 parking spaces including 66 handicap accessible spaces. The new minor league clubhouse will have 103 spaces dedicated to the use.
BUILDING HEIGHT	Maximum building height permitted by the General Use zoning district is 35' while the building is proposed to be 25'.
SETBACKS	Building setback lines depicted on site plan are consistent with the Code requirements.

CONCURRENCY REVIEW: The project has been reviewed for compliance with Chapter 160, City Code, regarding provision of adequate public facilities and documented as follows:

<u>CRITERIA</u>	<u>FINDINGS</u>
SEWER/WATER SERVICES	The St. Lucie West Utility Systems Department will provide water and sewer service
TRANSPORTATION	This site plan application and Traffic Statement prepared by HKS Architects, Inc. dated September 5, 2025 has been reviewed by the Public Works Department and the transportation elements of the project were found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd. The proposed site development is for the demolition of the existing Major League Baseball clubhouse and construction of a new clubhouse and associated parking. The existing peak traffic volume for this baseball park coincides with major league and minor league baseball games. There are no proposed increases to the overall

	seating and public capacity associated with this improvement to the clubhouse; therefore, the applicant does not anticipate any changes to the traffic volumes on the adjacent streets.
PARKS AND OPEN SPACE	Not applicable to non-residential development.
STORMWATER	Proposed stormwater drainage systems will comply with the requirements as presented by all pertinent agencies.
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	Not applicable to non-residential development.

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:

Upland Habitat Protection/Mitigation: The property is subject to the upland habitat protection/mitigation requirements of the City Code and the St. Lucie West Development of Regional Impact. The native habitat on the site will be preserved and supplemented where needed to meet the minimum perimeter landscaping requirements.

Wildlife Protection: A portion of the site has been cleared. A gopher tortoise survey will be required prior to the issuance of a site work permit.

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. All private development meeting the applicability requirements of Chapter 162 must elect one of three methods for providing public art within ninety (90) days of the issuance of the first building permit. The three options are artwork on site, fee in lieu of providing public art onsite, or a combination of artwork on site and payment in lieu. The applicant has stated that they intend to provide public 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 and is recommending the following condition:

- The applicant shall provide a completed Agent Authorization Form prior to applying for any building permit.

The Site Plan Review Committee recommended approval at their August 27, 2025, meeting.