



Telaro Amenity Center Phase II Site Plan
Major Site Plan Application
P22-138



Project Location Map

SUMMARY

Applicant's Request:	Approval of a site plan for Phase II of the Telaro Amenity Center.
Applicants:	Steve Garrett and Kevin Velinsky, Lucido and Associates
Property Owner:	City of Port St. Lucie
Location:	The property is located on the south side of SW Discovery Way between SW Community Boulevard and SW Village Parkway.
Address:	Not assigned
Project Planner:	Bridget Kean, AICP, Senior Planner

Project Description

Mattamy Palm Beach, LLC, owner, has submitted an application for site plan approval for Phase II of the Telaro Amenity Center. Telaro is a gated age restricted residential subdivision consisting of 440 residential units. Telaro is located west of Interstate 95, south of SW Discovery Way, and between SW Community Boulevard and SW Village Parkway and within the Southern Grove DRI. The Telaro Amenity Center Site Plan will allow for construction of a 26,359 square foot two story club house, two swimming pools, two bocce ball courts, parking, sidewalks and other associated infrastructure. Phase I of the Telaro Amenity Center was a minor site plan approved by the Site Plan Review Committee on May 3, 2022 that provided for 7 total pickleball courts, 1 basketball court, 1 tennis court, a dedicated restroom building and associated infrastructure and parking.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed site plan at the May 11, 2022 Site Plan Review Committee meeting.

Location and Site Information

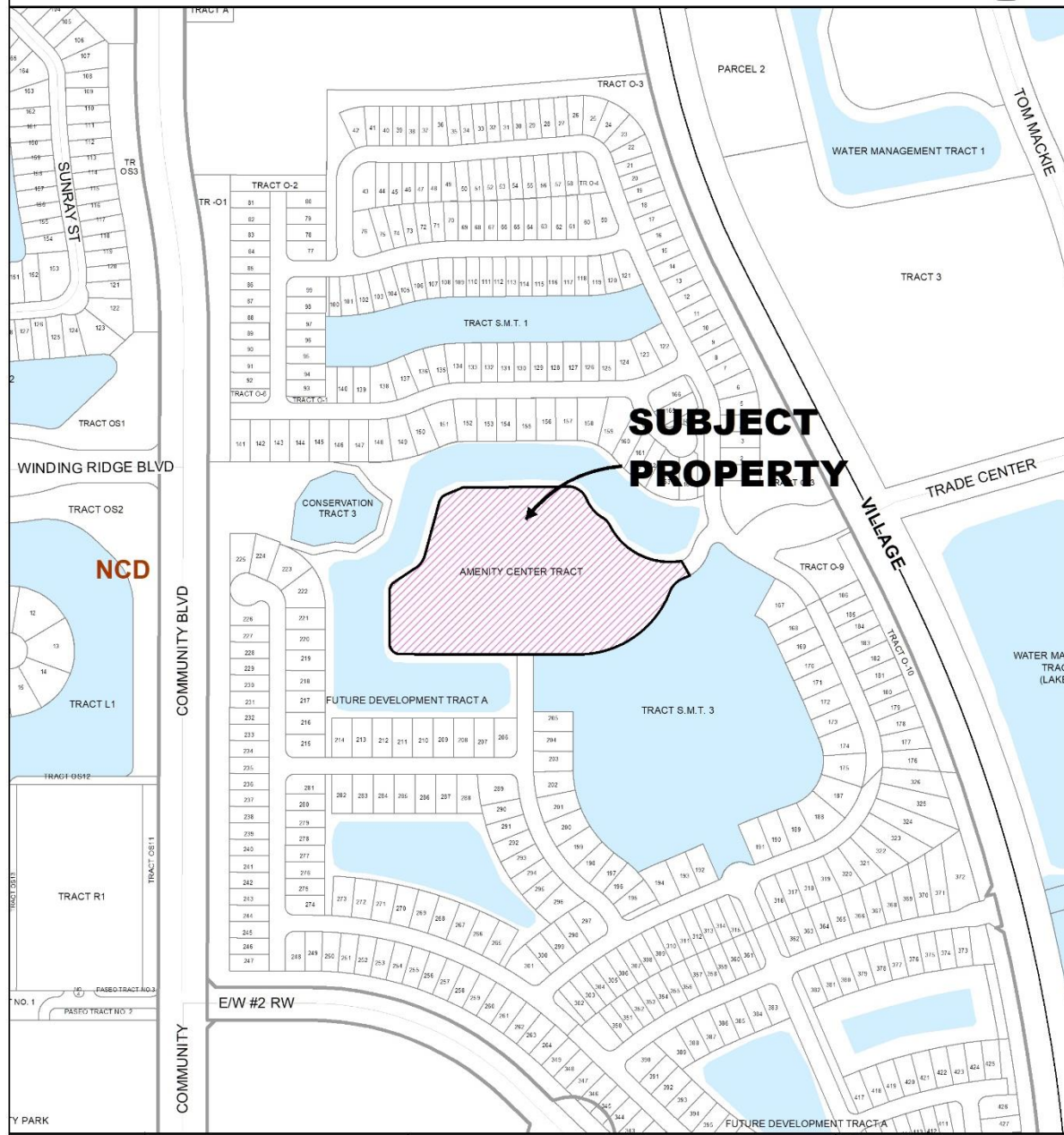
Parcel Number:	4322-604-0022-000-5
Property Size	7.91 acres
Legal Description:	Telaro at Southern Grove Phase 2 and 3, Amenity Center Tract
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	MPUD (SG 3 Master Planned Unit Development)
Existing Use:	Vacant land

Surrounding Uses

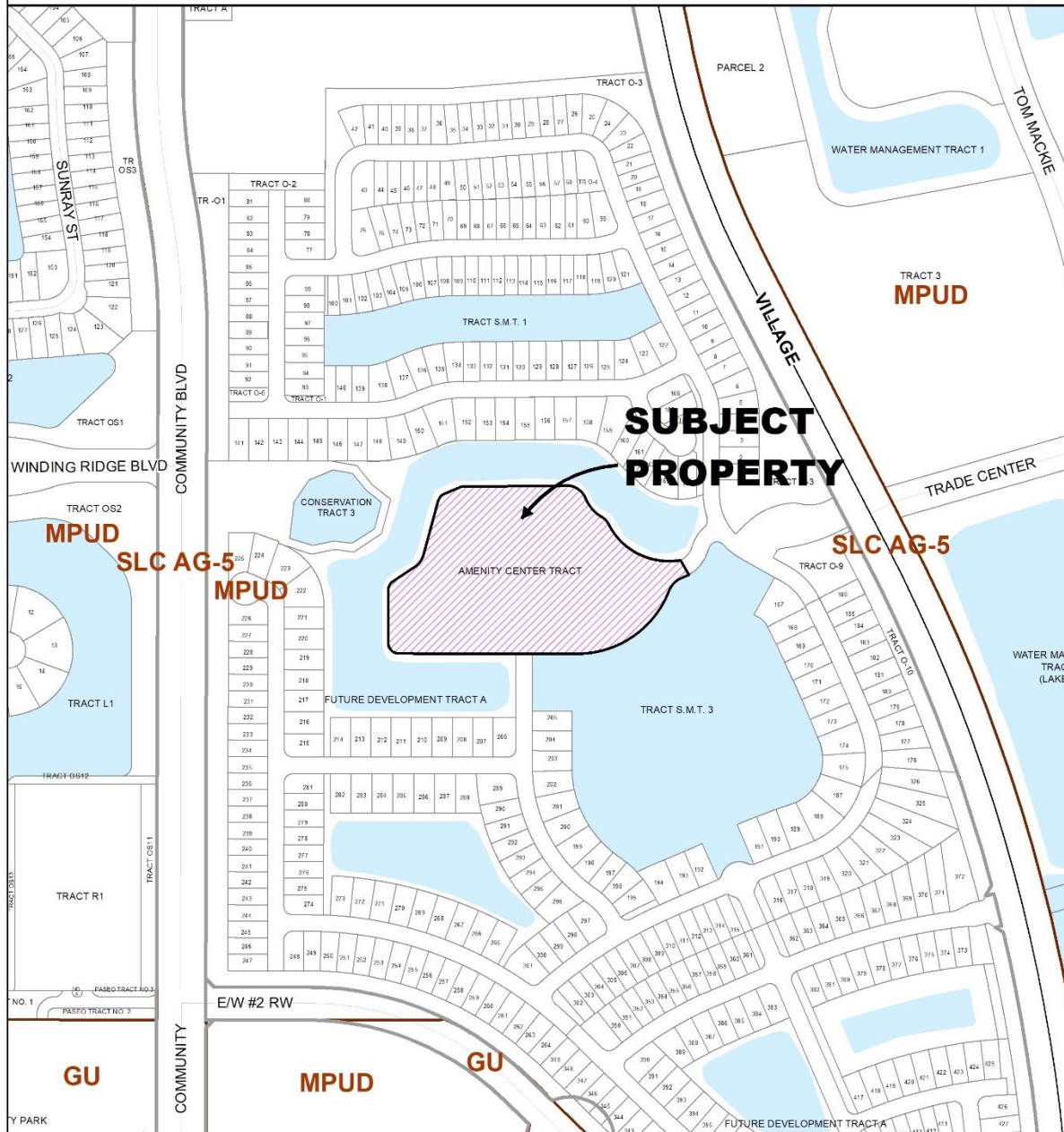
Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Vacant land (Shoppes at the Heart Site Plan)
South	NCD	MPUD and GU	Vacant land (proposed school site and undeveloped land within the Heron Preserve Phase 2 A plat)
East	NCD	MPUD	Vacant land (proposed WoodSpring Hotel) and AHS apartment complex
West	NCD	MPUD	Riverland Valencia Cay

NCD – New Community Development District

MPUD – Master Planned Unit Development



EXISTING ZONING



IMPACTS AND FINDINGS

ZONING REVIEW: The proposed project has been reviewed for compliance with the Southern Grove 3 Master Planned Unit Development (MPUD) and documented as follows:

<u>CRITERIA</u>	<u>FINDINGS</u>
USE	The property is located in a Residential sub-district in the Southern Grove 3 MPUD. Park or playground, or other public or private recreation or cultural facility (including but not limited to: golf course or clubhouse, with or without an alcoholic beverage license for sale of alcoholic beverages to members and guests of the clubhouse; are listed as permitted uses.
DUMPSTER ENCLOSURE	A 12X24 foot dumpster enclosure is depicted on Phase I of the Telaro Amenity Center site plan.
ARCHITECTURAL DESIGN STANDARDS	The proposed project is within the Southern Grove DRI. The applicant has provided documentation that the project was approved by the Tradition Design Review Committee.
STACKING REQUIREMENTS	N/A
BUILDING HEIGHT	The MPUD sets a maximum height of 35 feet for single family residential units and other permitted uses and a maximum height of 65 feet for multi-family units within the Residential subdistrict. The proposed height for the two-story clubhouse is 30 feet.
SETBACKS	The proposed development meets the setback requirements of twenty-five (25) feet for front yard and from public rights-of-way and ten (10) feet from side and rear property lines as established in the MPUD.
PARKING	The MPUD does not require parking for private facilities within the development provided adequate pedestrian access exists within the area intended to be served by the facility. The site plan depicts sidewalks throughout the amenity center parcel with pedestrian connections to the adjoining neighborhoods. In addition, the site plan provides for 70 parking spaces including 4 handicapped spaces and 14 golf cart spaces.
BUFFER	The submittal packet includes a landscape plan that provides perimeter and façade in accordance with the MPUD.

NATURAL RESOURCE PROTECTION

An environmental assessment report was submitted when the property was rezoned to MPUD. The site has been cleared. Mitigations for impacts to the wetlands on site have been addressed through the South Florida Water Management District (SFWMD) and Army Corps of Engineers (ACOE) permits.

CONCURRENCY REVIEW

The project is subject to the conditions of the Southern Grove DRI development order regarding the provision of adequate public facilities. Concurrency requirements were addressed as part of the review and approval of the Telaro at Southern residential subdivision plats.

CRITERIA	FINDINGS
SEWER/WATER SERVICES	Port St Lucie Utility Systems is the provider of services. The site will require limited utility services.
TRANSPORTATION	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. N/A
PARKS AND RECREATION	N/A
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	N/A

OTHER

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

Public Art (Chapter 162): N/A. The public art requirements for Telaro are met via the approved alternative equivalent proposal for public art known as Heart in the Park.

Consistency with the Southern Grove DRI and Figure 1-4 of the Comprehensive Plan: The proposed project is located in a designated Residential subdistrict as depicted on Map H, the master development plan for the Southern Grove DRI and Figure 1-4 of the Future Land Use Element. Figure 1-4 is the conceptual land use plan for the Southern Grove NCD District.

Per Policy 1.2.2.2, residential areas shall contain neighborhoods of housing, which neighborhood may also contain schools, parks, places of worship and civic facilities essential to the daily life of the residents.

RELATED PROJECTS

P21-013 – Telaro Final Plat
P21-108 – Telaro Plat No. 2 Preliminary and Final Plat
P21-244 - Telaro Phases 2 and 3 Preliminary and Final Plat
P21-119 – Telaro Amenity Center Phase 1
P22-109 – Heart in the Park Site Plan

STAFF RECOMMENDATION

The Site Plan Review Committee reviewed the request at their meeting of May 11, 2022 and recommended approval.