

# Esplanade at Tradition Amenity Center

Site Plan Application  
(P20-245)  
City Council Meeting  
Stephen Mayer, Planner III

INCORPORATED

[CityofPSL.com](http://CityofPSL.com)

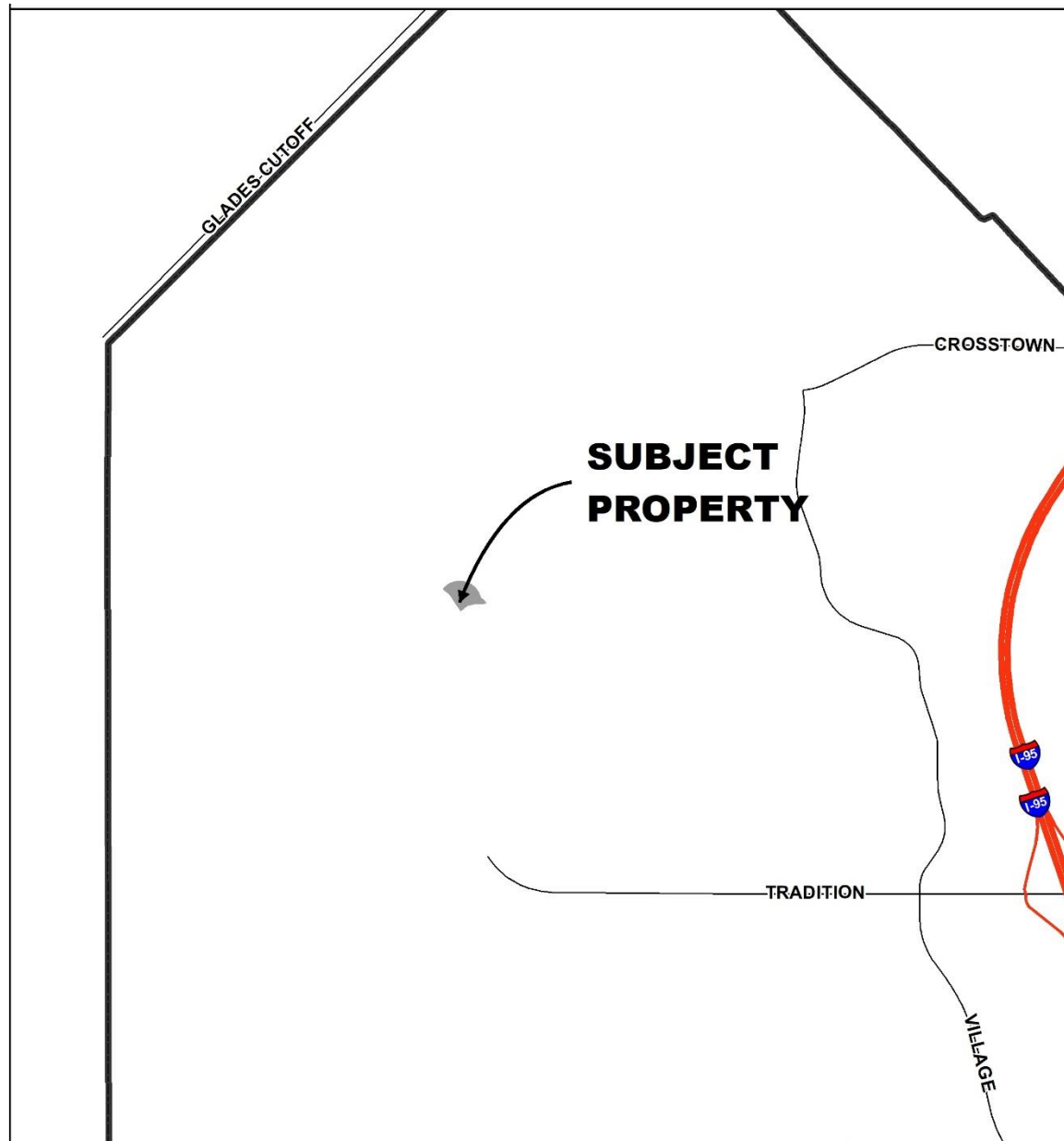


# Applicant and Owner

- Applicant: Waldrop Engineering, PA
- Owner: Esplanade at Tradition Homeowners Association of SLC, Inc.
- Request: The applicant is requesting approval of an amenity center upon 6.63 acres within the Esplanade at Tradition MPUD. The site plan includes provisions for a 12,400 square foot structure (club house and wellness center), tennis/pickle ball/Bocce courts, mailbox locations, parking, and associated infrastructure improvements.

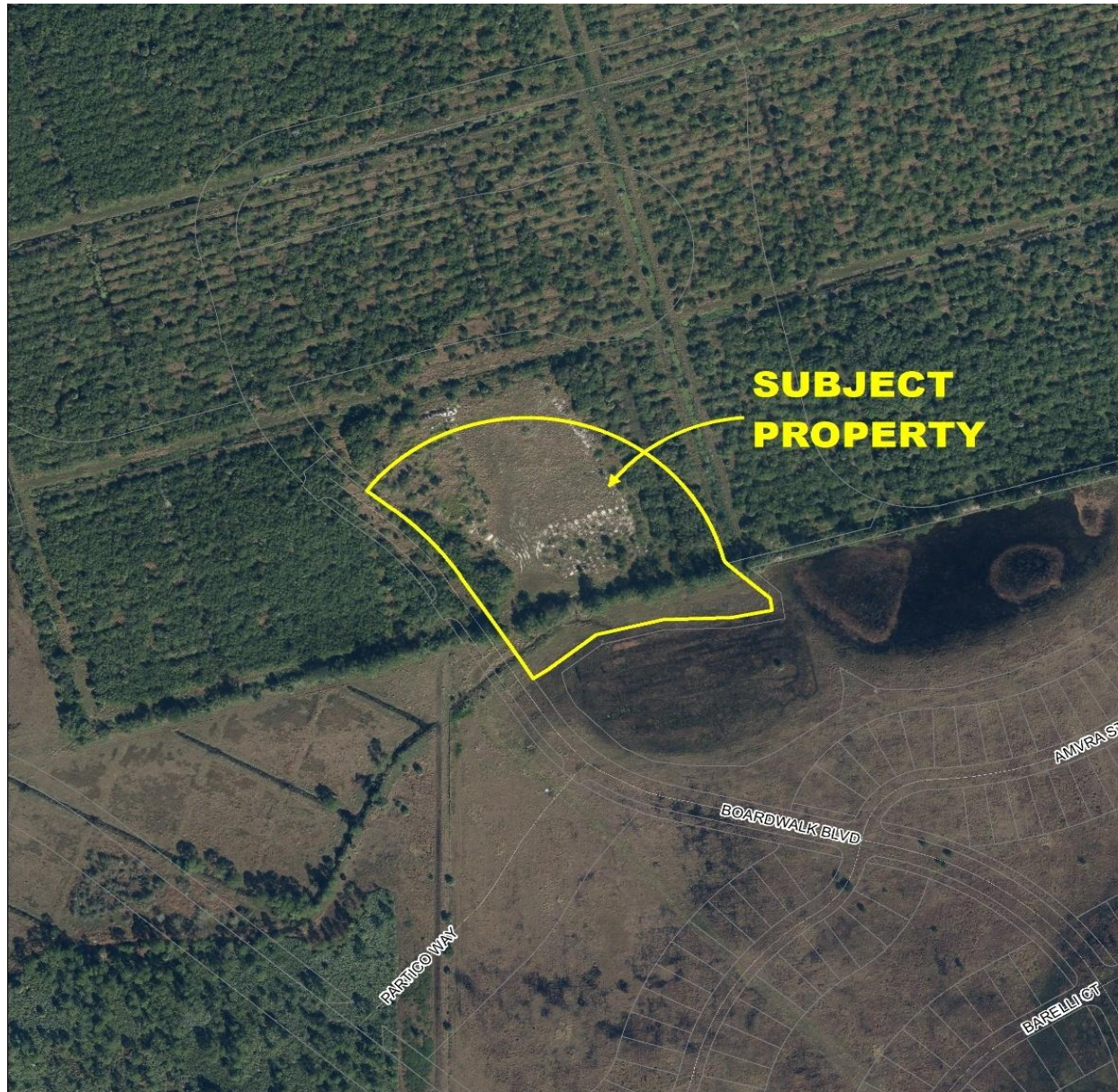


# Location Map

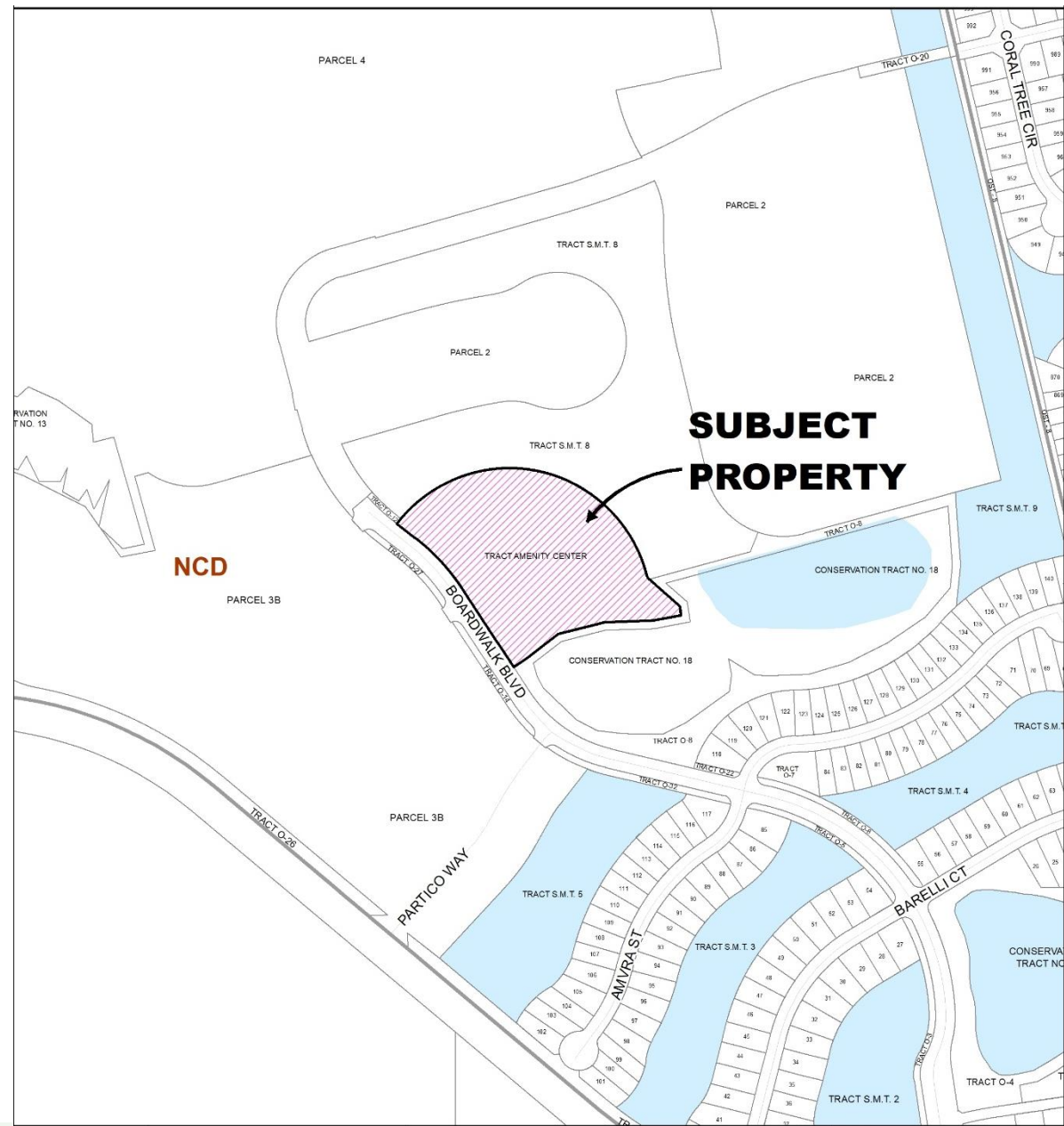




# Aerial Map

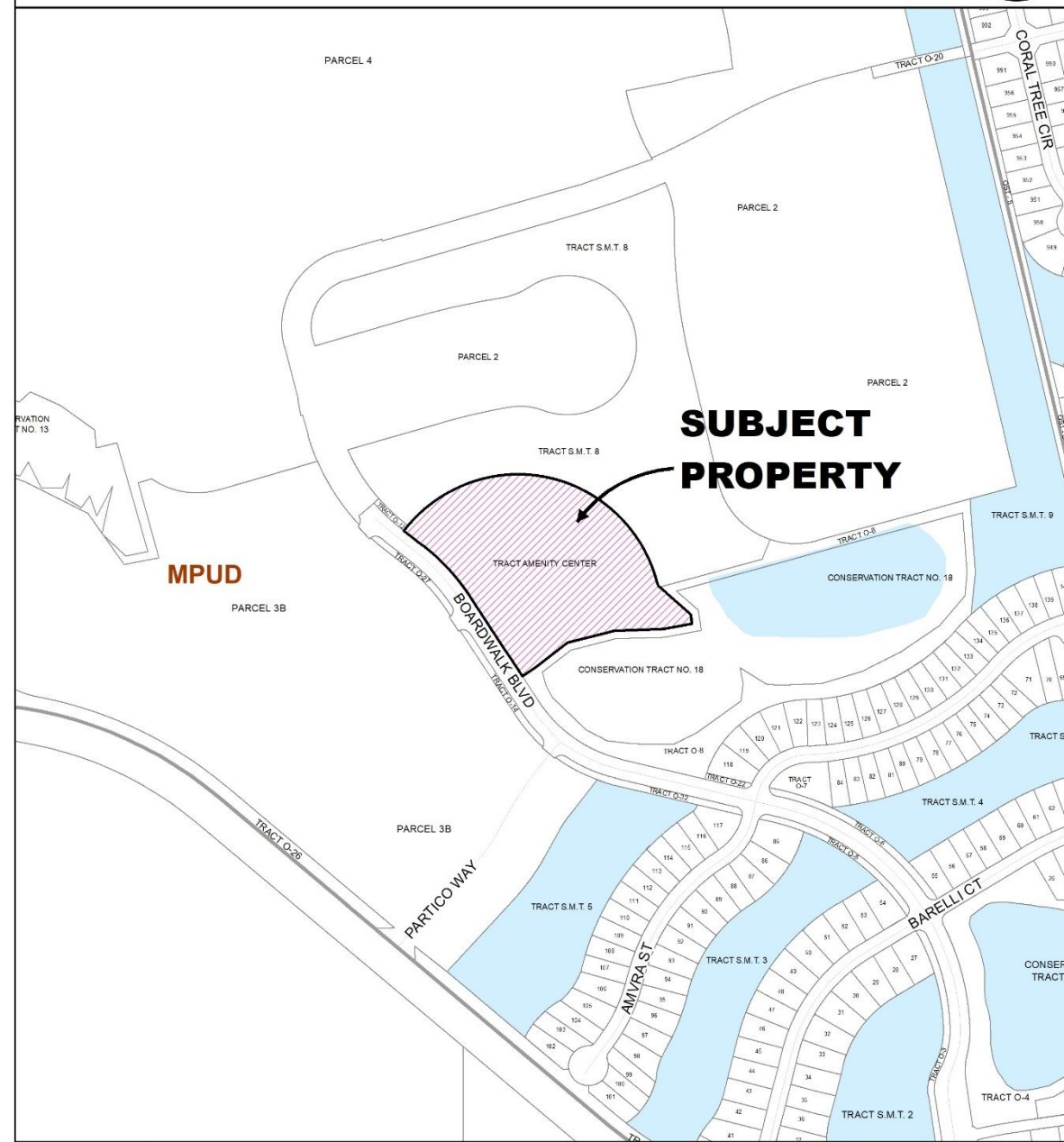


# Future Land Use Map





# Zoning Map







# Clubhouse

Legend:

	<p><b>STUCCO #1</b> TYPE: LIGHT BASH TEXTURE (CONTRACTOR TO SUPPLY SAMPLES FOR REVIEW AND APPROVAL) COLOR: SW700 - ARCADE WHITE SHERWIN WILLIAMS (BY SUPPLIER, CONTRACTOR)</p>		<p><b>BRUSHED ALUMINUM</b> TYPE: ALUMINUM COLOR: SILVER SUPPLIER: BY CONTRACTOR</p>
	<p><b>STUCCO #2</b> TYPE: LIGHT BASH TEXTURE (CONTRACTOR TO SUPPLY SAMPLES FOR REVIEW AND APPROVAL) COLOR: SW700 - ARCADE WHITE SHERWIN WILLIAMS (BY SUPPLIER, CONTRACTOR)</p>		<p><b>PRECAST TILE</b> TYPE: NEOSTYLE PORCELAIN TILE 12"x24" COLOR: GRAFFE SUPPLIER: HAPPY FLOORS</p>
	<p><b>STONE VENEER</b> TYPE: COASTAL REEF COLOR: PEARL WHITE SUPPLIER: LEBRONWOOD STONE</p>		<p><b>ROOF TILE</b> TYPE: 36" X 42" APPROVED EQUAL COLOR: 4009 ARROWHEAD GRAY SUPPLIER: EAGLE ROOFING PRODUCTS</p>



ELEVATION



WELLNESS CENTER

AN INSPIRED LIVING EXPERIENCE FROM

TaylorMorrison



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# Traffic Statement

- Latest received November 2021
- Provided by Waldorf Engineering
- Reviewed by City Staff
- Found to be consistent with the DRI
  
- Traffic Circulation was reviewed by Staff and found to be in compliance with Public Works Policy #19-01
  
- The proposed site is for internal use by residents of the Esplanade subdivision only therefore not creating any additional trips on the City owned roadway network.



# Zoning Review

<u>CRITERIA</u>	<u>FINDINGS</u>
USE	The “amenity center” use is permitted as part of the required open space and recreational opportunities within the Tradition MPUD.
DUMPSTER ENCLOSURE	The site plan includes a trash 12x26 dumpster enclosure for general refuse and recycling.
ARCHITECTURAL DESIGN STANDARDS	The amenity center architecture meets and exceeds the architectural standard set forth in the Tradition MPUD
PARKING REQUIREMENTS	The site plan requires 99 spaces and is providing for 104 spaces, with 5 ADA spaces.
BUILDING HEIGHT	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’.
SETBACKS	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.

CRITERIA	FINDINGS
<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. Furthermore, the Tradition MPUD already approved through concurrency review, intended for this parcel to be an amenity for the development. 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. The amenity center is providing for 47.5% or 137,363 sf (3.15 ac) of landscaped open space. Amenities for the development include pickleball, tennis, and bocce courts, as well as a pool and clubhouse space.
<b>STORMWATER</b>	The project will be required to submit a paving and drainage plan as part of their detailed plan approvals.
<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 Site Plan Review Committee recommended approval of the site plan at their meeting on May 12, 2021.

