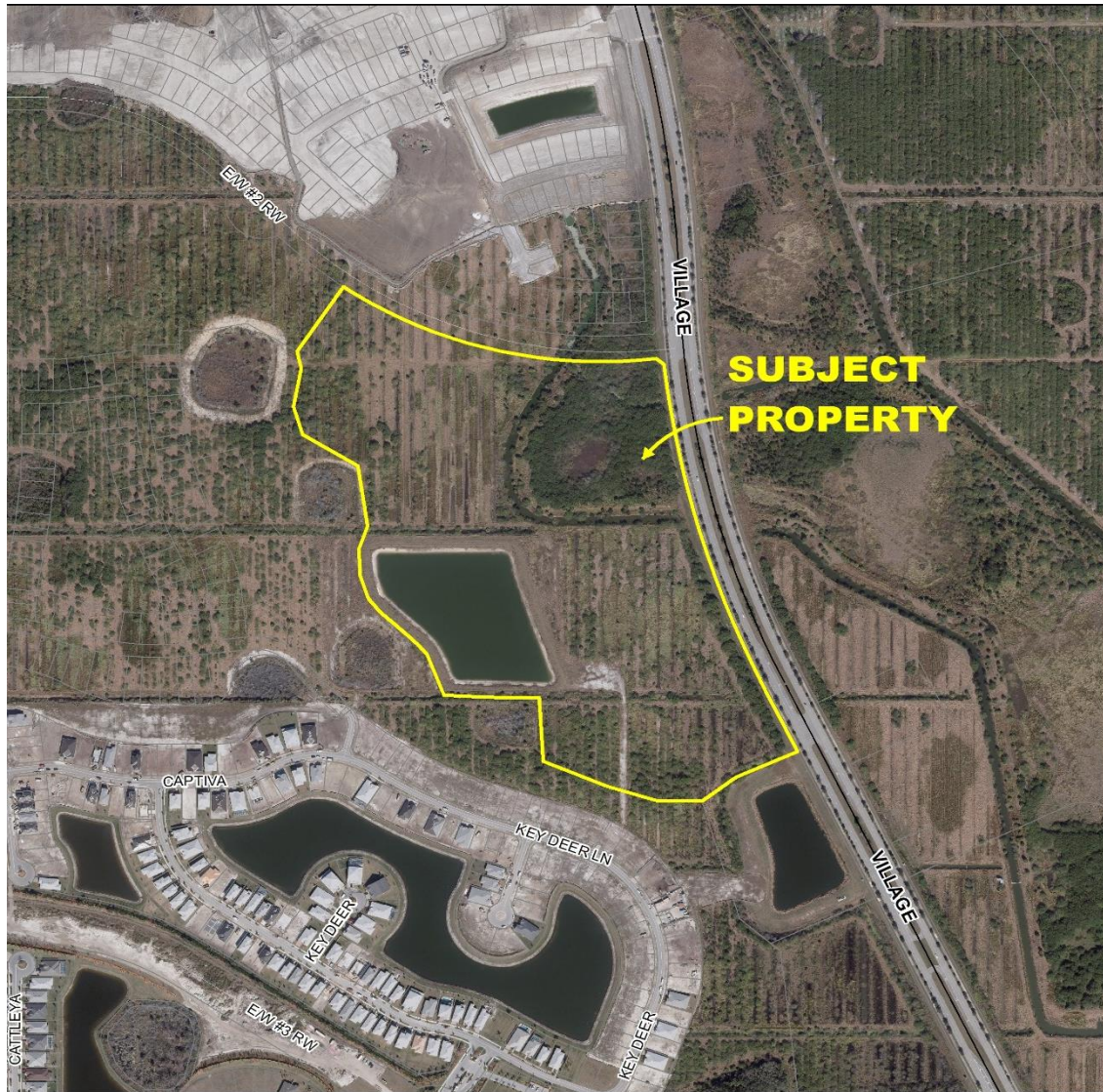




Stars and Stripes Park Site Plan
Major Site Plan Application
P22-195



Project Location Map

SUMMARY

Applicant's Request:	A request for site plan approval for Stars and Stripes Park
Agent:	Steve Garrett and Kevin Velinsky, Lucido and Associates
Applicant:	Mattamy Palm Beach, LLC
Property Owner:	City of Port St. Lucie
Location:	The subject property is generally located on the west side of SW Village Parkway, immediately south of future E/W 2 roadway, north of Marshall Parkway and east of Heron Preserve residential community.
Address:	Not assigned
Project Planner:	Bridget Kean, AICP, Deputy Director

Project Description

On behalf of the City of Port St. Lucie, Mattamy Palm Beach, LLC, has submitted a site plan for the development of Stars and Stripes Park. Stars and Stripes is a proposed public park in Southern Grove consisting of star sculptures, a waving flag display, and a solar system display, a linear stormwater pond, paved walking paths, and a paved parking lot. The site plan depicts the location for a future restroom and also provides an area for future overflow parking if needed. The park will include celebratory plaza for veterans and first responders featuring large three dimensional stars and wave-like stripes as well as a celestial lawn or outdoor classroom anchored by a large interactive sundial. The planet displays will radiate out from the sundial at an approximate distance from one another as in the solar system.

Stars and Stripes is one of four proposed parks in Southern Grove that will be developed to meet the demand for park and recreation facilities created by the residential entitlements in the Southern Grove DRI. Per Condition 67 of the Southern Grove DRI, a total of 80 acres of net usable land is required to be deeded to the City for park and recreation facilities. The 47.51 acre property that includes the Stars and Stripes Park was deeded to the City in 2018 by the Tradition Land Company. There is an associated application for a preliminary and final subdivision plat for the Stars and Stripes in the Park (P22-224). The replat subdivides the property to create a 20 acre parcel for a future public school site, a 10.199 acre water management tract, a 16.447 acre park site, and a .377 acre tract for extension of Tradition Trail to E/W 2.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed project at the October 12, 2022 Site Plan Review Committee meeting.

Location and Site Information

Parcel Numbers:	4322-600-0021-000-6
Property Size:	47.51 acres
Legal Description:	Southern Grove Plat No. 13 Parcel 25B
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	General Use Zoning District (GU)
Existing Use:	Vacant land

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Vacant land (Proposed K-8 public school site) and Telaro residential community on the north side of the E/W 2 road right-of-way.
South	NCD	SLC -AG-5	Stormwater pond and vacant land
East	NCD	GU and MPUD	Conservation land in Southern Grove DRI and Heron Preserve residential community west of the conservation land.
West	NCD	MPUD	GFC owned vacant land and future fire station

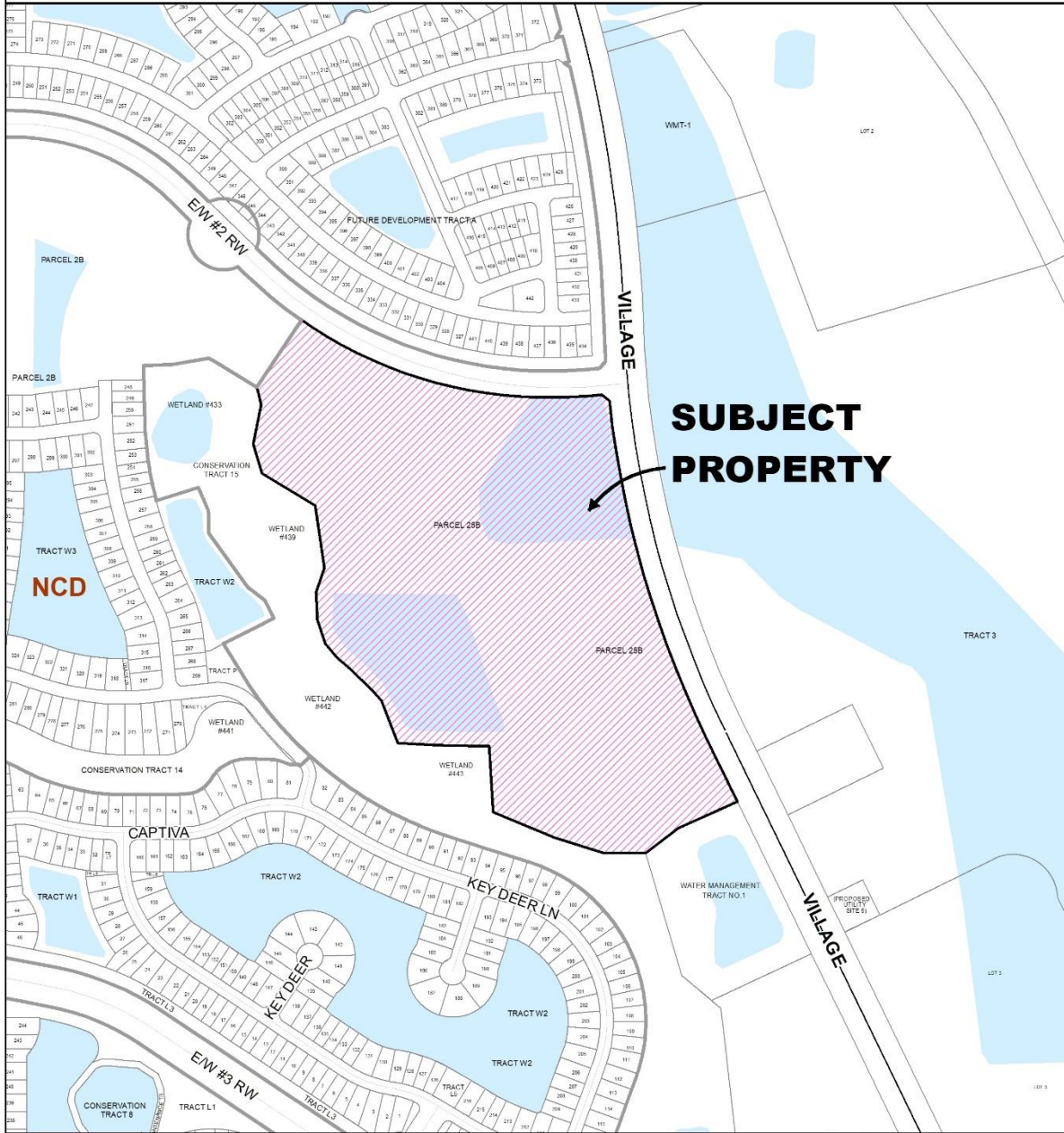
NCD – New Community Development District

SLC-AG 5 – St. Lucie County Agricultural 5 (1 unit per 5 acres)

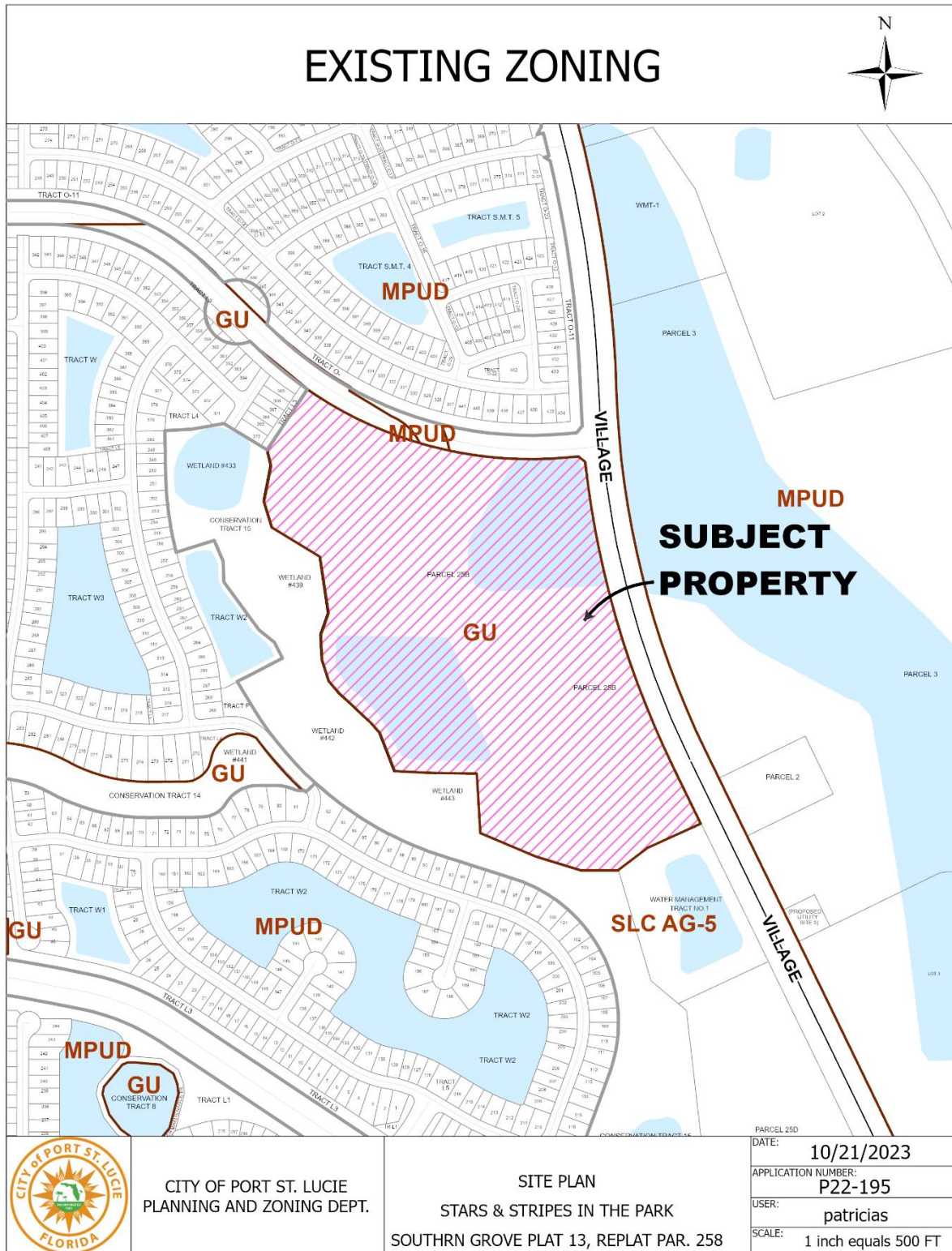
GU – General Use Zoning District

MPUD – Master Planned Unit Development

FUTURE LAND USE



	<p>CITY OF PORT ST. LUCIE PLANNING & ZONING DEPT.</p>	<p>SITE PLAN STARS & STRIPES IN THE PARK SOUTHRN GROVE PLAT 13, REPLAT PAR. 258</p>	<p>DATE: 10/18/2022</p>
			<p>APPLICATION NUMBER: P22-195</p>
			<p>USER: patricias</p>
			<p>SCALE: 1 in = 500 ft</p>



IMPACTS AND FINDINGS

ZONING REVIEW: The proposed project has been reviewed for compliance with the General Use Zoning District (GU) and documented as follows:

<u>CRITERIA</u>	<u>FINDINGS</u>
USE	Park or playground, or other public recreation is a permitted use in a GU zoning district.
DUMPSTER ENCLOSURE	Since this is a passive park, the site plan does not provide for a dumpster enclosure. Trash receptacles will be placed throughout the park and emptied by the maintenance crew for the park.
ARCHITECTURAL DESIGN STANDARDS	The proposed project is within the Tradition DRI and has been approved by the Tradition Design Review Committee.
STACKING REQUIREMENTS	Not applicable. A school bus routing plan was provided to show the proposed park can accommodate school buses for student field trips.
BUILDING HEIGHT	Not applicable
SETBACKS	Conforms to the setback requirements of the GU Zoning District
PARKING	A total of 131 parking spaces are provided including 12 handicapped spaces.
BUFFER	A conceptual landscape plan is included with the submittal packet. The perimeter landscape buffers are provided and designed to provide visibility to the park's features from SW Village Parkway.

NATURAL RESOURCE PROTECTION

An environmental assessment report was prepared for the subject property. The site is primarily undeveloped, comprised of lands previously converted to citrus groves, which are no longer in operation. Field observations confirmed that there are no remaining native or natural upland areas on the subject property. No gopher tortoises or burrows were found on site. A new gopher tortoise survey will be required before the project is cleared. There are no wetlands on the property. A mass grading plan was approved for the property (P22-043) to allow the Southern Grove CDD No. 5 to complete the stormwater improvements required by the South Florida Water Management permits.

CONCURRENCY REVIEW

The project is subject to the conditions of the Southern Grove DRI development order regarding the provision of adequate public facilities and documented as follows:

CRITERIA	FINDINGS
SEWER/WATER SERVICES	Port St Lucie Utility Systems is the provider. No restroom facilities will be constructed with the first phase. The underground water and sewer lines needed to serve a future restroom will be included in Phase 1 project construction for Phase I. The Parks and Recreation Dept. will provide a restroom facility at a future date.
TRANSPORTATION	<p>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.</p> <p>A traffic statement was provided by MacKenzie Engineering and Planning, Inc. The proposed project will generate an average of 119 daily trips and 25 p.m. peak hour trips.</p>
PARKS AND RECREATION	Requirements for public parks and recreational facilities are addressed under Condition 67 of the DRI Development Order and not applicable to non-residential development.
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	Public school requirements are addressed under Condition 62 of the DRI Development Order and not applicable to non-residential development.

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. Stars and Stripes Park is included on the list of identified projects whose public art requirements will be met via the approved alternative equivalent proposal for public art known as Heart in the Park.

RELATED PROJECTS

P22-224 – Stars and Stripes in the Park Preliminary and Final Subdivision Plat

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the proposed project at the October 12, 2022 Site Plan Review Committee meeting.