

Stars and Stripes in the Park

Preliminary and Final Subdivision Plat Application
(P22-224)

City Council Meeting November 13, 2023

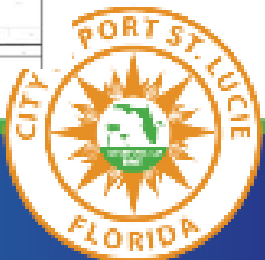
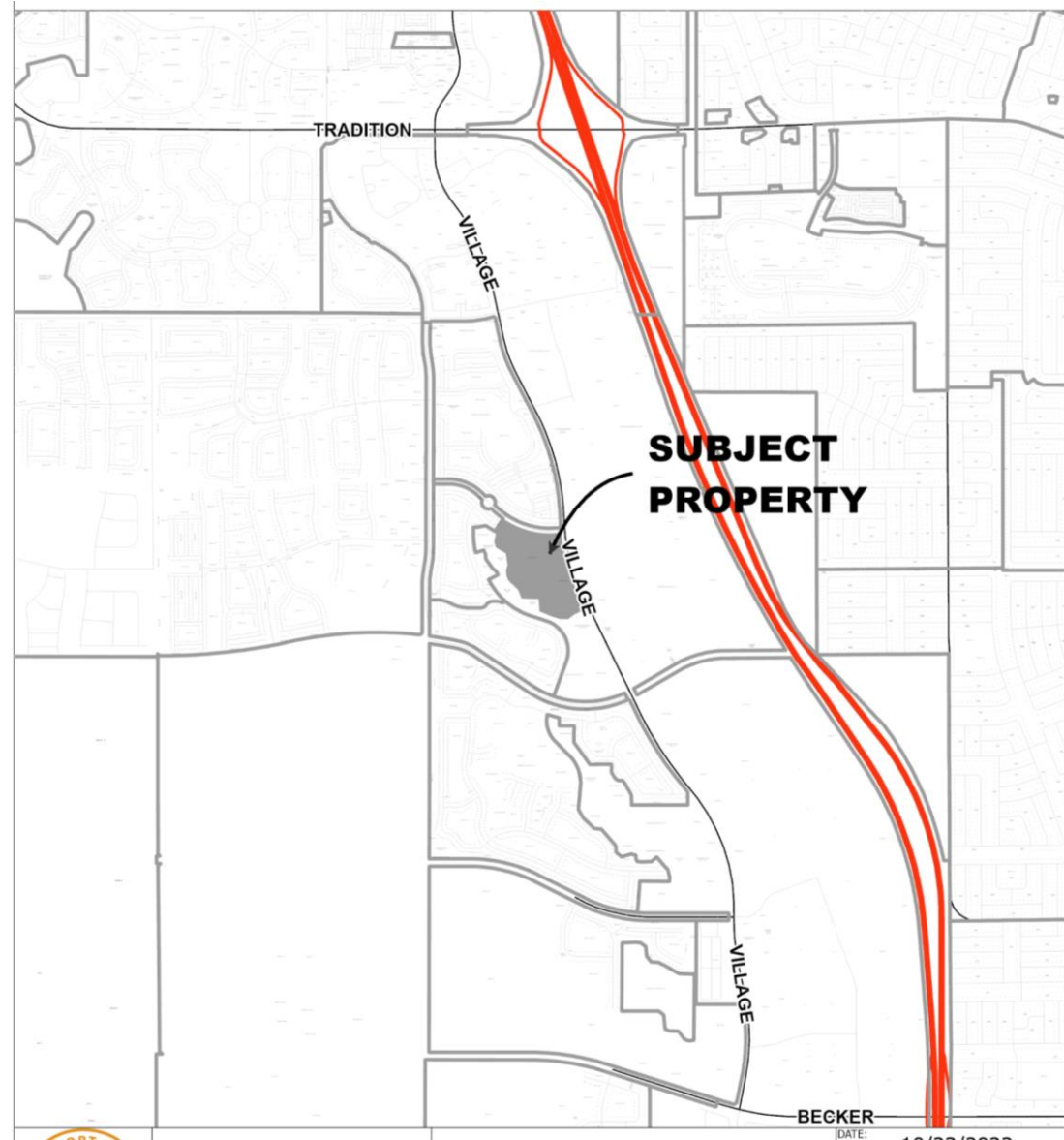


Request Summary

Applicant's Request:	Approval of a preliminary and final subdivision plat for 47.51 acres of property legally described as Parcel 25B, Southern Grove Plat No. 13. The subject property will be developed as the Stars and Stripes Park and a future K-8 school site.
Agent:	Steve Garrett and Kevin Velinsky, Lucido and Associates
Applicant:	Mattamy Palm Beach, LLC
Property Owner:	City of Port St Lucie
Location:	The property is generally located south of future road E/W 2, north of Marshall Parkway, and along the west side of SW Village Parkway.



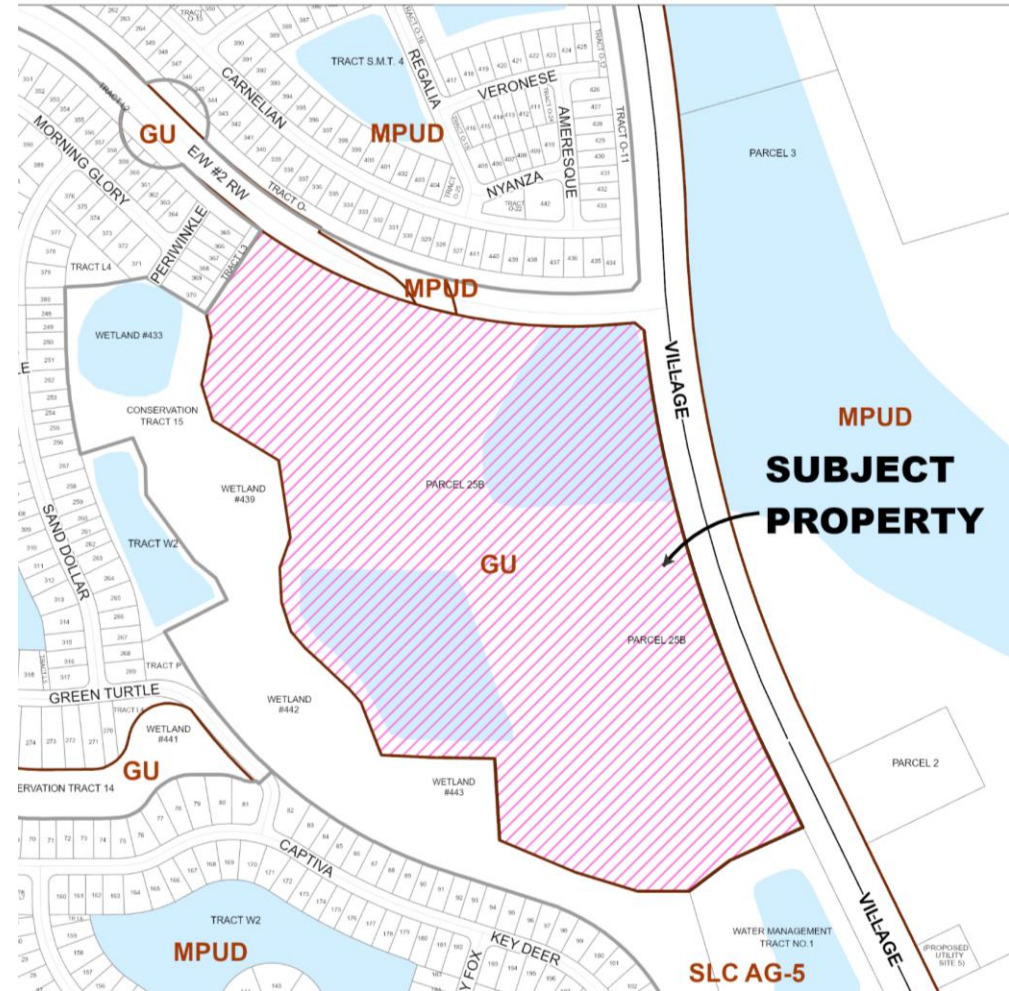
Location Map



Land Use and Zoning

- Future Land Use: NCD
- Zoning: GU
- Existing Use: Vacant land

EXISTING ZONING



Proposed Project

- An application for preliminary and final subdivision plat approval for Stars and Stripes in the Park Plat.
- Replat of Parcel 25B, Southern Grove Plat No. 13 (47.51 acres)
- The replat will create the following parcels:
 - Parcel 1 – .377 acres intended to connect Tradition Trail to E/W 2
 - Parcel 2 – 20.492 acres for future K-8 public school site
 - Parcel 3 – 16.447 acres for future public park site (Stars and Stripes)
 - Tract SMT 1 – 10.199 acres for water management tract that will be a part of the Stars and Stripes Park but platted separately and dedicated to the Southern Grove CDD No. 5



Concurrency Review

Each application for site plan approval will be required to demonstrate compliance with the Southern Grove DRI development order regarding provision of adequate public facilities for utility services, transportation, stormwater, parks, public schools, and solid waste.



Recommendation

- The Site Plan Review Committee recommended approval of the preliminary and final subdivision plat at the August 24, 2022 Site Plan Review Committee meeting.

