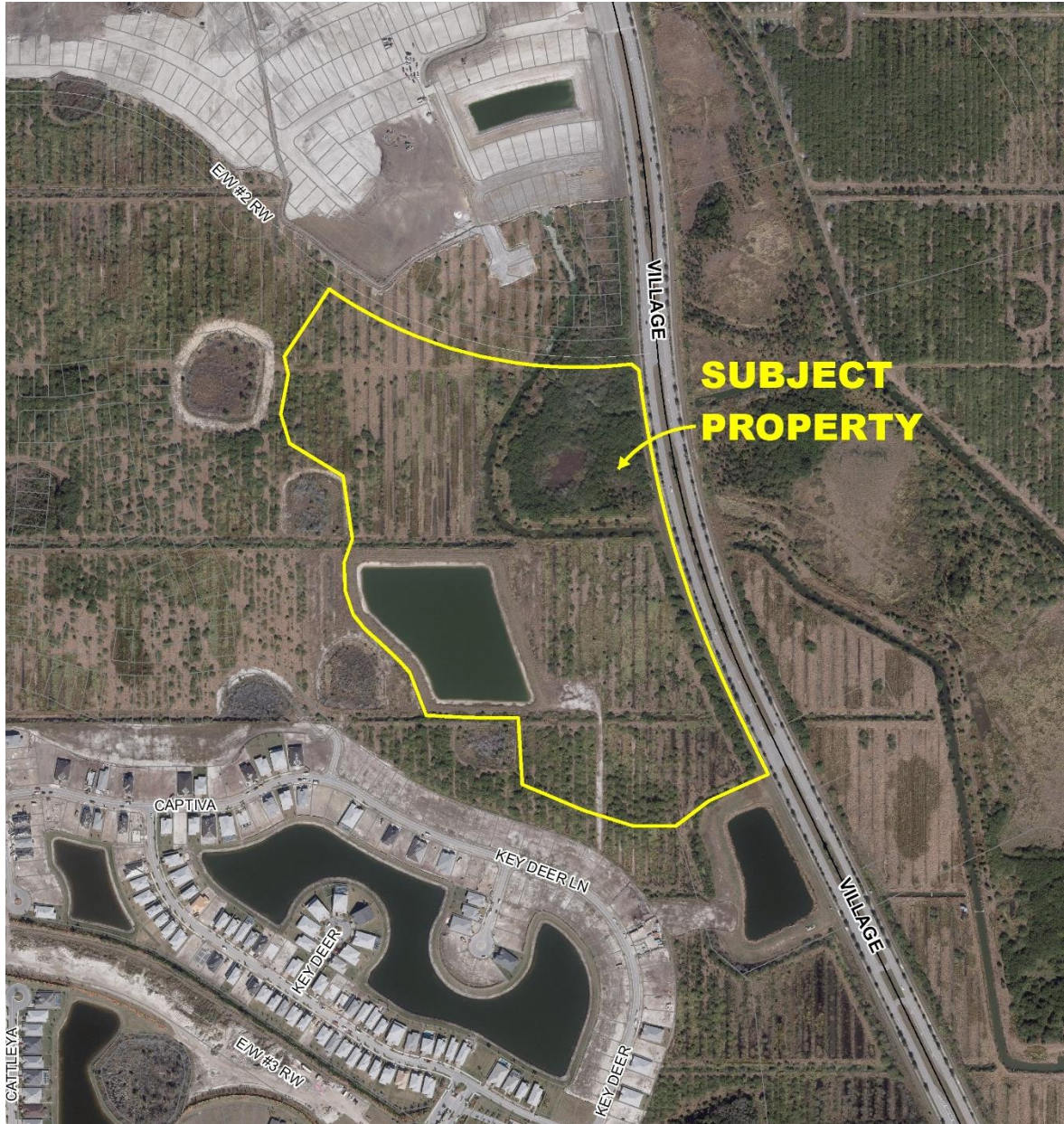




**Stars and Stripes in the Park**  
**Preliminary and Final Subdivision Plat**  
**P22-224**



Project Location Map

**SUMMARY**

Applicant's Request:	A request for approval of a preliminary and final subdivision plat for 47.51 acres of land owned by the City of Port St. Lucie and designated for a future K-8 school and public 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, south of the E/W 2 road right-of-way, north of Marshall Parkway and east of Heron Preserve residential community.
Address:	Not assigned
Project Planner:	Bridget Kean, AICP, Deputy Director

**Project Description:**

An application for a replat of Parcel 25B, Southern Grove Plat No. 13. The subject property is 47.51 acres of land on the west side of SW Village Parkway immediately south of the future E/W 2 roadway. The land was deeded to the City by the Tradition Land Company for a future public school site and a future public park site in accordance with the requirements of the Southern Grove DRI. The 47.51- acre tract will be subdivided to create the following parcels:

1. Parcel 1 – .377 acres intended to connect Tradition Trail to E/W 2
2. Parcel 2 – 20.492- acre future school site
3. Parcel 3 – 16.447- acre public park site
4. Tract SMT 1 – a 10.199- acre water management tract that will be dedicated to the Southern Grove CDD No. 5

There is an associated application for site plan approval for the Stars and Stripes Park (P22-195).

**Previous Actions and Prior Reviews**

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

**Location and Site Information**

Parcel Number:	4322-600-0021-000-6
Property Size:	47.515 acres
Legal Description:	Parcel 25B, Southern Grove Plat No. 13
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	General Use Zoning District (GU)
Existing Use:	Vacant land

**Surrounding Uses**

<b>Direction</b>	<b>Future Land Use</b>	<b>Zoning</b>	<b>Existing Use</b>
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 the Heron Preserve residential community is west of the conservation land
West	NCD	MPUD	GFC owned vacant land and future fire station

NCD – New Community Development District

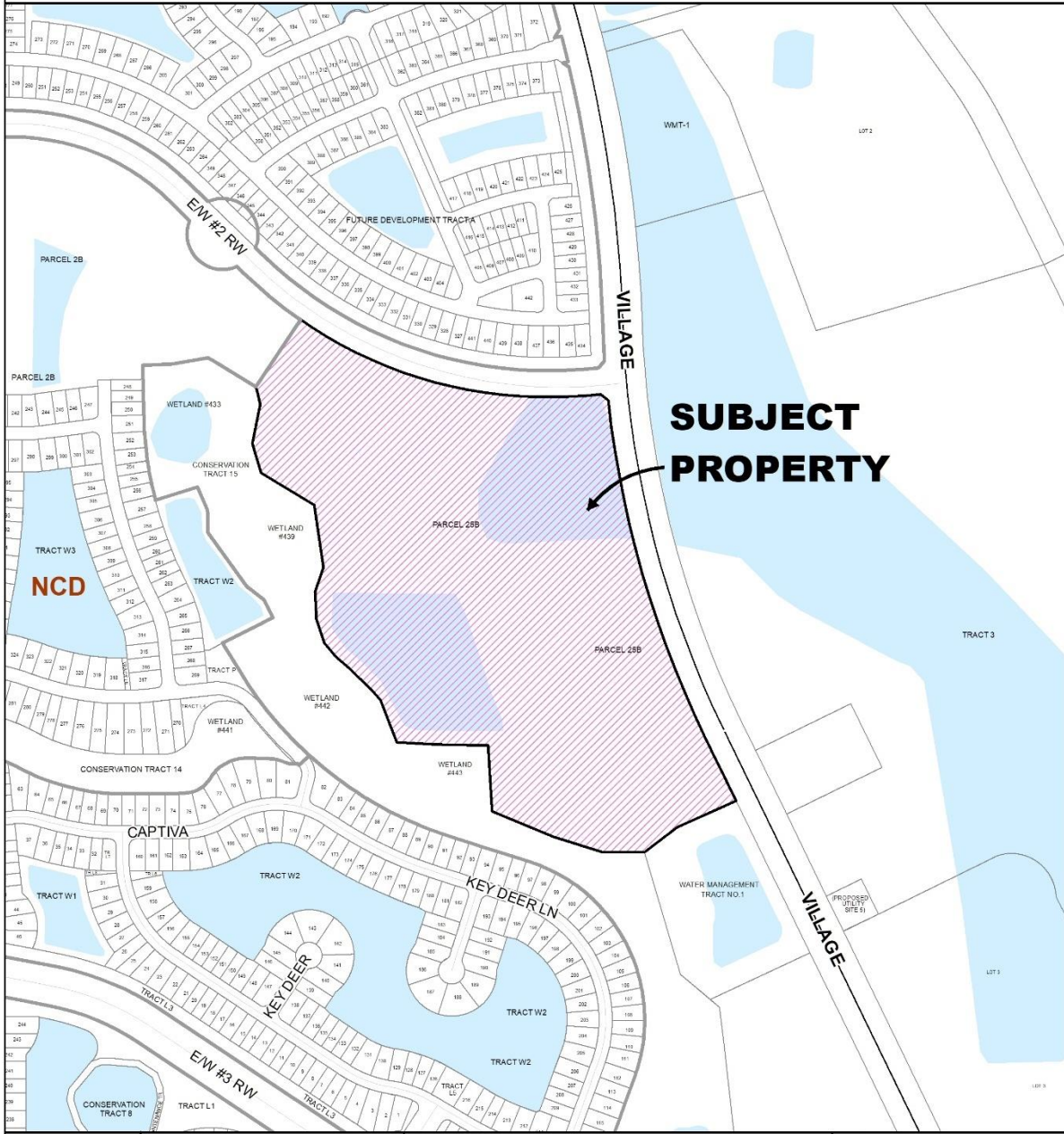
SLC-AG 5 – St. Lucie County Agricultural 5 (1 unit per 5 acres)

GU – General Use Zoning District

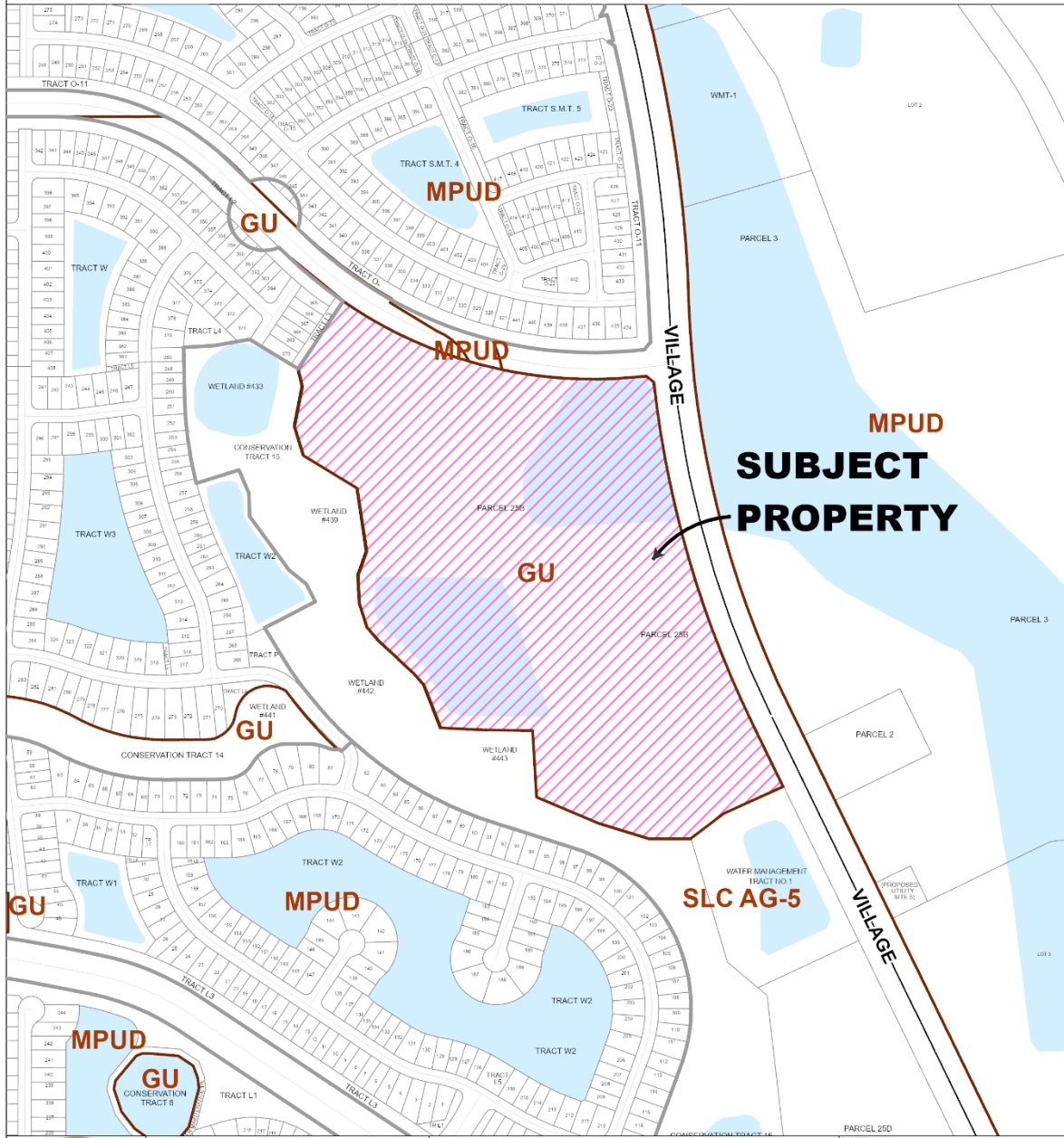
MPUD – Master Planned Unit Development



# FUTURE LAND USE



# EXISTING ZONING



## IMPACTS AND FINDINGS

### **CONCURRENCY REVIEW (CHAPTER 160)**

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

<b><i>Sanitary Sewer and Potable Water Facilities</i></b>	The Port St. Lucie Utility Systems will provide water and sewer service.
<b><i>Traffic Circulation</i></b>	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.  A trip generation analysis will be required with each site plan that is submitted for the development of the proposed tracts.
<b><i>Parks and Recreation Facilities</i></b>	Requirements for parks and recreational facilities are addressed under Condition 67 of the DRI Development Order and applicable to residential development.
<b><i>Stormwater Management Facilities</i></b>	Paving and drainage plans that are in compliance with the adopted level of service standard and the Southern Grove DRI development order will be required with each site plan that is submitted for the development of the proposed tracts.
<b><i>Solid Waste</i></b>	Solid waste impacts will be evaluated for compliance with the adopted level of service standard with each site plan that is submitted for the development of the proposed tracts.
<b><i>Public School Concurrency Analysis</i></b>	Public school requirements are addressed under Condition 62 of the DRI Development Order and applicable to residential development.

### **NATURAL RESOURCE PROTECTION (CHAPTER 157)**

An environmental assessment report was prepared for the subject property. The site is primarily undeveloped and 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.

### **OTHER**

***Fire District:*** Access locations (external and internal) will be reviewed with each application for site plan approval.

***Public Art (Chapter 162):*** This project is subject to Chapter 162 of the Code of Ordinances, Art in Public Places. The 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**

P22-195 – Stars and Stripes Park Site Plan

**Related Projects**

**STAFF 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.