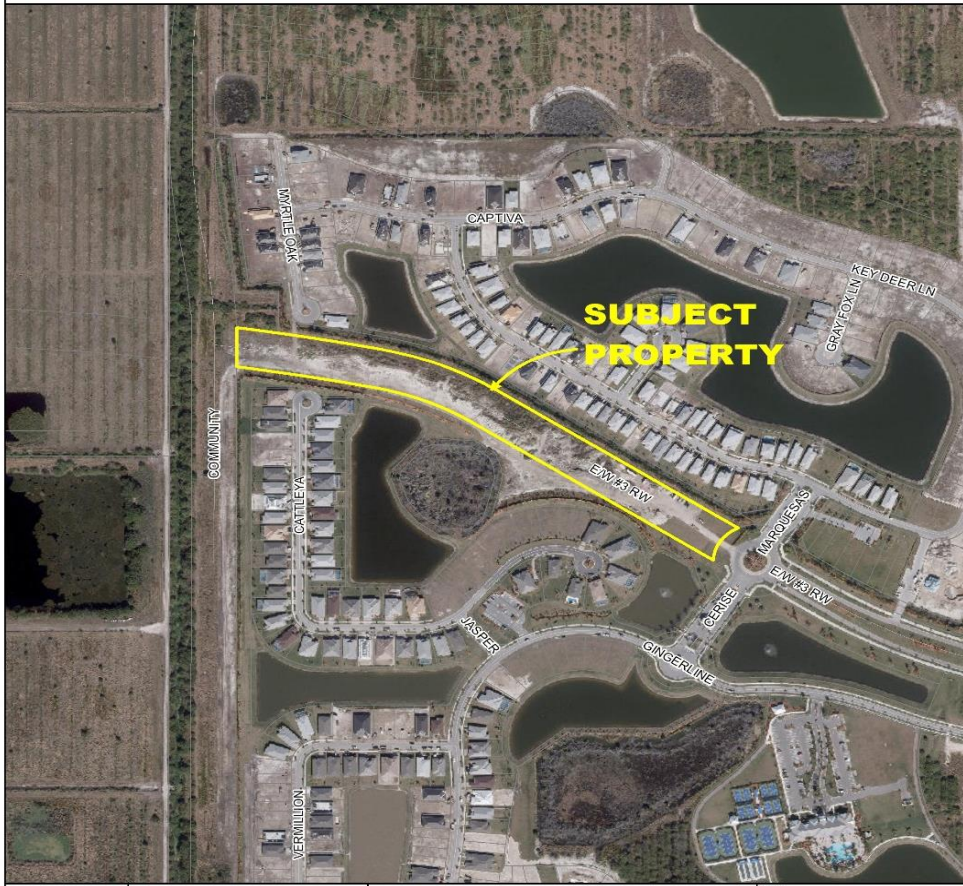




**Marshall Parkway  
Preliminary Subdivision Plat with Construction Plans  
P23-048**



Project Location Map

**SUMMARY**

Applicant's Request:	Approval of a preliminary subdivision plat with construction plans for the extension of Marshall Parkway between SW Village Parkway and SW Community Boulevard.
Applicant	Mattamy Palm Beach, LLC
Property Owner:	City of Port St. Lucie
Agent:	Stef Matthes, Culpepper and Terpening, Inc.
Location:	The subject property is city owned public right-of-way for Marshall Parkway between SW Village Parkway and SW Community Blvd.
Project Planner:	Bridget Kean, AICP, Senior Planner

**Project Description:**

Mattamy Palm Beach, LLC, has applied for preliminary plat approval with construction plans for construction of Marshall Parkway from its current terminus at the roundabout at the Del Webb at Tradition development to SW Community Boulevard. Per Condition 22 of the Southern Grove DRI Development Order, Mattamy Palm Beach, LLC, as the developer of the Southern Grove DRI, is responsible for the construction of Marshall Parkway between SW Village Parkway and SW Community Boulevard. A portion of the road from SW Village Parkway to the roundabout at Del Webb was constructed as part of the approval of the Del Webb at Tradition Plat (Res. 17-R54). This application will extend the roadway to connect to SW Community Boulevard. GL Homes, the developer of the Riverland Kennedy DRI, has completed the construction of SW Community Boulevard to SW Marshall Parkway and the intersection of SW Community Boulevard and Marshall Parkway as shown in the photo below. Per Condition 22 of the Southern Grove DRI (Resolution 21-R136), Mattamy is required to construct Marshall Parkway to Community Boulevard within six months of GL’s construction of Community Boulevard to Marshall Parkway. Once this improvement is completed, Marshall Parkway will provide additional east-west access between SW Village Parkway and SW Community Boulevard.



**Previous Actions and Prior Reviews**

The Site Plan Review Committee recommended approval of the preliminary plat with construction plans at the April 12, 2023 Site Plan Review Committee meeting.

**Location and Site Information**

Parcel Number:	N/A
Property Size:	6.27 acres more or less
Legal Description:	A parcel of land lying in Section 22 and Section 27, Township 37 South, Range 39 East, City of Port St. Lucie, St. Lucie County, Florida. The full legal description is available in the Planning and Zoning Department.
Future Land Use:	NCD
Existing Zoning:	SLC AG-5 (St. Lucie County Agriculture -5, one dwelling unit per five acres)
Existing Use:	Vacant land deeded to the City for public road right-of-way

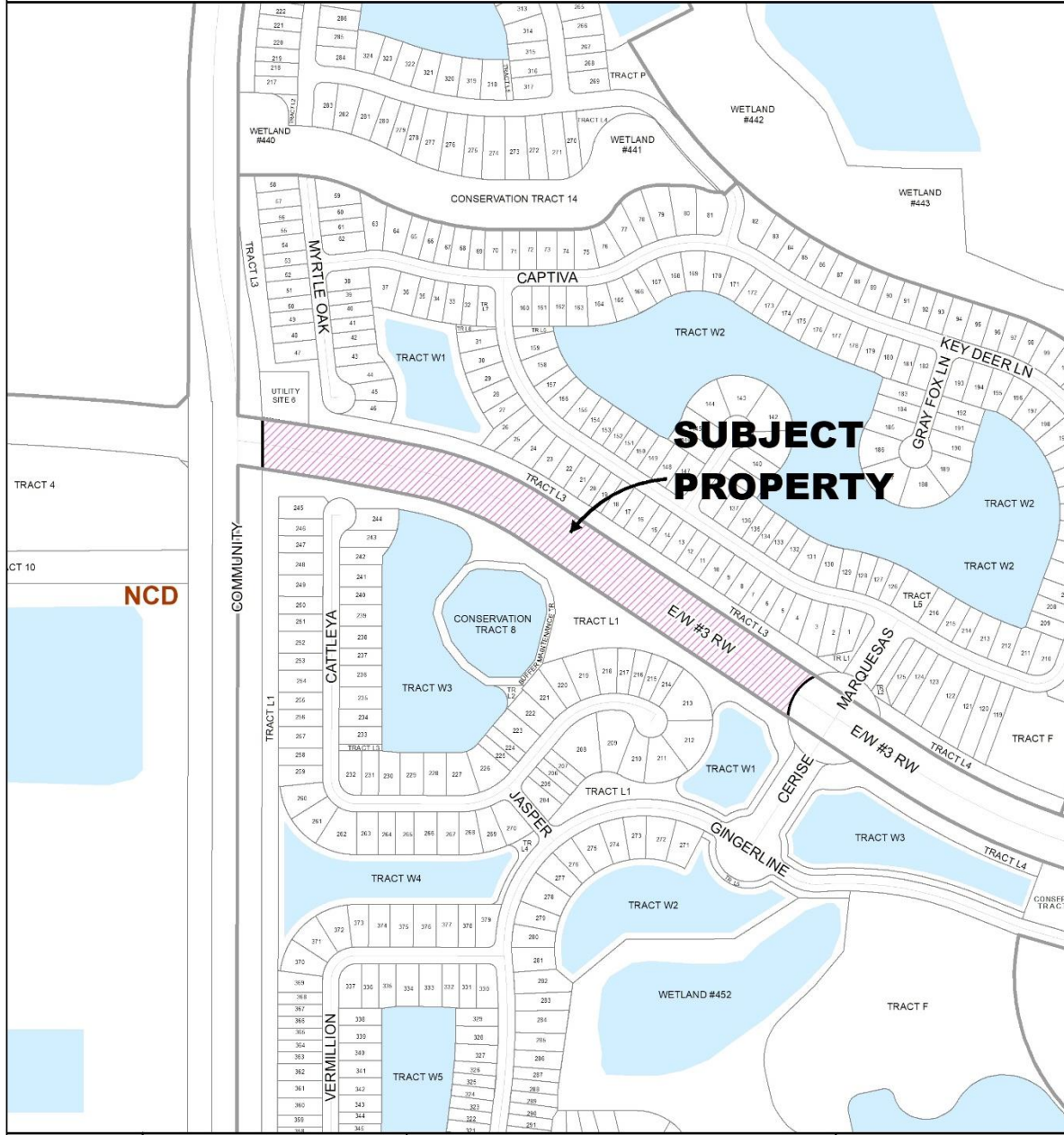
**Surrounding Uses**

<b>Direction</b>	<b>Future Land Use</b>	<b>Zoning</b>	<b>Existing Use</b>
North	NCD	MPUD	Heron Preserve residential community
South	NCD	MPUD	Del Webb at Tradition residential community
East	NCD	MPUD	Marshall Parkway in Southern Grove
West	NCD	MPUD	Vacant (future Riverland Center)

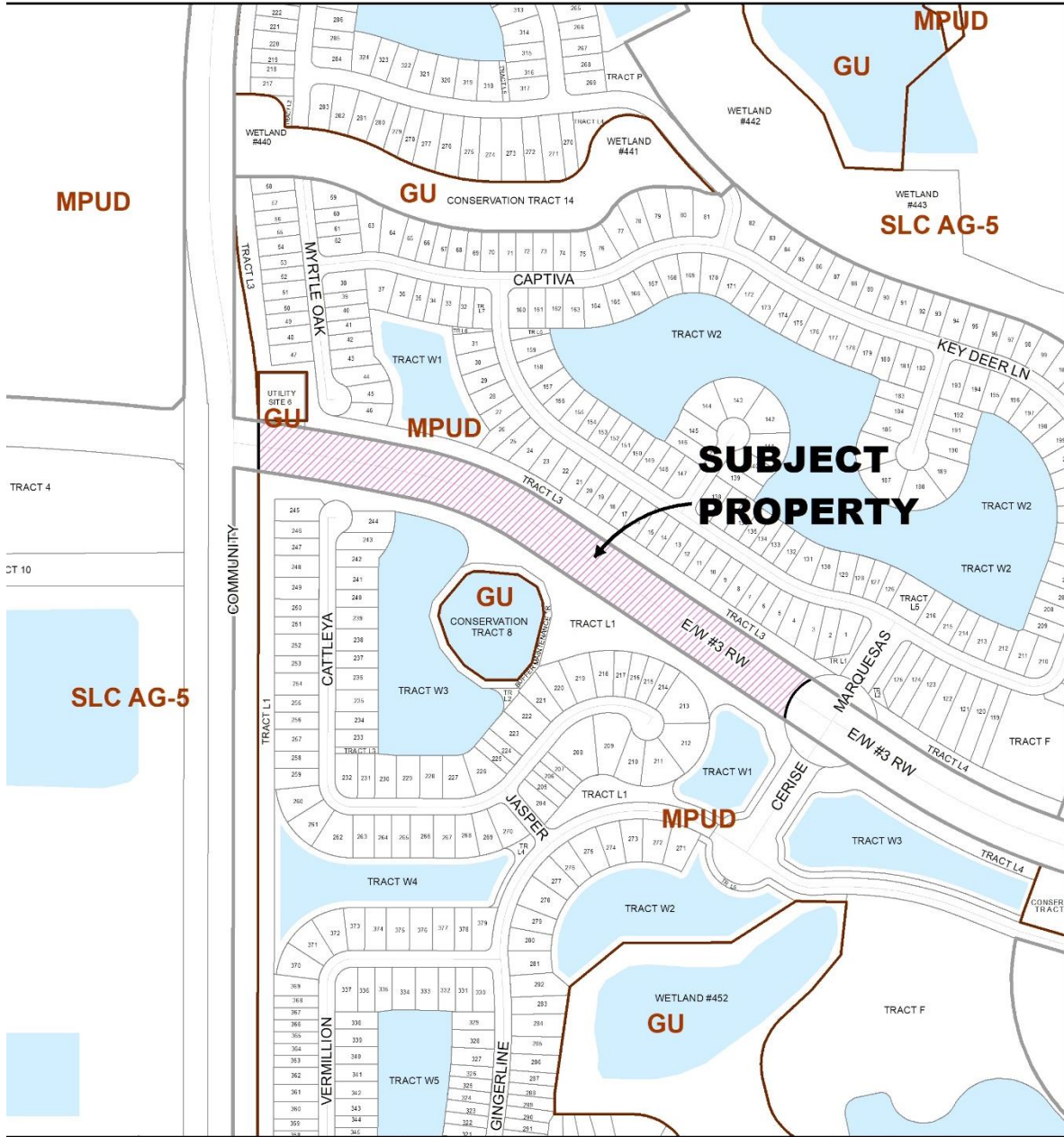
NCD – New Community Development District

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 City of Port St. Lucie Utility Systems Department is the provider of water and sewer service in the southwest annexation area. Utility lines are already in place on this portion of Marshall Parkway.
<b><i>Traffic Circulation</i></b>	Not applicable to subdivision plat application for a right-of-way tract.
<b><i>Parks and Recreation Facilities</i></b>	Not applicable to subdivision plat application for a right-of-way tract.
<b><i>Stormwater Management Facilities</i></b>	Paving, grading, and drainage plans are part of the roadway construction plans.
<b><i>Solid Waste</i></b>	Not applicable to subdivision plat application for a right-of-way tract.
<b><i>Public School Concurrency Analysis</i></b>	Not applicable to subdivision plat application for a right-of-way tract.

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

An environmental assessment report was provided. Per the report, the western portion of the site is undeveloped, comprised of lands previously converted to citrus groves which are no longer in operation, and is currently used for cattle grazing. The eastern portion of the site is currently paved road with associated improvements. There are no wetlands on the subject property, and potential wetlands in the surrounding area have been addressed at the Federal and state levels through the relevant agencies' regulatory permitting programs.

### **OTHER**

**Fire District:** The subdivision plat was provided to the Fire District through their participation in the City's Site Plan Review Committee meetings.

**Public Art (Chapter 162):** N/A

## STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the preliminary plat with construction plans at the April 12, 2023 Site Plan Review Committee meeting.

The Planning and Zoning Department recommends approval with the following comment from the City's Public Works Department:

1. Mattamy Palm Beach, LLC, or its successors, shall provide corner clips for the road right-of-way at the NE and SE corners of Marshall Pkwy and Community Blvd prior to Final Plat approval. The City will not entertain any request to accept the roadway for ownership and maintenance until this is accomplished.