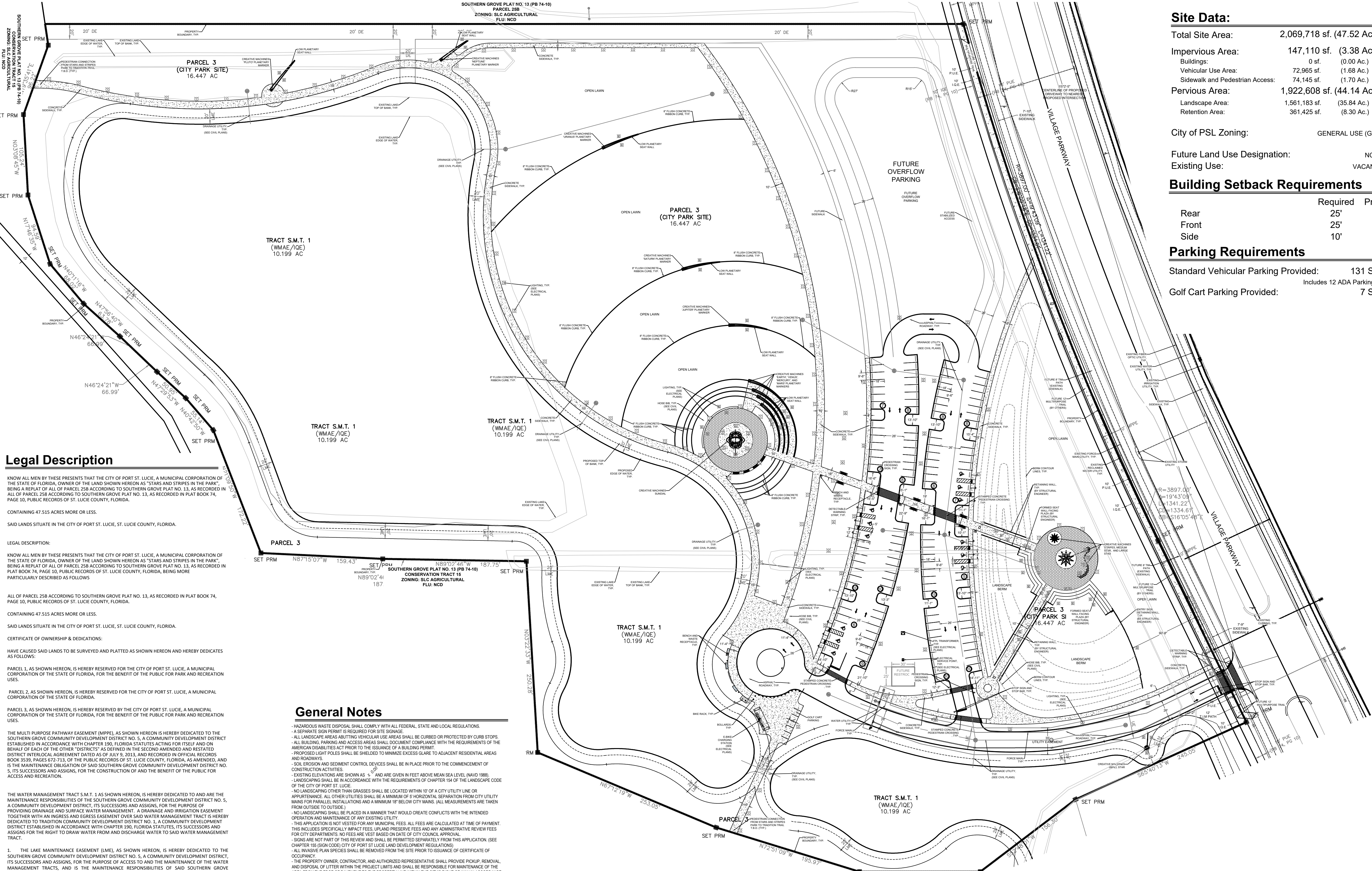




Legal Description

KNOW ALL MEN BY THESE PRESENTS THAT THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS "STARS AND STRIPES IN THE PARK", BEING A REPLAT OF ALL OF PARCEL 25B ACCORDING TO SOUTHERN GROVE PLAT NO. 13, AS RECORDED IN ALL OF PARCEL 25B ACCORDING TO SOUTHERN GROVE PLAT NO. 13, AS RECORDED IN PLAT BOOK 74, PAGE 10, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

CONTAINING 47.515 ACRES MORE OR LESS.

SAID LANDS SITUATE IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS "STARS AND STRIPES IN THE PARK", BEING A REPLAT OF ALL OF PARCEL 25B ACCORDING TO SOUTHERN GROVE PLAT NO. 13, AS RECORDED IN PLAT BOOK 74, PAGE 10, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

ALL OF PARCEL 25B ACCORDING TO SOUTHERN GROVE PLAT NO. 13, AS RECORDED IN PLAT BOOK 74, PAGE 10, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 47.515 ACRES MORE OR LESS.

SAID LANDS SITUATE IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

CERTIFICATE OF OWNERSHIP & DEDICATIONS:

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND HEREBY DEDICATES AS FOLLOWS:

PARCEL 1, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, FOR THE BENEFIT OF THE PUBLIC FOR PARK AND RECREATION USES.

PARCEL 2, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA.

PARCEL 3, AS SHOWN HEREON, IS HEREBY RESERVED BY THE CITY OF PORT ST. LUCIE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, FOR THE BENEFIT OF THE PUBLIC FOR PARK AND RECREATION USES.

THE MULTI PURPOSE PATHWAY EASEMENT (MPPE), AS SHOWN HEREON IS HEREBY DEDICATED TO THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ACTING FOR ITSELF AND ON BEHALF OF EACH OF THE OTHER "DISTRICTS" AS DEFINED IN THE SECOND AMENDED AND REESTATED INTERLOCAL AGREEMENT DATED AS OF JULY 9, 2013, AND RECORDED IN OFFICIAL RECORDS BOOK 3539, PAGES 672-713, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AS AMENDED, AND IS THE MAINTENANCE OBLIGATION OF SAID SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION OF AND THE BENEFIT OF THE PUBLIC FOR ACCESS AND RECREATION.

THE WATER MANAGEMENT TRACT S.M.T. 1, AS SHOWN HEREON, IS HEREBY DEDICATED TO AND ARE THE MAINTENANCE RESPONSIBILITIES OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, A COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF PROVIDING DRAINAGE AND SURFACE WATER MANAGEMENT. A DRAINAGE AND IRRIGATION EASEMENT TOGETHER WITH AN INGRESS AND EGRESS EASEMENT OVER SAID WATER MANAGEMENT TRACT IS HEREBY DEDICATED TO TRADITION CONSERVATION TRACT NO. 15, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, ITS SUCCESSORS AND ASSIGNS FOR THE RIGHT TO DRAW WATER FROM AND DISCHARGE WATER TO SAID WATER MANAGEMENT TRACT.

1. THE LAKE MAINTENANCE EASEMENT (LME), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, A COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF ACCESS TO AND THE MAINTENANCE OF THE WATER MANAGEMENT TRACTS, AND IS THE MAINTENANCE RESPONSIBILITIES OF SAID SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, ITS SUCCESSORS AND ASSIGNS.

2. ALL PLATTED UTILITY EASEMENTS (UE), SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. THE CITY OF PORT ST. LUCIE, FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, SHALL HAVE THE RIGHT TO USE ALL PLATTED UTILITY EASEMENTS FOR ACCESS TO, INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THE CITY OF PORT ST. LUCIE, FLORIDA, SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT EXCEPT AS SHALL RELATE TO THE SERVING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE, FLORIDA.

3. THE DRAINAGE EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO AND ARE THE MAINTENANCE RESPONSIBILITIES OF THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 5, A COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF ACCESS TO AND THE INSTALLATION OF DRAINAGE FACILITIES FOR THE PURPOSE OF PROVIDING DRAINAGE AND SURFACE WATER MANAGEMENT.

General Notes

- HAZARDOUS WASTE DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.
- A SEPARATE SIGN PERMIT IS REQUIRED FOR SITE SIGNAGE.
- ALL LANDSCAPE AREAS ADJUTING VEHICULAR USE AREAS SHALL BE CURBED OR PROTECTED BY CURB STOPS.
- ALL BUILDING, PARKING AND ACCESS AREAS SHALL DOCUMENT COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- PROPOSED LIGHT POLES SHALL BE SHIELDED TO MINIMIZE EXCESS GLARE TO ADJACENT RESIDENTIAL AREAS AND ROADWAYS.
- SOIL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- EXISTING ELEVATIONS ARE SHOWN AS $\pm$ AND ARE GIVEN IN FEET ABOVE MEAN SEA LEVEL (NAVD 1988).
- LANDSCAPING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 154 OF THE LANDSCAPE CODE OF THE CITY OF PORT ST. LUCIE.
- NO LANDSCAPING OTHER THAN GRASSES SHALL BE LOCATED WITHIN 10' OF A CITY UTILITY LINE OR APPURTENANCE. ALL OTHER UTILITIES SHALL BE A MINIMUM OF 5' HORIZONTAL SEPARATION FROM CITY UTILITY LINES OF THE CITY OF PORT ST. LUCIE.
- NO LANDSCAPING SHALL BE PLACED IN A MANNER THAT WOULD CREATE CONFLICTS WITH THE INTENDED OPERATION AND MAINTENANCE OF ANY EXISTING UTILITY.
- THIS APPLICATION IS NOT VESTED FOR ANY MUNICIPAL FEES. ALL FEES ARE CALCULATED AT TIME OF PAYMENT. THIS INCLUDES SPECIFICALLY IMPACT FEES, UPLAND PRESERVE FEES AND ANY ADMINISTRATIVE REVIEW FEES FOR CITY DEPARTMENTS. NO FEES ARE VEST BASED ON DATE OF CITY COUNCIL APPROVAL.
- SIGNS ARE NOT PART OF THIS REVIEW AND SHALL BE PERMITTED SEPARATELY FROM THIS APPLICATION. (SEE CHAPTER 155 (SIGN CODE) CITY OF PORT ST LUCIE LAND DEVELOPMENT REGULATIONS)
- ALL INVASIVE PLANT SPECIES SHALL BE REMOVED FROM THE SITE PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVE SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF UTTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08 (G).

Traffic Statement

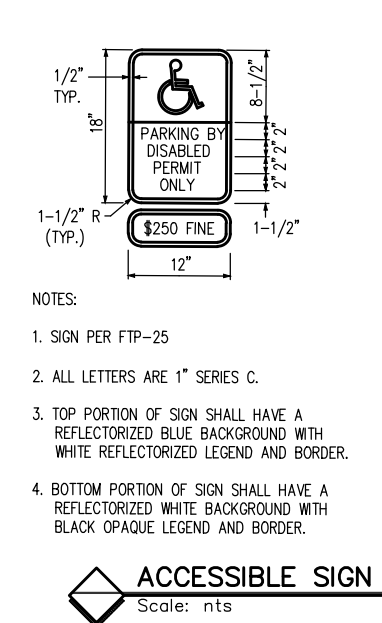
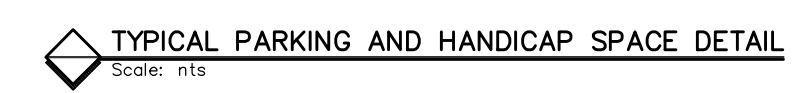
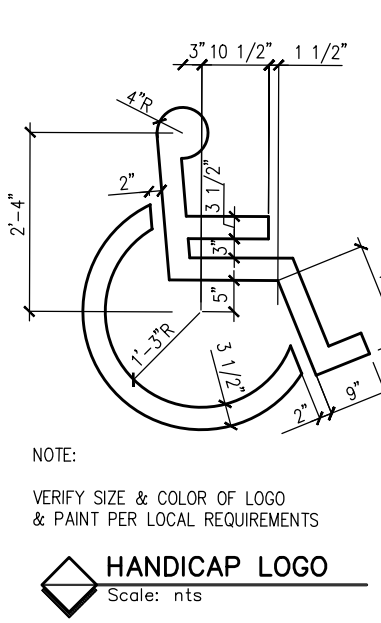
THE PROPOSED BUILDOUT USES TRIP GENERATION RATES FOR PUBLIC PARK (ITE LAND USE 411) PUBLISHED IN THE INSTITUTE OF TRANSPORTATION ENGINEERS' (ITE) REPORT, TRIP GENERATION (11TH EDITION), TO BE CONSERVATIVE, THE LAKES WERE CONSIDERED TO BE PARK OF THE PARK. FIGURE 1 PRESENTS THE PROPOSED PROJECTS TRIP GENERATION.

THE PROPOSED PHASE WILL GENERATE THE FOLLOWING NET NEW EXTERNAL AND CUMULATIVE DRIVEWAY TRIPS (PEAK HOUR OF GENERATION):

- WEEKDAYS- 15 AM PEAK HOUR (9 IN/6 OUT), AND 25 PM PEAK HOUR (16 IN/9 OUT) TRIPS.
- WEEKENDS- 36 AM PEAK HOUR (20 IN/16 OUT), AND 45 PM PEAK HOUR (18 IN/ 27 OUT) TRIPS.

Drainage Statement

THE STORMWATER MANAGEMENT SYSTEM FOR THIS PROJECT IS PART OF THE OVERALL SOUTHERN GROVE MASTER DRAINAGE SYSTEM. THERE ARE EXISTING LAKES ON SITE (L238 TO THE SOUTHEAST AND L27C TO THE NW) THAT WILL BE EXPANDED AS PART OF THE STARS AND STRIPES MASS GRADING PLAN (SFWMD PERMIT #56-106768-P) TO PROVIDE REQUIRED WATER QUALITY AND ATTENUATION AS PER THE MASTER DRAINAGE CALCULATIONS. THE STARS AND STRIPES MASS GRADING PLAN (SFWMD PERMIT #56-106768-P) WILL ALSO PROVIDE CONNECTION TO AN EXISTING 60" CAP PIPE THAT WILL DISCHARGE THROUGH CONTROL STRUCTURE CS-24 (PERMITTED UNDER SFWMD PERMIT #56-100426-P; APPLICATION 180618-645). ADDITIONAL PIPING WILL BE PROVIDED AS PART OF THIS PROJECT TO INTERCONNECT LAKE L238 AND L27C.



Site Data:

Total Site Area:	2,069,718 sf. (47.52 Ac.)
Impervious Area:	147,110 sf. (3.38 Ac.)
Buildings:	0 sf. (0.00 Ac.)
Vehicular Use Area:	72,965 sf. (1.68 Ac.)
Sidewalk and Pedestrian Access:	74,145 sf. (1.70 Ac.)
Pervious Area:	1,922,608 sf. (44.14 Ac.)
Landscape Area:	1,561,183 sf. (35.84 Ac.)
Retention Area:	361,425 sf. (8.30 Ac.)

City of PSL Zoning:	GENERAL USE (GU)
Future Land Use Designation:	NCD
Existing Use:	VACANT

Building Setback Requirements

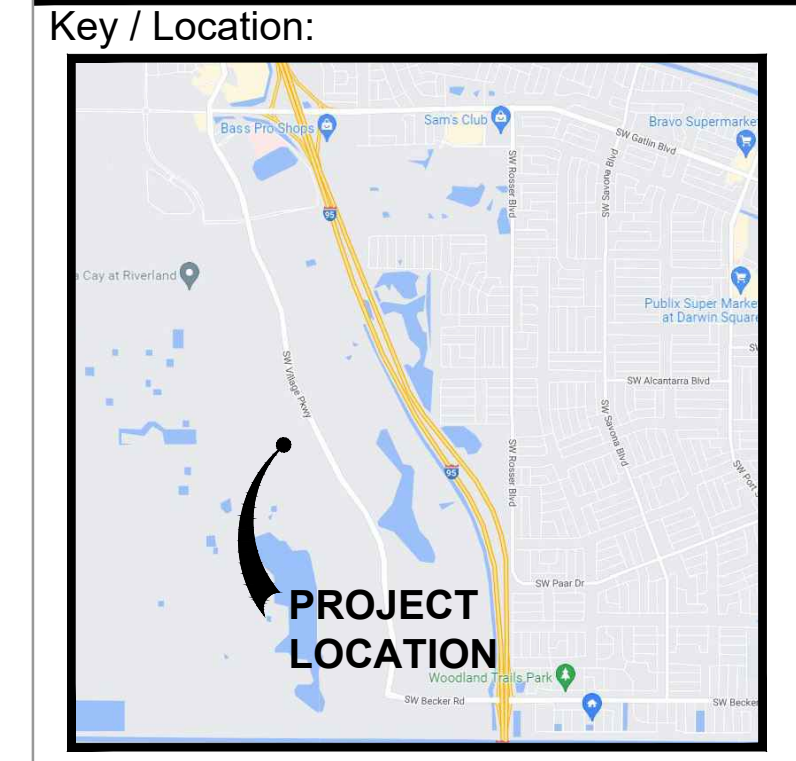
	Required	Provided
Rear	25'	-
Front	25'	-
Side	10'	-

Parking Requirements

Standard Vehicular Parking Provided:	131 Spaces
Golf Cart Parking Provided:	7 Spaces

lucido & associates

701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220



Project Team:

Owner:
City of Port St. Lucie
121 SW Port St Lucie Blvd
Port St. Lucie, FL 34984

Developer:
Mattamy Homes
2500 Quantum Lakes Drive, Suite 215
Boynton Beach, FL 33426
561-739-7902

Engineer:
HSD Group, Inc.
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431

Surveyor:
Caulfield & Wheeler, Inc.
7900 Glades Road, Suite 100
Boca Raton, FL 33434
561-392-1991

Landscape Architect/Land Planner:
Lucido & Associates
701 E Ocean Blvd
Stuart, FL 34904
772-220-2100

**STARS AND STRIPES
IN THE PARK**

Port St. Lucie, FL

Site Plan

PSLUSD #: 5218C

Date	By	Description
06.15.2022	KV	Initial Submittal
09.06.2022	KV	Resubmittal
09.08.2022	KV	Added Traffic Statement
01.17.2023	KV	Resubmittal
05.15.2023	KV	Resubmittal
08.04.2023	KV	Resubmittal
10.05.2023	KV	Resubmittal
11.01.2023	KV	Label Revision

SCALE: 1" = 60'

0 30' 60' 120'

REG. # 1018
Thomas P. Lucido

Designer	KV	Sheet
Manager	SG	
Project Number	20.276.19	
Municipal Number	P22-195	
Computer File		

SP-1

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