

Stars and Stripes Park Site Plan Application

(P22-195)

City Council Meeting November 13, 2023

Request Summary

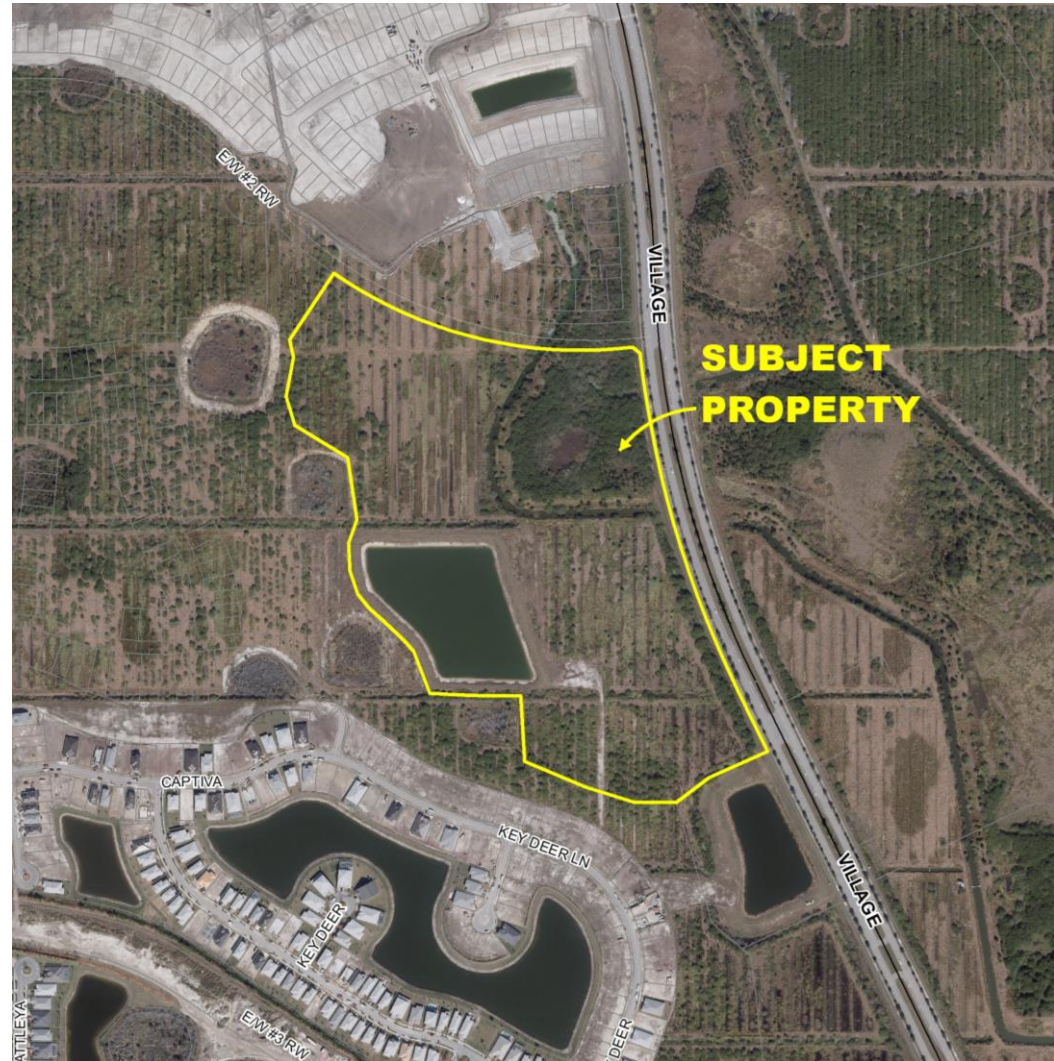
Applicant's Request:	This is an application for site plan approval for the Stars and Stripes Park.
Agent:	Steve Garrett, Lucido and Associates
Applicant:	Mattamy Palm Beach, LLC
Property Owners:	City of Port St. Lucie
Location:	The subject property is generally located on the west side of SW Village Parkway, immediately south of future E/W 2 roadway, north of Marshall Parkway and east of Heron Preserve residential community.



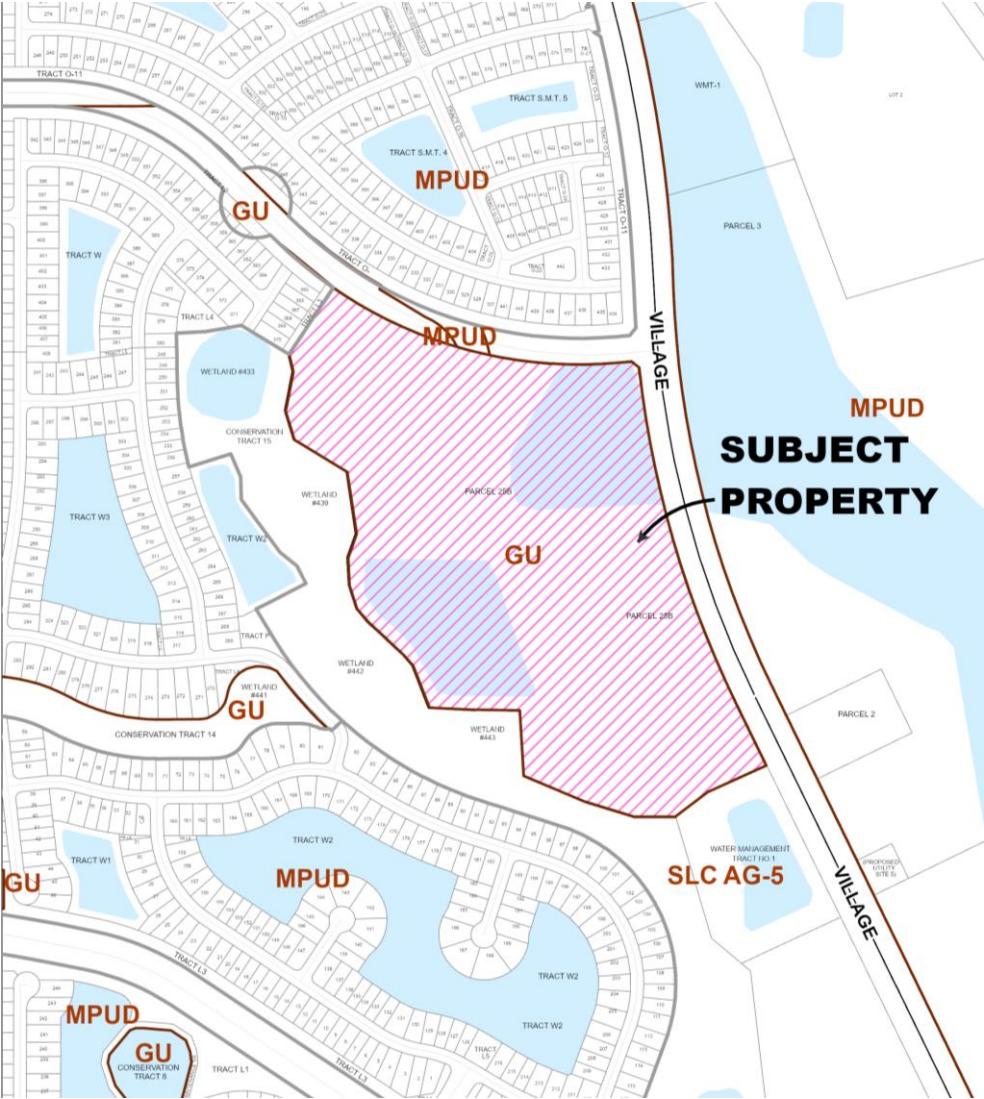
Proposed Project

- 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.

Subject Property



Future Land Use and Zoning



Subject Property	Future Land Use	Zoning	Existing Use
	NCD	GU	Vacant land
Surrounding Uses			
North	NCD	MPUD	Vacant land (Proposed K-8 school site) and Telaro community north of E/W 2.
South	NCD	SLC -AG-5	Stormwater pond and vacant land
East	NCD	GU and MPUD	Conservation land and Heron Preserve residential community.
West	NCD	MPUD	GFC owned vacant land and future fire station



Zoning Review

- The subject property is within a General Use Zoning District (GU) and park or playground or public recreation is a permitted use.
- The park will utilize trash receptacles that will be maintained by the Parks and Recreation Department.
- The site plan identifies the location for a future restroom. The underground water and sewer lines to serve a future restroom will be included in initial park construction.
- A total of 131 parking spaces are provided including 12 handicapped spaces.
- A conceptual landscape plan is included in the submittal packet.



Concurrency Review

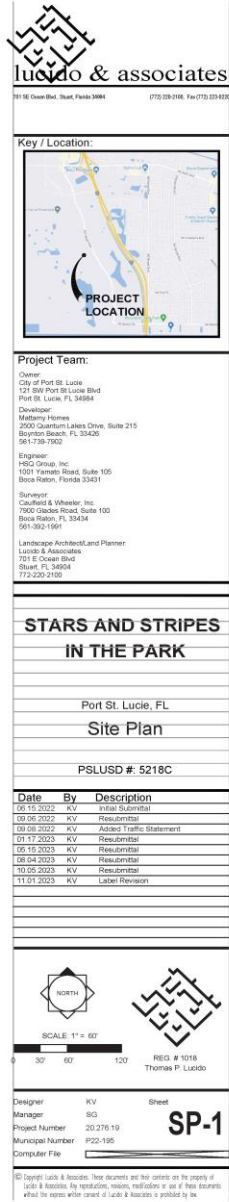
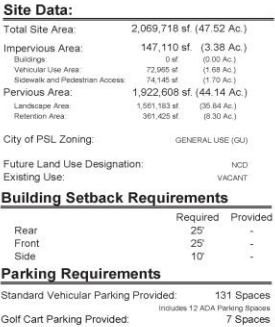
- The subject property is within the Southern Grove DRI.
- PSLUSD is the provider of sewer and water service.
- A traffic statement was provided by MacKenzie Engineering and Planning, Inc. and approved by the Public Works Department.
- The proposed project will generate an average of 119 daily weekday trips and 45 p.m. peak hour weekend trips.



Other

- An environmental assessment report was prepared for 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.
- 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.





Recommendation

- The Site Plan Review Committee recommended approval of the proposed project at the October 12, 2023 Site Plan Review Committee meeting.

