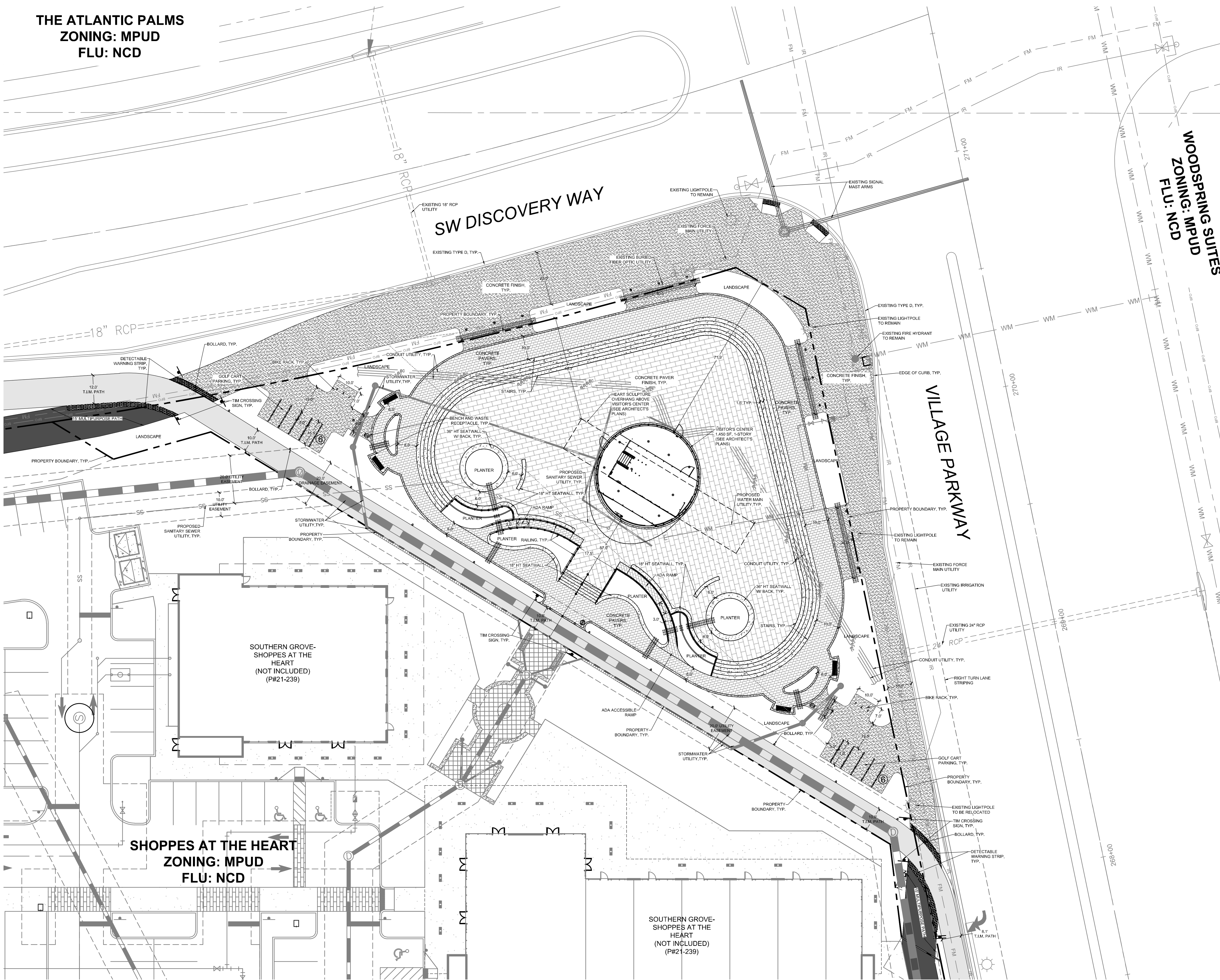


**THE ATLANTIC PALMS
ZONING: MPUD
FLU: NCD**



Site Data:

Total Area:	35,287 sf	0.81 ac.
Impervious Area:	27,111 sf	0.62 ac.
Building:	1,450 sf	0.03 ac.
Vehicular Use Area:	0 sf	0 ac.
Sidewalks & Pedestrian Access:	25,661 sf	0.59 ac.
Pervious Area:	8,176 sf	0.19 ac.
Landscape Area:	8,176 sf	0.19 ac.
Retention / Stormwater:	0 sf	0 ac.
Existing Zoning:	MPUD	
Future Land Use Designation:	NCD	
Existing Use:	Vacant	

Building Data

Gross Floor Area:	1,450 s.f.
Maximum Building Height:	50'
Maximum Public Art Height:	75'
Proposed Visitor's Center Height:	10'
Proposed Public Art Height:	73'-6"
Building Coverage:	4.1%
Open Space:	23.1%

Building Setback Requirements

	Proposed	Provided
Front:	0'	71.9'
Rear:	0'	57.0'
Side:	0'	39.1'

Parking Requirements

Heart in the Park	10 Spaces	10 Spaces
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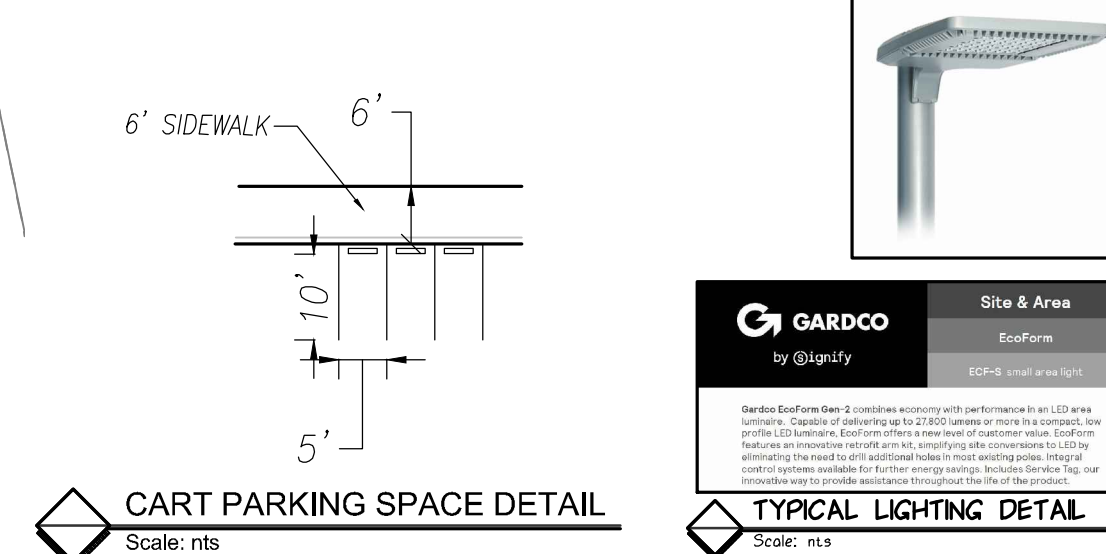
Refer to SG-3 Shared Parking Agreement

In addition to vehicular parking, golf cart and bicycle parking is being provided within the planned Heart in the Park property along with public seating/ gathering areas and the availability to use the raised public plaza for events.

Legal Description
PARCEL PARK OF SHOPPES AT THE HEART, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK PAGE ____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE CITY OF PORT ST. LUCIE ST. LUCIE COUNTY, FLORIDA, CONTAINING 0.10 ACRES, MORE OR LESS, SAID LANDS SITUATE IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

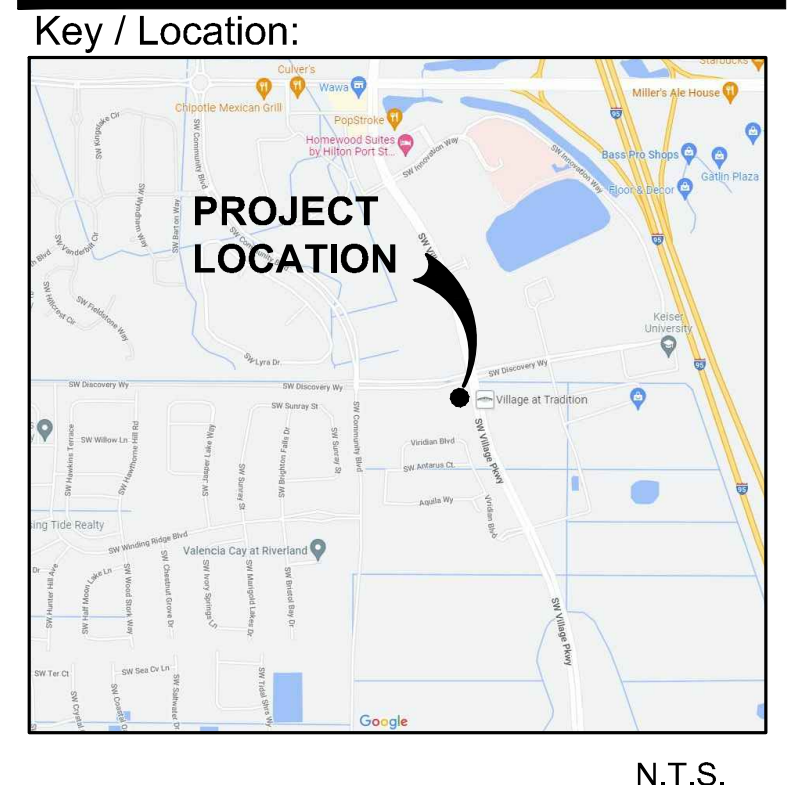
Environmental Assessment
THERE IS NO ENVIRONMENTAL ASSESSMENT REQUIRED. THE EXISTING LAND WAS MASS-GRADED AND CLEARED PRIOR TO THE SUBMITTAL OF THE SITE PLAN.

Drainage Statement
The stormwater management system for this project is part of the overall Southern Grove master drainage system. There is an existing 36" RCP stormwater stub at the southeast corner of the site that the proposed development will connect to. The on-site ponds will retain the required 0.5" of runoff over the site and the water quality is provided in the master system.



Traffic Statement
MacKenzie Engineering and Planning, Inc. prepared this Traffic Impact Statement for the proposed Heart in the Park Public Art space. The daily and peak hour traffic generation for the public art is de minimis. Therefore, the project meets the concurrency requirements of the City of Port St. Lucie.
Access
The Heart in the Park will share access with the adjacent Shoppes at the Heart (SG-3 commercial) property. Therefore, access will be provided via:
• Right-in/right-out access from Village Parkway
• Left-in/right-in-right-out access from Discovery Way
• Right-in/right-out access from Community Boulevard

Further access is provided for pedestrians and bicyclists via Tradition Trail.
Parking
Parking for the Heart in the Park will be provided via 10 dedicated vehicular spaces within Shoppes at the Heart property plus parking on site for neighborhood electric vehicles.
Conclusion
The project meets the City's requirements for access, parking and concurrency.



Project Team:

Client & Property Owner:	Mattamy Homes, LLC 2500 Quantum Lakes Drive, Suite 215 Boynton Beach, FL 33426
Land Planner / Landscape Architect:	Lucido & Associates 701 E Ocean Boulevard Stuart, FL 34984
Engineer:	Kimley-Horn 445 24th Street, Suite 200 Vero Beach, FL 32960
Surveyor:	Caultfield & Wheeler Inc. 410 S.E. Port St. Lucie Blvd. Port St. Lucie, Florida 34984
Architect:	Carling Architecture & Development LLC 796 English Court Winter Park, FL 32789
Traffic Engineer:	MacKenzie Engineering & Planning, Inc. 1172 SW 30th Street, Suite 500 Palm City, FL 34990

SG-3 Commercial
The Heart in The Park
Site Plan
City of Port St. Lucie, FL

Date	By	Description
03.16.2022	KV	Initial Submittal
06.21.2022	KV	Resubmittal
08.24.2022	KV	Resubmittal
09.07.2022	KV	Resubmittal

- General Notes**
- Hazardous waste disposal shall comply with all federal, state and local regulations.
 - All landscape areas abutting 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.
 - Soil erosion and sediment control devices shall be in place prior to the commencement of construction activities.
 - Landscaping shall be in accordance with the requirements of chapter 153 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 mains for parallel installations and a minimum 18" below City mains. (All measurements are taken from outside to outside.)
 - 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 vested 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.)
 - The property owner, contractor, and authorized representatives shall provide pickup, removal, and disposal of litter 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).

SCALE: 1" = 20'

REG. # 1018
Thomas P. Lucido

Designer	KV	Sheet
Manager	SG	
Project Number	21-195	SP-1
Municipal Number	P22-109	
PSLUSD Number	5211F	
Computer File	Heart in the Park Site Plan.dwg	

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