

Heart in the Park Minor Site Plan (P22-109)

Special City Council Meeting

September 26, 2022

Bridget Kean, AICP, Senior Planner



Proposed Project

- A request for site plan approval for an approved public art project known as Heart in the Park.
- Heart in the Park public art proposal was approved by the City Council on June 13, 2022.
- Project includes:
 - an interactive heart-shaped mirrored stainless steel sculpture by the artist Jefre,
 - visitor's center
 - raised public plaza
- The site plan provides for handicapped access, raised landscaped planters designed with seating walls, and a public plaza that connects to the adjacent proposed Shoppes at the Heart commercial center (P21-239).
- Parking and vehicular access will be provided at the adjacent shopping center.
- Onsite bicycle and golf cart parking and TIM autonomous vehicular service stops

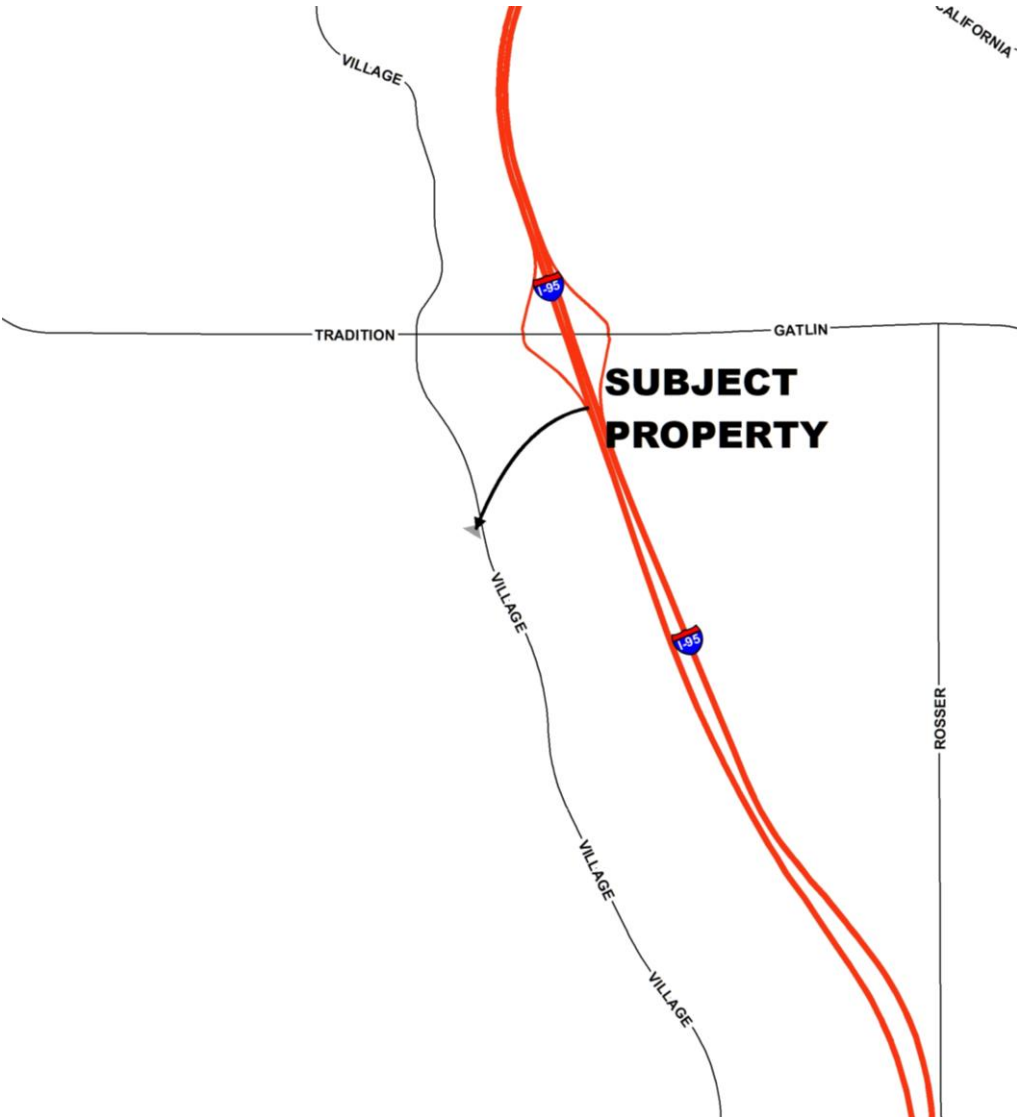


Applicant and Owner

- Steve Garrett, Lucido and Associates, is acting as the agent for Mattamy Palm Beach, LLC (property owner).



Subject Property



Future Land Use and Zoning

Subject Property	Future Land Use	Zoning	Existing Use
	NCD	MPUD	Vacant Land
Surrounding Uses			
North	NCD	MPUD	Atlantic Palms at Tradition Multi-family Apartment Complex
South	NCD	MPUD	Telaro residential community
East	NCD	MPUD	Shoppes at the Heart Commercial site
West	NCD	MPUD	Vacant land (proposed hotel)



Zoning Review

CRITERIA	FINDINGS
USE	Complies with the Southern Grove 3 MPUD
DUMPSTER ENCLOSURE	Complies
ARCHITECTURAL DESIGN STANDARDS	Approved by Tradition Design Review Committee
STACKING REQUIREMENTS	N/A
PARKING REQUIREMENTS	Parking provided on adjacent Heart in Park Site. 10 parking spaces provided and two shared handicapped spaces
SETBACKS	Complies with Southern Grove 3 MPUD
BUILDING HEIGHT	Heart in the Park sculpture will have a maximum height of 73'-6" and include a 3'-6" raised public plaza, a 10' visitor's center, and a 60' Heart Sculpture.
BUFFERING	The site plan depicts four planters with seat walls along the sides and rear of the sculpture.

Concurrency Review

<u>CRITERIA</u>	<u>FINDINGS</u>
SEWER/WATER SERVICES	City of Port St Lucie Utility Systems Department
TRANSPORTATION	A Traffic Impact Analysis Study was submitted and approved by the Public Works Department 3rd party reviewer. The proposed project is expected to generate 6,295 daily trips and 632 PM peak hour trips.
PARKS AND OPEN SPACE	N/A
STORMWATER	Required to be provided to be in compliance with adopted Level of Service Standards
SOLID WASTE	Adequate capacity
PUBLIC SCHOOL CONCURRENCY	N/A



Other

<u>CRITERIA</u>	<u>FINDINGS</u>
NATURAL RESOURCE PROTECTION	Addressed in the Army Corp of Engineers permit for the Southern Grove DRI.
FIRE DISTRICT	Access location (external and internal) has been reviewed by the Fire District for safety purposes
PUBLIC ART	N/A

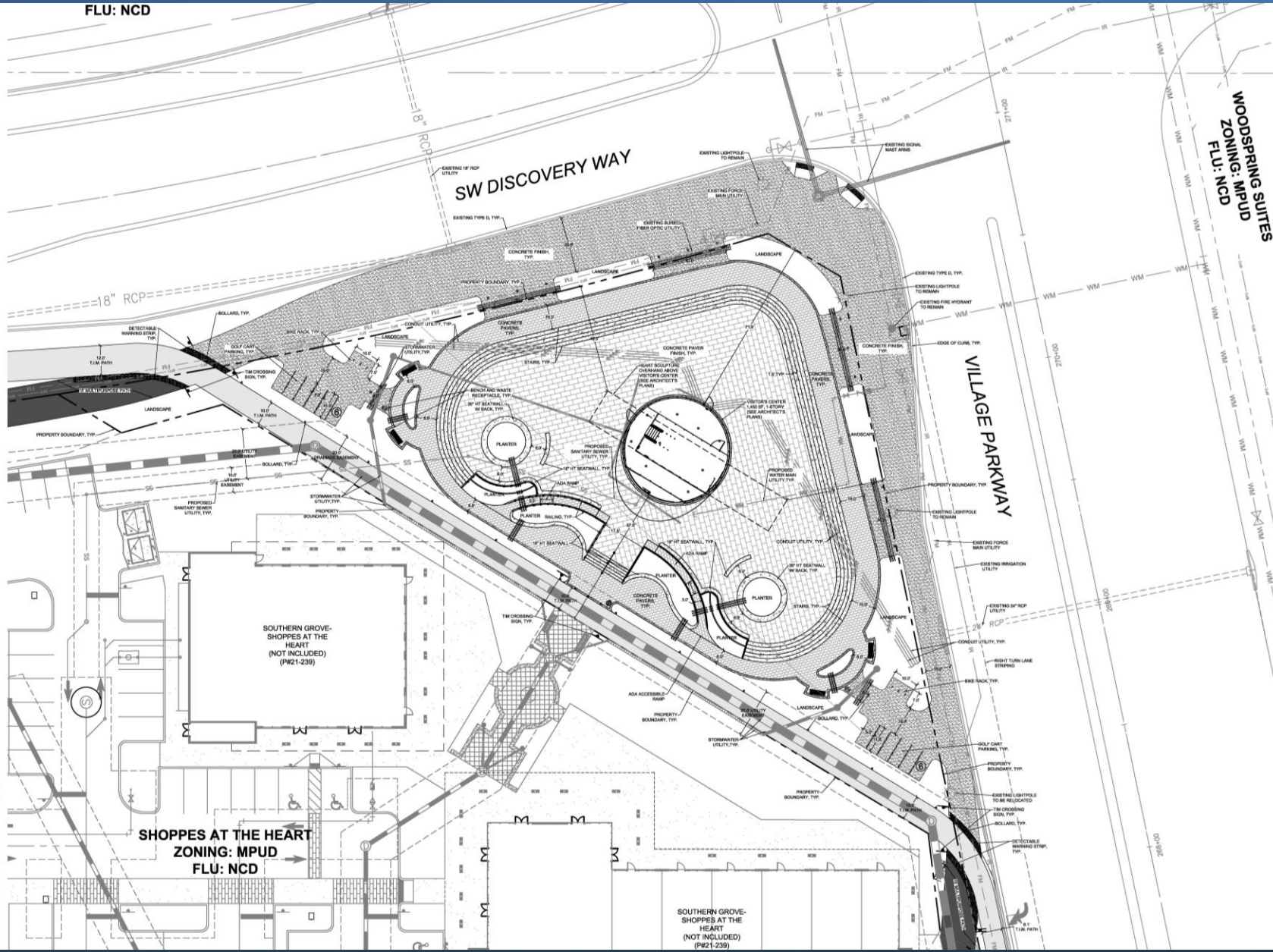


Traffic Impact Analysis

- No Traffic Analysis needed for this development. Review connected with neighboring Shoppes at the Heart development.
- Found to be consistent with the latest Southern Grove DRI
- All access and parking provided by Shoppes at the Heart site. No negative impact on existing City roadways is anticipated by this individual site.



FLU: NCD



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
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.

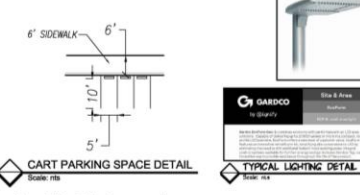
Legal Description
 PARCEL PART OF SHOPS AT THE HEART, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK PAGE _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 39 EAST, THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA, CONTAINING 8.83 ACRES, 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 to be minimized. 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-of-right-out access from Village Parkway
 • Left-of-right-of-right-out access from Discovery Way
 • Right-of-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

lucido & associates
 701 SE Ocean Blvd., Stuart, Florida 34984 (772) 224-9100, Fax (772) 224-0220

Key / Location:

N.T.S.

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:	Wiring Man 445 24th Street, Suite 200 Vero Beach, FL 32960
Surveyor:	Caulfield & Wheeler Inc. 410 S.E. Port St. Lucie Blvd. Port St. Lucie, Florida 34984
Architect:	Carrington Architecture & Development LLC 796 English Court Vero Beach, FL 32960
Traffic Engineer:	MacKenzie Engineering & Planning, Inc. 1172 SW 20th 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



Part of the Heart in the Park (Site Plan) - Sep 07, 2022 - 12:00pm Heart in the Park Site Plan



Recommendation

- The Site Plan Review Committee recommended approval of the proposed site plan at the April 13,2022 Site Plan Review Committee meeting.
- The Planning and Zoning Department recommends approval with the following conditions:
 1. The proposed shared parking and access agreement between the owner of the Shoppes at the Heart Parcel and the owner of the Heart in the Park Parcel be updated to include the two handicapped parking spaces circled in red on the Shoppes at the Heart site plan in the parking spaces designated for use by visitors to the Heart in the Park site in the proposed agreement.
 2. The proposed shared parking agreement between the owner of the Shoppes at the Heart Parcel and the owner of the Heart in the Park Parcel be finalized (including all exhibits), approved by the City, and recorded prior to the issuance of the first building permit.
 3. The detailed cost estimate and surety required by Condition 5 of Resolution 22 R-36 approving the Art in the Park Alternative Equivalent Proposal be provided to the City within 45 days of approval of the site plan or prior to the issuance of the first building permit, whichever comes first.

