

Shoppes at the Heart Major Site Plan Application (P21-239)

Special City Council Meeting

September 26, 2022

Bridget Kean, AICP, Senior Planner

CityofPSL.com



Proposed Project

- A request for site plan approval for a commercial shopping center to be located adjacent to the proposed Heart in the Park Sculpture and public plaza at SW Discovery Way and SW Village Parkway.
- Total square footage is 65,381 square feet and will include:
 - 20,831 sq ft grocery
 - 29,500 sq ft retail building adjacent to the grocery
 - 5,800 sq ft restaurant w. outdoor seating adjacent to the Heart in the Park Sculpture
 - 9,250 sq. ft. retail & restaurant building w. outdoor seating adjacent to the Heart in the Park Sculpture

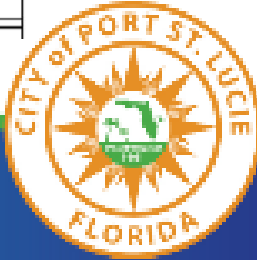
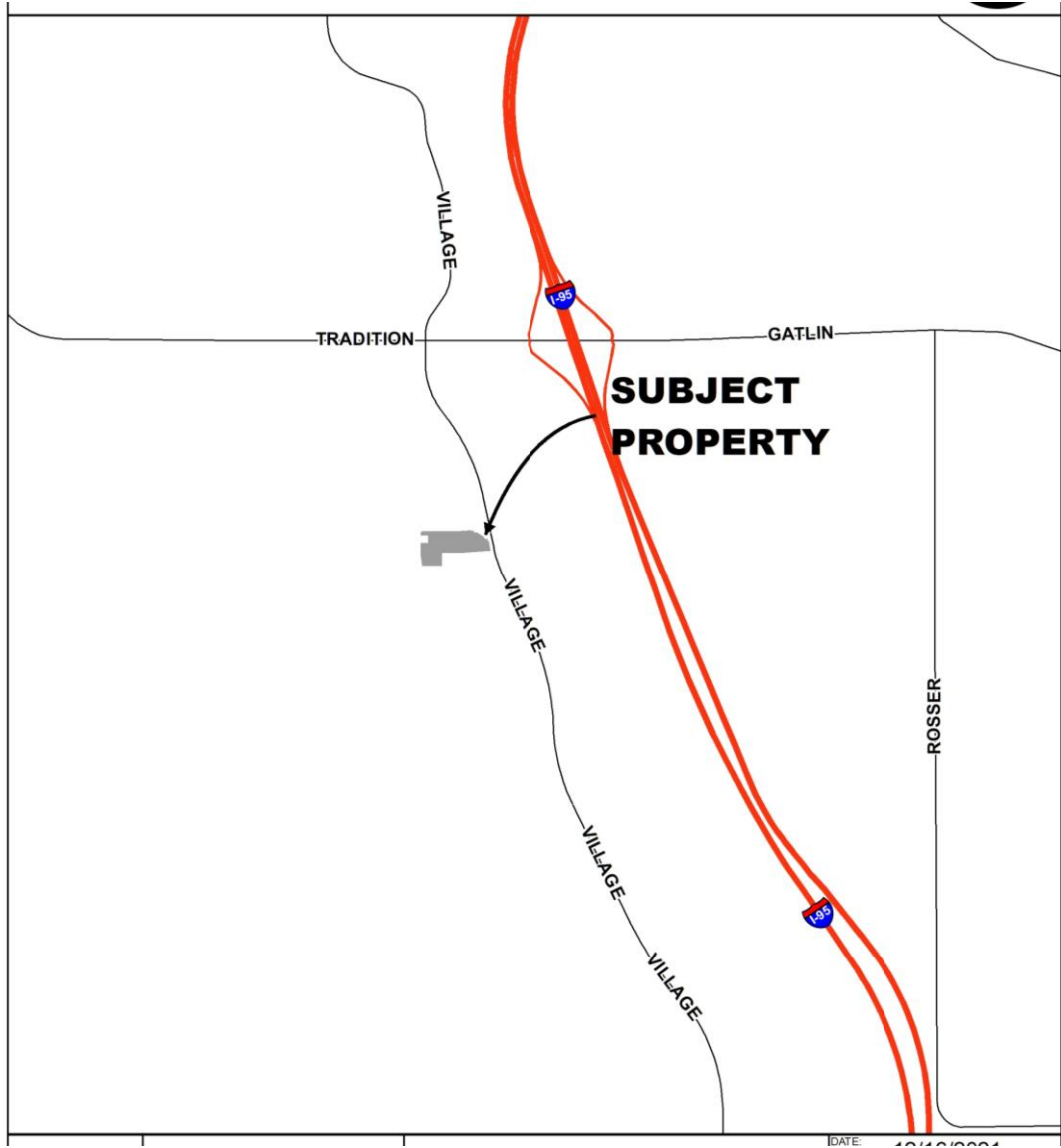


Applicant and Owner

- Steve Garrett, Lucido and Associates, is acting as the agent for Mattamy Palm Beach, LLC (property owner).
- The property is under contract and will be developed by JDR Development, LLC.

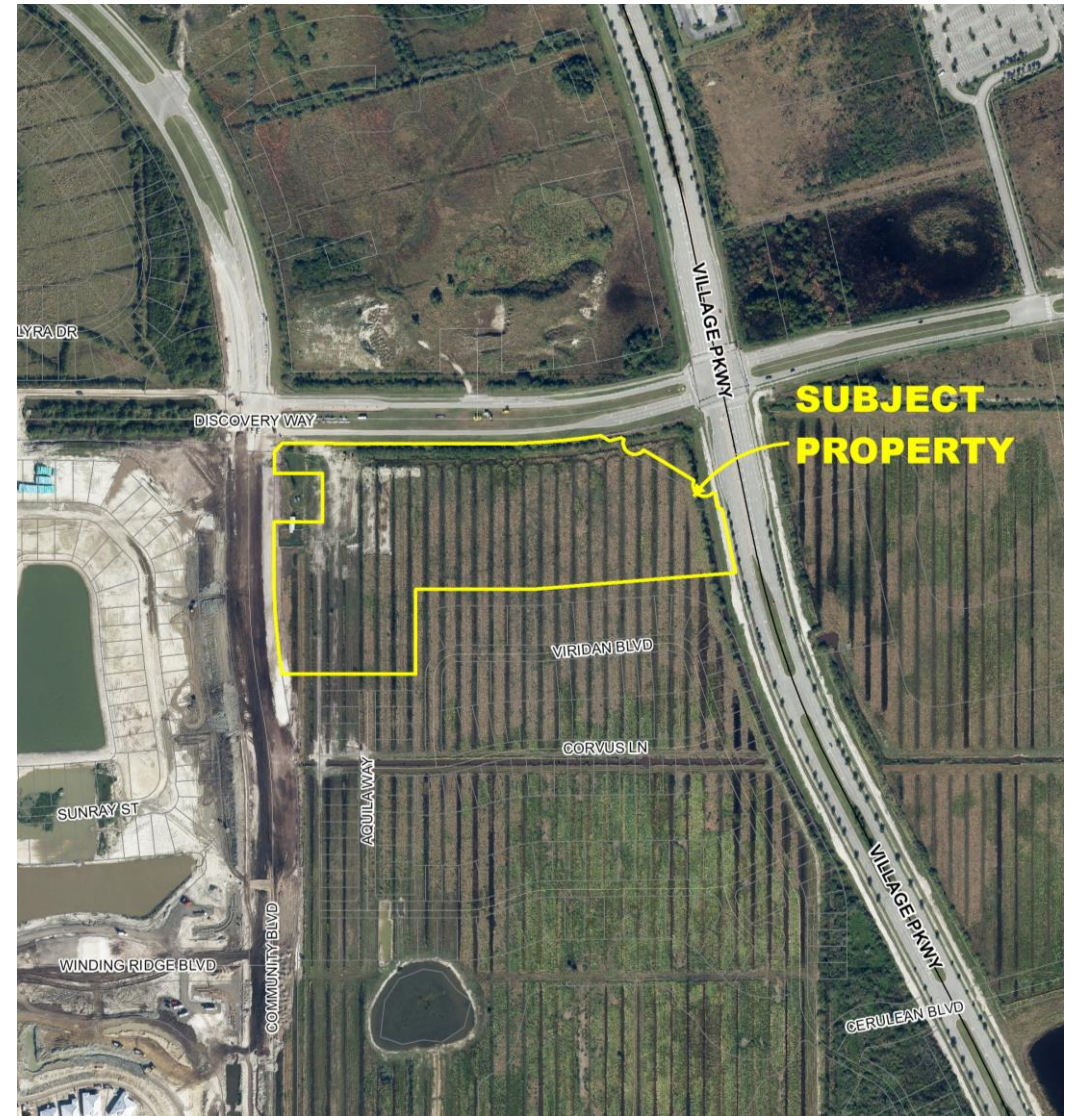


Subject Property



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 | Riverland Valencia Cay residential community |
| 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 | A traffic study was submitted and approved by the Public Works Department. No drive-through service is proposed for the commercial shopping center (Phase I). |
| PARKING REQUIREMENTS | 336 parking spaces are required and 441 parking spaces provided including 16 handicapped spaces and 10 spaces for Heart in the Park. |
| SETBACKS | Complies with Southern Grove 3 MPUD |
| BUILDING HEIGHT | Complies, buildings will range in height from 24 feet to 28 feet. Maximum allowed is 50 feet. |
| BUFFERING | The preliminary landscape plans depicts perimeter landscaping along front, rear, and west property lines. No buffer proposed where a pedestrian plaza leads to the Heart in the Park 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 | Provided, Heart in the Park Alternative Equivalent Proposal |

Traffic Impact Analysis

- Traffic Analysis latest received August 2022
- Traffic Analysis completed by MacKenzie Engineering & Planning, Inc.
- Review by City Staff and 3rd party Traffic Consultant, Marlin Engineering
- Found to be consistent with the latest Southern Grove DRI
- Latest study proposes development generating 632 PM Peak Hour Trips divided over 3 driveways.

Proposed improvements

Development trips will result in roadway improvements:

- Right turn lane for proposed entrance on Village Parkway. This will be a combined turn lane with a bus stop.
- East and West bound left turn lanes for the entrance on Discover Way. This will be a direction median opening to also deter the illegal left turns occurring out of the development on the north side of Discovery Way.



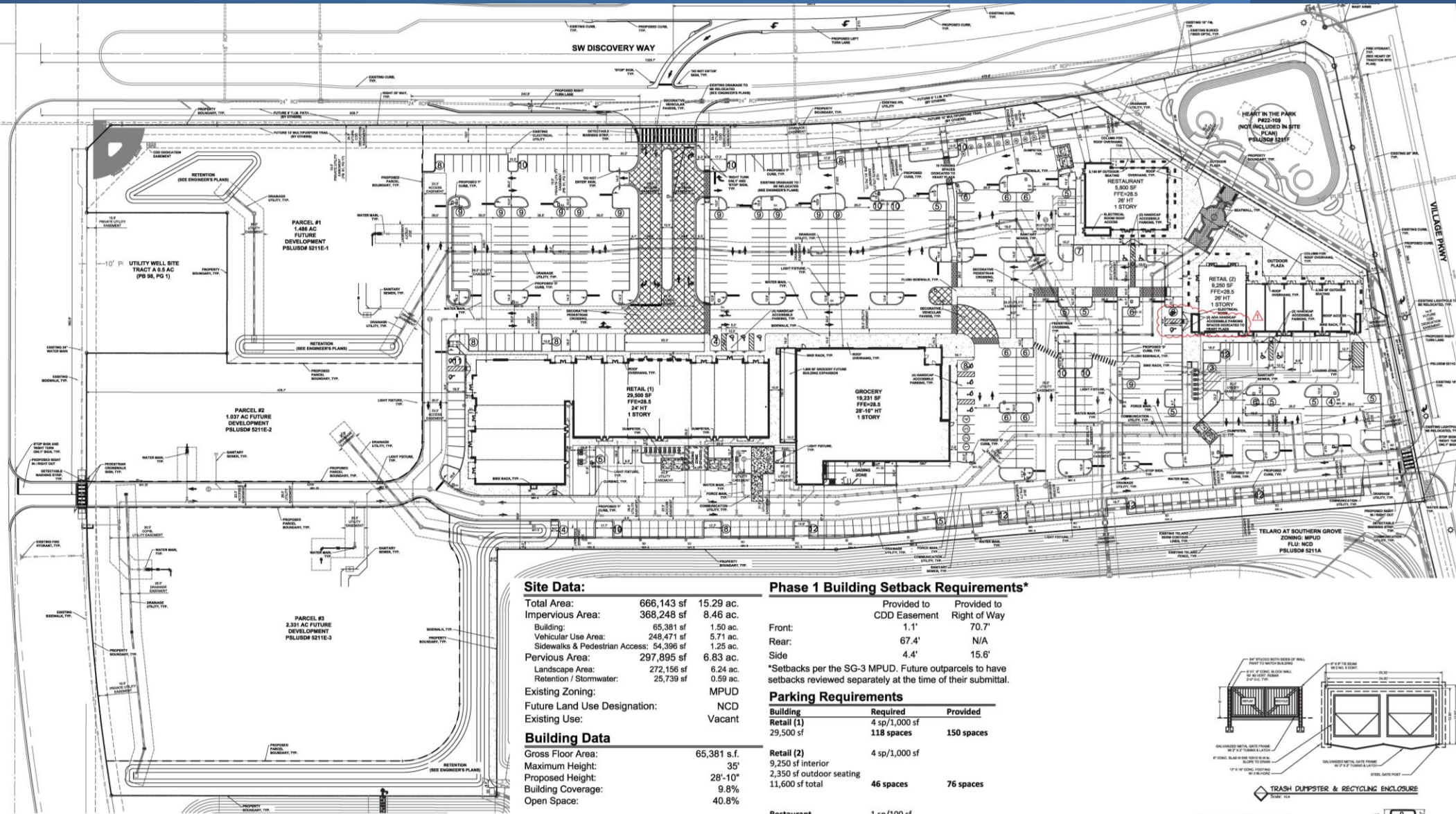


Project Team:
 Property Owner: Mattamy Palm Beach, LLC
 2500 Quorum Lakes Drive, Suite 215
 Boynton Beach, FL 33438
 Developer: JDR Development, LLC
 2200 Buha Road, Suite 300
 Boca Raton, FL 33431
 Land Planner / Landscape Architect: Lucido & Associates
 701 E Ocean Boulevard
 Stuart, FL 34984
 Engineer: Kinley Horn
 445 2nd Street, Suite 200
 Vero Beach, FL 32960
 Surveyor: Caulfield & Wheeler Inc.
 410 S.E. Port St. Lucie Blvd.
 Port St. Lucie, Florida 34984
 Architect: RLC Architects
 14 SE 4th St.
 Boca Raton, Florida 33432
 Traffic Engineer: Madeline Engineering & Planning, Inc.
 1172 SW 11th Street, Suite 400
 Palm City, FL 34980

SG-3 Commercial Shoppes at The Heart

Site Plan
 City of Port St. Lucie, FL

| Date | By | Description |
|------------|----|-------------------|
| 10.08.2021 | KV | Initial Submittal |
| 11.11.2021 | KV | Resubmittal |
| 02.02.2022 | KV | Resubmittal |
| 03.25.2022 | KV | Resubmittal |
| 06.09.2022 | KV | Resubmittal |
| 08.04.2022 | KV | Resubmittal |
| 09.20.2022 | KV | ADA Parking Note |



Site Data:

| | | |
|--------------------------------|------------|-----------|
| Total Area: | 666,143 sf | 15.29 ac. |
| Impervious Area: | 368,248 sf | 8.46 ac. |
| Building: | 65,381 sf | 1.50 ac. |
| Vehicular Use Area: | 248,471 sf | 5.71 ac. |
| Sidewalks & Pedestrian Access: | 54,396 sf | 1.25 ac. |
| Pervious Area: | 297,895 sf | 6.83 ac. |
| Landscape Area: | 272,156 sf | 6.24 ac. |
| Retention / Stormwater: | 25,739 sf | 0.59 ac. |
| Existing Zoning: | MPUD | |
| Future Land Use Designation: | NCD | |
| Existing Use: | Vacant | |

Building Data

| | |
|--------------------|-------------|
| Gross Floor Area: | 65,381 s.f. |
| Maximum Height: | 35' |
| Proposed Height: | 28'-10" |
| Building Coverage: | 9.8% |
| Open Space: | 40.8% |

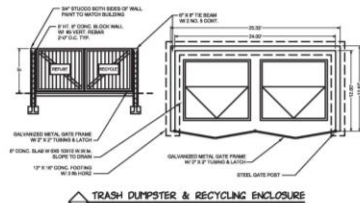
Phase 1 Building Setback Requirements*

| | Provided to CDD Easement | Provided to Right of Way |
|--------|--------------------------|--------------------------|
| Front: | 1.1' | 70.7' |
| Rear: | 67.4' | N/A |
| Side: | 4.4' | 15.6' |

*Setbacks per the SG-3 MPUD. Future outparcels to have setbacks reviewed separately at the time of their submittal.

Parking Requirements

| Building | Required | Provided |
|--|-----------------------------|------------|
| Retail (1) 29,500 sf | 4 sp/1,000 sf 118 spaces | 150 spaces |
| Retail (2) 9,250 sf interior 2,350 sf outdoor seating 11,600 sf total | 4 sp/1,000 sf 46 spaces | 76 spaces |
| Restaurant 5,800 sf interior 2,150 sf outdoor seating 7,950 sf total | 1 sp/100 sf 79 spaces | 91 spaces |
| Grocery 19,231 sf 1,600 sf future | 4 sp/1,000 sf | |



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.

Traffic Statement

Madeline Engineering and Planning, Inc. performed an analysis of the traffic impacts resulting from the SG-3 Commercial Parcel within the Southern Grove DR. The project is located at the south of Discovery Way between Village Parkway and Community Boulevard, Port St. Lucie, Florida. The applicant proposes:

- 67,981 square feet of commercial use
- 5,333 square feet of high-luminescence all-day restaurant use

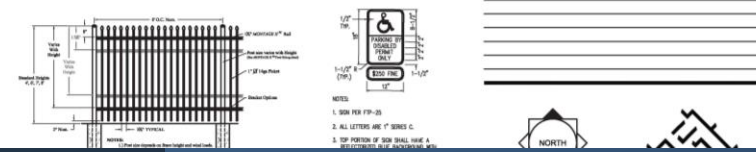
The analysis was conducted in accordance with the requirements of the City of Port St. Lucie for a project within an approved development of regional impact (Southern Grove DR).

Legal Description

KNOW ALL MEN BY THESE PRESENTS THAT MATTAMY PALM BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "SHIPPED AT HEART" BEING A RETAIL OF COMMERCIAL TRACT A TOGETHER WITH TRACT PARK A OF TELARO AT SOUTHERN GROVE PLAT 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 06, PAGE 1, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 39 SOUTH, RANGE 39 EAST, THE CITY OF PORT ST. LUCIE ST. LUCIE COUNTY, FLORIDA.

CONTAINING 16.102 ACRES, MORE OR LESS.

SAD LANDS SITUATE IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA, SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.





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TRADITIONS

Recommendation

- The Site Plan Review Committee recommended approval of the proposed site plan at the October 27, 2021 Site Plan Review Committee meeting.
- The Planning and Zoning Department recommends approval with the following condition:
 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.

