



**CULPEPPER &
TERPENING INC**

CONSULTING ENGINEERS | LAND SURVEYORS

File Number: 21-267
Writers Email: dmurphy@ct-eng.com

via Fusion Upload P21-222

July 7, 2022
(Amended 22.08.29)

Ms. Bridget Kean, AICP, Senior Planner
Planning & Zoning Department
City of Port St Lucie
121 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34984

Subject: Legacy Park @ Southern Grove - "Tree of American Dreams"
Public Art Alternative Equivalent Proposal
Supplemental Application Descriptions

Dear Ms. Kean:

On behalf of the Sansone Development Group, we are pleased to submit our Request for Alternative Equivalent Proposal (Option 4) of the Public Art Ordinance specific to the proposed Public Art Feature to be erected at the intersection of SW Anthony F Sansone Sr. Blvd and SW Becker Road.

Project Narrative:

The proposed Public Art feature at Legacy Park @ Tradition is designed to serve both as a landmark feature and to honor to the memory of the founder of the Sansone Group, Anthony F Sansone Sr, who passed away in 2021. The America Bald Eagle was selected as the symbol to represent the strength of spirit that is found all Americans where the beliefs any dream is possible. .

The art feature itself is approximately 14 feet in height and will be placed on five (5) foot high circular base. The areas around the base will be landscaped with low shrubs and grasses so not to take away from the impact of the primary sculpture. The sculpture is designed to be surrounded by landscaping, with only limited up close contacts permitted.

d. Option 4. Alternative Equivalent Proposal.

Submit an alternative equivalent proposal to the planning and zoning director.

- i. **The proposal shall be for installation freely accessible work of art on City public right-of-way, on property owned by other public agencies, or on another property under the control or ownership of the developer. The proposal may seek combination of the public art assessment associated with multiple projects into one larger work of art in lieu of several small works of art.**

Response:

The proposed Public Art Feature to be installed in support of the Legacy Park @ Tradition will be located at the northeast corner of the intersection of SW Anthony F Sansone Sr. Blvd and SW Becker Road. This Public Art

A LEGACY OF EXPERTISE AND EXCELLENCE

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feature will be located on property under the ownership of the Southern Grove Community Development District (CDD). Both access/use easements and maintenance agreements will be entered into between Sansone Development Group (the developers of the Legacy Park subdivision) and the Southern Grove CDD. These agreements will be finalized while the Public Art feature is being constructed.

The estimated value of the Legacy Part @ Tradition Art Feature, including site work, is \$600,000. This Public Art feature will address the general Public Art requirements for the following lots within the overall Legacy Park area:

- 1.) Lot #1, a 250,000 square foot distribution and sorting center (FedEx)
- 2.) Lot #2, a 168,000 square foot distribution/wholesale use building
- 3.) Lot #3, a 250,000 square foot distribution building
- 4.) Lot #4, a 520,000 square foot distribution building
- 5.) Lot #5, a 250,000 square foot distribution building (Amazon)
- 6.) Lot #8, a 1,240,000 square foot distribution center.(user t/b/a)

The value assigned to each of these development sites on the maximum regulated by the city, \$100,000.

- ii. **The proposal shall contain all information and establish all criteria set forth in section 162.09 of this Chapter, excluding the document required by 162.09(3)(g).**

Response:

This submission addresses all required submission associated Legacy Park MPUD @ Tradition application provide the majority of this elements. Additional items are being developed currently such as Restrictive Covenants, Artist biography and qualifications and maintenance plan.

- iii. **The developer must demonstrate that the cost of the proposal will equal the cost of the public art assessment otherwise required under Subsection 162.08 and not create unbudgeted costs for the City.**

Response:

The proposed Public Art Feature to be installed in support of the Legacy Park @ Tradition will be located at the northeast corner of the intersection of SW Anthony F Sansone Sr. Blvd and SW Becker Road. This Public Art feature will be located on property under the ownership of the Southern Grove Community Development District (CDD). Both access/use easements and maintenance agreements will be entered into between Sansone Development Group (the developers of the Legacy Park subdivision) and the Southern Grove CDD. These agreements will be finalized while the Public Art feature is being constructed.

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The value assigned to each of these development sites on the maximum regulated by the city, \$100,000.

- iv. **The City may approve the proposal if it finds that:**
a) **the alternative equivalent proposal will further the purposes of this Chapter as set forth**



under Section 162.01:

The concentration of the projects Public Art obligations allows for a coordinated, and less disjointed art feature to be erected at point of high public viability, as opposed to individual elements, at a smaller scale, interspersed throughout an active industrial use area.

b.) The proposed location of the alternative equivalent proposal is in reasonable proximity to the location of the site(s) generating the work of art requirement, in order to avoid clustering of all public art in one location.

The proposed Public Art Feature to be installed in support of the Legacy Park @ Tradition will be located at the northeast corner of the intersection of SW Anthony F Sansone Sr. Blvd and SW Becker Road. The concentration of the projects (Legacy Park) Public Art obligations allows for a coordinated, and less disjointed art feature to be erected at point of high public viability, as opposed to individual elements, at a smaller scale, interspersed throughout an active industrial use area.

c.) the cost of the proposal will be equal to or greater than the cost of the public art assessment that would otherwise be required under Subsection 162.08(2)(a)-(c); and

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- 3.) Lot #3, a 250,000 square foot distribution building
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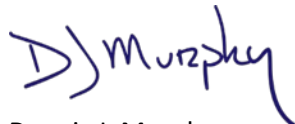
The value assigned to each of these development sites on the maximum regulated by the city, \$100,000.

d.) the developer has established to the satisfaction of the City that the alternative equivalent proposal will create freely accessible public art in the City to an equal or greater extent than installation of the public art on the individual project site or a contribution to the Fund.

To be addressed as part of the public hearing/review process.

Thank you for your consideration in this matter. We look forward to making our presentation to the Public Art advisory Board in September and if there are any questions, or you need additional clarifications, please do not hesitate to let me know.

Sincerely
CULPEPPER & TERPENING, INC.



Dennis J. Murphy
Principal Planner



3.16.2022

City of Port St. Lucie
Public Art Advisory Board
121 SW Port S. Lucie Blvd.
Port St. Lucie FL 34984

RE: “Tree of American Dreams” - Application

City of Port St. Lucie Public Art Advisory Board,

The Sansone Group is excited to be developing in Port St. Lucie and looks forward to bringing jobs and commerce to the area. To meet the public art development requirements in Port St. Lucie the Sansone group has retained Geoffrey C. Smith to design and build a sculpture which demonstrates the artistry and family spirit that brought the Sansone group to this site.

The following documents, information and drawings should be taken as our submission to the Public Art Advisory Board in pursuit of this art installation and satisfaction of the development code.

The following attachments are provided as supplementary information to our application:

	Document:
1.	Application – <i>[Legacy Park_Public Art Application]</i>
3.	Sculpture Location Sketch – <i>[Legacy Park_Sculpture Location Sketch]</i>
4.	Contributing Sites Sketch – <i>[Legacy Park_Sculpture_Contributing Sites Sketch]</i>
5.	2022 Artist Proposal – <i>[2022 Proposal for Sansone]</i>
6.	Site Concept Sketch – <i>[Sansone Public Art_4-01-22_Site Concept Sketch]</i>
7.	Artist CV – <i>[Geoffrey C. Smith_Resume CV_2021]</i>
8.	Sculpture Rendering – <i>[Sculpture_Rendering_Comp]</i>

Location/ Site Plan:

- Proposed location is at the corner of Sansone Blvd and Becker Road, Lake Duda to the northeast and Sansone Blvd to the West.
 - See the attached Sculpture Location Sketch for reference
- Base Size: 5' tall raised concrete base at about an 8' diameter

Artist & Artwork:

- Selected Proposal:**
 - Height: 13' – ¾"
 - Weight: 1.5 Tons
 - Price: \$572,425
- Scale Model Image:**



- a.
- 3. Landscape and Access:**
- a. The Landscape architecture firm of HJA has been retained to design the site landscaping and hardscapes
 - b. All hardscapes will be ADA accessible, and landscaping will utilize natural flora and Traditions CDD minimum landscape standards

Ownership & Maintenance:

1. Legacy Covenants running with the land: CDD to maintain ownership
2. Maintenance Agreement to be worked out between CDD and Sansone

Contributing Sites/Cost:

Site:	Cost:	Notes:
FedEx (Site 1)	\$ 100,000	
Spec 1 (Site 2)	\$ 100,000	
Spec 2 (Site 3)	\$ 100,000	
Amazon (Site 4)	\$ 100,000	
250k Building (Site 5)	\$ 100,000	
Project Green (Site 6)	\$ 100,000	
Total:	\$ 600,000	
10% Reduction	(\$ 60,000)	<i>Using local artist</i>
Revised Total:	\$ 572,425	<i>Minimum cost for sculpture</i>
Sculpture Proposal	\$ 540,000	<i>Total cost for sculpture</i>
Delta:	\$ 27,575	<i>Overage of minimum sculpture cost</i>

Other Costs:

Design TBD

Site work & Construction

TBD

1. Escrow:
 - a. The minimum art contribution for all six sites will be placed in Escrow prior to development
2. Construction Costs:
 - a. TBD on completed and approved set of construction drawings.

Schedule:

Permits/Approvals	Timeline
Public Art Approval	Summer Fall 2022
City Council Approval	Fall 2022
Traditions Architecture Approval	Fall 2022
CDD ROW Approval	TBD
SPRC Approval	TBD
City Council SPRC Approval	TBD

Construction	Timeline
Site preparation	2 months
Clay Sculpting	6 - 9 months
Foundry Production	12 – 18 months
Shipping	2 – months
Finishing & install	1 – month

Legacy Park
AT TRADITION



Legacy Park
AT TRADITION



Legacy Park
AT TRADITION



RESERVED

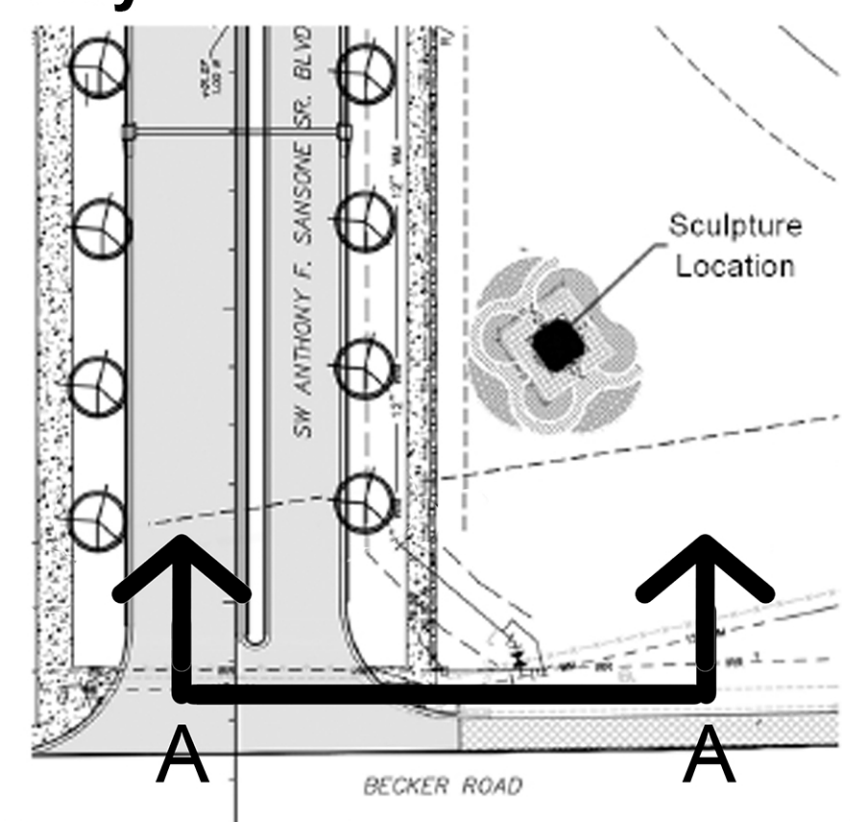




Legacy Park at Tradition - Public Art Sculpture

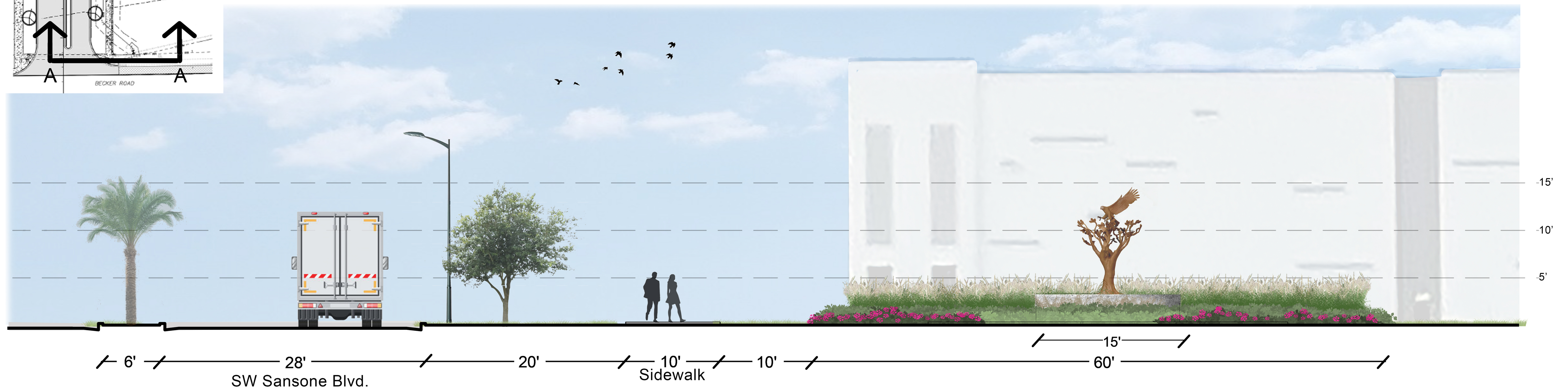


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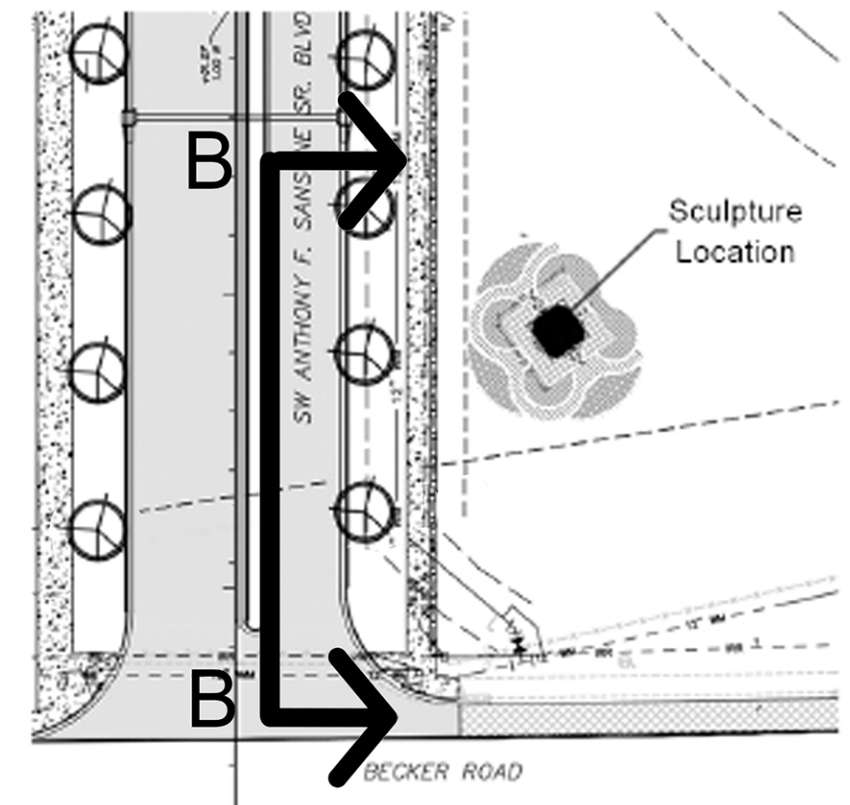


Section looking north from SW Becker Road

Scale: 1" = 5'

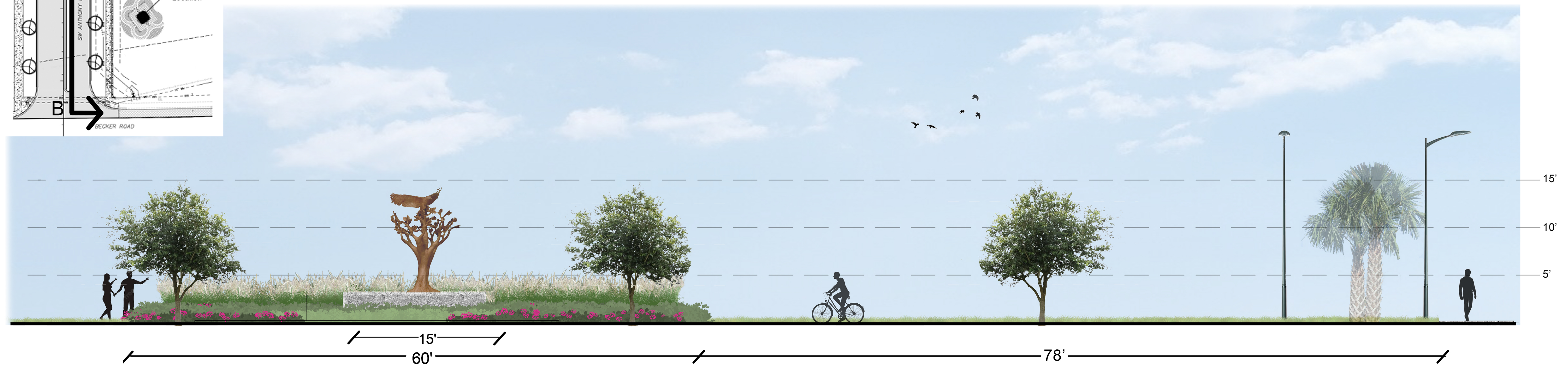


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Section looking east from SW Anthony F. Sansone Blvd.

Scale: 1" = 5'



Legacy Park at Tradition - Public Art Sculpture

Legacy Park
AT TRADITION

