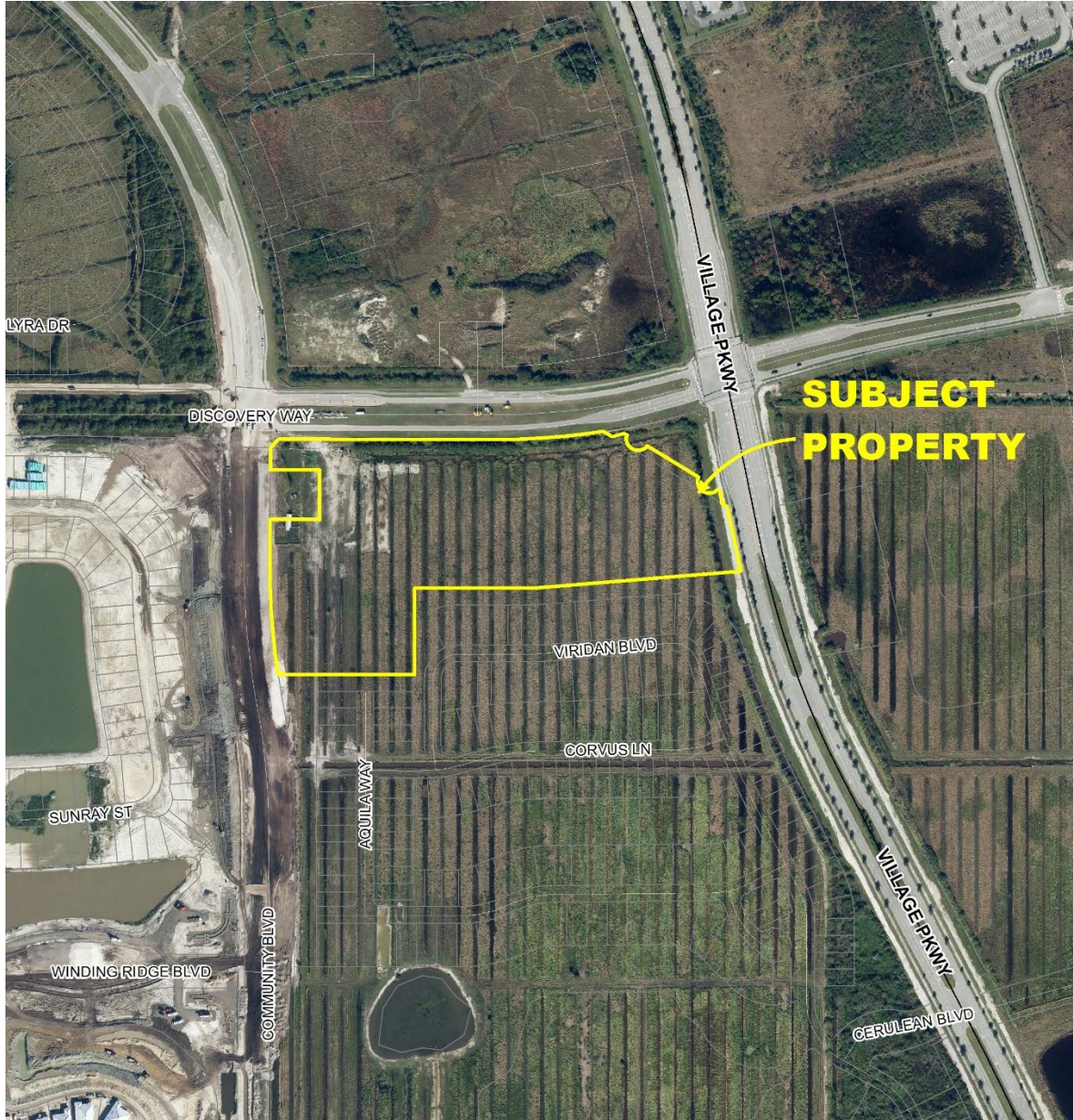




Shoppes at the Hear Site Plan
Major Site Plan Application
P21-239



Project Location Map

SUMMARY

Applicant's Request:	Approval of a Shoppes at the Heart major site plan
Applicants:	Steve Garrett and Kevin Velinsky, Lucido and Associates
Property Owner:	City of Port St. Lucie
Location:	The property is located on the south side of SW Discovery Way between SW Community Boulevard and SW Village Parkway.
Address:	Not assigned
Project Planner:	Bridget Kean, AICP, Senior Planner

Project Description

Mattamy Palm Beach, LLC, owner, has submitted an application 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 (P22-109). The property is under contract and will be developed by JDR Development, LLC. Total square footage is 65,381 square feet and will include a 20,831 square foot grocery, a 29,500 square foot retail building adjacent to the grocery, a 5,800 square foot restaurant with 2,150 square feet of outdoor seating adjacent to the Heart in the Park Sculpture and a 9,250 sq. ft. retail and restaurant building with 2,350 square feet of outdoor seating also adjacent to the Heart in the Park Sculpture. The development program provides parking and vehicular access for the Shoppes at the Heart shopping center and the adjacent Heart in the Park sculpture. The submittal packet includes a draft shared parking and access agreement between the proposed owner of the Shoppes at the Heart parcel (JDR Development, LLC), and the owner of the Heart in the Park Parcel. The shared parking and access agreement designates ten parking spaces for the Heart in the Park site plan. In addition, the Shoppes at the Heart site plan depicts (in red) the two handicapped parking spaces that are designated for use by visitors to the Heart in the Park site. The draft shared parking and access agreement will be updated to include two handicapped spaces and ten standard spaces for use by visitors to the Heart in the Park site. The site plan also depicts the location for proposed easements inside the north and east property lines to accommodate Tradition Trail and the TIM autonomous vehicle shuttle that will run along SW Discovery Way and SW Village Parkway. These easements will be dedicated to the Southern Grove CDD.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed site plan at the October 27, 2021 Site Plan Review Committee meeting.

Location and Site Information

Parcel Number:	4315-709-0002-000-9
Property Size:	Current: 15.29 acres Proposed following replat: 10.405 acres
Legal Description:	Shoppes at the Heart Plat, Commercial Parcel
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	MPUD (SG 3 Master Planned Unit Development)
Existing Use:	Vacant land

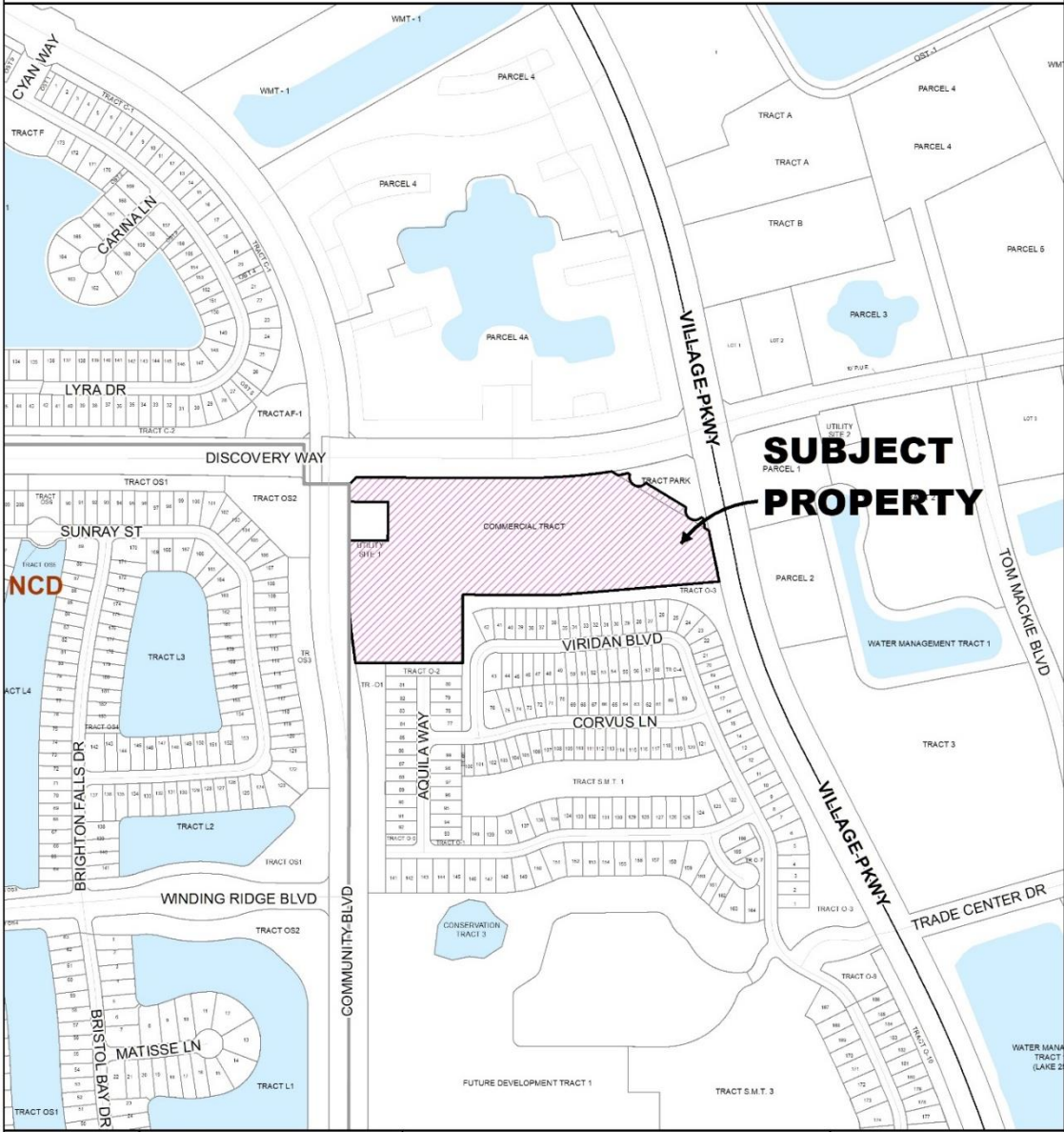
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
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)

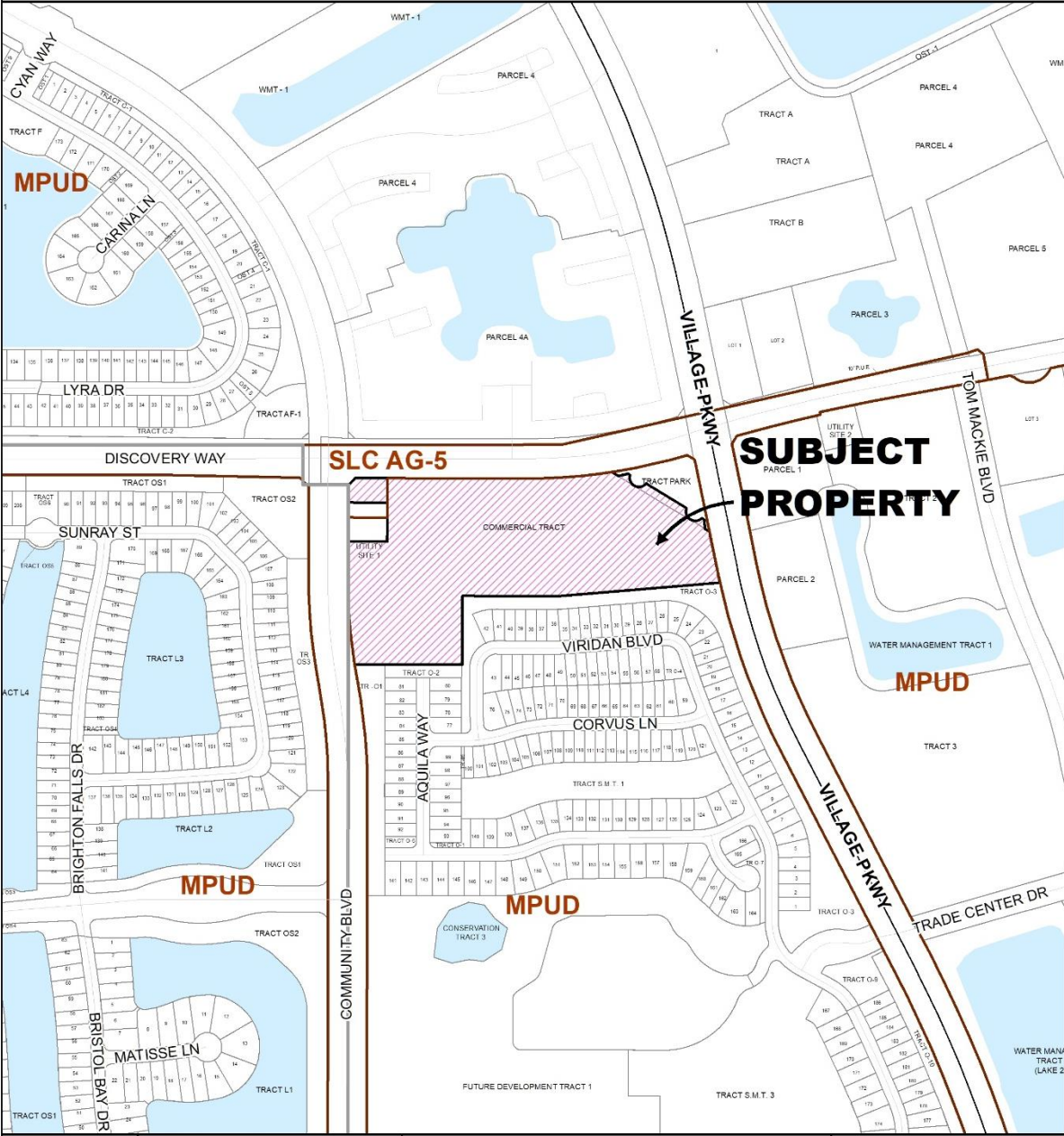
NCD – New Community Development District

MPUD – Master Planned Unit Development

FUTURE LAND USE



EXISTING ZONING



IMPACTS AND FINDINGS

ZONING REVIEW: The proposed project has been reviewed for compliance with the Tradition Master Planned Unit Development (MPUD) and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
USE	The property is located in a designated Neighborhood/Village Commercial sub-district in the Southern Grove 3 MPUD. Retail, office, restaurants, and enclosed assembly areas are listed as permitted uses.
DUMPSTER ENCLOSURE	The site plan provides for four separate refuse and recycling 12 X 24 enclosures.
ARCHITECTURAL DESIGN STANDARDS	The proposed project is within the Southern Grove DRI. The applicant has provided documentation that the project was approved by the 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). If drive-through service is proposed with a future phasing or amendment, stacking will be evaluated at that time.
BUILDING HEIGHT	The MPUD sets a maximum height of 50 feet for non-residential buildings and allows steeples and similar architectural embellishments to have a maximum height of one hundred (100) feet. The buildings will range in height from 24 feet to 28 feet.
SETBACKS	Per the Southern Grove 3 MPUD, setbacks for this use can be established as part of site plan review. The setbacks depicted on the site plan are consistent with the MPUD and intended to promote walkability between the Shoppes at the Heart Site Plan the Heart in the Park Site Plan as well as access to the multi-use path and the dedicated TIM path.
PARKING	A total of 336 parking spaces are required. The site plan provides for 441 parking spaces including 16 handicapped spaces and 10 spaces for the Heart in the Park Site Plan.
BUFFER	A preliminary landscape plan was submitted that provides for perimeter landscaping along the north, west and rear property lines. No perimeter landscape buffer is proposed where a pedestrian plaza leads to the Heart in the Park sculpture.

NATURAL RESOURCE PROTECTION

An environmental assessment report was submitted when the property was rezoned to MPUD. The site has been cleared. Mitigations for impacts to the wetlands on site have been addressed through the South Florida Water Management District (SFWMD) and Army Corps of Engineers (ACOE) permits.

CONCURRENCY REVIEW

The project is subject to the conditions of the Southern Grove DRI development order regarding the provision of adequate public facilities and documented as follows:

CRITERIA	FINDINGS
SEWER/WATER SERVICES	Port St Lucie Utility Systems is the provider. A service agreement is required.
TRANSPORTATION	<p>Per the Southern Grove DRI development order, the DRI Biennial Report shall include a cumulative calculation of the trip generation for all approved development. Development order conditions are evaluated using the trip generation analyses to determine triggering of any transportation conditions.</p> <p>A Traffic Impact Analysis report was submitted and reviewed by the City’s Third Party Traffic Consultant. The proposed project is expected to generate 6,295 daily trips and 632 PM peak hour trips.</p> <p>Three driveways are proposed:</p> <ol style="list-style-type: none"> 1. SW Discovery Way – right in and right out with dedicated left turn lane into the center. 2. SW Community Boulevard - right in and right out 3. SW Village Parkway – right in and right out with dedicated right turn lane.
PARKS AND RECREATION	<p>Requirements for public parks and recreational facilities are addressed under Condition 67 of the DRI Development Order.</p> <p>Not applicable to non-residential development</p>
STORMWATER	A paving and drainage plan that is in compliance with the adopted level of service standard is required.
SOLID WASTE	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
PUBLIC SCHOOL CONCURRENCY	<p>Public school requirements are addressed under Condition 62 of the DRI Development Order.</p> <p>Not applicable to non-residential development</p>

OTHER

Fire District: The access location (external and internal) has been reviewed by the Fire District for safety purposes.

Public Art (Chapter 162): This project is subject to Chapter 162 of the Code of Ordinances, Art in Public Places. All private development meeting the applicability requirements of Chapter 162 must elect one of three assessment methods for providing public art within ninety (90) days of the issuance of the first building permit. The assessment methods include artwork on site, fee in lieu of providing public art onsite, a combination of artwork on site and payment in lieu, or submittal of an alternative equivalent proposal. Under the alternative equivalent proposal option, a developer may apply to combine the public art assessment associated with multiple projects into one larger work of art in lieu of several small works of art and submit a proposal for 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. Mattamy Palm Beach, LLC, as the master developer of the Southern Grove DRI, the Tradition DRI, and the Western Grove DRI, has received approval of an alternative equivalent proposal for the proposed Heart in the Park sculpture. Shoppes at the Heart Site Plan is included on the list of identified projects whose public art assessment is applied to the value of the Heart in the Park Sculpture.

Consistency with the Southern Grove DRI, Southern Grove CRA Redevelopment Plan, and Figure 1-4 of the Comprehensive Plan: The proposed project is located in a designated Neighborhood/Village Commercial Subdistrict as depicted on Map H, the master development plan for the Southern Grove DRI, Figure 7, the master plan for the Southern Grove CRA District, and Figure 1-4 of the Future Land Use Element. Figure 1-4 is the conceptual land use plan for the Southern Grove NCD District.

Per Policy 1.2.2.4 of the Future Land Use Element, Neighborhood/Village Commercial Areas shall function as a community of compatible uses in a compact setting serving adjoining neighborhoods and may provide for a mix of residential and non-residential land uses. Non-residential uses include commercial and office uses, personal and household service establishments, institutional uses, public facilities, parks, playgrounds, and other similar services designed to meet the needs of adjoining neighborhoods..

RELATED PROJECTS

P21-109 – Heart in the Park Site Plan

P21-272 – Shoppes at the Heart Preliminary and Final Subdivision Plat

STAFF 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 staff finds the request to be consistent with the direction and intent of the City’s Land Development Regulations and policies of the Comprehensive Plan and 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.