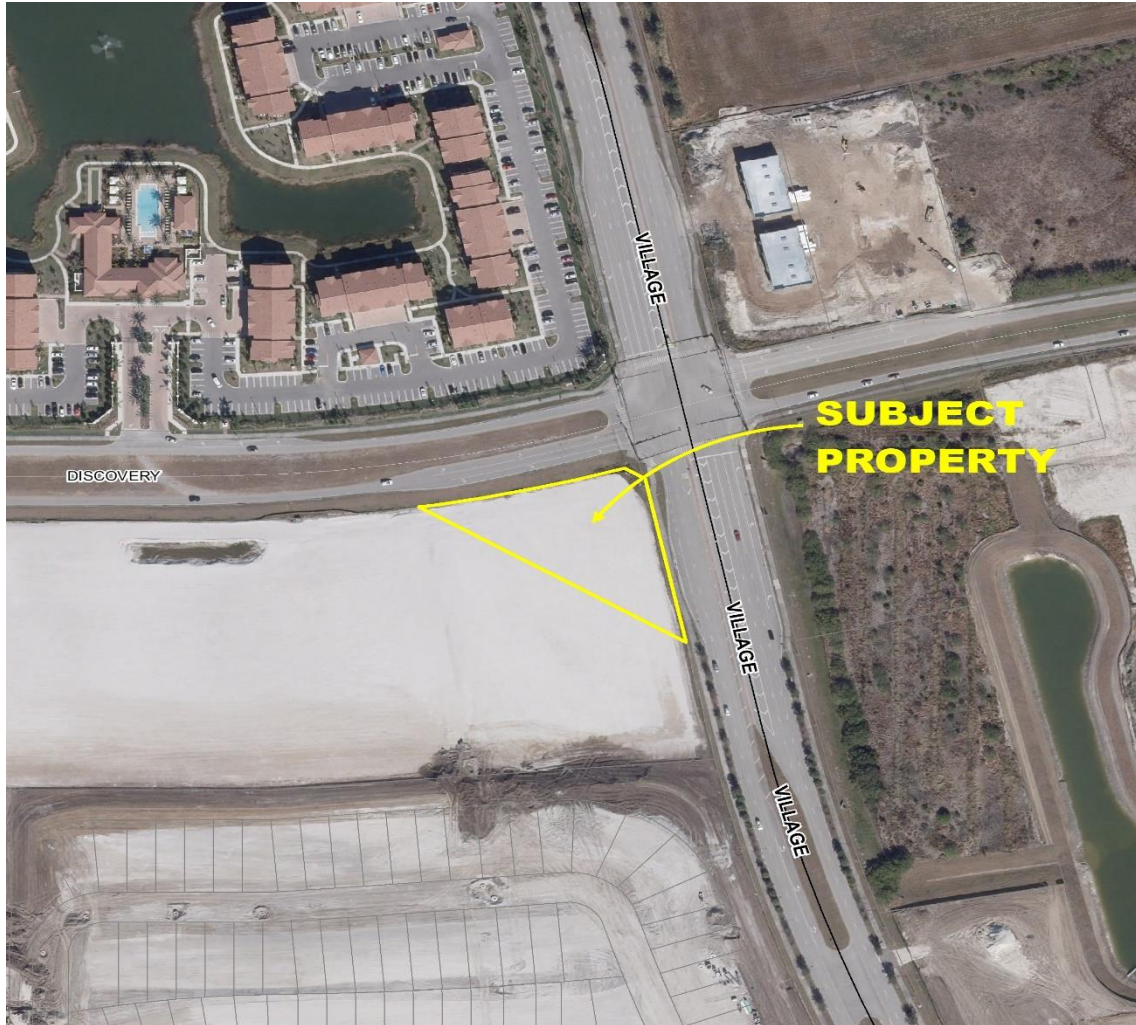




**Heart at the Park Site Plan
 Minor Site Plan Application
 P22-109**



Project Location Map

SUMMARY

Applicant's Request:	Approval of a site plan for the Heart in the Park Public Art Sculpture
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 an approved public art project known as Heart in the Park. The Heart in the Park public art proposal was approved by the City Council on June 13, 2022 (Res. 22-R69). Heart in the Park was submitted under Section 162.08 (d) of the Art in Public Places Ordinance. Per Section 162.08 (d), an applicant can apply for approval of an alternative equivalent proposal for the installation of 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. Under the alternative equivalent proposal option, an applicant may seek to combine the public art assessment associated with multiple projects into one larger work of art in lieu of several small works of art. The City may impose reasonable conditions of approval requiring the developer to enter into agreements with the City or other public agencies or private parties in order to memorialize the legal obligations of all parties involved with the alternative equivalent proposal.

The Heart in the Park project includes an interactive heart-shaped mirrored stainless steel sculpture by the artist Jefre, a visitor's center and a 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. The site will be served by TIM autonomous vehicular service and provide bicycle and golf cart parking. The Heart in the Park public art project was approved through Resolution 22-R69. The resolution included seven conditions of approval. It included a requirement for a shared parking and access agreement, a requirement for a detailed cost estimate for the project and surety acceptable to the City in the amount of the Estimated Value to ensure that the City has a remedy in the event that: (i) the "HEART to HEART" Sculpture is not fabricated and installed, or (ii) the Actual Value of the "HEART to HEART" Sculpture is less than the Public Art Requirements associated with the Identified Projects, and there is a funding deficit. The other conditions of approval addressed requirements for a restrictive covenant once the art piece is in place, requirement that the City approve any agreements related to ownership, maintenance, etc., and requirements that address the projects that will be eligible to meet their public art requirements through the value of the "HEART to HEART" Sculpture and the actual cost of the 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 (Mattamy Palm Beach, LLC). 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. JDR Development, LLC, is the entity developing the Shoppes at the Heart project. It is the Planning and Zoning Department's recommendation that the detailed cost estimate and surety for the Heart in the Park sculpture be provided within 45 days of approval of the site plan.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed site plan at the April 13, 2022 Site Plan Review Committee meeting.

Location and Site Information

Parcel Number:	4315-709-0003-000-6
Property Size	.810 acres
Legal Description:	Shoppes at the Heart Plat, Parcel Park
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	MPUD (SG 3 Master Planned Unit Development)
Existing Use:	Vacant land

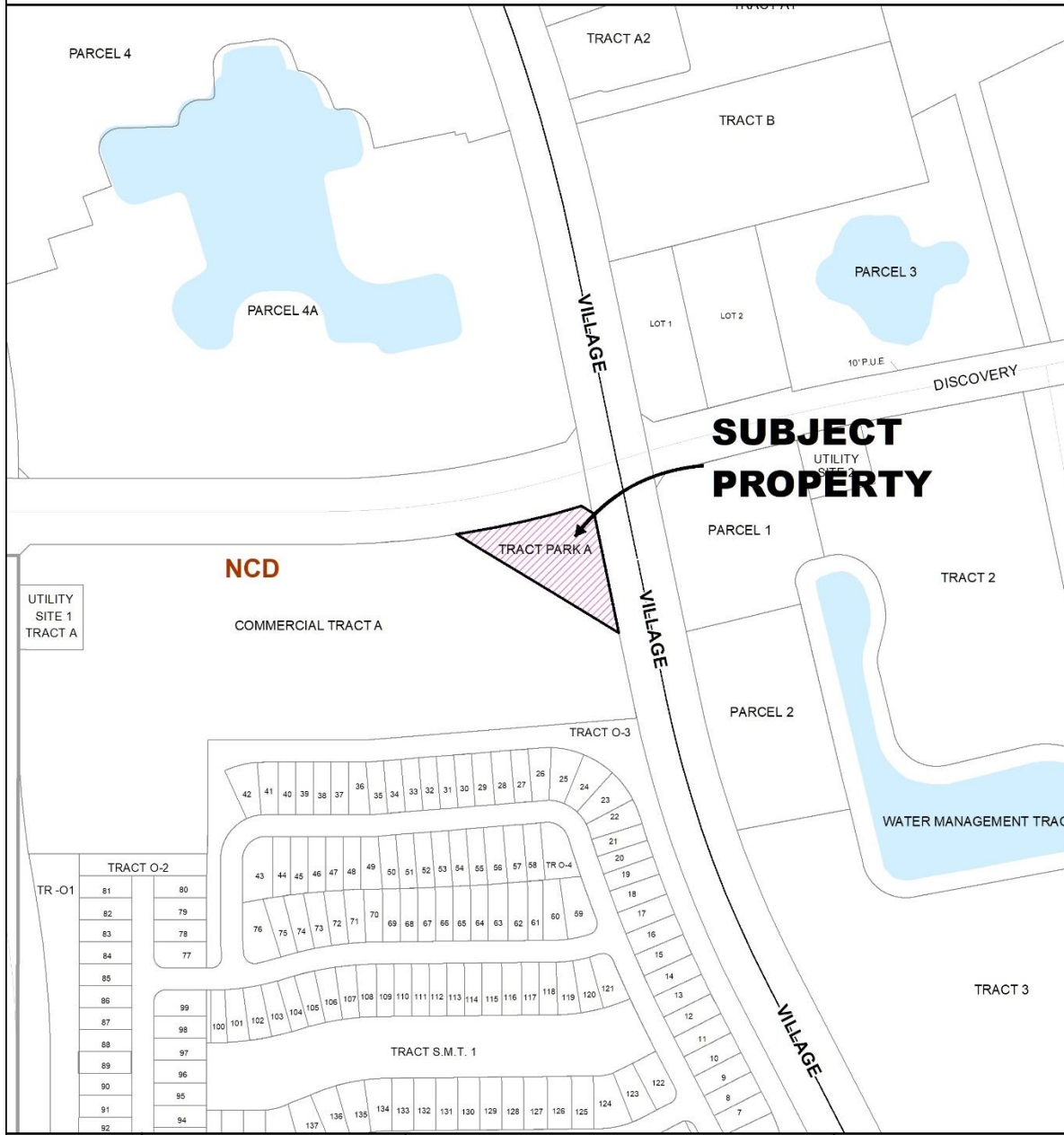
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Atlantic Palms at Tradition Multi-family Apartment Complex
South	NCD	MPUD	Vacant land (proposed Shoppes at the Heart Commerical Shopping Center)
East	NCD	MPUD	Vacant land (proposed WoodSpring Hotel)
West	NCD	MPUD	Vacant land (proposed Shoppes at the Heart Commerical Shopping Center)

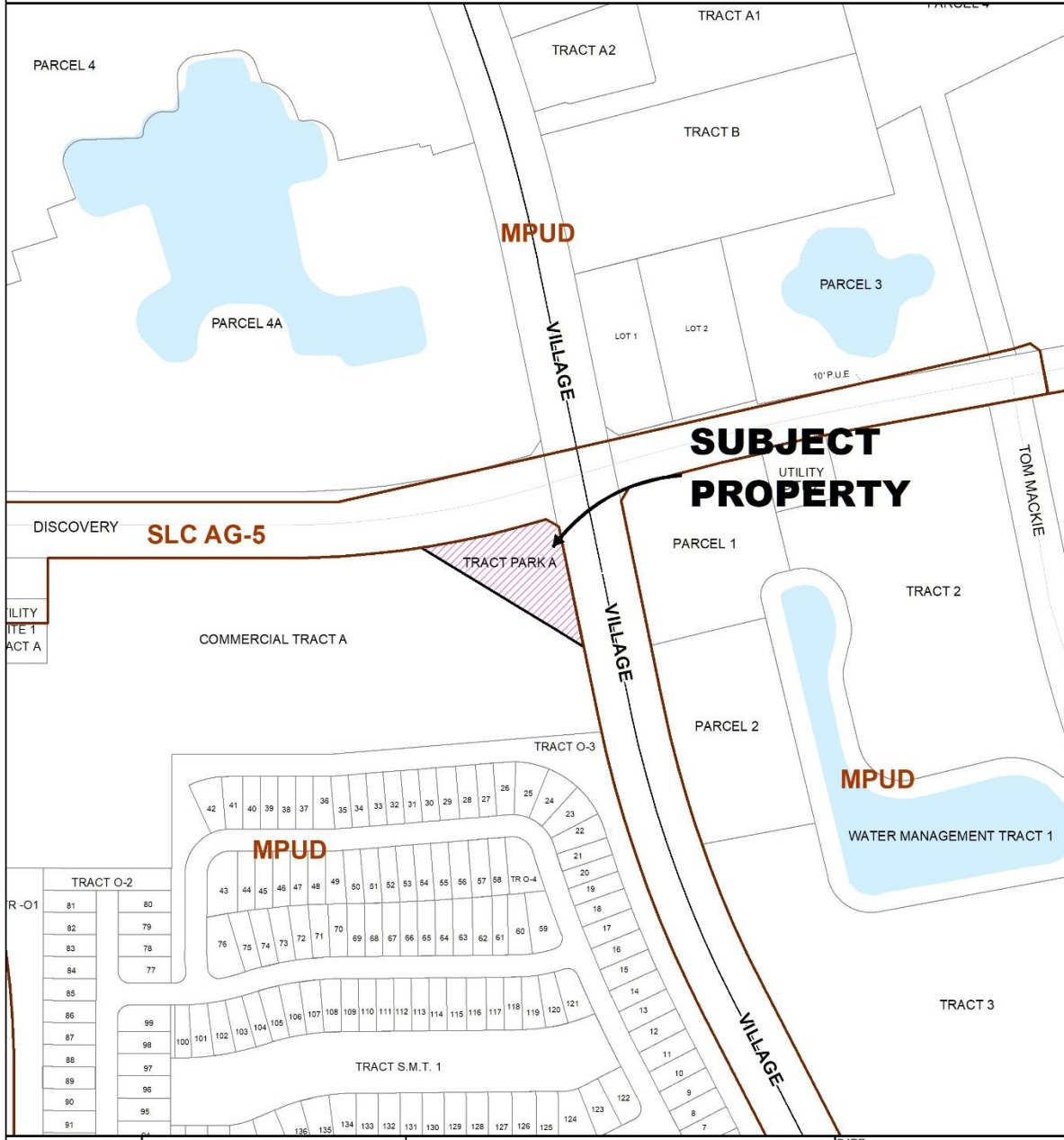
NCD – New Community Development District

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 Southern Grove 3 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. Park, playground, or other public or private recreational or cultural facility are listed as permitted uses.
DUMPSTER ENCLOSURE	N/A. The site will utilize waste receptacles. Refuse pick up and recycling will be maintained by the Tradition Community Association until ownership is transferred to the appropriate Southern Grove CDD.
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	N/A
BUILDING HEIGHT	The 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.
SETBACKS	Per the Southern Grove 3 MPUD, setbacks for this use can be established as part of site plan review. The proposed sculpture will be setback 71.9 feet from the corner of SW Village Parkway, 57 feet from the rear, and approx. 39.1 feet from the side.
PARKING	Parking will be provided via a shared parking agreement with the adjacent Shoppes at the Heart. Ten spaces are reserved on the Heart in the Park sculpture.
BUFFER	The site plan depicts four planters with seat walls along the sides and rear of the 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 of services. The site will require limited utility services.
TRANSPORTATION	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. The applicant has provided a traffic statement that states the proposed public art project/development will have a de minimis impact on the adjacent roadways. Vehicular access and parking will be provided at the adjacent proposed Shoppes at the Heart site (P21-239).
PARKS AND RECREATION	N/A
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	N/A

OTHER

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

Public Art (Chapter 162): N/A

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 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 f 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, 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

- P21-239 – Shoppes at the Heart Site Plan
- P21-272 – Shoppes at the Heart Preliminary and Final Subdivision Plat

STAFF RECOMMENDATION

The Site Plan Review Committee reviewed the request at their meeting of April 13, 2022 and recommended approval. 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 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.
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.