



Shoppes at the Heart Phase II, Lot 1

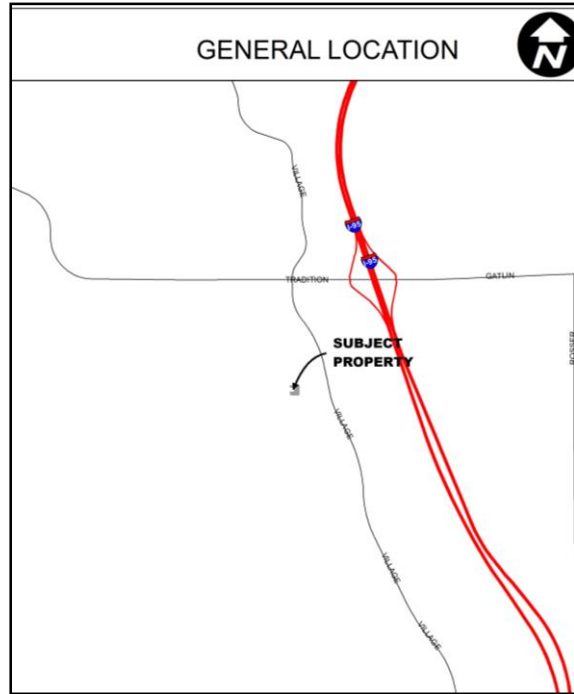
Major Site Plan
Project No. P25-034

City Council Meeting
Sofia Trail, Planner I
September 8, 2025

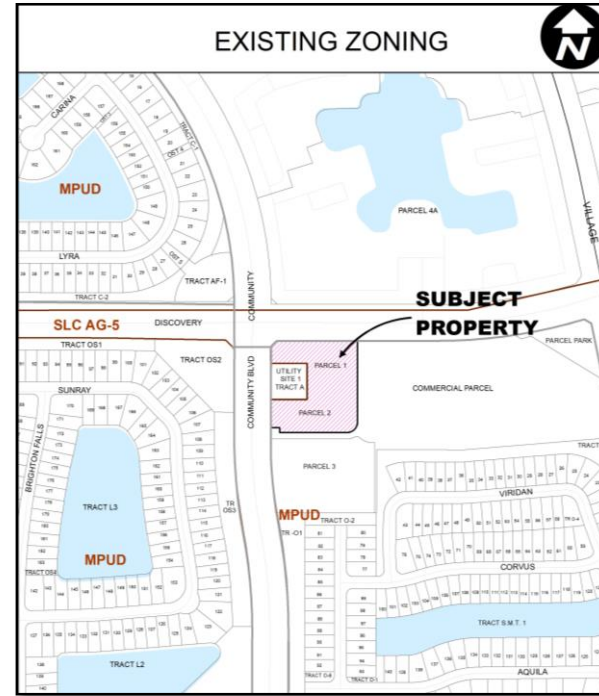
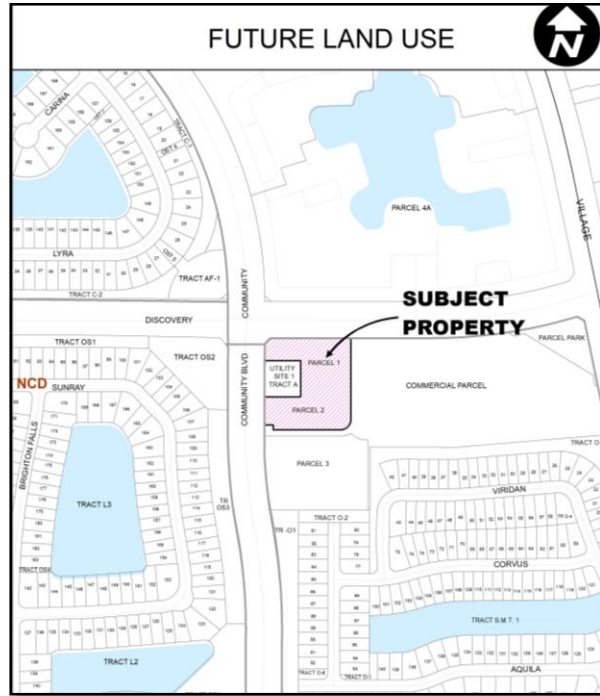
Request Summary

Owner:	PEBB Tradition SG3 LLC
Applicant:	Steve Garrett and Kevin Velinsky, Lucido & Associates
Location:	Southeast corner of the intersection at Community Blvd. and Discovery Way
Request:	A request for site plan approval for 15,876 square feet of commercial development with 2,100 square feet of outdoor seating.

Location and Aerial



Land Use and Zoning



Proposed Project

- The project will include 15,876 square feet of retail and 2,100 square feet of outdoor seating.
- An outbound left turn only access driveway will be constructed on the adjacent Planet Fitness out parcel (P25-034) that will provide left turn access from the Shoppes at the Heart commercial center onto SW Community Boulevard. Once the left turn only outbound turn lane is constructed, a future right-in/right-out separator will be added to the existing driveway on SW Community Boulevard.

MAIN Entrance

Discovery Way.

Community Blvd.

Retail
Site
Plan

PHASE 1:
Removal of RI/RO signs
(completed) allowing 'left-outs
onto Community (southbound)

RI/RO

PHASE 3:
RI/RO Only with 'porkchop and
signage' AFTER New Secondary
Access is constructed –
condition of Retail Site Plan

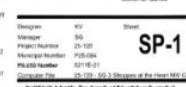
Planet Fitness
Site Plan

PHASE 2:
Left Out Only - To be
constructed within 3 months of
obtaining building permits –
condition of Planet Fitness
Site Plan

Consensus/ Action Plan:

Zoning Review

- The property is located in the designated Neighborhood/Village Commercial Area in the Southern Grove 3 MPUD. Retail is a permitted use within the MPUD.
- A total of 72 parking spaces are required. The site plan provides for 99 parking spaces including 4 handicapped spaces. There is a shared parking agreement between the owners of SG 3 Commercial Shoppes at the Heart parcels.
- The MPUD sets a maximum building height of 50 feet for commercial development buildings. The proposed building will have a height of 24 feet.
- The site plan provides for a 12 X 24 refuse and recycling enclosure.
- Building elevation drawings were approved by the Tradition Design



SHOPPES AT THE HEART OF TRADITION
BUILDING 4 - SHELL
1040 SW DISCOVERY WAY
PORT ST. LUCIE, FL 34987

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Scale
1" = 10'-0"



ARCHITECT
BDG ARCHITECTS, LLC
1040 SW DISCOVERY WAY
PORT ST. LUCIE, FL 34987

NO.	DATE	DESCRIPTION
1	10/1/2020	ISSUED FOR PERMIT
2	10/1/2020	ISSUED FOR PERMIT
3	10/1/2020	ISSUED FOR PERMIT
4	10/1/2020	ISSUED FOR PERMIT
5	10/1/2020	ISSUED FOR PERMIT
6	10/1/2020	ISSUED FOR PERMIT
7	10/1/2020	ISSUED FOR PERMIT
8	10/1/2020	ISSUED FOR PERMIT
9	10/1/2020	ISSUED FOR PERMIT
10	10/1/2020	ISSUED FOR PERMIT

PROJECT BY CONSTRUCTION GROUP
OWNER: CONSTRUCTION GROUP
DESIGNER: BDG ARCHITECTS
DATE: 10/1/2020
PROJECT NO: 1040 SW DISCOVERY WAY

3D VIEWS
DATE: 10/1/2020

A900



VIEW FROM SOUTHEAST CORNER



VIEW FROM NORTHWEST CORNER

Concurrency Review

- A Traffic Impact Analysis report was submitted and reviewed by the Public Works Department. The proposed project is expected to generate a total of 983 PM Peak trips which is distributed over 4 driveways. This specific site plan would be responsible for 175 PM Peak hour trips.
- The developer will be providing a combined bus stop and right turn lane at their driveway on Village Parkway and a west bound left turn lane at a directional median opening into their main entrance on Discovery Way. A right turn lane is being provided for traffic entering the site heading east on Discovery Way as well. The access points on Community Boulevard will be a right in/right out at the northern access point and a left out only access point will be provided at the southern end of the shopping center. This added left out only access point will provide the ability for residents to exit the site to return back south but in a safer location than the northern access point as it is outside of the influence of the Discovery Way and Community Blvd intersection.

Concurrency Review cont.

- PSLUSD is the provider of sewer and water service. A service agreement is required.
- A paving and drainage plan that is in compliance with the adopted level of service standard is required.
- Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.

Staff Recommendation

The City of Port St. Lucie Site Plan Review Committee (SPRC) reviewed and recommended approval of the major site plan at their May 28, 2025, 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.