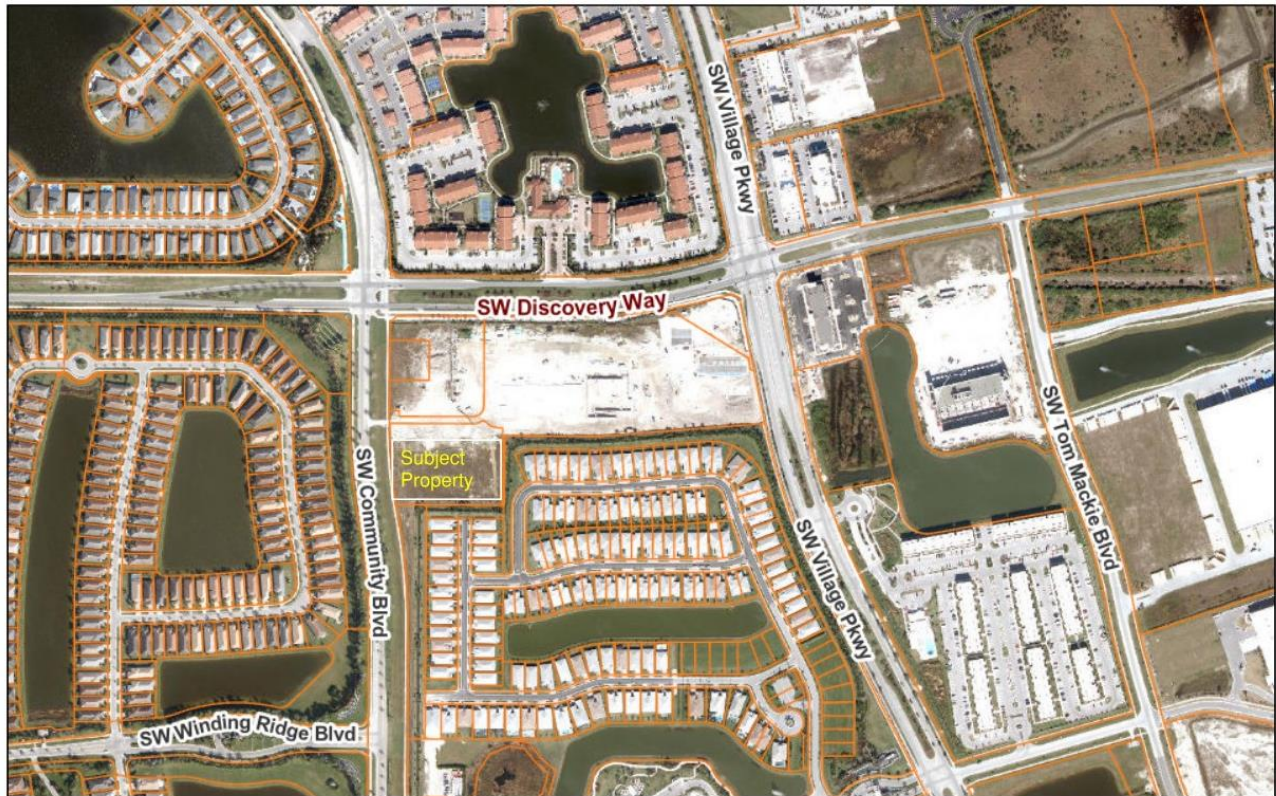




**Shoppes at the Heart Planet Fitness Site Plan**  
**Major Site Plan Application**  
**P25-034**



Project Location Map

**SUMMARY**

Applicant's Request:	Approval of a major site plan for a 17,300 square foot Planet Fitness
Applicants:	Steve Garrett and Kevin Velinsky, Lucido and Associates
Property Owner:	Benchmark PSL LLC
Location:	The property is located on the east side of SW Community Boulevard and within the Shoppes at the Heart Commercial Development.
Address:	Not assigned
Project Planner:	Ivan Betancourt, Planner I

**Project Description**

Benchmark PSL LLC, owner, has submitted an application for site plan approval for Lot 2, SG 3 Commercial Shoppes at the Heart Plat. Lot 2 is a vacant outparcel within the Shoppes at the Heart commercial center. The site plan will provide for a 17,300 square foot gym with associated parking and onsite and offsite improvements. The proposed development is adding a new outbound only left turn lane onto Community Boulevard at the southwest corner of the parcel. When

constructed, this outbound only left turn lane will provide left turn access from the Shoppes at the Heart commercial center. Once the left turn only outbound turn lane is constructed, a future right-in/right-out separator will be added to the existing driveway as shown in the attachment labeled “Exhibit A Access Management Plan”. The Public Works Department is recommending a condition of approval to require the left out only access point onto Community Boulevard to be constructed within 3 months of obtaining the building permit for this site. This access point must be operational prior to releasing the Certificate of Occupancy for this site plan.

#### **Previous Actions and Prior Reviews**

The Site Plan Review Committee recommended approval of the proposed site plan at the August 13, 2025 Site Plan Review Committee meeting.

#### **Location and Site Information**

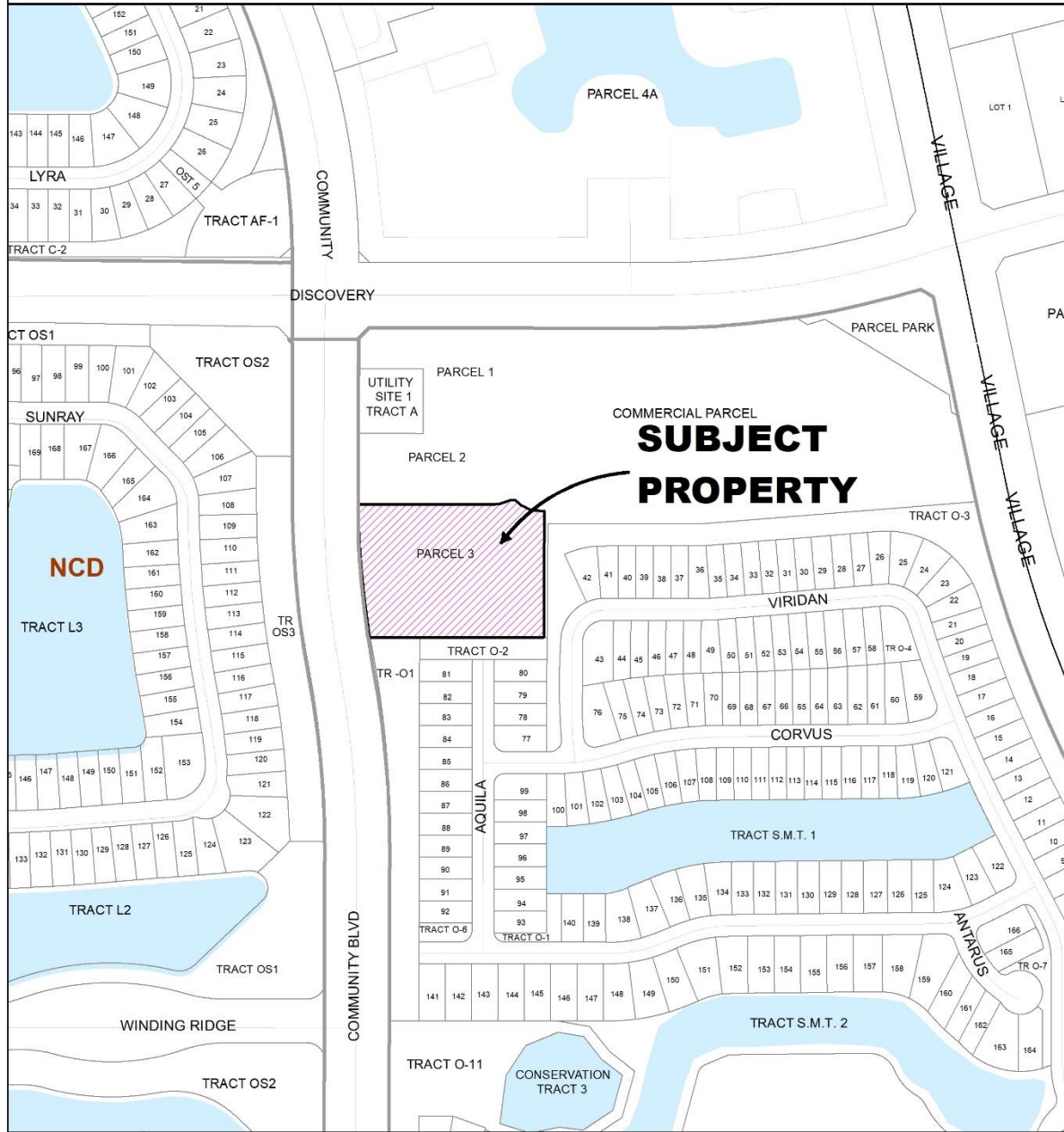
Parcel Number:	4315-709-0002-000-9
Property Size:	2.88 acres
Legal Description:	Lot 2, SG-3 Commercial Shoppes At The Heart
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	MPUD (SG 3 Master Planned Unit Development)
Existing Use:	Vacant land

#### **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	SG 3 Commercial Shoppes at the Heart, Parcel A

NCD – New Community Development District

MPUD – Master Planned Unit Development







## 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:

<b><u>CRITERIA</u></b>	<b><u>FINDINGS</u></b>
<b>USE</b>	The property is located in a designated Neighborhood/Village Commercial sub-district in the Southern Grove 3 MPUD. Recreation amusement facility and enclosed assembly areas are listed as permitted uses.
<b>DUMPSTER ENCLOSURE</b>	The site plan provides for a 12 X 24 refuse and recycling enclosure.
<b>ARCHITECTURAL DESIGN STANDARDS</b>	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.
<b>STACKING REQUIREMENTS</b>	A traffic study was submitted and approved by the Public Works Department.
<b>BUILDING HEIGHT</b>	The MPUD sets a maximum height of 50 feet for non-residential buildings. The proposed building will have a height of 27'-4".
<b>SETBACKS</b>	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 and exceed city code requirements for commercial development.
<b>PARKING</b>	A total of 87 parking spaces are required. The site plan provides for 155 parking spaces including 6 handicapped spaces. There is a shared parking agreement between the owners of SG 3 Commercial Shoppes at the Heart parcels
<b>BUFFER</b>	A preliminary landscape plan has been submitted. The perimeter landscape buffers along SW Community Boulevard and the south and east sides the property were planted with the Shoppes at the Heart Site Plan.

## **NATURAL RESOURCE PROTECTION**

An environmental assessment report was submitted when the property was rezoned to MPUD. The site has been cleared. A clearing and mass grading plan for Southern Grove 3 (Telaro and Shoppes at the Heart) by the Site Plan Review Committee in 2020.

## **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:

<b><u>CRITERIA</u></b>	<b><u>FINDINGS</u></b>
<b>SEWER/WATER SERVICES</b>	Port St Lucie Utility Systems is the provider. A service agreement is required.
<b>TRANSPORTATION</b>	Per the Southern Grove DRI development order, the DRI Biennial Report

	<p>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 Public Works Department. The subject property is part of the overall Shoppes at the Heart traffic study. The proposed project is expected to generate 981 daily trips and 101 p.m. peak hour trips. The site plan depicts a fourth access point for the Shoppes at the Heart commercial center. A driveway is being added to the southwest corner of the parcel to allow for left turn access out of the parcel/shopping center.</p>
<b>PARKS AND RECREATION</b>	<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>
<b>STORMWATER</b>	A paving and drainage plan that is in compliance with the adopted level of service standard is required.
<b>SOLID WASTE</b>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<b>PUBLIC SCHOOL CONCURRENCY</b>	<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 that allows a developer to apply to combine the public art assessment associated with multiple projects into one larger work of art. The parcel is included in the list of parcels whose public art requirements are being met through the Heart in the Park sculpture.

#### **RELATED PROJECTS**

P21-239 A-3 – Shoppes at the Heart Minor Site Plan Amendment  
P25-084 – Shoppes at the Heart Phase II Major Site Plan

#### **STAFF RECOMMENDATION**

The Site Plan Review Committee recommended approval of the proposed site plan at the August 13, 2025 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 Public Works Department condition:

1. The left out only access point onto Community Boulevard located at the southern portion of this site must be constructed within 3 months of obtaining the building permit for this site. This access point must be operational prior to releasing the Certificate of Occupancy for this site plan.