



*Tradition Design Review Committee
Architectural Review*

10807 SW Tradition Square Port St. Lucie, FL 34987

Phone (772) 345-5101

Date: 5.2.25

*To: Lucido & Associates, Inc.
Attention: Derrick Phillips
701 E. Ocean Boulevard
Stuart, FL 33494*

*Regarding: Southern Grove SG-3 Commercial (NW Corner) – **Preliminary** Site Plan, Landscape Plans and Elevations*

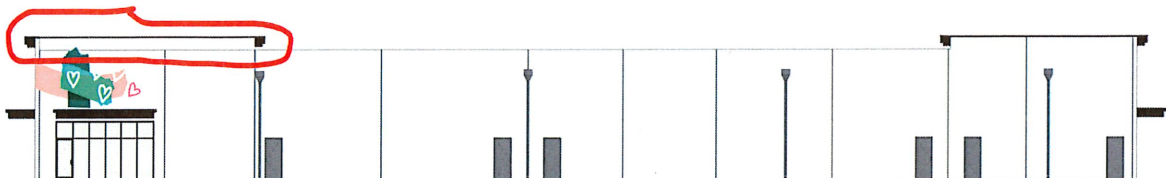
This notice serves as the Design Review Committee's response to your request as referenced above. Please note any comments made by the Committee as listed below.

If you have any questions regarding this matter, please do not hesitate to contact the Committee at (772) 345-5101.

STATUS: Conditionally Approved

The Committee has reviewed this submittal and has provided preliminary conditional approval with the following comments:

- *Site Plan – Conditionally approved – NOTE: committee has concerns that Loading Zone is sufficient for operation.*
- *Elevations, Colors & Materials - Conditionally approved – committee recommends applicant consider wrapping parapet/molding around the corner given this NW corner of the building faces toward Discovery Way/Community Blvd intersection (see below)*



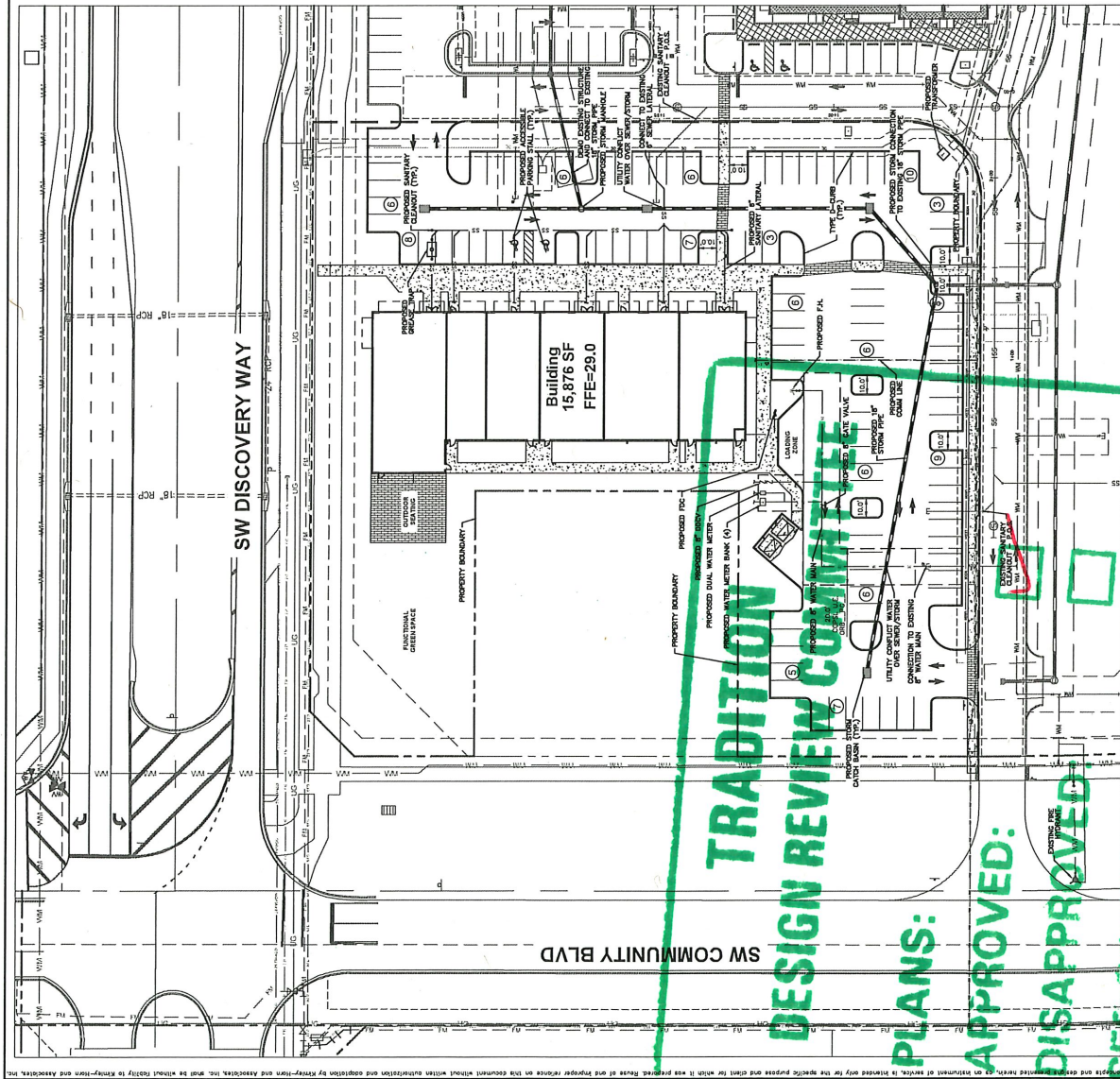
© WEST ELEVATION - reference only
1/8" = 1'-0"

- *Landscape – Approved – consistent with balance of Shoppes at the Heart*

- *Formal submittal of “Commercial Projects” TDRC application, plans and fees will be required*
- *Submittal is required to Southern Grove Community Development District for irrigation and drainage permit – please contact Culpepper & Terpening, Attention Stef Mathes 2980 S. 25th Street, Fort Pierce, FL 34981 (772) 464-3537 x222, smathes@ct-eng.com*

Thank you.

Tradition Design Review Committee



PLANS:

APPROVED:

DISAPPROVED

SEE COMMENTS:

DATE: MAY 05 2025

DRC MEMBER:

Agar

LEGEND

- [illegible]

GENERAL NOTES

- [illegible]

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM
REGISTRY NO. 35106

1474924001	DATE	2/24/2025	SCALE AS SHOWN	DESIGNED BY	74685
CHRISTOPHER J. HOLLEN					
P.E.					
FLORIDA LICENSE NUMBER					

PRELIMINARY
ENGINEERING PLAN -
ENLARGEMENT

NW OUT PARCEL
AT THE SHOPPES AT THE
HEART AT TRADITION
PREPARED FOR
MATTAMAY
OF PORT ST. LUCIE
FLORIDA

SHEET NUMBER
C-101



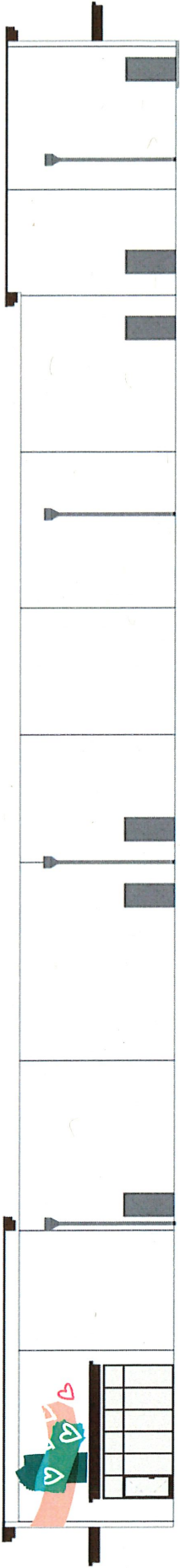
**Know what's below.
Call before you dig.**

VERTICAL DATUM
THE PRESENCE OF CHANGES SHOULD BE ANTICIPATED ON THIS PROJECT.
CONTRACTORS SHOULD INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

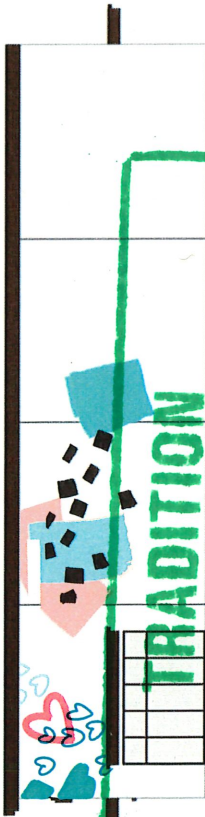
GRAPHIC SCALE IN FEET

A horizontal graphic scale with tick marks at 0, 15, 30, and 60 feet. The scale is represented by a series of alternating black and white rectangular blocks.

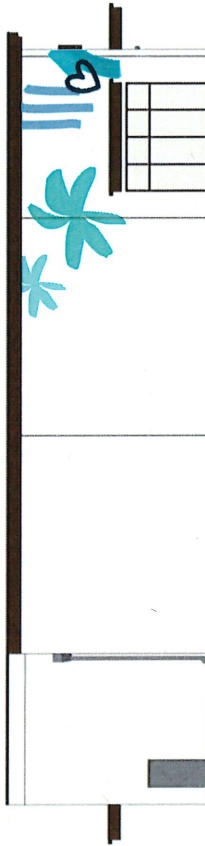
DATE: MAY 05 2025



③ WEST ELEVATION - reference only
1/8" = 1'-0"



④ NORTH ELEVATION - reference only
1/8" = 1'-0"



⑤ SOUTH ELEVATION - reference only
1/8" = 1'-0"

TRADITION

DESIGN REVIEW COMMITTEE

PLANS:

APPROVED:



DISAPPROVED:



SEE COMMENTS:



TENANT SIGNAGE

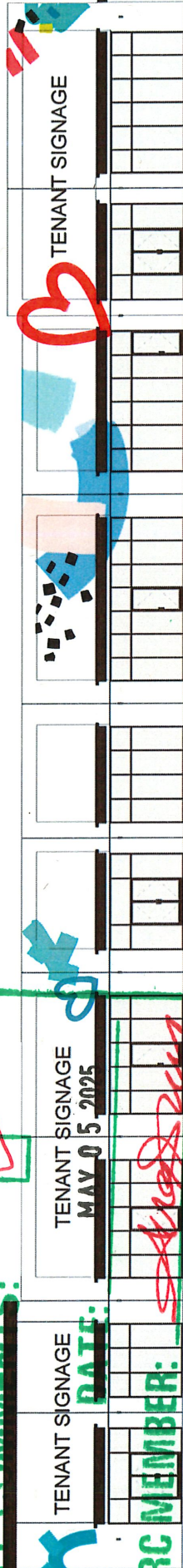
DATE:

TENANT SIGNAGE

MAY 05 2025

DRC MEMBER:

[Handwritten signature]





701 SE Cornland, Dart, Florida 32909

1. All landscape and sod areas **NOT** to be covered by the contractor, comply with section 159.204 of the Iowa Code. The contractor is to provide a clear strip between 2' & 6' on all public sides of easements to provide a clear view of the road. The contractor shall maintain a height of no less than 2' above the final road crown elevation, all hedges and shrubs within the 25' sight triangle will be maintained at a height no higher than 2' above the crown elevation of the road. In addition, the foliage line any tree within the 25' sight triangle will be maintained at a height of no less than 6' above the road crown. At least 50% of all required trees shall be of a native species.
2. All planting beds to be covered with decorative fabric & receive a" of mulch.
3. All plant material to be Florida no. 1 or better.
4. All landscape & sod areas to be irrigated by an automated system

PSLUSD NOTES FOR LANDSCAPE PLANS

1. No landscaping shall be planted in a manner that would adversely affect utility easements. Landscaping shall be in compliance with Chapter 154 of the City of Port St. Lucie Code of Ordinances, PSLUSD Technical specifications and PSUSD policies.
2. All landscaping within City utility easements shall comply with PSLUSD technical specifications, policies, and codes.
3. Landscaping shall be installed in a manner that complies with the PSLUSD Landscaping Policy and shall be maintained in a manner that would create conflicts with the intended operation and maintenance of any existing utility.
4. Trees shall not be planted within ten (10) feet of any PSLUSD underground infrastructure.
5. No landscaping other than sod and grasses shall be located within 5' of a PSLUSD water meter assembly, backflow device, hydrant, or sewer cleanout, etc.

PLANT SCHEDULE

[illegible]

NOTE: Container sizes of plants are provided based only on availability; the plant height and width

Landscape Plan

[illegible]

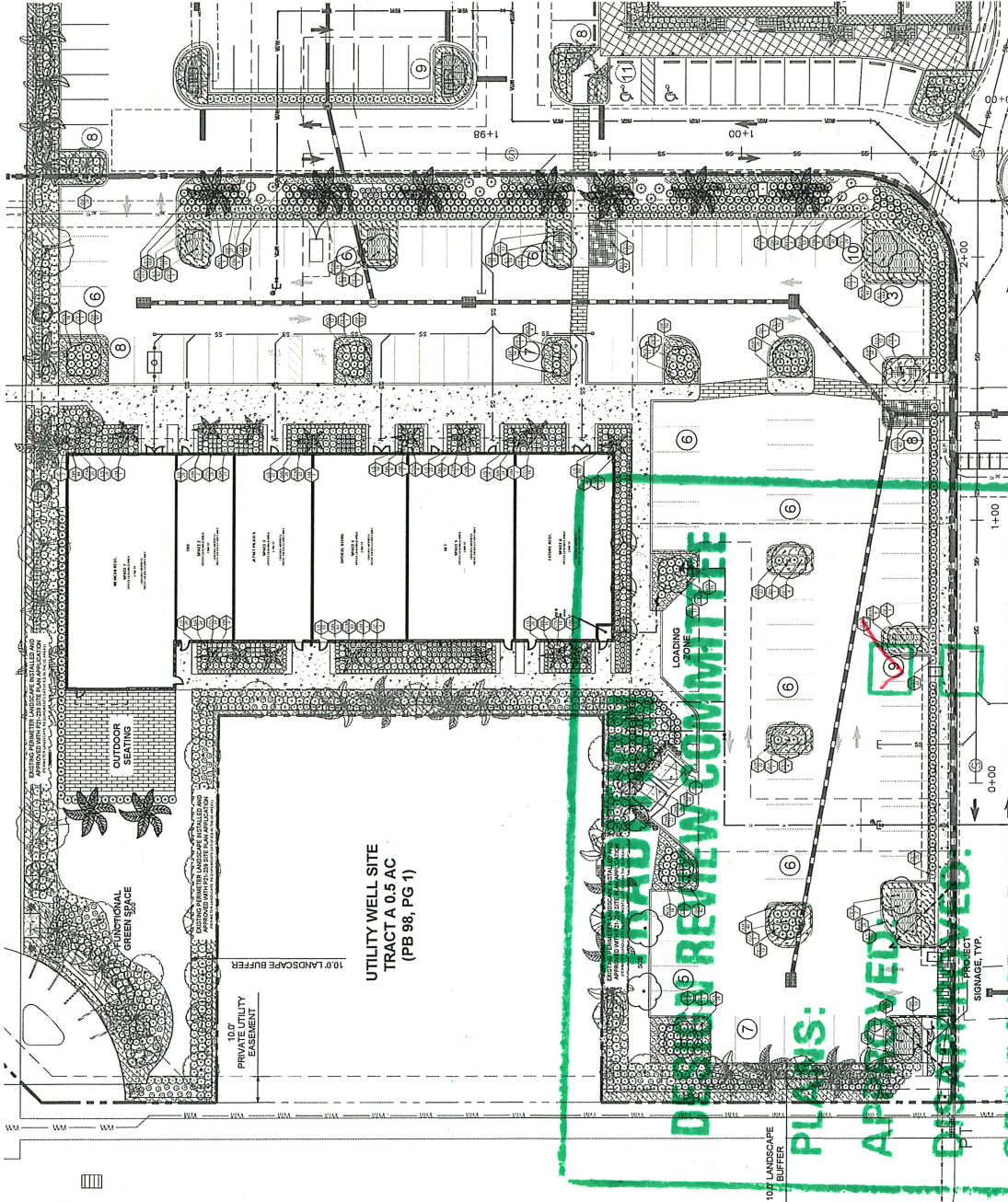
Designer,	EFD	Sheet
Manager	SG	LA-1
Project Number	25-065	

PSLUSO Number
Computer File
21-115 SO-2 Commercial Retail 3 Landscape Plan/Arg

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LANDSCAPE PLAN
LANDSCAPE DETAILS
LANDSCAPE SPECIFICATIONS

LA-1	LA-2	LA-3
LANDSCAPE PLAN		
LANDSCAPE DETAILS		
LANDSCAPE SPECIFICATIONS		



Required Shrubs:	Native	Drought Tolerant
Perimeter: (360/2)	280 25%=70	50%=140
Building Facade: (680/2)	340 25%=85	50%=170
Total:	620 25%=155	50%=310

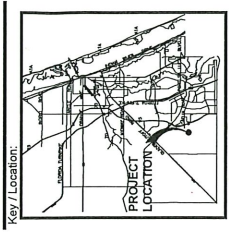
Required Trees:	Native	Species	Flowering	Drought Tolerant	Palm
Perimeter:	18	50%-9			
Interior:	23	50%-12			
Building Footnote: (687/93)		75%			
Paving Lot Terminal Landscape Islands:	19				
Total:	60	35	5	80%-18	5

	Provided Shrubs:	Native	Drought Tolerant
Total:	1,699	393	707

Provided Trees:		Native	Species	Flowering	Drought Tolerant	Palm
Total:	49	41	6	18	49	15

Total:	49	41
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ORC MEMBER:

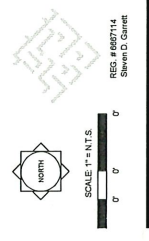


PROJECT TEAM:
 Project Owner: ESD Tradition LLC
 1000 N. W. 10th Ave., Suite 1000
 Fort Lauderdale, FL 33304
 Developer: ESD Tradition LLC
 1000 N. W. 10th Ave., Suite 1000
 Fort Lauderdale, FL 33304
 Landscape Architect: Lucado & Associates, Inc.
 1000 N. W. 10th Ave., Suite 1000
 Fort Lauderdale, FL 33304
 Engineer: ESD Tradition LLC
 1000 N. W. 10th Ave., Suite 1000
 Fort Lauderdale, FL 33304
 Surveyor: ESD Tradition LLC
 1000 N. W. 10th Ave., Suite 1000
 Fort Lauderdale, FL 33304
 Architect: ESD Tradition LLC
 1000 N. W. 10th Ave., Suite 1000
 Fort Lauderdale, FL 33304
 Traffic Engineer: ESD Tradition LLC
 1000 N. W. 10th Ave., Suite 1000
 Fort Lauderdale, FL 33304

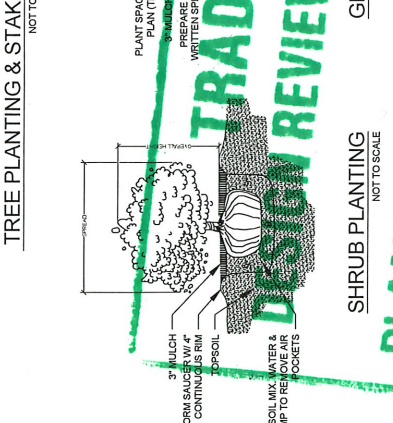
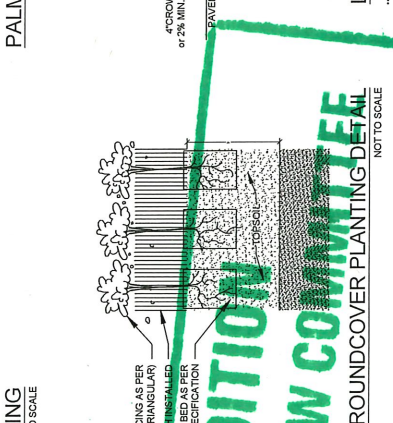
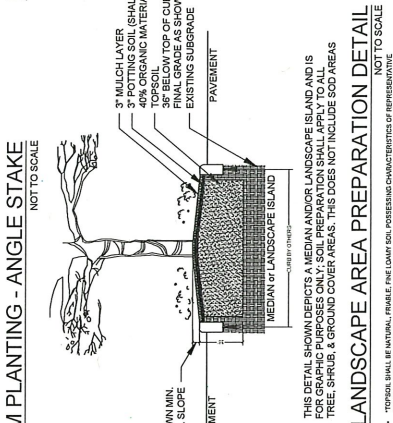
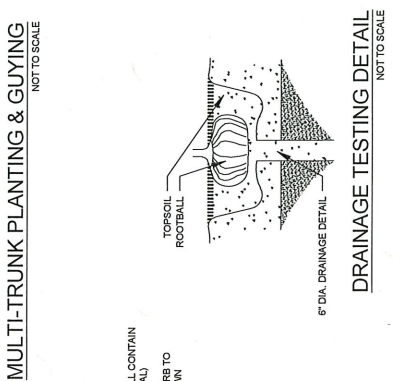
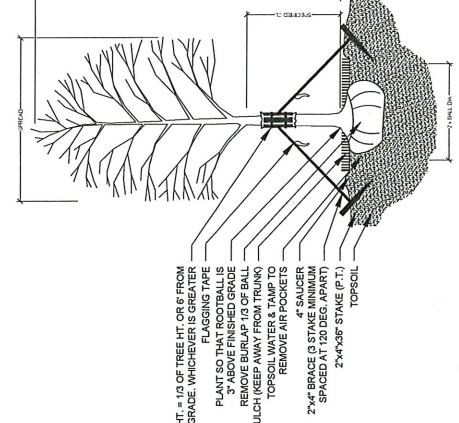
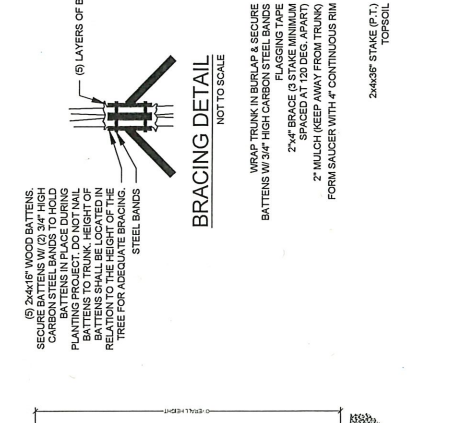
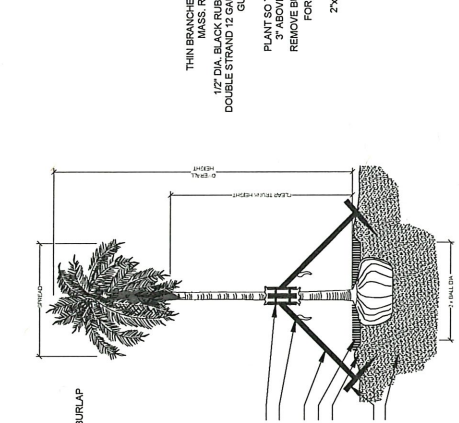
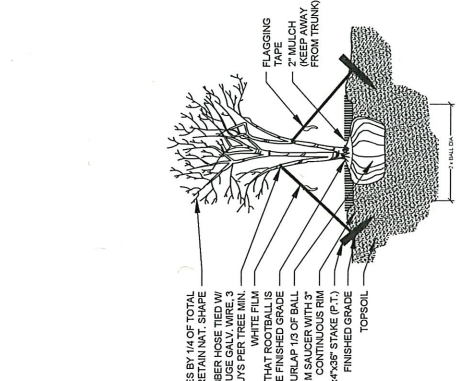
SG-3 Commercial Shoppes at The Heart

Landscape Details

Date	By	Description
11/13/25	ED	FINAL REVIEW



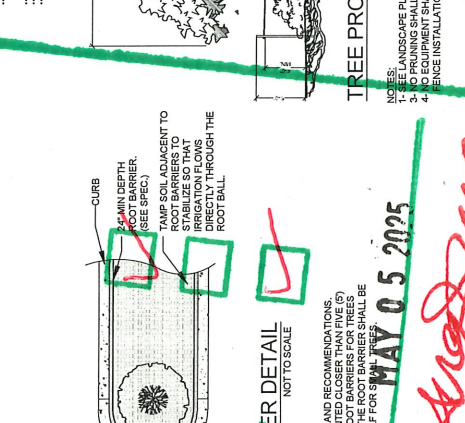
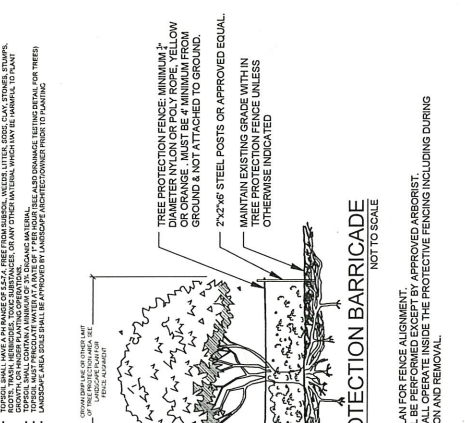
Sheet
LA-2
 Project Number: 25-065
 Municipal Number: ...
 Drawing Number: ...
 Revision: 11/13/25
 Scale: 1" = 10'-0"



DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.

PRIOR TO PLANTING, ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER:

- DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.
- FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR CHANCES, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS REQUIRED.
- WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)
- ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.
- WHEN BACKFILLING PLANTING PITS WITH NATIVE TOPSOIL, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.



NOTES:

- SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.
- SEE LANDSCAPE PLAN FOR BARRICADE ALIGNMENT.
- ALL PROTECTIVE FENCINGS INCLUDING DURING CONSTRUCTION SHALL OPERATE INSIDE THE PROTECTIVE FENCINGS INCLUDING DURING CONSTRUCTION.
- FENCE INSTALLATION AND REMOVAL.

TRADITION DESIGN REVIEW COMMITTEE

APPROVED.

DISAPPROVED.

SEE COMMENTS:

SPECIAL APPLICATIONS ROOT BARRIER DETAIL

NOT TO SCALE

PLANS:

SHRUB PLANTING

GROUND COVER PLANTING DETAIL

NOT TO SCALE

APPROVED.

DISAPPROVED.

SEE COMMENTS:

SPECIAL APPLICATIONS ROOT BARRIER DETAIL

NOT TO SCALE

NOTES:

- ROOT BARRIER SHALL BE 24" DEPTH OR APPROVED EQUAL.
- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
- IF REQUIRED BY A MUNICIPALITY AND IN INSTANCES WHERE A TREE IS PLANTED CLOSER THAN FIVE (5') TO A CURB OR PAVEMENT, THE ROOT BARRIER SHALL BE INSTALLED ALONG THE EDGE OF THE STREET, SIDEWALK OR CURB. THE ROOT BARRIER SHALL BE INSTALLED WITH 20 LF CENTERED FROM THE TRUNK OF THE TREE AND 15 LF FOR SMALLER TREES.

MAY 05 2025

DRC MEMBER:

Signature

