

**SG-3 Commercial Shoppes at the Heart  
Preliminary and Final Subdivision Plat  
P24-229**



Project Location Map

**SUMMARY**

Applicant's Request:	An application for preliminary and final subdivision plat approval for SG-3 Commercial Shoppes at the Heart.
Applicant:	Steve Garrett, Lucido and Associates
Property Owner:	PEBB Tradition SG3, LLC
Location:	The property is located on the south side of SW Discovery Way, between SW Community Boulevard and SW Village Parkway.
Address:	10170 SW Discovery Way
Project Planner:	Bridget Kean, AICP, Deputy Director

**Project Description**

The proposed project is a replat of Parcels 1, 2, and 3 and the Commercial Parcel of the Shoppes at the Heart Plat that was approved on August 22, 2022. The commercial parcel was developed as an Aldi's, two retail buildings, and one standalone restaurant. Parcels 1, 2, and 3 are three undeveloped outparcels. This application replats the commercial parcel to revise the parcel size from 10.405 acres to 9.911 acres (Parcel A) and it replats the three outparcels to create Lots 1 and 2. The City has received an application for site plan approval for a proposed 17,300 square foot fitness center on Lot 2 (P25-034). There is an associated application for minor amendment to Shoppes at the Heart Site Plan to update the project data and legal description based on the replat and to remove the outparcels from the site plan (P21-239 A-2). The Heart in the Park parcel is not a part of this replat.

The subdivision plat includes an ingress/egress easement on Parcel A that provides for access for all the parcels including the Heart in the Park parcel. The subdivision plat also includes a reference to the second amendment of a parking and access easement agreement between Mattamy Palm Beach, LLC, and PEBB Tradition SG3, LLC, that provides for the use of ten parking spaces for visitors to the Heart in the Park public art sculpture. The second amendment includes revisions to the parking and access easement agreement that were recommended by the City Attorney's Office to provide public access between the Shoppes at the Heart development and the Heart in the Park public art sculpture.

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

The Site Plan Review Committee recommended approval of the proposed preliminary and final subdivision plat at the January 22, 2025 Site Plan Review Committee meeting.

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

Parcel Number:	4315-710-0004-000-7; 4315-710-0002-000-3; 4315-710-0003-000-0; 4315-710-0001-000-6
Property Size:	15.293 acres
Legal Description:	Parcels 1, 2, and 3 and Commercial Parcel, Shoppes at the Heart Plat
Future Land Use:	NCD
Existing Zoning:	MPUD (SG 3 Master Planned Unit Development)
Existing Use:	Vacant outparcels, Aldi's and commercial shopping center

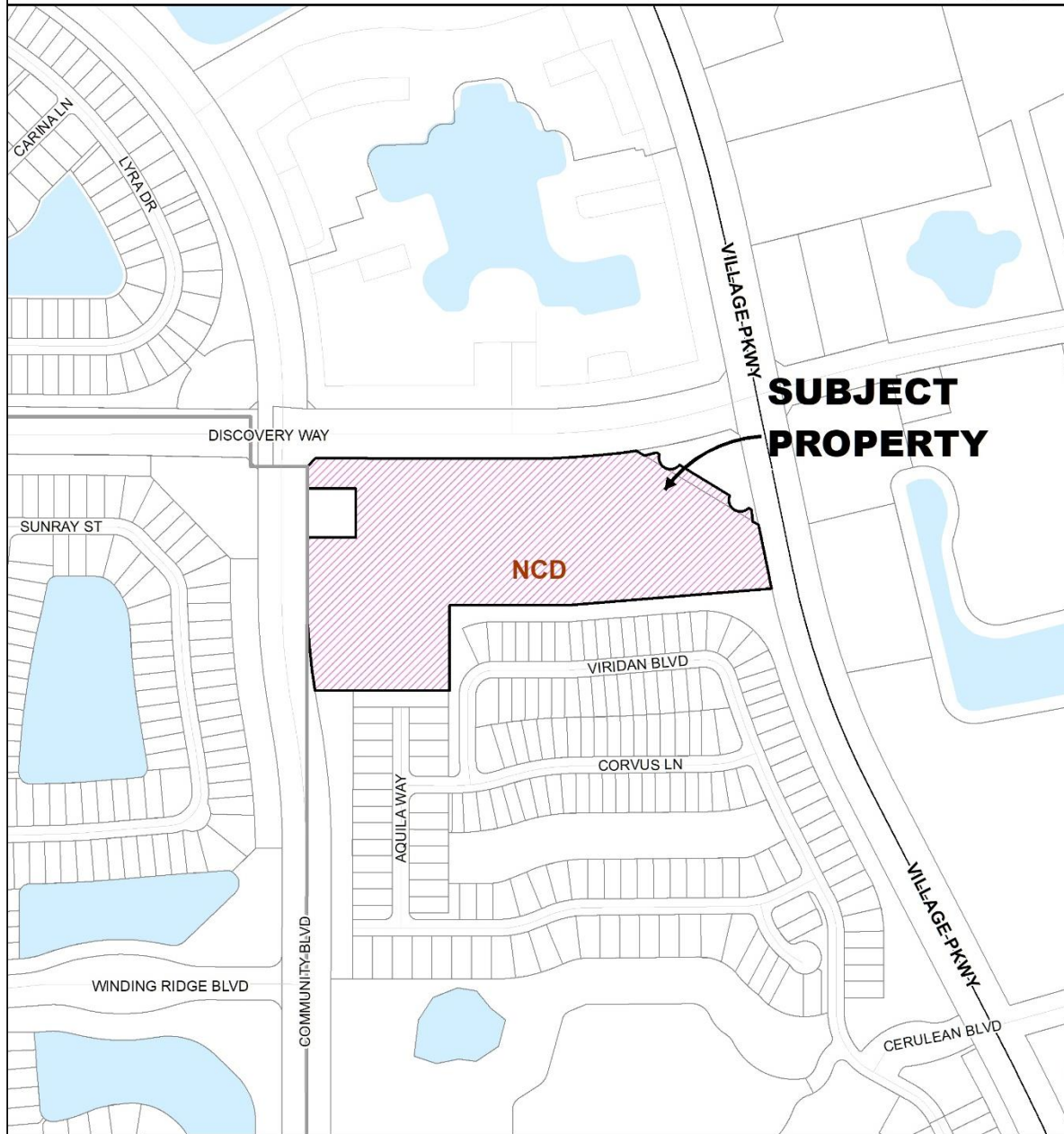
#### **Surrounding Uses**

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	Wood Spring Suites Hotel

NCD – New Community Development District

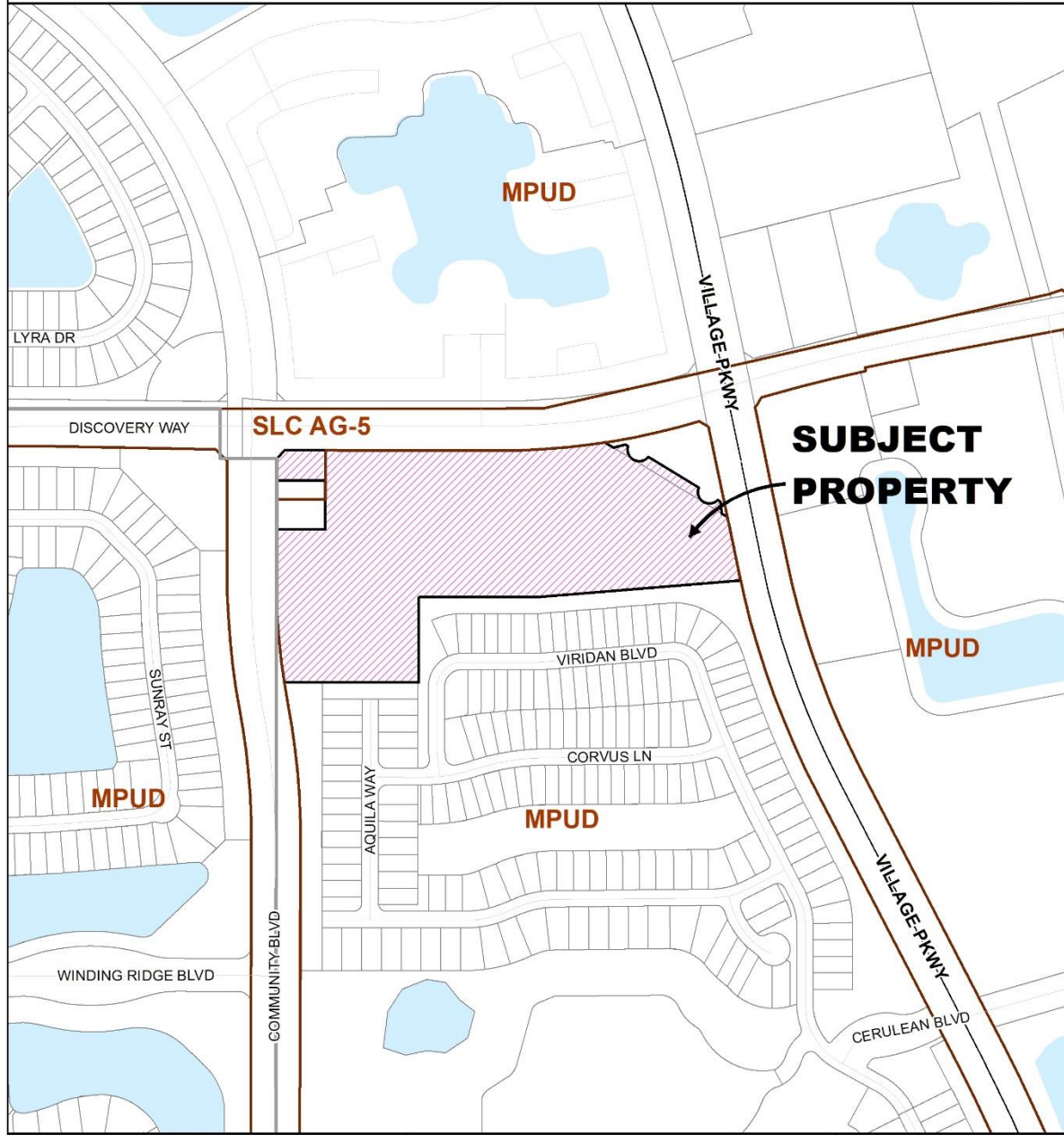
MPUD – Master Planned Unit Development

# FUTURE LAND USE





# EXISTING ZONING



## IMPACTS AND FINDINGS

### **CONCURRENCY REVIEW (CHAPTER 160)**

The proposed subdivision plat is located within the Southern Grove Development of Regional Impact and subject to the conditions of the Southern Grove DRI development order regarding the provision of adequate public facilities and documented as follows:

<b><i>Sanitary Sewer and Potable Water Facilities</i></b>	The Port St. Lucie Utility Systems will provide water and sewer service.
<b><i>Traffic Circulation</i></b>	<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 trip generation analysis will be required with each site plan that is submitted for the development of the proposed tracts.</p>
<b><i>Parks and Recreation Facilities</i></b>	Requirements for parks and recreational facilities are addressed under Condition 67 of the DRI Development Order and applicable to residential development.
<b><i>Stormwater Management Facilities</i></b>	Paving and drainage plans that are in compliance with the adopted level of service standard and the Southern Grove DRI development order will be required with each site plan that is submitted for the development of the proposed tracts.
<b><i>Solid Waste</i></b>	Solid waste impacts will be evaluated for compliance with the adopted level of service standard with each site plan that is submitted for the development of the proposed tracts.
<b><i>Public School Concurrency Analysis</i></b>	Public school requirements are addressed under Condition 62 of the DRI Development Order and applicable to residential development.

### **NATURAL RESOURCE PROTECTION (CHAPTER 157)**

An environmental assessment report was provided with previous applications for zoning approval and subdivision plat approval. The land has been cleared and partially developed as a Aldi's, two retail buildings, a standalone restaurant and associated parking, drive aisles, and landscaping.

### **Related Projects**

P21-239 A-2 Shoppes at the Heart Site Plan Amendment

P25-034 SG 3 Commercial Shoppes at the Heart Planet Fitness Site Plan

## **STAFF RECOMMENDATION**

The Site Plan Review Committee recommended approval of the proposed preliminary and final subdivision plat at the November 13, 2024, 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 condition:

1. The application for a minor site plan amendment (P21-239 A-2) to amend the existing Shoppes at the Heart site plan to update the site plan data, legal description, and to remove the outparcels from the site plan must be revised and approved within 90 days of the approval of this subdivision plat to avoid delays in the processing of applications for site plan approval for the two outparcels depicted on the plat.