

**Shoppes at the Heart Phase II, Lot 1
Major Site Plan Application
P25-084**



Project Location Map

SUMMARY

Applicant's Request:	A request for site plan approval for 15,876 square feet of commercial development.
Agent:	Steve Garrett and Kevin Velinsky, Lucido & Associates
Applicant/Property Owner:	PEBB Tradition SG3 LLC
Location:	Southeast corner of the intersection at Community Blvd. and Discovery Way
Project Planner:	Sofia Trail, Planner I

Project Description

The City of Port St. Lucie has received an application for site plan approval for a commercial development project known as Shoppes at the Heart Phase II, Lot 1. The subject property is located within the Southern Grove Development of Regional Impact (DRI) within the Southern Grove 3 Master Planned Unit Development (MPUD). The property is a vacant outparcel within the Shoppes at the Heart commercial center. The project will include 15,876 square feet of retail and 2,100 square feet of outdoor seating. The site plan requires 72 parking spaces and provides 99 spaces. There is a shared access agreement between lots 1, 2, and Parcel A, and a parking agreement that any spaces provided on the site plan may be allocated towards future parking requirements in Lot 2 or Parcel A. 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. The shared access management plan for the Shoppes at the Heart commercial center is included in the submittal packet as Exhibit "A".

Previous Actions

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.

Location and Site Information

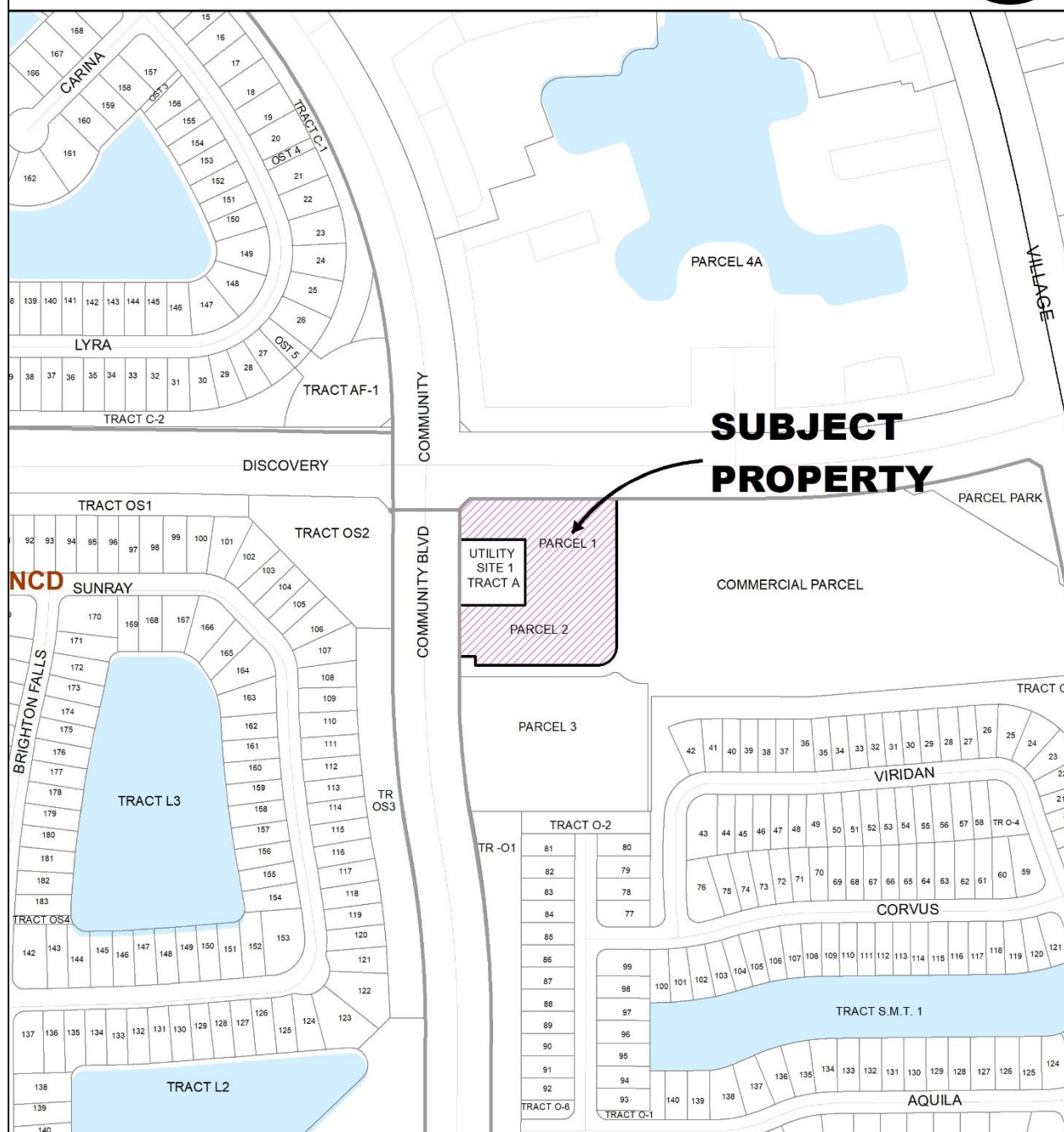
Parcel Number:	4315-712-0001-000-2
Property Size:	+/- 2.51-acres
Legal Description:	LOT 1, OF SG-3 COMMERCIAL SHOPPES AT THE HEART
Future Land Use:	New Community Development (NCD)
Existing Zoning:	Master Planned Unit Development (MPUD)
Existing Use:	Vacant

Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Atlantic Palms at Tradition Multi-Family Apartment Complex
South	NCD	MPUD	SG 3 Commercial Shoppes at the Heart, Lot 2
East	NCD	MPUD	SG 3 Commercial Shoppes at the Heart, Parcel A
West	NCD	MPUD	Riverland Valencia Cay residential community

NCD – New Community Development District

MPUD – Master Planned Unit Development



Page 3 of 7



Zoning Map

IMPACTS AND FINDINGS

ZONING REVIEW: The proposed project has been reviewed for compliance with the Southern Grove 3 Master Planned Unit Development (MPUD) and document as follows:

<u>CRITERIA</u>	<u>FINDINGS</u>
USE	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.
DUMPSTER ENCLOSURE	The site plan provides for a 12 X 24 refuse and recycling enclosure.
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	A traffic study was submitted and approved by the Public Works Department.
BUILDING HEIGHT	The MPUD sets a maximum height of 50 feet for commercial development. The proposed building will have a height of 24 feet.
SETBACKS	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.
PARKING	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.
BUFFER	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 document as follows:

<u>CRITERIA</u>	<u>FINDINGS</u>
SEWER/WATER SERVICES	Port St Lucie Utility Systems is the provider. A service agreement is required.
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.

	<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 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 per the Institute of Traffic Engineers Trip Generation, 11th edition.</p> <p>The developer will be providing a combined bus stop and right turn lane at their driveway on Village Parkway and a westbound 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.</p>
PARKS AND RECREATION	<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>
STORMWATER	<p>A paving and drainage plan that is in compliance with the adopted level of service standard is required.</p>
SOLID WASTE	<p>Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.</p>
PUBLIC SCHOOL CONCURRENCY	<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-A3 – Shoppes at the Heart Minor Site Plan Amendment

P25-084 – Shoppes at the Heart Phase II Site Plan

Page 6 of 7

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.