



Engineering & Planning, Inc.

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(772) 286-8030 • www.mackenzieengineeringinc.com

To: City of Port St. Lucie

From: Shaun G. MacKenzie, P.E.

Date: Revised August 25, 2025
August 14, 2025

Shaun G. MacKenzie P.E.
PE Number 61751

Re: Shoppes at the Heart Plus Lots 1 and 2
Traffic Statement (MEP Job: 140-039)

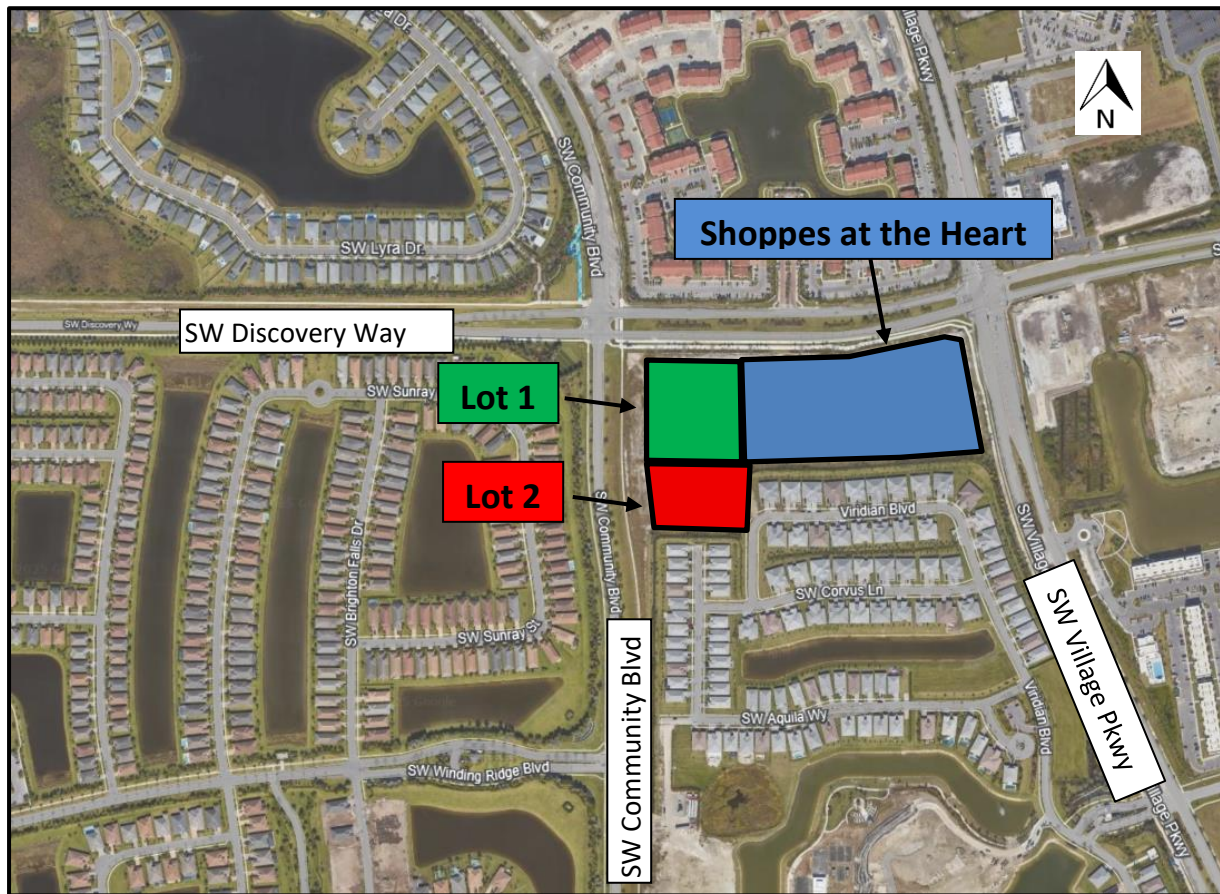
MacKenzie Engineering and Planning, Inc. performed an analysis of the traffic impacts resulting from the proposed Shoppes at the Heart Plus Lots 1 and 2 located at the southeast corner of SW Discovery way & SW Community Boulevard in Port St. Lucie, Florida. The applicant proposes 17,300 SF of Fitness Center, 75,876 SF of Commercial and 7,906 SF of Restaurant.

The details of land use are summarized in Table 1. The project location is shown in Figure 1.

Table 1. Land Use Summary

Location	Land Use	Intensity
Shoppes at the Heart	Shopping Plaza	60,000 SF
	Restaurant	5,806 SF
	Restaurant Outdoor Seating	2,100 SF
Lot 1	Retail	15,876 SF
Lot 2	Planet Fitness	17,300 SF
Total	Retail	101,082 SF

Figure 1. Site Location



Trip Generation

The study uses trip generation rates for Shopping Plaza (40-150k) with Supermarket (ITE 821) in the Institute of Transportation Engineers' (ITE) report, Trip Generation (11th Edition). Tables 2A & 2B presents the trip generation.

Shoppes at the Heart Plus Lots 1 & 2 will generate the following net new external trips:

- 7,574 Daily, 214 AM peak hour (133 in/81 out), and 736 PM peak hour (353 in/383 out) trips.

Shoppes at the Heart Plus Lots 1 & 2 will generate the following driveway trips:

- 9,192 daily, 714 AM peak hour (371 in/343 out), and 983 PM peak hour (482 in/501 out) trips.

Table 2A. Trip Generation – Adjacent Street

Land Use	Intensity		Daily Trips	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
<u>Proposed Site Traffic</u>									
Shopping Plaza (40-150k)	101.082	1000 SF	9,192	357	221	136	894	429	465
<u>Pass-By Traffic</u>									
Shopping Plaza (40-150k)	40.0%	40.0%	3,677	143	88	55	358	172	186
	10% of Adj Street *								
	40.7%	17.7%	1,618	145	90	55	158	76	82
Use Lowest Pass-By Traffic			1,618	143	88	55	158	76	82
NET PROPOSED TRIPS				7,574	214	133	81	736	353
Note: Trip generation was calculated using the following data:									
	ITE				Pass-by	AM Peak Hour		PM Peak Hour	
Land Use	Code	Unit	DailyRate	Rate	in/out	Rate	in/out	Equation	
Shopping Plaza (40-150k)	821	1000 SF	T = 76.96 (X) + 1412.79	40%	62/38	3.53	48/52	T = 7.67 (X) + 118.86	

ITE 11th Edition

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* Pass-by will be limited to 10% of the adjacent street

Daily Volumes of Adjacent Street

AM Peak Hour of Adjacent Street

PM Peak Hour of Adjacent Street

Traffic Counts = Discovery Way + Village Parkway + Community Boulevard; Traffic counts are not available on Community Boulevard, therefore, pass-by credit on Community Boulevard sets to 0.

Adjacent Street Traffic	10% of Adjacent Street Traffic
7,011 + 9,167 + 0 =	16,178
655 + 799 + 0 =	1,454
632 + 948 + 0 =	1,580

Table 2B. Trip Generation – Generator

Land Use	Intensity		Daily Trips	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
<u>Proposed Site Traffic</u>									
Shopping Plaza (40-150k)		101.082 1000 SF	9,192	714	371	343	983	482	501
TOTAL PROPOSED DRIVEWAY TRIPS			9,192	714	371	343	983	482	501
Note: Trip generation was calculated using the following data:									
	ITE			Pass-by	AM Peak Hour		PM Peak Hour		
Land Use	Code	Unit	Daily Rate	Rate	in/out	Rate	in/out	Equation	
Shopping Plaza (40-150k)	821R	1000 SF	T = 76.96 (X) + 1412.79	40%	52/48	7.06	49/51	9.72	

ITE 11th Edition

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Internal Capture

The proposed internal capture is 0.

Pass-by Trip Capture

The proposed pass-by capture is in accordance with the ITE Trip Generation Manual (11th Edition) pass-by rates for the respective land uses. The pass-by capture will be limited to 10% of the adjacent street traffic.

Driveway

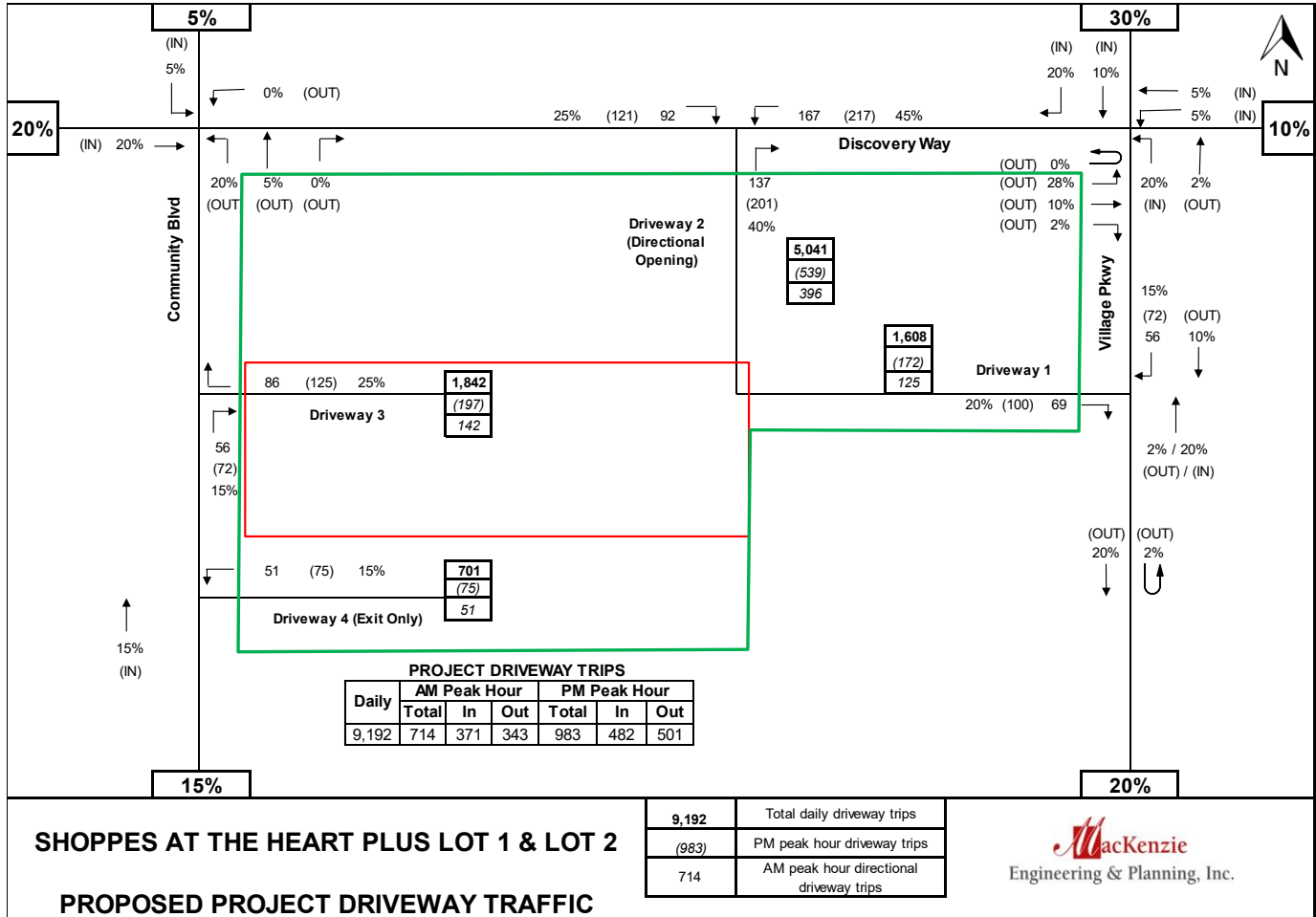
The proposed site has four points of access:

- D/W 1 – SW Village Parkway – Right-in/Right-out.
- D/W 2 – SW Discovery Way – Left-in/Right-in/Right-out.
- D/W 3 – SW Community Boulevard (North) – Right-in/Right-out.

- D/W 4 – SW Community Boulevard (South) – Left-out.

Figure 2 illustrates the proposed driveways.

Figure 2. Proposed Driveway Traffic



Exhibit

Exhibits 1A – 1B Trip Generation

Appendix

- Site Plan
- St. Lucie County TPO Traffic Counts (Count Station 778 & 735)

EXHIBIT 1A SHOPPES AT THE HEART PLUS LOT 1 & LOT 2 TRIP GENERATION - ADJACENT STREET									
Land Use	Intensity		Daily Trips	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
<u>Proposed Site Traffic</u>									
Shopping Plaza (40-150k)	101.082	1000 SF	9,192	357	221	136	894	429	465
<u>Pass-By Traffic</u>									
Shopping Plaza (40-150k)	AM	PM/ DAILY							
	40.0%	40.0%	3,677	143	88	55	358	172	186
	10% of Adj Street *								
	40.7%	17.7%	1,618	145	90	55	158	76	82
Use Lowest Pass-By Traffic			1,618	143	88	55	158	76	82
<i>NET PROPOSED TRIPS</i>			<i>7,574</i>	<i>214</i>	<i>133</i>	<i>81</i>	<i>736</i>	<i>353</i>	<i>383</i>
Note: Trip generation was calculated using the following data:									
	ITE			Pass-by	AM Peak Hour		PM Peak Hour		
Land Use	Code	Unit	Daily Rate	Rate	in/out	Rate	in/out	Equation	
Shopping Plaza (40-150k)	821	1000 SF	T = 76.96 (X) + 1412.79	40%	62/38	3.53	48/52	T = 7.67 (X) + 118.86	

ITE 11th Edition

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* Pass-by will be limited to 10% of the adjacent street

Daily Volumes of Adjacent Street
AM Peak Hour of Adjacent Street
PM Peak Hour of Adjacent Street

Adjacent Street Traffic	10% of Adjacent Street Traffic
7,011 + 9,167 + 0 =	16,178
655 + 799 + 0 =	1,454
632 + 948 + 0 =	1,580

Traffic Counts = Discovery Way + Village Parkway + Community Boulevard; Traffic counts are not available on Community Boulevard, therefore, pass-by credit on Community Boulevard sets to 0.

EXHIBIT 1B									
SHOPPES AT THE HEART PLUS LOT 1 & LOT 2									
TRIP GENERATION - PEAK HOUR OF GENERATOR									
Land Use	Intensity		Daily Trips	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
<u>Proposed Site Traffic</u>									
Shopping Plaza (40-150k)	101.082	1000 SF	9,192	714	371	343	983	482	501
TOTAL PROPOSED DRIVEWAY TRIPS			9,192	714	371	343	983	482	501
Note: Trip generation was calculated using the following data:									
	ITE			Pass-by	AM Peak Hour		PM Peak Hour		
Land Use	Code	Unit	Daily Rate	Rate	in/out	Rate	in/out	Equation	
Shopping Plaza (40-150k)	821R	1000 SF	T = 76.96 (X) + 1412.79	40%	52/48	7.06	49/51	9.72	



MAIN Entrance

Discovery Way.

Community Blvd.

Retail
Site
Plan

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

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

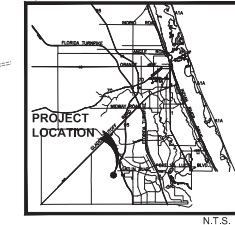
Planet Fitness
Site Plan

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

RI/RO

Consensus/ Action Plan:

Key / Location:



Project Team:

Property Owner: History Palm Beach, LLC
2000 Quantum Lakes Drive, Suite 215
Boynton Beach, FL 33426
Developer: JDR Development, LLC
2200 South Road, Suite 300
Boca Raton, FL 33431
Land Planner /
Landscape Architect: Lucido & Associates
701 E Ocean Boulevard
Suite 300, Fort St. Lucie, Florida 34954
Engineer: Kinkaid Horn
445 24th Street, Suite 200
Vero Beach, FL 32960
Surveyor: Curbell & Wheeler, Inc.
4100 SW 1st St., Suite 100
Fort St. Lucie, Florida 34954
Architect: RDC Architects
100 North Lenoir Street, Suite 801
Jacksonville, FL 32202
Traffic Engineer: Madenotte Engineering & Planning, Inc.
11722 20th Street, Suite 500
Palm City, FL 34980

SG-3 Commercial Shoppes at The Heart

Site Plan
P21-239-A2
PSLUSD No. 5211E-21
City of Port St. Lucie, FL

Date	By	Description
08.04.2022	KV	Resubmittal
09.20.2022	KV	ADA Parking Note
12.07.2022	KV	Resubmittal
02.08.2023	KV	Resubmittal
03.16.2023	KV	Resubmittal
06.05.2023	KV	Site Plan Amendment
06.30.2023	KV	Site Plan Amendment Resubmittal
08.22.2023	KV	Adjusted K&P Parking
02.18.2025	KV	Site Plan Amendment Resubmittal
03.19.2025	EPD	Site Plan Amendment 2nd Resubmittal
05.07.2025	KV	Site Plan Exclude Lot 1 and Lot 2
05.23.2025	KV	Added Outdoor Seating Areas
06.05.2025	KV	Resubmittal
08.25.2025	KV	Resubmittal-Added Lot 2 Access

Date	By	Description
08.04.2022	KV	Resubmittal
09.20.2022	KV	ADA Parking Note
12.07.2022	KV	Resubmittal
02.08.2023	KV	Resubmittal
03.16.2023	KV	Resubmittal
06.05.2023	KV	Site Plan Amendment
06.30.2023	KV	Site Plan Amendment Resubmittal
08.22.2023	KV	Adjusted K&P Parking
02.18.2025	KV	Site Plan Amendment Resubmittal
03.19.2025	EPD	Site Plan Amendment 2nd Resubmittal
05.07.2025	KV	Site Plan Exclude Lot 1 and Lot 2
05.23.2025	KV	Added Outdoor Seating Areas
06.05.2025	KV	Resubmittal
08.25.2025	KV	Resubmittal-Added Lot 2 Access

SCALE: 1" = 50'
25' 50' 100'
REG. #6657114
Steven D. Garrett
Designer: KV
Manager: SG
Project Number: 21-195
Municipal Number: P21-239-A2
PSLUSD Number: PSLUSD 5211E-21
Computer File: 21-195 SG-3 Commercial Site Plan-Amendment

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Site Data:

Total Site Area:	666,143 sf	15.29 ac.
Parcel A, Lot 1 and 2		
Developed Site Area:	431,702 sf	9.91 ac.
Parcel A (Excludes Lot 1 and 2)		
Impervious Area:	371,949 sf	8.54 ac.
Building:	65,806 sf	1.51 ac.
Vehicular Use Area:	250,392 sf	5.75 ac.
Sidewalks & Pedestrian Access:	55,751 sf	1.28 ac.
Pervious Area:	59,753 sf	1.37 ac.
Landscape Area:	59,753 sf	1.37 ac.
Existing Zoning:	MPUD	
Future Land Use Designation:	NCD	
Existing Use:	Vacant	

Building Data

Gross Floor Area:	65,806 s.f.
Maximum Height:	35'
Proposed Height:	28'-10"
Building Coverage:	15.2%
Open Space:	13.8%

Legal Description

NEELS, A, & CO COMMERCIAL INVESTMENT TRUST, INC., SUCCESSORS TO THE PARTNERS, RECORDED IN PLAT BOOK 133, PAGES 4 THROUGH 6, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

Environmental Assessment

THERE IS NO ENVIRONMENTAL ASSESSMENT REQUIRED. THE EXISTING LAND WAS MAINTAINED AND CLEARED PRIOR TO THE SUBMITTAL OF THE SITE PLAN.

Building Setbacks*

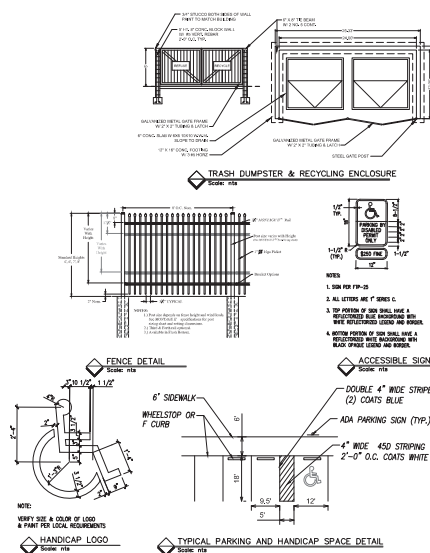
	Provided to CDD Easement	Provided to Right of Way
Front:	1.1'	70.7'
Rear:	67.4'	N/A
Side:	4.4'	15.6'

*Setbacks per the SG-3 MPUD, Future outparcels to have setbacks reviewed separately at the time of their submittal.

Parking Requirements

Building	Required	Provided
Retail (1)		
26,506 sf interior	4 sp/1,000 sf	
2,545 sf outdoor seating		117 spaces
29,051 sf total		163 spaces
Retail (2)		
12,110 sf interior	4 sp/1,000 sf	
2,285 sf outdoor seating		58 spaces
14,395 sf total		77 spaces
Restaurant		
5,806 sf interior	1 sp/100 sf	
2,380 sf outdoor seating		81 spaces
8,186 sf total		90 spaces
Outdoor Bar		
288 sf	1 sp/100 sf	3 spaces
Grocery		
19,496 sf	4 sp/1,000 sf	
1,600 sf future		84 spaces
21,096 sf total		115 spaces
Heart in the Park		
10 Spaces		10 Spaces
Refer to Shared Parking and Access Agreement OR Book 4929, PG 2692		
Total	353 spaces	458 spaces
Handicap Parking (Already counted towards total)	9 spaces	16 spaces

Any parking spaces provided on the site plan that are above what is required by code may be allocated towards future parking requirements in Lot 1 and Lot 2 (Future Development Parcels).



Sheet
SP-1

Manager: SG
Project Number: 21-195
Municipal Number: P21-239-A2
PSLUSD Number: PSLUSD 5211E-21
Computer File: 21-195 SG-3 Commercial Site Plan-Amendment

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General Notes:

- Hazardous waste disposal shall comply with all federal, state and local regulations.
- All landscape areas abutting vehicular use areas shall be curbed or protected by curb stops.
- All building, parking and access areas shall document compliance with the requirements of the American Disabilities Act prior to the issuance of a building permit.
- Soil erosion and sediment control devices shall be in place prior to the commencement of construction activities.
- Landscape shall be in accordance with the requirements of chapter 154 of the landscape code of the City of Port St. Lucie.
- No landscaping other than grasses shall be located within 10' of a City utility line or appurtenance. All other utilities shall be a minimum of 5' horizontal separation from City utility mains for parallel installations and a minimum 18" below City mains. (All measurements are taken from outside to outside.)
- No landscaping shall be placed in a manner that would create conflicts with the intended operation and maintenance of any existing utility.
- This application is not vested for any municipal fees. All fees are calculated at time of payment. This includes specifically impact fees, upland preserve fees and any administrative review fees for City Departments. No fees are vested based on date of City Council approval.
- Signs are not part of this review and shall be permitted separately from this application. (See Chapter 155 (Sign Code) City of Port St. Lucie Land Development Regulations.)
- The property owner, contractor, and authorized representatives shall provide pickup, removal, and disposal of litter within the project limits and shall be responsible for maintenance of the area from the edge of pavement to the property line within the City's right-of-way in accordance with City Code, Section 41.08 (g).

Traffic Statement

Madonette Engineering & Planning, Inc. performed an analysis of the traffic impacts resulting from the SG-3 Commercial Parcel within the Southern Grove DRL. The project is located at the south of Discovery Way between Village Parkway and Community Boulevard, Port St. Lucie, Florida. The project is a 57,861 square foot of commercial use.

- 6,333 square feet of high-volume sidewalk restaurant use
- The analysis was conducted in accordance with the requirements of the City of Port St. Lucie for a project within an approved development or regional impact (Southern Grove DRL).

The proposed project is expected to generate the following net new external trips:

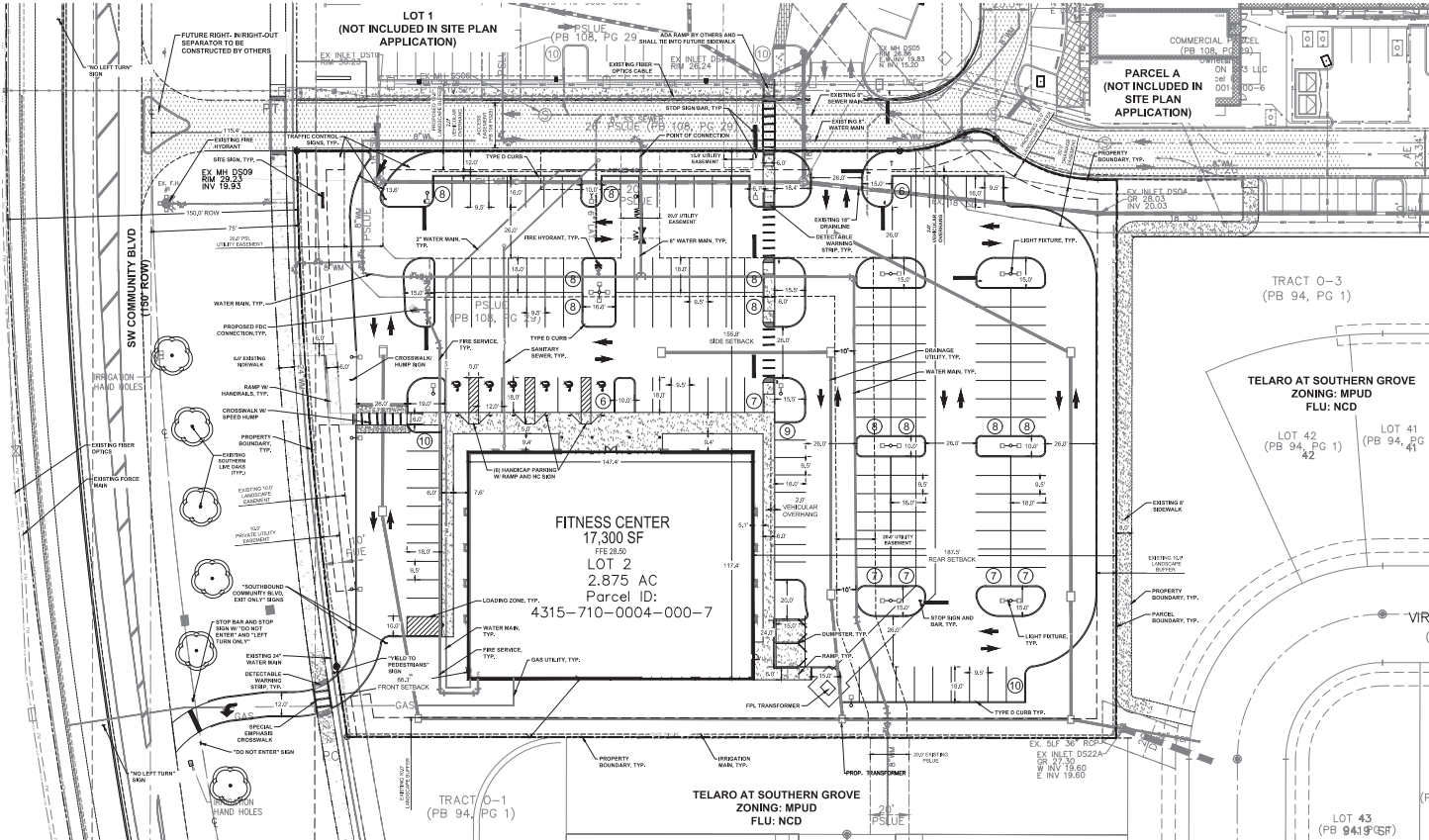
- 2,510 Daily, 161 AM peak hour (9:30 AM to 10:00 AM), and 371 PM peak hour (161 to 1700 out) trips.
- The proposed project is expected to generate the following cumulative driveway trips:
- 6,200 Daily, 371 AM peak hour (161 to 1700 out), and 632 PM peak hour (161 to 1700 out) trips.

The analysis shows that the roadways are projected to operate adequately with the addition of the proposed development. Because the project is part of the approved Southern Grove DRL, concurrency is satisfied.

Drainage Statement

The stormwater management system for this project is part of the overall Southern Grove master drainage system. There is an existing 36" RCP stormwater stub at the southeast corner of the site that the proposed development will connect to. The onsite ponds will retain the required 0.5" of runoff over the site and the water quality is provided in the master system.





Legal Description

LOT 2 OF THE PLAT OF SHOPPES AT THE HEART, AS RECORDED IN PLAT BOOK 108, PAGE 26, OF THE PUBLIC RECORDS OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

Environmental Assessment

THERE IS NO ENVIRONMENTAL ASSESSMENT REQUIRED. THE EXISTING LAND WAS MASS-GRADED AND CLEARED PRIOR TO THE SUBMITTAL OF THE SITE PLAN.

Traffic Statement

MACKENZIE ENGINEERING & PLANNING INC. PERFORMED AN ANALYSIS OF THE TRAFFIC IMPACTS RESULTING FROM 5/3 COMMERCIAL PARCEL LOT 1 WITHIN THE SOUTHERN GROVE DR.

THE PROJECT IS LOCATED AT THE SOUTH OF DISCOVERY WAY BETWEEN VILLAGE PARKWAY AND COMMUNITY BOULEVARD, PORT ST. LUCIE, FLORIDA. THE APPLICANT PROPOSES: 17,300 SQUARE FEET OF FITNESS CLUB. LOT 2 IS PART OF A LARGER PROJECT AND UTILIZES RATES FROM ITS LAND USE 492.

THIS ANALYSIS WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF PORT ST. LUCIE FOR A PROJECT WITHIN AN APPROVED DEVELOPMENT OF REGIONAL IMPACT (SOUTHERN GROVE DR).

THE PROPOSED PROJECT IS EXPECTED TO GENERATE THE FOLLOWING NET NEW EXTERNAL TRIPS: 676 DAILY, 23 AM PEAK HOUR (12 IN/31 OUT), AND 60 PM PEAK HOUR (34 IN/ 26 OUT) TRIPS

THE PROPOSED PROJECT IS EXPECTED TO GENERATE THE FOLLOWING CUMULATIVE DRIVEWAY TRIPS: 676 DAILY, 24 AM PEAK HOUR (11 IN/31 OUT), AND 68 PM PEAK HOUR (35 IN/ 33 OUT) TRIPS.

THIS ANALYSIS SHOWS THAT THE ROADWAYS ARE PROJECTED TO OPERATE ACCEPTABLY WITH THE ADDITION OF THE PROPOSED DEVELOPMENT. CONCURRENCE IS SATISFIED BECAUSE THE PROJECT IS OF THE APPROVED SOUTHERN GROVE DR.

Drainage Statement

THE STORMWATER MANAGEMENT SYSTEM FOR THIS PROJECT IS PART OF THE OVERALL SOUTHERN GROVE MASTER DRAINAGE SYSTEM. THE PROJECT IS LOCATED WITHIN THE SHOPPES AT THE HEART DEVELOPMENT. THE PONDS WITHIN THE SHOPPES AT THE HEART WILL RETAIN THE 0.5' OF RUNOFF AND THE WATER QUANTITY IS PROVIDED IN THE MASTER SYSTEM.

General Notes

HAZARDOUS WASTE DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS. ALL LANDSCAPE AREAS ADJUTING VEHICULAR USE AREAS SHALL BE CURBED OR PROTECTED BY CURB STOPS.

ALL BUILDING, PARKING AND ACCESS AREAS SHALL DOCUMENT COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

SOIL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. LANDSCAPING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 154 OF THE LANDSCAPE CODE OF THE CITY OF PORT ST. LUCIE.

NO LANDSCAPING OTHER THAN GRASSES SHALL BE LOCATED WITHIN 10' OF A CITY UTILITY LINE OR APPURTENANCE. ALL OTHER UTILITIES SHALL BE A MINIMUM OF 5' HORIZONTAL SEPARATION FROM CITY UTILITY MAINS FOR PARALLEL INSTALLATIONS AND A MINIMUM 18" BELOW CITY MAINS. (ALL MEASUREMENTS AT TAKE FROM OUTSIDE TO OUTSIDE.)

NO LANDSCAPING SHALL BE PLACED IN A MANNER THAT WOULD CREATE CONFLICTS WITH THE INTENDED OPERATION AND MAINTENANCE OF ANY EXISTING UTILITY.

THIS APPLICATION IS NOT VESTED FOR ANY MUNICIPAL FEES. ALL FEES ARE CALCULATED AT TIME OF PAYMENT. THIS INCLUDES SPECIFICALLY IMPACT FEES, UPLAND PRESERVE FEES AND ANY ADMINISTRATIVE REVIEW FEES FOR CITY DEPARTMENTS. NO FEES ARE VESTED BASED ON DATE OF CITY COUNCIL APPROVAL.

SIGNS ARE NOT PART OF THIS REVIEW AND SHALL BE PERMITTED SEPARATELY FROM THIS APPLICATION. (SEE CHAPTER 155 (SIGN CODE) CITY OF PORT ST LUCIE LAND DEVELOPMENT REGULATIONS.)

THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 61.08 (G).

THE INGRESS/EGRESS EASEMENT (A/E) AS SHOWN IN THE PLAT IS HEREBY DEDICATED FOR INGRESS/EGRESS PURPOSES, FOR THE BENEFIT OF LOTS 1, 2 AND PARCEL A, AND THE OWNERS OF LOTS 1, 2 AND PARCEL A, AND THEIR SUCCESSORS AND ASSIGNS. SAID INGRESS/EGRESS EASEMENT (A/E) AS SHOWN A HEREON IS ALSO HEREBY DEDICATED FOR INGRESS/EGRESS PURPOSES, FOR THE BENEFIT OF PARCEL

THE INGRESS/EGRESS EASEMENT (A/E) AS SHOWN IN THE PLAT IS HEREBY DEDICATED FOR INGRESS/EGRESS PURPOSES, FOR THE BENEFIT OF PARCEL B AND C, AND THE OWNERS OF LOTS 1, 2 AND PARCEL A, AND THEIR SUCCESSORS AND ASSIGNS. SAID INGRESS/EGRESS EASEMENT (A/E) AS SHOWN A HEREON IS ALSO HEREBY DEDICATED FOR INGRESS/EGRESS PURPOSES, FOR THE BENEFIT OF PARCEL

THE INGRESS/EGRESS EASEMENT (A/E) AS SHOWN IN THE PLAT IS HEREBY DEDICATED FOR INGRESS/EGRESS PURPOSES, FOR THE BENEFIT OF PARCEL D AND E, AND THE OWNERS OF LOTS 1, 2 AND PARCEL A, AND THEIR SUCCESSORS AND ASSIGNS. SAID INGRESS/EGRESS EASEMENT (A/E) AS SHOWN A HEREON IS ALSO HEREBY DEDICATED FOR INGRESS/EGRESS PURPOSES, FOR THE BENEFIT OF PARCEL

THE INGRESS/EGRESS EASEMENT (A/E) AS SHOWN IN THE PLAT IS HEREBY DEDICATED FOR INGRESS/EGRESS PURPOSES, FOR THE BENEFIT OF PARCEL F AND G, AND THE OWNERS OF LOTS 1, 2 AND PARCEL A, AND THEIR SUCCESSORS AND ASSIGNS. SAID INGRESS/EGRESS EASEMENT (A/E) AS SHOWN A HEREON IS ALSO HEREBY DEDICATED FOR INGRESS/EGRESS PURPOSES, FOR THE BENEFIT OF PARCEL

THE INGRESS/EGRESS EASEMENT (A/E) AS SHOWN IN THE PLAT IS HEREBY DEDICATED FOR INGRESS/EGRESS PURPOSES, FOR THE BENEFIT OF PARCEL H AND I, AND THE OWNERS OF LOTS 1, 2 AND PARCEL A, AND THEIR SUCCESSORS AND ASSIGNS. SAID INGRESS/EGRESS EASEMENT (A/E) AS SHOWN A HEREON IS ALSO HEREBY DEDICATED FOR INGRESS/EGRESS PURPOSES, FOR THE BENEFIT OF PARCEL

THE INGRESS/EGRESS EASEMENT (A/E) AS SHOWN IN THE PLAT IS HEREBY DEDICATED FOR INGRESS/EGRESS PURPOSES, FOR THE BENEFIT OF PARCEL J AND K, AND THE OWNERS OF LOTS 1, 2 AND PARCEL A, AND THEIR SUCCESSORS AND ASSIGNS. SAID INGRESS/EGRESS EASEMENT (A/E) AS SHOWN A HEREON IS ALSO HEREBY DEDICATED FOR INGRESS/EGRESS PURPOSES, FOR THE BENEFIT OF PARCEL

THE INGRESS/EGRESS EASEMENT (A/E) AS SHOWN IN THE PLAT IS HEREBY DEDICATED FOR INGRESS/EGRESS PURPOSES, FOR THE BENEFIT OF PARCEL L AND M, AND THE OWNERS OF LOTS 1, 2 AND PARCEL A, AND THEIR SUCCESSORS AND ASSIGNS. SAID INGRESS/EGRESS EASEMENT (A/E) AS SHOWN A HEREON IS ALSO HEREBY DEDICATED FOR INGRESS/EGRESS PURPOSES, FOR THE BENEFIT OF PARCEL

THE INGRESS/EGRESS EASEMENT (A/E) AS SHOWN IN THE PLAT IS HEREBY DEDICATED FOR INGRESS/EGRESS PURPOSES, FOR THE BENEFIT OF PARCEL N AND O, AND THE OWNERS OF LOTS 1, 2 AND PARCEL A, AND THEIR SUCCESSORS AND ASSIGNS. SAID INGRESS/EGRESS EASEMENT (A/E) AS SHOWN A HEREON IS ALSO HEREBY DEDICATED FOR INGRESS/EGRESS PURPOSES, FOR THE BENEFIT OF PARCEL

THE INGRESS/EGRESS EASEMENT (A/E) AS SHOWN IN THE PLAT IS HEREBY DEDICATED FOR INGRESS/EGRESS PURPOSES, FOR THE BENEFIT OF PARCEL P AND Q, AND THE OWNERS OF LOTS 1, 2 AND PARCEL A, AND THEIR SUCCESSORS AND ASSIGNS. SAID INGRESS/EGRESS EASEMENT (A/E) AS SHOWN A HEREON IS ALSO HEREBY DEDICATED FOR INGRESS/EGRESS PURPOSES, FOR THE BENEFIT OF PARCEL

Site Data:

Total Area:	125,200 sf	2,875 ac.
Impervious Area:	90,888 sf	2,085 ac.
Building:	17,300 sf	0.40 ac.
Vehicular Use Area:	68,865 sf	1.58 ac.
Sidewalks & Pedestrian Access:	4,723 sf	0.11 ac.
Pervious Area:	34,312 sf	0.79 ac.
Landscape Area:	34,312 sf	0.79 ac.

Existing Zoning:	MPUD
Future Land Use Designation:	NCD
Existing Use:	Vacant

Building Data

Gross Floor Area:	17,300 s.f.
Maximum Height:	35'
Proposed Height:	27'-4"
Building Coverage:	13.8%
Open Space:	34,312 s.f.

Building Setback Requirements*

Provided to Property Boundary

Front (West):	66.3'
Side (North):	155.8'
Side (South):	30.0'
Rear (East):	187.5'

*Setbacks per the SG-3 MPUD. Future outparcels to have setbacks reviewed separately at the time of their submittal.

Parking Requirements

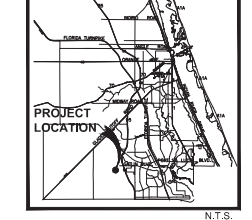
Building	Required	Provided
Recreational Facility	1 sp/200 sf	155 spaces
17,300 sf	87 spaces	155 spaces
Total	87 spaces	155 spaces

Handicap Parking: 6 spaces
(Included in total provided)

Any parking spaces provided on the site plan that are above what is required by code may be allocated towards future parking requirements in Lot 1 and Parcel A (Future Development Parcels).



Key / Location:



N.T.S.

Project Team:

Property Owner: PEBB Tradition SG3, LLC
7000 Glades Road, Suite 400
Boca Raton, FL 33434

Developer: Benchmark Development 1
4033 Maple Road, Suite 200
Amherst, NY 14426

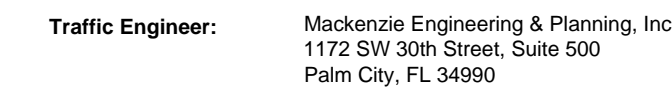
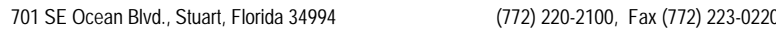
Land Planner / Landscape Architect: Lucido & Associates
701 E Ocean Boulevard
Suite 11, 33404

Engineer: Naba and Taylor Engineering Solutions, INC.
4886 Holden Lakes Place
Indianapolis, IN 46254

Surveyor: Coastal and Wheeler, Inc.
7001 Glades Road, Suite 300
Boca Raton, Florida 33434

Architect: DC Studio Architecture & Planning
P.O. Box 5044
Tampa, Florida 33679

Traffic Engineer: MacKenzie Engineering & Planning, Inc.
11725 SW 38th Street, Suite 300
Palm City, FL 34980



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-HAZARDOUS WASTE DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.

-ALL LANDSCAPE AREAS ABUTTING VEHICULAR USE AREAS SHALL BE CURBED OR PROTECTED BY CURB STOPS.

-ALL BUILDING, PARKING AND ACCESS AREAS SHALL DOCUMENT COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

-SOIL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

-LANDSCAPING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 154 OF THE LANDSCAPE CODE OF THE CITY OF PORT ST. LUCIE.

-NO LANDSCAPING OTHER THAN GRASSES SHALL BE LOCATED WITHIN 10' OF A CITY UTILITY LINE OR APPURTENANCE. ALL OTHER UTILITIES SHALL BE A MINIMUM OF 5' HORIZONTAL SEPARATION FROM CITY UTILITY MAINS FOR PARALLEL INSTALLATIONS AND A MINIMUM 18" BELOW CITY MAINS. (ALL MEASUREMENTS ARE TAKE FROM OUTSIDE TO OUTSIDE.)

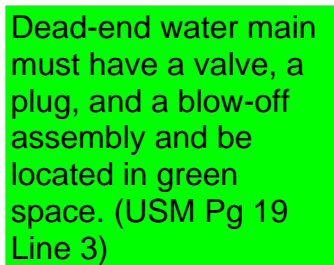
-NO LANDSCAPING SHALL BE PLACED IN A MANNER THAT WOULD CREATE CONFLICTS WITH THE INTENDED OPERATION AND MAINTENANCE OF ANY EXISTING UTILITY.

-THIS APPLICATION IS NOT VESTED FOR ANY MUNICIPAL FEES. ALL FEES ARE CALCULATED AT TIME OF PAYMENT. THIS INCLUDES SPECIFICALLY IMPACT FEES, UPLAND PRESERVE FEES AND ANY ADMINISTRATIVE REVIEW FEES FOR CITY DEPARTMENTS. NO FEES ARE VESTED BASED ON DATE OF CITY COUNCIL APPROVAL.

-SIGNS ARE NOT PART OF THIS REVIEW AND SHALL BE PERMITTED SEPARATELY FROM THIS APPLICATION. (SEE CHAPTER 155 (SIGN CODE) CITY OF PORT ST LUCIE LAND DEVELOPMENT REGULATIONS.)

-THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE AREA OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08 (G).

PSLUSD Number 5211E-21



Install cleanout upstream of connection at cut back location.

PSLUSD Number 5211E-21

Count Station Summary

Count Data Detail

Count Data Detail

Station 735
COMMUNITY BLVD, S OF TRADITION PKWY
AADT: 5200
Start Date: 1/16/2024 12:00:00 AM

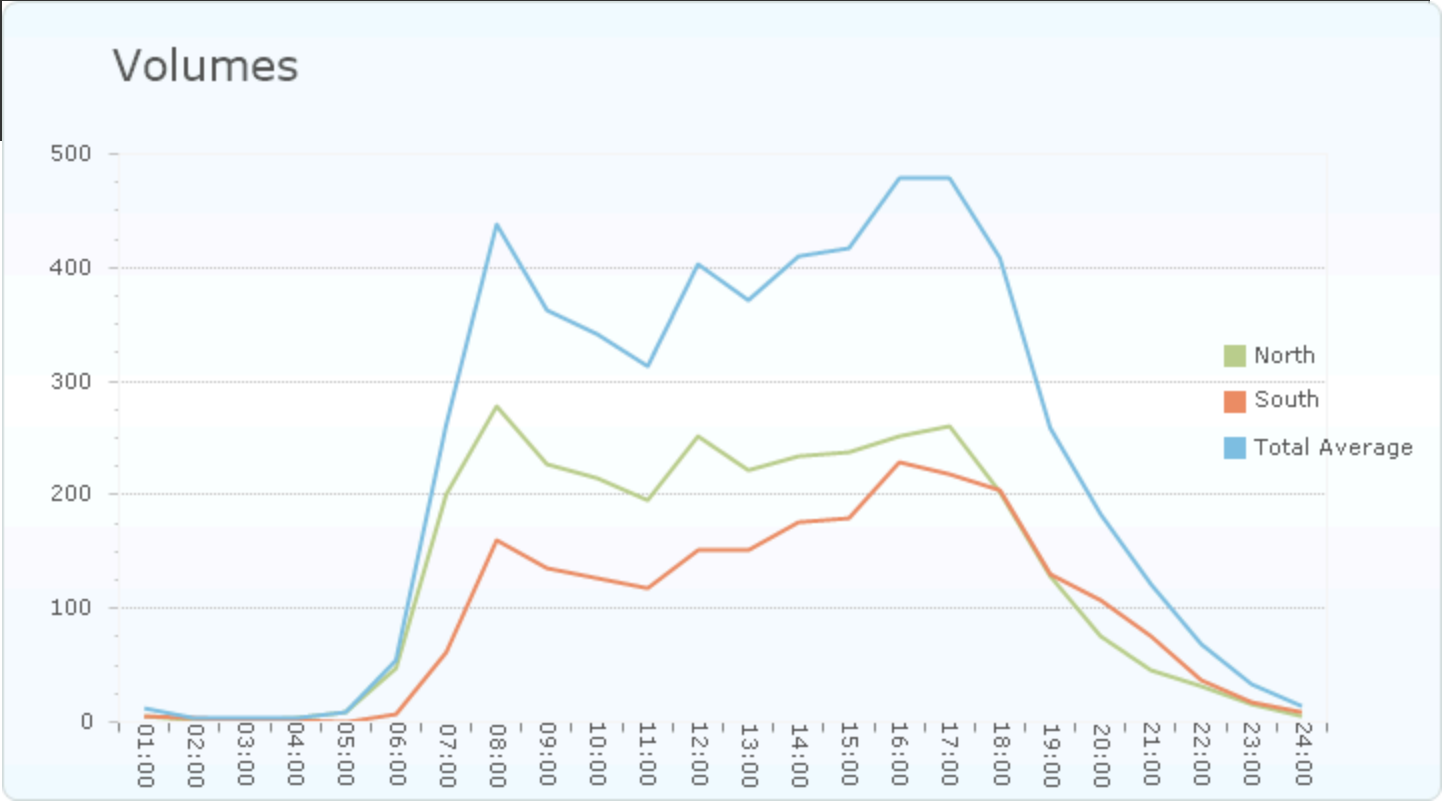
1 count(s) found for 2024

1/16/2024 12:00:00 AM

[View Volume Report](#) | [View SPS Report](#) | [View Event Counts Report \(RTF\)](#)

		Day 1	Day 2	Avg
ADT		5265	5631	5448
	Peak Hour Vol	437	466	452
	Peak to Daily	0.083	0.083	.083
	D Factor	0.657	0.67	.664
AM	Peak Hour Directional Vol	287	312	300
	Peak Direction	North	North	N/A
	Peak Hour	0645-0745	0645-0745	N/A
PM	Peak Hour Vol	499	506	503
	Peak to Daily	0.095	0.09	.093
	D Factor	0.553	0.543	.548
	Peak Hour Directional Vol	276	275	276
	Peak Direction	North	North	N/A
	Peak Hour	1615-1715	1500-1600	N/A

Volumes



Count Station Summary

Count Data Detail

Count Data Detail

Station 778
DISCOVERY WAY, W OF COMMUNITY BLVD
AADT: 6500
Start Date: 2/19/2025 12:00:00 AM

1 count(s) found for 2025

2/19/2025 12:00:00 AM ▼

[View Volume Report](#) | [View SPS Report](#) | [View Event Counts Report \(RTF\)](#)

		Day 1	Day 2	Avg
ADT		7001	7020	7011
	Peak Hour Vol	625	684	655
	Peak to Daily	0.089	0.097	.093
AM	D Factor	0.518	0.548	.533
	Peak Hour Directional Vol	324	375	350
	Peak Direction	East	East	N/A
	Peak Hour	1145-1245	1130-1230	N/A
PM	Peak Hour Vol	623	640	632
	Peak to Daily	0.089	0.091	.090
	D Factor	0.518	0.556	.537
	Peak Hour Directional Vol	323	356	340
	Peak Direction	East	East	N/A
	Peak Hour	1200-1300	1200-1300	N/A

Volumes

