

Project Team:
Property Owner: Mattamy Palm Beach, LLC
2500 Quantum Lakes Drive, Suite 215
Boynton Beach, FL 33426
Developer: JDR Development, LLC
2200 Butts Road, Suite 300
Boca Raton, FL 33431
Land Planner / Landscape Architect: Lucido & Associates
701 E Ocean Boulevard
Stuart, FL 34994
Engineer: Kinley Horn
445 24th Street, Suite 200
Vero Beach, FL 32960
Surveyor: Caufield & Wheeler Inc.
410 S.E. Port St. Lucie Blvd.
Port St. Lucie, Florida 34984
Architect: BDG Architects
100 North Laura Street, Suite 801
Jacksonville, FL 32202
Traffic Engineer: Mackenzie Engineering & Planning, Inc.
1172 SW 30th Street, Suite 500
Palm City, FL 34990

SG-3 Commercial Shoppes at The Heart

Site Plan

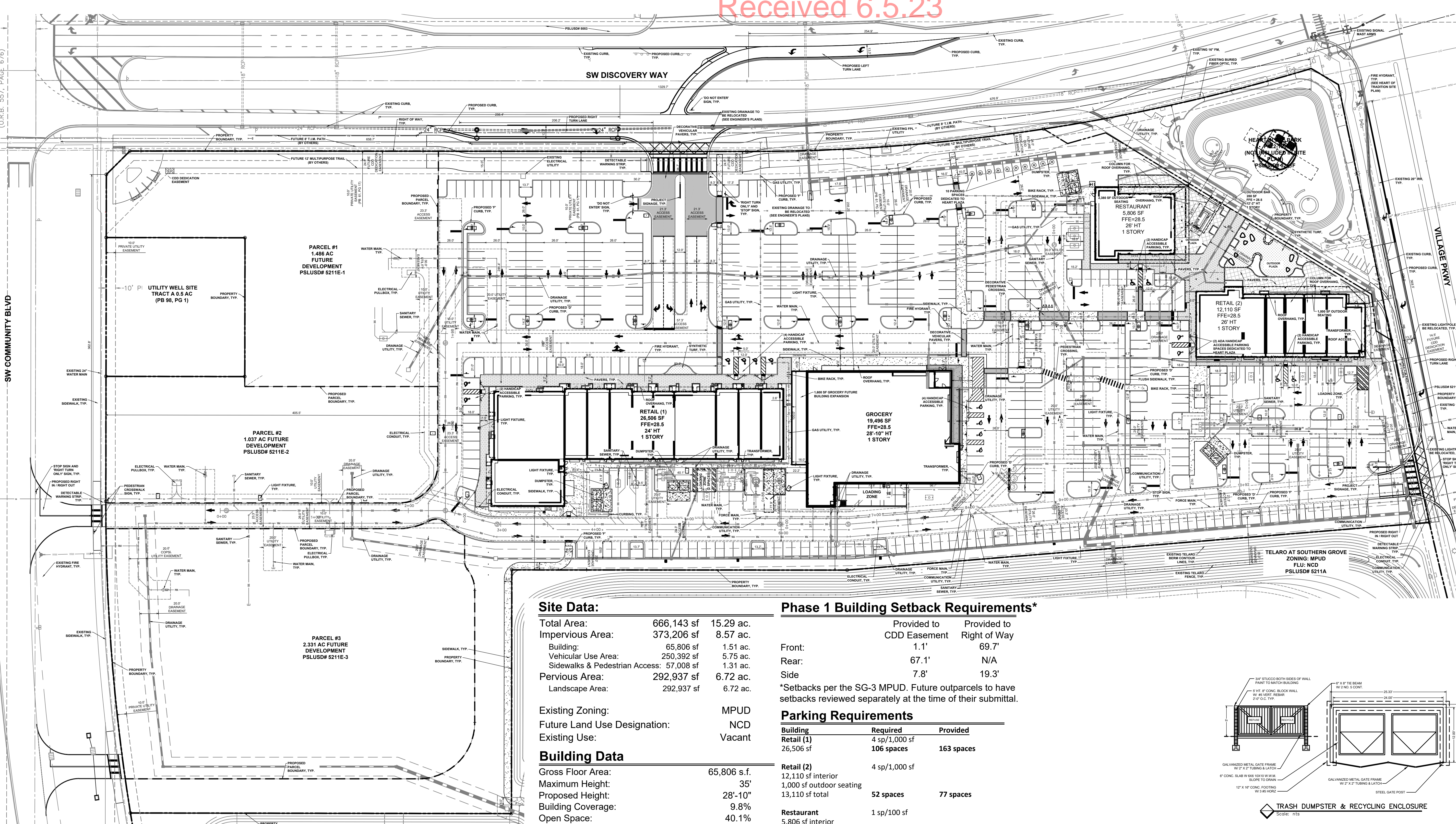
City of Port St. Lucie, FL

Date	By	Description
10.06.2021	KV	Initial Submittal
11.11.2021	KV	Resubmittal
02.02.2022	KV	Resubmittal
03.25.2022	KV	Resubmittal
06.09.2022	KV	Resubmittal
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

SCALE: 1" = 50'
25' 50' 100'
REG. # 1018
Thomas P. Lucido

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

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Site Data:

Total Area:	666,143 sf	15.29 ac.
Impervious Area:	373,206 sf	8.57 ac.
Building:	65,806 sf	1.51 ac.
Vehicular Use Area:	250,392 sf	5.75 ac.
Sidewalks & Pedestrian Access:	57,008 sf	1.31 ac.
Pervious Area:	292,937 sf	6.72 ac.
Landscape Area:	292,937 sf	6.72 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:	9.8%
Open Space:	40.1%

Phase 1 Building Setback Requirements*

	Provided to CDD Easement	Provided to Right of Way
Front:	1.1'	69.7'
Rear:	67.1'	N/A
Side:	7.8'	19.3'

*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	4 sp/1,000 sf 106 spaces	163 spaces
Retail (2) 12,110 sf interior 1,000 sf outdoor seating 13,110 sf total	4 sp/1,000 sf 52 spaces	77 spaces
Restaurant 5,806 sf interior 2,380 sf outdoor seating 8,186 sf total	1 sp/100 sf 81 spaces	90 spaces
Outdoor Bar 288 sf	1 sp/100 sf 3 spaces	3 spaces
Grocery 19,496 sf 1,600 sf future 21,096 sf total	4 sp/1,000 sf 84 spaces	115 spaces
Heart in the Park Refer to SG-3 Shared Parking Agreement	10 Spaces	10 Spaces
Total	333 spaces	458 spaces

Handicap Parking 8 spaces (Already counted towards total)
16 spaces

Per the Southern Grove 3 MPUD Section 4(A)- The maximum number of parking spaces to be provided is limited to 125% of that required by the provisions set forth herein.

336 required spaces x 1.25 = 420 spaces max. allowed

Any parking spaces provided on the site plan that are above what is required by code may be allocated towards future parking requirements in Future Development Parcels 1, 2, and 3.

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.
- Landscaping shall be in accordance with the requirements of chapter 153 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

Mackenzie Engineering and Planning, Inc. performed an analysis of the traffic impacts resulting from the SG 3 Commercial Parcel within the Southern Grove DRI. The project is located at the south of Discovery Way between Village Parkway and Community Boulevard, Port St. Lucie, Florida. The applicant proposes:

- 57,981 square feet of commercial use
- 9,333 square feet of high-turnover sit-down 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 of regional impact (Southern Grove DRI).

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

- 2,518 Daily, 164 AM peak hour (59 in/65 out), and 377 PM peak hour (187 in/190 out) trips.
- The proposed project is expected to generate the following cumulative driveway trips:
- 6,295 Daily, 276 AM peak hour (167 in/109 out), and 632 PM peak hour (314 in/318 out) trips.

The analysis shows that the roadways are projected to operate acceptably with the addition of the proposed development. Because the project is part of the approved Southern Grove DRI, 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 on-site ponds will retain the required 0.5" of runoff over the site and the water quality is provided in the master system.

Legal Description

KNOW ALL MEN BY THESE PRESENTS THAT MATTAMY PALM BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "SHOPPES AT THE HEART", BEING A REPLAT OF COMMERCIAL TRACT A TOGETHER WITH TRACT PARK A OF TELARO AT SOUTHERN GROVE PLAT 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 98, PAGE 1, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 31 SOUTH, RANGE 59 EAST, THE CITY OF PORT ST. LUCIE ST. LUCIE COUNTY, FLORIDA.

CONTAINING 16.102 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN THE CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA, SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

Environmental Assessment

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

