



PLANNING AND ZONING STAFF REPORT
February 9, 2026 City Council Meeting

Southern Grove – America Walks – Parcel “C”
Major Site Plan Application
P25-023



Project Location Map

SUMMARY

Applicant's Request:	A request for site plan approval for 23,509 square feet of commercial development with 497 square feet of outdoor seating
Agent:	Derrick E. Phillips, Lucido & Associates
Applicant/Property Owner:	MCM Becker LLC
Location:	South of SW Becker Rd and West of I-95
Project Planner:	Ivan Betancourt, Planner I Bridget Kean, AICP, Deputy Director

Project Description

The City of Port St. Lucie has received an application for site plan approval for a commercial development project known as Southern Grove – America Walks – Parcel “C”. The subject property is located within the

Southern Grove Development of Regional Impact (DRI) and within the America Walks – Becker Road Master Planned Unit Development (MPUD). The subject property is approximately 4.75 acres and has been subdivided for ownership purposes to create four parcels (P25-098). A Declaration of Reciprocal Easements has been recorded in lieu of a Unity of Control that identifies that all parcels are subject to one unified plan of development regardless of ownership and the property will be developed in accordance with the site plan. The subdivision plat includes an ingress/egress easement along all driveways and access points for the benefit of all parcels. As shown on the proposed site plan, the development plan is as follows:

- Lot 1: Multi-Tenant Building to 3,568 sq ft of office/retail/restaurant space and a 2,519 sq ft Chipotle with drive through service and 257 sq ft of outdoor seating
- Lot 2: A 2,700 sq ft Panda Express with drive through service
- Lot 3: A 2,228 sq ft Wendy's with drive through service and 240 sq ft of outdoor seating
- Lot 4: 2 Multi-Tenant Buildings for a total of 12,494 sq ft

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

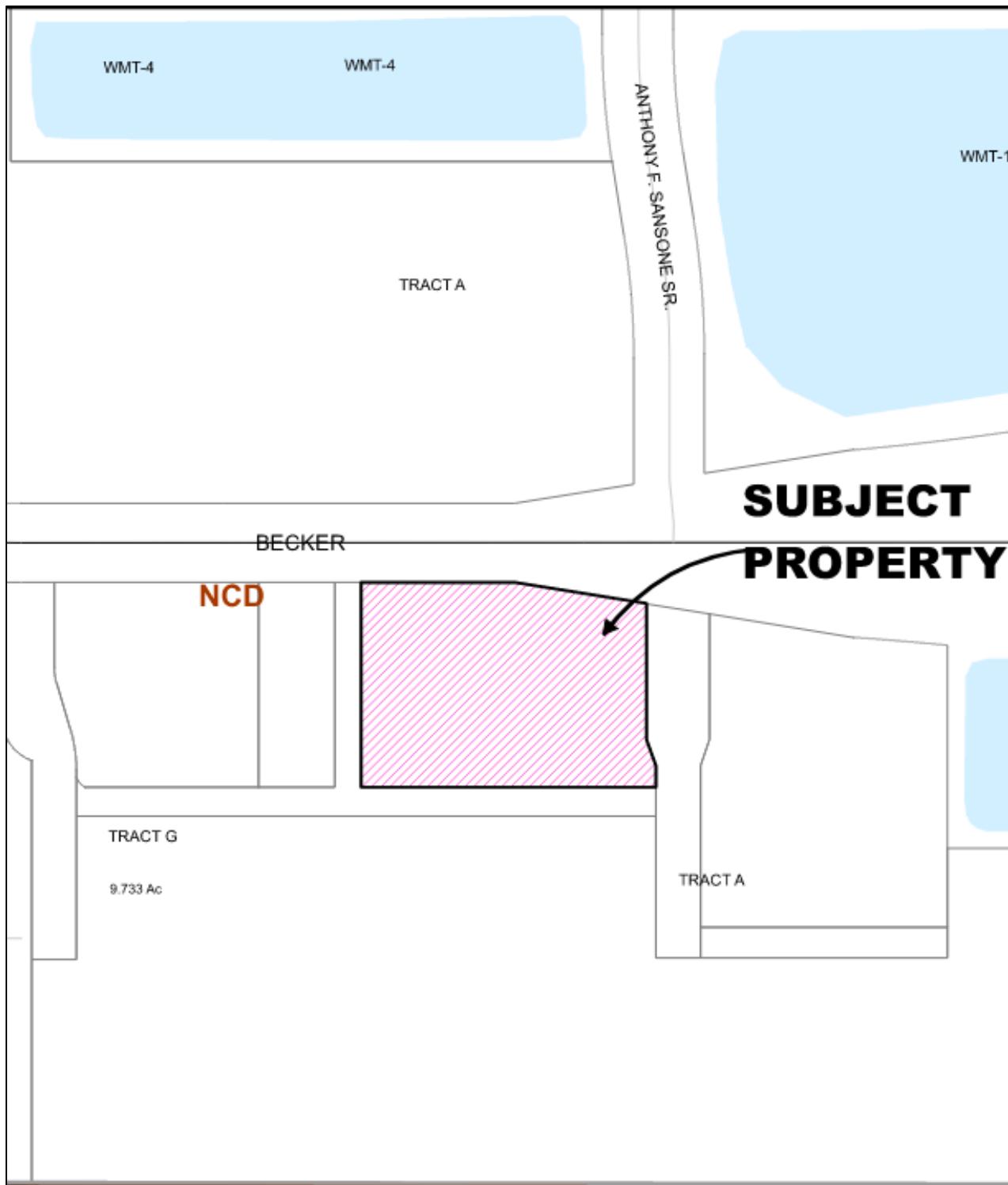
Parcel Number:	4335-800-0001-000-4; 4335-800-0002-000-1; 4335-800-0003-000-8; 4335-800-0004-000-5
Property Size:	+/- 4.75-acres
Legal Description:	Lots 1-4, Tradition SG-7 Parcel C First Replat (PB 137-27)
Future Land Use:	New Community Development (NCD)
Existing Zoning:	Master Planned Unit Development (MPUD)
Existing Use:	Vacant

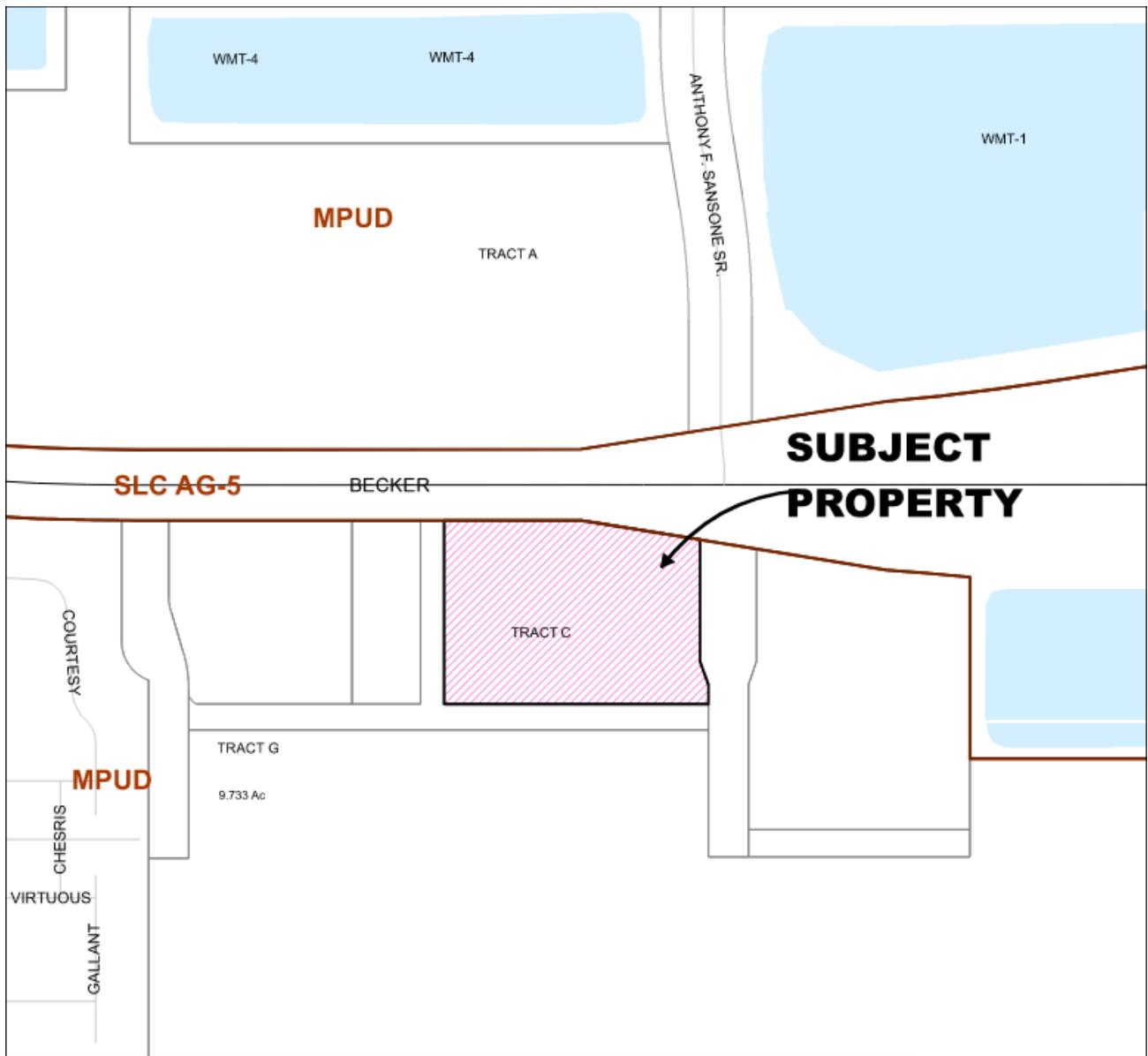
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Vacant
South	NCD	MPUD	Vacant
East	NCD	MPUD	Vacant
West	NCD	MPUD	Vacant

NCD – New Community Development District

MPUD – Master Planned Unit Development





Zoning Map

IMPACTS AND FINDINGS

ZONING REVIEW: The proposed project has been reviewed for compliance with the America Walks - Becker Road Master Planned Unit Development (MPUD) and document as follows:

<u>CRITERIA</u>	<u>FINDINGS</u>
USE	The property is located in the Mixed-Use Commercial Area of the MPUD. Retail, Restaurant, and Office are permitted uses within the MPUD.
DUMPSTER ENCLOSURE	The site plan identifies four 12' × 24' refuse and recycling enclosures designed to serve Lots 1 through 4.
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	<i>Queuing</i> analyses were provided for the proposed Chipotle restaurant with drive-through, the proposed Panda restaurant with drive-through and the proposed Wendy's fast food restaurant with drive-through and approved by the Public Works Department.
BUILDING HEIGHT	The MPUD establishes a maximum height of 100 feet for commercial development. The proposed buildings have a maximum height of approximately 24 feet and therefore remain well below the allowable maximum height.
SETBACKS	The building setback lines depicted on the site plan conform to the requirements of the MPUD
PARKING	A total of 131 parking spaces are required for the proposed development. The site plan provides 162 parking spaces, including 10 handicapped spaces, thereby exceeding the minimum parking requirement. The site is designed so that each parcel provides the minimum required parking independently, without the need to share parking. However, shared parking between Lots 1 and 4 remains an option under the recorded Declaration of Reciprocal Easements.
BUFFER	The required landscape buffers are depicted on the site plan. The submittal packet includes a preliminary landscape plan.

NATURAL RESOURCE PROTECTION

An environmental assessment report was provided. As noted in the report, the subject property is a former agricultural site that was used for citrus cultivation. No native upland habitat and no wetland were found onsite. No gopher tortoises or burrows were found on site.

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	<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 Traffic Impact Analysis report was submitted and reviewed by the Public Works Department. The project will generate approximately 4,377 daily trips, 504 a.m., and 603 p.m. peak hour trips.</p> <p>Access to the development shall be provided by two access points on Luna Boulevard, one on Merlin Road, and another on SW Anthony F. Sansone Sr Blvd. A 26-foot ingress/egress shared access easement, as depicted on the site plan, provides for internal circulation between Lots 1 through 4.</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

P25-098 – Tradition SG 7 Parcel C Replat

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.