



America Walks MPUD Amendment No. 1
P24-149
City Council Meeting/Public Hearing
April 28, 2025

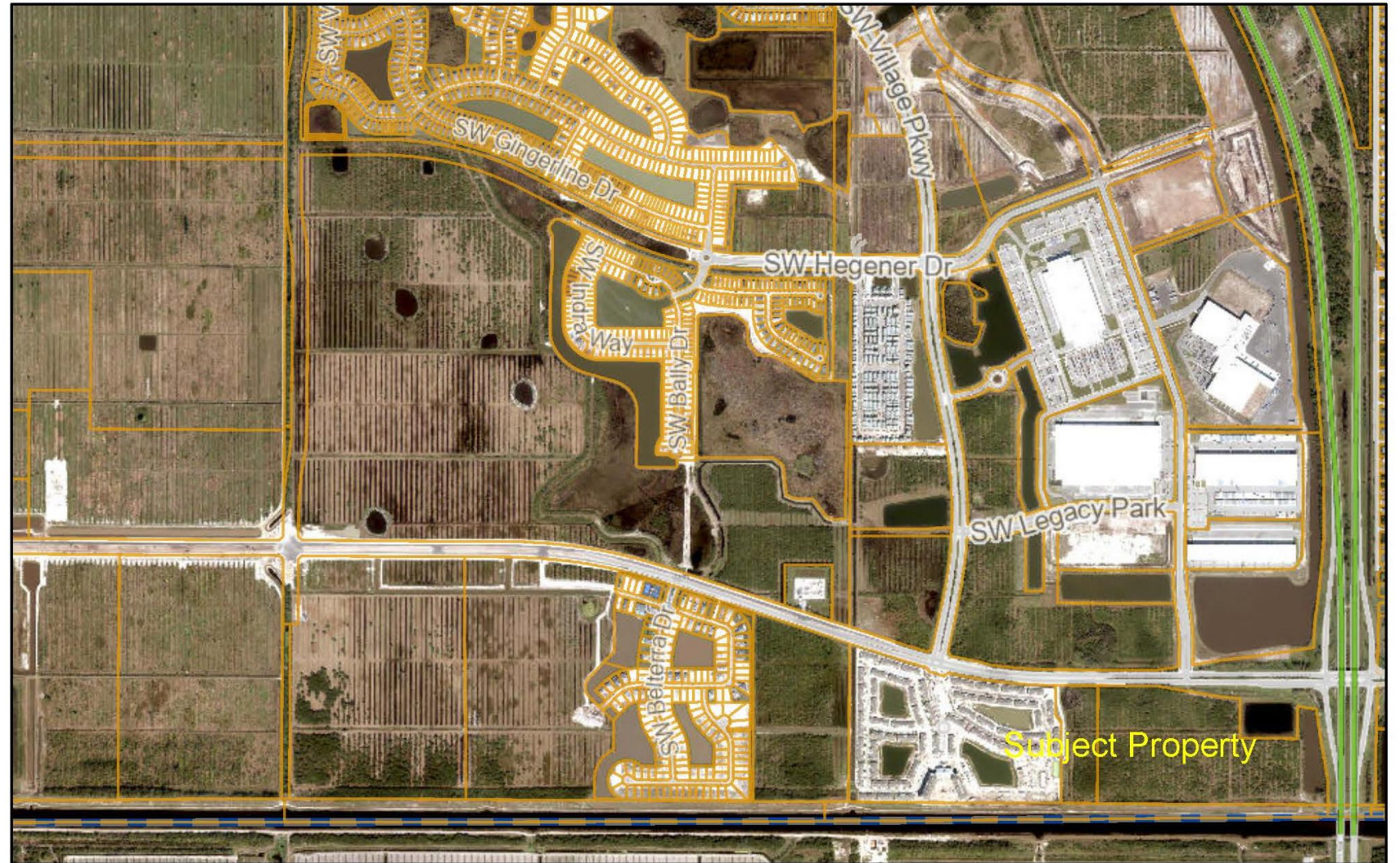
Request Summary

Applicant's Request:	An application for a major amendment to the America Walks – Becker Road MPUD regulation book and concept plan.
Agent:	Derrick Phillips, Lucido and Associates, Inc.
Applicants:	Mattamy Palm Beach, LLC, and AW-PSL Land Holdings, LLC
Location:	The subject property is generally located south of Becker Road and between Interstate 95 and SW Village Parkway.

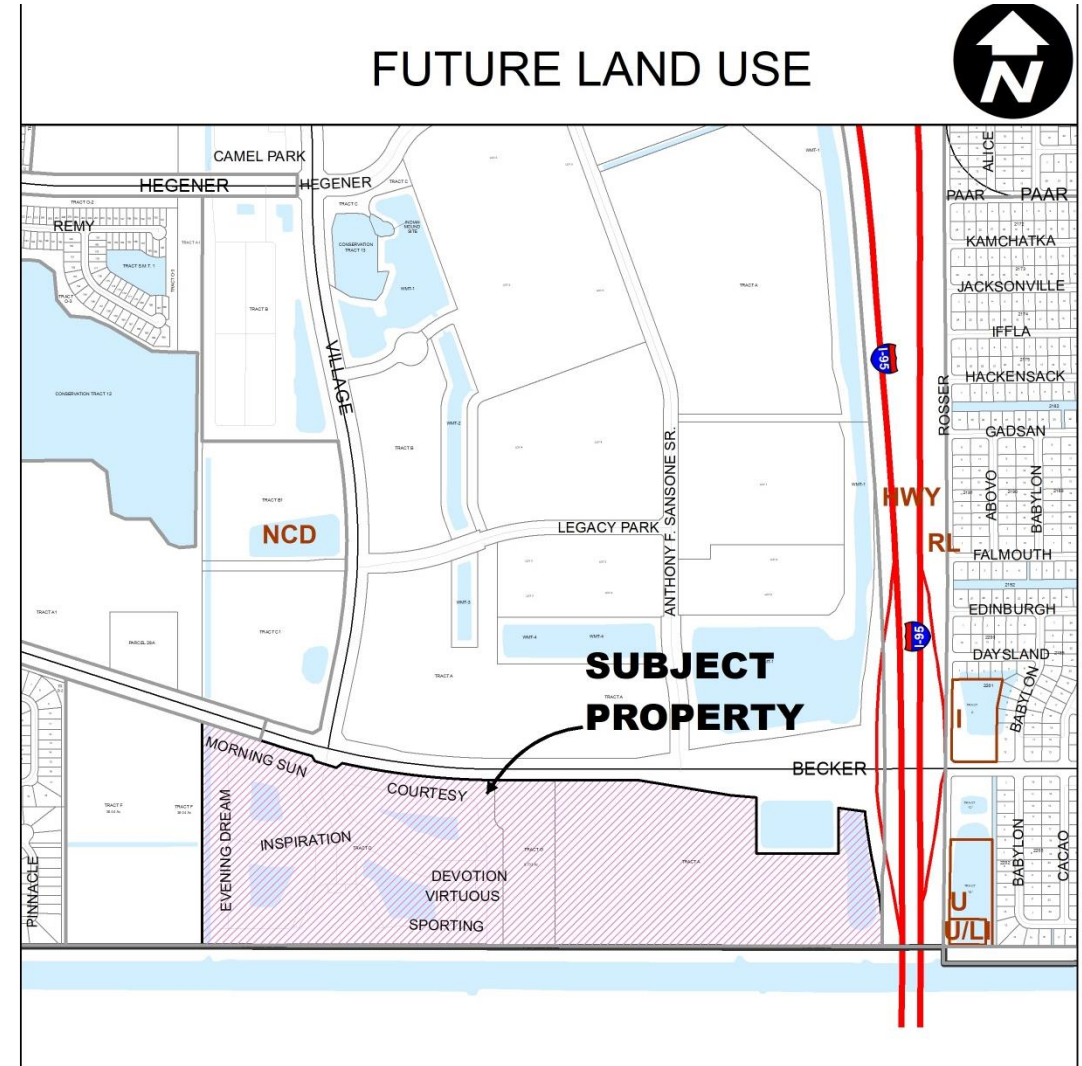
Project Background

- 1st Amendment to the America Walks - Becker Road MPUD
- The America Walks – Becker Road MPUD is located within the Southern Grove DRI and was first approved in April 2020.
- The MPUD is approx. 119 acres in size and includes the 60-acre Encore at Tradition age restricted multi-family residential community
- 59 acres of vacant land is owned by Mattamy Palm Beach, LLC
- The 59 acres is currently designated for 10 acres of institutional use and 49 acres for mixed use.

Location Map



Future Land Use NCD



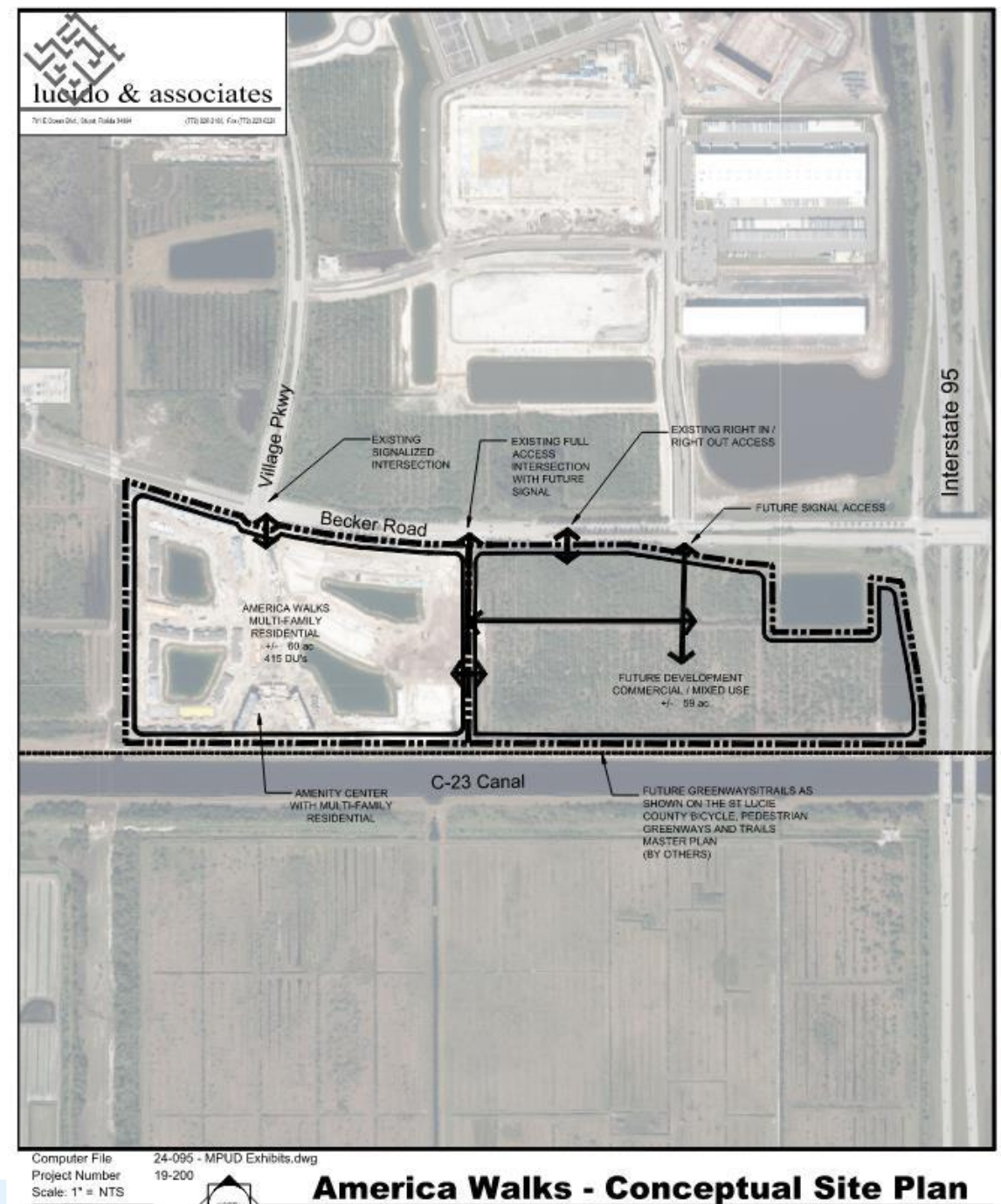
Proposed Project

- This application revises the America Walks – Becker Road MPUD to remove the institutional designation for 10 acres of land as depicted on the MPUD concept plan.
- It removes a designated institutional area, permitted uses, and development standards from the MPUD regulation book.
- It removes the institutional entitlements for a 150-bed assisted living facility from the MPUD regulation book.
- It classifies the entire 59 acres of vacant land within the MPUD for commercial mixed-use development.
- It updates the development entitlements for the 59 acres.
- No changes are proposed for the Encore at Tradition area of the MPUD

Proposed Project

- The MPUD concept plan currently depicts three access points to Becker Road.
- The second access point is subject to an executed traffic signal agreement between Mattamy Palm Beach, LLC, the City of Port St. Lucie, and the Port St. Lucie Governmental Finance Corporation. Until the traffic signal is installed and operational, the intersection at the second access (Becker Road and N/S 1) will remain restricted to right-in right-out and left in access only.
- The MPUD concept plan has been updated to add a fourth access point to align with the T-intersection at SW Anthony F. Sansone Sr. Boulevard and Becker Road which is a limited signalized intersection.
- Final signal design and intersection improvements will require separate Public Works approval of all construction plans, an approved agreement for a four- way signalized traffic signal, other improvements as needed, and additional coordination with FDOT, if required, prior to the issuance of the Public Works site work permit.
- Until all plans are approved, and an agreement is in place for a four-way traffic signal at the intersection of SW Anthony F. Sansone Sr. Boulevard and Becker Road, access at this location shall be limited to right-in and right-out access only from the south.

Proposed MPUD Concept Plan



Land Use Consistency

- The America Walks – Becker Road MPUD is consistent with Figure 1-4 of the City's comprehensive plan.
- Figure 1-4 is the conceptual land use plan for the Southern Grove NCD District.
- The America Walks-Becker Road MPUD is located in a designated Mixed Use sub-district as depicted on Figure 1-4.
- A minimum size of 30 acres and a maximum size of 500 acres is required to rezone property to an MPUD under the Mixed-Use sub-district classification. The America Walks – Becker Road MPUD is approximately 119 acres in size.

Recommendation

- The Planning and Zoning Board recommended approval of the proposed MPUD document and concept plan at the April 1, 2025 Planning and Zoning Board meeting.
- The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval.