

**Tradition SG -7 Plat**  
**Preliminary and Final Subdivision Plat with Construction Plans**  
**P24-229**



Project Location Map

**SUMMARY**

Applicant's Request:	An application for approval of a preliminary and final subdivision plat with construction plans for Tradition SG-7.
Applicant:	Steve Garrett, Lucido and Associates
Property Owner:	Mattamy Palm Beach, LLC
Location:	The property is located on the south side of Becker Road and between I-95 and SW Village Parkway.
Address:	Not assigned
Project Planner:	Bridget Kean, AICP, Deputy Director

### **Project Description**

The proposed project is a replat of Tracts A and G, Southern Grove Plat No. 30. The subject property is within the America Walks – Becker Road MPUD in Southern Grove. The property is located on the south side of Becker Road between Encore at Tradition and Interstate 95. This application replats 59 acres, more or less, of vacant land that is owned by Mattamy Palm Beach, LLC, to create five parcels, four right-of-way tracts, and one stormwater tract. Per the plat, the right-of-way tracts will be private roads reserved for Mattamy Palm Beach, LLC, and their successors and assigns. The roadway dedication does include an easement to the City for access on the roadways. The plat also references an ingress and egress easement between Mattamy Palm Beach, LLC, and America Walks at Port St. Lucie, LLC, that provides for the Encore at Tradition residential development to utilize Tract R1 (Limpkin Lane) for secondary access.

The City has received applications for site plan approval for four of the parcels including a Tesla car dealership (P24-215); a Starbucks with drive through service (P24-009); a commercial development including a Wendy's with drive through service, a Panda Express with drive through service and a Chipotle restaurant with drive through service (P25-034); and an application for a convenience store with a fuel sales (P25-060). The associated America Walks – Becker Road MPUD and concept plan identifies the access management plan for development within this plat. The proposed intersection at Tract R1 (Limpkin Lane) and Becker Road is a full access intersection with a future traffic signal. The traffic signal is a requirement of an executed traffic signal agreement between Mattamy Palm Beach, LLC, the City of Port St. Lucie, and the Port St. Lucie Governmental Finance Corporation which requires the Port St. Lucie Governmental Finance Corporation to fund the traffic signal improvement. Until plans for the traffic signal are approved and the traffic signal is installed and operational, the intersection at Becker Road and Tract R1) will remain restricted to right-in right-out and left in access only. Access at the intersection of Tract R2 (Luna Boulevard) and Becker Road will be limited to right-in and right-out access only.

A second four-way signalized intersection is proposed for the intersection of Tract R3 and Becker Road. Tract R3 is the extension of SW Anthony F. Sansone Sr Boulevard south of Becker Road. At present, the intersection of SW Anthony F. Sansone Sr Boulevard and Becker Road is a limited signalized intersection that only allows a left turn from SW Anthony F. Sansone Sr. Blvd onto Becker Road or a right turn from SW Anthony F. Sansone Sr. Blvd onto Becker Road. The applicant has proposed improvements to this intersection to make it a four-way signalized intersection. Final signal design and intersection improvements will require separate Public Works approval of all construction plans, 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, access at this location shall be limited to right-in and right-out access only from the south.

### **Previous Actions and Prior Reviews**

The Site Plan Review Committee recommended approval of the proposed preliminary and final subdivision plat at the October 23, 2024 Site Plan Review Committee meeting.

### **Location and Site Information**

Parcel Number:	4334-700-0001-000-4; 4334-700-0005-000-2
Property Size:	58.511 acres, more or less
Legal Description:	Tracts A and G, Southern Grove Plat No. 30
Future Land Use:	NCD
Existing Zoning:	MPUD (America Walks – Becker Road Master Planned Unit Development)

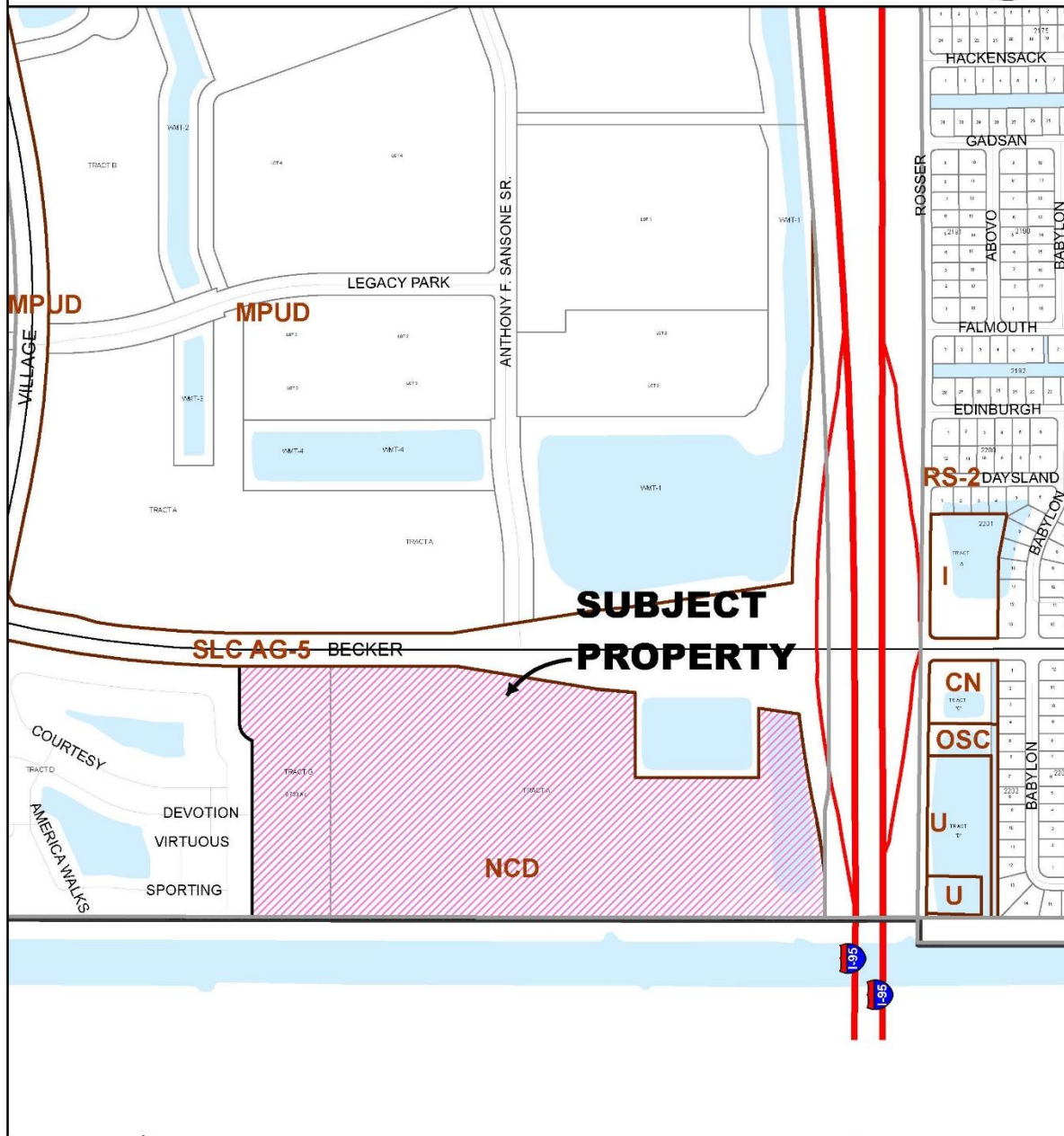
Existing Use:	Vacant land
---------------	-------------

**Surrounding Uses**

North	NCD	MPUD	Vacant land and water management tract in the Tradition Regional Business Park MPUD
South	NCD	MPUD	C-23 Canal
East	NCD	MPUD	Becker Road/I-95 Interchange
West	NCD	MPUD	Encore at Tradition residential community

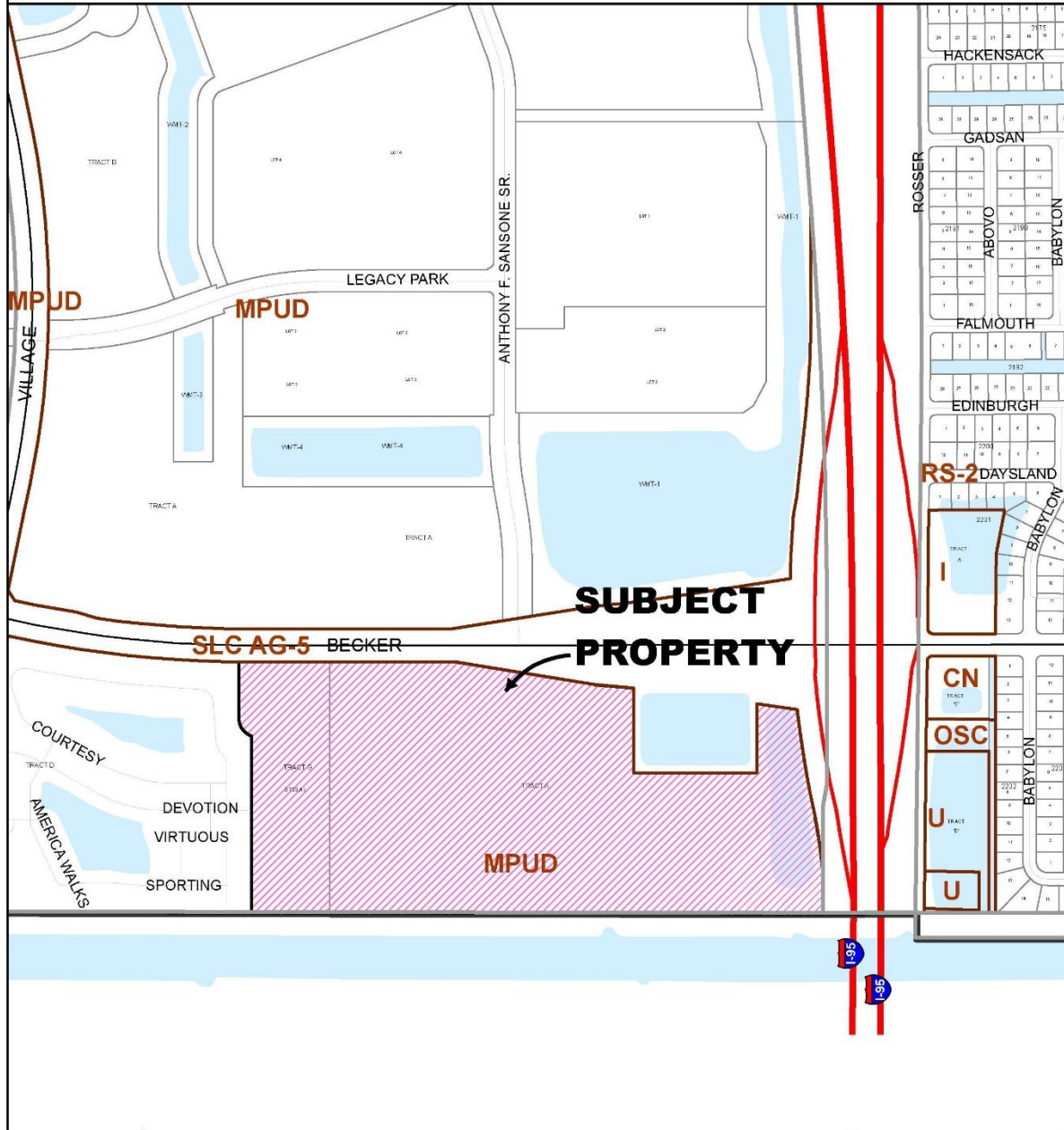
NCD – New Community Development District

MPUD – Master Planned Unit Development





# EXISTING ZONING



## IMPACTS AND FINDINGS

### **CONCURRENCY REVIEW (CHAPTER 160)**

The proposed subdivision plat is located within the Southern Grove Development of Regional Impact and subject to the conditions of the Southern Grove DRI development order regarding the provision of adequate public facilities and documented as follows:

<b><i>Sanitary Sewer and Potable Water Facilities</i></b>	The Port St. Lucie Utility Systems will provide water and sewer service.
<b><i>Traffic Circulation</i></b>	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. A trip generation analysis will be required with each site plan that is submitted for the development of the proposed tracts. Public Works has identified transportation improvements that will be necessary to accommodate the proposed development in conjunction with this plat. See the attached Public Works Traffic Memo.
<b><i>Parks and Recreation Facilities</i></b>	Requirements for parks and recreational facilities are addressed under Condition 67 of the DRI Development Order and applicable to residential development.
<b><i>Stormwater Management Facilities</i></b>	Paving and drainage plans that are in compliance with the adopted level of service standard and the Southern Grove DRI development order will be required with each site plan that is submitted for the development of the proposed tracts.
<b><i>Solid Waste</i></b>	Solid waste impacts will be evaluated for compliance with the adopted level of service standard with each site plan that is submitted for the development of the proposed tracts.
<b><i>Public School Concurrency Analysis</i></b>	Public school requirements are addressed under Condition 62 of the DRI Development Order and applicable to residential development.

### **NATURAL RESOURCE PROTECTION (CHAPTER 157)**

An environmental assessment report was provided that identifies the site was formerly used for citrus grove operations and is now being used for cattle grazing. There are no remaining native or natural upland areas on the subject property. The property does contain two wetlands that are permitted for impact under U.S. Army Corps of Engineers (USACE) and South Florida Water Management District (SFWMD) permits.  
property.

### **Related Projects**

P24-149 – America Walks-Becker Road MPUD Amendment  
P24-215 – Southern Grove 7 Tesla Site Plan  
P25-009 - Mattamy SG 7 Site Plan

## **STAFF RECOMMENDATION**

The Site Plan Review Committee recommended approval of the proposed preliminary and final subdivision plat at the October 23, 2024 Site Plan Review Committee meeting. The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan and recommends approval with the following conditions as outlined in the Traffic Memo from the Public Works Department:

1. The traffic signal at the intersection of Becker Road and Tract R 1 (Limpkin Lane) and the traffic signal at Becker Road and SW Anthony F. Sansone Sr. Blvd. must be constructed and completed as follows:
  - a. Construction shall commence within 12 months of the Plat's approval by City Council; and
  - b. Certification of the traffic signal shall be completed within 18 months of the Plat's approval by City Council.
2. Within 30 days after the Public Works Pre-Construction meeting for the Plat, a temporary median within the existing full access intersection of Becker Road and Tract R 1 (Limpkin Lane) must be installed to restrict the access to right in/right out and left-in until the traffic signal at this intersection is installed and operational.
3. The intersection of SW Anthony F. Sansone Sr. Blvd and Becker Road will remain restricted to right-in and right-out access only from the south until the traffic signal at this intersection is installed and operational.
4. Upon submittal of the construction plans for either signal to the City of Port St. Lucie, monthly updates shall be submitted to the Public Works Department on the progress and status of the signal design, permitting and construction progress by the responsible party of each traffic signal.
5. The City may withhold Public Works engineering permits within the Plat if the obligations set forth in Conditions 1 through 4 are not met within the timeframes stated above.
6. A bond deemed to be sufficient in form and quantity by the Public Works and Legal Department must be received prior to recordation of the mylar.