

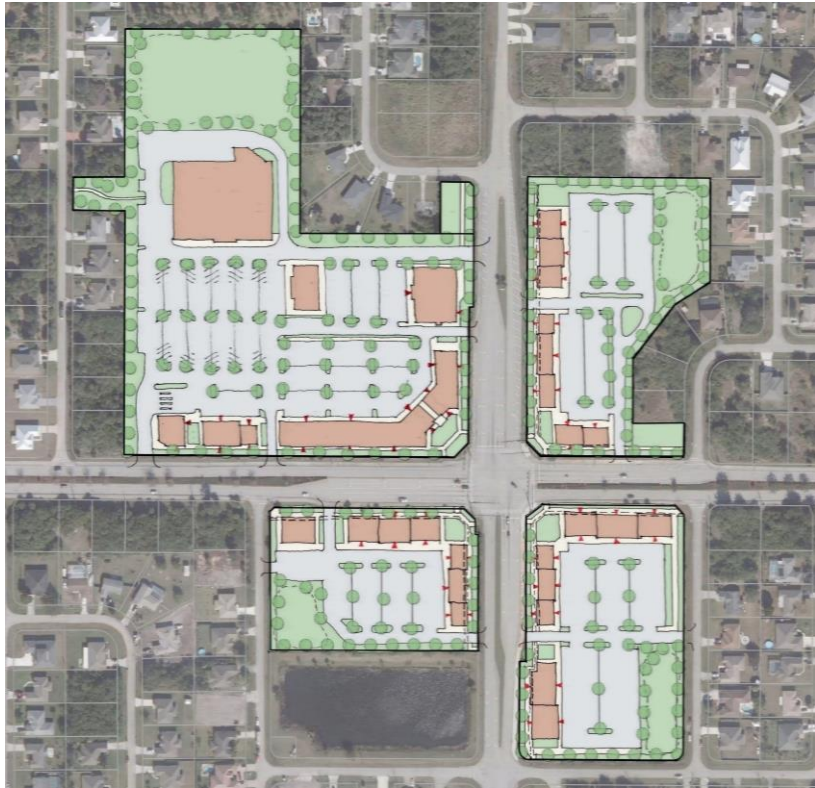
# Becker Road & PSL Boulevard Concept Plans & Issues

*For the City of Port St. Lucie*

February 28, 2022



We looked at three development scenarios...



Scenario 1

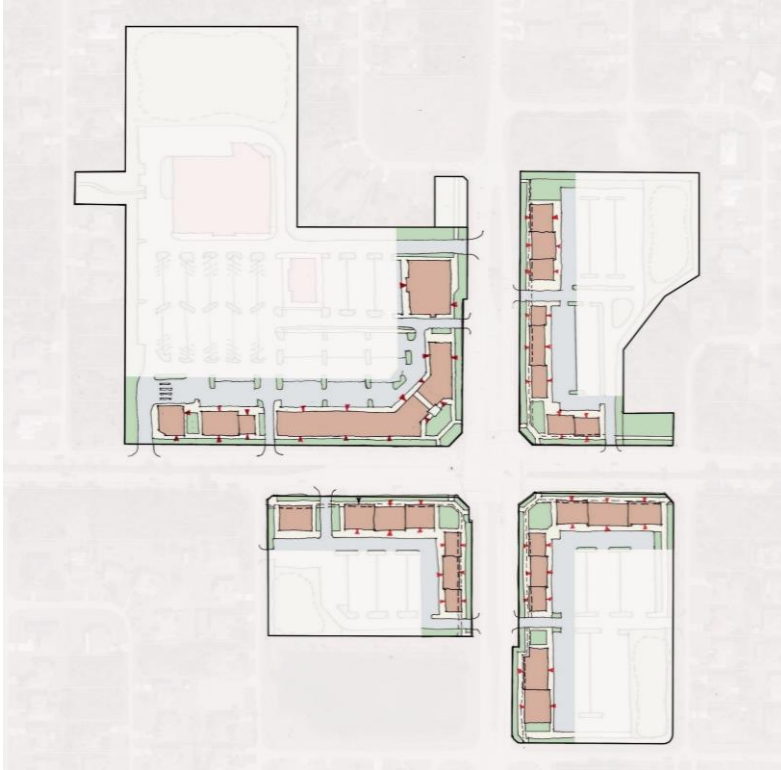


Scenario 2



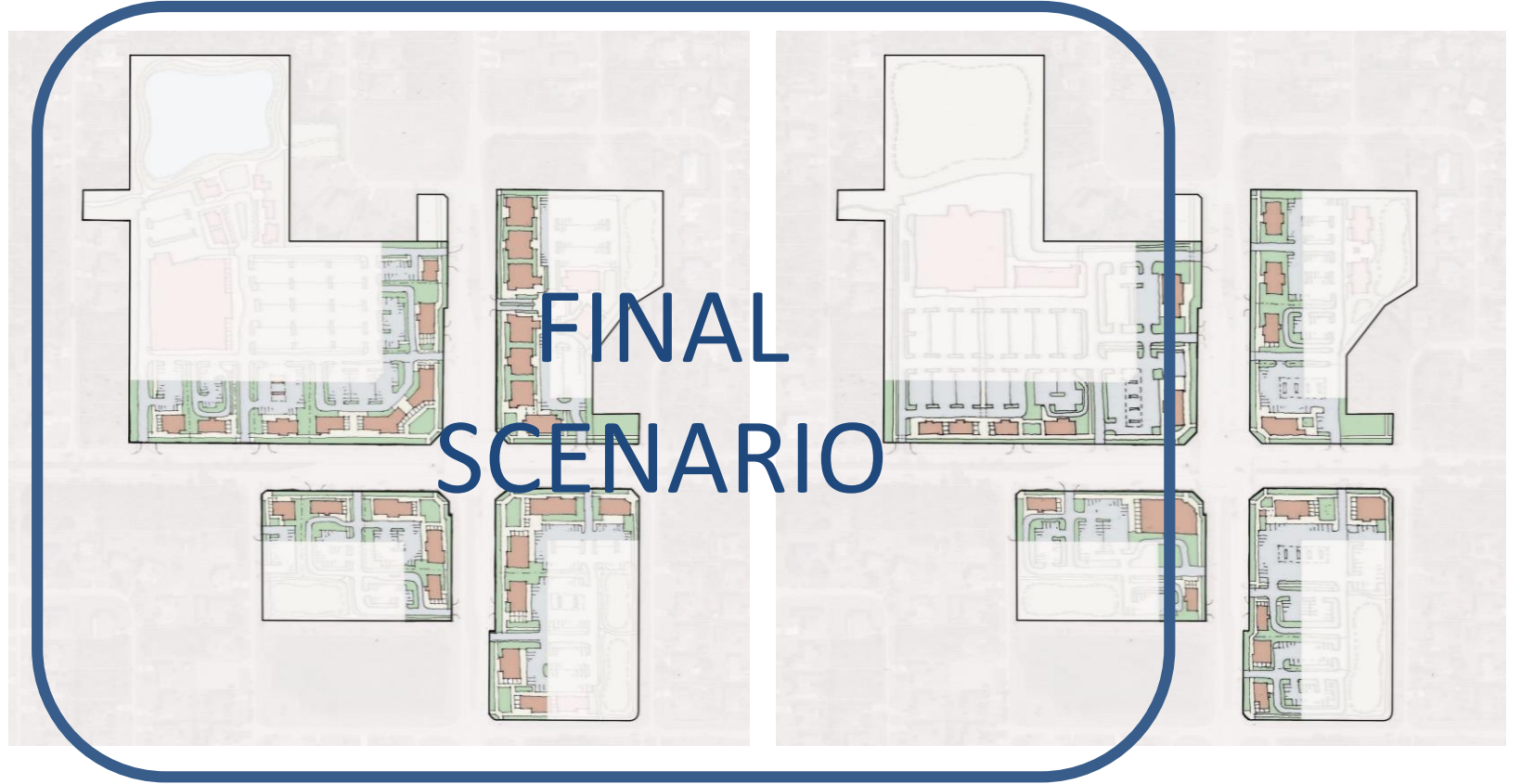
Scenario 3

# Frontage Comparison



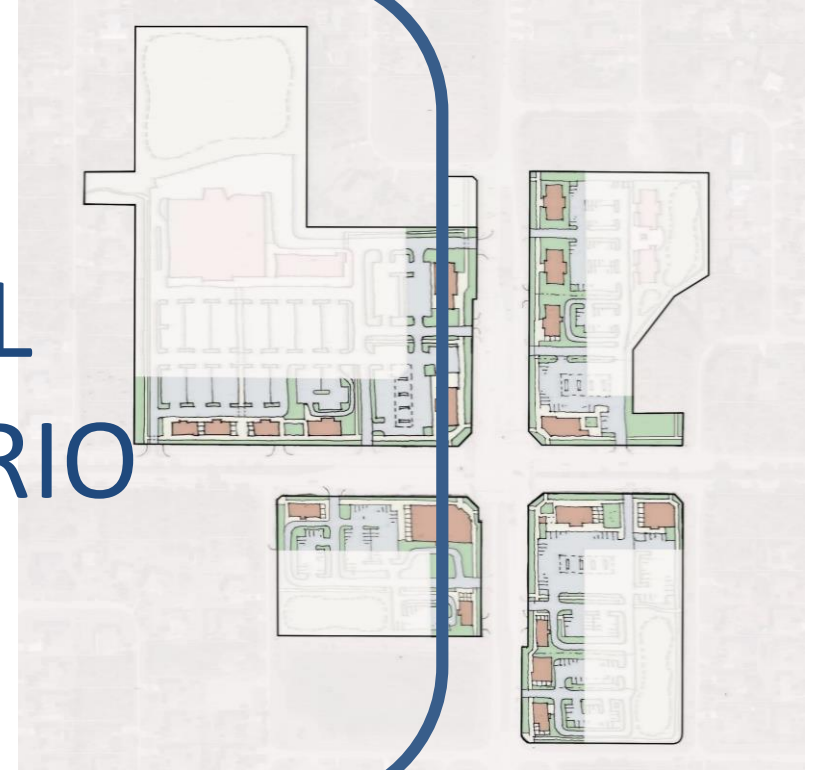
70 %

Scenario 1 - Current Standards



50 %

Scenario 2



30 %

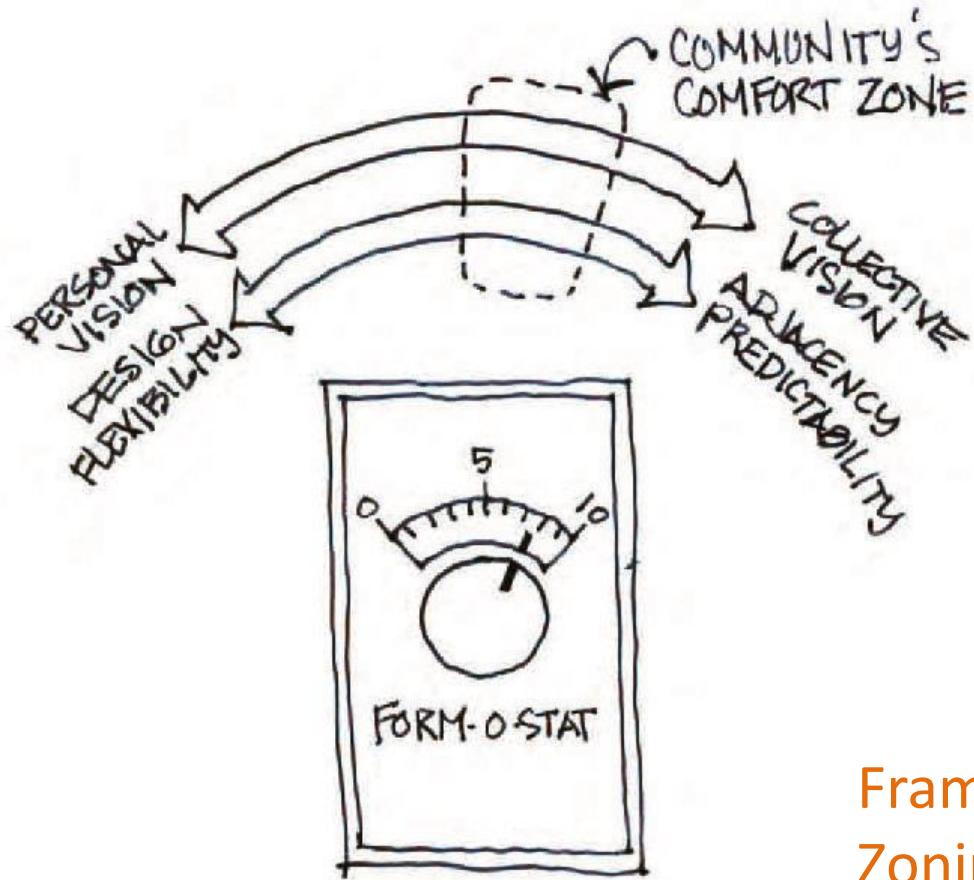
Scenario 3



## Final Scenario

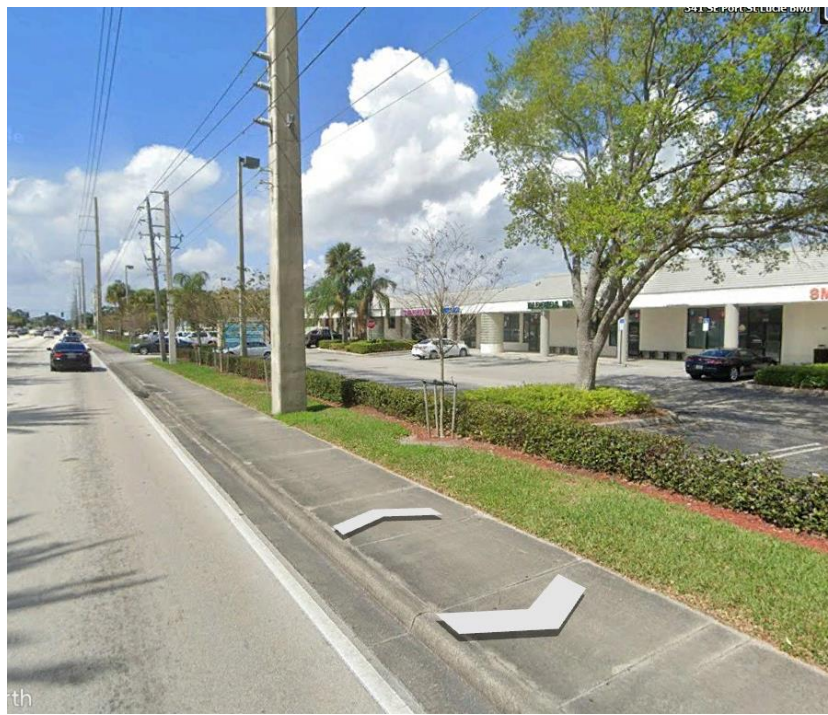
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- Building entrances located at the rear, sides, or front
- Fast-food limited to PSL Boulevard
- Gas stations with convenience stores located on PSL Blvd
- Parking to the rear of the building (some parking allowed on the side with screening)
- Shared (amenitized) storm water



It's a balance

Framing the discussion:  
Zoning regulations are like a thermostat,  
they can be adjusted up or down to fit  
the community's comfort level.



“LOW BAR” DEVELOPMENT

LOWERS VALUE



“HIGH BAR” DEVELOPMENT

RAISES VALUE

What is the community’s vision for this area?



Self-Storage



Multifamily

Not just about what the market wants

# PREVIEW

**ISSUE #1 – FRONTAGE LANDSCAPE BUFFER DIMENSIONS**

**ISSUE #2A – FAST FOOD DRIVE THROUGHS – PERMITTED LOCATIONS**

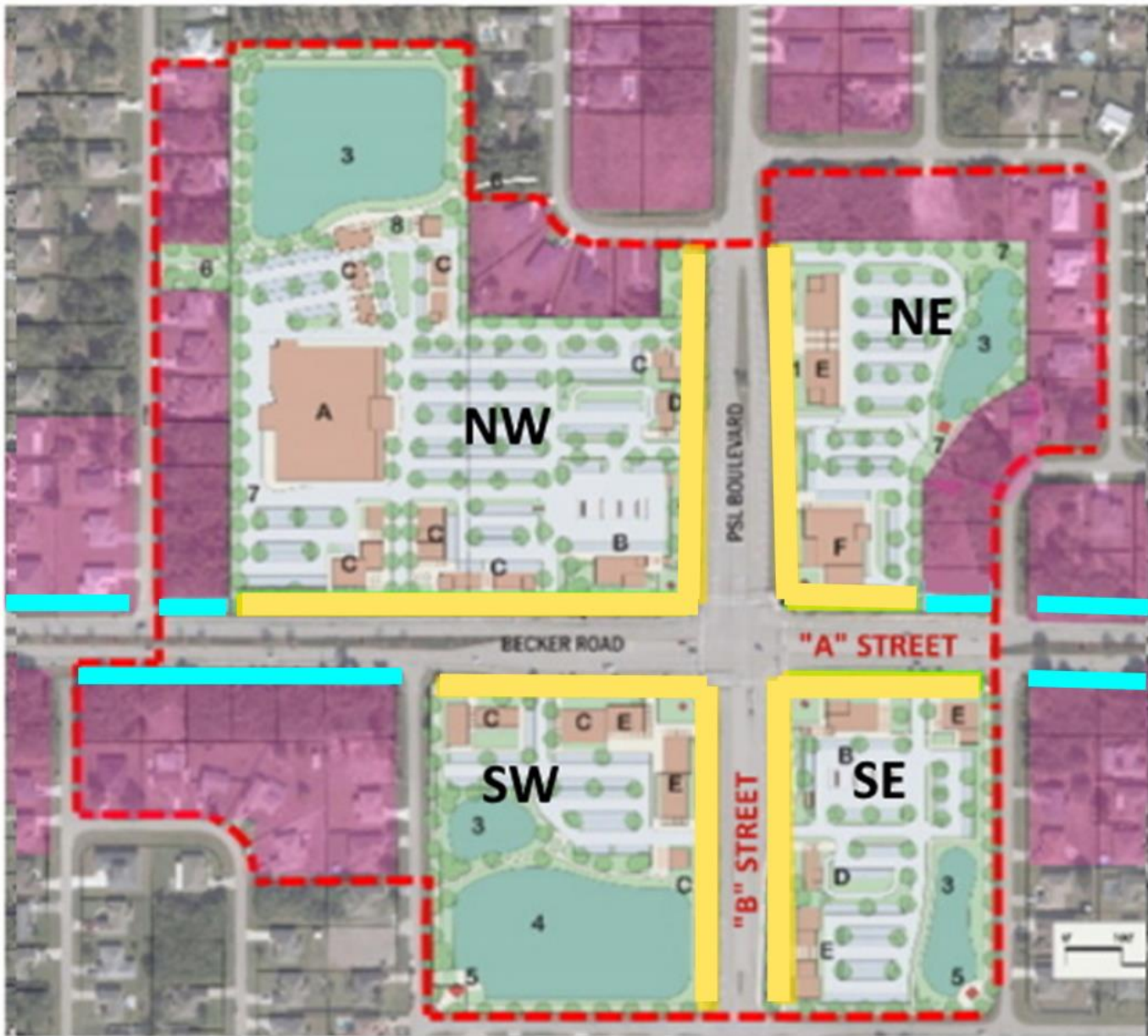
**ISSUE #2B – FAST FOOD DRIVE LANES IN FRONT OF BUILDINGS**

**ISSUE #3 – REQUIREMENT FOR PARALLEL SIDEWALK**



## ISSUE #1 – FRONTAGE LANDSCAPE BUFFER DIMENSIONS (Corresponds to Build-to-Zone)

Original BROD Standard	Staff Recommendation	P & Z Board Recommendation	Options:
Build-to-Zone 22-25 feet	Landscape buffer zone (and corresponding Build-to-Zone) of 35-45 feet measured from the property line, and corner greens measuring 80'x80' at Intersectoin of Becker and PSL.	Recommended reducing the landscape buffer zone to 30-40 feet and the corner greens to 50'x50' per property owner request.	<ul style="list-style-type: none"> <li>A. Staff Recommendation</li> <li>B. Reduce per P&amp;Z Board</li> <li>C. Council option</li> </ul>



35-45 foot

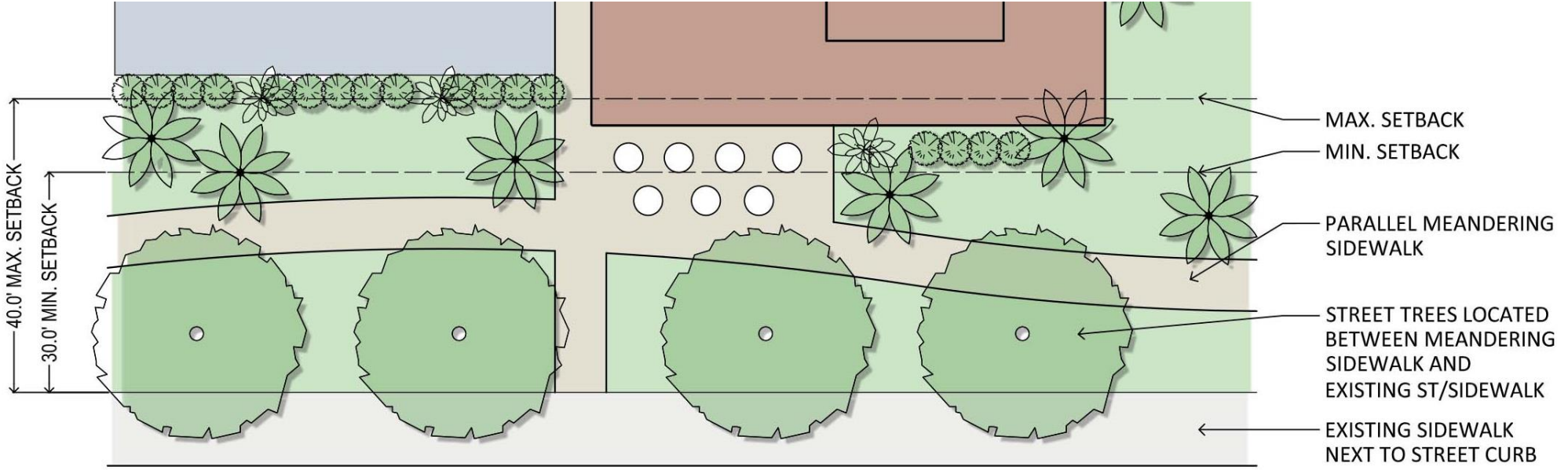
25-35 foot



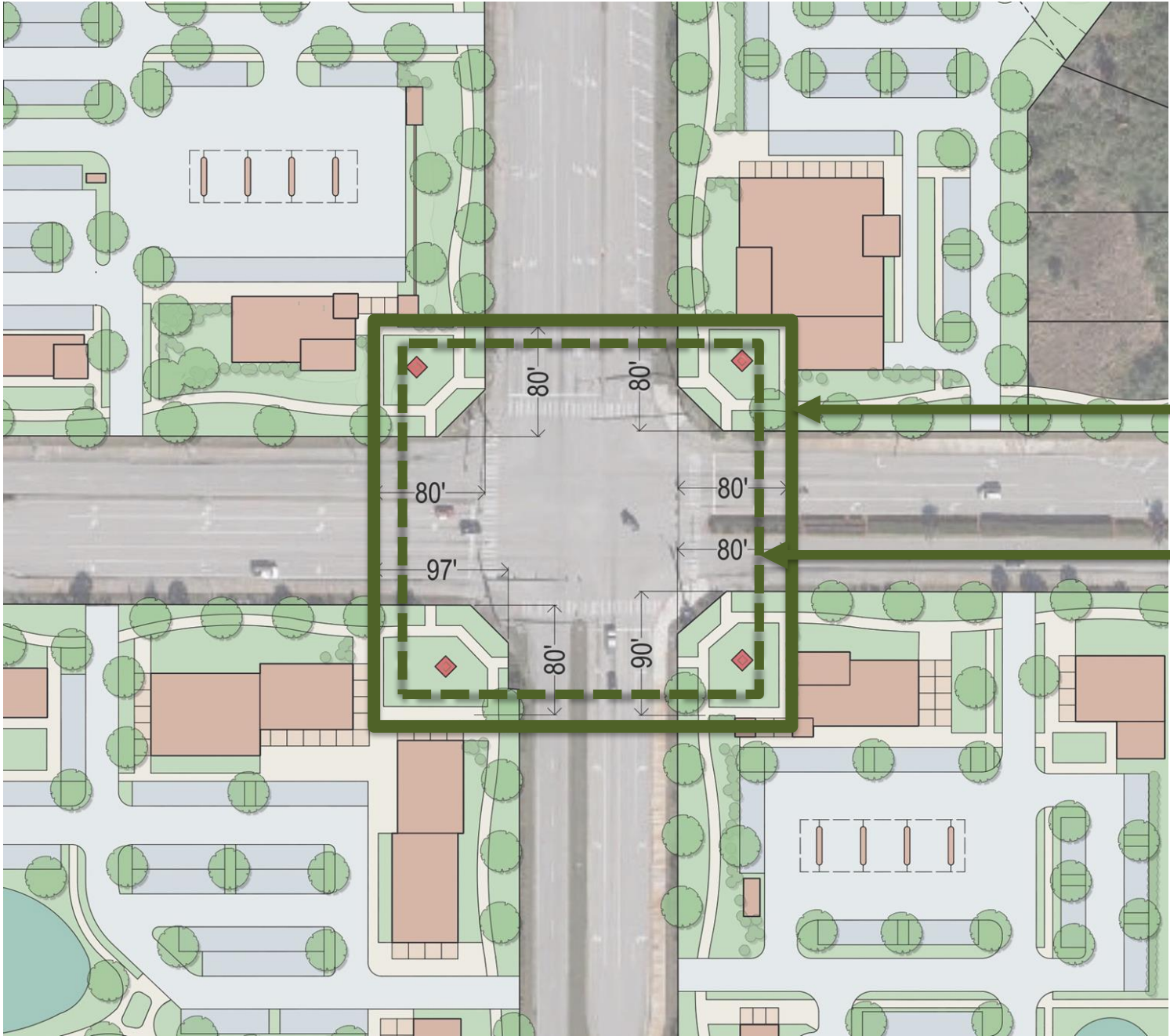
**Indiantown Road  
Jupiter**



**PGA Boulevard  
Palm Beach**

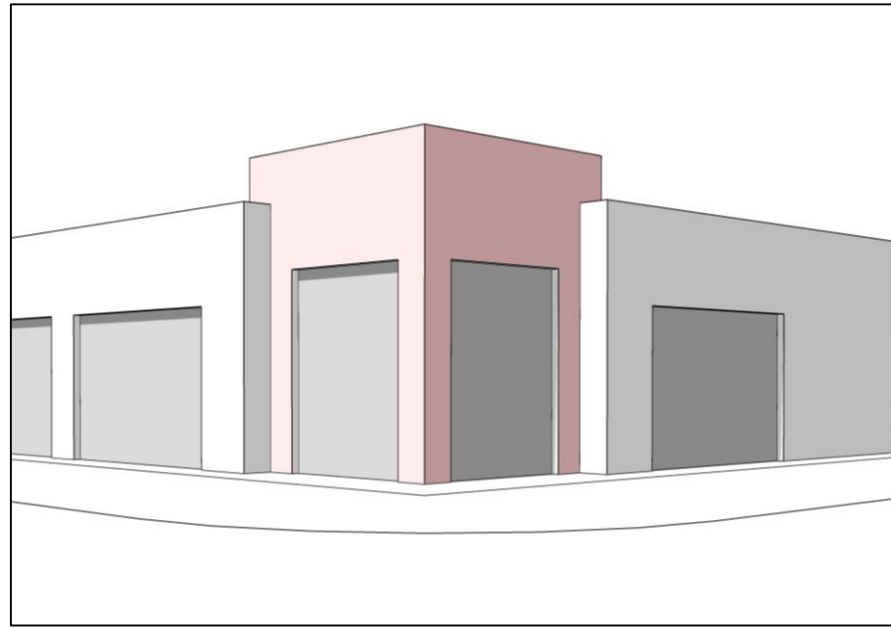
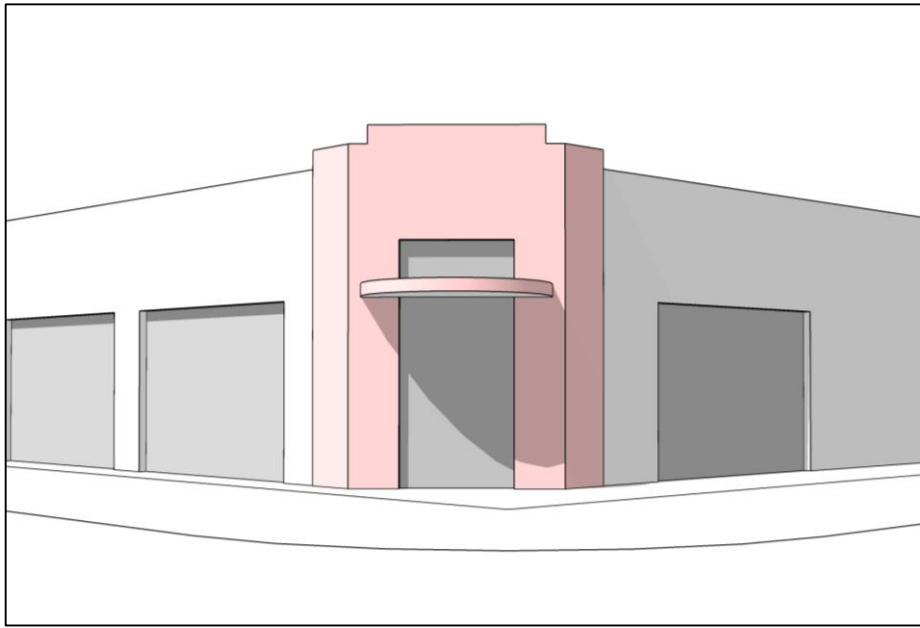


Plan showing 30-40 foot setbacks with gently meandering sidewalk and street trees



Staff earlier recommended 80' x 80' corner greens

Council and P&Z Board recommends reduction to 50' x 50'

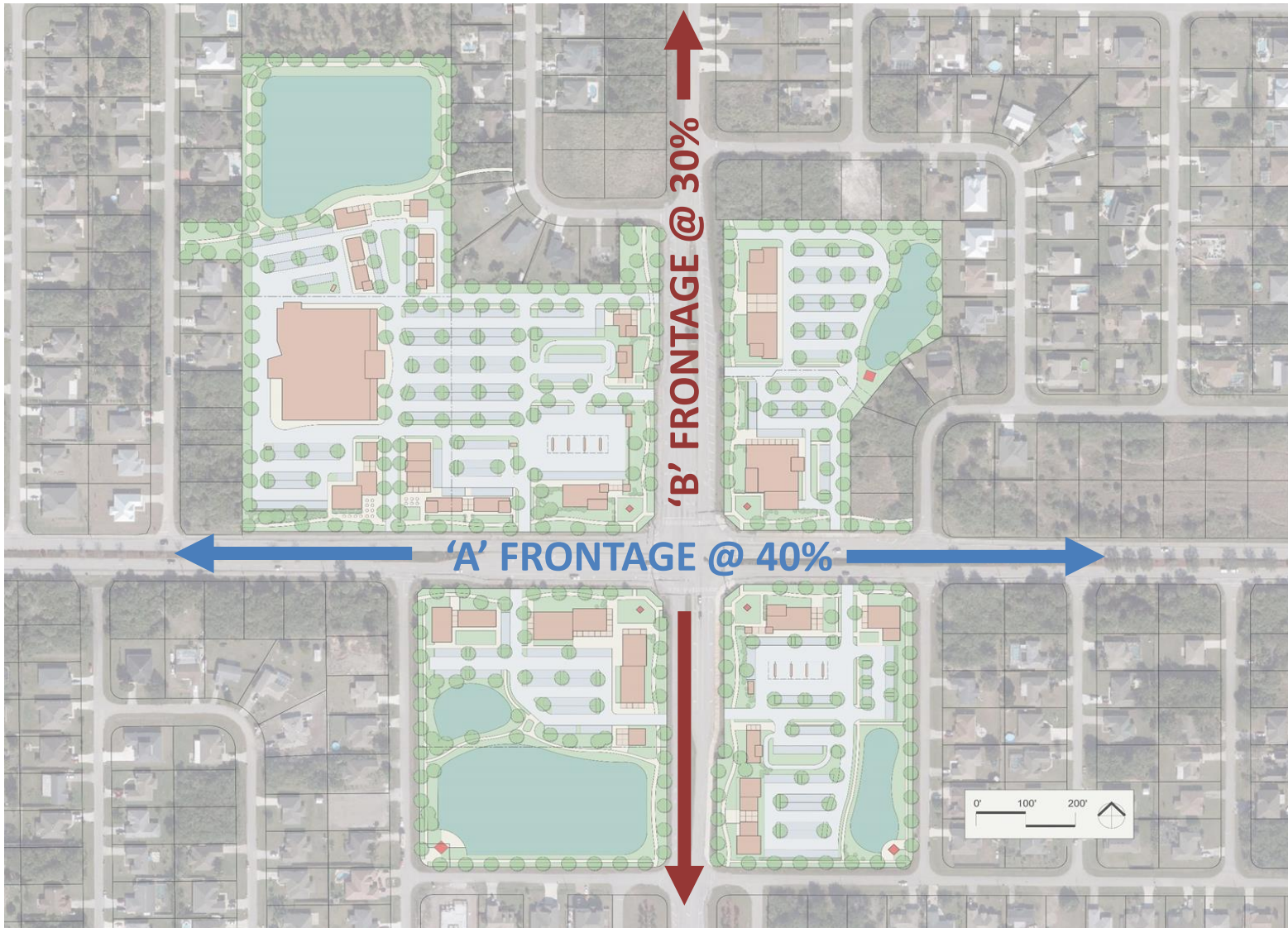


If corner green is reduced, Staff and Consultant recommend that architectural standards include a special “corner treatment” facing the intersection. This could be accomplished in various ways.

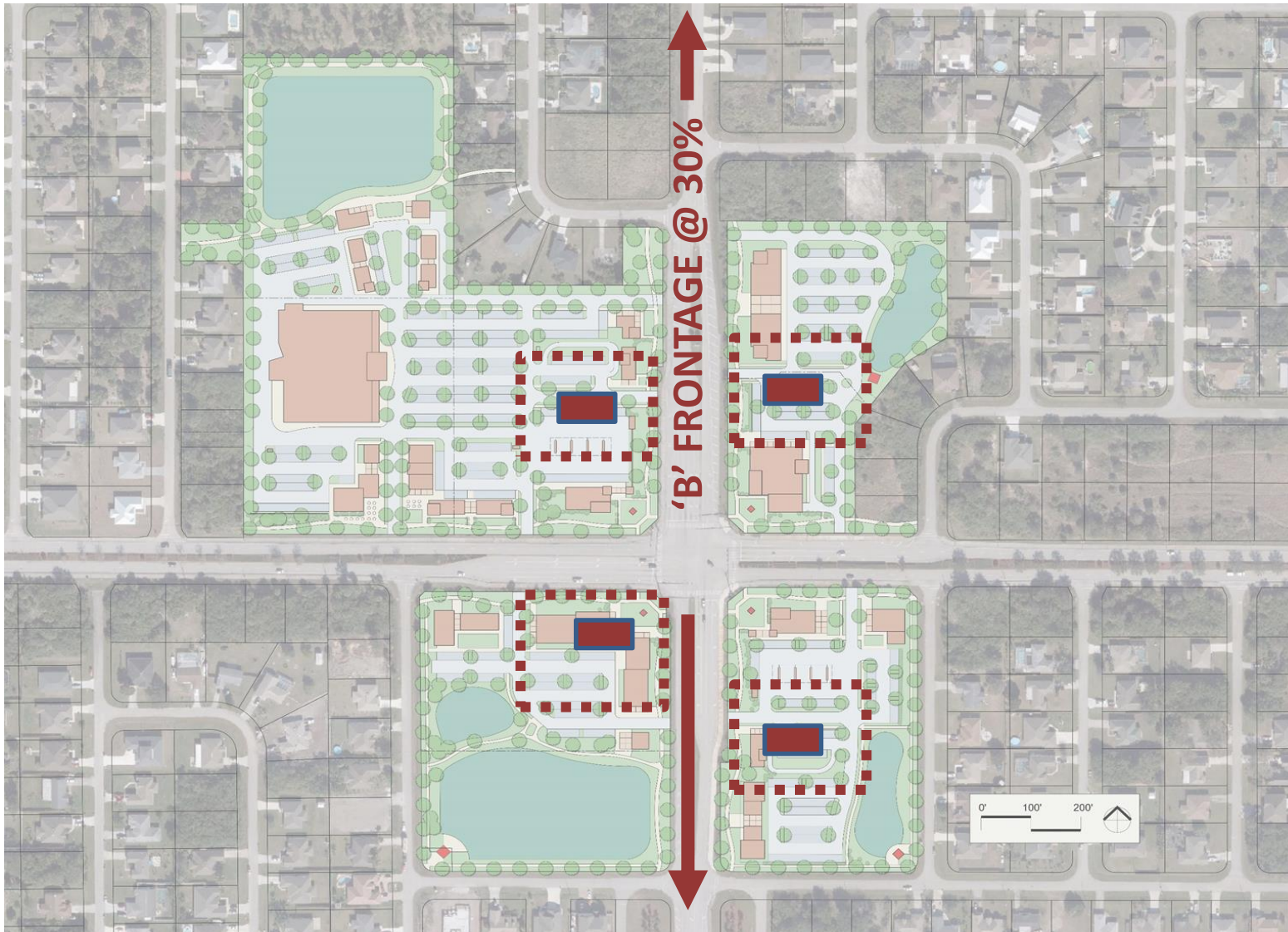


## ISSUE #2A – FAST FOOD DRIVE THROUGHS – PERMITTED LOCATIONS

Original BROD Standard	Staff Recommendation	P & Z Board Recommendation	Options:
No drive-throughs in the activity centers (except for banks)	Drive throughs permitted along 'B' Street only (PSL Boulevard). Not permitted on Becker Rd.  Pharmacies and banks permitted to have drive-throughs on the sides or rear of the buildings.	Recommends allowing fast food drive-throughs on both Becker and PSL street.	A. Staff Recommendation B. Allow per P & Z Board C. Other option







Current staff recommendation:  
Drive-throughs only permitted on 'B' Street (PSL Boulevard)

Only allows one fast-food restaurant per quadrant.

Limits number of fast-food according to traffic impact and trips generated.



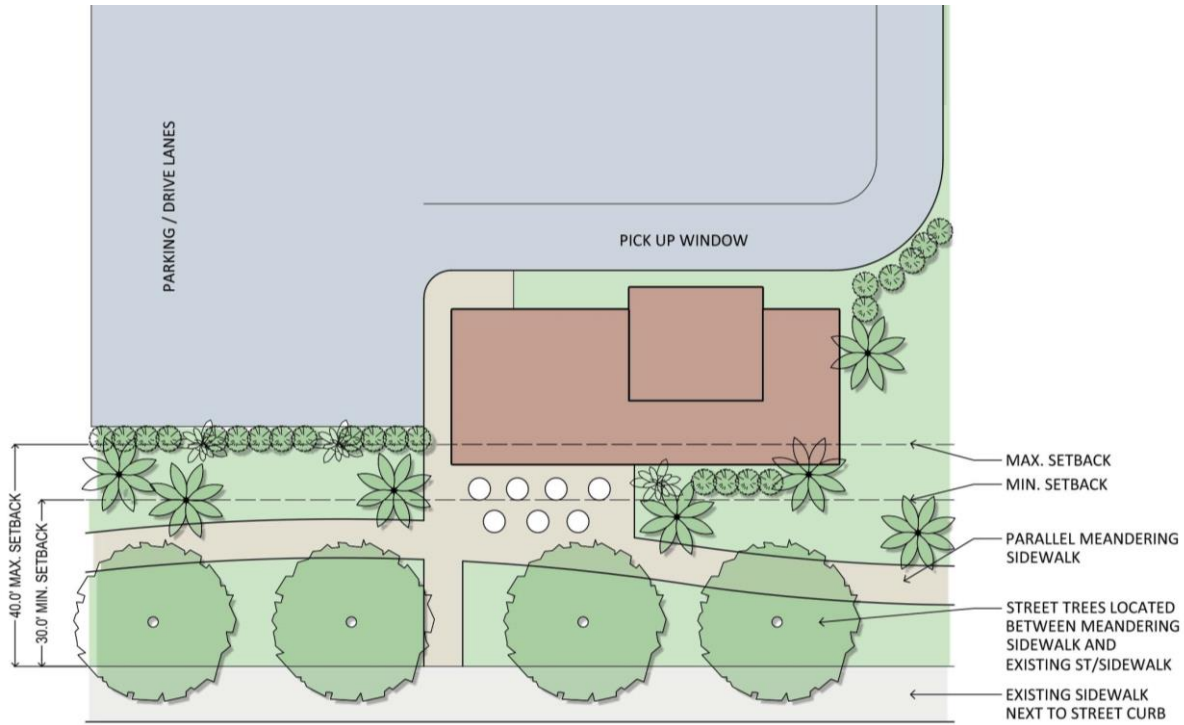
P&Z Board  
Recommendation:  
Drive-throughs on any street  
(PSL or Becker)

Removes pedestrian-oriented aspect of the currently proposed staff plan.

Allows high-intensity auto-oriented development.

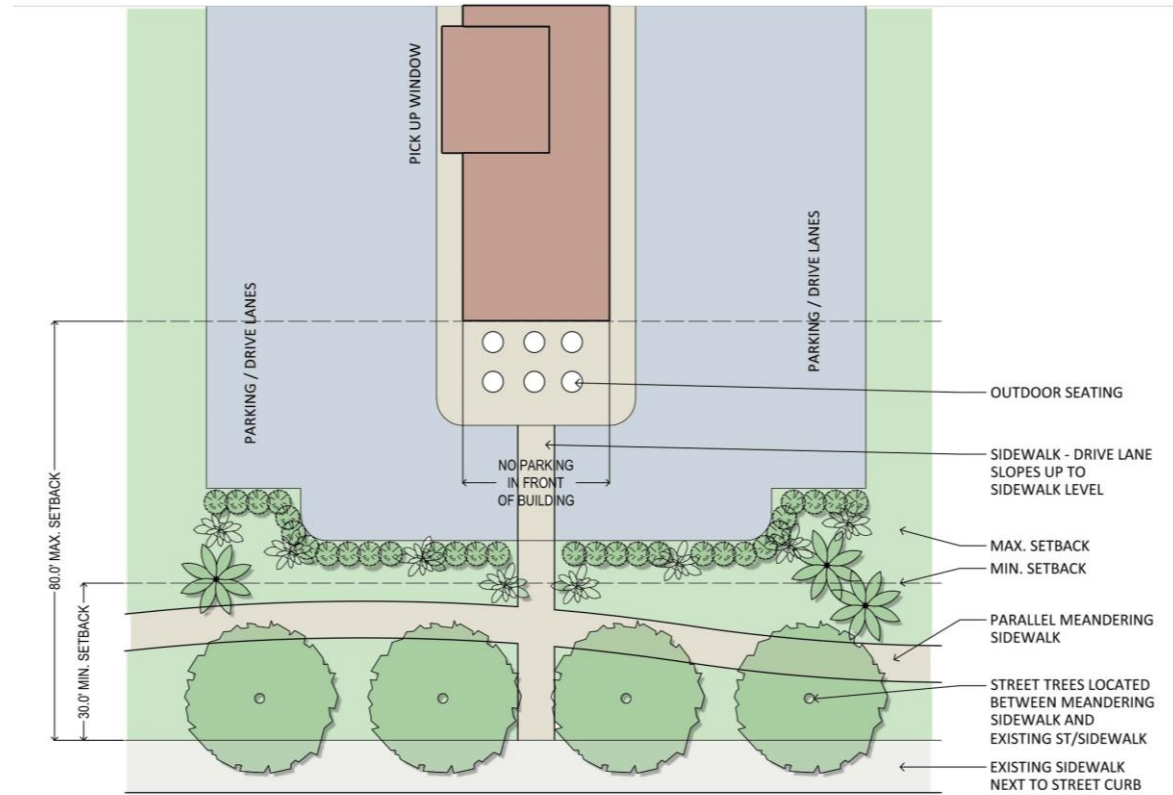
## ISSUE #2B – FAST FOOD DRIVE LANES IN FRONT OF BUILDINGS

Original BROD Standard	Staff Recommendation	P & Z Board Recommendation	Options:
<p>No drive lanes in front of buildings. No drive-through windows facing street.</p>	<p>No drive lanes in front of buildings. No drive-through windows facing street.</p>	<p>Recommends allowing drive lanes and windows on front side of buildings. Provide additional landscaping to hide stacking lane.</p>	<p>A. Staff Recommendation - Only Allow only on 'B' Street – not on Becker Rd. B. PZ Board: Allows on both Becker and PSL per P &amp; Z Board</p>



FAST FOOD WITH REAR DRIVE THROUGH LANE

Where permitted, this is the required site configuration in the current staff report



FAST FOOD WITH DRIVE LANE IN FRONT

P & Z Board supports allowing drive lanes (but no parking) between the building and the street

Buildings still have to comply with architectural design standards in the BROD.



Restaurant with no drive lane in front of building and drive-through at the rear  
(as currently required by Staff Recc.s)

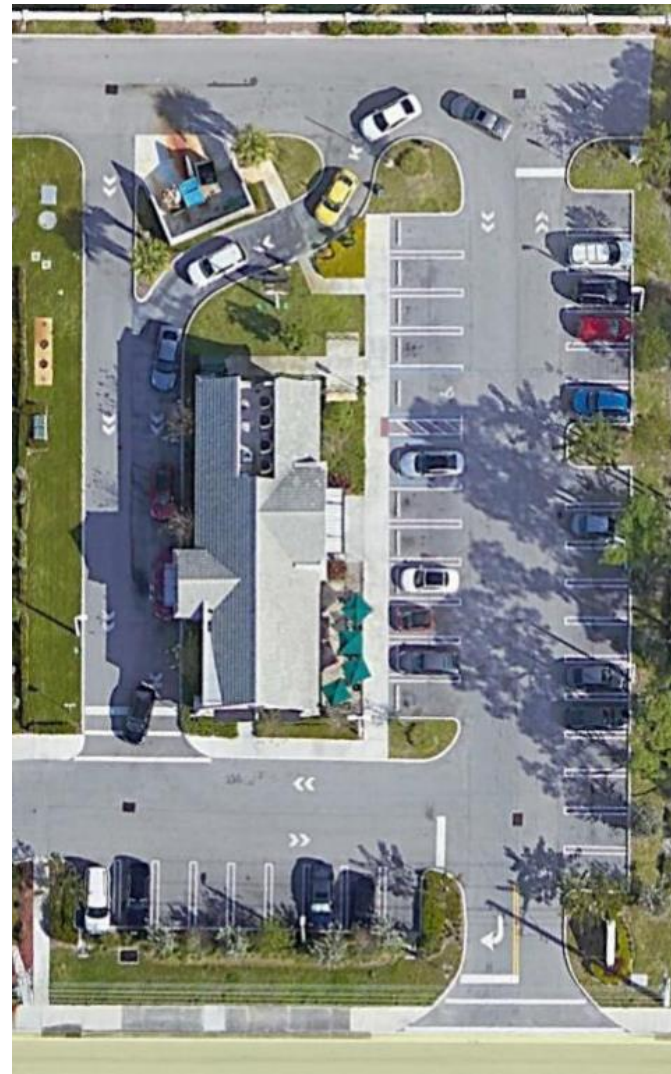
(Note: this building does not exemplify the current architectural design standards)



Restaurant with drive lane in front and drive through on the side



Restaurant with no drive lane in front of building  
and drive-through at the rear  
(as currently required by Staff Recc.s)



Restaurant with drive lane in front and  
drive-through on the side

## ISSUE #3 – REQUIREMENT FOR PARALLEL SIDEWALK

Original BROD Standard	Staff Recommendation	P & Z Board Recommendation	Options:
Required parallel sidewalk to facilitate pedestrian access and safety	Upholds original requirement. Encourages curvilinear sidewalk.	Agrees with staff	A. Retain requirement B. Eliminate requirement per property owner request



Existing conditions on  
Becker Road – no  
separation between  
cars and pedestrians.

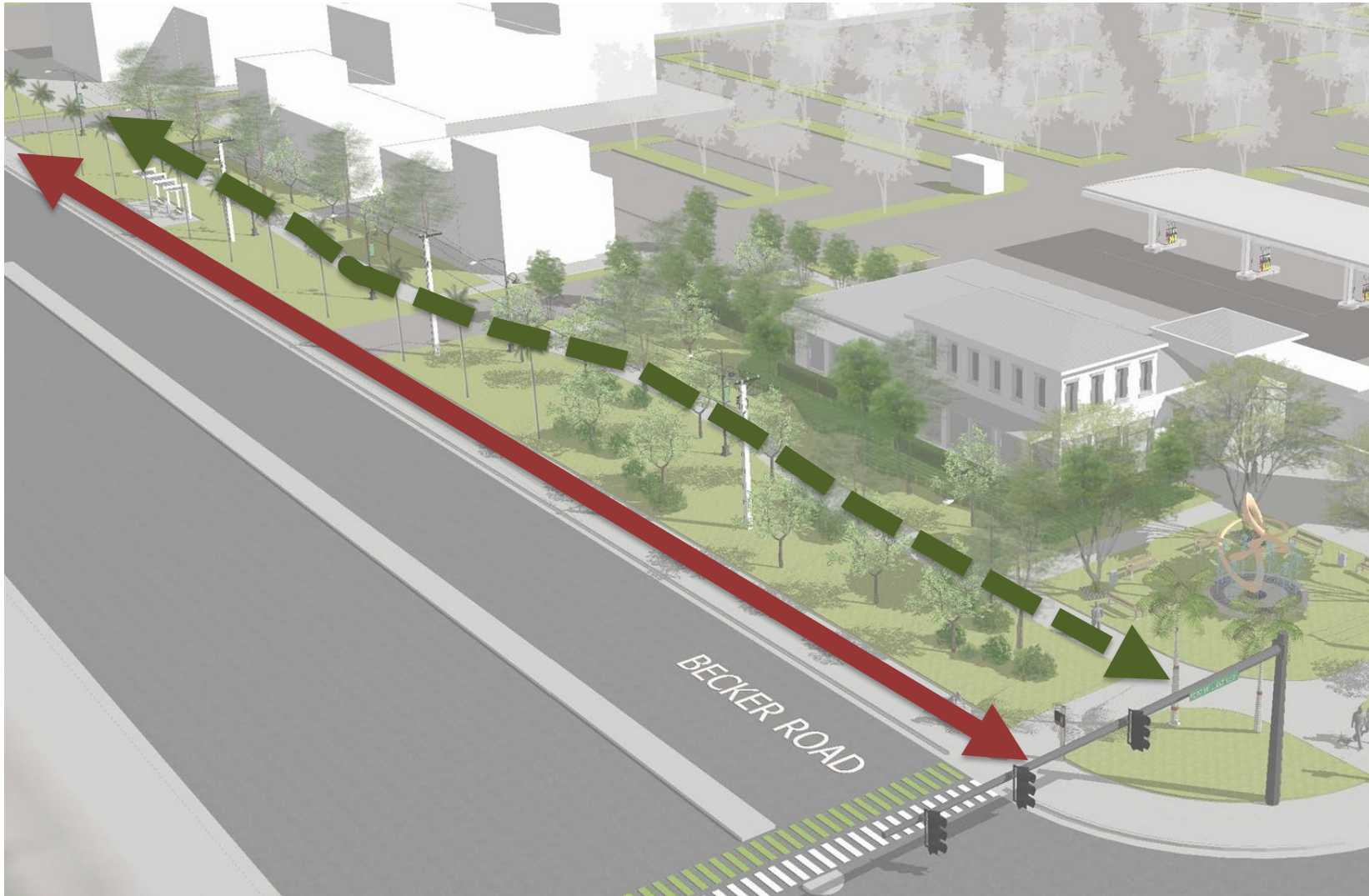




Existing conditions on  
Becker Road – no  
separation between  
cars and pedestrians.



Proposed condition along  
Becker Rd and PSL  
Boulevard – parallel  
meandering sidewalk  
separated by street trees.



Proposed condition along  
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Proposed condition along  
Becker Rd and PSL  
Boulevard – parallel  
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# RECAP

**ISSUE #1 – FRONTAGE LANDSCAPE BUFFER DIMENSIONS – REDUCE FROM 45-55 FEET TO 30-40 FEET?**

**ISSUE #2A – FAST FOOD DRIVE THROUGHS – PERMITTED LOCATIONS: ONLY ON PSL (B STREET) or ON BOTH PSL AND BECKER ROAD (A & B STREETS)?**

**ISSUE #2B – FAST FOOD DRIVE LANES IN FRONT OF BUILDINGS – ALLOW ON B STREETS OR BOTH A AND B STREETS? ALLOW DRIVE-THROUGH WINDOWS ON STREET FACING FAÇADE OF BUILDINGS?**

**ISSUE #3 – REQUIREMENT FOR PARALLEL SIDEWALK – NO ACTION REQUIRED HERE IF KEEPING CODE AS CURRENTLY WRITTEN.**