



Southern Grove – America Walks – Parcel “C”

Major Site Plan

Project No. P25-023

City Council Meeting

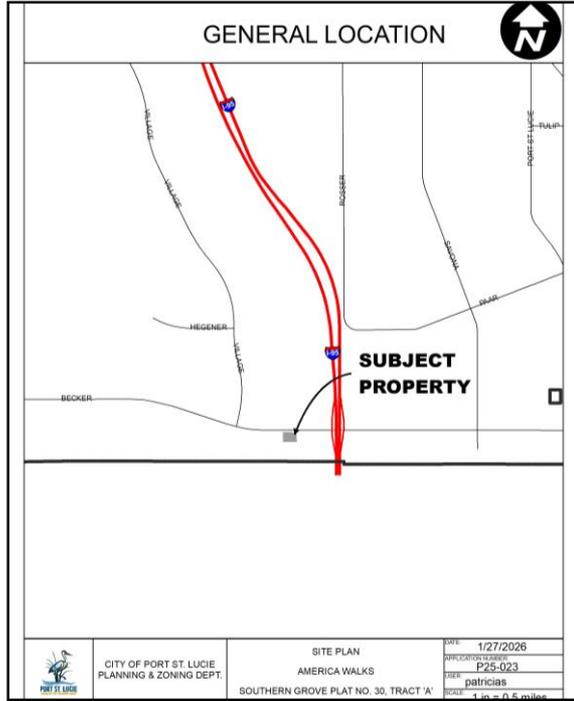
Ivan Betancourt, Planner I

February 9, 2026

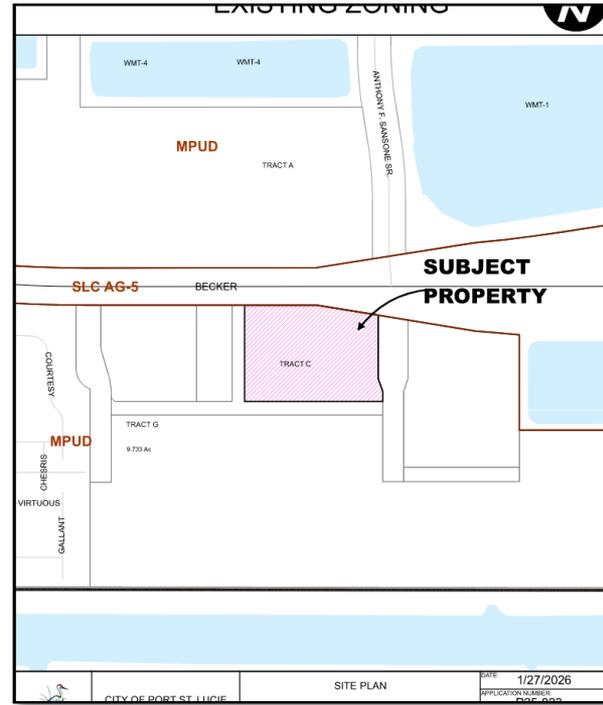
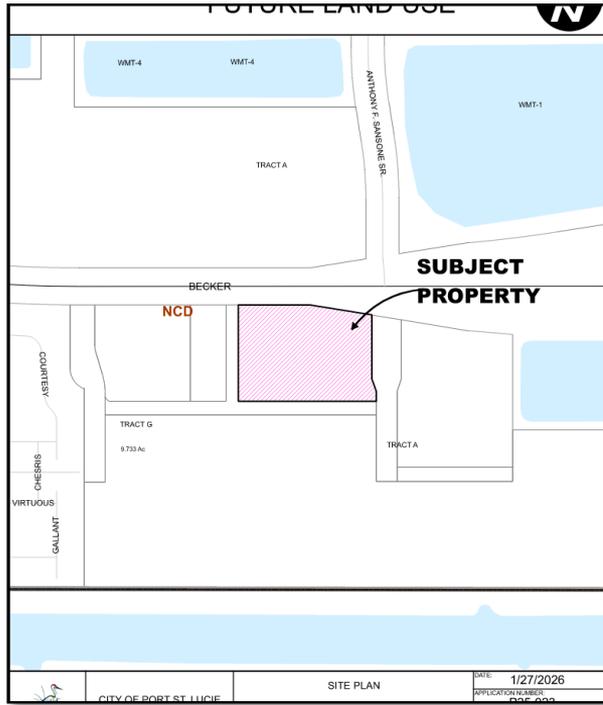
Request Summary

Owner:	MCM Becker LLC
Applicant:	Derrick E. Phillips, Lucido & Associates
Location:	South of SW Becker Rd and West of I-95
Request:	A request for site plan approval for 23,509 square feet of commercial development with 497 square feet of outdoor seating.

Location and Aerial



Land Use and Zoning



Proposed Project

- The subject property is approximately 4.75 acres and has been subdivided for ownership purposes to create four parcels
- 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.

Zoning Review

- The property is located in the Mixed-Use Commercial Area of the MPUD. Retail, Restaurant, and Office are permitted uses within the MPUD.
- A total of 131 parking spaces are required for the proposed development. The site plan provides 162 parking spaces, including 10 handicapped spaces. Shared parking is an option for Lots 1 and 4 under the recorded Declaration of Reciprocal Easements.
- The MPUD sets a maximum building height of 100 feet for commercial development buildings. The proposed buildings will have a maximum height of approximately 24 feet.
- The site plan identifies four 12' × 24' refuse and recycling enclosures designed to serve Lots 1 through 4.
- Building elevation drawings were approved by the Tradition Design Review Committee.

Zoning Review cont.

- Queuing 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.

Chipotle/Multi-Tenant Elevations

1 NORTH ELEVATION (FRONT)

2 EAST ELEVATION (SIDE)

NO.	DESCRIPTION	FINISH	COLOR NAME	NO.	DESCRIPTION	FINISH	COLOR NAME
01	EXTERIOR WALL/CLIMATE CONTROL	CONCRETE/BRICK		02	EXTERIOR WALL/CLIMATE CONTROL	CONCRETE/BRICK	
02	EXTERIOR WALL	CONCRETE/BRICK		03	EXTERIOR WALL	CONCRETE/BRICK	
03	EXTERIOR WALL	CONCRETE/BRICK		04	EXTERIOR WALL	CONCRETE/BRICK	
04	EXTERIOR WALL	CONCRETE/BRICK		05	EXTERIOR WALL	CONCRETE/BRICK	
05	EXTERIOR WALL	CONCRETE/BRICK		06	EXTERIOR WALL	CONCRETE/BRICK	
06	EXTERIOR WALL	CONCRETE/BRICK		07	EXTERIOR WALL	CONCRETE/BRICK	
07	EXTERIOR WALL	CONCRETE/BRICK		08	EXTERIOR WALL	CONCRETE/BRICK	
08	EXTERIOR WALL	CONCRETE/BRICK		09	EXTERIOR WALL	CONCRETE/BRICK	
09	EXTERIOR WALL	CONCRETE/BRICK		10	EXTERIOR WALL	CONCRETE/BRICK	

SEAL:

TWO-TENANT BUILDING
NO. 1000 SW 10TH AVE. SUITE 100
PORT ST. LUCIE, FL 34953

A302

1 SOUTH ELEVATION (REAR)

2 WEST ELEVATION (SIDE)

NO.	DESCRIPTION	FINISH	COLOR NAME	NO.	DESCRIPTION	FINISH	COLOR NAME
01	EXTERIOR WALL/CLIMATE CONTROL	CONCRETE/BRICK		02	EXTERIOR WALL/CLIMATE CONTROL	CONCRETE/BRICK	
02	EXTERIOR WALL	CONCRETE/BRICK		03	EXTERIOR WALL	CONCRETE/BRICK	
03	EXTERIOR WALL	CONCRETE/BRICK		04	EXTERIOR WALL	CONCRETE/BRICK	
04	EXTERIOR WALL	CONCRETE/BRICK		05	EXTERIOR WALL	CONCRETE/BRICK	
05	EXTERIOR WALL	CONCRETE/BRICK		06	EXTERIOR WALL	CONCRETE/BRICK	
06	EXTERIOR WALL	CONCRETE/BRICK		07	EXTERIOR WALL	CONCRETE/BRICK	
07	EXTERIOR WALL	CONCRETE/BRICK		08	EXTERIOR WALL	CONCRETE/BRICK	
08	EXTERIOR WALL	CONCRETE/BRICK		09	EXTERIOR WALL	CONCRETE/BRICK	
09	EXTERIOR WALL	CONCRETE/BRICK		10	EXTERIOR WALL	CONCRETE/BRICK	

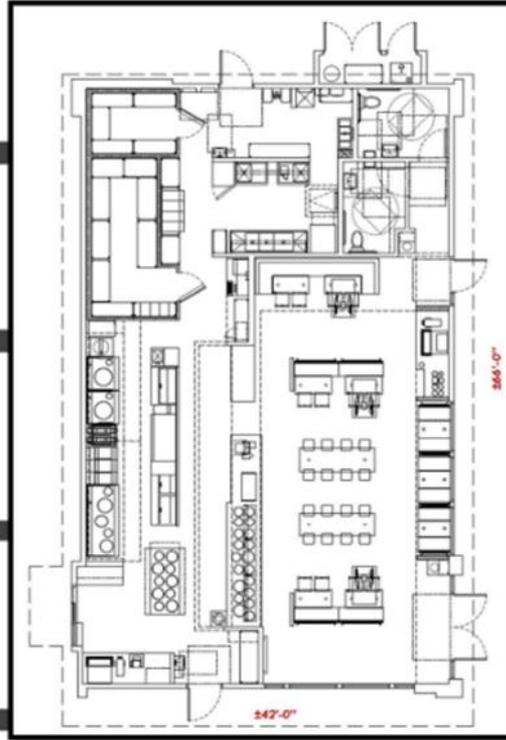
SEAL:

TWO-TENANT BUILDING
NO. 1000 SW 10TH AVE. SUITE 100
PORT ST. LUCIE, FL 34953

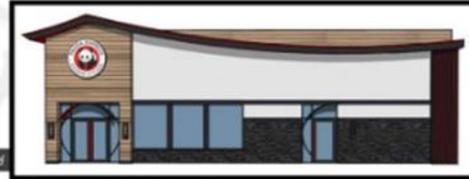
A304

Panda Elevations

PANDA HOME



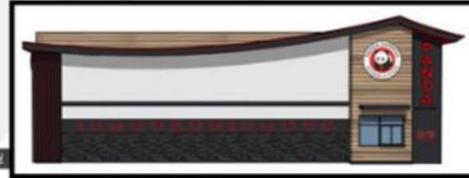
LONG FRONT ELEVATION



SHORT FRONT ELEVATION



DE ELEVATION



REAR ELEVATION



ACTUAL BUILDING SFTG:	+2,667
TOWER (OVERALL) HEIGHT:	23'-3"
PARAPET HEIGHT:	21'-8"

Wendy's Elevations



SITE NUMBER	0000
BUILDING TYPE GLOBAL NEXT GEN #0	
PROJECT TYPE	PROPOSED
CLASSIFICATION	NEW
OWNER	COMPANY FRANCHISE
DATE VERSION	08/14
UPGRADE CLASSIFICATION	
PROJECT NAME	NEW BUILD
PROJECT NUMBER	0000
DESIGN TYPE	GLOBAL
ISSUE RELEASE	SPRING 2024

PROJECT NAME	NEW
GLOBAL NEXT GEN #0	

Wendy's
 123 SMART ST.
 ANY CITY, ST. 45678

NO.	DATE	DESCRIPTION
1	11/15/22	REVISION #1
2	10/10/23	CLIENT UPGRADE
3	08/14/24	SPRING 2024 UPDATE

DESIGN
 GUIDANCE FOR
 CONSTRUCTION

EXTERIOR ELEVATIONS
 ERF

A2.2

Concurrency Review

- 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.
- 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.

Concurrency Review cont.

- PSLUSD is the provider of sewer and water service. A service agreement is required.
- A paving and drainage plan that is in compliance with the adopted level of service standard is required.
- Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.

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.

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.