

## Southern Grove 7 - Tesla

Major Site Plan Project No. P24-215

City Council Meeting Francis Forman, Planner III December 8, 2025

# Request Summary

- Owner: Mattamy Palm Beach, LLC
- Applicant: Lucido & Associates, Inc.
- Location: Southeast corner of SW Becker Road and SW Anthony F Sansone Sr Boulevard.
- Request: The applicant is requesting approval of a major site plan for a 35,325 commercial building for a Tesla automotive sales and maintenance services.



## **Surrounding Areas**

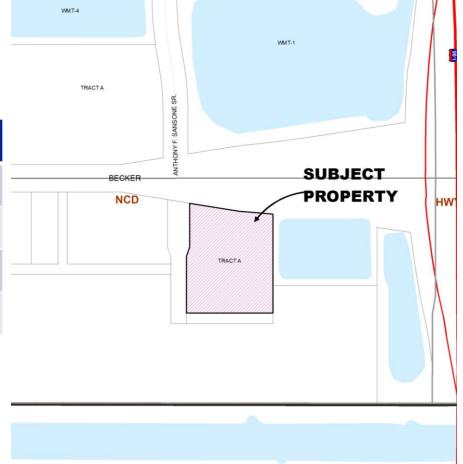
Direction	Existing Use	Future Land Use	Zoning
North	Water Management Tract	NCD	MPUD
South	Vacant	NCD	MPUD
East	Vacant	NCD	MPUD
West	Vacant	NCD	MPUD





### **Surrounding Areas**

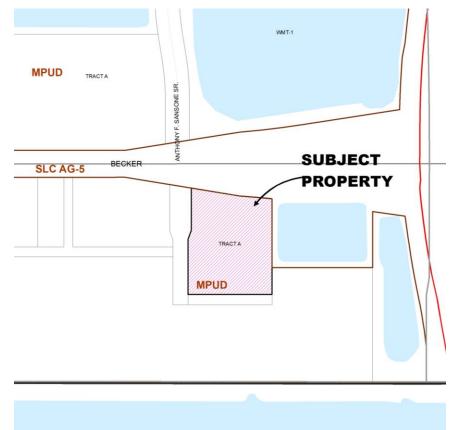
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# Zoning Review

- The subject property is located within the commercial mixed use sub-area as shown on the America Walks - Becker MPUD concept plan.
- Per the America Walks Becker Road MPUD, automobile, truck, boat and/or farm equipment sales and automobile service/ repair and maintenance of vehicles are permitted uses.
- The proposed site plan provides locations for storing for-sale of vehicles and meets the parking requirements of the MPUD.
- A total of 86 parking spaces are required. The site plan provides 96 spaces including 4 handicapped accessible spaces.
- The MPUD allows for a maximum building height of 100 feet. The proposed building height is 27 feet.
- The site plan provides waste management system for the proposed commercial building as allowed by the MPUD.
- Building elevation drawings were approved by the Tradition Design Review Committee.



# Concurrency Review

- The subject property is within the Southern Grove DRI and reviewed for conformance with DRI development order conditions of approval.
- Port St. Lucie Utility Systems Department is the provider of sewer and water service.
- A Traffic Impact Analysis was prepared and submitted by Kimley-Horn & Associates, Inc. and approved with conditions by the Public Works Dept under the Southern Grove 7B Preliminary & Final Plat (P24-114).



# Additional Information

The subject property is identified as Tract D, Tradition SG 7 Plat.

Tradition SG 7 Plat was approved in 2024, and the associated infrastructure improvements are currently under construction.

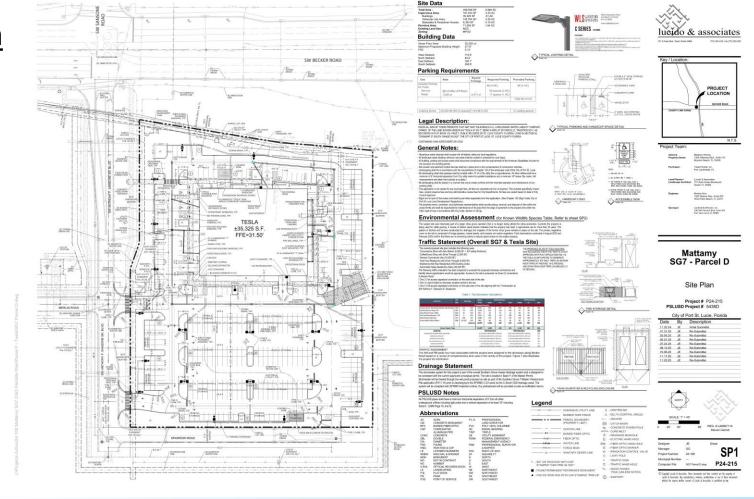
This application is dependent on construction of the extension of SW Anthony F. Sansone Sr. Boulevard south of Becker Road for access.

A four-way signalized intersection is proposed for the intersection SW Anthony F. Sansone Sr Boulevard and 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 onto Becker Road.

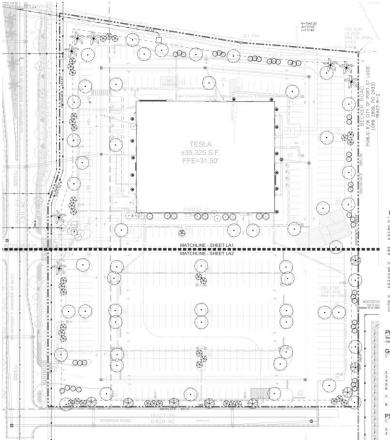
The intersection of SW Anthony F. Sansone Sr. Blvd and Becker Road will remain restricted to right-in and right-out access only from the south until the traffic signal at this intersection is installed and operational.

## Site Plan





# <u>Landscape</u> <u>Plan</u>



#### Sheet Index:

COVER LANDSCAPE PLAN CV LA-1 and LA-2 LANDSCAPE DETAILS LANDSCAPE SPECIFICATIONS



Landscape Data

Required Trees		Native	Species	Flowering	Tolerant	Palm
Perimeter: (2,058' / 30)	69	50%=35				
Parking Lot Terminal/ Islands:	46	75%=35				
Building Perimeter: (687 / 30)	23	50%=12				
Total:	138	82	8	20%+28	50%+69	25%= 35(Max) iffuits Foundation Everypt

Provided Trees	Native	Species	Flowering	Drought Tolerant	Palm	
.148	88	6	47	132	33*	

Required Shrubs		Native	Tolerant
Perimeter: (2,058" / 2)	1,029		
luilding Perimeter: 587° / 2)	344		
Fotal:	1,373	25%=344	50%=687
			Drought

	9,372	3,088	
"All tree credits are counted 1:1 & 2:1;			

	PROJECT LOCATION
	BECKER HOAD
COUNTY LINE CANNIL	
	18

Project Team

Mattamy

SG7 - Parcel D Overall Planting Plan Project # P24-215 PSLUSD Project # 5438D Port St Lucie, Florida Date By Description 

### PLANT SCHEDULE

2000	914	BOTHNICH NAME	COMMON NAME	CONTAMEN	HENDY	10004	NOTES	MATRY	58.	
TREES BAU UND PP GV	8 39 13 55 116	Boutern strongers Laprotremin indica Yeacher Polyattica longituba pendula Cuercus virginiana SUSTOTAL	Hong Kong Drottel Tree Nations' Crape Styllie Indian Mast Tree Southern Live Clak	FG FG FG	56' HT 56' HT 54' HT 54' HT	EW # SPR W SPR	870, F. SP ML, SP F. SP	Non-rodive Non-rodive Non-rodive Native	2F 2F 2F	
PALME ROS SP	8 49 57	Roystonea regia Salsol palmeto SUSTOTAL	Florida/Cuban Royal Palm. Sisted Polin	FG FG	10 CT 14 HT	30 W	F, SP, No Scars HVY CAL, SP	Native Native		
2000	gmr	ROTANICAL NAME	COMONNE	CONTANEN	PERMIT	mone.	SCIES	MATNE	STACKS	
AR2 CLU CES HAM MUHS VO	24 26 167 250 209 226 999	Agyve americana 'Gorneville Blad' Cusia gatifica Conceptus ereclas' Sercious Harvalle galerin' Compactal Muhintenga captilario Vibunum ottovidosimum SURTOTAL	Comercide Blue Contary Plant Smail-Lad' Clusia Silver Bullonwood Dwarf Frebruin Frek Worly Crisis Sweet Vourtum	266 36 36 36 36 30	4" HT 24" HT 24" HT 26" HT 26" HT 26" QA	2.5 W 24 W 30 W 24 W	FTB FTB	Native Non-rodive Native Non-rodive Native Non-rodive		
2000	977	BOTHANCIS, NAME	COMMON NAME	CONTAME	HEIGHT	9900t	MOTES	BATRE.	\$240,66	\$24066
SHOUNE ILB JUP TA	2,668 311 5,373 8,373	fox vondets 'Stres Dear' Jurgent chineries Parsoni Trachesopermen assistant SUSTOTAL	Deef Yaqon Parant Aniper Asidic Jacrese	10 10 16	127HT 107 HT 127 HT	12'W 19' 58'R 12'W	Full Full Full	Native Non-rodive Non-rodive		18" a.c. 18" a.c. 18" a.c.

### Plant Schedule Notes:

pocified height, width, and caliper sizes provided in the plant schedule supersede container sizes of proposed plant material. Plant wherial must meet minimum specified sizes at time of installation. Container size is provided for reference only.

#### General Landscape Notes:

- Self-erfal Landsscape Nooles:

  The description of the post factor and or factor of the post factor and or indirector to make a tensor post procedure and the post factor and or indirector to make a tensor post procedure and the post of the post factor factor and the post factor or post post factor or

- Sheet tree locations will occur within 5' Landscape Essement as shown on civil engineering plans and can be adjusted based on final utility, sidewalk, and driveray locations.

  Where applicate, street trees requiring root barriers shall be installed with Biobarrier Root Control Fabric or approved equal. Install
- per manufacture specifications.

  8. All proposed landscaping meets FDOT specifications.

### PSLUSD Notes for Landscape Plans:

- SLUSU MORES for Landscape PHBS:

  Any More and Landscape PHBS:

  Any More and More and

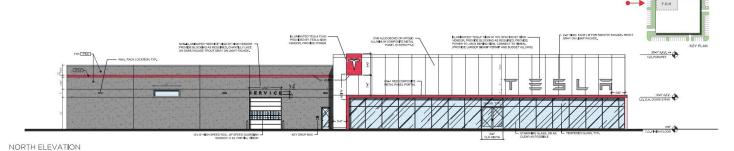


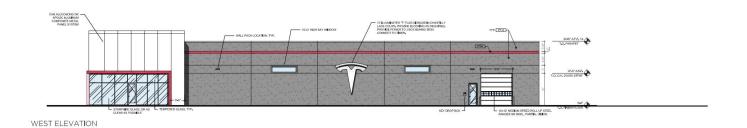
26-190 Municipal Number P24-215



CONCEPT VERSION: A23-V12-0

# Building PORT ST. ELEVATION TRT ID - 441016 Elevations







FLORIDA I PORT ST. LUCIE, 95 SE BECKER RD I USA

\*PLEASE NOTE: ANY SUBSEQUENT REVISION TO AN APPROVED CONCEPT WILL CAUSE DELAY AND IMPACT COST

# **Staff Recommendation**

The Site Plan Review Committee recommended approval at their May 28, 2025, meeting.

