



Southern Grove 7 - Tesla

Major Site Plan
Project No. P24-215

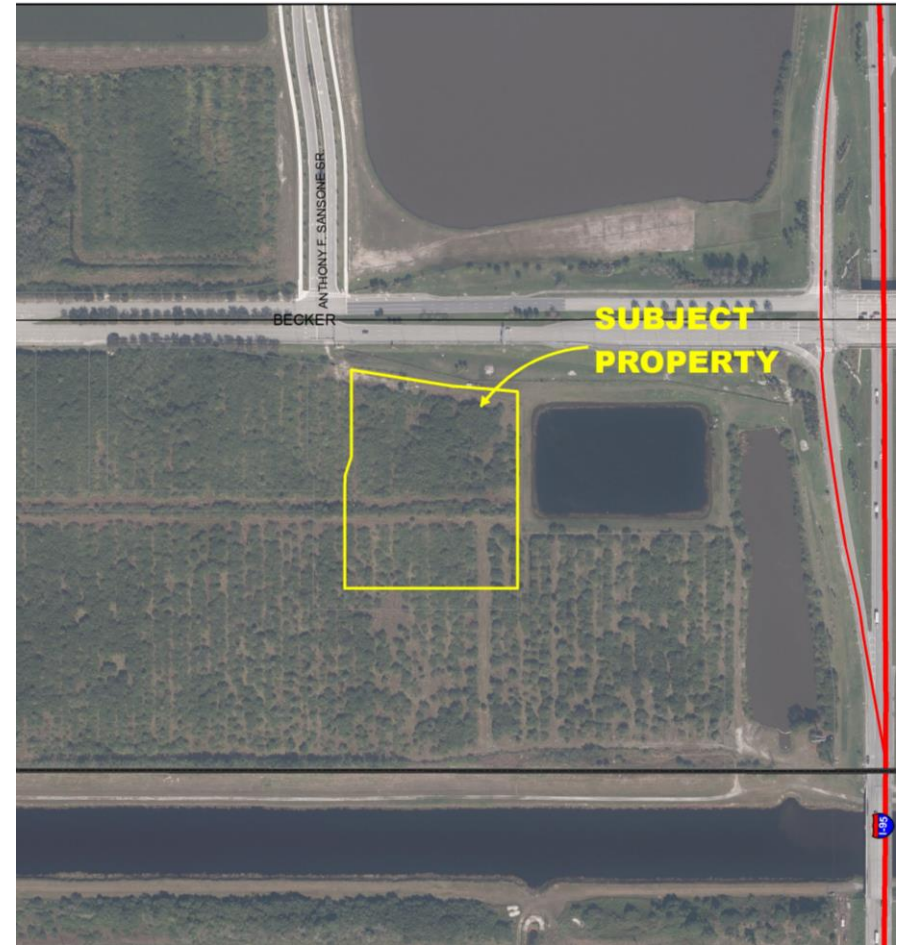
City Council Meeting
Francis Forman, Planner III
December 8, 2025

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.

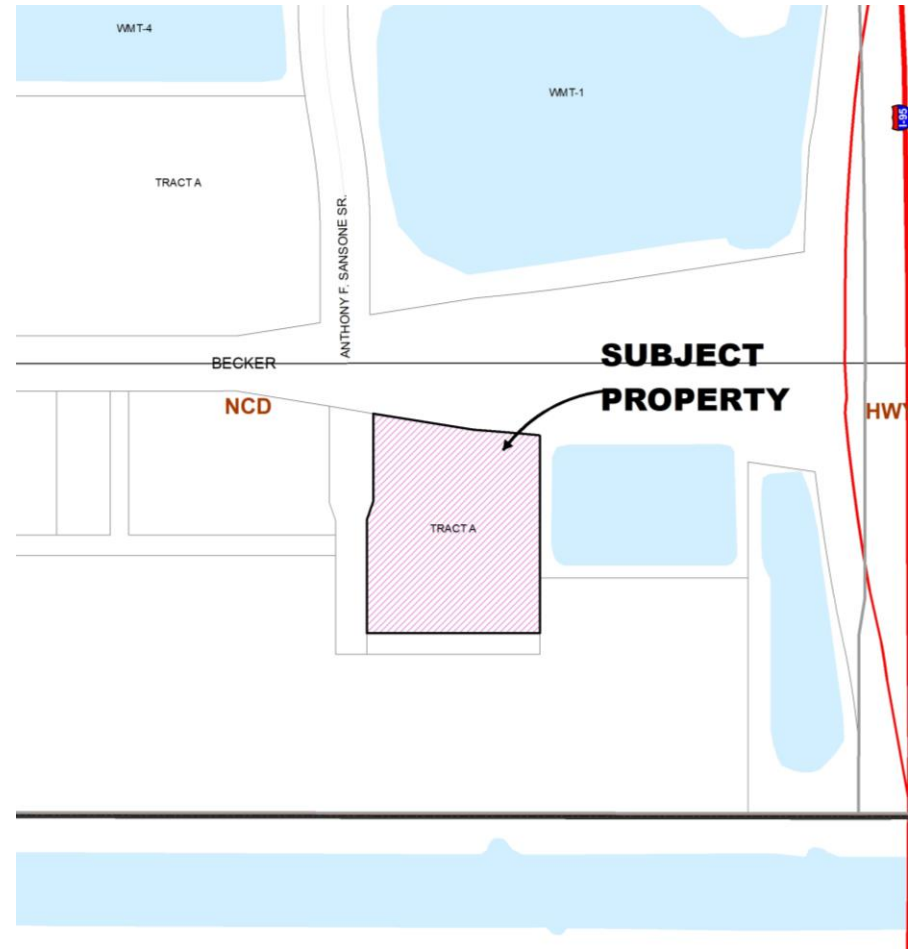
Surrounding Areas

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



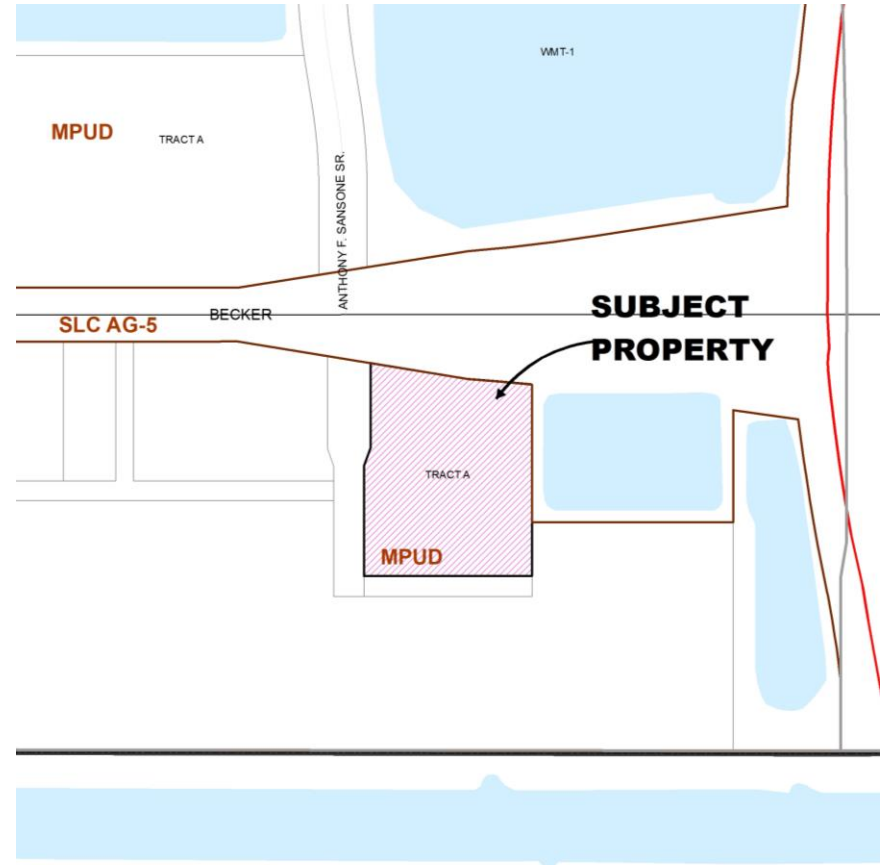
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Zoning Review

- 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.

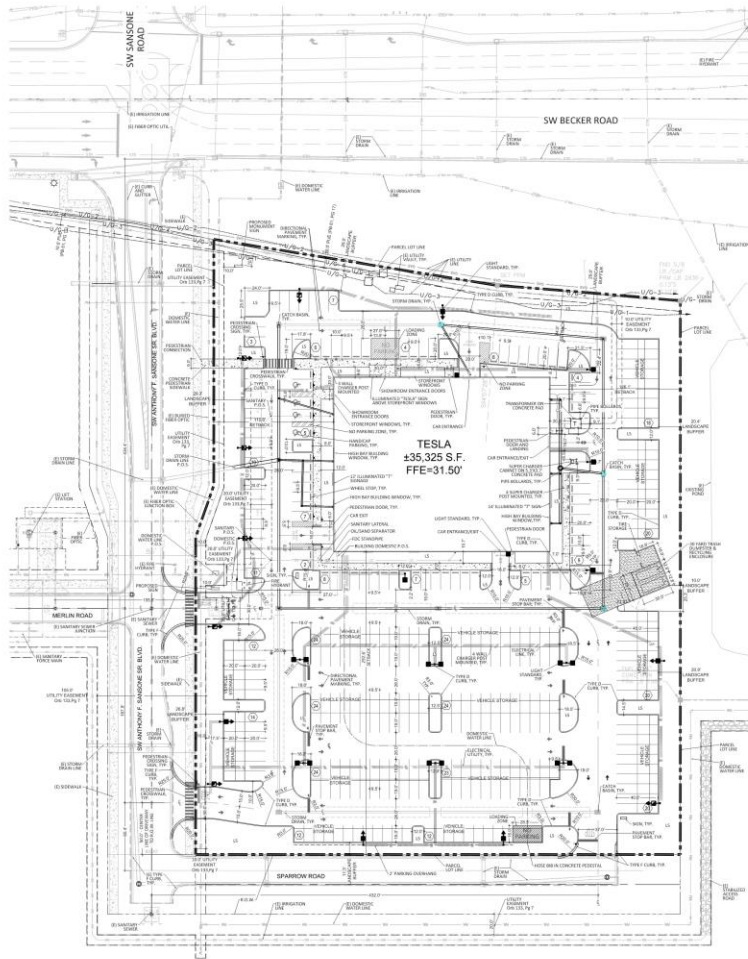
This application is dependent on construction of the extension of SW Anthony F. Sansone Sr. Boulevard south of Becker Road for access.

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



Site Data

Year Area

299,556 SF 8.948 AC

197,103 SF 5.901 AC

76,255 SF 2.178 AC

12,214 SF 0.351 AC

5,234 SF 0.150 AC

771 SF 0.022 AC

Building Data

30,000 SF

25'-0" Ht.

25'-0" Ht.

15'-0" Ht.

11'-0" Ht.

15'-0" Ht.

15'-0" Ht.

Parking Requirements

Use

Required Parking: 86 (4 Hrs)

Max. Parking: 86 (4 Hrs)

Min. Parking: 86 (4 Hrs)

Legal Description:

General Notes:

Environmental Assessment:

Traffic Statement (Overall SG7 & Tesla Site):

Drainage Statement:

PSLUSD Notes:

Abbreviations:

Typical Lighting Detail

Typical Parking and Handicap Space Detail

Handicap Logo

Sign Storage Detail

Typical Sign

Key / Location

Project Team:

Client: Atlantic Coastal

Architect: Atlantic Coastal

Engineer: Lucido & Associates

Surveyor: Lucido & Associates

Sign: Lucido & Associates

Mattamy SG7 - Parcel D

Site Plan

Project # P24-215
PSLUSD Project # 5438D
City of Port St. Lucie, Florida

Date	By	Description
11.02.24	JL	Final Submittal
11.21.24	JL	Final Submittal
12.10.24	JL	Final Submittal
07.24.24	JL	Final Submittal
08.15.24	JL	Final Submittal
10.24.24	JL	Final Submittal
11.15.24	JL	Final Submittal
11.29.24	JL	Final Submittal

Legend

- OVERHEAD UTILITY LINE
- BARRIER VERT FENCE
- PANIC ROOM ENTRY
- PROPERTY LINE
- CENTER LINE
- WATER LINE
- SEWER LINE
- SAFETY SENDER LINE
- ENTRANCE
- SEAL CONTROL ANGLE
- ANCHOR
- CATCH BASIN
- CONCRETE POWER POLE FOUNDATION
- CONCRETE SIGNBASE
- ELECTRIC HAND-HOLD
- FIBER OPTIC
- FIBER OPTIC HAND-HOLD
- FIBER OPTIC SIGNBASE
- IRIGATION CONTROL VALVE
- LIGHT POLE
- TRAFFIC SIGN
- TRAFFIC HAND-HOLD
- WOOD POLE
- TRUCK CHASSIS MOUNTED
- SAFETY

Scale: 1" = 8'

Designer: JE **Sheet:**

Manager: MS **Project Number:** 24-18D

Checker: PH **SP17 Permit Drawing**

SP15

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PSLUSD Project # 5438D
City of Port St. Lucie, Florida

City of Port St. Lucie

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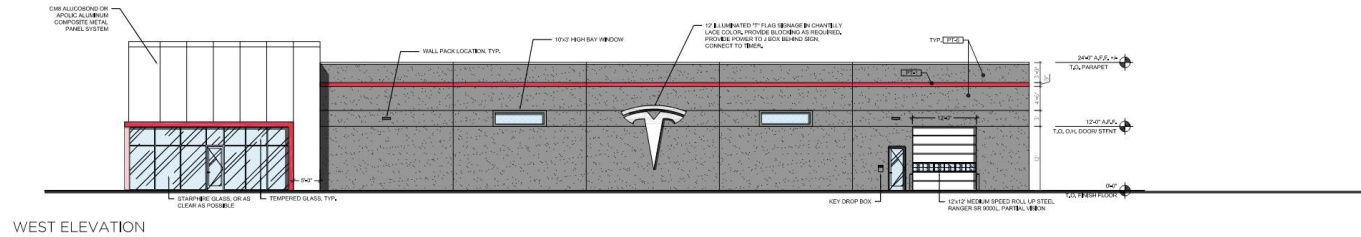
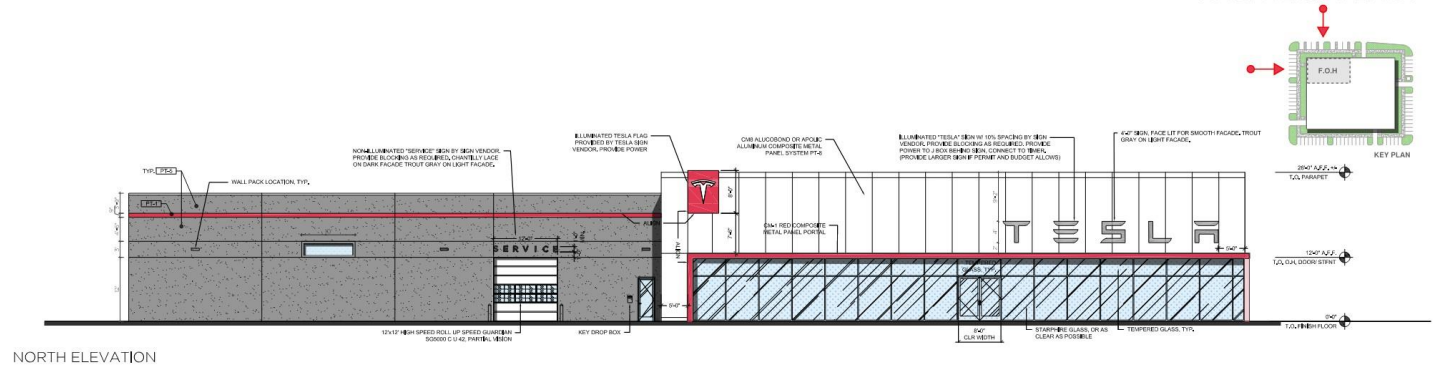
Building Elevations

PORT ST. LUCIE, FL - BTS - WARM CLIMATE

ELEVATION
TRT ID - 441016

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CONCEPT VERSION: A23-V12-0



FLORIDA | PORT ST. LUCIE, 95 SE BECKER RD | 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.