



NW Corner of Becker Road and Port St. Lucie Blvd.
Major Site Plan Application
P25-022
City Council Meeting
January 12, 2026

Request Summary

Applicant's Request:	A request for approval of a major site plan for a 15.45-acre commercial development with a first phase consisting of 36,882 square feet of commercial buildings.
Agent:	Kimley-Horn & Associates, Inc
Property Owner:	VRE PSL Landco, LLC
Location:	The property is located in the northwest corner of the intersection of Becker Road and Port St Lucie Boulevard.

Proposed Project

- The proposed project is a 15.45-acre major site plan for a multi-phased commercial development.
- The project includes a single major access point off Port St Lucie Boulevard and two access points on Becker Road.
- The subject property has recently been granted two special exceptions to allow a drive though and a gas station with convenience facility and two variances for the the drive through restaurant and the proposed gas station canopy.
- With the approval of all four applications the application is now able to submit this site plan application as proposed.
- The project is located within the Becker Road Overlay district and within the Village Center subdistrict.

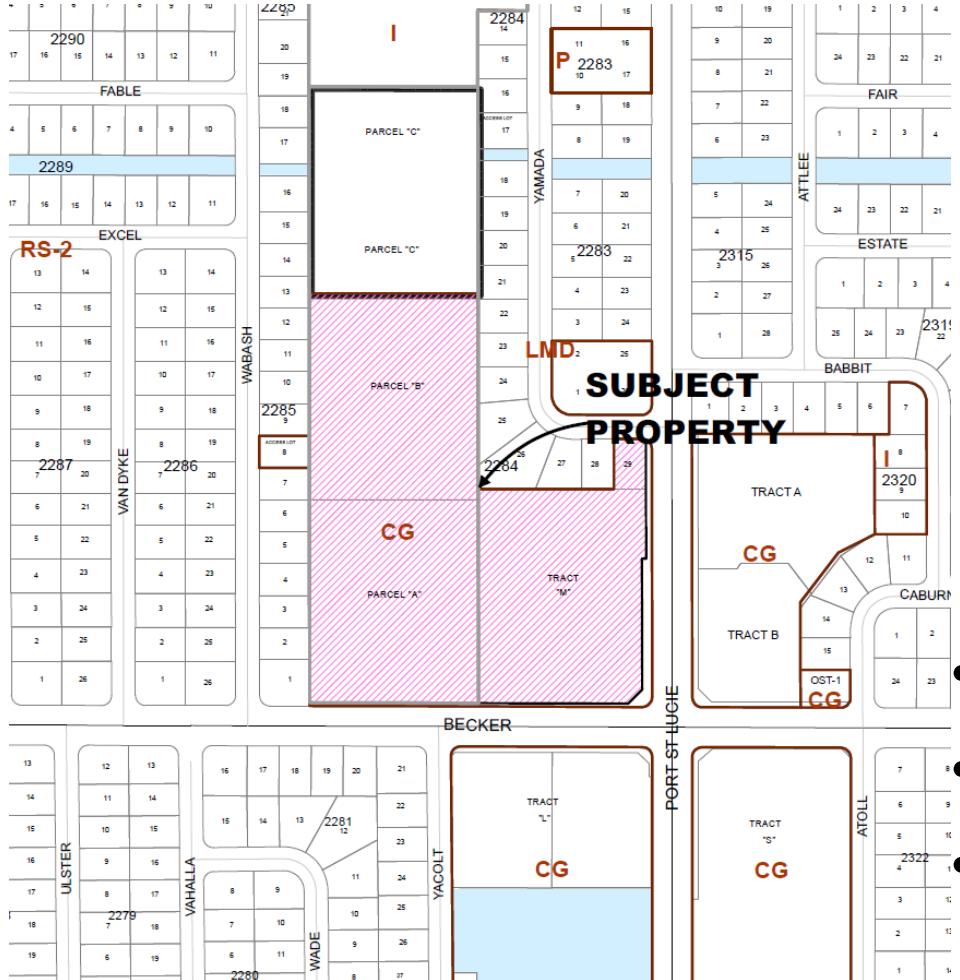
Additional Info.

- There is an associated application for subdivision plat approval for a project known as Woodland Trails (P25-089).
- The Woodland Trails Plat subdivides the property into seven parcels for future development and one common tract.
- Staff is preparing the Woodland Trails Plat for City approval.
- The Woodland Trails subdivision plat cannot be recorded until an existing twenty (20) foot utility easement that is located on the subject property is abandoned.
- A Unity of Control is required for that ties the seven parcels and one common tract to one unified development plan for site planning purposes regardless of ownership.

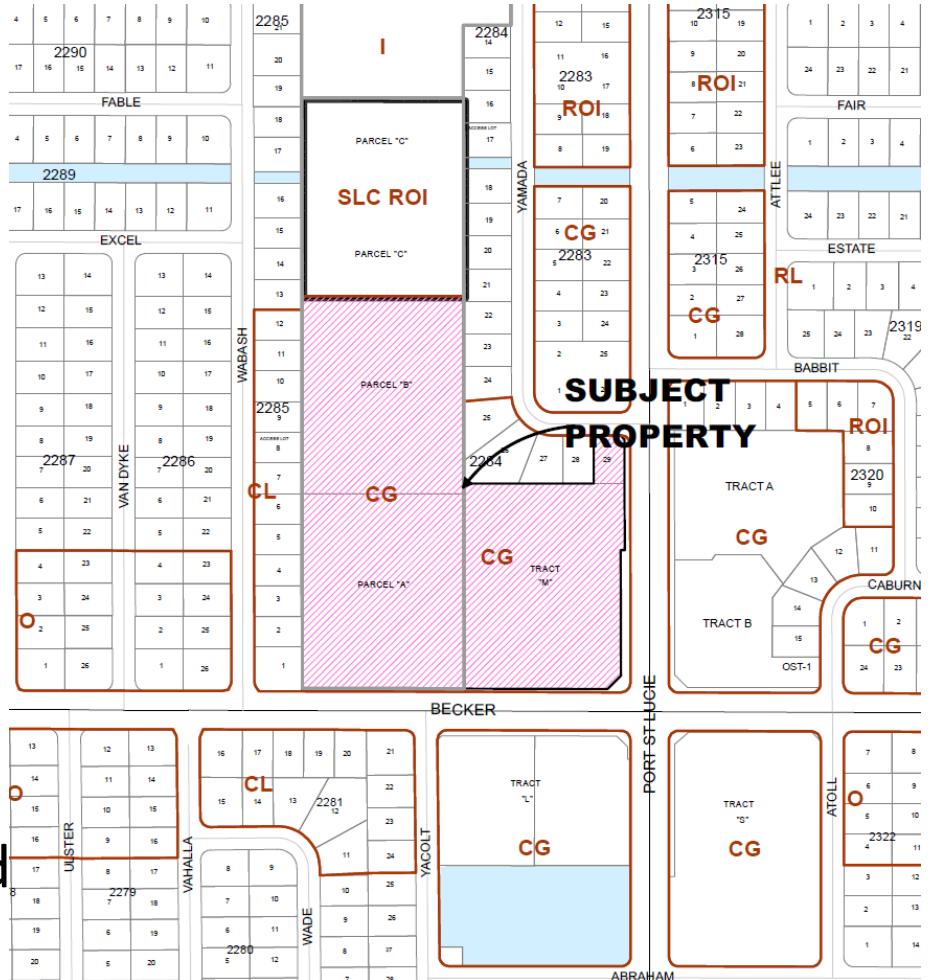
Location



Land Use and Zoning



- Future Land Use: CG
- Zoning: CG
- Existing Use: Vacant land



Zoning Review

- The property is located within the Becker Road Overlay District and has a General Commercial Zoning Designation. The primary proposed use is Commercial.
- The General Commercial zoning district allows for a maximum building height of 35 feet. The maximum proposed building height is less than 35 feet.
- The building setback lines depicted on the site plan conform to the requirements of the Becker Road Overlay District Design Requirements other than the restaurant that was granted a variance to the Build-to-line.
- The proposed project is within the Becker Road Overlay District and is submit to the Becker Road Overlay District Design Standards. Building elevations are reviewed by a 3rd party for compliance.
- The site is required to provide 200 parking spaces, and 201 spaces are provided.
- The Approved SEU and variance applications have conditions addressing additional buffering requirements. These conditions are required on the approved landscape plan.

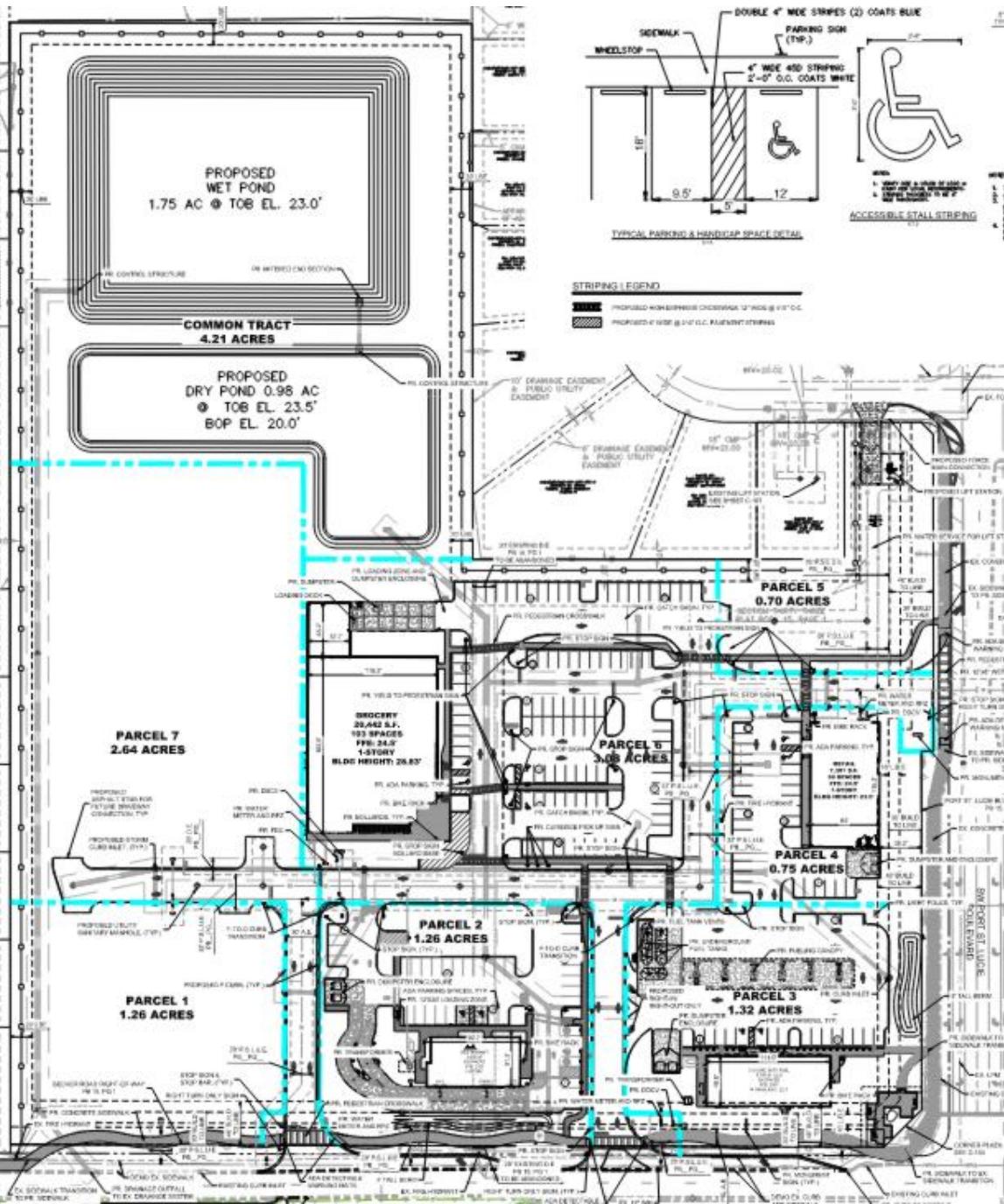
Traffic Review

- The Public Works Department has reviewed the submitted traffic report and found the transportation element of the project to be in compliance with the adopted level of service.
- The overall development will construct a median cut on SW Becker Rd for a dedicated east bound left turn lane into one of two driveways on SW Becker Rd.
- This western driveway on SW Becker Road will be limited to left-in/right-in/right-out only.
- The eastern driveway on SW Becker Rd will be limited to right-in/right-out only.
- Both driveways on SW Becker Rd will be constructed with dedicated right turn lanes.
- A right-in/right-out driveway and corresponding right turn lane will be required on SW Port St. Lucie Blvd as a third access to the plaza.

Concurrency Review

- The project has been reviewed for compliance with Chapter 160, City Code, regarding the provision of adequate public facilities.
- Port St Lucie Utility Systems is the provider. 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.

Proposed Site Plan



Staff Recommendation

- The Site Plan Review Committee recommended approval of the proposed site at the October 8, 2025, Site Plan Review Committee meeting.
- The Planning and Zoning Department finds the petition to be consistent with the intent and direction of the City's Comprehensive Plan and Land Development Regulations and recommends approval subject to the following conditions:
 1. The existing twenty (20) foot utility easement that is located along the western boundary of Tract M is abandoned and the Woodland Trails Subdivision plat is recorded prior to the issuance of any Public Works site work permits for the project.
 2. A Unity of Control is submitted, finalized, and recorded within 90 days of approval of the site plan or prior to the issuance of the first building permit, whichever comes first.
 3. Any outstanding architectural comments are addressed prior to the submittal of the construction plans for SPRC approval.
 4. All drainage easements are removed from the landscape easements.