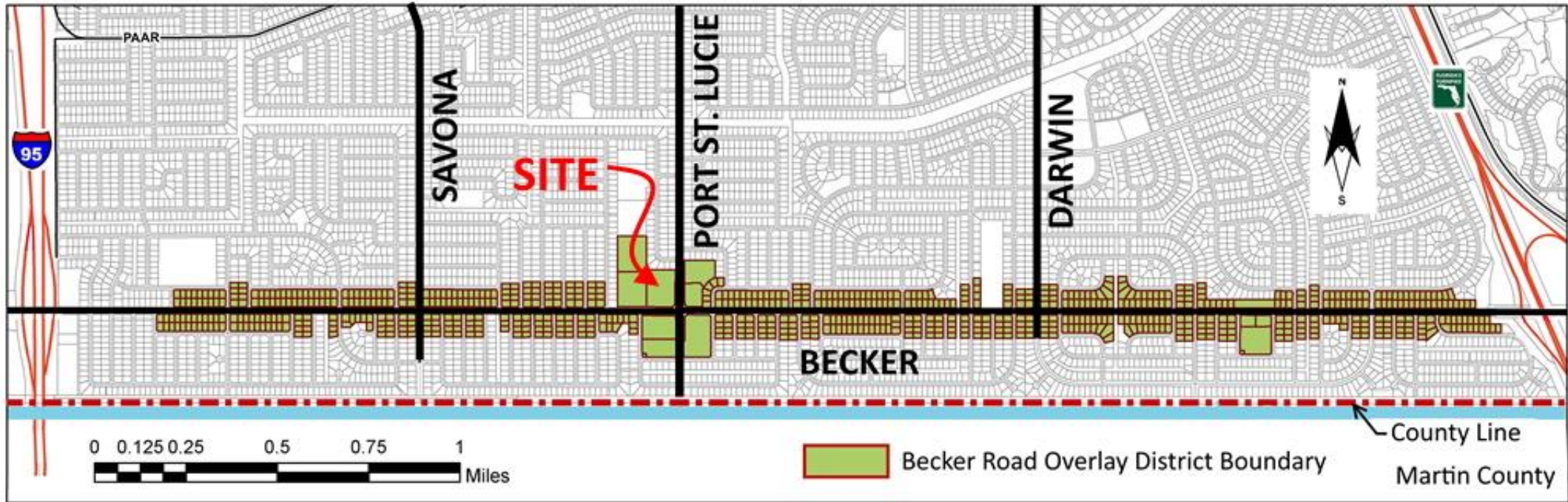


Becker Road Overlay District Design Standards Amendment No. 2 P21-202

City Council Meeting
February 28, 2022

Holly F. Price, AICP, Senior Planner



APPLICANT: City of Port St. Lucie, Planning and Zoning Department

REQUEST: Update the Becker Road Overlay District (BROD) Design Standards to allow fueling stations and buildings with drive-through windows in the Activity Center Subdistrict and other changes.

LOCATION: Becker Road, between the Turnpike and Interstate-95.

APPLICATION

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Beachland Boulevard, Vero Beach

Goal: Develop a corridor that is attractive to pedestrians and motorists with buildings, open spaces, and landscaping along the streets.

Why is the Becker Road and PSL Boulevard intersection important?

Important gateway to the City. It is like the front entrance to a house where homeowner typically shows off the best spaces and furniture.

STRATEGIC IMPORTANCE

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- **November 15, 2021:** Staff presented 3 concept plans to the City Council showing gas stations and buildings with drive-throughs.
- **Council chose Concept #2 with modifications.** This final concept included a combination of auto-oriented and pedestrian-oriented development.



CITY COUNCIL DIRECTION

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PERSPECIVE - PROPOSED MASTER CONCEPT PLAN

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COUNCIL DIRECTION

1. Limit Fueling Stations in the Activity Center Subdistrict at the corners of Becker Road and Port St. Lucie Boulevard.

Proposed Code:

Section 3.4.4.2.a. In the Activity Center Subdistrict, a combined maximum of 10,000 weekday trips based on the number of fueling positions is allowed for fueling stations and convenience stores. This is intended to limit the impact of traffic in this area.



FUELING STATIONS

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COUNCIL DIRECTION

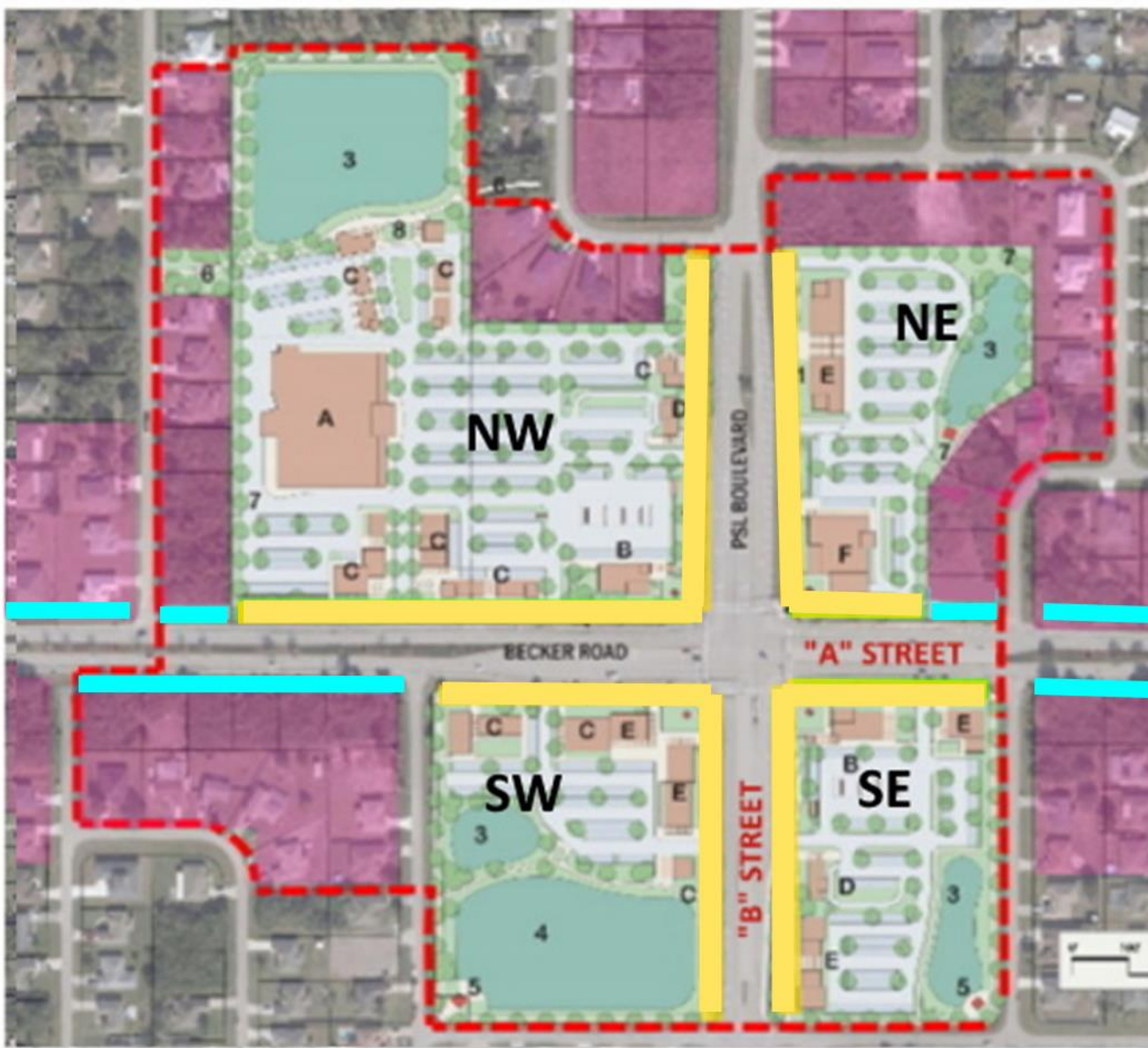
2. Allow buildings with drive-throughs and fueling stations to be in the Activity Center Subdistrict.

Proposed Code:

Section 3.4.4.2.b. Quick-Serve Restaurants: In the Activity Center Subdistrict, a maximum of 2,000 weekday trips based on square footage is allowed for quick-serve restaurants with a drive-through in each of the four quadrants. This is intended to limit the impact of traffic in this area.

Also allows other drive-throughs for pharmacies and grocery stores on the "B" Street.





35-45 Foot

Frontage Landscape Buffer
Activity Center- Large Parcels

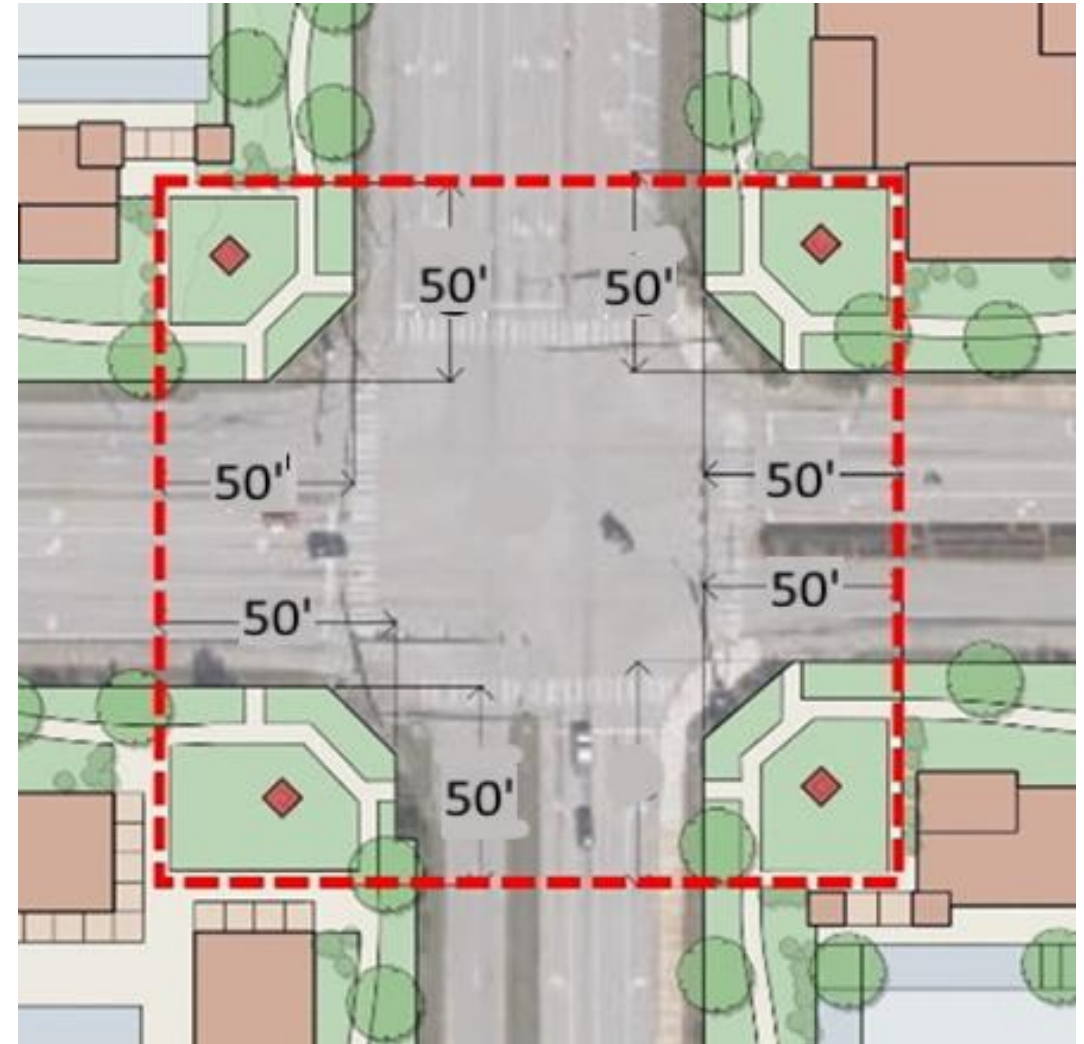
25-35 Foot

Frontage Landscape Buffer
Conversions Areas

COUNCIL DIRECTION

Corner Plazas

- As requested by Council, propose that all of the corners at the intersection of Becker Road and Port St. Lucie Boulevard feature a common open space that is approximately **50 x 50 square feet in size.**
- Public Art **or** other landscaping amenity is required to be located at the corner open spaces.



COUNCIL DIRECTION

3. Heavily screen parking lots and fueling station canopies with landscaping.

A 4-foot hedge, wall, or fence is required with smaller Type B trees that is to screen the fueling station and canopy.

Section 5.9.1. Where a fueling station, parking lot, stormwater area, driveway, or other area where there is no building that fronts along a frontage landscape buffer is located, a minimum 10' wide parking lot landscape buffer shall be provided.

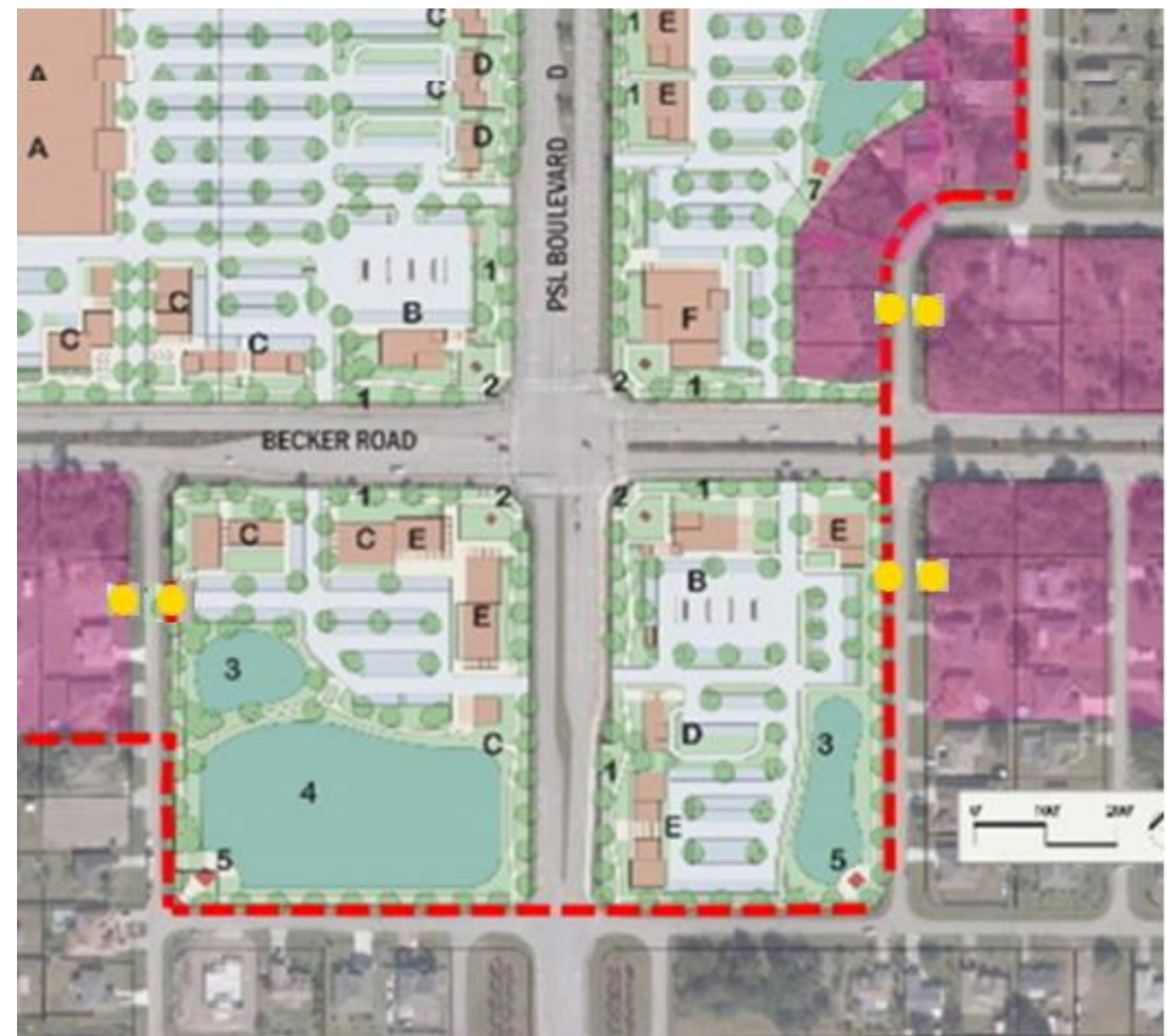


COUNCIL DIRECTION

4. Restrict vehicular access to the Activity Center District to be from Becker Road and Port St. Lucie Boulevard. Do not allow access from local side streets.

The code has been revised to indicate that access to properties in the Activity Center District that are adjacent to a side local road is not allowed without approval of a Special Exception Use (SEU).

This requirements only applies to the Activity Center Subdistrict.

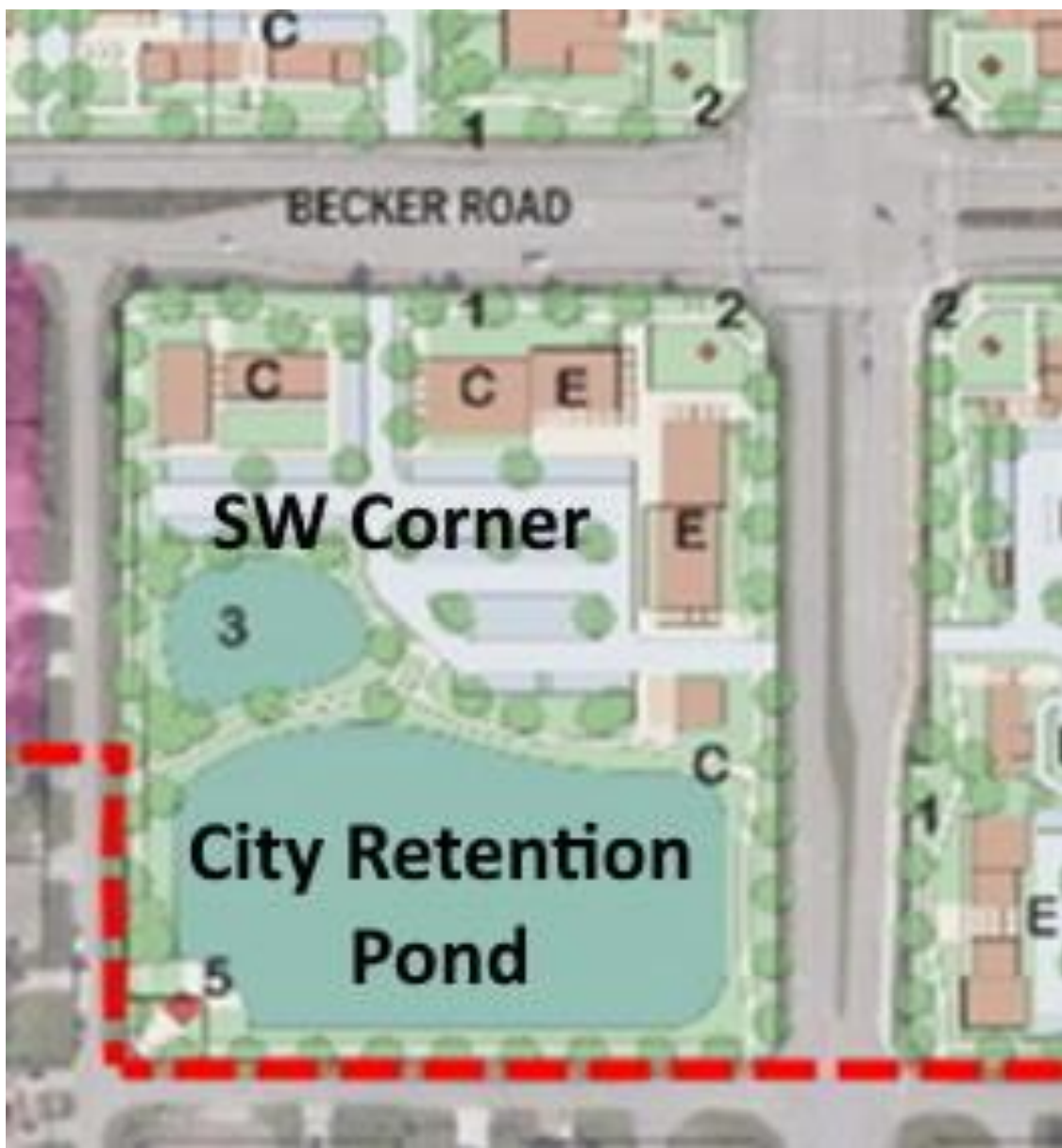


COUNCIL DIRECTION

5. Reduce parking requirements where feasible.

1. Restaurants, drive-through freestanding and outparcels, **reduced by 25%**,
2. Convenience Stores with Fueling Stations, **reduced by 20%**, but added that parking spaces for fueling stations count as parking spaces for convenience store,
4. Shopping Center, **reduced by 10%** ,
5. Office (administrative, business, medical, or professional, retail shops, personal service establishments, household repair or equipment shops), **reduced by 10%**.





COUNCIL DIRECTION

6. Encourage public-private partnership to landscape the City-owned retention pond located at the SW corner in the Activity Center Subdistrict.

On privately-owned property, the proposed code requires that a developer provide trees and shrubs located near the bank of an on-site retention ponds to make the ponds a more attractive amenity and to provide more shade.

PLANNING AND ZONING BOARD RECOMMENDATION

- **January 4, 2022:** The Planning and Zoning Board recommended to table the project so that staff could resolve some of the issues where there was disagreement from developers.
- **February 1, 2022:** The Planning and Zoning Board recommended to approve with the following conditions:

PLANNING & ZONING BOARD CONDITIONS

- 1.** Reduce proposed build-to line (setbacks) from 35-45-feet to 30-40 feet.
- 2A.** Allow fast- food restaurants to be located on Becker Road (A Street).
- 2B.** Allow fast-food restaurants on Becker Road (A Street) to have drive-through lane in front of building and window facing street similar to drawing presented by Dan Sorrow for the NW corner. Provide additional landscaping to hide stacking lane.
- 3.** Support the requirement to provide a new 7-foot-wide meandering sidewalk in front of the buildings facing Becker and PSL in addition to the existing 10-foot-wide sidewalk that currently abuts the streets.



**PRESENTATION BY MICHAEL HUSTON, AIA
ARCHITECT / URBAN DESIGN CONSULTANT
CIVIC PLAN STUDIO**



RECAP OF ISSUES

There are several issues. It may be easier for Council to vote on each of the issues separately rather than make one motion for all issues.



RECAP OF ISSUES – CITY COUNCIL

Issue #1. Limit the number of gas stations to be located in the Activity Center Subdistrict at the corners of Becker Road and Port St. Lucie Boulevard. Design Standards have been modified to allow up to 10,000 combined weekday trips. Allows up to 2 gas station and convenience stores at in the Activity Center.

Issue #2. Allow buildings with drive-throughs to be located in the Activity Center Subdistrict. Design standards have been modified to allow drive-throughs to be located on the B Street and buildings internal to a site such as a grocery store. Fast-food restaurants are limited to 2,000 weekday trips per quadrant, or 1 fast-food restaurant per quadrant on a B-Street. [See recommendation from P&Z Board.](#)

Issue #3. Heavily screen parking lots and gas station canopies from the street view with landscaping. **Design standards have been modified to require Type B trees at least every 20 feet along with shrubs that are at least 3 feet in height at time of planting or 4-foot-high fence or wall.**



RECAP OF ISSUES – CITY COUNCIL

Issue #4. Restrict vehicular access to the Activity Center District to be from Becker Road and Port. St. Lucie Boulevard. Do not allow access from local side roads. Design standards have been modified to not allow side street access. **Does Council wish to keep this requirement?**

Issue #5. Reduce parking requirements where feasible. Design Standards have been modified to reduce required parking amounts.

Issue #6. Encourage the developer of the SW quadrant to be involved in landscaping the City retention pond located to the south of the commercial site. This is something that staff will need to look into prior to Site Plan approval of property located at SW quadrant. Perhaps the City can offer impact fee credits.



RECAP OF ISSUES – PLANNING & ZONING BOARD CONDITIONS

Issue #1 – Frontage Landscape Buffer Dimension – Should depth of buffer be reduced from 35-45 feet to 30-40 feet? Also, corner plaza space has been reduced to 50x 50' as requested by Council.

Issue #2A – Fast-food Drive-throughs – permitted locations: Should fast-food restaurants and other buildings with drive throughs be allowed on both PSL Boulevard and Becker or only on PSL Boulevard (B Street)? If allowed on both A and B streets, most if not all, of the entire Activity Center Subdistrict could be auto-oriented. **1) Staff recommends fast-food restaurants only be allowed on PSL Boulevard (B-Street) and limited to one per corner quadrant.**

Issue #2B – Fast-food Drive Lanes and Windows Located in Front of Buildings – Should drive-through lanes and drive-through windows be allowed to be located on the front side of buildings facing streets? Current City code does not allow drive-through windows to face street. If located on a B Street, staff proposing to allow buildings to be perpendicular to street as typically designed with drive-through on side. **1) Staff proposing to allow driveways in front of buildings on PSL (B Street) and 2) no drive-throughs facing any street.**

Issue #3 – Requirement for Parallel 7' Sidewalk – No proposed changes to code. No action required if keeping code as currently written.



**NW Corner
Cotleur & Hearing
Agent: Dan Sorrow**

Main Issues:

Location of Fast-Food

Buildings with Drive-through windows on Becker and PSL.

Staff = No drive-through window facing ANY street.

Driveways in front of buildings along Becker and PSL only. **Staff OK on PSL.**

30% Building Frontage on PSL = **Staff OK**, currently in code for PSL only.

QUICK SERVICE (FAST FOOD)

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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.

QUICK SERVICE (FAST-FOOD)





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



Setback (Becker Road)	25'
Setback (Port St Lucie Blvd)	15' MAX
Setback (west)	10'
Setback (south)	10'
Land Use Designation	CG
District	GC
Site Area	1.91 ac.
Site Data	
Building	6,119 s.f.
Door Seating Area	688 s.f.
Station with Outdoor Seating	
107 s.f. @ 1 sp. per 200 s.f.	
Seating Required (Includes HC)	34 sp. (2 HC)
Seating Provided (Includes HC)	34 sp. (2 HC)



**SW Corner
WAWA
Brad Curry, Agent**

Main Issues:
Encroachment into Frontage Landscape buffer of the 1) parking lot and 2) dumpster

Staff proposes to allow parking lots to encroach up to 20' from property line on PSL only.

Sidewalk curvilinear along Becker. Add curvilinear sidewalk along PSL Boulevard.

Add landscape buffer around building.

QUICK SERVICE (FAST FOOD)





Consultant Recommendation

Incorporate landscape buffer with street trees

Parallel meandering sidewalk – connect to building and intersection

Ideally, put dumpster at rear of property

STAFF RECOMMENDATION

Staff recommends that the City Council vote to approve or approve with modifications the proposed Becker Road Overlay District Design Standards.



PGA Blvd., Palm Beach

RECOMMENDATION

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END

