

# Becker Road Overlay District Design Standards Amendment No. 2

*Second Reading*

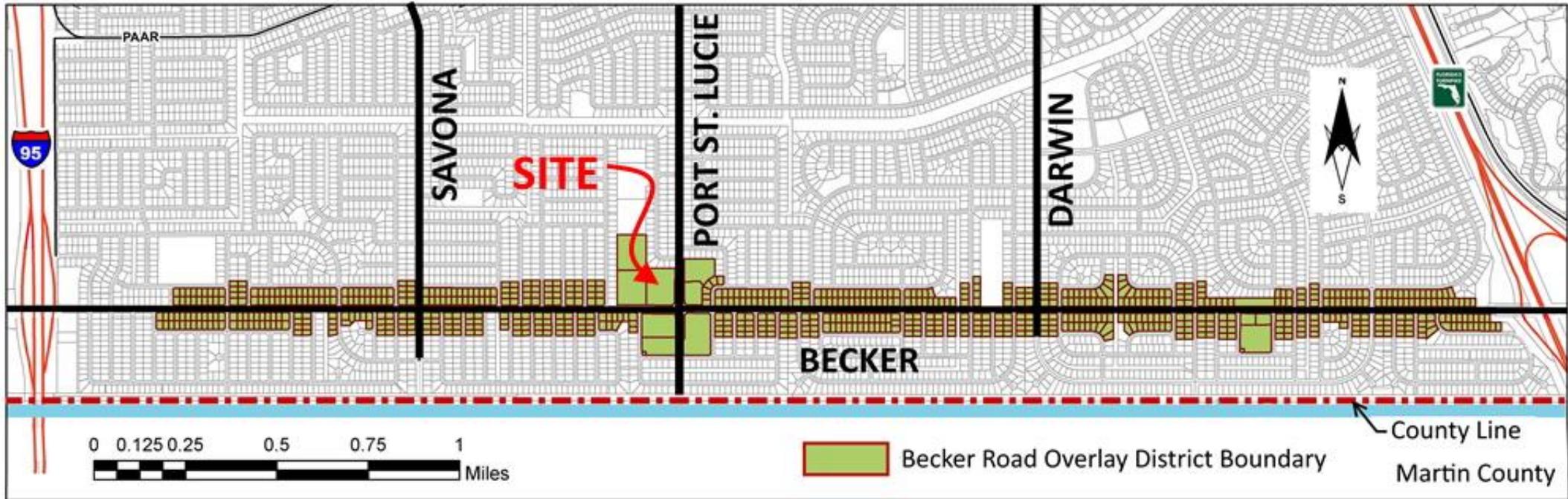
P21-202

City Council Meeting

March 14, 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

CityofPSL.com





### PROPOSED SITE IMPROVEMENTS

1. LANDSCAPED BUILD-TO LINE (45-50 FEET) WITH MEANDERING BIKE/PEDESTRIAN PATH
2. CORNER GREENSPACE WITH PUBLIC ART
3. SHARED STORM WATER DETENTION
4. IMPROVED CITY-OWNED STORM WATER WITH PARK IMPROVEMENTS
5. COVERED OUTDOOR STRUCTURE WITH SEATING
6. PROPOSED PEDESTRIAN CONNECTION TO EXISTING NEIGHBORHOOD
7. STUB OUT FOR FUTURE CONNECTION
8. PLACEMAKING OPPORTUNITY OVERLOOKING AMENITIZED STORM WATER

### PROPOSED USES

NOTE: Proposed uses are representative and not necessarily site-specific.

- A. GROCERY STORE
- B. GAS STATION / CONVENIENCE STORE
- C. COMMERCIAL / RETAIL / RESTAURANT
- D. FAST FOOD
- E. OFFICE
- F. CHAIN DRUGSTORE

## ILLUSTRATIVE CONCEPT PLAN

BECKER RD & PSL BOULEVARD CORNER DESIGN STUDY  
for the city of Port St Lucie, Florida



NOTE: This plan is illustrative and intended to inform proposed revisions to the Becker Road Overlay District. As such, it may not reflect the final adopted standards and associated revisions.

DECEMBER 28, 2021



**On February 28, 2022, the City Council voted to approve the Becker Road Overlay District Design Standards with the following conditions:**

- 1) Accept the Planning and Zoning Board's recommendation on the frontage landscape buffer dimensions.
- 2) Allow only one drive-through on each frontage, not including grocery/pharmacy, on Becker Road and Port St. Lucie Boulevard and allow the drive-throughs to face the road with heavy landscaping.
- 3) Accept staff's recommendation to allow for additional sidewalks.
- 4) Allow for design relief.
- 5) Requested to hold one-on-one meetings with staff and the applicants to discuss side street access prior to the Second Reading.



## Staff made the following changes to the Becker Road Overlay District Design Standards:

- 1) Reduced the size of the frontage landscape buffer depth from 35-45 feet to 30-40 feet.
- 2) Revised design standards to allow in the Activity Center each of the four quadrants to generate 1,500 weekday trips on both Becker Road and Port. St. Lucie Boulevard. Added additional landscaping.
- 3) Kept language in the design standards requiring a frontage sidewalk in the frontage landscape buffer.
- 4) Kept language in the design standards to allow for design relief of 10% to the building frontage length requirement.
- 5) Staff held one-on-one meetings with City Council members to discuss the side street access issue. Kept language in the design standards to require that a Special Exception (SEU) application be submitted for approval by the City Council for proposed development with side street access from local roads.



# 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

