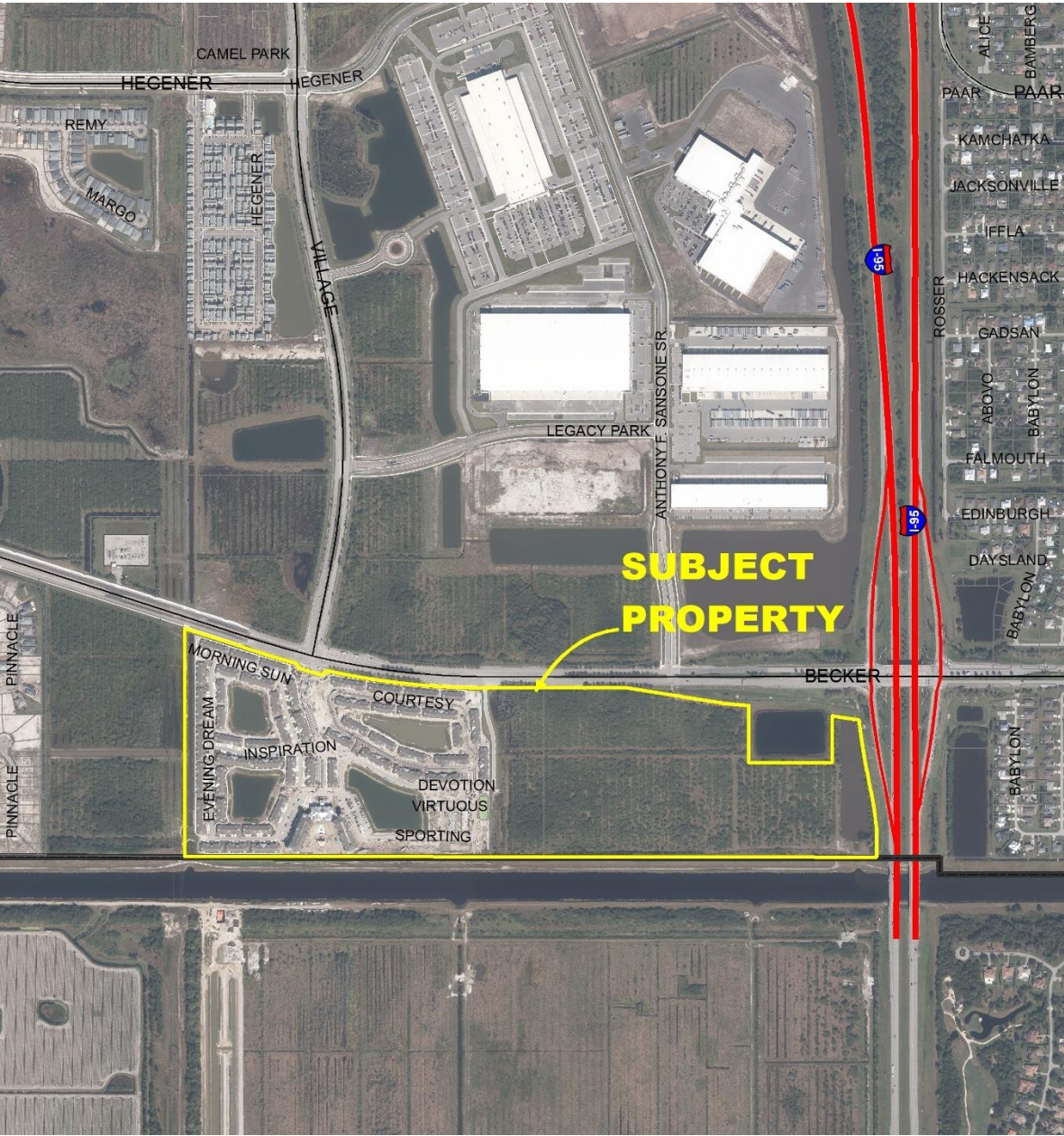




America Walks – Becker Road MPUD and Concept Plan Amendment No. 1
Master Planned Unit Development Major Amendment Application
P24-149



Project Location Map

SUMMARY

Applicant's Request:	An application for a major amendment to the America Walks – Becker Road MPUD regulation book and concept plan.
Agent:	Derrick Phillips, Lucido and Associates, Inc.
Applicants/Property Owners:	Mattamy Palm Beach, LLC, and AW-PSL Land Holdings, LLC
Location:	The subject property is generally located south of Becker Road and between Interstate 95 and SW Village Parkway.
Address:	Not assigned
Project Planner:	Bridget Kean, AICP, Deputy Director

Project Description

Mattamy Palm Beach, LLC, has applied for an amendment to the America Walks - Becker MPUD regulation book and concept plan. The America Walks MPUD is located on the south side of Becker Road and immediately west of Interstate 95. The MPUD is approximately 119 acres in size and was originally approved in April 2020 (OR 20-22). It includes the 60 acre Encore at Tradition age restricted multi-family residential community and 59 acres of vacant land that is owned by Mattamy Palm Beach, LLC. The existing MPUD and concept plan classifies 10 acres of the 59 acres owned by Mattamy Palm Beach, LLC, for institutional uses and 49 acres for mixed use development. The proposed amendment removes the institutional designation on 10 acres of property as depicted on the MPUD concept plan. It removes a designated institutional area, permitted uses, and development standards from the MPUD regulation book. It removes the institutional entitlements for a 150 bed assisted living facility from the MPUD regulation book. It classifies the entire 59 acres of vacant land within the MPUD for commercial mixed use development. It updates the development entitlements for the 59 acres.

The MPUD concept plan has been updated to depict a fourth access point from the south at the intersection of Becker Road and SW Anthony F. Sansone Sr Blvd. The MPUD concept plan is currently approved for three access points. The first access is the existing four-way signal at the intersection of Becker Road and SW Village Parkway. The second access is a future four-way signal at the secondary access into the Encore at Tradition. The second access point is subject to an executed traffic signal agreement between Mattamy Palm Beach, LLC, the City of Port St. Lucie, and the Port St. Lucie Governmental Finance Corporation. The third access point is right-in and right-out access only. The proposed fourth access point is at a limited signalized intersection at SW Anthony F. Sansone Sr. Blvd and Becker Road. This limited access intersection only allows a left turn from SW Anthony F. Sansone Sr. Blvd on to Becker or a right turn from SW Anthony F. Sansone Sr. Blvd onto Becker Road. The intersection was designed this way due to proximity to the Becker Road/I-95 Interchange. The applicant has provided documentation from FDOT that shows they have no objections to the proposal to change the limited access signalized intersection into a four way signalized intersection. Final signal design and intersection improvements will require separate Public Works approval of all construction plans, an approved agreement for a four- way signalized traffic signal, other improvements as needed, and additional coordination with FDOT, if required, prior to the issuance of the Public Works site work permit. Until all plans are approved, and an agreement is in place for a four-way traffic signal at the intersection of SW Anthony F. Sansone Sr. Boulevard and Becker Road, access at this location shall be limited to right-in and right-out access only from the south.

Mattamy Palm Beach, LLC, has submitted an application for subdivision plat approval to subdivide the 59 acres to create seven parcels, four road right-of-way tracts, and one stormwater tract (P24-114). The City has also received three applications for site plan approval for the future lots including an application for a Tesla car dealership (P24-215), an application for a Starbucks with drive through (P24-009), and an application for restaurant and commercial uses that includes a Wendy's with drive through service, a Panda Express with drive through service and a Chipotle restaurant with drive through service (P25-034).

The proposed MPUD is attached as Exhibit “A” of the staff report. A complete list of the proposed changes is included in the MPUD document and the changes are shown as ~~strike through~~ and underlined.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed MPUD document and concept plan at the October 23, 2024, Site Plan Review Committee meeting.

Public Notice Requirements

Notice of the MPUD amendment was mailed to property owners within a maximum of 750 feet of the subject property.

Location and Site Information

Parcel Numbers:	4334-700-0003-000-8, 4334-700-0005-000-2, 4334-700-0001-000-4
Property Size:	Approximately 119 acres
Legal Description:	Tracts, D, G, and A Southern Grove Replat No. 30
Future Land Use:	NCD (New Community Development District)
Existing Zoning:	MPUD (Master Planned Unit Development)
Existing Use:	Encore at Tradition and Vacant Land

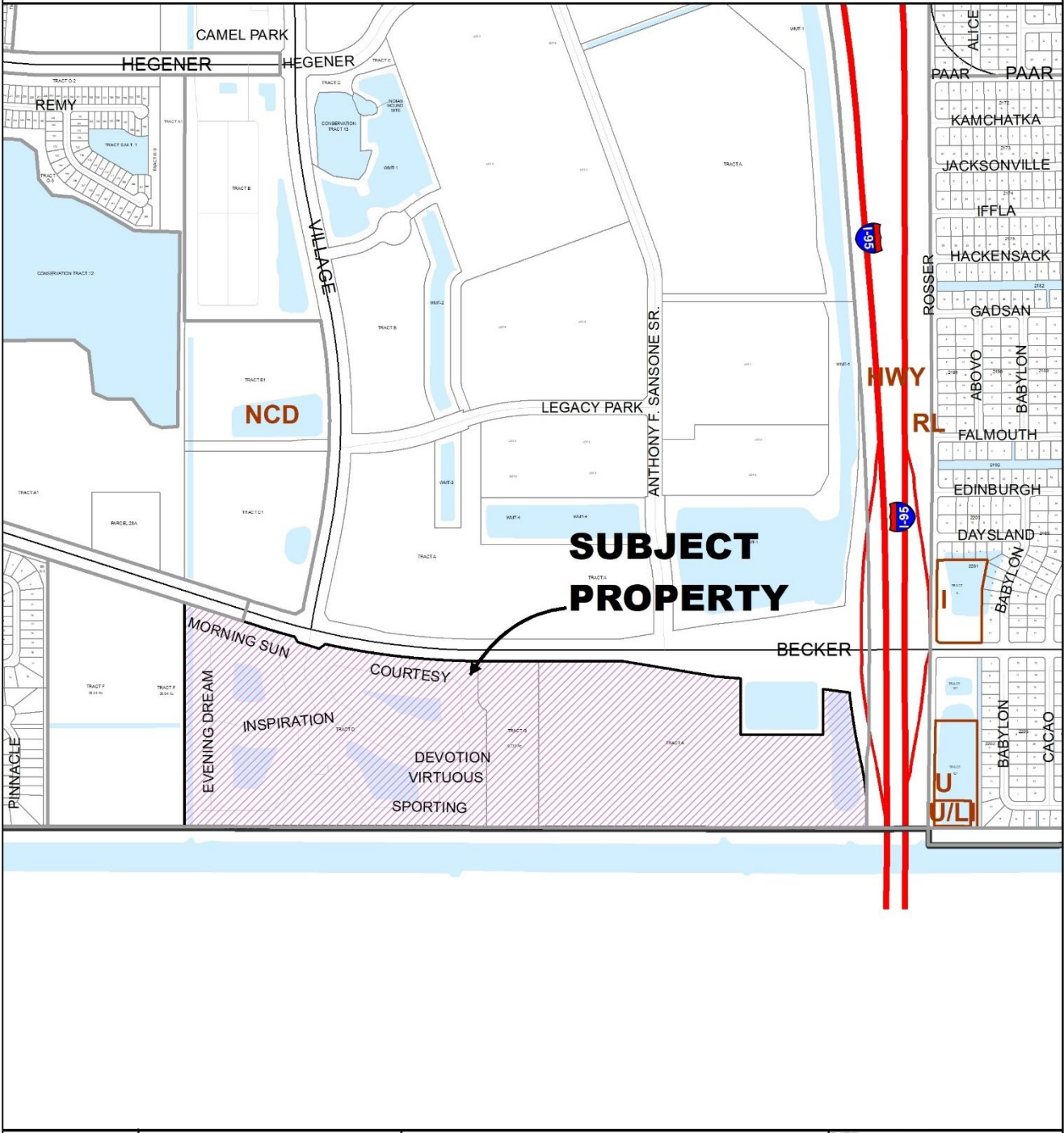
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Vacant land in the Tradition Regional Business Park MPUD on the east side of SW Village Parkway and future Lowes and Wawa and additional commercial development on the west side of SW Village Parkway
South	NCD	MPUD	C-23 Canal
East	NCD	MPUD	Becker Road/I-95 Interchange
West	NCD	MPUD	Future SoGrove Park

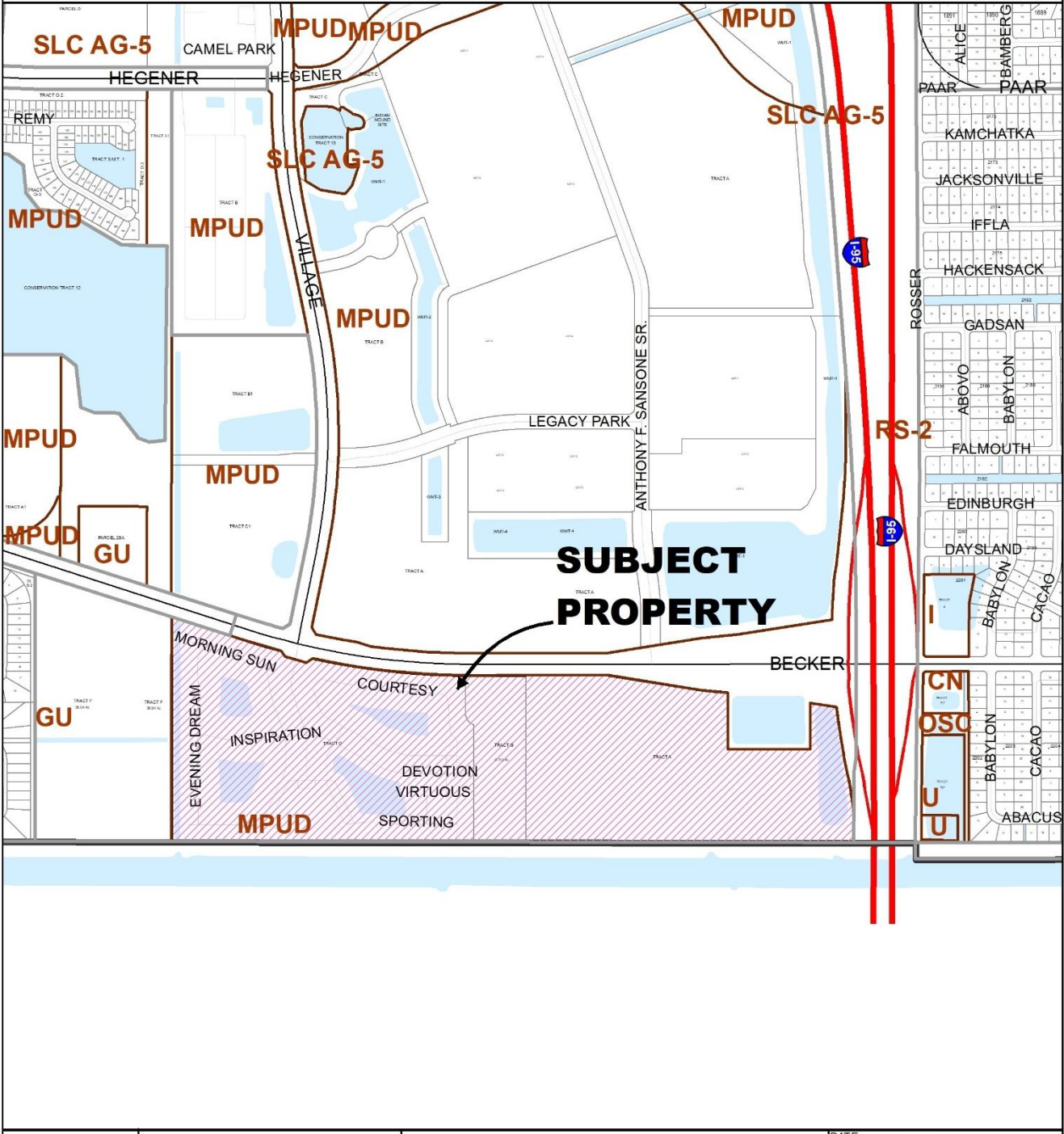
NCD – New Community Development District

MPUD – Master Planned Unit Development

FUTURE LAND USE



EXISTING ZONING



IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW

Land Use Consistency: The America Walks – Becker Road MPUD is consistent with Figure 1-4 of the City's comprehensive plan. Figure 1-4 is the conceptual land use plan for the Southern Grove NCD District. The America Walks-Becker Road MPUD is located in a designated Mixed Use sub-district as depicted on Figure 1-4. The MPUD is also consistent with Policy 1.2.2.7 of the Future Land Use Element regarding Mixed-Use Areas and Policy 1.2.3.4 regarding the provision of pedestrian/bicycle paths to interconnect residential and non-residential areas.

Per 1.2.2.7, Mixed-Use Areas shall be established that include commercial and office uses, hospital and medical uses, restaurants, theaters, hotels, institutional uses, public facilities (including utilities), light industrial, warehouse/distribution, residential and other similar services designed to meet the needs of the larger area. Each Mixed Use Area must be a minimum of 30 acres and a maximum of 500 acres and shall contain a minimum of three uses, one of which has to be residential. A minimum of 30 percent and a maximum 70 percent of the net acreage within a Mixed-Use Area must be residential. The MPUD is consistent with these requirements.

MPUD REZONING REQUIREMENTS

Project Description: The MPUD regulations and concept plan are attached as Exhibit "A".

Standards for District Establishment

Area Requirement	A minimum size of 30 acres and a maximum size of 500 acres is required to rezone property to an MPUD under the Mixed Use sub-district classification. The America Walks – Becker Road MPUD is approximately 119 acres in size.
Relation to Major Transportation Facilities	The subject property is located on Becker Road between SW Village Parkway and the I/95 and Becker Road Interchange.
Development of Regional Impact	The subject property is located with the Southern Grove DRI.
Relation to Utilities, Public Facilities, and Services	The subject property is served by Port St. Lucie Utility Systems Department, FPL, and the other private and public utility providers in the Tradition area.
Evidence of Unified Control of Area	Evidence of unified control has been provided

MPUD Conceptual Master Plan and Regulation Book Requirements

MPUD Concept Plan and Regulation Book	Provided
Land Use sub-areas	The property is designated as a mixed use sub-district on Figure 1-4 of the comprehensive plan and on Map H, the master development plan for the Southern Grove DRI.
Zoning Regulations for each land use	Provided in the MPUD document
Provision for Pedestrian Circulation	The MPUD provides for sidewalks within the development that will tie into adjacent streets in Southern Grove. The location of a proposed St. Lucie County greenway/trail along the C-23 Canal is depicted on the MPUD concept plan.

Transit Oriented Design Features	A sidewalk system will be provided with connections to neighborhoods, community services, and districts.
Off Street Parking and Loading Requirements	Provided for in the MPUD zoning document
Underground Utilities	All utilities will be underground
Open Space	Provided for in the MPUD zoning document including requirements for usable open space.
Wetlands and Uplands	There are no wetlands on the site. Exotic vegetation removal is required concurrent with development. An environmental assessment report and survey for gopher tortoises is required with the submittal of a subdivision plat and/or site plan.
Stormwater	Stormwater management will consist of onsite stormwater ponds with provided water quality treatment and attenuation.
Landscaping and Buffering Requirements	Provided for in the MPUD zoning document.

Related Projects

P24-114 – Tradition SG 7 Subdivision Plat

P24-215 – Southern Grove 7 Tesla Site Plan

P25-009 - Mattamy SG 7 Site Plan

P25-023 – Mattamy SG 7 Parcel C Site Plan

STAFF RECOMMENDATION

The Site Plan Review Committee recommended approval of the proposed MPUD document and concept plan at the October 23, 2024, Site Plan Review Committee meeting. The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the future land use map and policies of the City's Comprehensive Plan and recommends approval.

Planning and Zoning Board Action Options:

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions
- Motion to recommend denial to the City Council

Please note: Should the Board need further clarification or information from either the applicant and/or staff, it may exercise the right to *table* or *continue* the hearing or review to a future meeting.