



PLANNING AND ZONING STAFF REPORT  
January 12, 2026, City Council Meeting

**NW Corner of Becker Road and Port St. Lucie Blvd.**

**Major Site Plan Application**

**P25-022**



Project Location Map

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**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.
Applicant:	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.
Address:	Not assigned
Project Planner:	Daniel Robinson, Planner III

**Project Description**

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 front setback of the drive through restaurant and the linear footage of 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.

There is an associated application for subdivision plat approval for a project known as Woodland Trails that subdivides the property into seven parcels for future development and one common tract (P25-089). 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 along the western boundary of one of the existing tracts, Tract M, is abandoned by FPL and other entities. The applicant is working with FPL to abandon the easement. The Woodland Trails plat will need to be recorded before the City can issue any permits for site work for any of the parcels.

Since the intent is to have one overall site plan for seven separate parcels and one common tract, the application will require a Unity of Control or similar document that ties all parcels to one unified development plan for site planning purposes regardless of ownership. Staff recommends the site plan be approved based on the requirement that the Unity of Control be 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.

**Previous Actions and Prior Reviews**

The Site Plan Review Committee recommended approval of the proposed site plan at the October 8, 2025, Site Plan Review Committee meeting.

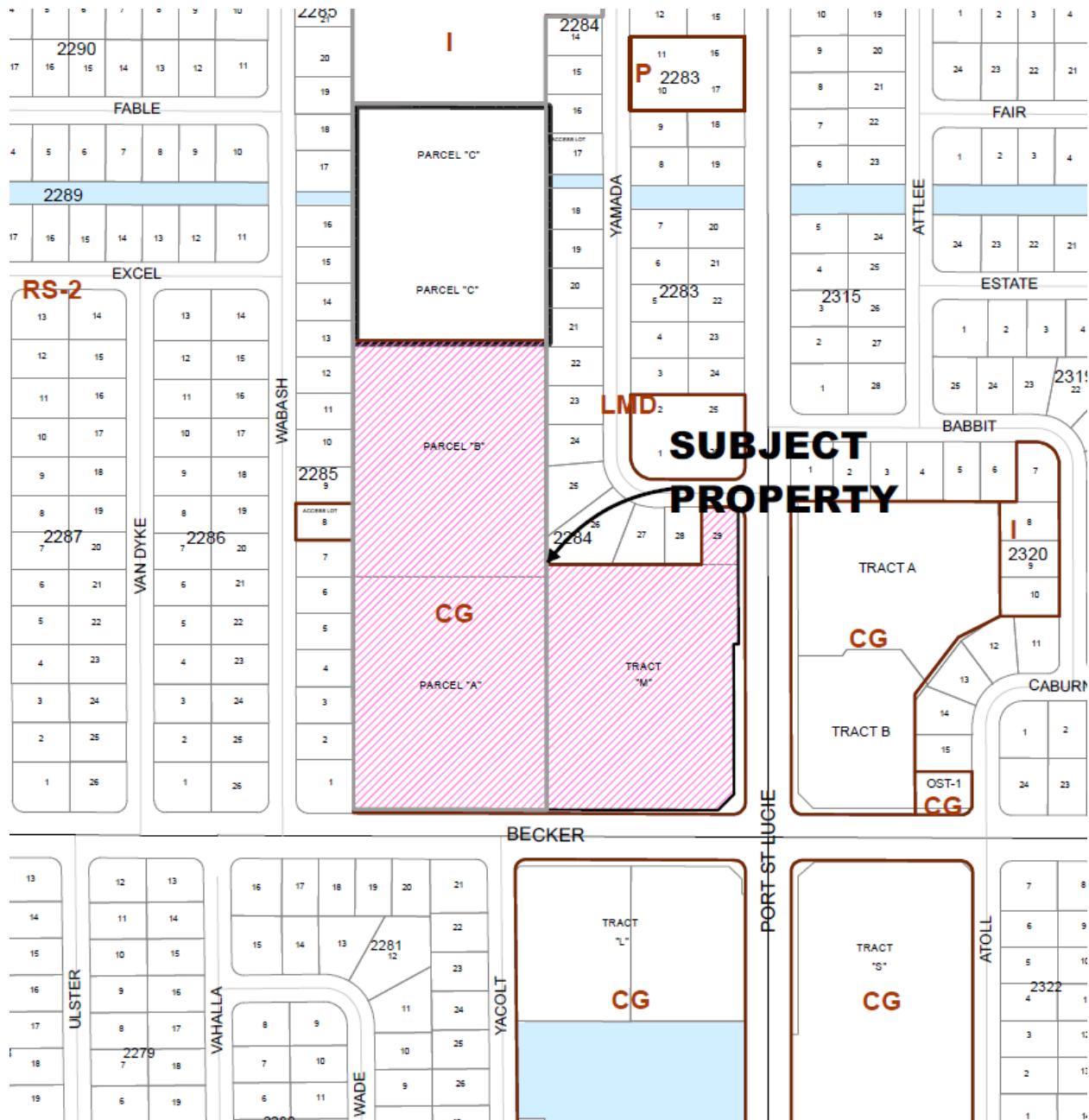
### **Location and Site Information**

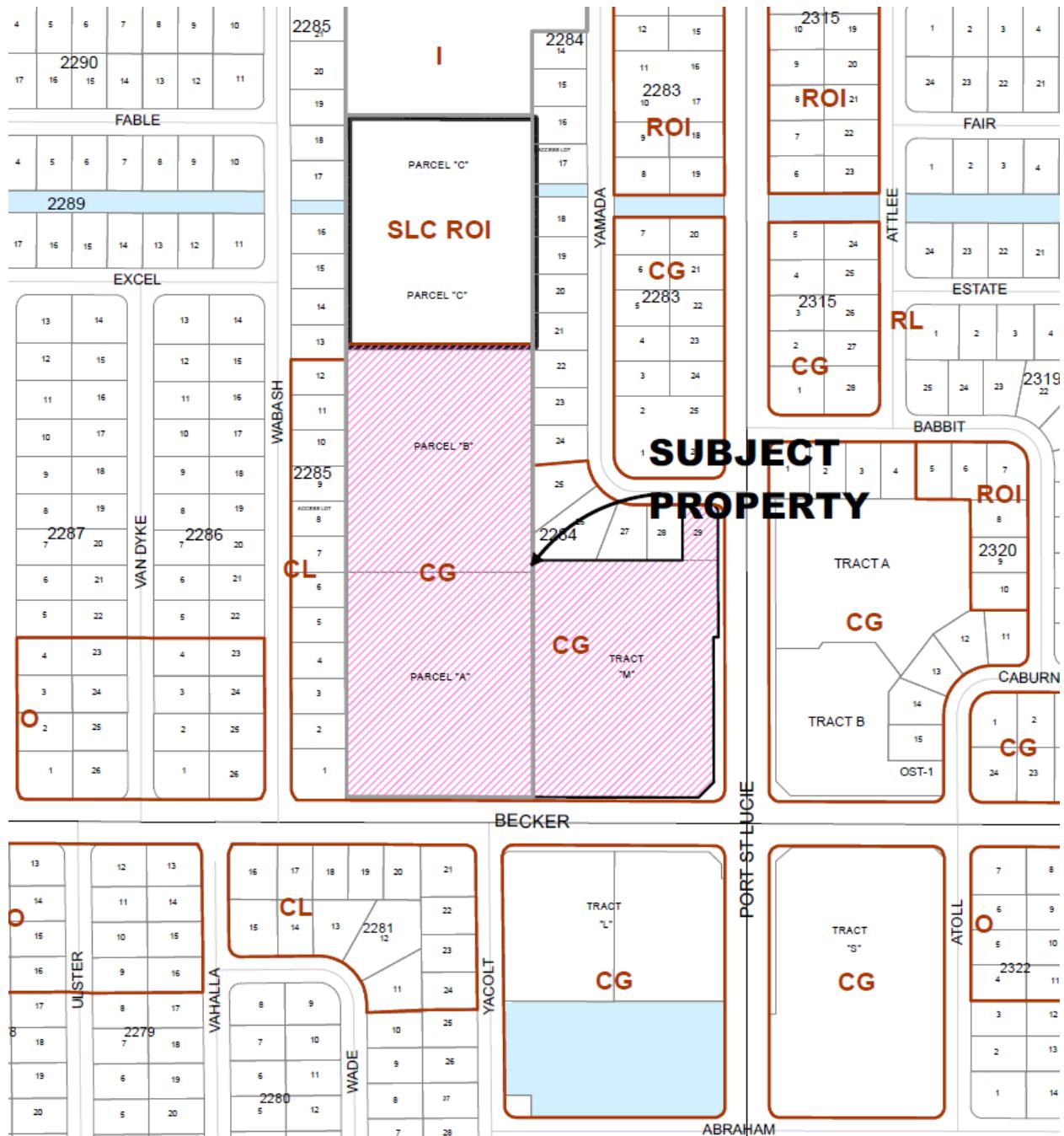
Parcel Number:	3420-660-0013-000-1 4431-500-0001-000-8 4431-500-0002-000-5
Property Size:	15.45 acres.
Legal Description:	Parcels A and B of NAU Ranch together with Lot 29, Block 2284, and Tract M, of Port St. Lucie Section Thirty-Three.
Future Land Use:	CG - General Commercial
Existing Zoning:	CG - General Commercial
Existing Use:	Vacant land

### **Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	CG and SLC-RU	SLC-AR1	Vacant
South	CL/CG	CG/RS-2	Single family residential, Vacant
East	CG	CG	Vacant
West	CL	RS-2	Single family residential

CL - Light Commercial; CG-General Commercial; RS-2 Single Family Residential; SLC-RU- St. Lucie County Residential Urban; SLC-AR1 St. Lucie County Agricultural Residential 1





## Zoning Map

## IMPACTS AND FINDINGS

**ZONING REVIEW:** The proposed project has been reviewed for compliance with the Destination at Tradition Master Planned Unit Development (MPUD) and documented as follows:

CRITERIA	FINDINGS
USE	The property is located within the Becker Road Overlay District and has a General Commercial Zoning Designation. The primary proposed use is Commercial.
DUMPSTER ENCLOSURE	The site plan depicts the locations for waste management and recycling within an enclosed area.
ARCHITECTURAL DESIGN STANDARDS	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 3 <sup>rd</sup> party for compliance.
STACKING REQUIREMENTS	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.
BUILDING HEIGHT	The General Commercial zoning district allows for a maximum building height of 35 feet. The maximum proposed building height is less than 35 feet.
SETBACKS	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.
PARKING	The Traffic Report analyzed the overall development site for vehicular trips associated with shopping plaza, fast-food restaurant with drive-thru, and convenience store with gas station uses. The overall development is anticipated to generate a cumulative 6,653 Average Daily, 505 AM Peak Hour, and 646 PM Peak Hour trips. The proposed McDonalds is anticipated to generate 813 Average Daily, 86 AM Peak Hour and 78 PM Peak Hour net driveway trips. The site is required to provide 200 parking spaces and 201 spaces are provided.
BUFFER	The Approved SEU and variance applications have conditions addressing additional buffering requirements. These conditions are required on the approved landscape plan.

## **NATURAL RESOURCE PROTECTION**

An environmental assessment statement was provided. The property is currently vacant. The site does not contain any native upland habitat associates or State jurisdictional wetlands. Preservation and mitigation requirements for the site shall be addressed as per City Ordinance.

## **CONCURRENCY REVIEW (CHAPTER 160)**

The project has been reviewed for compliance with Chapter 160, City Code, regarding the provision of adequate public facilities and documented as follows:

<b><i>Sanitary Sewer and Potable Water Facilities</i></b>	Port St Lucie Utility Systems is the provider. A service agreement is required.
<b><i>Traffic Circulation</i></b>	A Traffic Report analyzed the overall development site for vehicular trips associated with shopping plaza, fast-food restaurant with drive-thru, and convenience store with gas station uses. The overall development is anticipated to generate a cumulative 6,653 Average Daily, 505 AM Peak Hour, and 646 PM Peak Hour trips. The proposed McDonalds is anticipated to generate 813 Average Daily, 86 AM Peak Hour and 78 PM Peak Hour net driveway trips. All trips to the proposed McDonalds will be through the internal driveway network that will be established for the overall development site. 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.
<b><i>Parks and Recreation Facilities</i></b>	Not applicable to non-residential development.
<b><i>Stormwater Management Facilities</i></b>	A paving and drainage plan that is in compliance with the adopted level of service standard is required.
<b><i>Solid Waste</i></b>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<b><i>Public School Concurrency Analysis</i></b>	Not applicable to non-residential development.

## **OTHER**

**Fire District:** The access locations (external and internal) have been reviewed by the Fire District for safety purposes.

**Public Art (Chapter 162):** This project is subject to Chapter 162 of the Code of Ordinances, Art in Public Places. All private development meeting the applicability requirements of Chapter 162 must elect one of three methods for providing public art within ninety (90) days of the issuance of the first building permit. The three options are artwork on site, fee in lieu of providing public art onsite, or a combination of artwork on site and payment in lieu.

### **Related Projects**

P25-089 Woodland Trails Plat application  
P25-137 VRE PSL Landco, LLC - Fuel & Convenience Store  
P25-138 VRE PSL Landco, LLC - McDonalds  
P25-135 VRE PSL Landco, LLC - PSL & Becker  
P25-143 VRE PSL Landco, LLC - McDonalds

### **STAFF RECOMMENDATION**

The Site Plan Review Committee recommended approval of the proposed site plan at the October 8, 2025, Site Plan Review Committee meeting. The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan and recommends approval with 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 Site Plan Review Committee (SPRC) approval.
4. All drainage easements are removed from the landscape easements.