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## **MedSquare Becker Road**

**Future Land Use Map Amendment (Small-Scale Comprehensive Plan)**

**Project No. P25-120**

Planning and Zoning Board Meeting  
November 4, 2025

*Presented by: Bethany Grubbs, AICP, Senior Planner/Public Art Program*

# Legislative Action

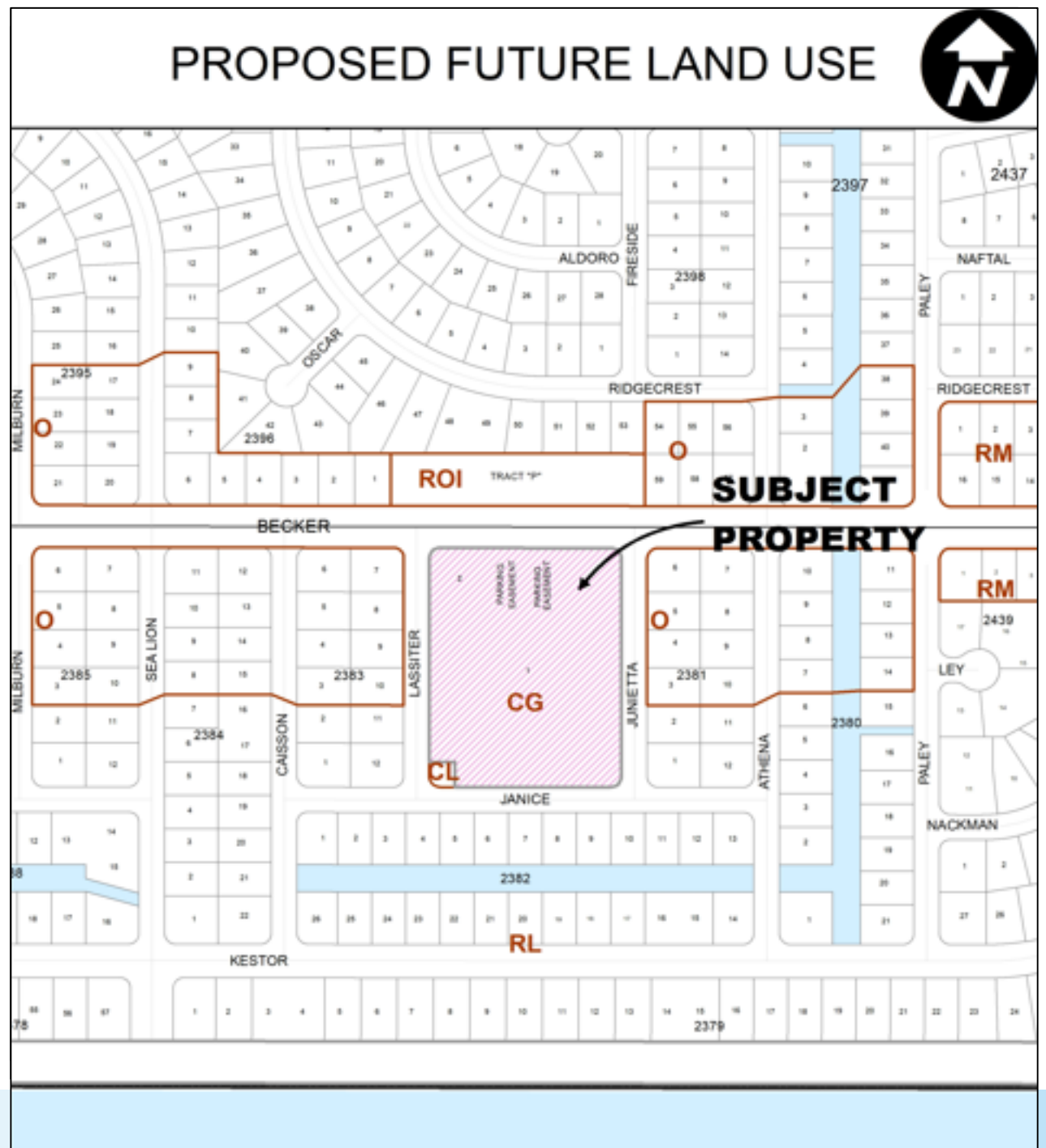
- The application is a non-quasi judicial small scale comprehensive plan amendment.
- A comprehensive plan amendment is a legislative action and can be approve or deny based on the Board's determination of what is in the best interests of the City.

# Request Summary

<b>Applicant's Request:</b>	A small-scale future land use map amendment to change the future land use designation from Limited Commercial (CL) to Commercial General (CG) for the 5.8-acre property.
<b>Applicant/Agent:</b>	Vlada Peterka, Redtail Design Group, Inc.
<b>Property Owner:</b>	Becker Road Real Estate Partners, LLC
<b>Address:</b>	190 SW Becker Road
<b>Location:</b>	Generally located south of SW Becker Road, between SW Lassiter Terrace and SW Junietta Terrace

# Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	ROI	P	Vacant
South	CG, RL	CG, RS-2	Vacant Commercial, Single-Family Residences
East	O, RL	RS-2	Single-Family Residences
West	O, RL	RS-2	Single-Family Residences



# Background

- The subject property is currently zoned Professional (P).
- A site plan was approved in 2024 to construct a 66,798 sq. ft., two-story, medical office.
- Per the P Zoning District, an office for administrative, business, or professional use is a permitted use.
- A site plan was approved (but not constructed) in 2024 for a 66,798 sq. ft., two-story, medical office.
- An application was submitted in 2025 to amend the land use to amend the CL land use to CG, and to rezone the property to PUD.

# Applicant's Proposal

- This request is being made to support a proposed development called MedSquare Becker Road, which is also under review for rezoning as a Planned Unit Development (PUD) (P25-121).
- The project includes a mix of medical and professional office uses, including a Freestanding Emergency Department (FSED) operated by Cleveland Clinic. The FSED would provide both emergency and urgent care services.
- **The proposed CG land use designation is needed to allow the FSED to operate alongside the medical office services in a single location.**
- Per the associated PUD, the proposed medical facility is planned as a two-story building with a total gross floor area of approximately 68,000 square feet.

# Applicant's Justification

A FSED is a Special Exception Use in the General Commercial Zoning District of the City Code. The current Future Land Use category, Commercial Limited (CL), would not permit the proposed PUD to include the use.

The petitioner is requesting to amend the land use designation to Commercial General (CG) to allow for the development of an FSED.

# Findings

- **Land Use Consistency (Policy 1.1.7.1):** Policy 1.1.7.1 of the Future Land Use Element states that the City shall review future land use map amendments based on the amount of land required to accommodate anticipated growth, the character of undeveloped land, the availability of water supplies, public facilities and services, the need for job creation, capital investment, and economic development as well as the need to satisfy a deficiency or mix of uses in the Future Land Use Map.
- The subject property is currently designated as Limited Commercial (CL), which is identified in the Comprehensive Plan as intended for essential household services with certain restrictions on more intensive uses such as gasoline stations, fast foods, automotive services, department stores.
- This application will amend the land use to the General Commercial (CG), which is identified in the Comprehensive Plan as intended to accommodate general retail sales and services with restrictions on heavy vehicular sales, services, wholesale, warehouse uses, outdoor storage, or other nuisance uses.
- A FSED is listed as a Special Exception Use under the CG zoning district.



# Adequate Public Facilities

- **Per Policy 1.1.3.1**, the development of residential, commercial and industrial land shall be timed and staged in conjunction with provisions of supporting community facilities and services.
- The subject property is located in a developed area of the city and served by city services.
- Port St. Lucie Utilities Systems Department is the provider of services.

# Traffic Impact Analysis

- Change in Future Land Use designation results in **NO NET CHANGE** of ADT and PM Peak hour trips.

Existing Future Land Use	Acreage	Maximum Use & Lot Coverage	Trip Generation Average Rate (ITE Code)	Average Daily Trips	PM Peak Hour
CL	5.8	Shopping Plaza (40-150k) 101,059 SF (40%)	821	11,738	982
Proposed Future Land Use	Acreage	Maximum Use & Lot Coverage	Trip Generation Average Rate (ITE Code)	Average Daily Trips	PM Peak Hour
CG	5.8	Shopping Plaza (40-150k) 101,059 SF (40%)	821	11,738	982
<b>Total Trips (No Net Change)</b>				<b>(+/-) 0</b>	<b>(+/-) 0</b>

# Traffic Impact Analysis

Proposed Use	Proposed Square Footage	Trip Generation Average Rate (ITE Code)	Average Daily Trips	PM Peak Hour
Freestanding Emergency Department	14,500 SF	650	362	32
Medical Office	52,300 SF	720	2,139	251
Total Trips Proposed			2,501	283

# Impact Analysis

- No impacts to parks or public schools for the proposed non-residential land use amendment.
- The subject property is located in Zone X, the area of minimal flood risk on the Florida Insurance Rate Map.
- The applicant shall mitigate for 25% of upland habitat in accordance with applicable regulations.

# Special Considerations

The CG Land Use designation allows a broader and more intense scope of commercial and medical uses, including retail, restaurants, hotels, pharmacies, and urgent or emergency care facilities. While the current proposal is for a medical facility, it's important to understand that changing the land use designation to CG opens the door to a wider range of future uses. If the amendment is approved, the property could be developed in the future for any use allowed under the CG category, not just the emergency medical facility currently proposed.

# Staff Recommendation

This request is a legislative action. The proposed small-scale comprehensive plan amendment has been reviewed for consistency with the intent and direction of the City's Comprehensive Plan.

## Planning and Zoning Board - Action Options

- Motion to recommend approval to the City Council
- Motion to recommend denial to the City Council
- Motion to table the item

**Please note:** If the Board requires additional clarification or information from the applicant or staff, it may choose to **table** or **continue** the hearing or review to a future meeting.