



Bee Well Pediatrics

Major Site Plan
Project No. P22-291

City Council Meeting
Francis Forman, Planner III
January 26, 2026

Request Summary

- Owner: St. Lucie Doctors, LLC
- Applicant: Stephen Cooper, P.E., Stephen Cooper P.E. & Associates
- Location: Northwest corner of SW Becker Road and SW Darwin Boulevard.
- Request: Requesting approval of a major site plan for an 8,705 square foot medical office building and a 3,295 square foot retail/office building.

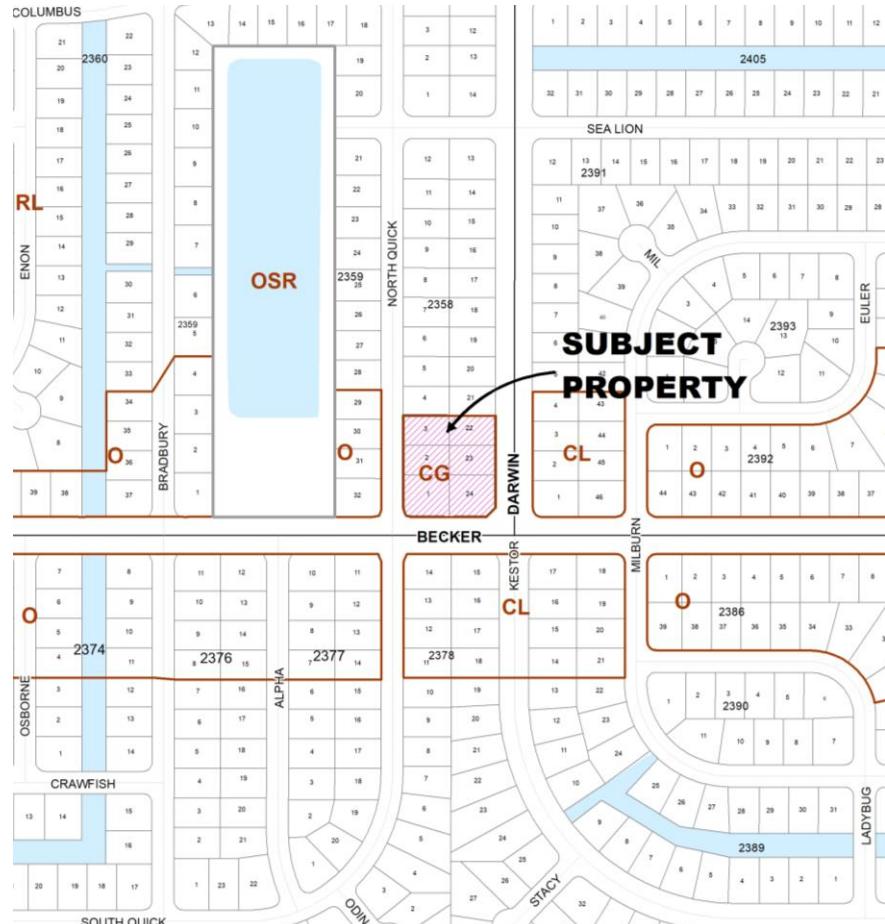
Surrounding Areas

Direction	Existing Use	Future Land Use	Zoning
North	Single-Family Residential	RL	RS-2
South	Single-Family Residential	CL	RS-2
East	Single-Family Residential	CL	RS-2
West	Single-Family Residential	O	RS-2



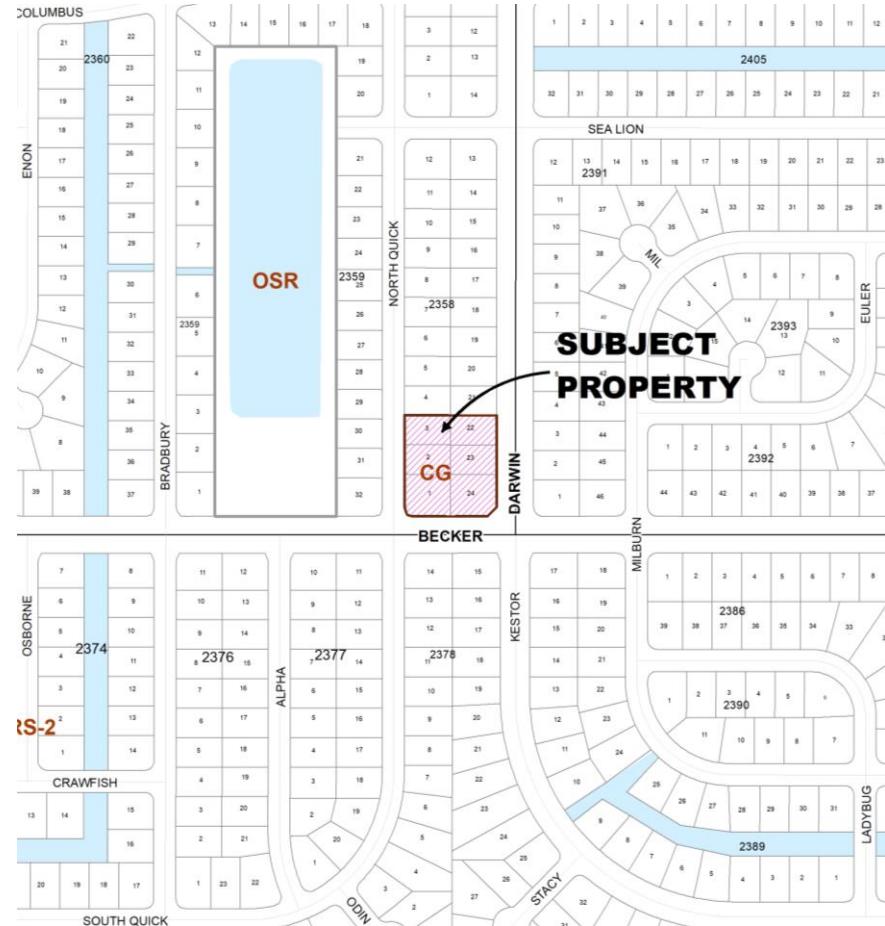
Future Land Use

Direction	Existing Use	Future Land Use	Zoning
North	Single-Family Residential	RL	RS-2
South	Single-Family Residential	CL	RS-2
East	Single-Family Residential	CL	RS-2
West	Single-Family Residential	O	RS-2



Zoning

Direction	Existing Use	Future Land Use	Zoning
North	Single-Family Residential	RL	RS-2
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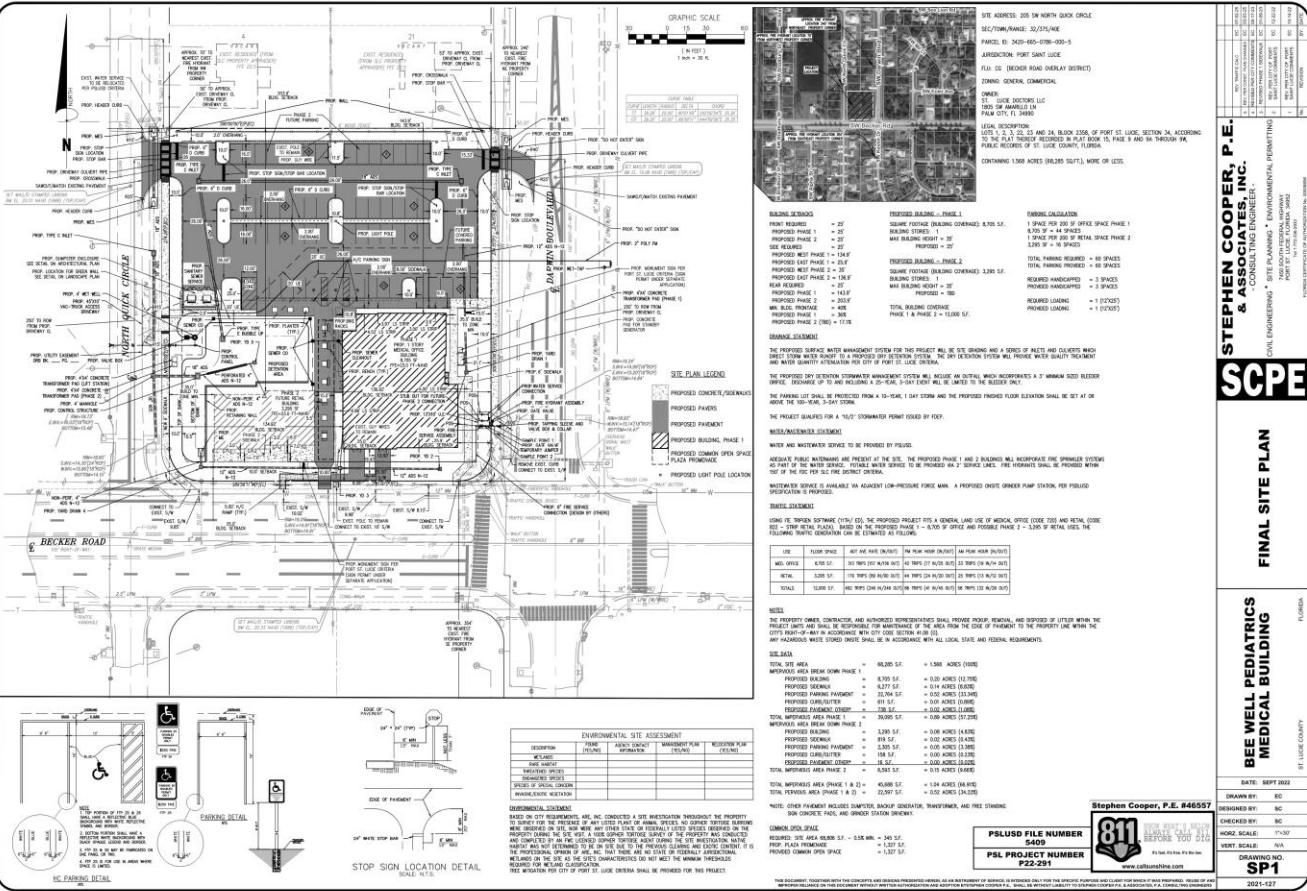
Zoning Review

- The proposed site plan provides an 8,705 square foot medical office building intended to house a pediatric office, and a 3,295 square foot retail/office building.
- A total of 60 parking spaces are required. The site plan provides 60 spaces including 3 handicapped accessible spaces.
- The General Commercial (CG) zoning district allows for a maximum building height of 35 feet for any office or retail building. The proposed building height is 25 feet.
- The proposed use aligns with Goal 4 of the City's Strategic Plan by providing a diverse economy & employment opportunities.
- The subject property is within the Becker Road Overlay District and the proposed project was reviewed for conformance with the Overlay standards.

Concurrency Review

- Port St. Lucie Utility Systems Department is the provider of sewer and water service.
- A Traffic Impact Analysis was prepared and submitted by Stephen Cooper, P.E. & Associates and was reviewed by the Public Works Dept and was found to be in compliance with the adopted level of service and requirements of Chapter 156 of City Code, and Public Works Policy 19-01pwd.

Site Plan



Landscape Plan



BEE WELL PEDIATRICS MEDICAL OFFICE BUILDINGS

PLANT LIST

NEY CITY BOTANICAL NAME COMMON NAME N° WW SIZE-SPECIFICATIONS

TREES

OL 6	Quercus laurifolia	Laural Oak	X	X	12' Hc, 2 1/2' DBH, 65 Gal
OL 7	Quercus virginiana	Live Oak	X	X	12' Hc, 2 1/2' DBH, 65 Gal
OL 11	Fraxinus nigra	White Ash	X	X	12' Hc, 2 1/2' DBH, 65 Gal
OL 11	Bursaria simaruba	Gumbo Limbo	X	X	12' Hc, 2 1/2' DBH, 65 Gal
TL 10	Ligustrum vulgare	Tree Ligustrum	X	X	8' H, 1 1/2' DBH, 30 Gal
SH 10	Metasequoia	Dahoon Holly	X	X	12' Hc, 2 1/2' DBH, 65 Gal

PALMS

FP 17	Washingtonia	Palmetto	X	X	8' H, Grey Wood, Matched
RP 16	Rhapis excelsa	Royal Palm	X	X	10' Hc, Grey Wood, Matched
TP 20	Thrinax radiata	Florida Hatch Palm	X	X	8' H, Grey Wood, Matched

SHRUBS

GL 11	Gardenia radicans	Gardenia 'Jubilation'	X	X	3 Gal, 24" H
CL 10	Chrysobalanus icaco	Cocoplum 'Red Tip'	X	X	3 Gal, 24" H
CL 81	Clusia guttifera	Clusia 'Gutifera'	X	X	3 Gal, 24" H
CL 77	Freycinetia banksii	Freycinetia	X	X	3 Gal, 24" H
ING 129	Ixora 'Nora Grant'	Ixora 'Nora Grant'	X	X	3 Gal, 24" H
SH 118	Macrorhynchus	Macrorhynchus	X	X	3 Gal, 24" H
SH 119	Nerium oleander	Nerium oleander	X	X	3 Gal, 24" H
SH 120	Neon combretum 'Shrill'	Neon combretum 'Shrill'	X	X	3 Gal, 24" H
WV 127	Vitex agnus-castus	Walter's Vitexum	X	X	3 Gal, 24" H
WV 128	W. a. s.t.	Green Hall	X	X	Species to be selected

GROUND COVERS

AJ 100	Tradescantia pallida	Deer Asiatic Jasmine Tricolor	X	X	1 Gal
AJ 392	Juniperus horizontalis	Blue Rug Juniper	X	X	1 Gal
BU 319	Linospadix monostachyus	Emerald Goddess	X	X	1 Gal

LAWN GRASS

SA per cent Stenotaphrum secundatum St. Augustine 'Floridian'

SOLID SOD

NOTE:

* = N = Florida Native; WW = Water Wise Selected

PLANTING SPECIFICATIONS

- All plant materials shall be nursery plants. 1" diameter minimum at the time of planting as defined by the "Guidelines and Standards for Nursery Plants, Part 1" prepared by the state Department of Agriculture and Consumer Services.
- Quantities listed on the Plant List are for estimating purposes. Contractor shall verify all quantities.
- Materials shall be delivered to the site in a timely manner.
- Where there is a discrepancy either in quantity, plant names, sizes, or specifications between the plant list and the order, the plant list shall prevail.
- All planting beds and water bases for trees shall be covered with a 3" minimum depth of shredded mulch. Mulch shall be applied in a 3' wide band around the base of the tree.
- The Planting Plan shall be installed in compliance with all existing codes and applicable deed restrictions.
- Planting Soil: All trees and shrubs shall be planted with a minimum of 12" topsoil around the base of the tree.
- Planting soil to be a weed-free mixture of 50% sand and 50% mulch or organic planting material.
- Contractor is responsible for determining all utility locations and installing facilities as is not otherwise required by the utility or its applicable utility code. Contractor shall be required to pay the additional cost to the Owner.
- Contractor shall be responsible for the grading of all association utility areas.
- After final grade, area to be raked to 6" depth and all rock and foreign materials removed and disposed of properly.
- Contractor shall be responsible for the removal of any debris left on the site.
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- All plants to be planted at the nursery grade or slightly higher.
- Contractor shall state and pay all taxes and per cents of time of planting as per the appropriate deed restriction.
- Contractor is responsible for the maintenance and/or repair of all staking and guying during the life of the plant.
- Fertilizer is required for plantings and shall be NPK 16-4-8 at 12.5 lbs/1000 ft. or 345 lbs/ton.
- Nitrogen 30% slow release form and fertilizer to include secondary minor nutrients.
- Contractor shall be responsible for the application of fertilizer as specified in writing prior to installation. Any discrepancies between plans, site and specifications shall be brought to the attention of the Owner and the plans shall be revised.
- WATERING: All plant material shall be watered in at time of planting in accordance with standard nursery practices. Watering shall be discontinued when plant material has reached 50% root completion and is needed thereafter for a period of 2 months.
- Root barrier shall be installed around the base of the tree to a height of 18" and extend 12" in any direction to the backfill.
- Water and temp to prevent ice. If existing soil contains excessive sand, clay, or other material not conducive to the natural growth of the plant, contractor shall add organic material to the soil to a depth of 18" and a width of 12' from the trunk of the tree.
- Soil shall be 2" deep layer placed to the edge of the planting pit, with a height of 4" to 6" above the ground line.
- Never pile mulch against the trunk of the tree.
- Root barrier shall be a 2" deep layer placed to the edge of the trunk fare, around the base of shrub, or utility ground plane.
- Never pile mulch against the trunk of the tree.
- Plant material shall be accepted showing evidence of catkin, chain, maxia, equipment scars, or otherwise damaged.
- Plants shall not be accepted when the ball or earth surrounding its roots has been cracked, broken or otherwise damaged.
- Root prune all field grown trees a minimum of 8-weeks prior to planting.

BECKER ROAD LANDSCAPE REQUIREMENTS

FRONTAGE LANDSCAPE BUFFERS

TREES (40' O.C. 8' HT)
SHRUBS (8' O.C.)
GROUND COVERS (1 ft per 3 in. ft)

PERIMETER BUILDING LANDSCAPE BUFFERS

PHASE 1 TREES (20' O.C. 8' HT)
SHRUBS (10' per 2 ft. ft.)
GROUND COVERS (1 ft per 3 in. ft)

PHASE 2 TREES (30' O.C. 8' HT) SHRUBS (10' per 3 ft. ft.) GROUND COVERS (1 ft per 3 in. ft.)

SITE PERIMETER LANDSCAPE BUFFERS

(Not required to have Frontage Property Line (FPL) Requirements)

TREES (1 per 3 ft. ft.)
SHRUBS (1 per 3 ft. ft.)
GROUND COVER (1 ft. ft.)

PARKING LOT LANDSCAPE BUFFER ALONG FRONTAGE LANDSCAPE

TREES (1 per 20' O.C.)
SHRUBS (1 per 3 ft. ft.)
GROUND COVER (1 ft. ft.)

PLANTING DETAILS



CLEAR TRUNK PALM PLANTING



PALM WOOD BATTEN DETAIL



SHRUB / GROUNDCOVER PLANTING



GENERAL PLANTING NOTES

- All dimensions 6' and less are for illustrative purposes only.
- Plant containers shall be removed prior to planting. Plants are not container grown, remove a minimum of the top 1/3 of bark, fiber, or wire mesh. Never cut or handle the tree by the trunk.
- The uppermost root or all shall be covered to no more than 1' of soil. Use hand tools to carefully remove all excess soil. The top of root ball shall be set 1" - 2" above final grade and set plants in the ground to the same level as the ground surface. Do not bury the trunk of the tree.
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PALMWOOD Landscape Policy Statement

All landscaping that meet the latest PSLSD Landscape policy shall be installed in accordance with the intended operation and maintenance of any existing utility.

These shall not be planted within 10' (10 ft) of any existing utility.

No landscaping that meet the latest PSLSD Landscape policy shall be installed within 8' (8 ft) of any existing utility. (i.e. water, sewer, gas, electric, telephone, cable, etc.)

No landscaping that meet the latest PSLSD Landscape policy shall be installed within 8' (8 ft) of any existing utility device. (i.e. backflow device, fire hydrant or sewer cleanout, etc.)

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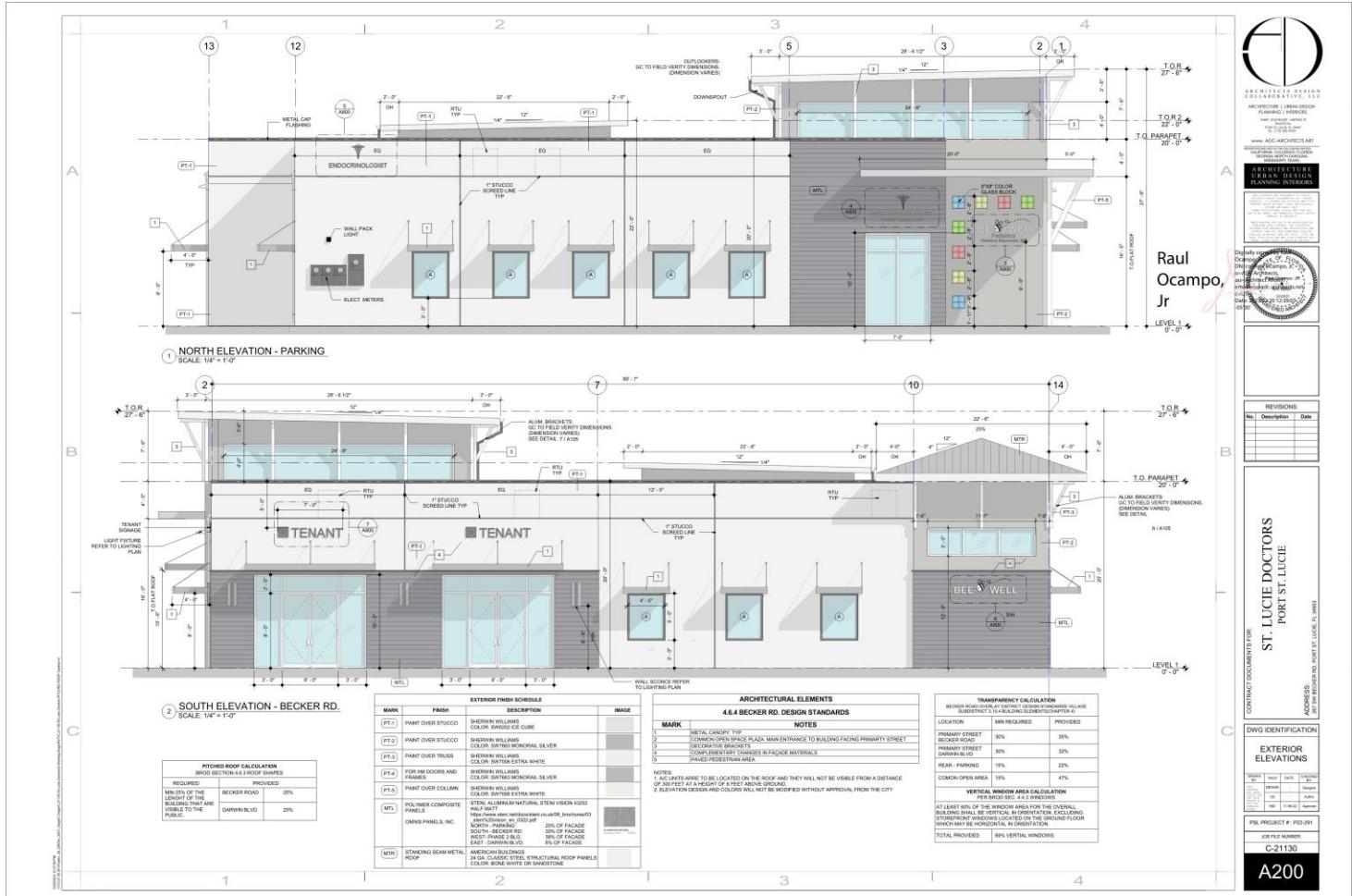
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Building Elevations



Staff Recommendation

- The Planning & Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations, policies of the Comprehensive Plan, and recommends approval.
- The Site Plan Review Committee recommended approval at their December 14, 2022, meeting.