



**Medsquare Becker Road
Major Site Plan
Project Number: P23-199**



Project Location Map

SUMMARY

Applicant's Request:	A request for approval of a site plan for a proposed 2-story, 66,798 sq. ft. medical office building located on the south side of Becker Road. The project includes 305 parking spaces and associated sitework on the 5.80-acre site.
Applicant:	2 GHO, Inc. – Pat Lentini
Property Owner:	A M Developments, LLC
Location:	South of Becker Rd., between SW Lassiter Ter. & SW Junietta Ter.
Application Type: (Identify if quasi-judicial)	Major Site Plan, Consent
Project Planner:	Bianca Lee, Planner II

Project Description

The applicant is requesting major site plan approval for a property approximately 5.8 acres in size, consisting of 3 parcels of land. The site plan reflects the construction of a 66,798 sq. ft. medical office building on an undeveloped site, located on the south side of Becker Road. The project includes 305 parking spaces and associated sitework. An architectural wall will be constructed around the south portion of the site and partially along the east and west property lines. A wall is required in a landscape buffer strip where residential uses abut the property to the side or rear per Section 154.03(C)5 of the Landscape and Land Clearing Code. Additional screening will be required on the site in the event of future residential development to the east and west of the proposed medical office building.

A subdivision replat (P24-049) has been submitted to replat the property as one parcel and to remove ingress/egress easements that traverse the site. The plat is under review.

Background

The City Council on May 26, 2009, approved the Becker Commons Subdivision Plat (P09-031). The City Council on October 9, 2023, approved the rezoning from PUD (Planned Unit Development) to (P) Professional (P23-115).

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval for the major site plan on February 28, 2024.

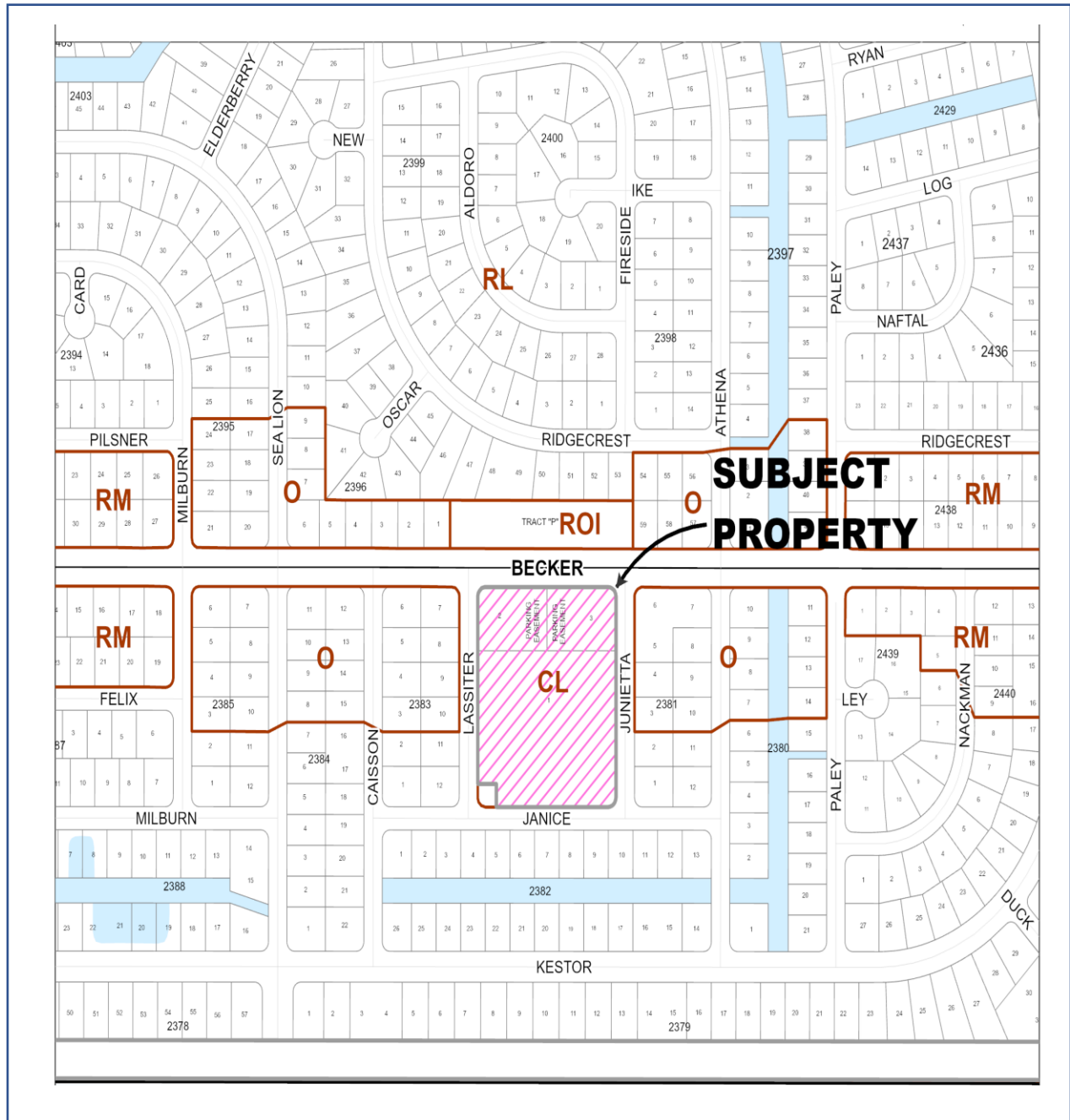
Location and Site Information

Parcel Numbers:	4430-700-0002-000-6, 4430-700-0003-000-3, & 4430-700-0001-000-9
Property Size:	5.80 acres: 252,648 SF
Legal Description:	Becker Commons (PB 62-1), Lots 1, 2, & 3
Address:	190 SW Becker Rd. & SW Becker Rd.
Future Land Use:	CL-Limited Commercial
Existing Zoning:	Professional
Existing Use:	Vacant

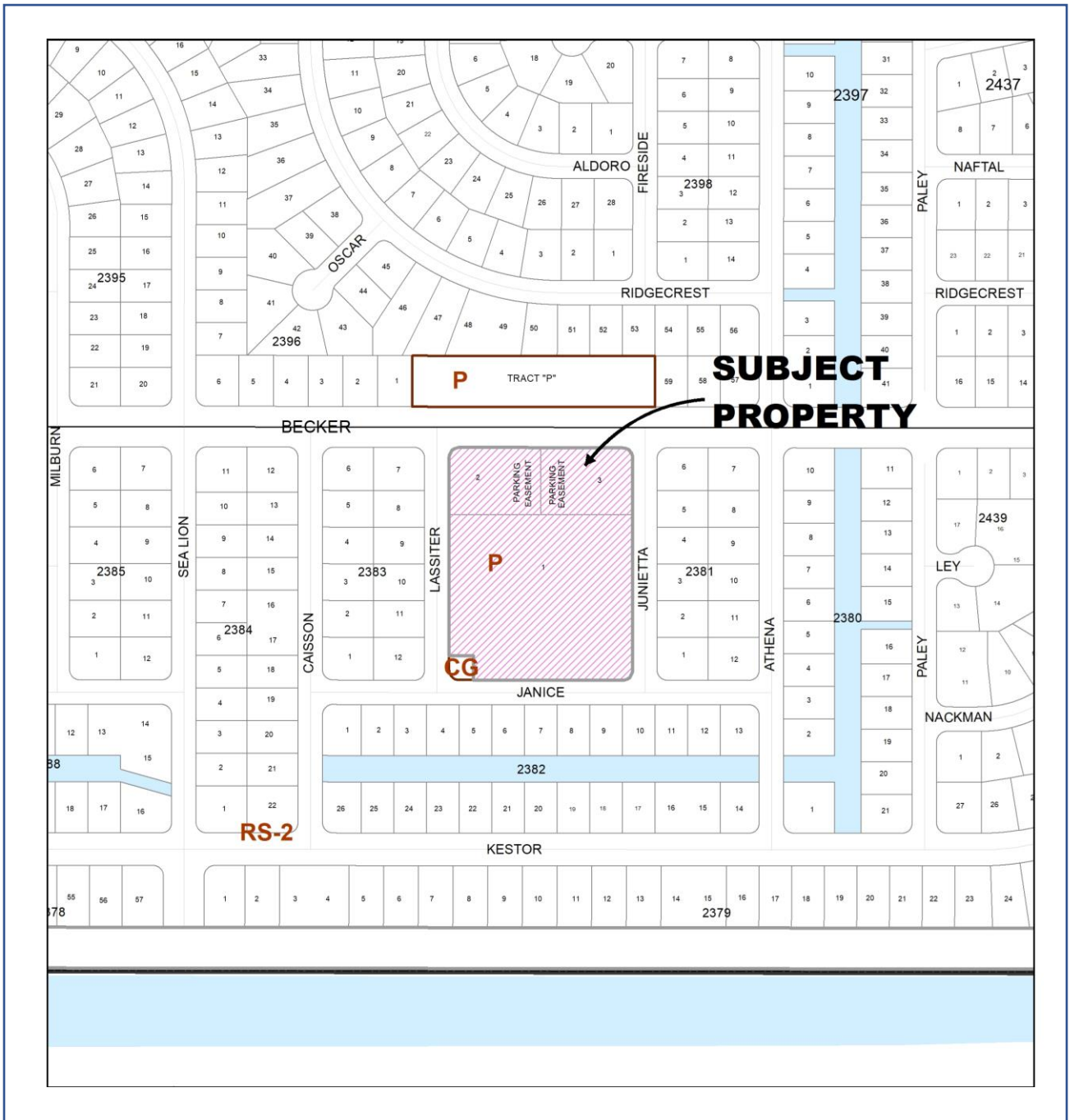
Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	ROI	P	Vacant
South	RL	RS-2	SFH
East	O	RS-2	SFH
West	O	RS-2	Vacant

ROI-Residential, Office, & Institutional, RL- Low Density Residential, O-Office, P-Professional, RS-2-Single-Family Residential



Future Land Use Map



Zoning Map

IMPACTS AND FINDINGS

ZONING REVIEW: The project has been reviewed for compliance with the requirements of the code of ordinances and has provided for the following statements of fact:

<i>CRITERIA</i>	<i>FINDINGS</i>
USE	Medical office is a permitted use within the Professional Zoning District.
DUMPSTER ENCLOSURE	Complies with City standards.
ARCHITECTURAL DESIGN STANDARDS	The proposed building elevations and site comply with the Becker Overlay District Design Standards.
PARKING REQUIREMENTS	The site plan requires 243 spaces and is providing 305 spaces. 296 standard parking stalls and 9 ADA spaces.
BUILDING HEIGHT	Meets the building height requirement within the Professional Zoning District.
SETBACKS	Meets all setback requirements within the Professional Zoning District.

CONCURRENCY REVIEW: The project has been reviewed for compliance with the City of Port St. Lucie Comprehensive Plan Policies, as it pertains to the New Community Development District future land use classification, regarding provision of adequate public facilities and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
SEWER/WATER SERVICES	Sewer/water will be provided by the City of Port St. Lucie Utility Systems Department. A developer's agreement with the City Utilities Department, that is consistent with the adopted level of service, is required prior to issuance of building permits
TRANSPORTATION	The staff review indicates that per the submitted Traffic Analysis, this proposed site shall produce an addition of 320 PM Peak hour trips per the ITE Trip Generation Manual. After review of the analysis, the additional trips on the surrounding roadways will not trigger any improvements. The transportation elements of the project were 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. Therefore, no traffic impact mitigation is required.
PARKS AND OPEN SPACE	Not applicable.
STORMWATER	Paving and drainage plans were submitted as part of the detailed plan submittal and will receive the necessary approvals.
SOLID WASTE	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available. The applicant provided a letter from the FCC Environmental Services.
PUBLIC SCHOOL CONCURRENCY	Not applicable.

OTHER

NATURAL RESOURCE PROTECTION (CHAPTER 157)

An environmental assessment report was prepared for the subject property. The site is undeveloped, comprised of Mesic flatwoods and dry flatwoods native upland habitat. Gopher tortoise burrows were found on site. A new gopher tortoise survey will be required before the property is cleared. No other state or federally listed plant/animal species or their habitat(s) were observed on site. There are no wetlands on the property. The site is subject to upland habitat mitigation and the applicant has elected to make a payment into the Conservation Trust Fund in lieu of on-site preservation.

Fire District: The access location (external and internal) has 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 public construction projects 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. At this time, the applicant has identified the fee in lieu as the preferred option.

RECOMMENDATION

The Site Plan Review Committee recommended approval of the site plan at their February 28, 2024.

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 City's Comprehensive Plan and recommends approval with the following condition:

1. The subdivision replat of the property shall be approved by the City Council prior to issuance of any site work permits.