

MEDSQUARE BECKER ROAD

PLANNED UNIT DEVELOPMENT (PUD)

City of Port St. Lucie Project Number P25-121
PSLUSD File No. 11-953-00

Prepared by:



REDTAIL DESIGN GROUP
100 S. 2nd Street
Fort Pierce, FL 34950

September, 2025

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PROJECT TEAM

OWNER

Becker Road Real Estate Partners LLC
2990 Ponce de Leon BLVD
Coral Gables, FL 33134-6803

LAND PLANNER

REDTAIL DESIGN GROUP
100 S. 2nd Street
Fort Pierce, FL 34950

ARCHITECT

Modis Architects, LLC
4955 SW 75th Ave
Miami, FL 33155

CIVIL ENGINEER

Mills, Short & Associates
700 22nd Place, Suite 2C & 2D
Vero Beach, Florida 32960

TRAFFIC ENGINEER

Pinder Troutman Consulting, Inc.
601 Heritage Drive, Suite 493
Jupiter, FL 33458

SURVEYOR

AEI Consultants
2500 Camino Diablo
Walnut Creek, CA, 94597

LANDSCAPE ARCHITECT

2GHO, Inc.
1907 Commerce Lane, Suite 101
Jupiter, Florida 33458

EXHIBIT 1
AGENT AUTHORIZATION



Redtail DG
 100 S. 2nd Street
 Fort Pierce, Florida 34950
 (772) 742 1555
 redtaildg.com
 todm@redtaildg.com

AGENT AUTHORIZATION

Project: MedSquare Becker Road
Owner: Becker Road Real Estate Partners LLC
Parcel IDs: 4433-700-0001-000-8

BEFORE ME THIS DAY PERSONALLY APPEARED Alberto Jose Perez WHO BEING DULY SWORN, DEPOSE AND SAY THE FOLLOWING:

We hereby give CONSENT to Redtail DG, Inc. to act on our behalf, to submit or have submitted applications and all required material and documents, and to attend and represent us at all meetings and public hearings pertaining to all City, County and State permits for the project indicated above.

Furthermore, we hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the project indicated above.

FURTHER AFFIANT SAYETH NOT.

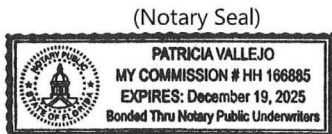
The foregoing instrument was acknowledged before me this 27th day of May, 2025, by Alberto J. Perez (Name of Person Acknowledging) who is personally known to me or who has produced _____ (type of identification) as identification and who did (did not) take an oath.



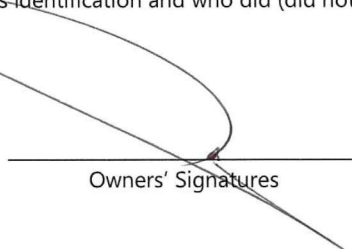
 Notary Signature

Patricia Vallejo

 Printed Name of Notary



 My commission expires



 Owners' Signatures

Alberto Jose Perez

 Owners' Names

2990 Ponce de Leon Blvd, #500
Coral Gables, FL 33134

 Street Address

 City, State, Zip

786.556.3736 / AJP@MASAJR.com

 Telephone / Email

INTRODUCTION

The MedSquare Becker Road PUD is located on parcel number 4433-700-0001-000-8. It is positioned on the south of the city, and is bordering SW Becker Road on the north, SW Lassiter Ter on the west, SW Janice Ave on the south and SW Junieta Ave on the east. The uses proposed for the PUD are based on the Commercial General zoning district, continuing with the previously approved professional and medical offices, removing intense commercial uses and allowing for a Freestanding Emergency Department (FSED).

The proposed FSED is a combination of an Emergency room and an Urgent Care that provides services in one convenient location. It eliminates the need to choose from visiting an ER or an Urgent care, and reduces cost to the patient, and also reduces the wait time. This service operates 24/7 all year around and is staffed with Board-Certified Emergency Physicians and other licensed staff. It does not generate CODE 3 ambulance traffic (lights and sirens), and does not provide overnight stays.

GENERAL SITE DATA

Parcel ID Number: 4433-700-0001-000-8

Overall Site Area: 5.80 acres

Existing Zoning: Professional (P)

Proposed Zoning: Planned Unit Development (PUD)

Existing Future Land Use: Commercial Limited (CL)

Proposed Future Land Use: Commercial General (CG)

SURROUNDING AREA

Surrounding Area	Zoning	Future Land Use	Existing Use
North	P	ROI	1000 - Vac Comm
South	RS-2	RL	0100 - Single Family
East	RS-2	O and RL	0100 - Single Family
West	RS-2	O and RL	0100 - Single Family

EXHIBIT 2
LOCATION MAP

Location Map



7/2/2025
Comparable Search

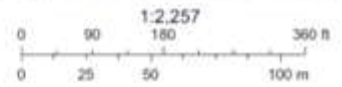


EXHIBIT 3
ZONING MAP

ZONING Map



5/26/2025
 Search Results
 Comparable Search
 PSL Zoning
 GENERAL COMMERCIAL

PROFESSIONAL
 SINGLE-FAMILY RESIDENTIAL

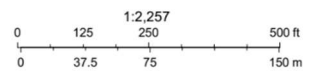
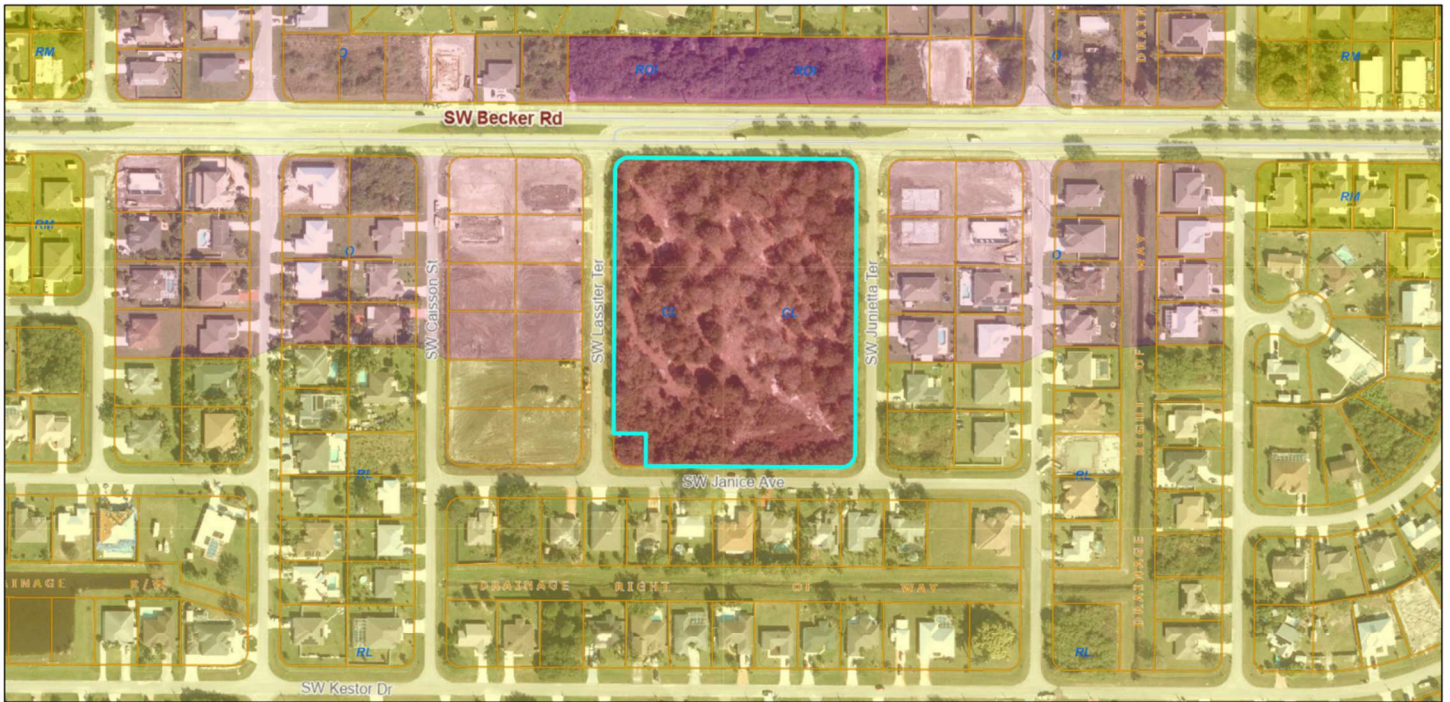


EXHIBIT 4
FUTURE LAND USE MAP

FUTURE LAND USE Map



- 5/26/2025
- Search Results
 - Comparable Search
 - PSL Future Land Use
 - RL LOW DENSITY RESIDENTIAL
 - RM MEDIUM DENSITY RESIDENTIAL
 - O OFFICE
 - CL COMMERCIAL LIMITED
 - ROI RESIDENTIAL - OFFICE - INSTUTIONAL

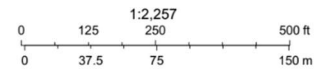


EXHIBIT 5
STATEMENT OF UNIFIED CONTROL AND
BINDING PUD AGREEMENT

**STATEMENT OF UNIFIED CONTROL
AND BINDING PUD AGREEMENT**

The property as described as follows:

- Parcel ID: 4433-700-0001-000-8

and specified in the application package, is owned by, and under the unified control of the undersigned, Becker Road Real Estate Partners LLC shall proceed with the proposed development according to the provisions of the City of Port St. Lucie zoning regulations and any conditions as may be attached to the rezoning of the land to PUD; provide agreements, contracts, deed restrictions, and sureties acceptable to the City for completion of the development according to the plans approved at the time of rezoning to PUD, and for continuing operation and maintenance of those areas, functions, and facilities as are not to be provided, operated, or maintained at public expense; and bind all successors in title to any commitments made under this agreement.

IN WITNESS WHEREOFF, we have hereunto set our hands and seals this 2nd day of July, 2025.

Becker Road Real Estate Partners LLC, a
Florida Corporation

By: [Signature]
Alberto J. Pérez

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument is acknowledged before me by means of (check one) physical presence or online notarization, this 2nd day of July, 2025, by Alberto J. Pérez, as Manager of Becker Road Real Estate Partners LLC, a Florida Corporation. Said person (check one) is personally known to me, produced a driver's license issued by a state of United States within the last five (5) years) as identification, or produced other identification, to wit:

[Signature]
Print Name: Patricia Vallejo

Notary Public, State of Florida

Commission No.: HH-166885

My Commission Expires: 12/19/2025

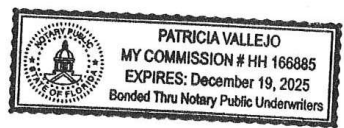


EXHIBIT 6
LEGAL DESCRIPTION

LEGAL DESCRIPTION
SOURCE: BOUNDARY SURVEY

FLAGLER HEALTHCARE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 131, PAGE 5, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING A REPLAT OF BECKER COMMONS, RECORDED IN PLAT BOOK 62, PAGE 1, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. LYING IN SECTION 33, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

EXHIBIT 7
PROPERTY CARD

Property Identification

Site Address: TBD
Sec/Town/Range: 33/37S/40E
Parcel ID: **4433-700-0001-000-8**
Jurisdiction: Port Saint Lucie
Land Use Code: 1000 - Vac Comm
Account #: **398768**
Map ID: [44/33S](#)
Zoning: Profession

*Image
or
Sketch
unavailable
for display*

Legal Description

FLAGLER HEALTHCARE (PB 131-5) PARCEL 1 (5.80 AC - 252,648 SF)

Total Areas

Finished/Under Air (SF): 0
Gross Sketched Area (SF): 0
Land Size (acres): 5.8
Land Size (SF): 252,648

Map



Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

[Sources/links:](#)

State of Florida, Maxar

Powered by Esri

Ownership

Becker Road Real Estate Partners LLC
2990 Ponce de Leon BLVD
Coral Gables, FL 33134-6803

Current Values

Just/Market value:	\$1,894,900
Assessed value:	\$1,894,900
Exemption value:	\$0
Taxable value:	\$1,894,900

Important

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Links

Taxes for this parcel: [SLC Tax Collector's Office](#)

Download TRIM for this Parcel: [Download PDF](#)

[File for homestead exemptions.](#)

[View associated Tax Map.](#)

[Report Homestead Fraud on this parcel.](#)

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
------	-----------	-----------	------	---------	-------

Special Features and Yard Items

Type	Qty	Units	Year Blt
------	-----	-------	----------

Values Breakdown

2025 ▼

Building		\$0
SFYI		\$0
Land		\$1,894,900
Just/Market		\$1,894,900
Ag Credit		\$0

Assessed	\$1,894,900
Exemptions	\$0
Taxable	\$1,894,900

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount
----------	------------	-------------	--------

Important

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount
2025	75.14	Port St. Lucie Stormwater	\$14,201.46

This does not necessarily represent the total Special Assessments that could be charged against this property.

The total amount charged for special assessments is reflected on the most current tax statement and information is available with the [SLC Tax Collector's Office](#)

Permits

Number	Issue Date	Description	Amount	Fees
--------	------------	-------------	--------	------

Notice: This does not necessarily represent all the permits for this property. Click the following link to check for additional permit data in [Port Saint Lucie](#)

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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EXHIBIT 8
WARANTY DEED

After Recording Return to:
DAVID PEARL, Esquire
Buchanan Ingersoll & Rooney PC
401 East Las Olas Blvd., Suite 2250
Fort Lauderdale, FL 33301

This Instrument Prepared by:
Adam S. Zipper Esq.
Strock & Cohen, Zipper Law Group, P.A.
2900 Glades Circle
Suite 750
Weston, FL 33327
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):
4430-700-0003-000-3, 4430-700-0002-000-6, and 4430-700-0001-000-9
File No.: 23051928

WARRANTY DEED

This Warranty Deed, Made the 25 day of September, 2024, by **A M DEVELOPMENTS LLC, a Florida Limited Liability Company**, having its place of business at **30924 Bay Shore Dr, Big Pine Key, FL 33043**, hereinafter called the "Grantor", to **BECKER ROAD REAL ESTATE PARTNERS, LLC, a Florida limited liability company**, whose post office address is: **2990 PONCE DE LEON BLVD., SUITE 500, CORAL GABLES, FL 33134**, hereinafter called the "Grantee".

WITNESSETH: That said Grantor, for and in consideration of the sum of **Two Million Two Hundred Fifty Thousand Dollars and No Cents (\$2,250,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Saint Lucie** County, Florida, to wit:

Lots 1, 2 and 3, BECKER COMMONS, according to the Plat thereof, as recorded in Plat Book 62, Page 1, of the Public Records of St. Lucie County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2023, reservations, restrictions and easements of record, if any.

(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of Limited Liability Company)

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: Wendy Lois Nelson
Printed Name: Wendy Lois Nelson
Address: 586 Blue Ridge Dr.
Blue Ridge, VA 24064

A M DEVELOPMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY

MICHAEL N. REINSTEIN
MICHAEL N. REINSTEIN, Manager/Member

Witness Signature: Mildred V. Wilcox
Printed Name: Mildred Wilcox
Address: 5303 Poppy Drive Jacksonville, FL 32205

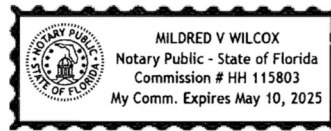
AVA V. REINSTEIN
AVA V. REINSTEIN, Authorized Member

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25 day of September, 2024 by MICHAEL N. REINSTEIN as Manager/Member and AVA V. REINSTEIN as Authorized Member as Manager/Member and AVA V. REINSTEIN as Authorized Member of A M DEVELOPMENTS LLC, a Florida Limited Liability Company, on behalf of the Limited Liability Company. They are Personally Known OR Produced Driver License as Identification.

Mildred V. Wilcox
Notary Public Signature
Printed Name: Mildred V Wilcox
 Online Notary (Check Box if acknowledgment done by Online Notarization)

My Commission Expires: 5/10/2025
(SEAL)



Completed via Remote Online Notarization using 2 way Audio/Video technology.

GENERAL STANDARDS FOR DISTRICT ESTABLISHMENT

Area Requirements: The proposed MedSquare Becker Road PUD property is approximately 5.80 acres meeting the 2-ac minimum requirement to be considered for establishment of a PUD, and is of substantial size to permit its design and development and to establish the district as a meaningful segment of the larger community.

Relation to Major Transportation Facilities: The MedSquare Becker Road PUD property is located on the south side of Becker Road. SW Lassiter Terr. is located along the western property boundary and shall facilitate vehicular access to the site, along with SW Junietta Terr. Which is on the east side of the property. On the south, there is SW Janice Ave. which will not facilitate primary vehicular use, which means that the development is arranged in a manner to provide access to the property without creating or generating significant traffic along minor streets within residential areas or districts outside the PUD.

Relation to Utilities, Public Facilities and services: The MedSquare Becker Road PUD property is served by Port St. Lucie Utility Systems Department for water and wastewater, and the submittal package for the PUD rezoning includes the water and wastewater permit applications for the approved site plan which shows the same building square footage of 66,798 sf with the same principal use of medical office. It will abide and comply with all applicable City Ordinances, Policies, Specifications and Regulatory Agencies governing such services. Trees shall not be planted within ten (10) feet of any PSLUSD infrastructure or appurtenance.

Physical Character of the Site: The site is suitable for development in the manner proposed without hazards to persons or property, on or off the tract, from probability of flooding, erosion, or other dangers, annoyances, or inconveniences. Condition of soil, ground water level, drainage, and topography shall be appropriate to both kind and pattern of use intended.

Consistency with the City Comprehensive Plan: The MedSquare Becker Road PUD is consistent with all applicable elements of the City's adopted Comprehensive Plan with respect to both its proposed internal design and its relationship to adjacent areas and the City as a whole.

DEVELOPMENT USES AND STANDARDS

The following section will govern overall design, development and use guidelines for development occurring within the MedSquare Becker Road PUD. The following section will provide development standards relating to permitted and special exception uses, landscaping, tree protection, irrigation, site lighting, and architectural design standards.

Permitted Principal Uses and Structures. The following principal uses and structures are permitted.

- (1) Medical offices, free standing emergency department.
- (2) Office for administrative, business, or professional use.

Accessory Uses. As set forth in Port St. Lucie's Code of Ordinances, section 158.217.

Minimum Lot Requirements. Twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet.

Maximum Building Coverage. Forty (40%) percent, provided that the combined area coverage of all impervious surfaces shall not exceed eighty (80%) percent.

Maximum Building Height. Thirty-five (35) feet.

Minimum Building Size. Commercial and office buildings shall have a minimum total gross floor area of one thousand two hundred (1,200) square feet.

Setback Requirements and Landscaping.

Front Setback. Each lot shall have a front yard with a building setback line of twenty-five (25) feet.

Side Setback. Each lot shall have two (2) side yards, each of which shall have a building setback line of ten (10) feet. A building setback line of twenty-five (25) feet shall be required when the yard adjoins a residential future land use category or a public right-of-way.

Rear Setback. Each lot shall have a rear yard with a building setback line of ten (10) feet. A building rear setback line of twenty (20) feet shall be required when it abuts a residential future land use category, public right-of-way.

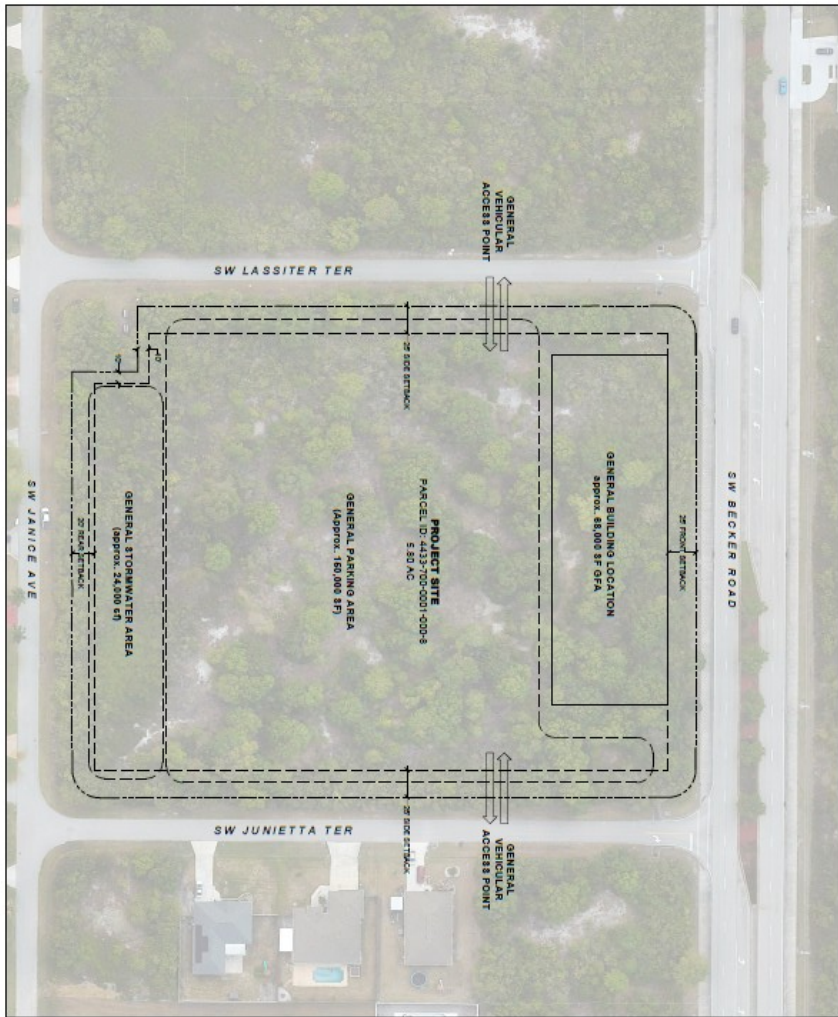
Landscaping, Open Space and Lighting. Landscaping and buffering requirements are subject to Port St. Lucie's Code of Ordinances, Chapter 154. All mechanical equipment shall be screened from property zoned residential. This screening shall be designed as both a visual barrier and a noise barrier. Additional buffering may also be required if called for in the appropriate neighborhood plan. All plans have to provide above the thresholds for landscaping requirements and and to provide for open space requirements of the Port St. Lucie Code of Ordinances. The lighting needs to mitigate impact on the adjacent residential neighborhood

Off-Street Parking and Service Requirements. As set forth in Port St. Lucie's Code of Ordinances, section 158.221.

Site Plan Review. All permitted and special exception uses shall be subject to the provisions of section 158.235 through 158.245.

EXHIBIT 9
CONCEPTUAL SITE PLAN

CONCEPTUAL SITE PLAN



- Permitted Principal Uses and Structures. The following principal uses and structures are permitted:
- (1) Medical office, free-standing emergency department.
 - (2) Office for administrative, business, or professional use.
- Accessory Uses. As set forth in Port St. Lucie's Code of Ordinances, section 15B.217.

Maximum Building Coverage:
 Forty (40%) percent (101,000 sf) provided that the combined area coverage of all impervious surfaces shall not exceed eighty (80%) percent.

Maximum Building Height: Thirty-nine (39) feet.

Minimum Building Size and Minimum Living Area: Buildings shall have a minimum total gross floor area of one thousand two hundred (1,200) square feet.

Setbacks

Front Setback: Each lot shall have a front yard with a building setback line of twenty-five (25) feet.

Side Setback: Each lot shall have two (2) side yards, each of which shall have a building setback line of ten (10) feet. A building setback line of twenty-five (25) feet shall be required when the yard adjoins a residential future and use category or a public right-of-way.

Rear Setback: Each lot shall have a rear yard with a building setback line of ten (10) feet. A building rear setback line of twenty (20) feet shall be required when it abuts a residential future land use category, public right-of-way.

Landscaping and buffering requirements are subject to Port St. Lucie's Code of Ordinances, section 15B.217. A landscaping and buffering plan shall be submitted with the site plan. The screening shall be designed as both a visual barrier and a noise barrier. Additional buffering may also be required if called for in the appropriate neighborhood plan. All plans have to provide above the requirements for landscaping requirements and to provide for open space requirements of the Port St. Lucie Code of Ordinances.

The lighting needs to mitigate impact on the adjacent residential neighborhood. Off-Street Parking and Service Requirements. As set forth in Port St. Lucie's Code of Ordinances, section 15B.217.

City of Port St. Lucie Project No. P25-212

PLUUSD File No. 11-953-00



PLANNER
 1000 NORTH WYOMING AVENUE
 PORT ST. LUCIE, FLORIDA 34956
 772.742.1295

SHEET 01 OF 01

MEDSQUARE BECKER ROAD PUD

CONCEPTUAL PUD PLAN

Port St. Lucie, Florida

DATE	REVISION/COMMENTS

DESIGNED BY	
CHECKED BY	
DRAWN BY	
DATE	



EXHIBIT 10
TRAFFIC ANALYSIS

July 2, 2025
Revised August 27, 2025

Mr. Alberto Perez
AJP Ventures
2990 Ponce De Leon Blvd, Suite 500
Coral Gables, FL 33134

**Re: Becker Road Medical Office - #PTC23-052
Traffic Statement**

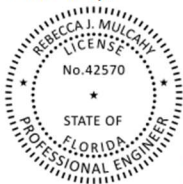
Dear Mr. Perez:

The purpose of this letter is to provide a trip generation statement for the above referenced project located in the City of Port St. Lucie. This site was approved for 66,800 SF of Medical Office use. It is now proposed to convert 14,500 SF to a Free-Standing Emergency Department (FSED), with the remaining 52,300 SF to be retained as Medical Office.

A daily, AM peak hour and PM peak hour trip generation analysis is provided on **Attachments 1 and 2** for the approved use and the proposed use, respectively. These attachments also show the peak hour of the generator calculations. The comparison of trips is shown on **Attachment 3**. Details of the FSED trip generation data are provided at the back of this letter statement. The proposed use results in a decrease of daily and peak hour trips. Therefore, this conversion of 14,500 SF to an FSED can be considered equivalent to the approved project, and no further studies are required.

Please contact me if you have any questions or need any additional information.

Sincerely,



Digitally signed by
Rebecca Mulcahy
Date: 2025.08.27
13:33:42 -04'00'

Rebecca J. Mulcahy, P.E.
Vice President

**Attachment 1
Becker Road Medical Office
Trip Generation - Approved Uses**

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Pass-by Trips (1)	New Trips
Medical Office	720	66,800 SF	$T = 42.97(X) - 108.01$	50%	2,762	276	2,486
TOTAL					2,762	276	2,486

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips		Pass-by Trips (1)		New Trips			
					In	Out	In	Out	In	Out		
Medical Office	720	66,800 SF	3.10 / 1000SF	79%	164	43	207	21	10%	148	38	186
TOTAL					164	43	207	21		148	38	186

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips		Pass-by Trips (1)		New Trips			
					In	Out	In	Out	In	Out		
Medical Office	720	66,800 SF	3.93 / 1000 SF	30%	79	184	263	26	10%	71	166	237
TOTAL					79	184	263	26		71	166	237

AM PEAK HOUR of GENERATOR*

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	
					In	Out
Medical Office	720	66,800 SF	3.74 / 1000SF	59%	148	250

PM PEAK HOUR of GENERATOR*

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	
					In	Out
Medical Office	720	66,800 SF	4.79 / 1000SF	40%	128	320

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, 11th Edition.

* For Driveway Volumes.

**Attachment 2
Becker Road Medical Office
Trip Generation - Proposed Uses**

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips		Pass-by Trips	New Trips
					In	Out		
Medical Office	720	52,300 SF	T = 42.97(X) - 108.01	50%	2,139	214	10%	1,925
Free-Standing ER	650	14,500 SF	24.94 / 1000 SF	50%	362	36	10%	326
TOTAL					2,501	250		2,251

AM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips		Pass-by Trips	New Trips	
					In	Out		In	Out
Medical Office	720	52,300 SF	3.10 / 1000SF	79%	128	34	16	10%	31
Free-Standing ER	650	14,500 SF	1.12 / 1000 SF	50%	8	8	2	10%	7
TOTAL					136	42	18		38

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips		Pass-by Trips	New Trips	
					In	Out		In	Out
Medical Office	720	52,300 SF	3.93 / 1000 SF	30%	62	144	21	10%	56
Free-Standing ER	650	14,500 SF	1.52 / 1000 SF	46%	10	12	2	10%	9
TOTAL					72	156	23		65

AM PEAK HOUR of GENERATOR*

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	
					In	Out
Medical Office	720	52,300 SF	3.74 / 1000SF	59%	116	80
Free-Standing ER	650	14,500 SF	2.06 / 1000SF	64%	19	11
TOTAL					135	91

PM PEAK HOUR of GENERATOR*

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	
					In	Out
Medical Office	720	52,300 SF	4.79 / 1000SF	40%	100	151
Free-Standing ER	650	14,500 SF	2.24 / 1000SF	46%	15	32
TOTAL					115	168

(1) Source: ITE Trip Generation, 11th Edition.
* For Driveway Volumes.

**Attachment 3
Becker Road Medical Office
Trip Generation Comparison**

	<u>Daily</u>	<u>AM Peak Hour</u>			<u>PM Peak Hour</u>		
		<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Approved Uses	2,486	148	38	186	71	166	237
Proposed Uses	2,251	122	38	160	65	140	205
Net New Trips:	(235)	(26)	-	(26)	(6)	(26)	(32)
<u>Driveway Volumes</u>							
Approved Uses	2,762	148	102	250	128	192	320
Proposed Uses	2,501	135	91	226	115	168	283
New Driveway Trips:	(261)	(13)	(11)	(24)	(13)	(24)	(37)

EXHIBIT 11
APPLICATION CHECKLIST



CONCEPT PLAN SUFFICIENCY CHECKLIST
Revised September, 2011

Project Name: MedSquare Becker Road PUD

Project Number: P 25-121 New Submittal or Resubmittal _____ (Check One)

Applicant should submit the concept plan package to Planning & Zoning Department with all items listed below to initiate the review process. Other drawings or information may be required, if deemed necessary, upon review of the submittal for the Site Plan Review Committee Meeting.

The Applicant should complete the Project Information, Applicant Checklist and Applicant Certification. Use the following to complete the checklist: ✓ = *Provided* X = *Incomplete or Missing* NA = *Not Applicable*

Applicant Checklist	Description of Item Provided	Sufficient		
		P&Z	Eng.	Utility
X	Sufficiency Checklist: One original completed and signed by applicant.			
X	Cover Letter: Sixteen copies of a typed letter explaining the purpose and history of the application.			
X	Written Response to Comments: Sixteen copies. For resubmittals only.			
N/A	Completed Application: Sixteen copies. Use black ink or type to fill out completely and legibly.			
X	Owner's Authorization: Sixteen copies of authorization on Owner's letterhead.			
X	Application Fees: Refer to each department's fee schedule.			
	Proof of Ownership:			
X	Three copies of the recorded deed(s) for each parcel with the exact same name for each parcel or...			
N/A	...Unity of Title. (A statement is provided)			
	PUD/MPUD Document and Concept Plan (Sections 158.170 – 158.175 of the Zoning Code):			
X	Sixteen sets of 11" x 17" concept plans			
X	Show traffic access points			
N/A	Show drainage discharge locations (To be provided with the site plan)			
N/A	Show proposed water and sewer connection points (To be provided with the site plan)			
X	Evidence of unified control and binding PUD agreement			
X	Density statement			
X	Proposed zoning district regulations			
	LMD Rezoning and Concept Plan (Section 158.155(M) of the Zoning Code):			
	Sixteen sets of 11" x 17" concept plans			
	Show traffic access points			
	Show drainage discharge locations			
	Show proposed water and sewer connection points			
	Evidence of unified control and development agreement			
	Preliminary building elevations			
	Landscape Plan			
	SEU Concept Plan:			
	Sixteen sets of 11" x 17" plans – either approved site plan or proposed concept plan			



CONCEPT PLAN SUFFICIENCY CHECKLIST
Revised September, 2011

Project Name: MedSquare Becker Road PUD

Project Number: P 25-121 New Submittal X or Resubmittal _____ (Check One)

<i>Applicant Certification</i>	
I, Peterka Vlada, do hereby certify that the information checked above has been provided to the City of Port St Lucie for the subject project. I understand that the checklist is used to determine if the submittal is complete so that the project can be added to the Site Plan Review Agenda. I further understand that review of the submittal contents will not be made at this time and that a sufficient submittal does not exempt a project from being tabled or denied at the Site Plan Review Committee.	
<i>Vlada Peterka</i> <i>(Signature of Applicant)</i>	09-11-2025 <i>(Date)</i>
<i>Planning and Zoning Department Representative</i>	
I, _____ <i>(Print name)</i> , as a representative of the Planning and Zoning Department, find that this submittal is Sufficient / Non-Sufficient based upon my review on _____ <i>(date)</i> . <i>Additional Comments:</i>	
_____ <i>(Signature of Planning and Zoning Department Representative)</i>	
<i>(Date)</i>	
<i>Engineering Department Representative</i>	
I, _____ <i>(Clearly print or type name)</i> , as a representative of the Engineering Department, find that this submittal is Sufficient / Non-Sufficient based upon my review on _____ <i>(date)</i> . <i>Additional Comments:</i>	
_____ <i>(Signature of Engineering Department Representative)</i>	
<i>(Date)</i>	
<i>Utilities System Department</i>	
I, _____ <i>(Clearly print or type name)</i> , as a representative of the Utilities System Department, find that this submittal is Sufficient / Non-Sufficient based upon my review on _____ <i>(date)</i> . <i>Additional Comments:</i>	
_____ <i>(Signature of Utility System Department Representative)</i>	
<i>(Date)</i>	