



MedSquare Becker Road

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

Project No. P25-120

City Council Meeting
December 8, 2025

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

Legislative Action

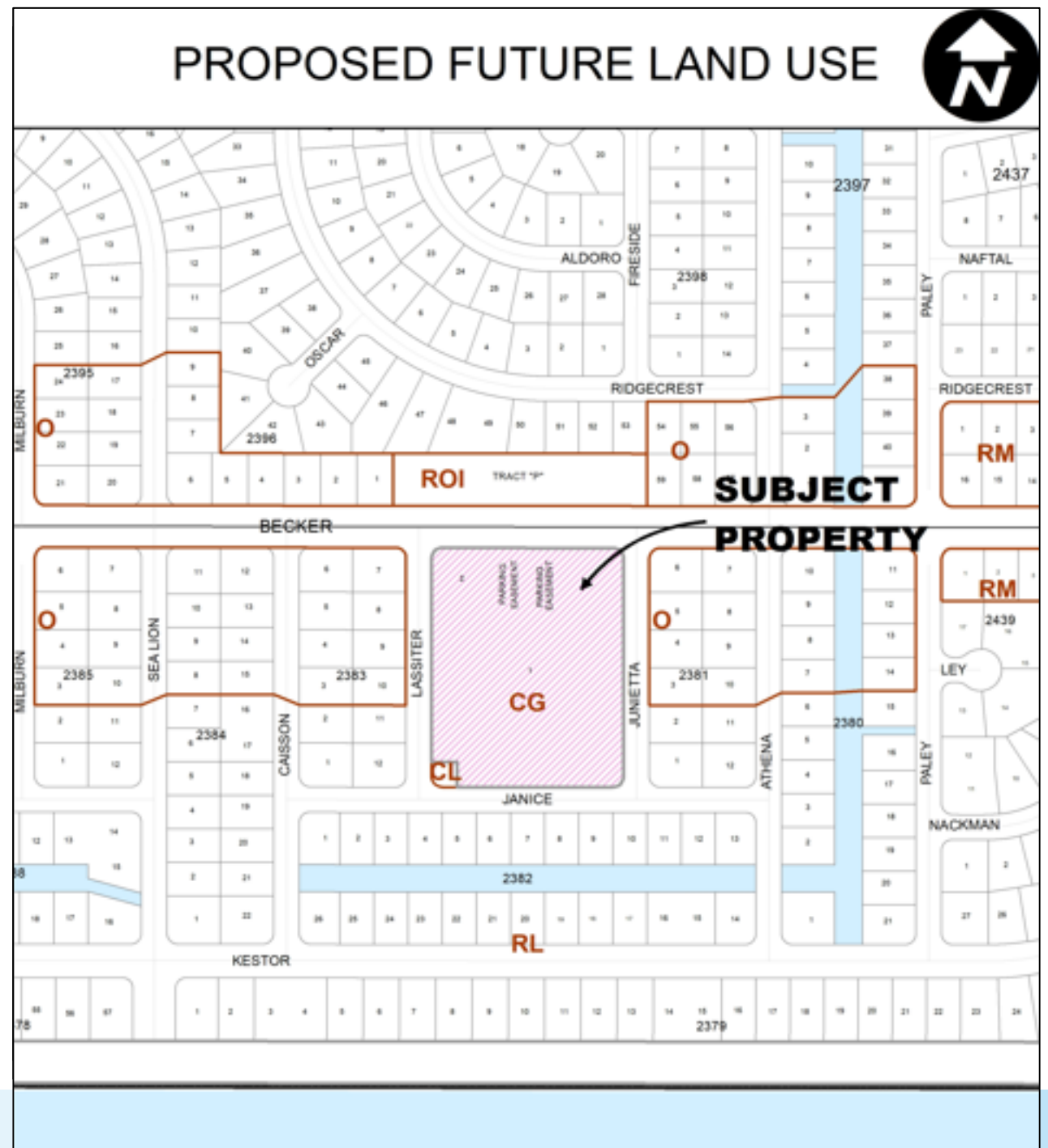
- The application is a non-quasi judicial small scale comprehensive plan amendment.
- A comprehensive plan amendment is a legislative action and can be approved or denied based on the City Council's determination of what is in the best interests of the City.

Request Summary

Applicant's Request:	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.
Applicant/Agent:	Vlada Peterka, Redtail Design Group, Inc.
Property Owner:	Becker Road Real Estate Partners, LLC
Address:	190 SW Becker Road
Location:	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).
- 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 to add a Free-Standing Emergency Department use to the site.

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
Total Trips (No Net Change)				(+/-) 0	(+/-) 0

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

Proximity to Intersections



0.55 miles east of SW Darwin Blvd



0.27 miles west of SW Kestor Dr

Impact Analysis

- The subject property is located in Zone X, the area of minimal flood risk on the Florida Insurance Rate Map.
- An environmental assessment report was provided. The applicant shall mitigate for 25% of upland habitat in accordance with applicable regulations.
- A gopher tortoise survey will be required prior to project clearing.

Staff Analysis

- This application is the third application the City has received to amend the subject property's future land use.
- In 2006, there was an application for a small-scale future land use amendment to change the future land use on the subject property from CL to CG (P06-099). The application was denied by the City Council on a vote of 4-1.
- In 2008, another application was submitted to change the property's future land use from CL to CG (P08-015). The application was denied by unanimous vote of the City Council.
- For both projects, there was concern over the higher intensity of uses allowed under General Commercial.

Staff Analysis

The subject property is already zoned Professional and there is an approved site plan that will allow for the construction of a 66,798 sq. ft., two-story, medical office building.

A future land use amendment to change the property to Commercial General is required to provide for a Freestanding Emergency Department (FSED).

Staff Analysis

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 to allow a FSED to be added to the site, it's important to understand that changing the land use designation to CG opens the door to a wider range of future uses including special exception uses such as a carwash, drive-through restaurant, auto repair as well as an emergency medical facility. If the amendment is approved, the property could be developed in the future for any use allowed under the CG category, not just the FSED currently proposed.

Staff Recommendation

This request is a legislative action and can be approved or denied on Council's determination of what is in the best interests of the City.

Medical Industries are listed as a targeted industry per Policy 8.3.1.3 of the Economic Development Element.

The Planning and Zoning Department finds the petition consistent with the City's comprehensive plan and recommends approval.

The Planning and Zoning Board recommended approval of the proposed amendment by a vote of 4-1.