

COVER LETTER

MEDSQUARE BECKER ROAD PUD

Rezoning to PUD

July 2025

To:

Planning and Zoning Department
Port St. Lucie

Prepared by:



Redtail DG

100 S. 2nd Street



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Dear Planning and Zoning Department,

We are pleased to submit a request for a rezoning to PUD for the MedSquare Becker Road, a development that promises to enhance the community of Port St. Lucie both functionally and aesthetically. As you are aware, our team has worked to provide a very eye level of architectural design while also meeting the functional needs of the proposed tenants. This PUD will allow for the addition of a FSED

The project, located on parcel number 4433-700-0001-000-8, 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 Junietta Ave on the east (image 1). It is concurrently going through a Comprehensive plan Amendment that proposes a change of the existing CL (Commercial Limited) Future Land Use to CG (Commercial General) Future Land Use.



Image 1 – Project Site Location



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The submitted Conceptual PUD Plan (Image 2) illustrates the proposed setbacks, general locations of various uses, the building, and the vehicular access points, which are strategically positioned to allow traffic simple access to Becker Road without impacting the surrounding neighborhood.

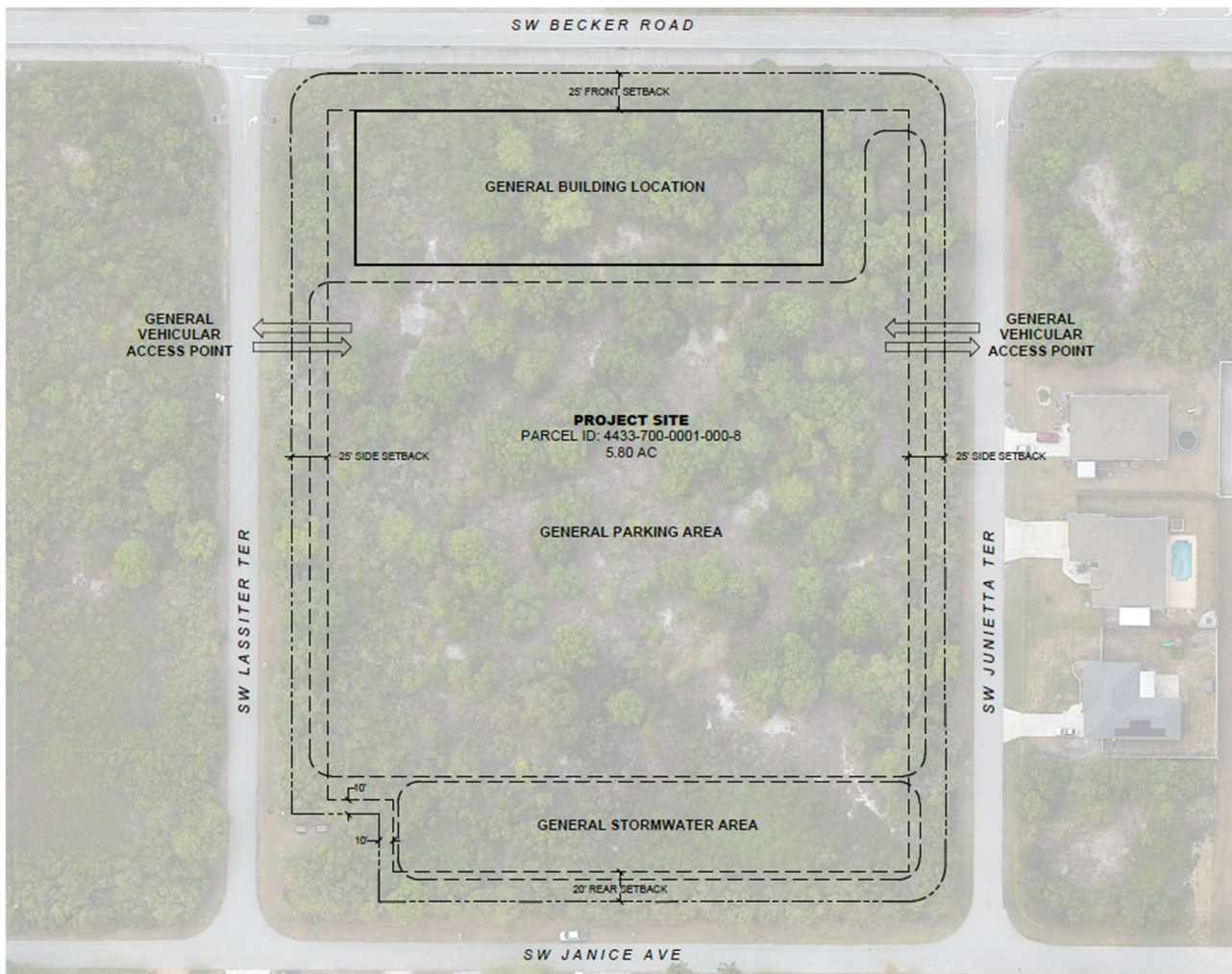


Image 2 – Proposed Conceptual PUD Plan

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.

The study made by the Cleveland Clinic (Image 3) shows the number of patients in 2024 brought to their Saint Lucie West FSED through ambulance/EMS. The image shows the ambulance/EMS volume per month and per hour over the year.

In summary it includes:

- 563 total arrivals per year, which equates 1.5 per day
- 140 total nighttime arrivals between 10pm-7am per year, which equates to .38 per day, at night or 26% of all ambulance/EMS arrivals for the year arrive between 10pm -7am.

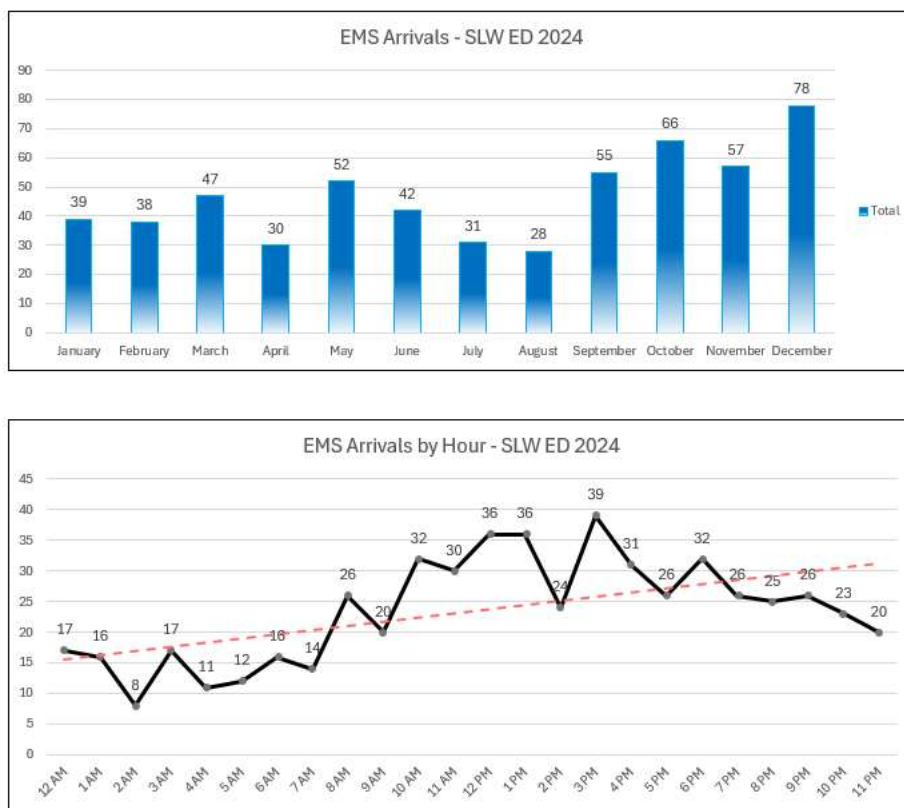


Image 3 – Number of patients brought to the Cleveland Clinic SLW FSED

The proposed FSED is for the eastern half of the first floor. The total first floor equates to approx.. 33,657 sf thus the proposed FSED will equate to approx. 16,800 sf. The Cleveland Clinic will be utilizing the entire first floor for medical services, however the FSED will only be utilizing the eastern half of that first floor.



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The traffic for the site is the same as previously approved in October of last year. Traffic will be able to enter from either SW Lassiter Ter or SW Junieta Ave. The submitted Traffic Analysis shows how the addition of the FSED will not increase the traffic generation compared to the approved site plan for the same property (P23-199)

Based on the above, we respectfully ask for the approval of the proposed PUD.
If you have any questions, please do not hesitate to contact us.

Sincerely,

Tod Mowery
Redtail DG