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Medsquare Becker Road  
Major Site Plan  
P23-199

City Council  
May 13, 2024  
Bianca Lee  
Planner II

## 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 site work on the 5.80-acre site.

The proposed development abuts residential uses along the south property line.

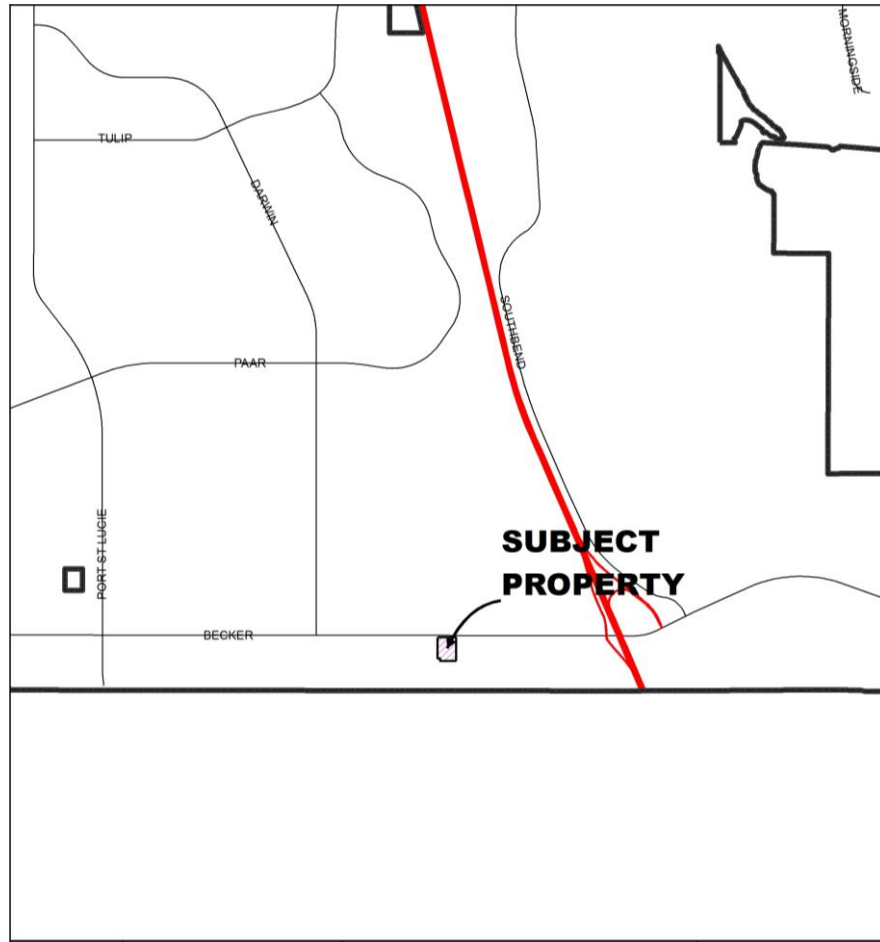
## General Information:

Owners – A M Developments LLC.

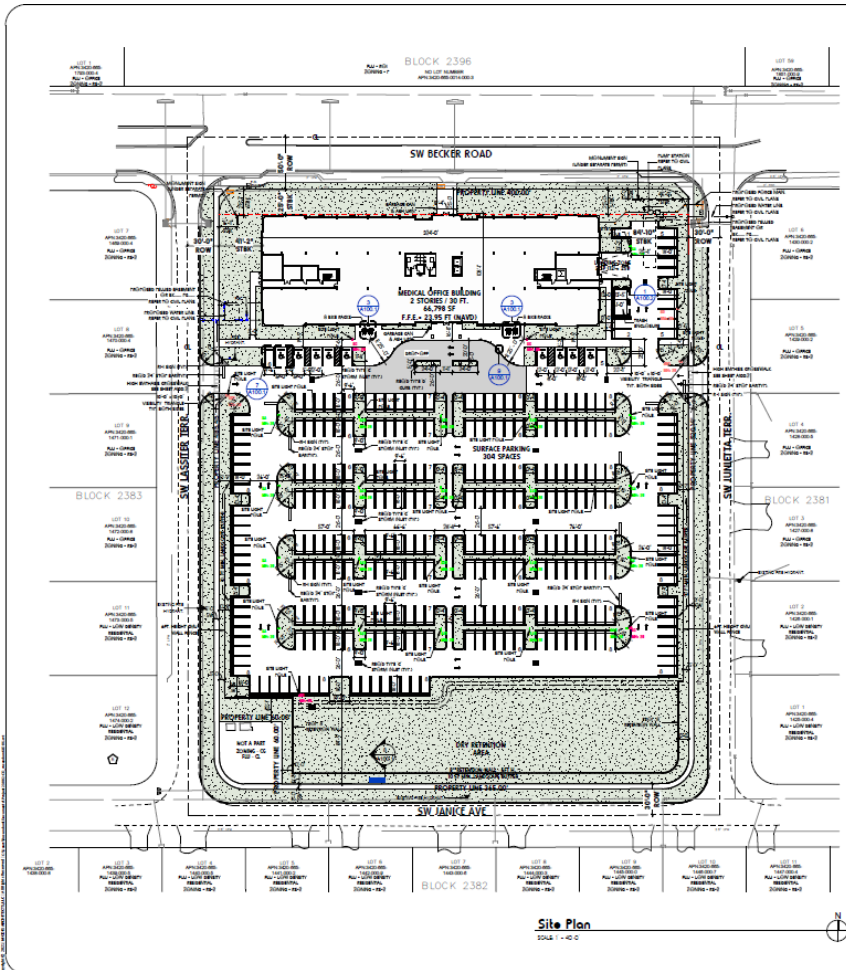
Applicant – Pat Lentini, agent 2 GHO, Inc.

Location – 190 SW Becker Rd. & SW Becker Rd.

Existing Use – Vacant



# Site Plan



**ADDITIONAL NOTES:**  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
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**ANNEEXED TO PLAN:**  
 THE PROPERTY OWNER HAS SUBMITTED THE FOLLOWING TO THE CITY OF PORT ST. LUCIE, FLORIDA:  
 1. A SITE PLAN FOR THE PROPOSED MEDICAL OFFICE BUILDING AND SURFACE PARKING LOT.  
 2. A ZONING APPLICATION FOR THE PROPOSED MEDICAL OFFICE BUILDING AND SURFACE PARKING LOT.  
 3. A ZONING MAP FOR THE PROPOSED MEDICAL OFFICE BUILDING AND SURFACE PARKING LOT.

**ADDITIONAL NOTES:**  
 1. THE PROPOSED MEDICAL OFFICE BUILDING AND SURFACE PARKING LOT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF PORT ST. LUCIE, FLORIDA ZONING ORDINANCE.  
 2. THE PROPOSED MEDICAL OFFICE BUILDING AND SURFACE PARKING LOT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF PORT ST. LUCIE, FLORIDA ZONING MAP.

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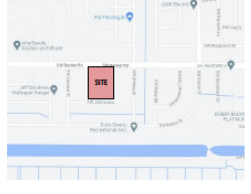
**ZONING DATA**

Property Information		
Property Address:	190 SW Becker Road, Port St Lucie, FL 34953	
Property Legal Use:	Professional	
Overlay District:	Becker Road Overlay District	
Overlay Sub-District:	Professional	
LOT CRITERIA		
A - Lot Area:	Square Footage (sq. ft.)	Acres (ac)
Lot Area:	75,248.00	1.72
Minimum Area:	75,248.00	1.72
B - Lot Width:	Feet (ft.)	Feet (ft.)
Lot Width (Front):	100	100
Lot Width (Side):	100	100
Lot Width (Rear):	100	100
C - Lot Coverage (Area):	%	%
Lot Coverage (Area):	40%	40%
D - Impervious Surface (Area):	Square Footage (sq. ft.)	Square Feet (sq. ft.)
Impervious Surface (Area):	175,794	175,794
E - Total Impervious Area:	Square Feet (sq. ft.)	Square Feet (sq. ft.)
Total Impervious Area:	175,794	175,794
F - Total Impervious Area:	Square Feet (sq. ft.)	Square Feet (sq. ft.)
Total Impervious Area:	175,794	175,794
G - Total Impervious Area:	Square Feet (sq. ft.)	Square Feet (sq. ft.)
Total Impervious Area:	175,794	175,794

BUILDING PLACEMENT		
C - Building Footprint:	Required	Provided
Front (Becker Road):	25'-0" - 35'-0"	25'-0"
Side Street (Laster Ter.):	25'-0" - 35'-0"	25'-0"
Side Street (Julietta Ter.):	25'-0" - 35'-0"	25'-0"
Side Street (Janice Ave.):	25'-0" - 35'-0"	25'-0"
Back Street (From Map):	30'-0"	30'-0"
F - Parking Lot Setback:	30'-0"	30'-0"
H - Building Frontage:	60%	100%
H - Building Length (Max):	200'	200'

PARKING & LOADING		
Required:	Area	# Spaces
Surface (275' x 100')	66,750 sq. ft.	247.5 sp.
Grand Total Required:		247.5 sp.
Provided:	Standard	HC
Surface (275' x 100')	250 sp.	12 sp.
Grand Total Provided:		304 sp.

BICYCLE PARKING		
100' x 20' parking lot (required):	12 Bikes	12 Bikes
LOADING:		
Off-Street Loading Spaces:	2 Spaces	2 Spaces



**Location Map**  
 S04-175

**modis architects**  
 4955 SW 75th Avenue  
 Miami, FL 33155  
 T. 786.581.1115  
 M. 305.441.1115  
 MODIS Architects, LLC  
 © MODIS/modisarchitects.com

**project info :**  
**MedSquare | Port Saint Lucie**  
 AJP Ventures  
 NEW CONSTRUCTION  
 190 SW Becker Rd,  
 Port Saint Lucie, FL 34953

**seal :**  
 Digitally Signed by  
 Robert H. Monville-Morissette  
 DATE: 2024.04.30  
 10:42:34-0400

**revisions :**

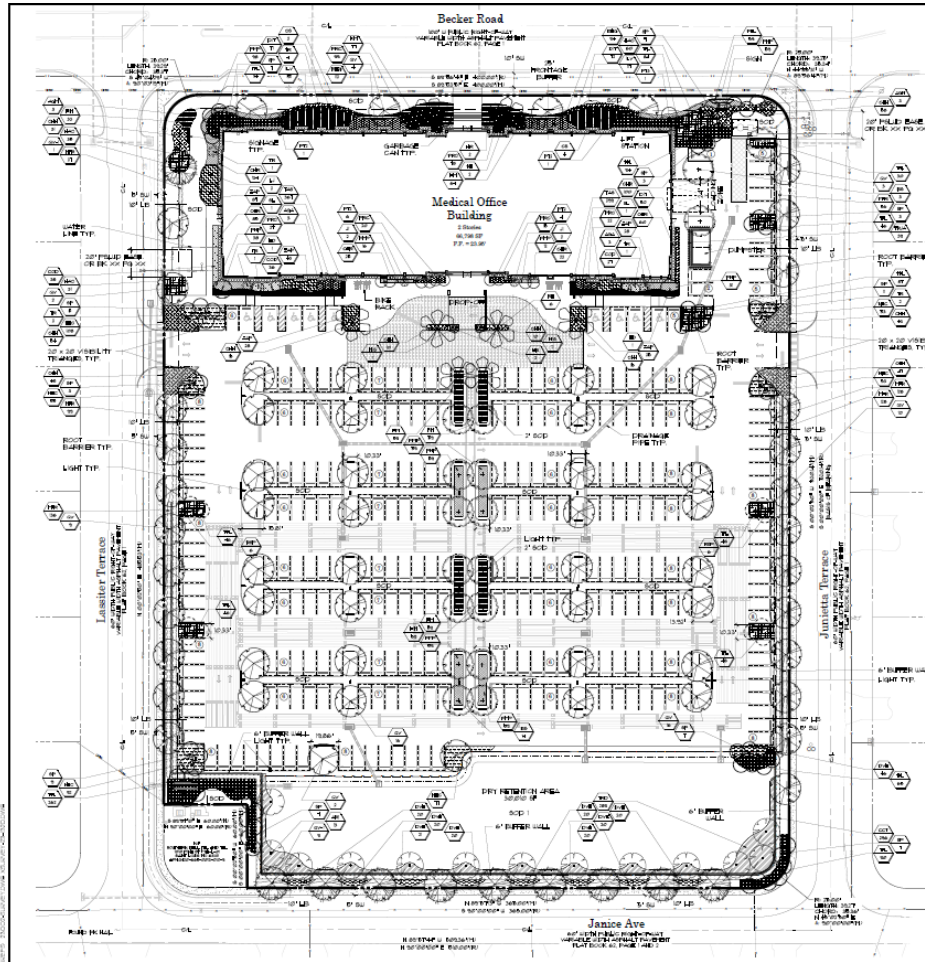
Rev.	Description	By	Check
01	Revised Site Plan	MM	MM
02	Revised Site Plan	MM	MM
03	Revised Site Plan	MM	MM
04	Revised Site Plan	MM	MM
05	Revised Site Plan	MM	MM

**drawing data :**  
**Site Plan & Site Data**

**project number :** #23002  
**drawing scale :** As Indicated  
**drawing date :** 04/24/2024  
**phase :** Design Development  
**sheet number :** A100



# LANDSCAPE PLAN



## Landscape Legend

	Large Oak - 24 Cal. Type A		Royal Palm Type A
	Large Oak - 36 Cal. Type A		Substrate Palm Type B
	Small Lantana Type A		Royal Palm Type B
	Florida Red Pine Type B		Manzanita Palm Type B
	Live Tree Type B		Royal Avocado Palm Type B
	Japanese Platycodon Type B		Dwarf Bougainvillea Type B
	Pink Hibiscus Standard (Flowering accent) Type B		Florida Thread Palm Type B
	Orange Hibiscus (Flowering accent) Type B		Vining Agave
	White Hibiscus (Flowering accent) Type B		Spineless Agave

	Multicolor Stone		Pink Stone Sand
	Purple Stone Grass		Dark Pavers
	Light Pavers		Diagonal Pavers
	Dark Tiger Hilly Concrete		Granite Tiles
	Concrete		Glass Panels
	Red Top Geopipe Hedge		Light Pine
	Yellow Copper Hedge		Water Feature
	Silver Copper Hedge		
	Confederate Jasmine Vine or Trellis		

**NOTES:**

1. Plant designations are the minimum specification. All plants listed on this plan are to be planted in the ground unless otherwise specified. The minimum height and spread shall be as shown on the plan. If a different height or spread is required, it shall be noted on the plan.
2. All plantings shall be installed in accordance with the Florida Department of Transportation (FDOT) Planting Manual.
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**2GHO**  
Landscape Architects  
Planners  
Environmental  
Consultants

1001 Commerce Lane  
Suite 101  
Port St. Lucie, FL 34952  
Phone: 888-281-2811  
Fax: 888-281-2811  
www.2gho.com

**Preliminary Landscape Plan**  
**Medsquare Becker Road**  
City of Port St. Lucie, Florida

Designed: [Signature]  
Checked: [Signature]  
Approved: [Signature]  
Date: [Date]  
Scale: [Scale]  
Revision: [Revision]

Digitally signed by [Signature]  
Date: 2023.05.01 10:27:52 -0500

Project No: [Project No.]  
Sheet No: [Sheet No.]  
Landscape Development Plan  
LF-1  
23-0706



# Traffic Impact Statement

This development with the Traffic Impact Statement was reviewed by City Staff.

Per ITE Trip Generation Manual, 11<sup>th</sup> Edition, this particular development predicts an addition of 320 PM Peak Hour trips to be generated.

This project is found in compliance with the adopted level of service; therefore, no traffic impact mitigation is required.

## Recommendation:

The Site Plan Review Committee reviewed the site plan at their meeting on February 28, 2024, and recommended approval.

Staff recommends approval with the following condition:

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