

**MedSquare Becker Road
Planned Unit Development (PUD) Rezoning
P24-121**



Project Location Map

SUMMARY

Applicant's Request:	A rezoning from Professional (P) to Planned Unit Development (PUD) to allow for the development of a medical office complex including a Freestanding Emergency Department (FSED).
Agent/Applicant:	Vlada Peterka, Redtail Design Group, Inc.
Property Owner:	Becker Road Real Estate Partners, LLC
Location:	190 SW Becker Road, generally located south of SW Becker Road, between SW Lassiter Terrace and SW Junietta Terrace
Project Planner:	Bethany Grubbs, AICP, Senior Planner/Public Art Program

Project Description

The applicant is requesting a rezoning from Professional (P) to Planned Unit Development (PUD) to allow for the development of a medical facility known as MedSquare Becker Road. The facility is currently approved at 66,798 square feet, with the conceptual plan showing up to 68,000 square feet to allow for potential future site plan adjustments, including the addition of a Freestanding Emergency Services Department (FSED). The FSED will be operated by Cleveland Clinic. The remaining space will be used for medical and professional offices. The FSED will operate 24 hours a day, 7 days a week. It will not include overnight stays and will not generate Code 3 ambulance traffic (lights and sirens).

Access to the site will be provided from SW Lassiter Terrace and SW Junietta Terrace. This design helps reduce traffic impacts on SW Becker Road and avoids routing commercial traffic through nearby residential streets.

This rezoning request is being reviewed along with a Future Land Use Map amendment (P25-120) to change the land use designation from Commercial Limited (CL) to Commercial General (CG), which supports the proposed medical and office uses. Permitted uses within the PUD will include medical facilities, such as the FSED, and administrative, business, or professional offices.

Background

The Site Plan Review Committee (SPRC) recommended approval of the proposed PUD amendment and conceptual plan on August 27, 2025.

Related Projects

- Future Land Use Amendment (P24-120): Application to change the future land use designation for 5.8 acres from Limited Commercial (CL) to General Commercial (CG).

Previous Council Actions and Approvals

- May 26, 2009 – City Council approved the Becker Commons Subdivision Plat (P09-031).
- October 9, 2023 – City Council approved the rezoning from PUD (Planned Unit Development) to Professional (P) (P23-115).
- May 13, 2024 – City Council approved the MedSquare Becker Road Major Site Plan to construct a 66,798 sq. ft. medical office building.
- August 12, 2025 – City Council approved the Preliminary & Final Plat to replat the properties as one parcel and remove ingress and egress easements (P24-049).

Public Notice Requirements

Public notice was mailed to property owners within 750 feet of the subject site and included in the advertisement for the November 4, 2025, Planning and Zoning Board meeting.

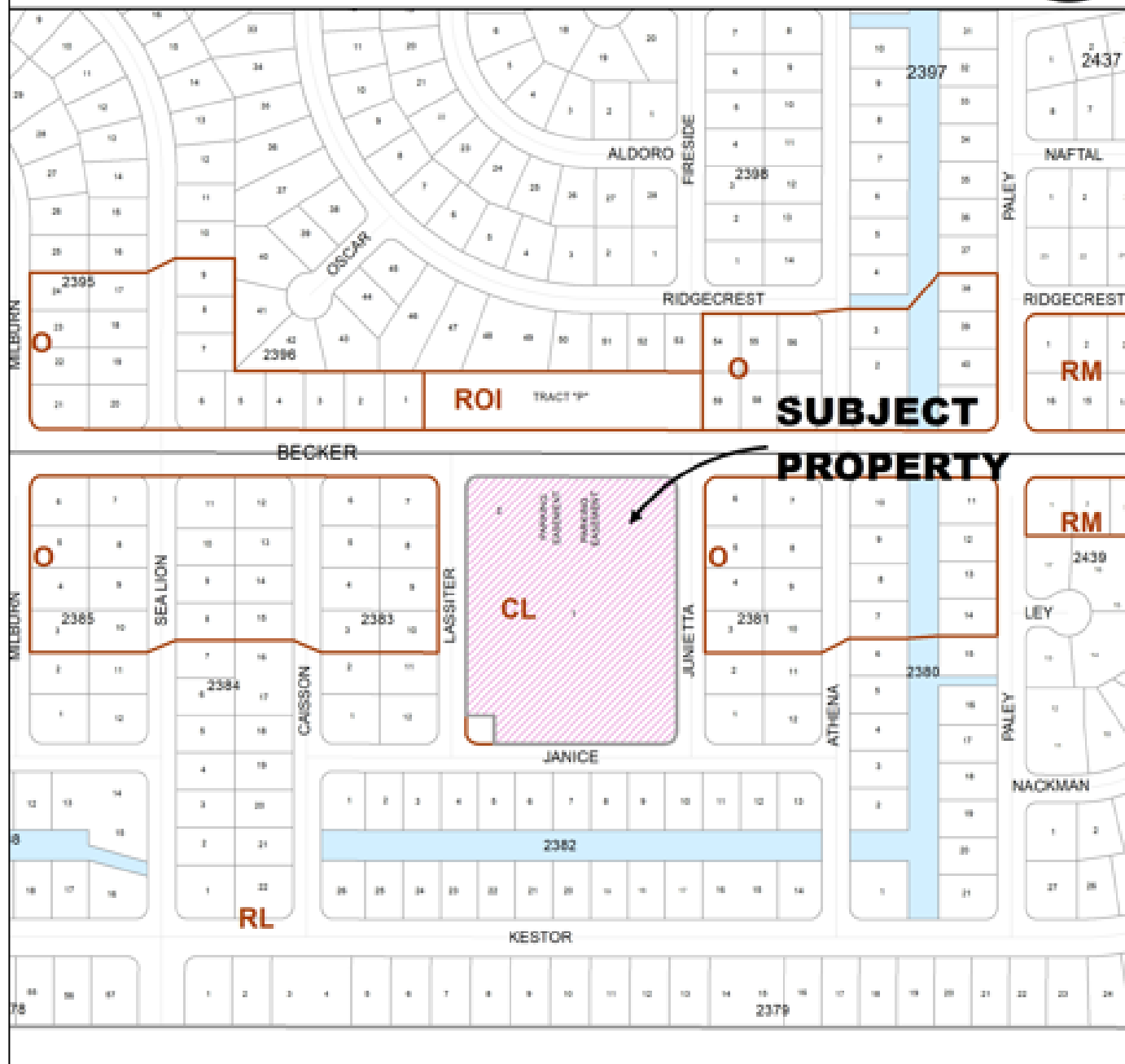
Location and Site Information

Parcel ID No.:	4433-700-0001-000-8
Property Size:	5.8 acres
Legal Description:	Flagler Healthcare Parcel 1, as recorded in Plat Book 131, Page 5, Public Records of St. Lucie County
Future Land Use:	Commercial General (CG) – <i>pending approval</i>
Existing Zoning:	Professional (P)
Proposed Zoning:	Planned Unit Development (PUD)
Existing Use:	Vacant
Proposed Use:	Medical offices and freestanding emergency department

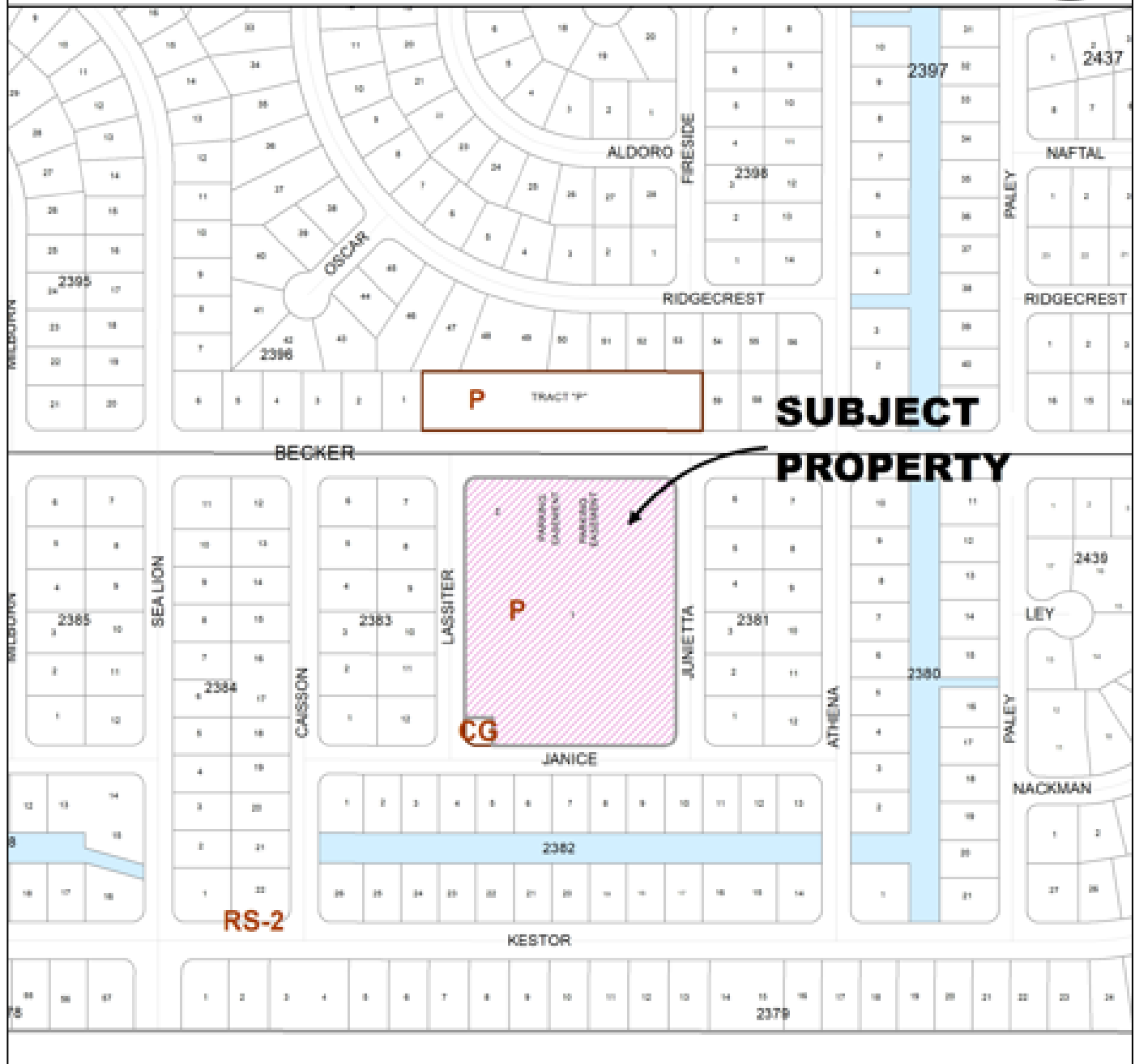
Surrounding Uses

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

ROI-Residential, Office, Institutional, P-Professional, CG-Commercial General, RS-2-Residential, Single-Family (2 du/ac), RL-Low Density Residential, O-Office



Existing Land Use Map



Existing Zoning Map

IMPACTS AND FINDINGS

COMPREHENSIVE PLAN REVIEW AND STAFF ANALYSIS

The proposed Planned Unit Development (PUD) rezoning is being processed concurrently with a Future Land Use Map amendment to Commercial General (CG) for the 5.8-acre site.

Analysis	Details
Future Land Use Consistency	The proposed PUD rezoning is consistent with the associated Future Land Use Map amendment for 5.8-acres to Commercial General (CG). The proposed medical facility aligns with the intent and allowable intensities of the CG land use designation
Policy 1.1.4.10 - CG Development Standards	
Lot Coverage	40%
Maximum Building Height	35 feet
Maximum Impervious Area	80%
Policy 1.1.4.13	<p>The following zoning districts are considered compatible with the CG Future Land Use designation:</p> <ul style="list-style-type: none"> • CN (Neighborhood Commercial) • CG (Commercial General) • P (Professional) • GU (General Use) • LMD (Limited Mixed-Use District) • PUD (Planned Unit Development) – Compatibility is based on the proposed uses in the Concept Plan
PUD Compatibility	The proposed PUD includes medical and professional office uses, along with the FSED, which are consistent with the CG designation.

ZONING REVIEW (ARTICLE X)

Standards for District Establishment

Area Requirement	The overall subject property PUD for the PUD totals 5.8 acres. The minimum acres required for district establishment is 2 acres per Section 158.172 - PUD Standards for District Establishment.
Relation to Major Transportation Facilities	<p>The subject property is located on the south side of SW Becker Road, a major east-west arterial corridor in the southern portion of the City. The site has direct frontage along SW Becker Road and is bounded by SW Lassiter Terrace to the west and SW Junietta Terrace to the east.</p> <p>This application and Traffic Report prepared by PTC Transportation Consultants dated August 27, 2025, has been reviewed by the Public Works Department and 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.</p>

	The proposed improvements for the MedSquare Becker Road PUD are anticipated to generate a cumulative 2,251 Average Daily, 226 AM Peak Hour and 283 PM Peak Hour driveway trips. The number of trips is a decrease from the previously approved development; therefore, it will not require any traffic mitigation.
Consistency with City's Comprehensive Plan	This PUD amendment is consistent with the subject property's proposed CG future land use amendment request.
Relation to Utilities, Public Facilities, and Services	Adequate utilities are in place to service the proposed commercial use. The site is located within the service area of the City of Port St. Lucie Utility Systems Department and will be connected to existing potable water and sanitary sewer infrastructure. Additional review of capacity service demands will be conducted during the site plan and detailed engineering review process to ensure compliance with all applicable City standards and level of service requirements.
Evidence of Unified Control of Area	Evidence of unified control was provided.

PUD Conceptual Master Plan and Regulation Book Requirements

PUD Concept Plan and Regulation Book	A PUD concept plan and the regulation book have been provided.
Non-Residential Intensity	Development is limited to 68,000 sq. ft. as outlined in the PUD regulation book.
Provision for Pedestrian Circulation	Existing sidewalks are in place along SW Becker Road. Internal pedestrian connections will be reviewed during site plan review for ADA compliance.
Off Street Parking and Loading Requirements	The approved site plan includes pedestrian connections consistent with City standards. Any future site plan amendment will be required to maintain or update pedestrian circulation to ensure ADA-compliant walkways connect building entrances, parking areas, and public sidewalks. Compliance will be reviewed during the site plan amendment process.
Underground Utilities	All utilities will be installed underground per City standards. PSLUSD will be the provider.
Protection of Natural Features	The site is undeveloped and contains upland flatwoods. A new gopher tortoise survey is required before clearing. No wetlands or other protected species were identified.
Stormwater	The approved site plan includes a dry detention area to manage stormwater runoff in accordance with City standards. If a site plan amendment is submitted, the stormwater system will be reviewed to ensure continued compliance with design requirements and adequate capacity for any proposed changes.
Landscaping and Buffering Requirements	Landscaping and buffering have been approved in accordance with PUD Section VII and Chapter 154 of the City's Land Development Code. If a site plan amendment is submitted, landscaping requirements will be re-evaluated to ensure continued compliance, including any additional screening that may be needed based on adjacent land uses.

RECOMMENDATION

The Site Plan Review Committee (SPRC) reviewed the proposed PUD rezoning at its meeting on August 27, 2025, and recommended approval. The request is being processed in coordination with a Future Land Use Map amendment.

Planning and Zoning Board - Action Options

- Motion to recommend approval to the City Council
- Motion to recommend approval to the City Council with conditions
- Motion to recommend denial to the City Council

Please note: If the Board requires additional clarification or information from the applicant or staff, it may choose to **table** or **continue** the hearing or review to a future meeting.