

**MedSquare Becker Road
Small- Scale Comprehensive Plan Amendment
P25-120**



Project Location

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:	Vlada Peterka, Redtail Design Group, Inc.
Property Owner:	Becker Road Real Estate Partners, LLC
Location:	Generally located south of SW Becker Road, between SW Lassiter Terrace and SW Junietta Terrace
Address:	190 SW Becker Road
Project Planner:	Bethany Grubbs, AICP, Senior Planner/Public Art Program

Project Description

The applicant, Redtail Design Group, is requesting a Small-Scale Comprehensive Plan Map Amendment to change the Future Land Use designation of a 5.8-acre site at 190 SW Becker Road from Commercial Limited (CL) to Commercial General (CG). The site is located just south of SW Becker Road, between SW Lassiter Terrace and SW Junietta Terrace.

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 regulation book and conceptual plan, the proposed medical facility is planned as a two-story building with a total gross floor area of approximately 67,000 square feet. The first floor is approximately 33,000 square feet, and the FSED is planned to occupy about 14,500 square feet on the eastern half of that floor.

The property is currently zoned Professional (P), which is intended for low-intensity office uses and does not permit emergency medical facilities. Alternatively, the CG 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 for a medical facility, it's important to understand that changing the land use designation to CG opens the door to a wider range of future uses. If the amendment is approved, the property could be developed in the future for any use allowed under the CG category, not just the emergency medical facility currently proposed.

Public Notice Requirements

Public notice was sent to owners within 750 feet, and the file was included in the advertisement for the November 4, 2025, Planning & Zoning Board meeting.

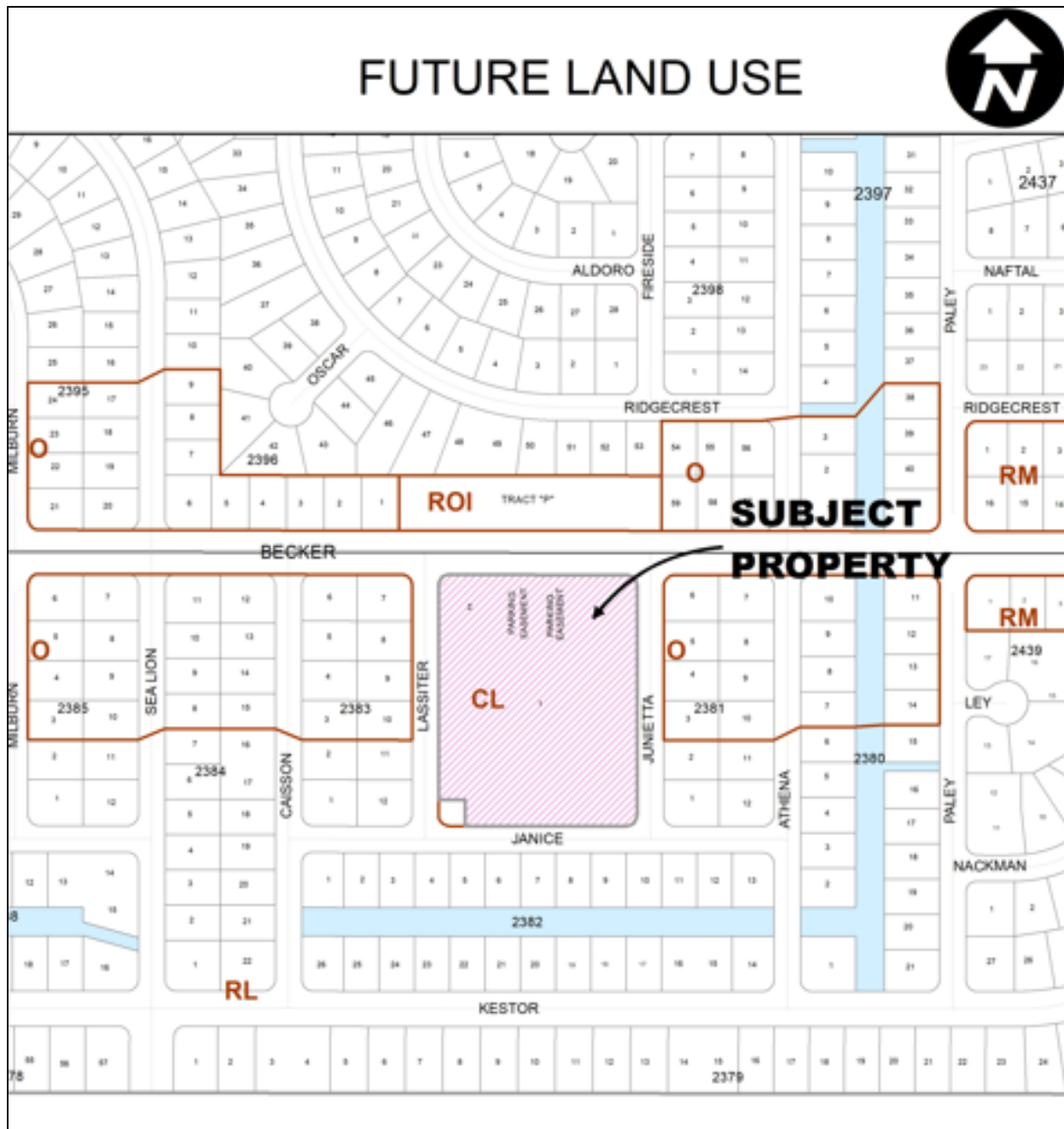
Location and Site Information

Parcel Number:	4433-700-0001-000-8
Property Size:	5.8-acres
Legal Description:	Flagler Healthcare Parcel 1, according to the Plat thereof, as recorded in Plat Book 131, Page 5, of the Public Records of St. Lucie County, Florida
Current Future Land Use:	Limited Commercial (CL)
Existing Zoning:	(Professional) P
Existing Use:	Vacant
Requested Future Land Use:	Commercial General (CG)
Requested Zoning:	Planned Unit Development (PUD)
Proposed Use:	Freestanding emergency department (FSED) and medical offices

Surrounding Uses

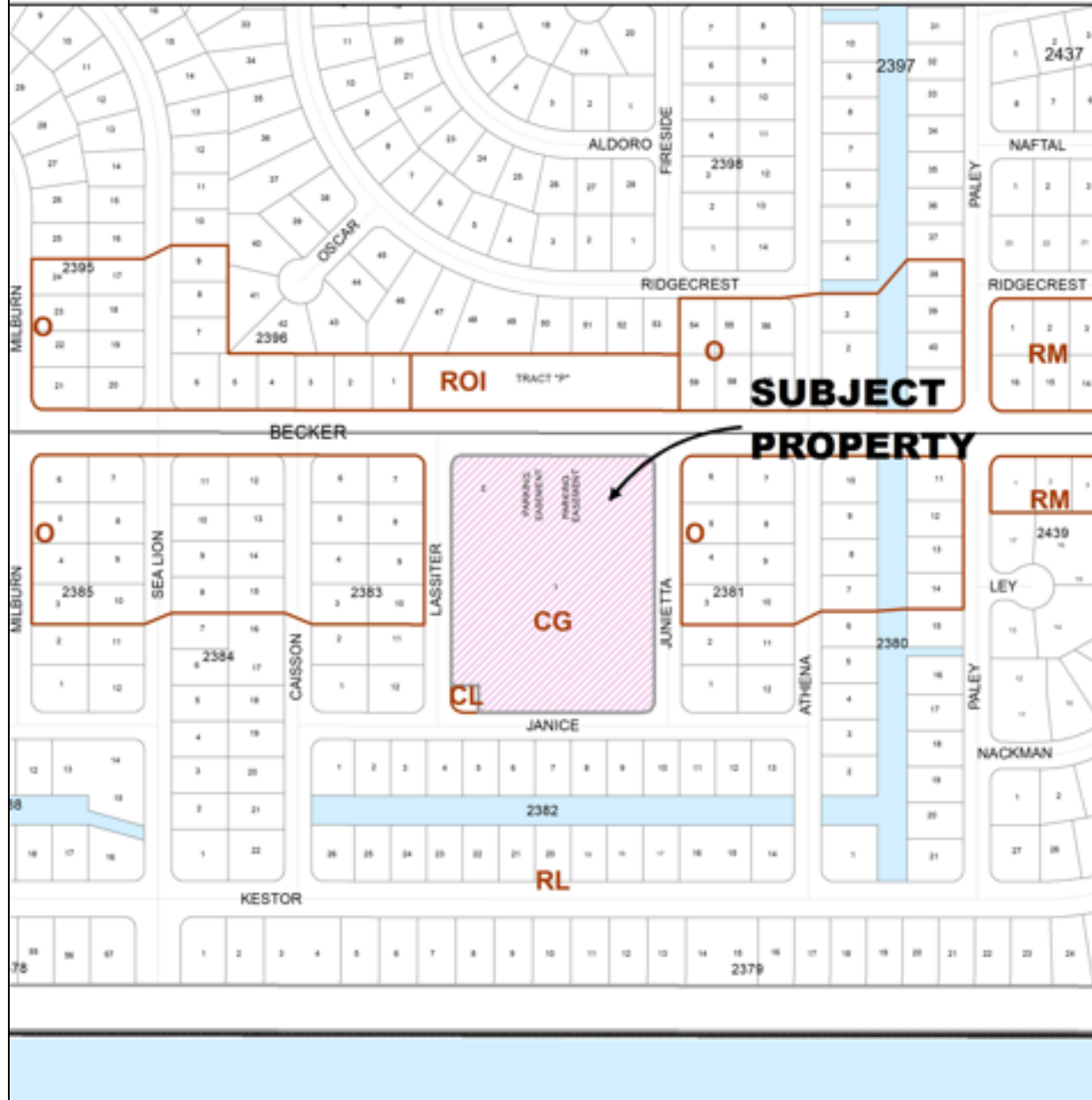
Direction	Future Land Use	Zoning	Existing Use
North	ROI	P	Vacant
South	CG, RL	CG, RS-2	Vacant Commercial, Single-Family Residences
East	O, RL	RS-2	Single-Family Residences
West	O, RL	RS-2	Single-Family Residences

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

PROPOSED FUTURE LAND USE



Proposed Future Land Use Map

COMPREHENSIVE PLAN REVIEW AND ANALYSIS

Applicant's Justification: A Free-standing Emergency Department (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.

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.

Criteria	Consistent with criteria (Y/N or N/A)
Satisfy a deficiency or mix of uses in the Plan map	Y
Accommodate projected population or economic growth	Y
Diversify the housing choices	N
Enhance or impede provision of services at adopted LOS Standards	N
Compatibility with abutting and nearby land uses	Y
Enhance or degrade environmental resources	N
Job creation within the targeted industry list	N

Staff Analysis: The subject property is currently zoned Professional (P). In 2024, a site plan was approved for a 66,798-square-foot, two-story medical office, but construction has not started. The current proposal is to develop the site as a medical facility, which includes a Freestanding Emergency Services Department (FSED). This use requires a Future Land Use Map amendment from Commercial Limited (CL) to Commercial General (CG) to permit the proposed intensity and range of uses. An associated Planned Unit Development (PUD) rezoning application has been submitted. The proposed PUD would allow for medical facilities, such as the FSED, as well as administrative, business, and professional offices.

The CG land use designation permits a broader and more intense range of commercial and medical uses than CL, including retail, restaurants, hotels, pharmacies, and urgent or emergency care facilities. If the land use amendment is approved, the property could be developed in the future for any use permitted under the CG designation, not limited to the currently proposed FSED.

Adequate Public Facilities Review (Objective 1.1.3):

The project has been reviewed for consistency with the adopted level of service standards in the Comprehensive Plan and documented as follows:

Potable Water/Sanitary Sewer: With the change in Future Land Use designation from Commercial Limited to Commercial General, there is expected to be no net change in potable water or wastewater demand, measured in gallons per day (gpd).

This comparison considers the most intense proposed land use based on the existing and proposed land uses and the total building coverage permitted per use as shown below:

Existing Future Land Use	Acreage	Maximum Coverage	Level of Service	Projected Demand Potable Water (gpd)	Projected Demand Wastewater (85%)
CL	5.8	101,059 SF (40%)	125 gpd (per 1000 sq ft)	12,632	10,738
Total Existing FLU					
Proposed Future Land Use	Acreage	Maximum Coverage	Level of Service	Projected Demand Potable Water (gpd)	Projected Demand Wastewater (85%)
CG	5.8	101,059 SF (40%)	125 gpd (per 1000 sq ft)	12,632	10,738
Net Change in gpd				(+/-) 0 gpd	(+/-) 0 gpd

Transportation: The proposed amendment is not expected to have an adverse impact on traffic impact, since the proposed land use will generate the same Average Daily Traffic (ADT) and PM Peak Hour (PM) Traffic. Comparison of existing traffic impacts and proposed based on the maximum amount of development allowed and documented as follows:

Trip Generation (Maximum Development per Land Use)

Existing Future Land Use	Acreage	Maximum Covered & Proposed Use	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 Covered & Proposed Use	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

Trip Generation (Proposed Development)

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

Parks/Open Space: The level of service for parks is measured and planned in conjunction with population growth on an annual basis. This application is not expected to have any impact on the level of service for parks since the application is for non-residential land use.

Solid Waste: Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.

Public School Concurrency Analysis: N/A

Environmental: There is native upland habitat on site. At the time of site plan review, the applicant shall mitigate for 25% of the native upland habitat in accordance with Chapter 157 of the City Code. Additionally, a listed species survey is required prior to clearing.

Flood Zone: The flood map for the selected area is number 12111C0405K and is located in Zone X and Zone X is determined to be located outside the 100-year and 500-year floodplains.

Fire District: St. Lucie County Fire District stated that Station 13 at 201 SE Becker Road. will be the responding fire station. The fire district does not list response times for each individual station because of the necessity of responding with another station.

Police: The department's response time is approximately seven (7) minutes for emergency calls. This proposed comprehensive plan is not expected to adversely impact that response time.

STAFF RECOMMENDATION

This request is a legislative action. The proposed Small-Scale Comprehensive Plan Amendment has been reviewed for consistency with the intent and direction of the City of Port St. Lucie Comprehensive Plan.

Planning and Zoning Board - Action Options

- Motion to recommend **approval** to the City Council
- Motion to recommend **denial** to the City Council
- Motion to **table** the item

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.