



PLANNING AND ZONING STAFF REPORT
January 26, 2026, City Council Meeting

Bee Well Pediatrics
Major Site Plan
P22-291



Project Location Map

SUMMARY

Applicant's Request:	A major site plan application for a two-phase medical office and office/retail use.
Applicant:	Stephen Cooper, P.E., Stephen Cooper P.E. & Associates
Property Owner:	St. Lucie Doctors, LLC
Location:	The property is generally located on the northwest corner of SW Darwin Boulevard and SW Becker Road.
Address:	267 SW Becker Road
Project Planner:	Francis Forman, Planner III

Project Description

The owner, St. Lucie Doctors, LLC, has applied for site plan approval for a project known as Bee Well Pediatrics. The proposal is to construct an 8,705 square foot medical office space with an adjacent 3,295 square foot office/retail building. The proposed project will consist of two phases with the medical building being constructed first to house a pediatric use, with a future office/retail building being constructed later. Since the site is located within the Becker Road Overlay District, the proposed buildings will be located along Becker Road with the front building facades facing Becker to ensure compatibility with the overlay district and provide increased separation from the existing single-family residences to the north. The proposed main access for the site will be located along North Quick Circle, with a “right-out-only” exit being located along SW Darwin Boulevard.

The site is composed of six vacant parcels located on the northwest corner of SW Becker Road and SW Darwin Boulevard within the Becker Road Overlay area. The property is zoned General Commercial (CG), which is compatible with the current future land use classifications of General Commercial (CG) on the site.

Previous Actions and Prior Reviews

The Site Plan Review Committee recommended approval of the proposed site plan at their December 14, 2022, meeting.

Location and Site Information

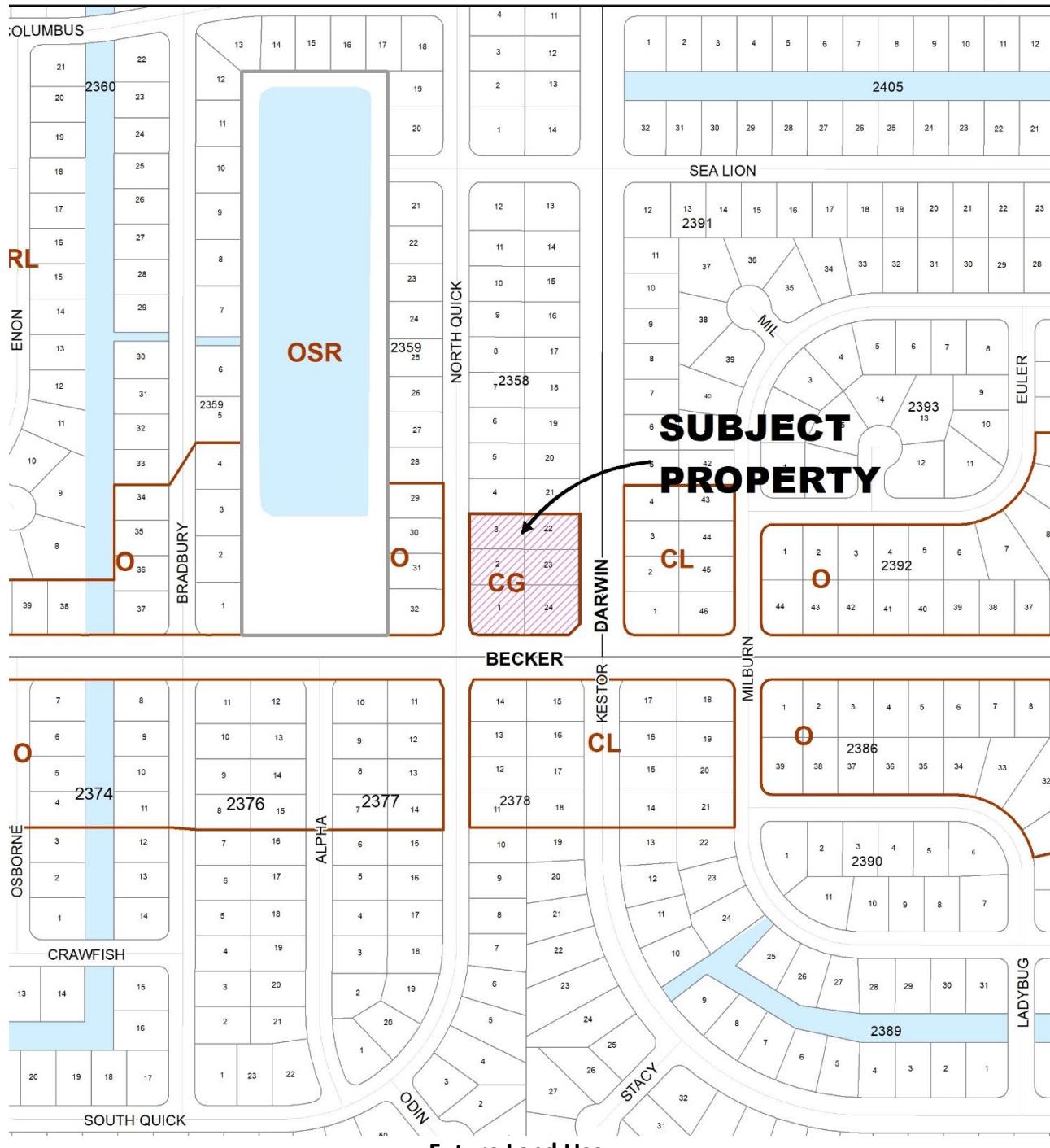
Parcel Number:	3426-665-0786-000-5
Property Size:	+/- 1.57 acres
Legal Description:	Port St. Lucie Section 34, Block 2358, Lots 1-3 and 22-24
Future Land Use:	CG – General Commercial
Existing Zoning:	CG – General Commercial
Existing Use:	Vacant Land

Surrounding Uses

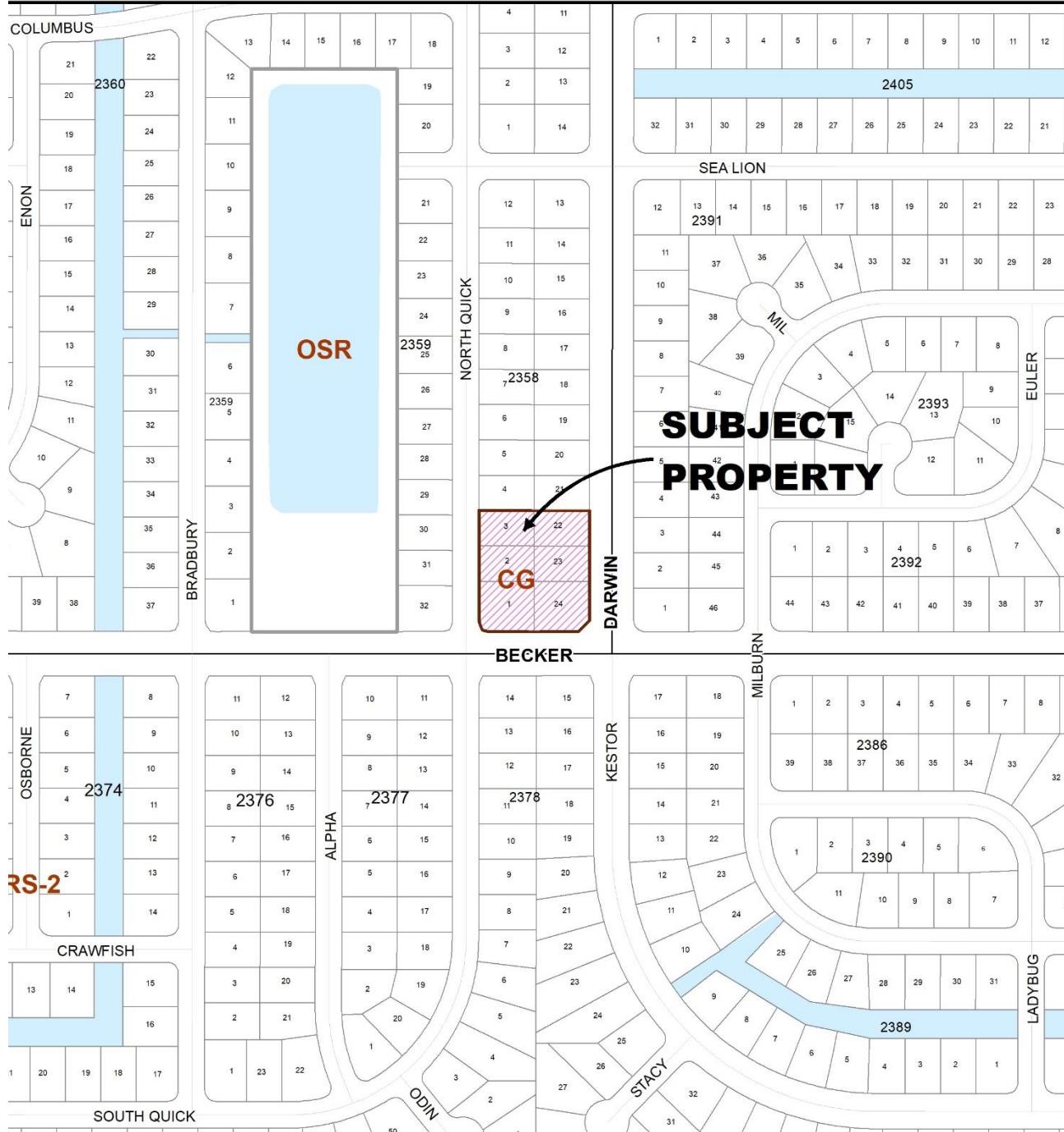
Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Single-Family Residential
South	CL	RS-2	Single-Family Residential
East	CL	RS-2	Single-Family Residential
West	O	RS-2	Single-Family Residential

RL - Low Density Residential, RS-2 – Single-family Residential, O – Office, CL – Limited Commercial

FUTURE LAND USE



EXISTING ZONING



IMPACTS AND FINDINGS

ZONING REVIEW: The project has been reviewed for compliance with the requirements of Chapter 158, Zoning Code and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
USE	An application for a major site plan for the construction of a two-phased 8,705 square foot medical office space with an adjacent 3,295 square foot office/retail building.
DUMPSTER ENCLOSURE	The site plan provides a 12' x 24' dumpster enclosure for general and recyclable refuse for the institutional site.
ARCHITECTURAL DESIGN STANDARDS	The applicant has provided elevations demonstrating compliance with the Becker Road Overlay District.
PARKING REQUIREMENTS	The proposed use requires a total of 60 parking spaces, while 60 spaces including 3 handicap spaces are proposed.
BUILDING HEIGHT	Maximum building height permitted for a commercial building within the General Commercial (CG) Zoning district is 35' while the building is proposed to be 25' in height.
SETBACKS	Building setback lines depicted on site plan are consistent with the Code requirements.

CONCURRENCY REVIEW: The project has been reviewed for compliance with Chapter 160, City Code, regarding provision of adequate public facilities and documented as follows:

<i>CRITERIA</i>	<i>FINDINGS</i>
SEWER/WATER SERVICES	The City of Port St. Lucie Utility Systems Department will provide water and sewer service. A developer's agreement with the City Utilities Department, that is consistent with the adopted level of service, is required prior to issuance of building permits.
TRANSPORTATION	The Traffic Report prepared by Stephen Cooper, P.E. & Associates, Inc., dated July 2, 2025, was 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. The proposed medical office and retail buildings are anticipated to generate 492 Average Daily, 58 AM Peak Hour and 86 PM Peak Hour trips.

	The project is in compliance with the adopted levels of service; therefore, no additional improvements are required to be constructed.
PARKS AND OPEN SPACE	Not applicable to non-residential development.
STORMWATER	Proposed stormwater drainage systems will comply with the requirements as presented by all pertinent agencies.
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	Not applicable to non-residential development.

NATURAL RESOURCE PROTECTION (Chapter 157)

The project has been reviewed for compliance with the requirements of Chapter 157, Natural Resource Protection Code, and documented as follows:

Tree Protection/Mitigation: The project is subject to the tree protection/mitigation requirements of the City Code. The site was found to contain several oaks, slash pines, and cabbage palms, the applicant will be subject to the mitigation requirements for removal of these trees and required to pay into the Tree Mitigation Fund.

Wildlife Protection: This site is currently vacant and a gopher tortoise survey will be required prior to the issuance of any site work permit.

OTHER

Fire District: The access location (external and internal) has been reviewed by the Fire District for safety purposes.

Public Art (Chapter 162): This project is subject to Chapter 162 of the Code of Ordinances, Art in Public Places. All public and private development meeting the applicability requirements of Chapter 162 must elect one of three methods for providing public art within ninety (90) days of the issuance of the first building permit. The three options are artwork on site, fee in lieu of providing public art onsite, or a combination of artwork on site and payment in lieu. The applicant has stated that they intend to provide payment into the public art fund.

STAFF RECOMMENDATION

The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City's Land Development Regulations and policies of the Comprehensive Plan and recommends approval.

The Site Plan Review Committee reviewed the request and recommended approval at their December 14, 2022, meeting.