

APPLICATION DATA:

NAME OF APPLICATION: MED FLORIDA PROFESSIONAL CENTER 3 (FKA FIDELITY FEDERAL, PRIMA VISTA)
 PROJECT ADDRESS: 672 S.W. PRIMA VISTA BLVD.
 CITY PROJECT NUMBER: P03-064-A1
 PCN: 3420-630-0348-000-5
 FUTURE LAND USE DESIGNATION: ROI
 ZONING DESIGNATION: LMD

EXISTING/APPROVED USE: MEDICAL CLINIC
 PROPOSED USES: MEDICAL CLINIC
 NUMBER OF PHASES: 1

SITE DATA:

GROSS SITE AREA: 68,514.54 S.F. (1.57 ACRES)
 PROPOSED BUILDING AREA AND USES:
 EXISTING MEDICAL OFFICE: 8,623 S.F.
 PROPOSED MEDICAL OFFICE: 1,912 S.F.
 TOTAL MEDICAL OFFICE: 10,535 S.F.

FLOOR AREA RATIO (F.A.R.): 0.15
 MAX. BUILDING HEIGHT: 2-STORIES
 PROPOSED BUILDING HEIGHT: 2-STORIES

LAND USE	AREA (SF):	ACRES:	PERCENT. OF SITE
BUILDING LOT COVERAGE (MAX 35%):	6,621.97	0.152	9.67%
VEHICULAR USE AREA	25,860.89	0.594	37.75%
SIDEWALKS/CURBS/WALLS/MISC.	4,601.57	0.106	6.71%
TOTAL IMPERVIOUS AREA:	37,084.43	0.851	54.13%
TOTAL PERVIOUS (OPEN SPACE) AREA:	31,430.11	0.722	45.87%

*INCLUDES COVERED AREAS

PARKING DATA:

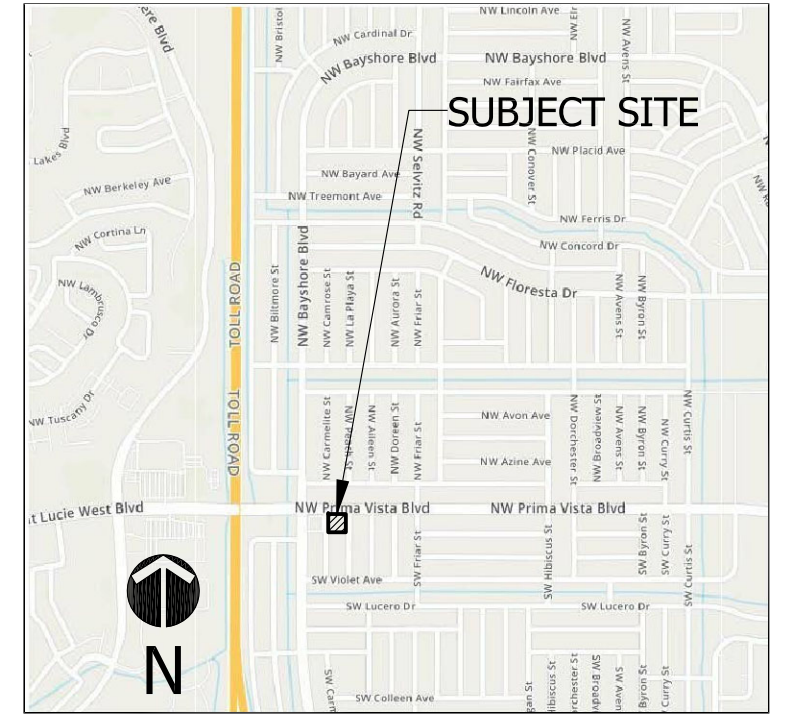
PARKING REQUIRED:
 MEDICAL OFFICE (10,535 S.F.) 53 SPACES (1 SPACE/200 S.F.)

TOTAL PARKING PROVIDED: 53 SPACES
 HANDICAP PARKING REQUIRED: 3 SPACES
 HANDICAP PARKING PROVIDED: 3 SPACES
 LOADING REQUIRED: 1 SPACE
 LOADING PROVIDED: 1 SPACE

SETBACKS

SIDE	REQUIRED	PROVIDED
FRONT (NORTH):	25'	65.9'
REAR (SOUTH):	25'	97.1'
SIDE (EAST):	10'	84.4'
SIDE (WEST):	10'	88.9'

LOCATION MAP



LEGAL DESCRIPTION:

LOTS 1, 2, 17, 18, 19 AND 20, BLOCK 88, PORT ST. LUCIE SECTION TWENTY SEVEN, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE(S) 5, A THROUGH I, PUBLIC RECORDS OF ST. LUCIE, FLORIDA.

CONTAINING: 1.57 ACRES, OR 68,481 SQUARE FEET, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD.

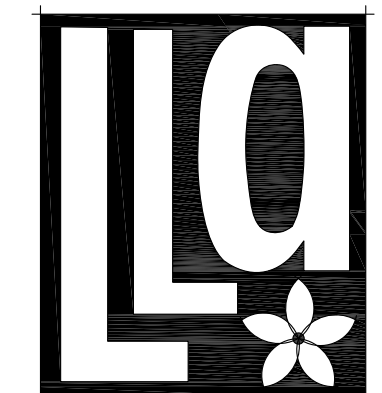
Traffic Statement

Trip generation for the site is based upon the Institute of Transportation Engineers (ITE) Manual, 10th Edition. The ITE Codes for the proposed development are 720 (Medical Office). Trip generation for this site is estimated as follows based on 11,136 S.F. of Medical Office:

Average Daily Trips (ADT)	
Medical Office Building:	= 84 VPD
AM Peak Hour Trips	
Medical Office Building:	= 6 VPH
PM Peak Hour Trips	
Medical Office Building:	= 8 VPH

NOTE:

THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE CITY'S RIGHT-OF-WAY IN ACCORDANCE WITH CITY CODE, SECTION 41.08(G).

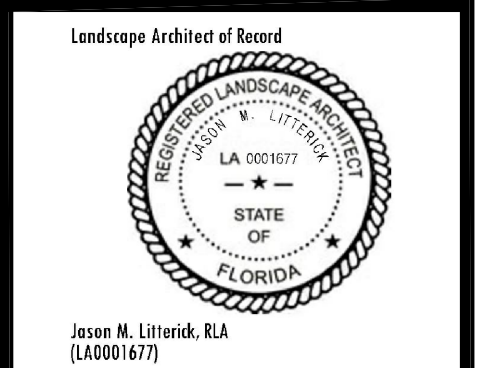


Litterick Landscape Architecture

2740 SW Martin Downs Blvd. #199
 Palm City, FL 34990
 561-719-3875
 JasonLA1677@yahoo.com

iPLAN & DESIGN
 PLANNER
 SITE DESIGN
 DEVELOPMENT CONSULTANT

Med Florida Professional Center 3
 F.K.A. FIDELITY FEDERAL, PRIMA VISTA
 672 S.W. PRIMA VISTA BLVD.
 PORT ST. LUCIE, FLORIDA

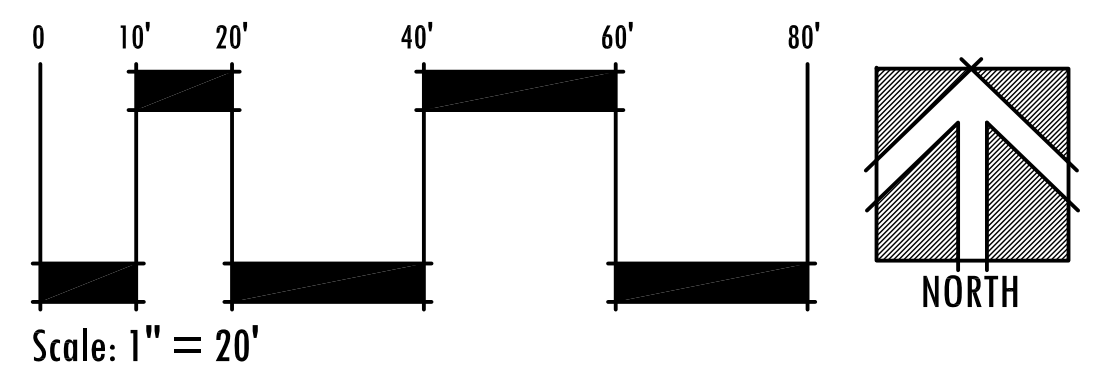


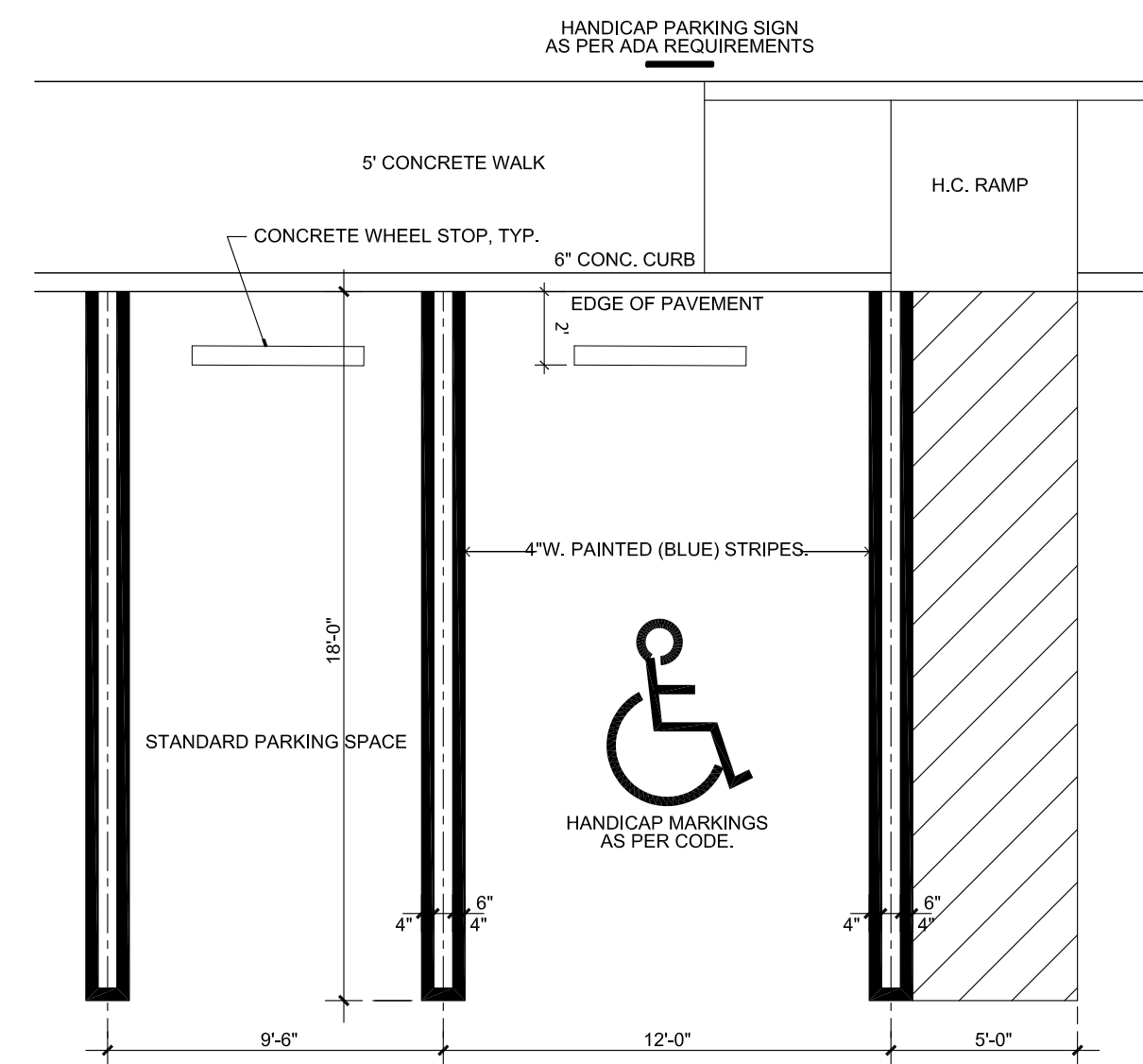
DESIGNED	JML
DRAWN	JML
APPROVED	JML
JOB NUMBER	
DATE	7/15/20
REVISIONS	8/20/20
	10/13/20
	10/26/20

PSL Project #: P03-064-A1
 PSLUSD Project #: 11-261-02

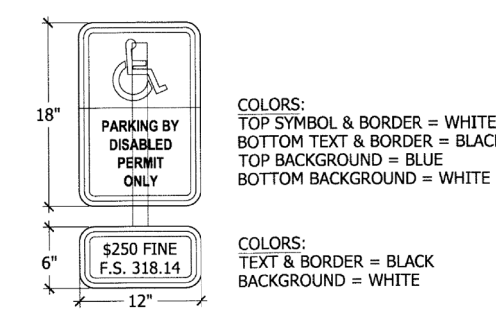
Site Plan

SEE SHEET SP-2 FOR SITE DETAILS

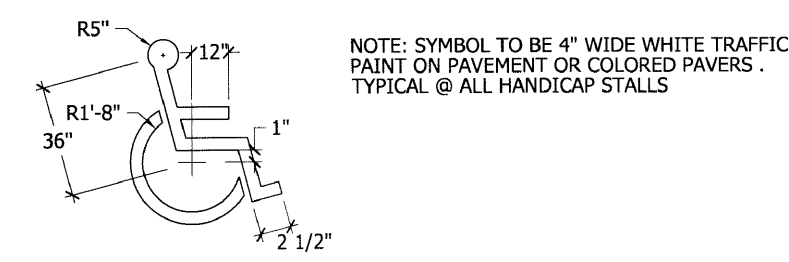




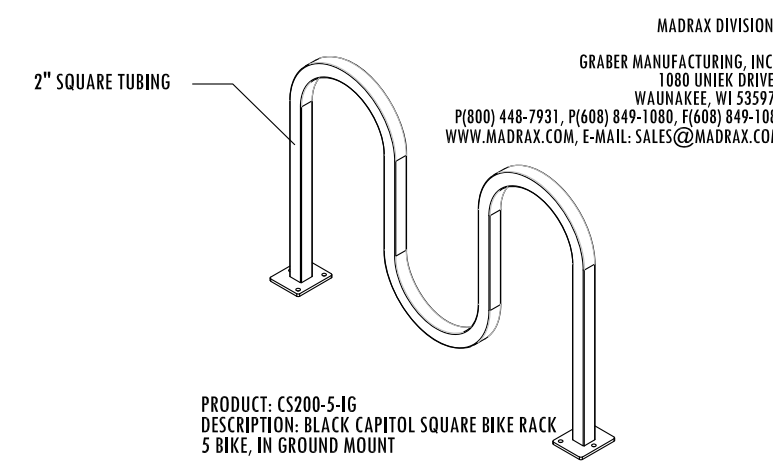
STANDARD & HANDICAP PARKING LAYOUT
N.T.S.



HANDICAP SIGN DETAIL
N.T.S.



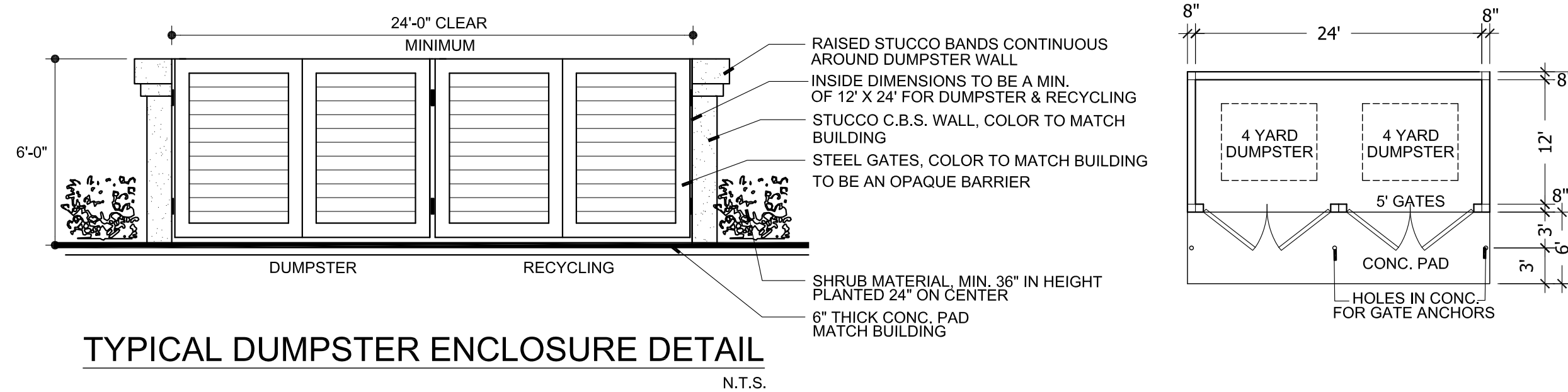
HANDICAP SYMBOL DETAIL
N.T.S.



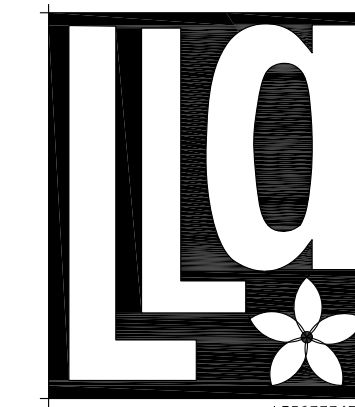
BIKE RACK DETAIL
SCALE: NOT TO SCALE



EXISTING STREET LIGHTING
N.T.S.



TYPICAL DUMPSTER ENCLOSURE DETAIL
N.T.S.



**Litterick
Landscape
Architecture**

2740 SW Martin Downs Blvd. #199
Palm City, FL 34990
561-719-3076
JasonLA1677@yahoo.com

Med Florida Professional Center 3
F.K.A. FIDELITY FEDERAL, PRIMA VISTA
672 S.W. PRIMA VISTA BLVD.
PORT ST. LUCIE, FLORIDA

DESIGNED	JML
DRAWN	JML
APPROVED	JML
JOB NUMBER	
DATE	8/20/20
REVISIONS	