

**LEGAL DESCRIPTION:**  
AS SHOWN ON SURVEY PREPARED BY EDC INC.  
LOTS 1, 2 AND 3, BECKER COMMONS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGE(S) 1, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

**STATEMENT OF INTENT:**  
THE APPLICANT PROPOSES TO CONSTRUCT A NEW 66,798 SQUARE FOOT 2-STORY MEDICAL OFFICE BUILDING.

**OWNER:**  
AM DEVELOPMENT LLC  
30924 BAY SHORE DRIVE  
BIG PINE KEY FL 33045

**APPLICANT:**  
FLACER + MP HEALTHCARE DEVELOPMENT LLC  
TWO 5 BISCAYNE BOULEVARD SUITE 2000  
MIAMI FL 33133

**ARCHITECT:**  
MODIS ARCHITECTS  
4955 SW 75th AVENUE  
MIAMI FL 33155

**LAND PLANNER AND LANDSCAPE ARCHITECT:**  
2020 INC.  
1907 COMMERCIAL LANE SUITE 101  
JURTEER FL 33458

**ENGINEER:**  
MILLS SHORT ASSOCIATES  
700 22nd PLACE, STE 2C  
VERO BEACH FL 32960

**SURVEYOR:**  
AEI CONSULTANTS  
2500 CAMINO DABELO  
WALNUT CREEK CA 94597

**ENVIRONMENTAL:**  
ENGINEERING DESIGN & CONSTRUCTION, INC.  
12250 SW VILLAGE PARKWAY, SUITE 201  
PORT SAINT LUCIE FL 34987

**PROJECT NOTES:**  
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).

**ZONING STATEMENT:**  
THE BECKER ROAD OVERLAY DISTRICT (BROD) DESIGN STANDARDS SHALL APPLY TO PROPOSED NEW BUILDINGS AND UNDEVELOPED PROPERTIES LOCATED WITHIN THE CONVERSIONS AREAS THAT HAVE OBTAINED APPROVAL FOR THE APPROPRIATE ZONING.

THE BROD DESIGN STANDARDS HAVE BEEN IMPLEMENTED TO THIS PROJECT.

**ENVIRONMENTAL STATEMENT:**  
TOTAL SITE ACREAGE: 5.8AC X 0.25 = 1.45AC OF NATIVE UPLAND REQUIRED TO BE PRESERVED.  
1.45AC TO BE MITIGATED AT 1:1 RATIO = 2175  
2175AC X 0.25 = 543.75

**DRAINAGE STATEMENT:**  
THE STORMWATER MANAGEMENT SYSTEM FOR THIS PROJECT MEETS THE REQUIREMENTS OF THE CITY OF PORT ST. LUCIE AND SPWM. SITE GRADING DIRECTS STORMWATER TO INLETS AND PIPES AND IS THEN ROUTED TO A DRY DETENTION POND. THE DRY DETENTION POND UTILIZES A CONTROL STRUCTURE THAT RESTRICTS STORMWATER FROM EXITING THE SYSTEM UNTIL TREATMENT AND THE 0.5 CFS/ACRE DISCHARGE CRITERIA ARE MET. THE SYSTEM DISCHARGES TO THE CITY OF PORT ST. LUCIE'S SWALE ALONG LASSITER TERR., WHICH DRAINS TO THE BECKER RD R/W SYSTEM.

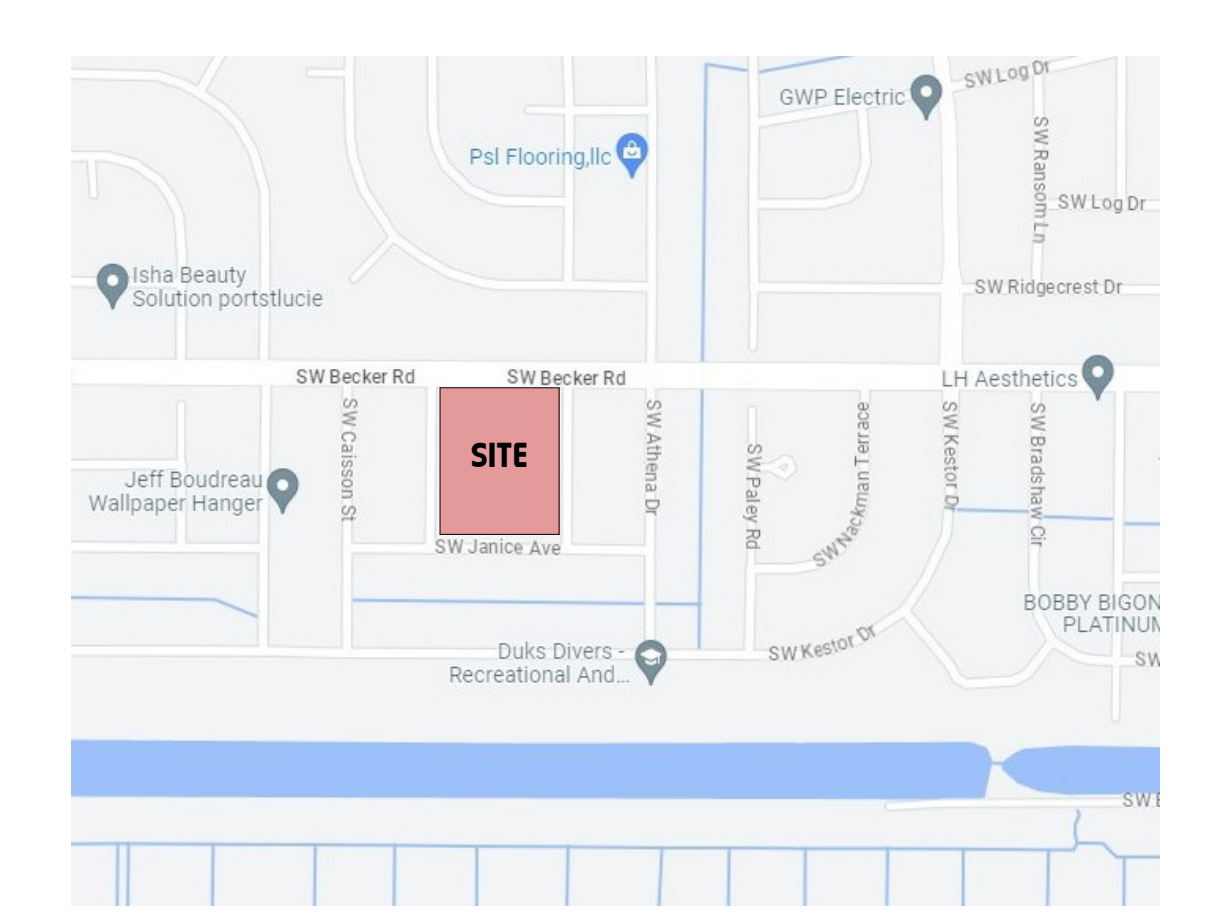
**TRAFFIC STATEMENT:**  
THE ITE TRIP GENERATION MANUAL, 8TH EDITION, LAND USE CODE 720 (MEDICAL OFFICE) WAS USED TO DETERMINE EXPECTED DAILY AND PEAK HOUR TRIPS FOR THE PROPOSED PROJECT.

ZONING DATA		
<b>Property Information</b>		
Folio:	190 SW Becker Road, Port St Lucie, FL 34953	
Property Address:	190 SW Becker Road, Port St Lucie, FL 34953	
Future Land Use Zoning:	CL - Commercial Limited Professional	
Overlay District:	Becker Road Overlay District	
Overlay Sub-District:	Professional	
<b>LOT CRITERIA</b>		
A - Lot Area	Square Footage (sf)	Acres (ac)
Net Area	252,648.00 sf	5.80 ac
Gross Area	252,648.00 sf	5.80 ac
B - Lot Width	400 ft	
Lot Coverage (max.)	See sheet A002 for Site Diagrams	
Impervious Surface (max.)	See sheet A002 for Site Diagrams	
Building	13.3%	33,657.00 sf
Sidewalk	2.6%	6,561.00 sf
V.U.A.	50.1%	126,662.00 sf
Total Impervious Area	66.0%	166,783.00 sf
Pervious Area	34.0%	85,865.00 sf
<b>BUILDING PLACEMENT</b>		
C - Build to Zone	Required	Provided
Front (Becker Road)	25'-0" - 35'-0"	25'-0"
Side Street (Lassiter Terr)	25'-0" - 35'-0"	41'-2"
Side Street (Junietta Terr)	25'-0" - 35'-0"	84'-10"
Side Street (Janice Ave)	25'-0" - 35'-0"	N/A
F - Acc. Struct. From Bldg.	10'-0"	12'-0"
F - Parking Lot Setback	10'-0"	10'-0"
G - Building Frontage	50%	200 ft
H - Building Length (max.)	500 ft	324 ft
<b>BUILDING HEIGHT</b>		
Stories	2 Stories	
Overall Height	22 ft min. - 35 ft max.	

PARKING & LOADING			
	Required	Area	# Spaces
Commercial Uses			
Office @ 1sp/275 gsf		66,798 sf	242.9 sp
<b>Grand Total Required :</b>			<b>242.9 sp</b>
	Provided	Standard	HC
Surface (Off-Street)		296 sp	9 sp
<b>Grand Total Provided :</b>			<b>304 sp</b>

BICYCLE PARKING		
1sp / 20 parking sp required	12 bike racks	16 bike racks
LOADING		
Off-Street Loading Spaces	2 spaces 12' x 25'	2 spaces

Land Use	Intensity	Trip Generation (Peak Hour of the Generator)						
		AM Peak Hour			PM Peak Hour			
Medical Office	66,800 SF	2,486	148	102	250	128	192	320



**Location Map**  
SCALE N.T.S.

**Site Plan**  
SCALE 1" = 40'-0"

P23-199

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Miami, Florida 33155  
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**project info :**  
**MedSquare | Port Saint Lucie**  
AJP Ventures  
NEW CONSTRUCTION  
190 SW Becker Rd,  
Port Saint Lucie, FL 34953

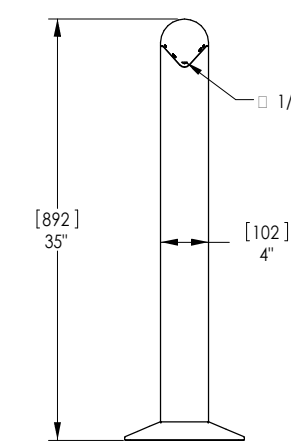
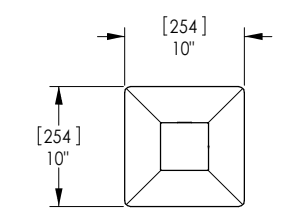
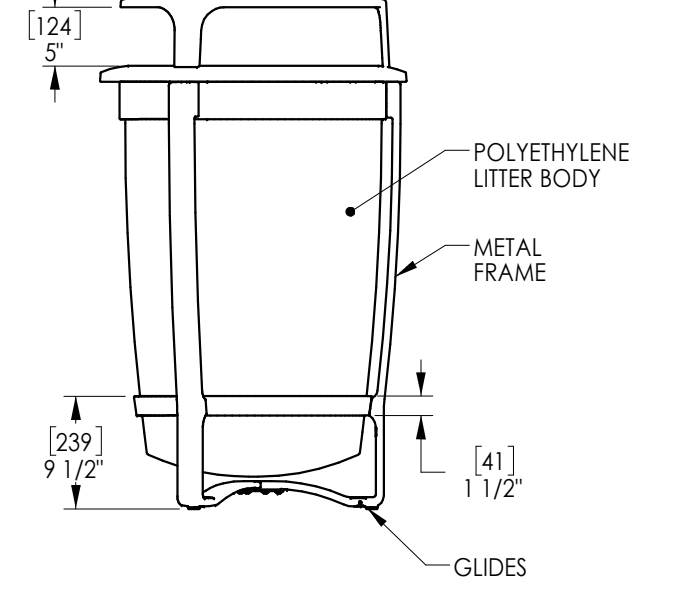
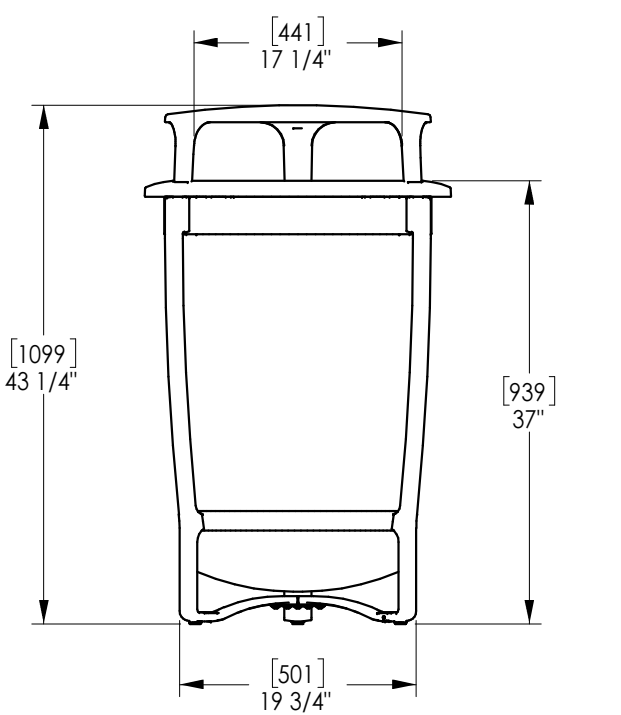
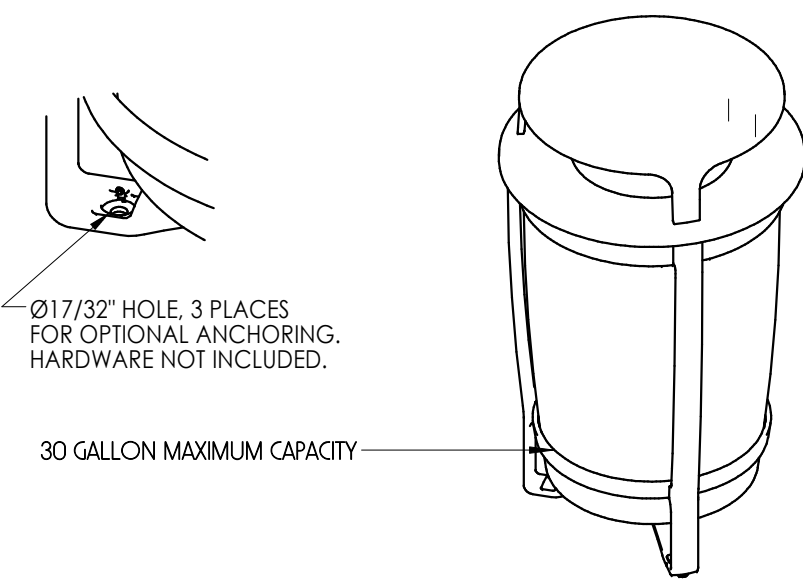
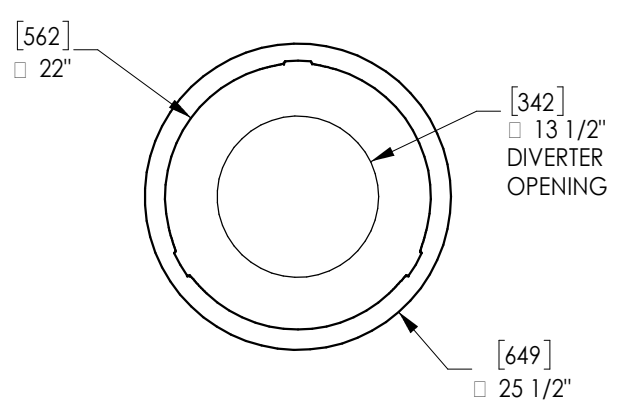
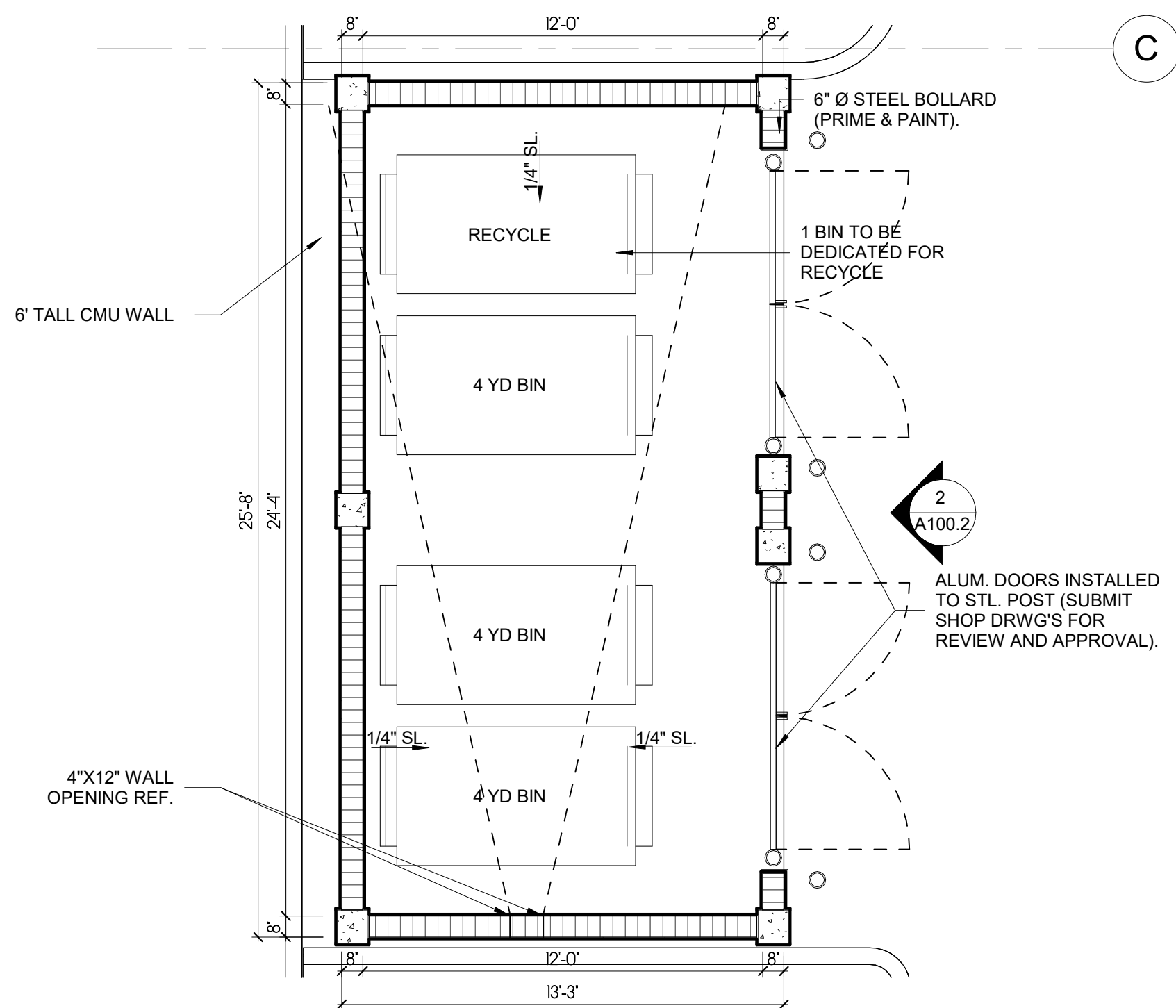
**seal :**  
ROBERT K. MORISSETTE, AIA, NCARB, LEED AP BD+C, CDP  
FLORIDA REGISTERED ARCHITECT # AR 93259

**revisions :**

Rev. #	Description	Date
	Rezoning Submittal	06/30/2023
	Site Plan Review	11/01/2023
	Site Plan Resubmittal	02/07/2024
	Site Plan Resubmittal #3	03/15/2024

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

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



CAPACITY: 1.75 GALLONS



Drawing: GD185-01  
Dimensions are in inches (mm)  
U.S. Patent No. D565,788

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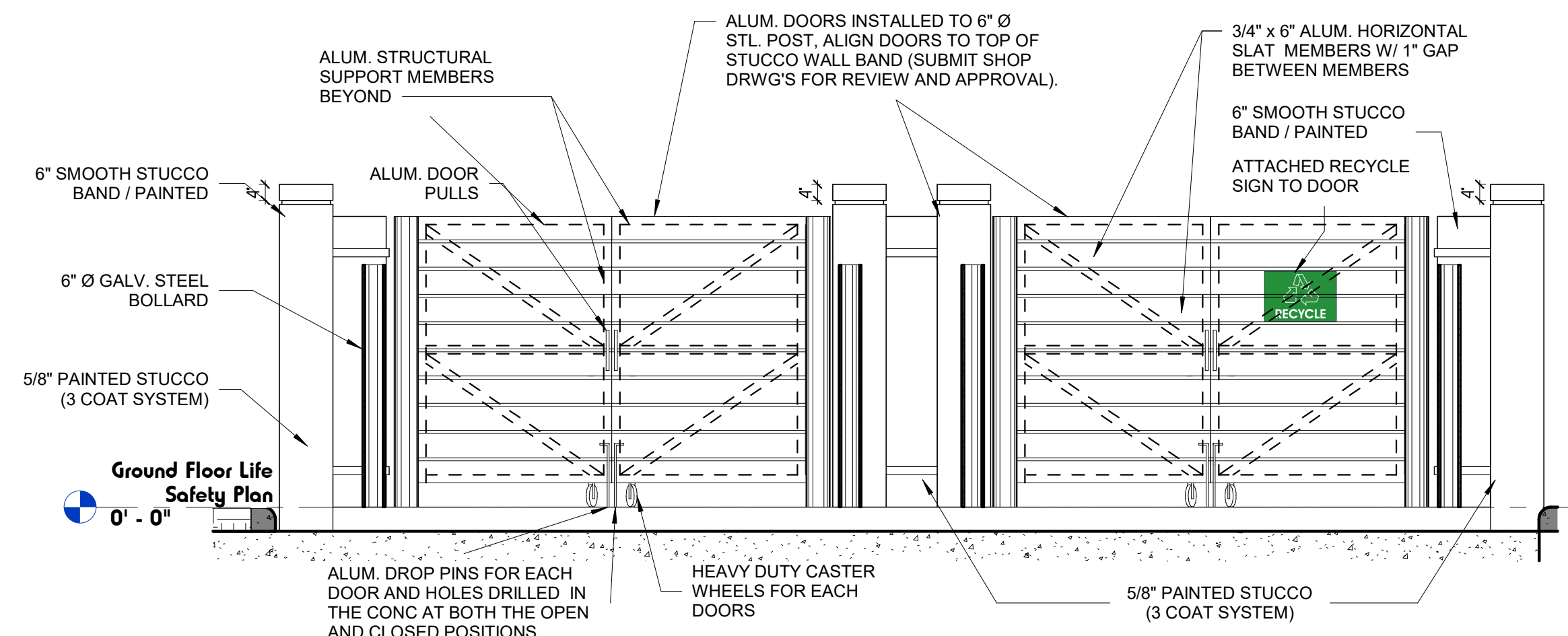
NOTE: PROPOSED TRASH RECEPTACLE AND ASH URN OR SIMILAR

Drawing: DR801-01  
Dimensions are in inches (mm)  
Patent Pending

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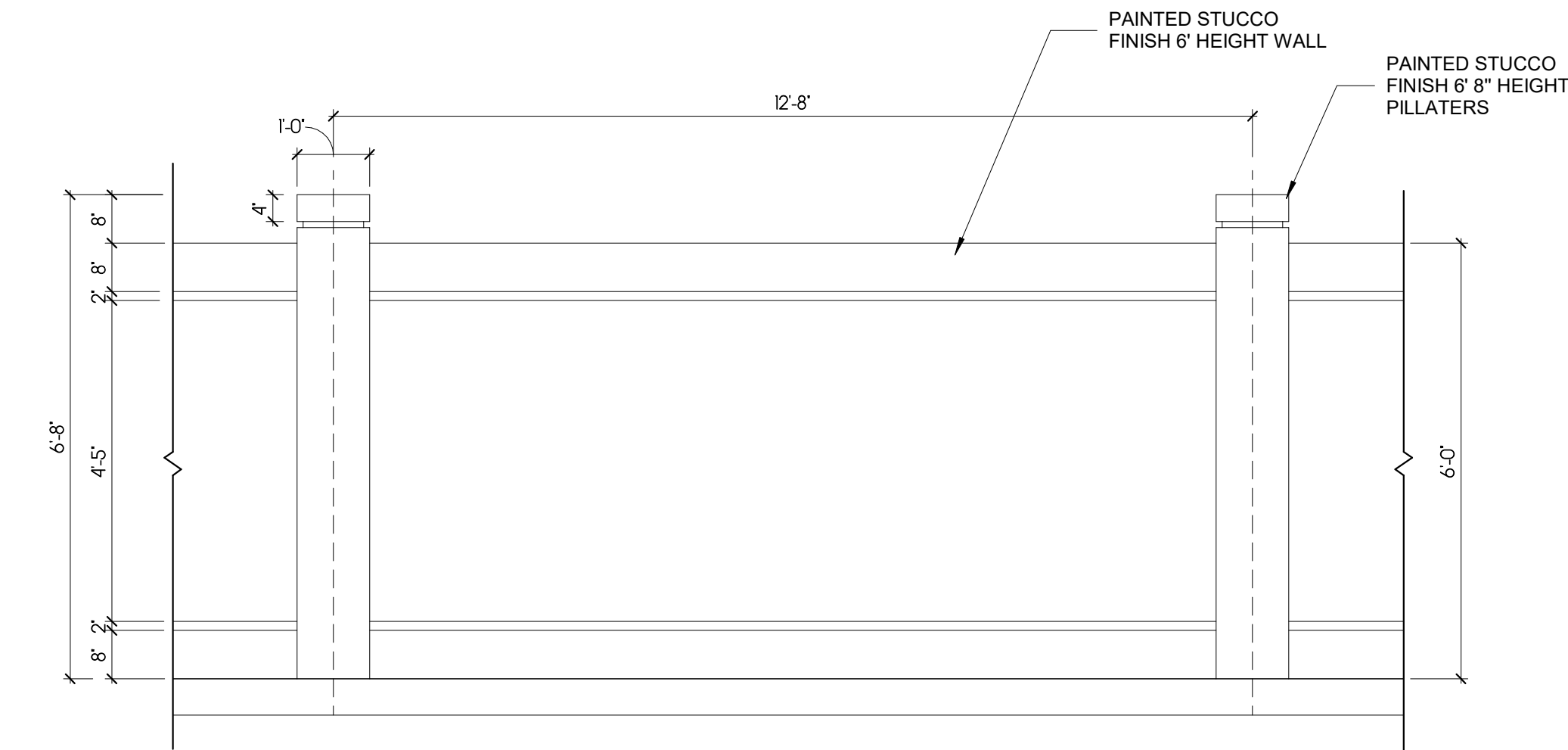
### 1 Enlarged Dumpster Floor Plan

SCALE: 1/4" = 1'-0"



### 2 Dumpster Enclosure - East Elevation

SCALE: 3/8" = 1'-0"



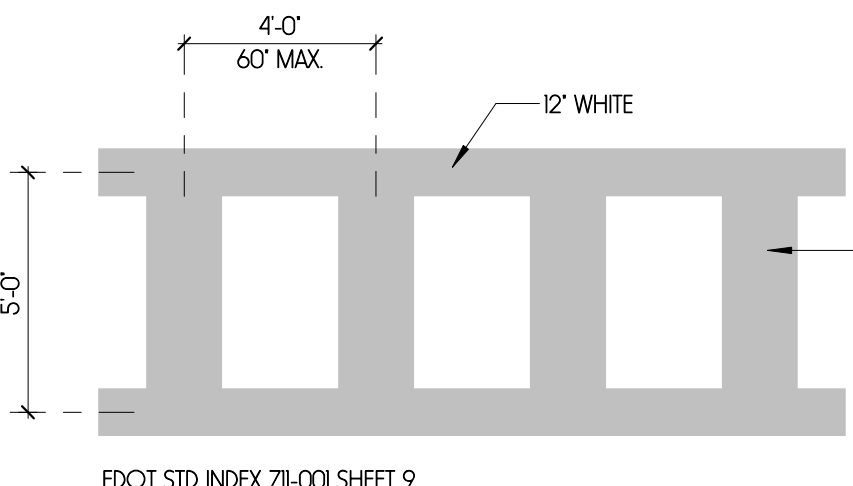
### 3 Wall Fence

SCALE: 1/2" = 1'-0"



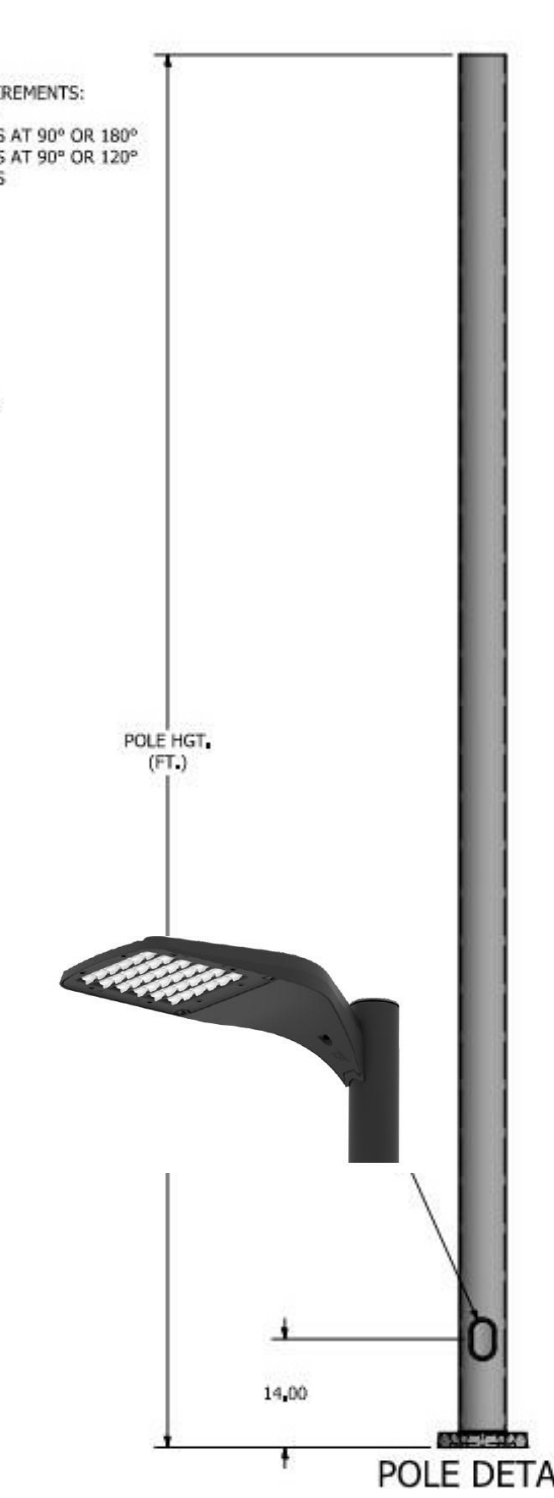
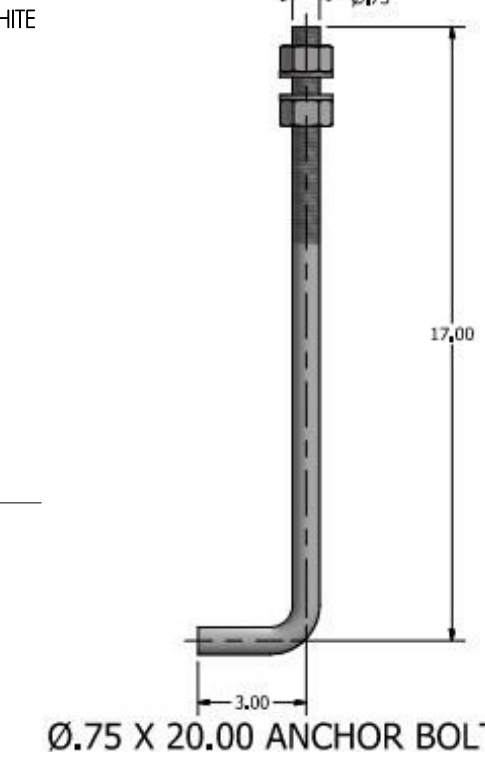
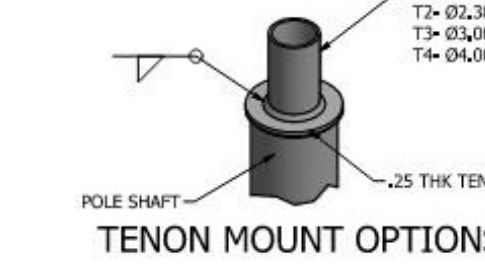
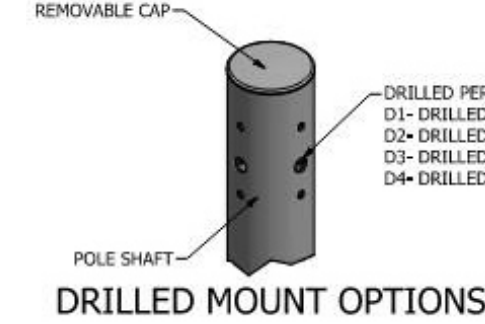
### 4 Trash Receptacle & Ash Urn

SCALE: 3/4" = 1'-0"

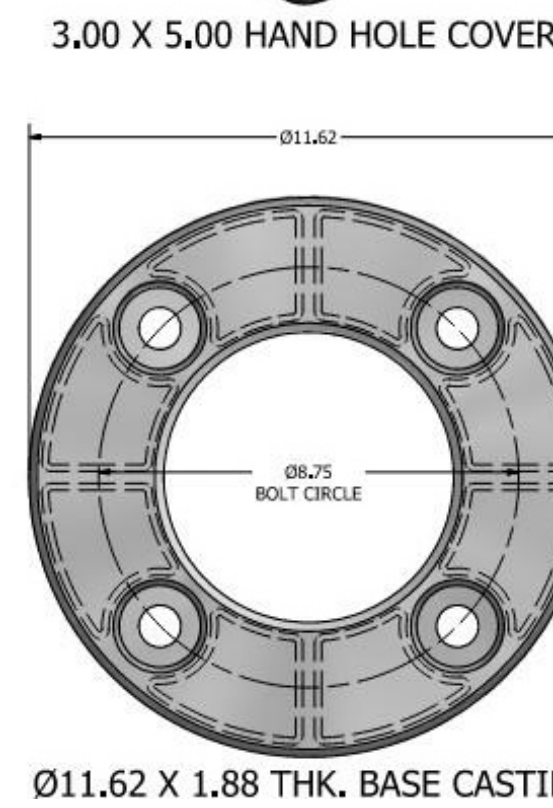


### 6 High Emphasis Crosswalk Detail

SCALE: 1/4" = 1'-0"



POLE SPECIFICATIONS		MATERIAL DESCRIPTION	
1	POLE SHAFT	6061-T6	
2	BASE PLATE	5082-F2	
3	ANCHOR BOLTS	F1554-GR-35	
4	GALVANIZED HARDWARE	A16	
POLES SHALL HAVE A POLYESTER POWDER COAT FINISH IN A STANDARD COLOR.			
FINISH SPECIFICATIONS			
POLE HEIGHT (FT.)	TOP DIA. (IN.)	BOTTOM DIA. (IN.)	GAGE
20'	6.00	6.00	.188
BASE PLATE DIMENSIONS			
BOLE CIRCLE (IN.)	BASE PLATE DIA. (IN.)	BOLE HOLE (IN.)	PLATE THK. (IN.)
60.5	14.00	4.88	.75
ANCHOR BOLT DIMENSIONS			
ANCHOR BOLT DIA. (IN.)	ANCHOR BOLT LENGTH (IN.)		
.75	20.00		
ALLOWABLE WIND LOADINGS (PSF.)			
WIND*	INDICATED EPA	30 MPH	50 MPH
EPA		12.8	9.8
		100 MPH	120 MPH
		5.8	4.6
*WITH 1.3 GUST FACTOR			



### LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	ARRANGEMENT	LUM. LUMENS	LLD	LUMINAIRE WATTS	TOTAL WATTS	DESCRIPTION
[Symbol]	8	SA	SINGLE	34698	0.900	201.8	1614.4	GARDCO OPF-M-A15-740-T5N POLE MOUNT 20' AFG
[Symbol]	12	SA1	SINGLE	33408	0.900	201.8	2421.6	GARDCO OPF-M-A15-740-T5W POLE MOUNT 20' AFG
[Symbol]	1	SA2	SINGLE	14135	0.900	74.41	74.41	GARDCO OPF-M-A08-740-T5N POLE MOUNT 20' AFG- SHARED POLE
[Symbol]	4	SC	SINGLE	20195	0.900	111.5	446	GARDCO OPF-M-A10-740-T3M POLE MOUNT 20' AFG
[Symbol]	1	SD	SINGLE	23512	0.900	201.8	201.8	GARDCO OPF-M-A15-740-BLC POLE MOUNT 20' AFG
[Symbol]	2	SD1	SINGLE	14194	0.900	111.5	223	GARDCO OPF-M-A10-740-BLC POLE MOUNT 20' AFG

### CALCULATION SUMMARY

LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN.	MAX/MIN.	GRID Z
PARK & DRIVE	ILLUMINANCE	FC	4.66	11.9	1.0	4.66	11.90	0
PROPERTY LINE	ILLUMINANCE	FC	0.18	0.5	0.0	N.A.	N.A.	N.A.

### 5 CALCULATION AND LUMINAIRE DETAILS

SCALE: 1/2" = 1'-0"

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MODIS Architects, LLC  
e.MODIS@MODISarchitects.com

### project info :

**MedSquare | Port Saint Lucie**  
AJP Ventures  
NEW CONSTRUCTION  
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### seal :

ROBERT K. MORISSETTE, AIA, NCARB, LEED AP BD+C, CDP  
FLORIDA REGISTERED ARCHITECT # AR 93259

### revisions :

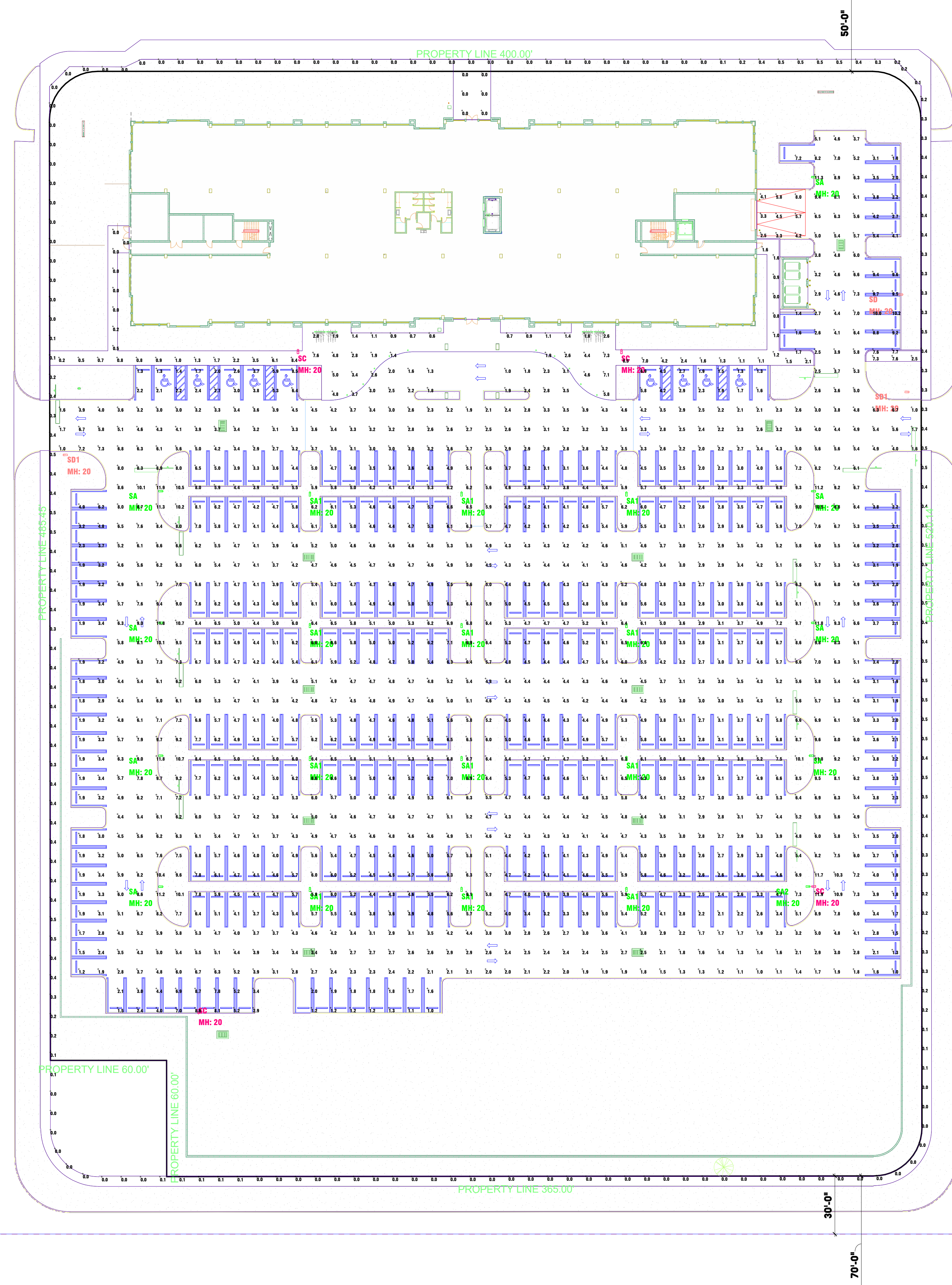
Rev. #	Description	Date
1	Site Plan Resubmittal	02/07/2024
2	Site Plan Resubmittal #3	03/15/2024

### drawing data :

**Site Details**

project number : #23002  
drawing scale : As indicated  
drawing date : 04/24/2024  
phase : Design Development  
sheet number : A100.2

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**LUMINAIRE SCHEDULE**

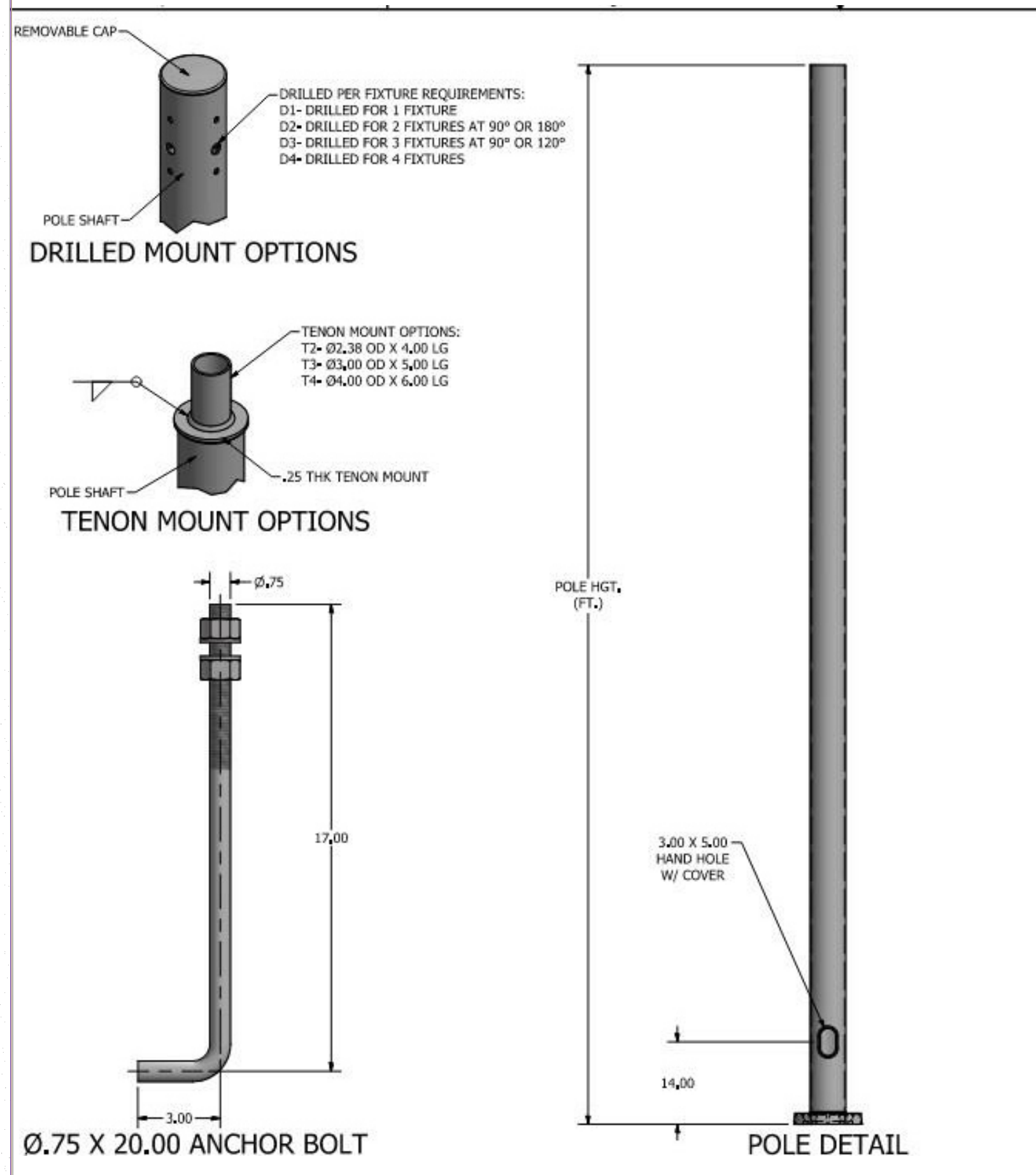
PROJECT: 4\_29\_2024 MEDSQUARE, PORT ST LUCIE- SITE

SYMBOL	QTY	LABEL	ARRANGEMENT	LUM. LUMENS	LLD	LUMINAIRE WATTS	TOTAL WATTS	DESCRIPTION
[Symbol]	8	SA	SINGLE	34698	0.900	201.8	1614.4	GARDCO OPF-M-A15-740-T5N POLE MOUNT 20' AFG
[Symbol]	12	SA1	SINGLE	33408	0.900	201.8	2421.6	GARDCO OPF-M-A15-740-T5W POLE MOUNT 20' AFG
[Symbol]	1	SA2	SINGLE	14135	0.900	74.41	74.41	GARDCO OPF-M-A08-740-T5N POLE MOUNT 20' AFG- SHARED POLE
[Symbol]	4	SC	SINGLE	20195	0.900	111.5	446	GARDCO OPF-M-A10-740-T3M POLE MOUNT 20' AFG
[Symbol]	1	SD	SINGLE	23512	0.900	201.8	201.8	GARDCO OPF-M-A15-740-BLC POLE MOUNT 20' AFG
[Symbol]	2	SD1	SINGLE	14194	0.900	111.5	223	GARDCO OPF-M-A10-740-BLC POLE MOUNT 20' AFG

**CALCULATION SUMMARY**

PROJECT: 4\_29\_2024 MEDSQUARE, PORT ST LUCIE- SITE

LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN.	MAX/MIN.	GRID Z
PARK & DRIVE	ILLUMINANCE	FC	4.66	11.9	1.0	4.66	11.90	0
PROPERTY LINE	ILLUMINANCE	FC	0.18	0.5	0.0	N.A.	N.A.	N.A.



**POLE SPECIFICATIONS**

NO.	COMPONENT	MATL. DESIGNATION
1	POLE SHAFT	6061-T6
2	BASE PLATE	A356-T6
3	ANCHOR BOLTS	F1554 GR. 55
4	GALVANIZED HARDWARE	A153

**FINISH SPECIFICATIONS**

POLES SHALL HAVE A POLYESTER POWDER COAT FINISH IN A STANDARD COLOR.

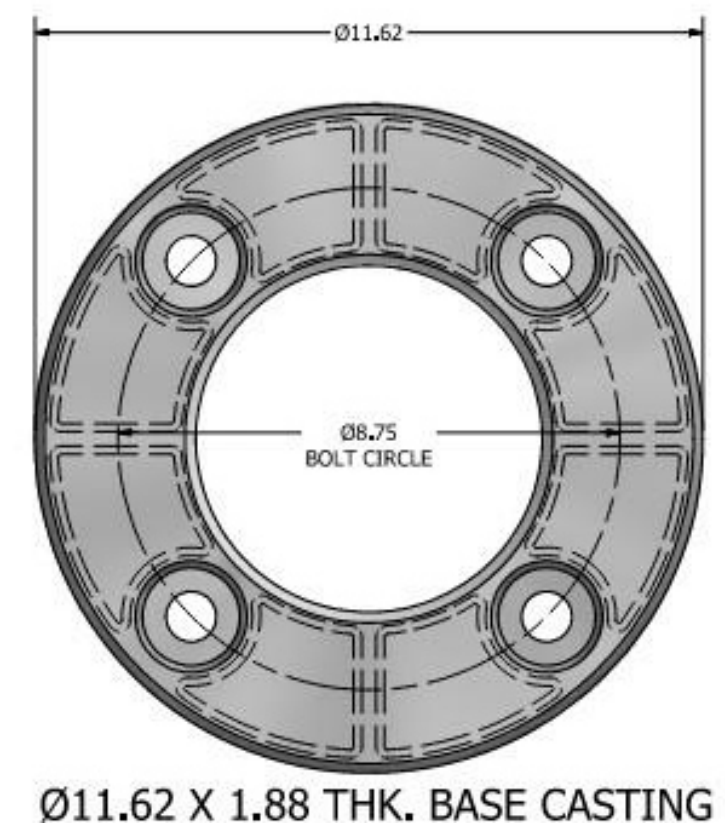
POLE DIMENSIONS	POLE DIA. (IN.)	TOP DIA. (IN.)	BOTTOM DIA. (IN.)	GAGE	MTG. HGT. (FT.)
POLE HGT. (FT.)	20'	6.00	6.00	.188	20'

BASE PLATE DIMENSIONS	BASE PLATE DIA. (IN.)	BOLT HOLE (IN.)	PLATE THK. (IN.)
BASE PLATE DIA. (IN.)	8.75	1.125 DIA	.88

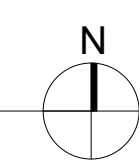
ANCHOR BOLT DIMENSIONS	ANCHOR BOLT DIA. (IN.)	ANCHOR BOLT LENGTH (IN.)
ANCHOR BOLT DIA. (IN.)	.75	20.00

WIND*	INDICATED EPA	80 MPH	90 MPH	100 MPH	120 MPH
EPA		12.8	9.5	6.8	4.6

\*WITH 1.3 GUST FACTOR



**Site Photometrics**  
SCALE 1" = 30'-0"



**NOTES:**  
ALL FSLUSD PIPES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF 5' FROM ALL OTHER UNDERGROUND UTILITIES INCLUDING LIGHT POLES AND A VERTICAL SEPARATION OF AT LEAST 18" INCLUDING FOOTERS.

P23-199

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**seal :**

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FLORIDA REGISTERED ARCHITECT # AR 93259

**revisions :**

Rev. #	Description	Date
	Site Plan Review	11/01/2023
	Site Plan Resubmittal	02/07/2024
	Site Plan Resubmittal #3	03/15/2024

**drawing data :**

**Site Photometrics**

**project number :** #23002

**drawing scale :** As indicated

**drawing date :** 04/24/2024

**phase :** Design Development

**sheet number :** A501