

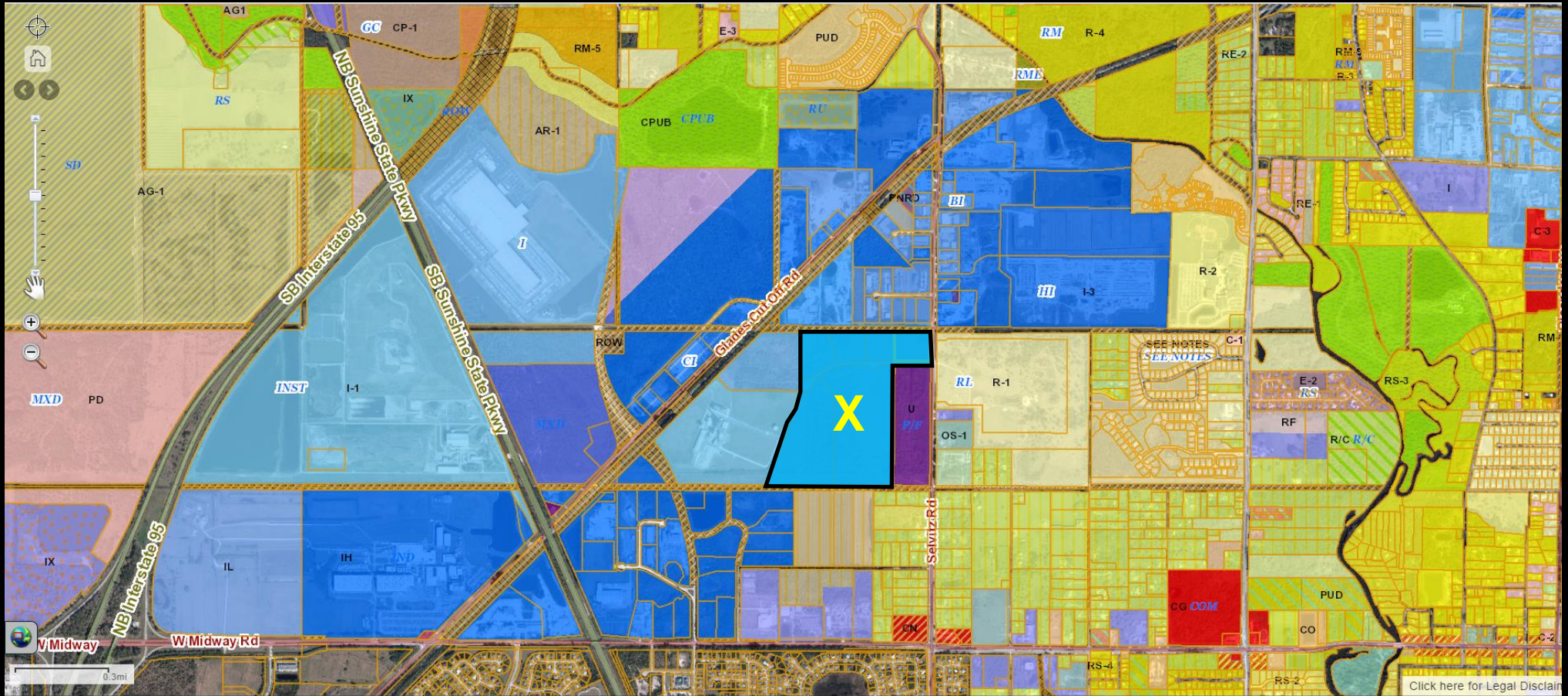
# FORT PIERCE COMMERCE CENTER

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Site Plan (Development and Design  
Review) Approval

1.25 square feet of warehouse space –





Future Land Use Designation – Industrial (I)  
Zoning Atlas Classification – Light Industrial  
(IL)



# SITE PLAN

Bldg A –  
50,000 SF  
Flex  
Warehous

Bldg E –  
50,000 SF  
Flex  
Warehous  
e

Bldg F –  
210,000  
SF  
Warehous  
e

Conservation  
easement no.  
2

Conservation  
easement no.  
1

FPL easement

ENERGY LANE

SLC  
vacant  
land –

Future  
Transit  
Facility

SELVITZ ROAD

Bldg B–  
192,500  
SF  
Warehous

Bldg C–  
127,500  
SF  
Warehous  
e

Bldg D–  
585,500  
SF  
Warehous  
e



# TRAFFIC AND PARKING

## TRAFFIC ANALYSIS

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- 224 net new AM peak hour trips
- 235 net new PM peak hour trips
- Links and intersections will operate at acceptable levels of service
- Project meets concurrency

## PARKING STUDY

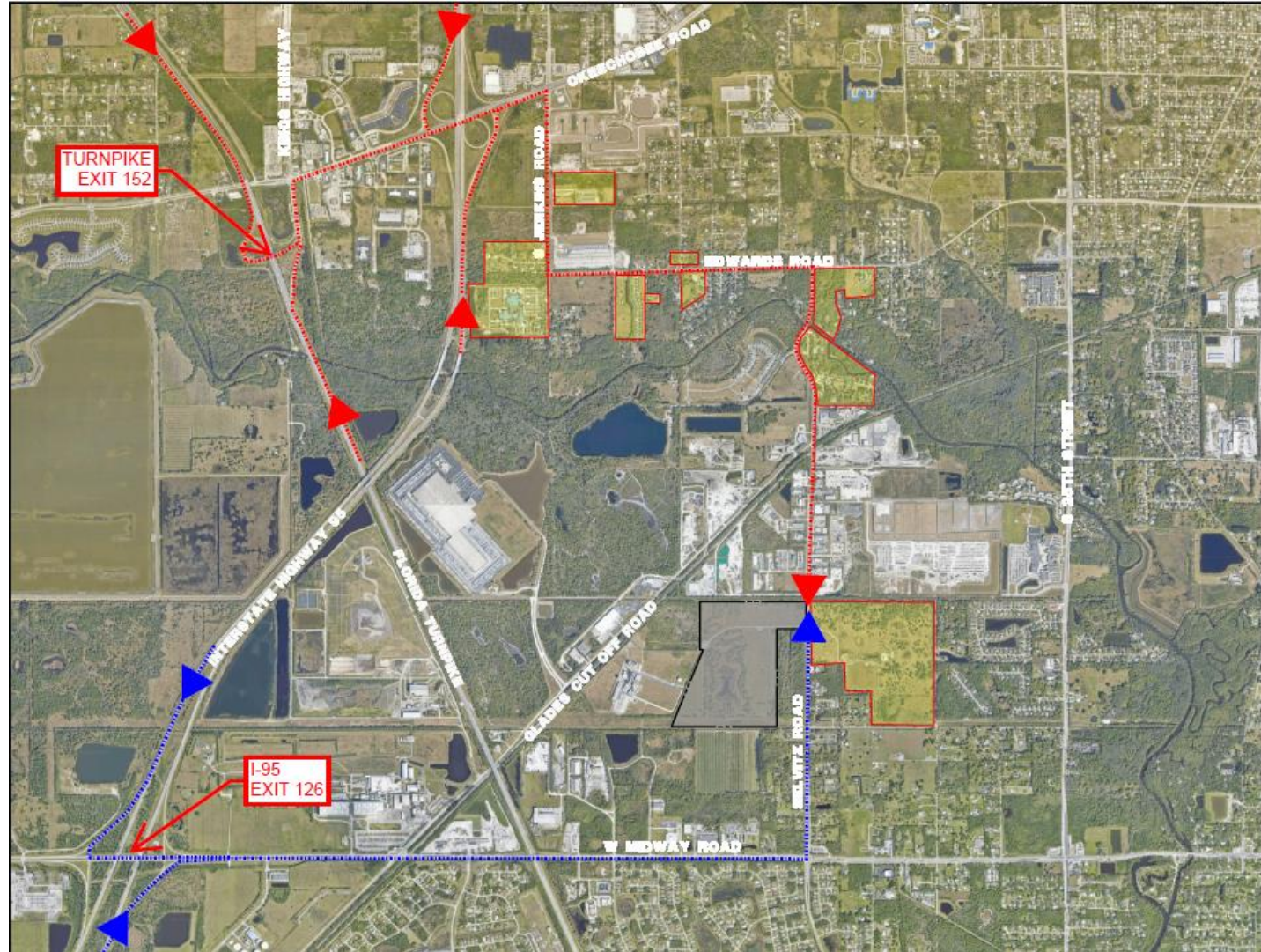
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- Parking requirement based upon Institute of Traffic Engineers (ITE) standards
- Parking demand – 0.39 parking spaces per 1,000 SF - 474 parking spaces required
- Parking provided – 586 spaces



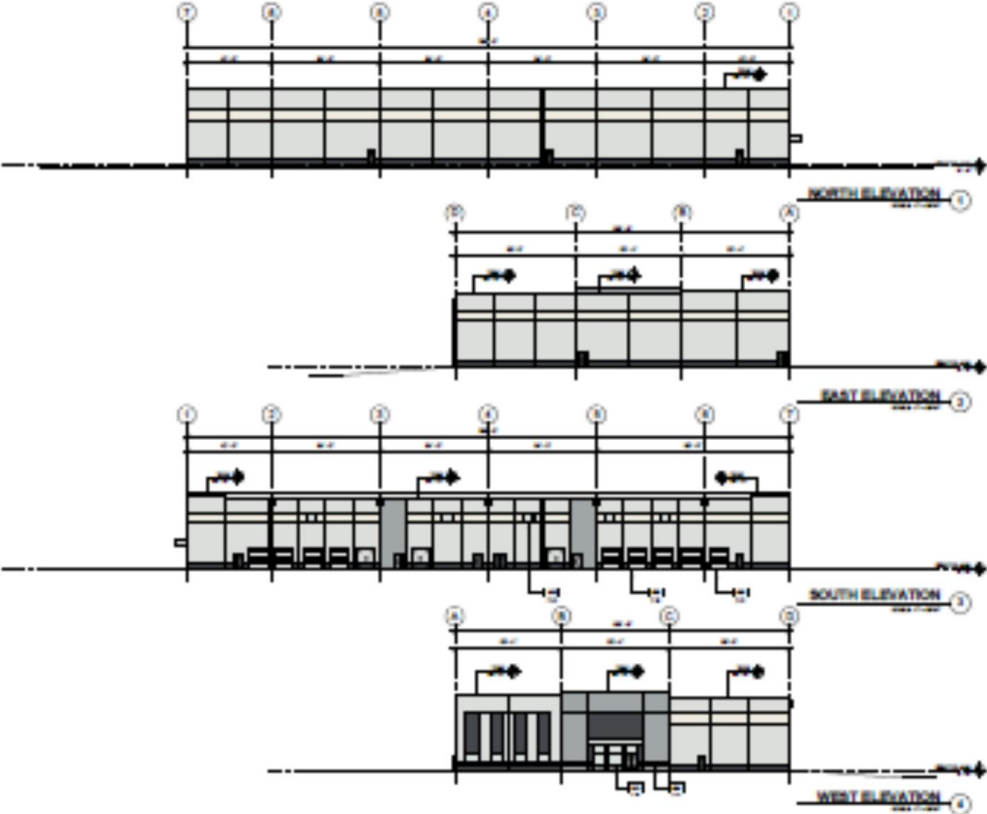
# TRUCK ROUTE PLAN

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# ELEVATIONS

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**P B**  
**R E C O M M E N D A T**  
**I O N**

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- **The Planning Board, at their April 11th, 2022 meeting, voted unanimously to recommend Approval of the request.**



1. PURSUANT TO CITY CODE SECTION 123-66.(D) -TREE PROTECTION AND MITIGATION, A FINAL TREE MITIGATION PLAN SHALL BE APPROVED BY STAFF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

2. A CERTIFIED LETTER OF COMPLETION BY A LANDSCAPE ARCHITECT AND LANDSCAPE BOND PURSUANT TO CITY CODE 123-6 SHALL BE REQUIRED BEFORE THE FINAL CERTIFICATE OF OCCUPANCY IS APPROVED FOR THE SITE.

3. A UNITY OF TITLE WITH THE ST. LUCIE COUNTY CLERK OF COURTS AND A PARCEL COMBINATION WITH THE ST. LUCIE COUNTY PROPERTY APPRAISER SHALL BE CONDUCTED BEFORE THE ISSUANCE OF A BUILDING PERMIT.

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Staff Recommendation



# CC ACTIONS

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- Possible actions of the City Commission:
- APPROVAL of the proposed Site Plan – (Development Review and Design Review), and no changes
- APPROVAL of the proposed Site Plan – (Development Review and Design Review) with changes
- DISAPPROVAL of the proposed Site Plan –



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Staff Recommendation

