

Site Address: OKEECHOBEE RD  
Sec/Town/Range: 19/35S/40E  
Parcel ID: 2419-122-0001-040-6  
Jurisdiction: Fort Pierce

Use Type: 1000  
Account #: 175561  
Map ID: 24/19N  
Zoning: General Co

Site Address: OKEECHOBEE RD  
Sec/Town/Range: 19/35S/40E  
Parcel ID: 2419-122-0001-050-9  
Jurisdiction: Fort Pierce

Use Type: 1000  
Account #: 176141  
Map ID: 24/19N  
Zoning: General Co





### Pre-Application Meeting

Pre-application meetings are scheduled on the 4th Wednesday of each month at 10:00 AM and the deadline for submittal is the first Friday of the month. The meetings are held both in person, in the 2nd Floor Conference Room of City Hall, or virtually via Microsoft Teams, which is set up by the Planning Department. The applicant or property owner is required to attend (in-person or virtually); architects, engineers, or contractors for the proposal are encouraged to attend. The fee for a pre-application meeting is **\$300** (\$250 + \$50 Building Department Fee) with an additional \$250 fee for a "no show". To discuss or schedule a pre-application meeting please contact the Planning Department at **(772) 467-3737** or email us at **planning\_dl@cityoffortpierce.com**.

The minimum submittal requirements are as follows:

Site Plan

Detailed Project Narrative

Floor Plan

Survey

**Proposed Use of the Property:** Flex Space (wholesale trade / warehouse freight)  
Flex Space (wholesale trade / warehouse freight)

**Property address or location**

Okeechobee Rd

**Parcel ID(s)**

2419-122-0001-040-6 & 2419-122-0001-050-9

**Property Owner(s) Name**

St. Lucie Kings, LLC

**Applicant/Representative, Company**

HJA Design Studio

**Street Address**

101 Pugliese Way

**Street Address**

50 SE Ocean Blvd., Suite 101

**City**

Delray Beach

**State**

FL

**Zip**

33444

**City**

Stuart

**State**

FL

**Zip**

34994

**Phone Number**

561-454-1625

**Phone Number**

772-678-7200

**Email Address**

azurita@puglieseco.com

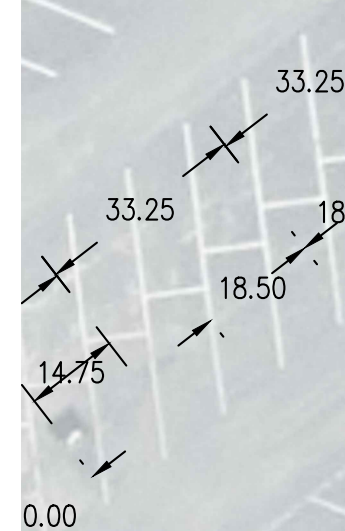
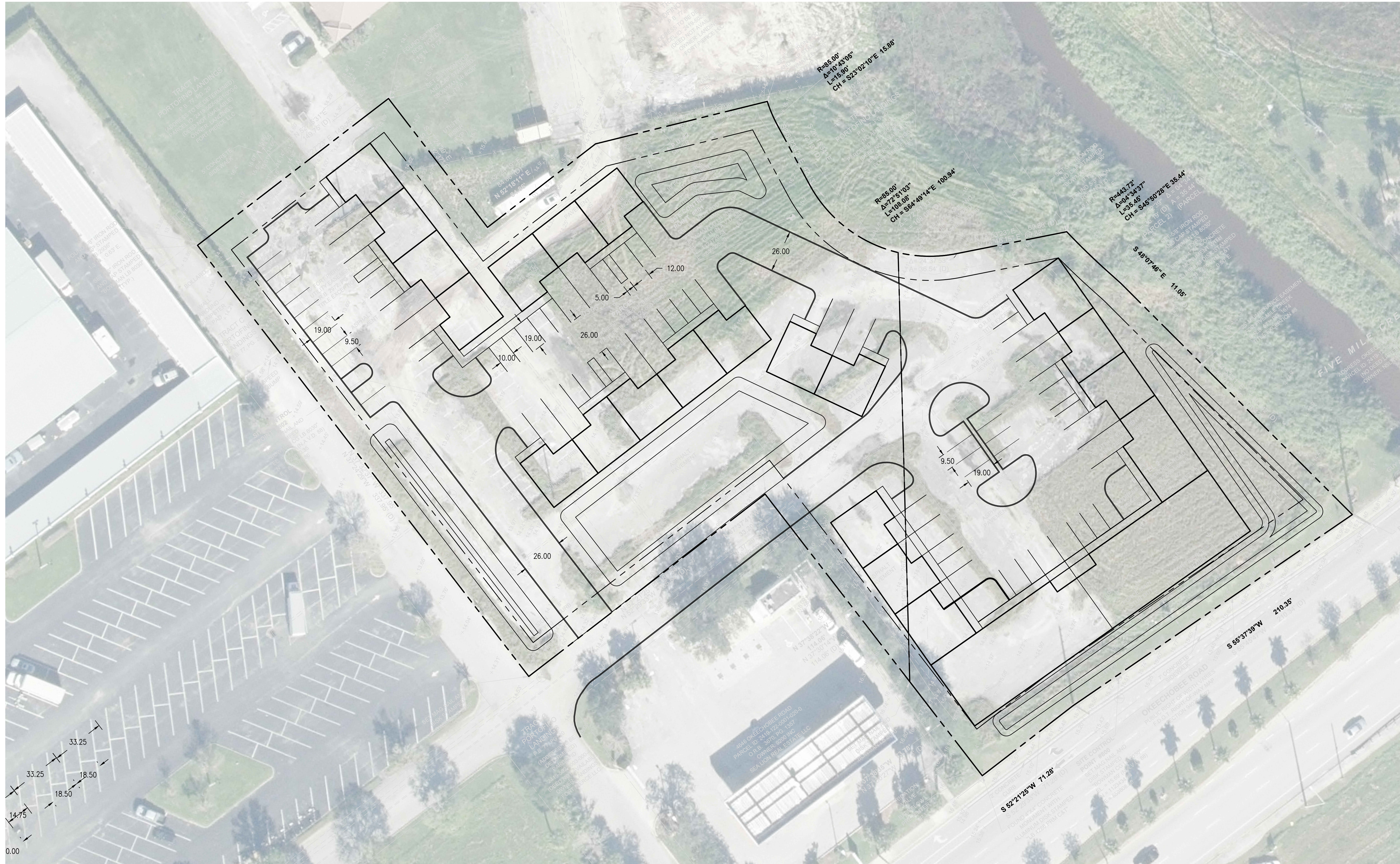
**Email Address**

mhouston@hjadstudio.com

The property owner is aware that a Pre-Application meeting has been requested.

**Property Owner's Signature** \_\_\_\_\_

The purpose of the pre-application meeting is to assist the applicant in assembling a complete application. The pre-application meeting provides an applicant or property owner with specific process information, code requirements, and feedback from representatives of the Planning, Building, Engineering and Utilities Departments, for the proposal. The meeting also provides the applicant an opportunity to address any concerns or challenges that may arise during the process.



**SITE DATA**

TOTAL SITE AREA	155,352 SF	3.56 AC	(100%)
IMPERVIOUS AREA	88,903 SF	2.04 AC	(57%)
BUILDING FOOTPRINT	32,662 SF	0.75 AC	(21%)
PAVEMENT/CONCRETE	56,241 SF	1.29 AC	(36%)

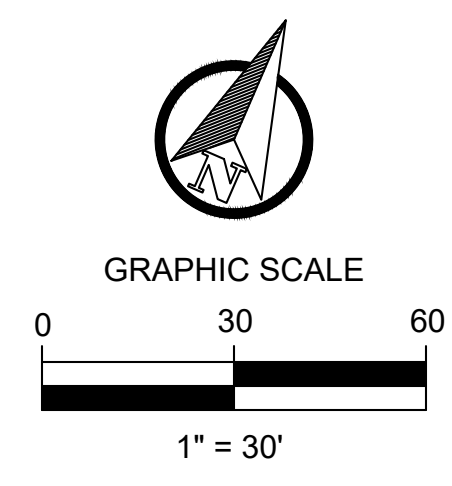
PERVIOUS AREA	66,449 SF	1.53 AC	(43%)
OPEN SPACE	45,729 SF	1.05 AC	(29%)
STORMWATER AREA	20,720 SF	0.48 AC	(14%)

CURRENT ZONING: GENERAL COMMERCIAL (GC)  
 FUTURE LAND USE: COMMERCIAL GENERAL (C-3)  
 EXISTING USE: VACANT COMMERCIAL  
 PROPOSED USE: FLEX SPACE (WHOLE SALE TRADE / WAREHOUSE & FREIGHT)

**PARKING CALCULATIONS**

SIZE, USE & RATE	REQUIRED	PROVIDED
32,662 SF WAREHOUSE @ 1 SPACE PER 600 SF	54	54
ACCESSIBLE SPACES @ 51-75 TOTAL SPACES	3	5
LOADING SPACE REQUIREMENT 32' X 14.50'	2	23

**NOTE:**  
 ALL ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD).



PLAN STATUS		
DATE	DESCRIPTION	
	MU	GC
	DESIGN	DRAWN
		GMB
		CHKD

JOB No.	010595
DATE	JUNE 2021
FILE No.	FT PIERCE SS2
<b>EX A</b>	
SHEET	

**Via Hand Delivered**  
March 25, 2022

Jennifer Hofmeister,  
Planning Director  
City of Fort Pierce Planning Department  
100 N. U.S. Highway 1  
Fort Pierce, FL 34950

**RE: 4646 Okeechobee Road Undeveloped 3.56 Acres Portion at Portofino Landings  
Pre-Application Request – PCN: 2419-122-0001-040-6 & 2419-122-0001-050-9**

Dear Jennifer,

Please accept this letter and the attached exhibits as our request for a Pre-Application meeting for the above mentioned parcel which is a partially constructed site where some underground and paving was begun but stopped prior to completion. This site is a portion of the Portofino Landings Master Plan off of Okeechobee Road which included a proposed 43,000 square foot 3-story mixed office & retail building and a proposed 5,700 square foot 1-story restaurant. This parcel is made up of two platted lots totaling 3.56 acres. The attached preliminary Site Plan includes 32,662 square feet of flex space in 5 buildings. We would like to discuss the specifics of the allowed / permitted whole sale use as well as the warehouse freight conditional use.

Enclosed, please find the pre-application submittal for a portion of the Portofino Landings site as reference above. The following items are included as per the application requirements:

1. A completed pre-application form
2. Payment for the pre-application fee will be submitted after invoicing.
3. Warranty Deed
4. Project Narrative (included in the first paragraph of this cover letter)
5. Conceptual Site Plan overlaid on an aerial
6. Location, Future Land Use and Zoning exhibit maps

We look forward to discussing this project with you. Thank you for your assistance with this application.

Sincerely,



Michael Houston  
President, HJA Design Studio

Prepared By:  
Doug Marek, Esq.  
DOUG MAREK, P.A.  
101 Pineapple Grove Way, Suite 200  
Delray Beach, Florida 33444  
561 454-1610

Property ID: 2419-122-0001-040-6  
2419-122-0001-050-9

WARRANTY DEED

THIS WARRANTY DEED is made as of the 9<sup>th</sup> day of March 2021 by FLORIDA TAX LIEN ASSETS IV, LLC, a Florida limited liability company, whose post office address is 2055 US Highway 1, Vero Beach, FL 32960 ("Grantor") to ST. LUCIE KINGS, LLC, a Florida limited liability company whose post office address is 101 Pugliese's Way, 2<sup>nd</sup> Floor, Delray Beach, FL 33444 ("Grantee").

GRANTOR, IN CONSIDERATION of Ten Dollars and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee all that land as described in Exhibit A attached hereto, situate in St. Lucie County, Florida.

SUBJECT TO easements, restrictions, and reservations of record, taxes for the year 2021 and thereafter (a lien which is not yet due and payable).

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise pertaining.

TO HAVE and to hold the same in fee simple forever.

AND, Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple, that Grantor has good, right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021 (a lien which is not yet due and payable).

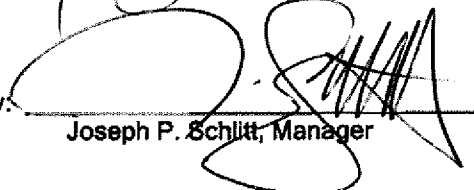
IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.


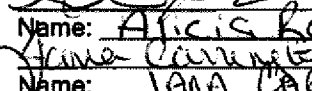
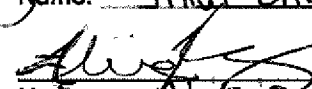
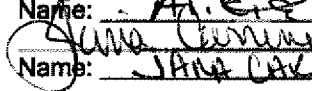
Signed, sealed and delivered in the presence of:

FLORIDA TAX LIEN ASSETS IV, LLC, a Florida limited liability company

By: Kite Tax Lien Capital, LLC, a Florida limited liability company

By:   
Kelly P. Kite, Jr., Manager


By:   
Joseph P. Schlitt, Manager

  
Name: Alicia Benz  
  
Name: Jana Carlington  
  
Name: Alicia Benz  
  
Name: Jana Carlington

STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

I hereby certify that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, appeared by means of ✓ physical presence or \_\_\_ on line notarization, Kelly P. Kite, Jr., as manager of Kite Tax Lien Capital, LLC, a Florida limited liability company, the managing member of FLORIDA TAX LIEN ASSETS IV, LLC, who is personally known to me or produced \_\_\_\_\_ as identification.


WITNESS, my hand and official seal in the County and State aforesaid this 8<sup>th</sup> day of March 2021.

  
\_\_\_\_\_  
Notary Public

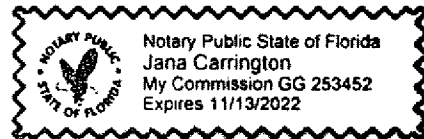
STATE OF FLORIDA  
COUNTY OF INDIAN RIVER

I hereby certify that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, appeared by means of ✓ physical presence or \_\_\_ on line notarization, Joseph P. Schlitt, as manager of Kite Tax Lien Capital, LLC, a Florida limited liability company, the managing member of FLORIDA TAX LIEN ASSETS IV, LLC, who is personally known to me or produced \_\_\_\_\_ as identification.

WITNESS, my hand and official seal in the County and State aforesaid this 8<sup>th</sup> day of March 2021.

  
\_\_\_\_\_  
Notary Public

1832-002 \*



**EXHIBIT A**  
**Legal Description**

**Parcel 1:**

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE NORTH 01°20'45" EAST, ALONG THE EAST LINE OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, A DISTANCE OF 357.81 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD (AKA; S.R. 70); THENCE SOUTH 52°29'55" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2,102.04 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 55°45'47" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 210.34 FEET; THENCE SOUTH 52°29'33" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 71.28 FEET; THENCE NORTH 37°30'27" WEST, A DISTANCE OF 73.78 FEET; THENCE NORTH 37°30'14" WEST, A DISTANCE OF 114.06 FEET; THENCE NORTH 37°29'33" WEST, A DISTANCE OF 33.20 FEET; THENCE SOUTH 52°29'33" WEST, A DISTANCE OF 185.54 FEET; THENCE NORTH 37°24'29" WEST, A DISTANCE OF 337.95 FEET; THENCE NORTH 52°35'31" EAST, A DISTANCE OF 149.75 FEET; THENCE SOUTH 37°24'29" EAST, A DISTANCE OF 101.01 FEET; THENCE NORTH 52°26'19" EAST, A DISTANCE OF 84.86 FEET; THENCE NORTH 76°15'19" EAST, A DISTANCE OF 109.98 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT AT WHICH A RADIAL LINE BEARS NORTH 72°27'31" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 85.00 FEET AND A CENTRAL ANGLE OF 10°43'05", A DISTANCE OF 15.90 FEET TO A POINT OF TANGENCY; THENCE SOUTH 28°15'34" EAST, A DISTANCE OF 42.13 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 85.00 FEET AND A CENTRAL ANGLE OF 72°51'03", A DISTANCE OF 108.08 FEET TO A POINT OF TANGENCY; THENCE NORTH 78°53'23" EAST, A DISTANCE OF 69.88 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT AT WHICH A RADIAL LINE BEARS NORTH 46°34'59" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 443.72 FEET AND A CENTRAL ANGLE OF 04°34'37", A DISTANCE OF 35.44 FEET TO A POINT OF TANGENCY; THENCE SOUTH 47°59'38" EAST, A DISTANCE OF 11.05 FEET; THENCE SOUTH 44°53'31" EAST, A DISTANCE OF 203.42 FEET TO THE POINT OF BEGINNING.

LESS A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE NORTH 01°20'45" EAST ALONG THE EAST LINE OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, FOR A DISTANCE OF 357.81 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD (AKA S.R. 70); THENCE SOUTH 52°29'55" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 2102.04 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE SOUTH 55°45'47" WEST FOR A DISTANCE OF 210.34 FEET; THENCE SOUTH 52°29'33" WEST FOR A DISTANCE OF 71.28 FEET; THENCE NORTH 37°30'27" WEST FOR A DISTANCE OF 73.78 FEET; THENCE NORTH 01°22'19" WEST FOR A DISTANCE OF 267.30 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST WHOSE RADIAL LINE BEARS SOUTH 14°31'16" WEST, HAVING A RADIUS OF 85.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 36.54 FEET THROUGH A CENTRAL ANGLE OF 24°37'53" TO A POINT OF TANGENCY; THENCE NORTH 78°53'23" EAST FOR A DISTANCE OF 69.88 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST WHOSE RADIAL LINE BEARS SOUTH 46°34'59" WEST, HAVING A RADIUS OF 443.72 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 35.19 FEET THROUGH A CENTRAL ANGLE OF 04°32'39"; THENCE SOUTH 47°59'38" EAST FOR A DISTANCE OF 11.05 FEET; THENCE SOUTH 44°53'31" EAST FOR A DISTANCE OF 203.42 FEET TO THE POINT OF BEGINNING.

**Parcel 2:**

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE NORTH 01°20'45" EAST ALONG THE EAST LINE OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, FOR A DISTANCE OF 357.81 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF OKEECHOBEE ROAD (AKA S.R. 70); THENCE SOUTH 52°29'55" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 2102.04 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE SOUTH 55°45'47" WEST FOR A DISTANCE OF 210.34 FEET; THENCE SOUTH 52°29'33" WEST FOR A DISTANCE OF 71.28 FEET; THENCE NORTH 37°30'27" WEST FOR A DISTANCE OF 73.78 FEET; THENCE NORTH 01°22'19" WEST FOR A DISTANCE OF 267.30 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST WHOSE RADIAL LINE BEARS SOUTH 14°31'16" WEST, HAVING A RADIUS OF 85.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 36.54 FEET THROUGH A CENTRAL ANGLE OF 24°37'53" TO A POINT OF TANGENCY; THENCE NORTH 78°53'23" EAST FOR A DISTANCE OF 69.88 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE TO THE NORTHEAST WHOSE RADIAL LINE BEARS SOUTH 46°34'59" WEST, HAVING A RADIUS OF 443.72 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 35.19 FEET THROUGH A CENTRAL ANGLE OF 04°32'39"; THENCE SOUTH 47°59'38" EAST FOR A DISTANCE OF 11.05 FEET; THENCE SOUTH 44°53'31" EAST FOR A DISTANCE OF 203.42 FEET TO THE POINT OF BEGINNING.

# 4646 Okeechobee Road

Aerial Map

Fort Pierce, FL



Prepared by:



North

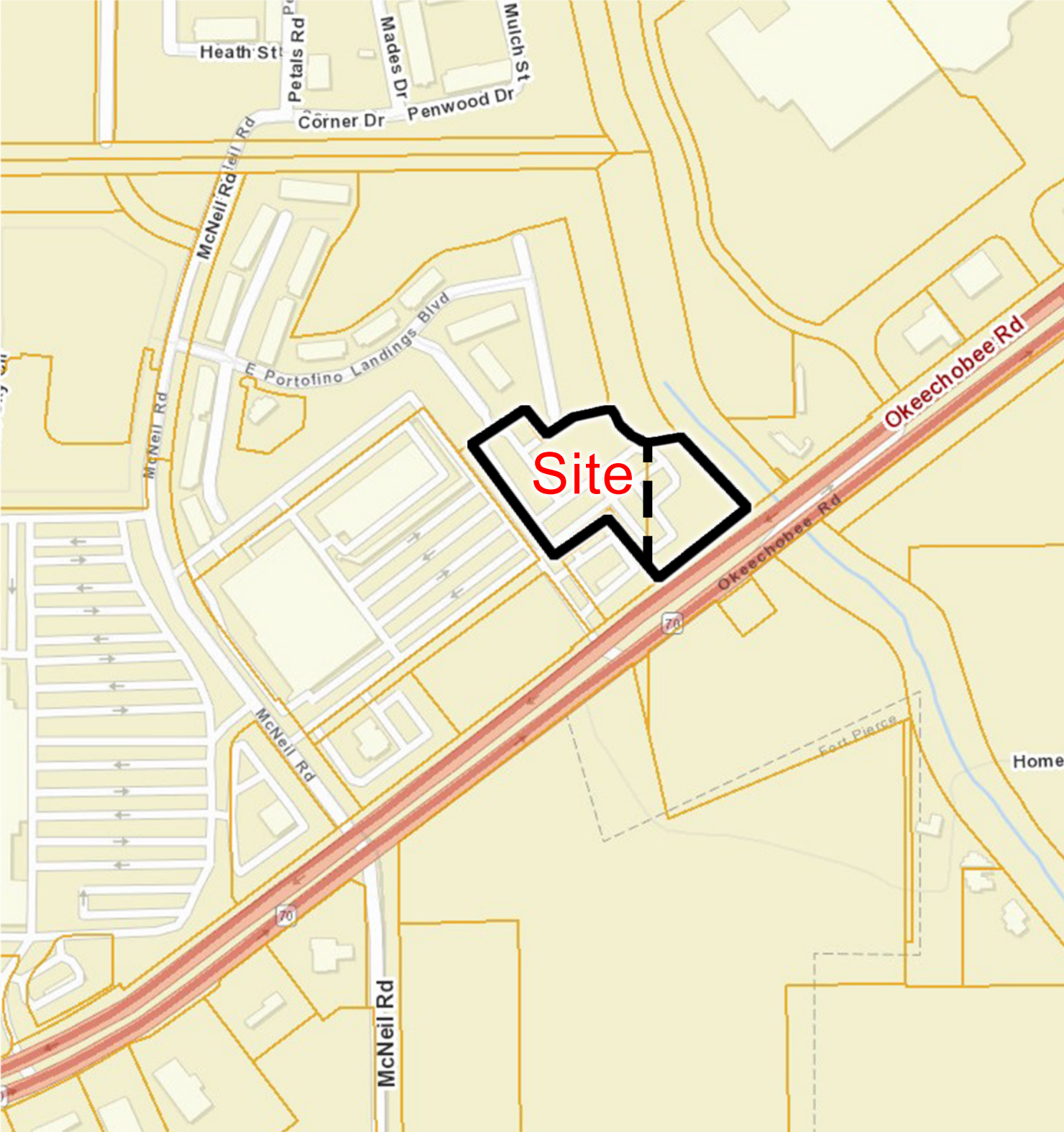
Date:03/25/22

Project #: 2022-07

# 4646 Okeechobee Road

Location Map

Fort Pierce, FL



Prepared by:



North

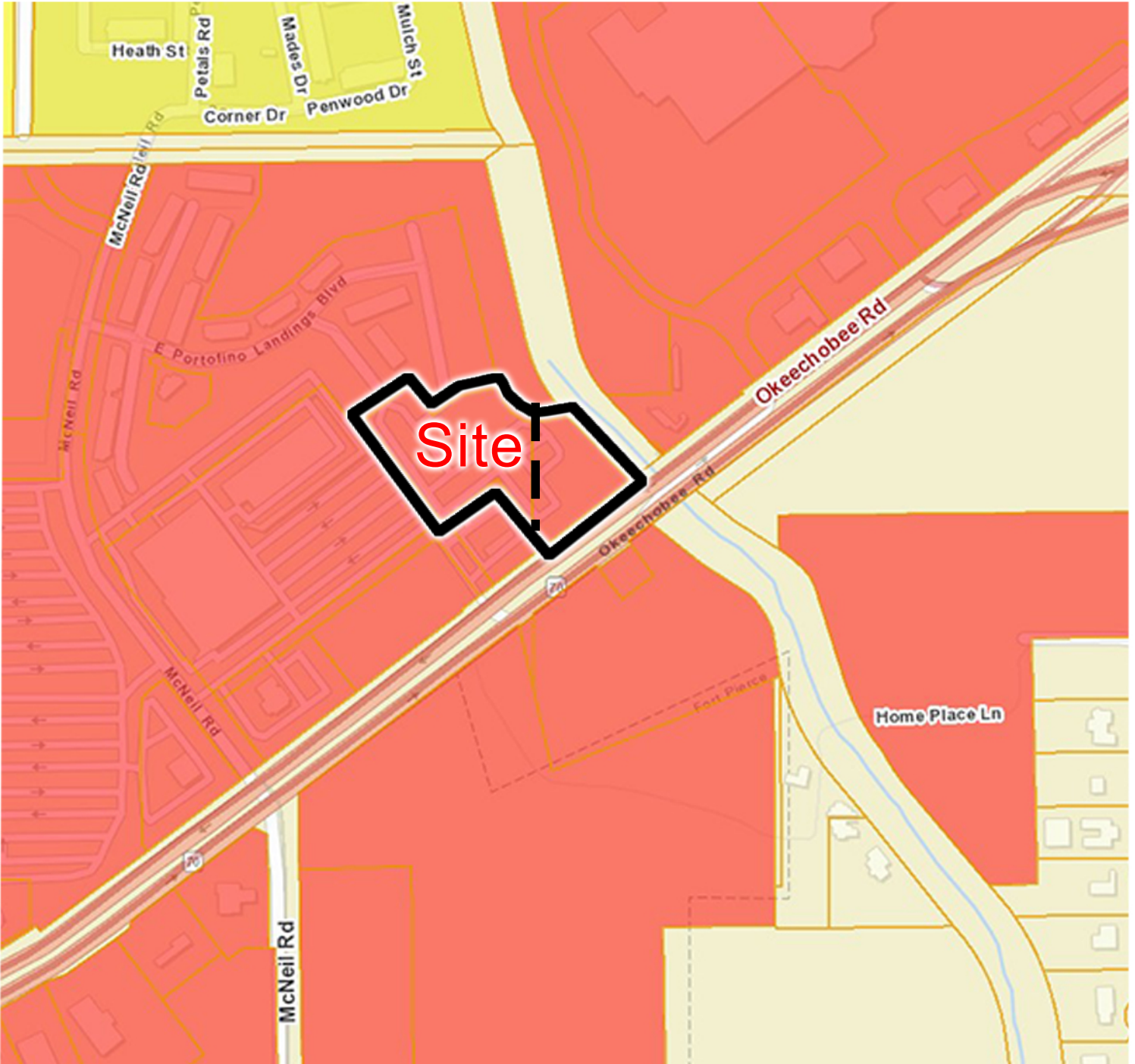
Date:03/25/22

Project #: 2022-07

# 4646 Okeechobee Road

Future Land Use Map

Fort Pierce, FL



GC - General Commercial



RM - Medium Density Residential

Prepared by:



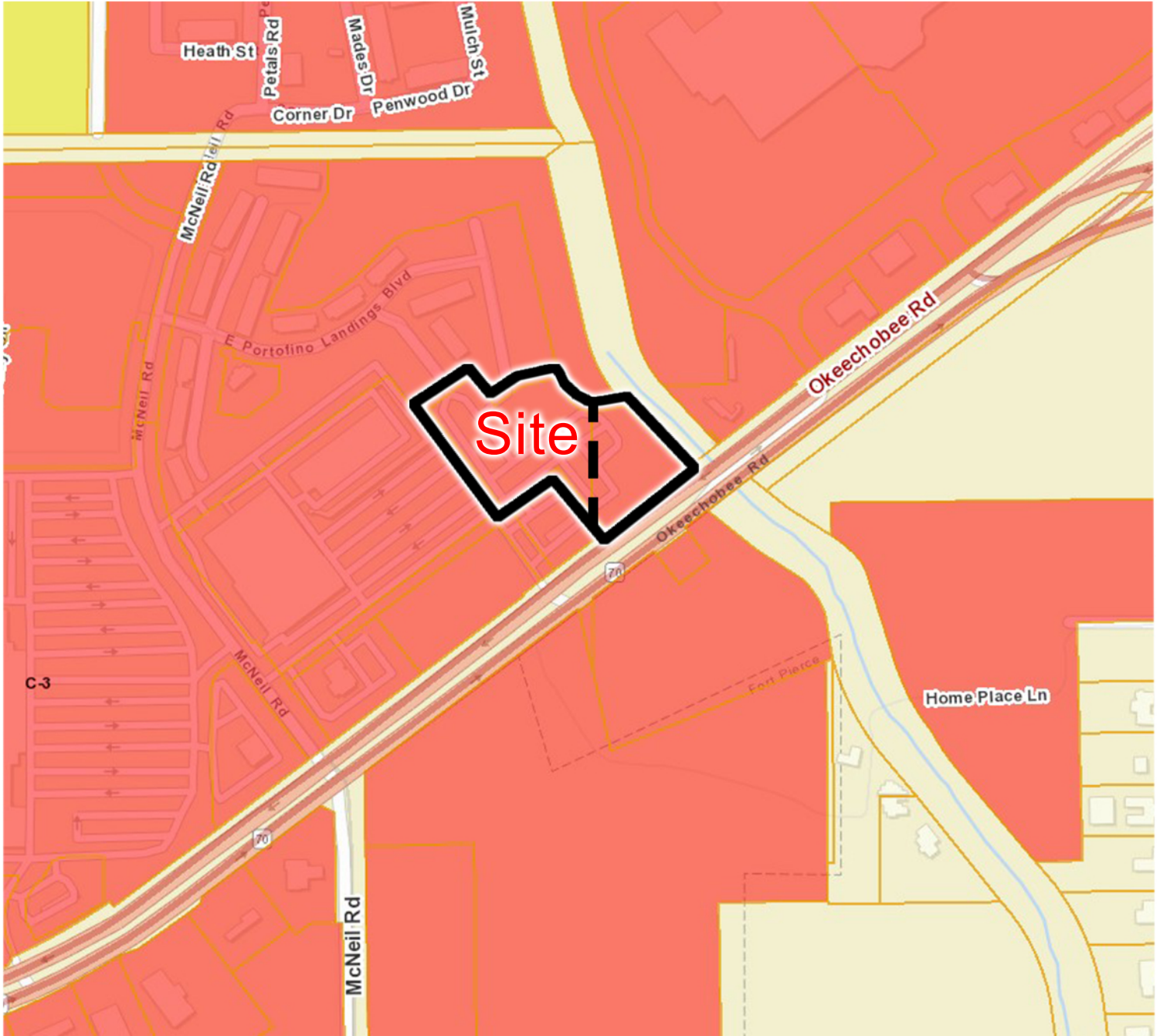
North

Date:03/25/22

Project #: 2022-07

# 4646 Okeechobee Road

Current Zoning Map  
Fort Pierce, FL



C-3 (General Commercial)



R-4 (Medium Density Residential)

Prepared by:



North

Date: 03/25/22

Project #: 2022-07