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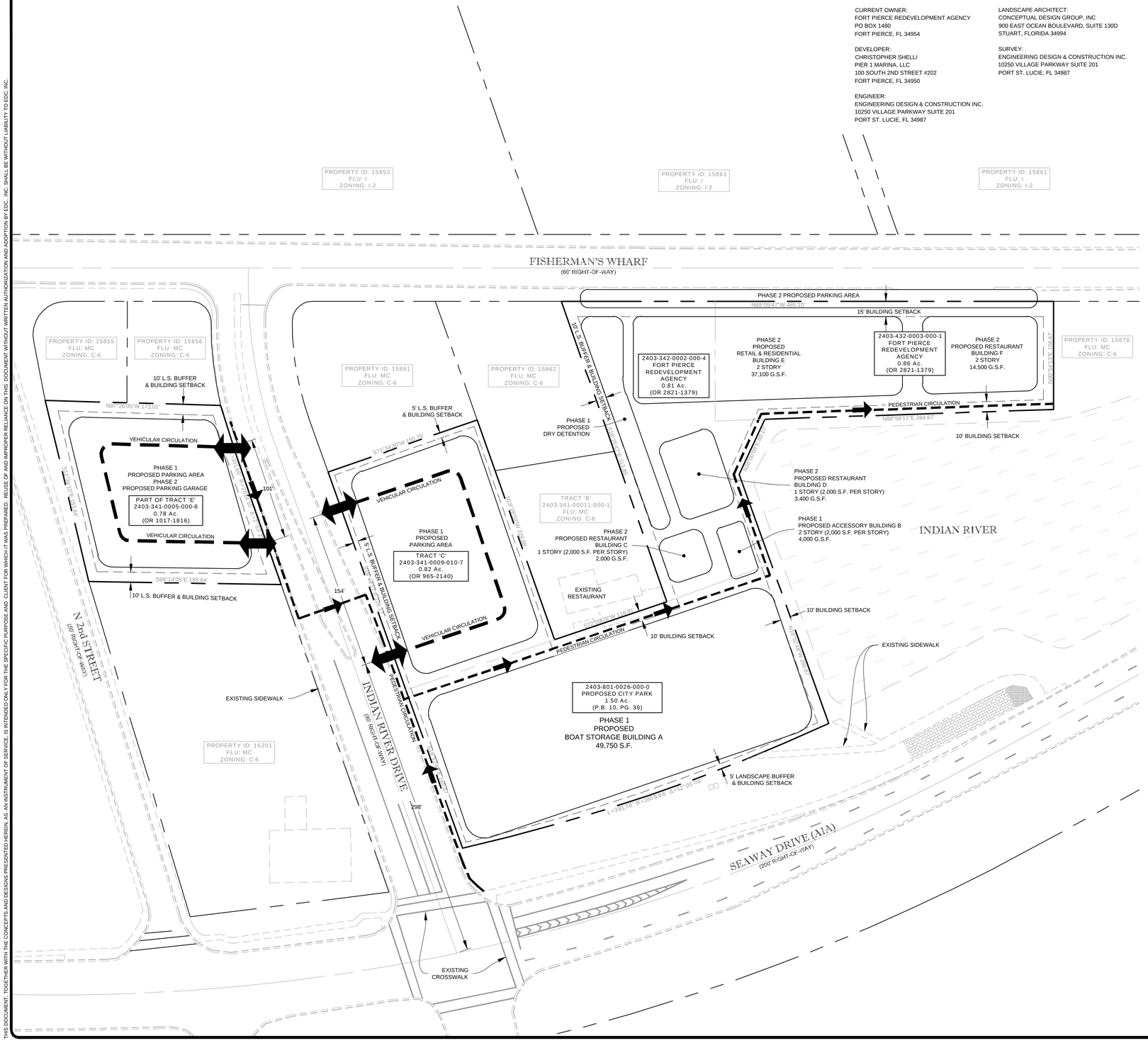


PROJECT TEAM:

CURRENT OWNER:
FORT PIERCE REDEVELOPMENT AGENCY
PO BOX 1480
FORT PIERCE, FL 34954

DEVELOPER:
CHRISTOPHER SHELLI
PIER 1 MARINA, LLC
100 SOUTH 2ND STREET #202
FORT PIERCE, FL 34950

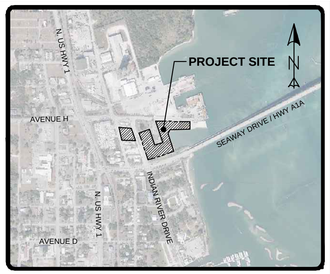
ENGINEER:
ENGINEERING DESIGN & CONSTRUCTION INC.
10250 VILLAGE PARKWAY SUITE 201
PORT ST. LUCIE, FL 34987

LANDSCAPE ARCHITECT:
CONCEPTUAL DESIGN GROUP, INC
900 EAST OCEAN BOULEVARD, SUITE 130D
STUART, FLORIDA 34994

SURVEY:
ENGINEERING DESIGN & CONSTRUCTION INC.
10250 VILLAGE PARKWAY SUITE 201
PORT ST. LUCIE, FL 34987

N

0 50
(IN FEET)
1 inch = 50 ft.



FORT PIERCE, FLORIDA

VICINITY MAP

SCALE: 1"=1000'

LEGAL DESCRIPTION:

3 35 40 FROM CONCRETE MONU AT SE COR OF N 2 ST AND FISHERMAN`S WHARF RUN SLY ALG N 2 ST R/W 100FT FOR POB, TH S 87 DEG 26.5 MIN E 170.5 FT TO W R/W IND RIV DR, TH SLY ON R/W 187.59 FT M/L, TH N 88 DEG 14.5 MIN W 190.57 FT TO E R/W S 2 ST, TH N LYON R/W 193.20 FT TO POB (PART TRACT E) (OR 1017-1816)

PCN 2403-341-0009-010-7 - PROPOSED PARKING TO THE EAST
LEGAL DESCRIPTION
3 35 40 FROM CONCRETE MONU AT SE COR OF N 2 ST AND FISHERMAN`S WHARF RUN S 89 DEG 04 MIN 46 SECE ALG FISHERMAN`S WHARF R/W 403.40 FT, TH S 18 DEG 28 MIN 50 SEC E 124.38 FT TO POB, TH CONT SELY 150.58 FT TO NE COR OF TRACT C OF INDIAN RIVER MEMORAL PARK S/D, TH CONT SELY 79.3 FT TO SE COR OF TRACT, TH S 72 DEG 31 MIN 30 SEC W ALG S LI OF TRACT 154.7 FT TO E R/W OF INDIAN RIVER DR, TH N 18 DEG 44 MIN 17 SEC W ALG E R/W LI 228.18 FT, TH N 71 DEG 34 MIN 40 SEC E 155.75 FT TO POB (0.816 AC / 35,545 SQFT) (OR 965-2140)

PCN 2403-432-0002-000-4 - PARCEL TO THE IMMEDIATE NORTHEAST OF THE BOAT STORAGE FACILITY (WITH THE OFFICE AND RETENTION)
LEGAL DESCRIPTION
3 35 40 FROM A CONC MONU AT SE COR OF N 2 ST AND FISHERMAN`S WHARF RUN S 88 DEG 45 MIN E ALG S R/W FISHERMAN`S WHARF 528.45 FT TO POB, TH CONT E ALG FISHERMAN`S WHARF DR 151.52FT, THS 01 DEG 15 MIN 12 SEC W 118.23 FT, TH S 89 DEG 18 MIN 28 SEC E 48.97 FT TO NE COR OF TRACT `A` OF IND RIV MEMORIAL PARK, TH S 26DEG 20 MIN 26 SEC W ALG E LI OF SD TRACT `A` 40.17 FT, TH S 18 DEG 32 MIN 31 SEC E 95.94 FT TO SE COR OF SD TRACT `A`, TH S 72 DEG 31 MIN 30 SEC W ALG S LI SD TRACT A 109.19 FT, TH N 18 DEG 5.5 MIN W 314.09 FT TO POB (0.81AC) (OR 2821-1379)

PCN 2403-432-0003-000-1 - PARCEL TO THE NORTHEAST WITH RETAIL/RESIDENTIAL/OFFICE
LEGAL DESCRIPTION
3 35 40 FROM CONC MON AT SE COR OF N 2 ST AND FISHERMAN`S WHARF RUN S 88 DEG 45.5 MIN E ALG S R/W FISHERMAN`S WHARF 678.97FT TO POB, TH CONT ELY ON S R/W FISHERMAN`S WHARF 333.43 FT TO PT, TH S 01 DEG 14 MIN 30 SEC W 106.97 FT, TH S 89 DEG 18 MIN 28 SEC W 333.64 FT, TH N 01 DEG 15 MIN 12 SEC E 118.23 FT TO POB (0.86 AC) (OR 2821-1379)

SITE DATA:

PROPERTY DATA

PROJECT PARCEL SIZE:	4.77 AC
SECTION/TOWNSHIP/RNG:	3/35S/40E
FUTURE LAND USE:	COS/MC
CURRENT ZONING:	OS-1/C-6
PROPOSED ZONING:	PD(PUD)
PERMITTED USES:	C-3 & C-6

PARCEL ID:	
2403-801-0026-000-0	1.51 AC.
2403-341-0009-010-7	0.81 AC.
2403-341-0005-000-6	0.78 AC.
2403-342-0002-000-4	0.81 AC.
2403-432-0003-000-1	0.86 AC.
ADDRESS:	FISHERMAN'S WHARF FORT PIERCE, FL 34950

BUILDING DATA

PHASE 1

PROPOSED BUILDING A(BOAT STORAGE)(1 STORY):	49,750 S.F.
PROPOSED BUILDING B(ACCESSORY)(2 STORY):	4,000 S.F.
TOTAL GROSS SQUARE FOOTAGE:	53,750 S.F.
TOTAL BUILDING COVERAGE:	51,750 S.F.

PHASE 2

PROPOSED BUILDING A(BOAT STORAGE)(1 STORY):	49,750 S.F.
PROPOSED BUILDING B(ACCESSORY)(2 STORY):	4,000 S.F.
PROPOSED BUILDING C(RESTAURANT)(1 STORY):	2,000 S.F.
PROPOSED BUILDING D(RESTAURANT)(1 STORY):	3,400 S.F.
PROPOSED BUILDING E(RETAIL & RESIDENTIAL)(2 STORY):	37,100 S.F.
PROPOSED BUILDING F(RESTAURANT)(2 STORY):	14,500 S.F.
TOTAL GROSS SQUARE FOOTAGE:	110,750 S.F.
TOTAL BUILDING COVERAGE:	82,950 S.F.

BUILDING SETBACKS: SHOWN ON PLAN

BUILDING HEIGHT:

PROPOSED BOAT STORAGE FACILITY:	135'
RETAIL & RESIDENTIAL(3 STORY):	40'
OFFICE BUILDING:	30'
MAX. HEIGHT ALLOWED:	135'

PARKING TABULATION:

PHASE 1

BUILDING USE	PROPOSED
BOAT STORAGE(1 SPACE PER 5 BOAT SLIPS)(300/5):	60 SPACES
TOTAL PARKING SPACES REQUIRED:	60 SPACES
TOTAL PARKING SPACES PROPOSED:	114 SPACES
HANDICAP PARKING(1 HANDICAP PER 25 SPACES)(114/25)	5 SPACES

PHASE 2

BUILDING USE	PROPOSED
BOAT STORAGE(1 SPACE PER 5 BOAT SLIPS)(300/5):	60 SPACES
RETAIL(1 SPACE 250 S.F.)(18,550 S.F./250 S.F.)	75 SPACES
RESIDENTIAL,(MULTI-FAMILY)(1.5 SPACES PER UNIT)(18 x 1.5)	27 SPACES
RESTAURANT(1 SPACE PER 100 S.F.)19,000 S.F./100 S.F.)	199 SPACES
TOTAL PARKING SPACES REQUIRED:	361 SPACES
TOTAL PARKING SPACES PROPOSED:	361 SPACES
HANDICAP PARKING(1 HANDICAP PER 25 SPACES)(361/25)	15 SPACES

PROJECT NOTES:

STORM WATER DRAINAGE:
THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT WILL COLLECT SITE RUNOFF IN A SERIES OF INLETS WHICH WILL ROUTE RUNOFF TO A DETENTION AREA WHICH ULTIMATELY OUTFALLS TO AN EXISTING DRAINAGE SYSTEM.

WATER AND SEWER:
EXISTING WATER SERVICE AND SEWER SERVICE WILL BE UTILIZED TO SERVE THE PROPOSED BUILDING.

ENVIRONMENTAL:
AN ENVIRONMENTAL ASSESSMENT WAS COMPLETED ON NOVEMBER 19, 2021.

ENGINEERS ◕ SURVEYORS
ENVIRONMENTAL

10250 SW VILLAGE PARKWAY
SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

RWF	DESIGNED BY
VER	DRAWN BY
20-443.pdp (12-2-2022).dwg	FILENAME
PDP	LAYOUT
1" = 50'	SCALE
3OCT2022	DATE

REVISION COMMENTS

DATE

FISHERMAN'S WHARF MARINA
INDIAN RIVER DRIVE
PRELIMINARY DEVELOPMENT PLAN

FORT PIERCE FLORIDA

10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

20-443

1 OF 1