



THE SUNRISE CITY

FORT PIERCE
ENGINEERING
DEPARTMENT
Florida

To: Vennis Gilmore, Assistant Planning Director

From: Selena Griffett, P.E.

Thru: Tracy Telle, Assistant City Engineer

Re: Kings Highway Commerce Center – Major Site Plan Amendment

Date: May 28, 2024

This is to advise you that we have completed the review of the following documents as received by this office on May 15, 2024:

- | | |
|---|---|
| <input type="checkbox"/> Development Permit Compliance Review | <input type="checkbox"/> Construction Drawings |
| <input checked="" type="checkbox"/> Site Plan Major Amendment | <input type="checkbox"/> Test Reports & Related Documents |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Record Drawings |
| <input type="checkbox"/> Permits | <input checked="" type="checkbox"/> Other Major Amendment |

Based on our reviews and appropriate site final inspection, we

- | | | |
|---|--|------------------------------|
| <input checked="" type="checkbox"/> Recommend | <input type="checkbox"/> Do Not Recommend | |
| <input checked="" type="checkbox"/> Approval | <input type="checkbox"/> Variance Approval | <input type="checkbox"/> C/O |

Developer, Owner, Engineer, Contractor, and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- See attached for Advisory Comments

Advisory Comments:

1. An updated environmental assessment is required at DPCR.
2. Please coordinate with St. Lucie County for work with Right of Way of White Road and Graham Road. Please coordinate with FDOT for work within Kings Highway Right of Way
3. NSLRWCD/SFWMD permits will be required prior to DPCR approval.
4. A Unity of Title is needed for the two parcels prior to DPCR approval.
5. Drainage was only conceptually reviewed; a full drainage review will be completed at DPCR submittal. Please specify that City Code Chapter 119-3 (e)(7) values were used for design elevations:

Rainfall quantities to be used for stormwater management design and calculations shall be as follows:

- *Ten-year-one-day storm = 6.00 inches (for minimum roadway/parking lot elevation).*
- *Ten-year one-hour storm = 3.20 inches (for exfiltration trench design).*
- *Twenty-five-year-three-day storm = 9.50 inches (for off-site discharge & min. perimeter elevation).*
- *One-hundred-year-three-day storm = 12.23 inches (for minimum floor elevation).*

February 15, 2024

Jeff H. Iravani, Inc – Authorized Agent
1934 Commerce Lane, Suite 5
Jupiter, FL 33458

Subject: Kings Highway Commerce Park – (Multiple Parcels) - TRC Comments for April 15, 2024 meeting

Fort Pierce Planning Department

1. A completion certification by a landscape architect, cost estimate and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.
2. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.
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.
4. After completion of the Unity of Title and Lot Combination, please submit a General Address Request Form for the newly created Parcel ID and for each proposed building.
5. There appears to a few discrepancies in your Site Data:
 - i) Parcel ID: 2313-333-0001-000-7 is approximately 294,117 sq ft and Parcel ID: 2313-331-0000-000-4 is approximately 840,272.4 sq ft. The total square footage is 1,134,389.4 sq ft. The listed impervious area is 1,015,250 sq ft. City Code Section 125-207. (c) Open Space Standards – Commercial Parkway Zone (CP-1) requires:

(1)A minimum of 20 percent of the gross area of land to be devoted to a commercial parkway development must be reserved for use as parks, recreation areas, marinas, open space, planting, or other public purposes other than rights-of-way, utility easements, and parking areas. At the request of the developer and subject to the approval of the city commission, use of recreational facilities may be offered to the general public. Areas that

are natural or manmade floodways, lakes, and stormwater retention areas may be also be used to satisfy the total open space requirement.

(2)All land dedicated for open space shall be under the legal control of the developer.

ii) Per City Code Section 125-207. (2) Yards. – Commercial Parkway Zone (CP-1) states the following:

a.The minimum depth of the front yard shall be 25 feet.

b.The minimum depth of the rear yard shall be 20 feet.

c.The minimum depth of the side yard shall be ten feet, except on corner lots the minimum side yard depth on a street side will be 20 feet.

iii) The Site Data lists “Lakes”, however there is one (1) “Lake”.

iv) The Site Data lists four (4) Parcel ID(s), however there are two (2) Parcel ID(s).

v) Please review the site data and resubmit with valid corrections.

vi) The Location Map depicts the original site plan location.

6. Per City Code Section 125-317. – Sidewalks. Please provide labeled sidewalks and sidewalk linkages along the Graham Road and White Road Frontages.
7. Per City Code Section 125-317. – Provide labeled sidewalk linkages to Kings Highway.
8. Please consider EV Charging spaces within the Site Plan.
9. Please provide a color rendering of the landscape plan if possible.
10. Provide a detailed narrative description for the amended site plan application.
11. Provide a detailed design review narrative description for the amended site plan application.
12. Please adhere to City Code Section 125-314 (Design Review) and review the Design Review Checklist submitted for your review.
13. Per City Code Section 125-314 (Design Review) - Reverse the architectural elevations of the structures to ensure that the ramp bays are not as visible from the street view.
14. Per City Code Section 125-314 (Design Review) – Provide more detail and articulation on the elevations located where the ramp bays exist.
15. Please adhere to City Code Section 123-37 (General Landscaping Requirements) and review the Checklist submitted for your review.
16. Per City Code Section 123-37 (General Landscaping Requirements) – A Dry Retention area cannot be calculated as part of the required landscape buffer.
17. Incorporate the green walls shown on the elevation into the landscape plan.
18. There must be coordination between what’s presented on the landscape plan and on the site plan.
19. Please specify the location of the refuse collection area and any trash receptacles.
20. Include a buffer which includes fencing and planted material so as to provide a visual and noise buffer between the St. Lucie County Agricultural Residential Zone to the east of the property.



BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: February 15, 2024
Properly Address: Major Amendment - Kings Highway Commerce Center - NE Corner of S. Kings Highway and White Road - Parcel ID(s) 2313-333-0001-000-7, 2313-331-0000-000-4

Please be advised that the project may trigger the requirements indicated below:

- 1. Building Official or his representative has no comment at the time of this meeting, but reserves the submission of comments upon completion of the official plan review.
2. Pre-construction meeting with the City's Building Department is requested.
3. All new construction or alterations shall meet the requirements of the Florida Building Code 8th Edition.
4. Building Permit required.
5. Signed and sealed construction drawings required.
6. Must meet the following Accessibility requirements:
- Accessible route
- Handicapped parking spaces
- Means of egress
7. Change of Use required
- Shall include a signed and sealed Life Safety Plan
- Shall include a signed and sealed comprehensive drawing, detailing how the building and MEC elements will comply with the Florida Building Code requirements.
8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.
9. Flood Development Permit required.
10. Final plat and approved parcel ID's required to submit or DPCR and building permit review.
11. Open permits, requiring attention exist.
12. Shall meet the Fire Prevention Code:
- Sprinkler system is required.
- Smoke alarm system is required.
15. Other

Additional Comments/Requirements:

NO change to original comments

Building Official's or Representative's Signature [Signature] Date: 2/19/24



THE SUNRISE CITY

FORT PIERCE

POLICE DEPARTMENT
"In Honor We Serve"

Florida

Technical Review Committee meeting

February 15, 2024

Case #: No Case # provided

Planner: City of Ft. Pierce Planning Department

Major Amendment

Kings Highway Commerce Park , Kings Hwy / White Rd., Fort Pierce, FL

Comments:

No comments at this time.

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Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.





Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3402

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT: #

Major Amendment - Kings Highway Commerce Center - NE Corner of S. Kings Highway and White Road - Parcel ID(s): 2313-333-0001-000-7, 2313-331-0000-000-4

Comments

FPUA W/WW Engineering: FPUA has both water and sewer available to serve this site. Please submit three complete sets of utility construction plans, along with a completed plan review application and a complete commercial service application, to the Water and Wastewater Engineering Department for review. The department is located at 1701 S 37th Street, Fort Pierce, Florida. For further information or inquiries, please contact John Biggs at 772-466-1600, extension 3474

FPUA Electric Engineering: This submission is outside of the FPUA electric service area.

FPUA Gas: Approved. Natural Gas is available via Kings Hwy.

FPUANet Fiber: FPUANet **Approves;** Fiber Internet Service – **Is Available.**
If client would like **Fiber Internet Service** from FPUANet Communications, please contact Eric Peters at (772) 468-1697 for **Fiber Internet** requirements if service is desired.



FPUANet -
Developer Letter.pdf



Our mission is to provide our customers with economical, reliable, and friendly service in a continuous effort to enhance the quality of life in our community.





Fort Pierce Utilities Authority
FPUAnet Communications
500 Boston Avenue (PO Box 3191)
Fort Pierce, FL 34950 (34948)

Dear Developer,

I am writing to you today on behalf of FPUAnet, the City of Fort Pierce's municipal fiber internet service provider. I am reaching out to you to discuss the benefits of choosing FPUAnet for your next development project.

FPUAnet offers a number of advantages over traditional internet providers, including:

- **Scalable to meet growing demands:** FPUAnet's fiber optic network is designed to scale to meet the growing demands of Fort Pierce. This means that you can be confident that your internet connection will be able to handle even the most demanding applications and devices.
- **Gigabit internet throughout the entire service area:** FPUAnet offers gigabit internet speeds throughout its entire service area. This means that you can get the fastest possible internet speeds, no matter where you live in Fort Pierce.
- **High-quality internet to rural and low-income areas:** FPUAnet is committed to providing high-quality internet access to all residents of Fort Pierce, including those in rural and low-income areas. This is important for ensuring that everyone has the opportunity to participate in the digital economy.
- **Faster and more affordable than privately owned ISPs:** FPUAnet's prices are competitive with other internet providers, and in many cases, they are even more affordable. This is because FPUAnet does not have to make a profit, so it can pass on the savings to its customers.

In addition to these advantages, FPUAnet is also committed to providing excellent customer service. Our team of experts is available 24/7 to help you with any questions or problems you may have.

I would be happy to discuss your specific needs in more detail. Please do not hesitate to contact me at peters@fpu.com or 772-466-1600 ext.3311.

Thank you for your time and consideration. I look forward to hearing from you soon.
Sincerely,

Eric Peters
On behalf of FPUAnet



Our mission is to provide our customers with economical, reliable and friendly service in a continuous effort to enhance the quality of life in our community.

772.466.1600 * www.fpu.com



February 6, 2024

PROJECT: Kings Highway Commerce Center - NE Corner of S. Kings Highway and White Road
REF: Project #
TO: Vennis Gilmore
FROM: Diana Alzate

Corrections:

1. South Kings Highway is an FDOT Right-of-Way. Please coordinate with FDOT for permitting improvements within the Right-of-Way or any required Right-of-Way dedications.
2. Graham Road is identified on the County's Right-of-Way protection plan. A Right-of-Way dedication of 10 feet may be required.
3. A right-in turn lane may be required on Graham Road because of its proximity to the intersection.
4. A 6 FT sidewalk is required along adjacent road Right-of-Ways. The Board of County Commissioners may authorize the applicant to pay a Fee-in-Lieu of construction of the sidewalk.
5. Dimension the driveway width, radius of return, and setback from side property lines and adjacent driveways. Section 7.05.06 of the Land Development Code includes minimum setback requirements for driveways.
6. Provide a truck circulation plan depicting how the dumpster collection, fire department, and delivery trucks will safely maneuver onsite.
7. Provide typical pavement sections for all vehicular use areas. Vehicular use or storage areas are required to be paved with asphalt or concrete.
8. The TIR will be reviewed by a third party. Written acceptance to reimburse the County for associated fees is required to initiate the review. If you are in a position to move forward as such, please provide written notice.

Conditions:

9. A Site Development Permit is required prior to performing site improvement activities.
10. A Road Improvement Agreement and appropriate bond will be required for all permanent improvements within the Right-of-Way on White Road.



BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Kings Highway Commerce Center

REVIEW DATE: 2/9/2024

PLANNER: VENNIS GILMORE

REVIEWED BY: Captain Andres Elizondo

Site Plan Approved with conditions: _____

Site Plan Requires Re-submittal: X

Site Plan Rejected: _____

The Following Conditions/Revisions Are Necessary:

- 1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at <https://www.slcfcd.com>.**
- 2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
- 3. Please provide an electronic revised copy of the site plan (pdf format).**
- 4. Please provide written acknowledgement of the conditions/revisions provided.**
- 5. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**
- 6. Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1**

"Our Family Serving Yours"

5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392

Telephone: (772) 621-3400 Fax: (772) 621-3500

www.slcfcd.com



- 16.1.4). Surface.** Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2).
- 7. Security gates must either be manned 24 hour/day or provide an access control key switch on the control panel to allow for Fire Department entry in an emergency. Security gates must maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power.**
 - 8. Per the St. Lucie County Fire District Fire Prevention Code Resolution 740-23. At Least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access. Including, but not limited to trees, canopies, etc.**
 - 9. The Fire District reserves the right for future comments at the site plan & building construction phase.**
 - 10. FD access roads (shall be) are provided such that any portion of an unsprinklered facility or exterior wall is located not more than 150' from FD access roads as measured by an approved route around the exterior of the building or facility. (450' for NFPA 13, 13D, 13R sprinklered protected buildings).**
 - 11. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77,000 lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.**
 - 12. Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft.**
 - 13. Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft.**
 - 14. Dead end roadways serving commercial or residential occupancies must include a cul-de-sac when the roadway length exceeds one hundred-fifty (150) feet. "Y" or "T" type turnaround arrangements are permitted. The minimum length must be equal to the length of the longest fire apparatus.**
 - 15. 18.2.3.3 Multiple Access Roads. More than one fire department access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climatic conditions, or other factors that could limit access.**

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16. Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.
17. An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet".
18. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD). NFPA 1141 Chapter 10.1.3.
19. Fire department connections shall be located on the street side of buildings and shall be located and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects, including buildings, fences, landscaping, or other fire department connections. The locations of connections shall be based upon the access requirements of the fire department.
20. The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels.
21. **Minimum Size of Water Mains**
The minimum size of water mains for supplying water for firefighting purposes shall be six (6) inches. b. The minimum size of water mains supplying hydrants on a dead end main shall be eight (8) inches. c. The maximum number of hydrants located on a dead end main shall be one (1). d. Grid or Tee systems shall be supplied by a minimum of an eight (8) inch looped main. Exceptions may be granted based on the capacity of the water distribution system but in no case shall the main size be less than six (6) inches. e. The minimum size water main(s) shall be determined by the needed fire flow as established by the Fire Marshal and based on the current Insurance Service Office (ISO) requirements.
22. Two-Way Radio Enhancement Systems/BDAS shall be installed, inspected and operationally tested in accordance with the manufacturer's published requirements, by the local fire department, and comply with the most current edition of the

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www.slcfd.com

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal



Telephone: (772) 621-3322
Fax: (772) 621-3604

Florida Fire Prevention Code and its incorporated standards and codes. Pre-surveys of radio signal strength shall be submitted to the Fire Marshal in the form of heat signature mapping or a certification document of radio signal strength provided by a licensed engineer.

- 23. Hydrants shall be located no more than 12ft. from the curb of roadways or from the edge of payment. Clearances of three feet (3 ft.) shall be maintained around the circumference of hydrants. A clear space of not less than five feet (5ft.) shall be provided in front of each hydrant connection having a diameter greater than 2 ½ inches. The center of hose outlet shall be not less than 18 inches above final grade. (SLCFD Fire Prevention Code Resolution 740-23).**

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5160 N.W. Milner Drive, Port St. Lucie, Florida 34983-3392

Telephone: (772) 621-3400 Fax: (772) 621-3500

www.slcfd.com

February 13, 2024

VIA EMAIL

Mr. Vennis Gilmore, Assistant Planning Director
City of Fort Pierce
100 North U.S. Highway 1
Fort Pierce, Florida 34950

**RE: Proposed Transportation Impact Review (PTIR)
Kings Highway Commerce Center (Major Site Plan Amendment)
Northeast Corner of Kings Highway and White Road
Fort Pierce, Florida**

Dear Mr. Gilmore:

As the Federal and State-designated agency responsible for transportation planning for the City of Fort Pierce, City of Port St. Lucie, St. Lucie Village, and St. Lucie County, the St. Lucie Transportation Planning Organization (St. Lucie TPO) has completed a PTIR with regard to the above-referenced proposed development. The proposed development consists of the construction of 368,000 square feet of warehouse and 22,000 square feet of office space, on a 26.53-acre, undeveloped property. Based on the review, the following comments are provided:

- **Traffic Analysis:** A reduced growth rate of 1.5 percent was used. However, the St. Lucie TPO has adopted the BEBR high growth rate for the historical growth rate which reflects the actual annual growth rate in the County since 1995. Therefore, The Traffic Analysis should be revised to include a growth rate of 2.5 percent.
- **Sidewalks/Pedestrian and Bicyclist Connectivity:** The proposed development does not appear to include sidewalks or bicycle facilities connecting King's Highway to the driveway at Graham Road along the north side, respectively, of the proposed development. Sidewalk, bicycle lane and pedestrian connectivity should be provided from King's Highway to the driveway at Graham Road for pedestrian and bicyclist safety.

Please contact me should any additional information or clarification be required with regard to this review.

Sincerely,

Stephanie M. Torres

Stephanie M. Torres, CPM
Bicycle & Pedestrian Program Manager

cc: City of Fort Pierce Planning Department



Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450
February 2, 2024

JARED W. PERDUE, P.E.
SECRETARY

THIS PRE-APPLICATION LETTER IS VALID UNTIL – February 2, 2025
THIS LETTER IS NOT A PERMIT APPROVAL

Jeff H Iravani, P.E.
Jeff H Iravani, Inc
1934 Commerce Lane Suite 5, Jupiter, FL 33458

Dear Jeff H Iravani:

RE: Pre-application Review for **Category C Driveway**, Pre-application Meeting Date: **February 1, 2024**
st_lucie County - Fort Pierce; SR SR 713; Sec. # 94003000; MP: 0.90; Access Class - 03;
Posted Speed - 50; SIS - Influence Area; FDOT Ref. Project: FM 230256.8-Bing Wang-LANDSCAPING, FM 230256.8-Bing Wang-LANDSCAPING

Request: Right-in/right-out driveway on the east side of SR 713 approximately 485 feet north of the south property line.

SITE SPECIFIC INFORMATION
Project Name & Address: **Kings Highway Commerce Center – NEC Corner of Kings Hwy and White Rd, Fort Pierce**
Property Owner: **J A Development Partners, LLC**; Parcel Size: **26.53 Acres**
Development Size: **368,000 SF of Warehousing and 22,000 SF of General Office**

REQUEST APPROVED

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:

- **A minimum driveway length of 200 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.**
- **If a gate is proposed, a minimum driveway length of 100 feet to the call box and/or gate house, and a turnaround area before the gate are required.**
- **A right turn lane is required and shall meet the minimum requirements in the Florida Design Manual (FDM) and shall provide space for a buffered bicycle lane.**
- **Any driveway on White Road shall be located at least 400 feet from the FDOT ultimate right-of-way line. Any driveway on Graham Road shall be located at least 200 feet from the FDOT ultimate right-of-way line.**
- **A traffic study is required and shall be submitted at the time of the Permit.**

Comments:

- All driveways not approved in this letter must be fully removed and the area restored.
- A Drainage Permit is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
- The applicant shall donate property to the Department if right-of-way dedication is required to implement the improvements.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway System and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://osp.fdot.gov>; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter.

Sincerely,

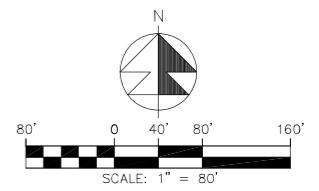
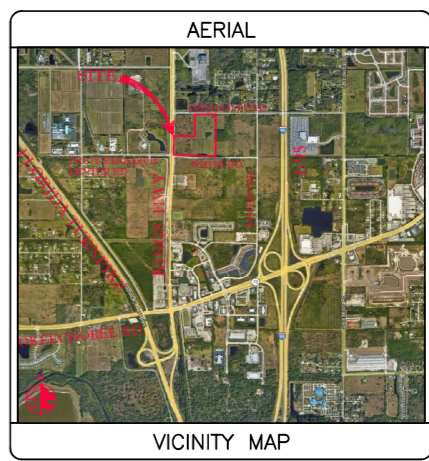
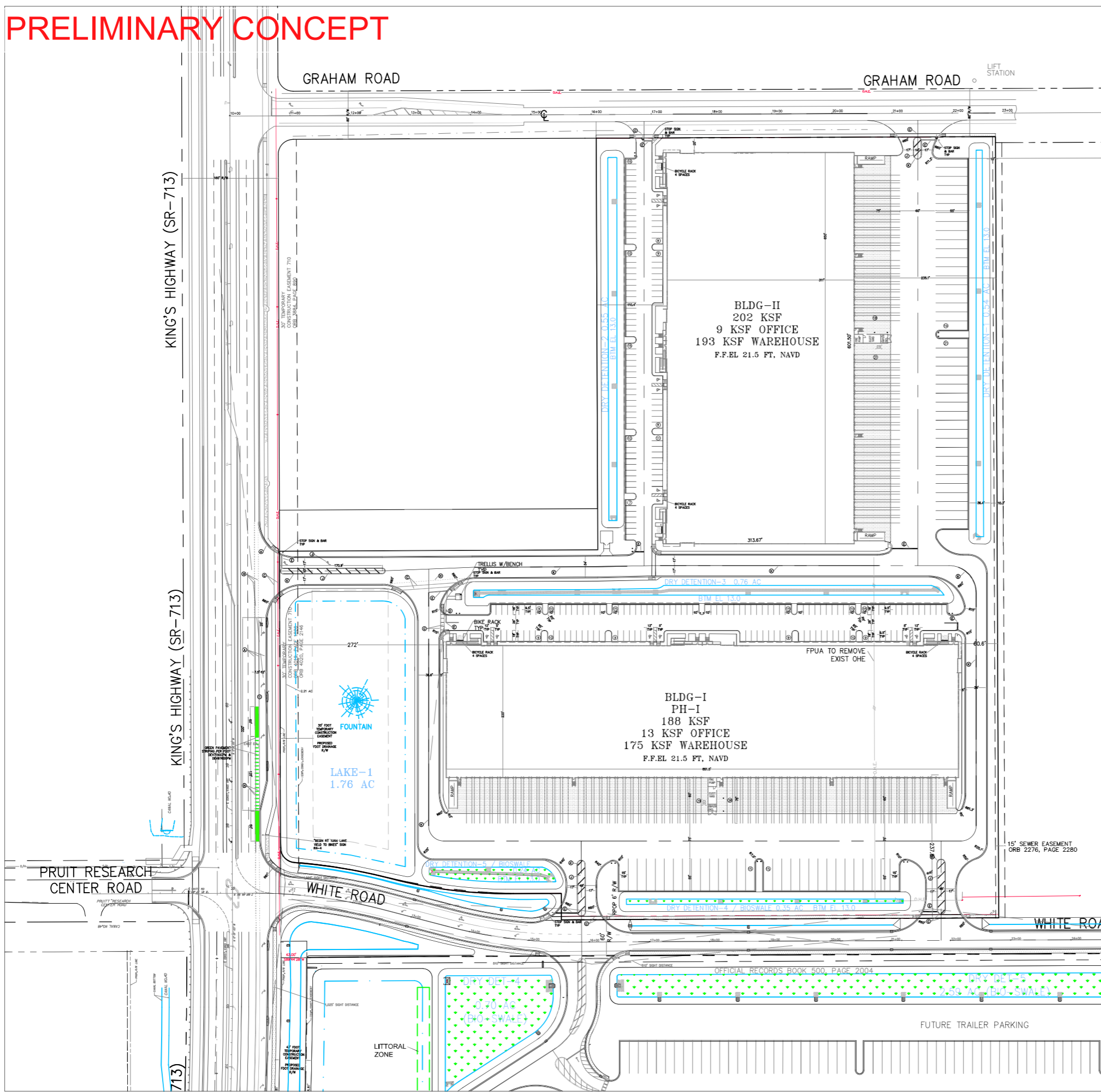
Carina Harvey
District Access Management Manager

cc: Nesa Harden

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2024-02-01\Pre-App 04. 94003000 MP 0.90 SR 713_ Kings Highway Commerce Center\94003000 MP 0.90 SR 713_ Kings Highway Commerce Center.docx

www.dot.state.fl.us

PRELIMINARY CONCEPT



SITE DATA	
PROPOSED USE	OFFICE/WAREHOUSE/DISTRIBUTION
FUTURE LAND USE	GC
PROPOSED ZONING	CP-1
PARCEL AREA	1,155,690 SF 26.53 AC 100%
BUILDOUT	
BUILDING AREA	390,000 SF 34.2%
OFFICE	22,000 SF
WAREHOUSE	368,000 SF
PHASE-I	
BUILDING AREA	188,000 SF
OFFICE	13,000 SF
WAREHOUSE	175,000 SF
PHASE-II	
BUILDING AREA	202,000 SF
OFFICE	9,000 SF
WAREHOUSE	193,000 SF
PARKING REQ PH-I	
OFFICE	ITE RATE 13,000 SF @ 2.39/KSF 101 SP
WAREHOUSE	ITE RATE 175,000 SF @ 0.39/KSF 69 SP
HANDICAP	5 SP
BICYCLE	6 SP
PARKING PROP	130 SP
HANDICAP	6 SP
BICYCLE	8 SP
LOADING REQ	8 SP
LOADING PROP	55 SP
PARKING REQ PH-II	
OFFICE	ITE RATE 9,000 SF @ 2.39/KSF 98 SP
WAREHOUSE	ITE RATE 193,000 SF @ 0.39/KSF 76 SP
HANDICAP	5 SP
BICYCLE	6 SP
PARKING PROP	98 SP
HANDICAP	6 SP
BICYCLE	8 SP
LOADING REQ	8 SP
LOADING PROP	39 SP
PAVT/SW	573,250 SF
TOTAL IMPERVIOUS	1,015,250 SF
LAKES	156,816 SF
PERVIOUS	344,405 SF
BLDG HEIGHT	65 FT MAX
SETBACKS	REQ'D PROP
FRONT	15' 273'
REAR	10' 60.6'
SIDE STREET	10' 187.3'
SIDE	20' NA
PCN	2313-333-0001-000-7
	2313-331-0000-000-4



REVISIONS
09/21/22 REV SLC
07/11/23 REV CLT
10/03/23 REV SP
01/08/24 REV SP

Jeff H. Irvani, Inc.
Consulting Engineers
TEL: (561) 575-6030
FAX: (561) 575-6088
WEBSITE: www.jhinc.com

1934 COMMERCE LANE, SUITE 5
JUPITER, FLORIDA 33458
EMAIL: JHI@jhinc.com

Kings Highway Commerce Center
Fort Pierce, Florida

Master Site Plan	
DATE	07-07-22
DESIGNED BY	JHI
DRAWN BY	DDI
JOB NO.	2205-1402

SEAL

SHEET NO.
MSP-2