

4600 Okeechobee Road Flex Space

Site Plan & Conditional Use

Parcel IDs: 2419-122-0001-040-6 & 2419-122-0001-050-9

City of Fort Pierce
City Commission Meeting

July 7, 2025



Developer:

Land America 225, LLC
Chris King

Civil Engineer:

Bowman Consulting
Brendan Kelley

Landscape Architect:

HJA Design Studio
Michael Houston & Erika Beitler

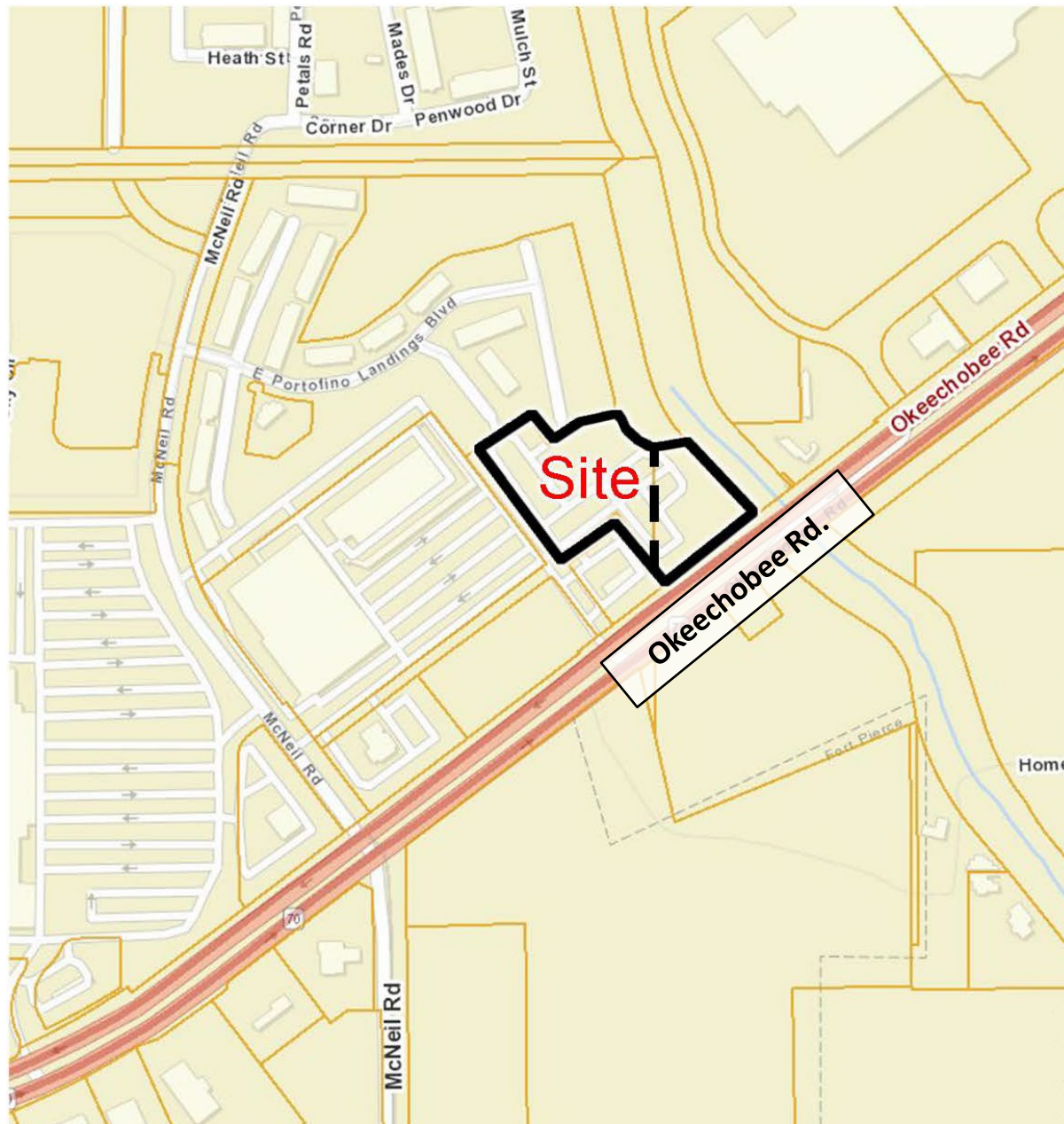
Project Team

4600 OKEECHOBEE ROAD FLEX
SPACE

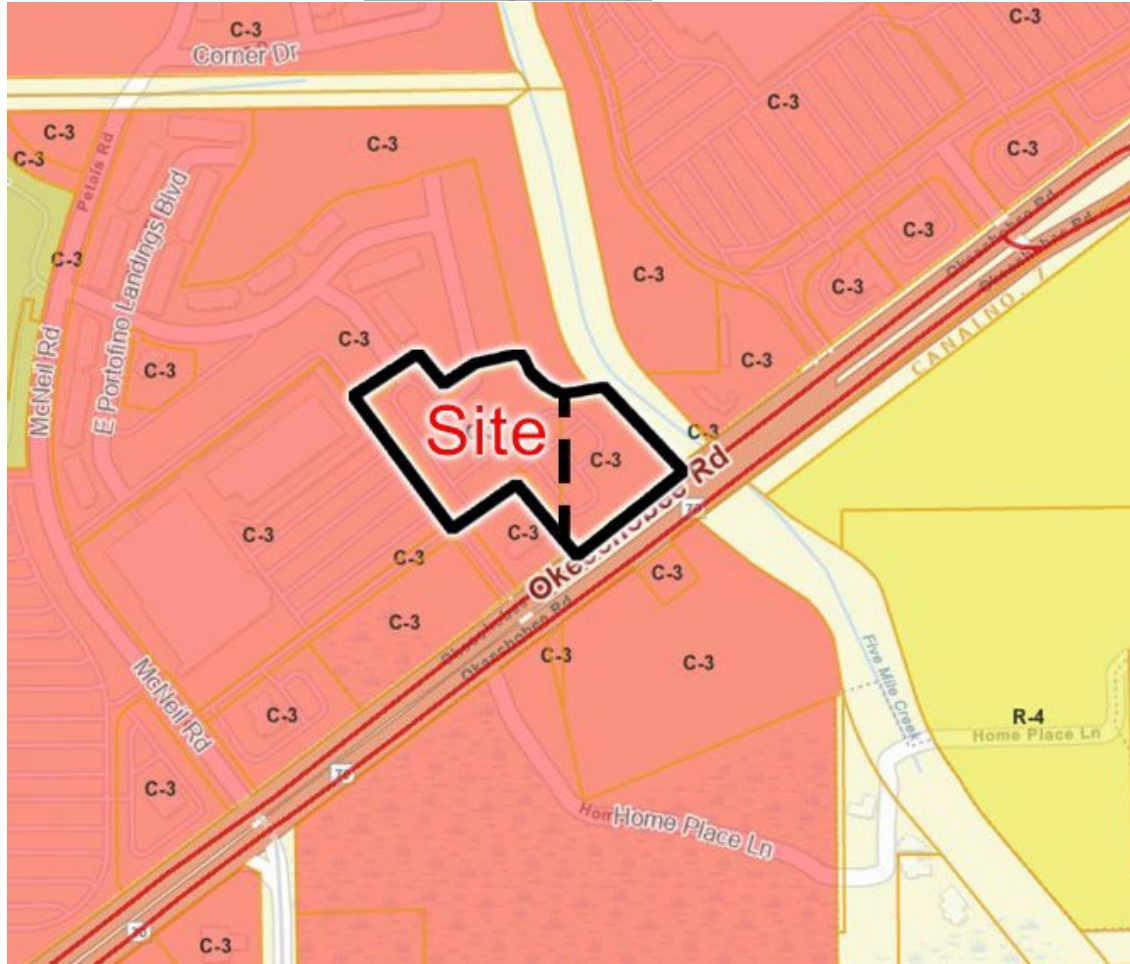
Site Location




4600 Okeechobee Road, Fort Pierce, FL 34947

+/- 1 Mile East of Interstate 95

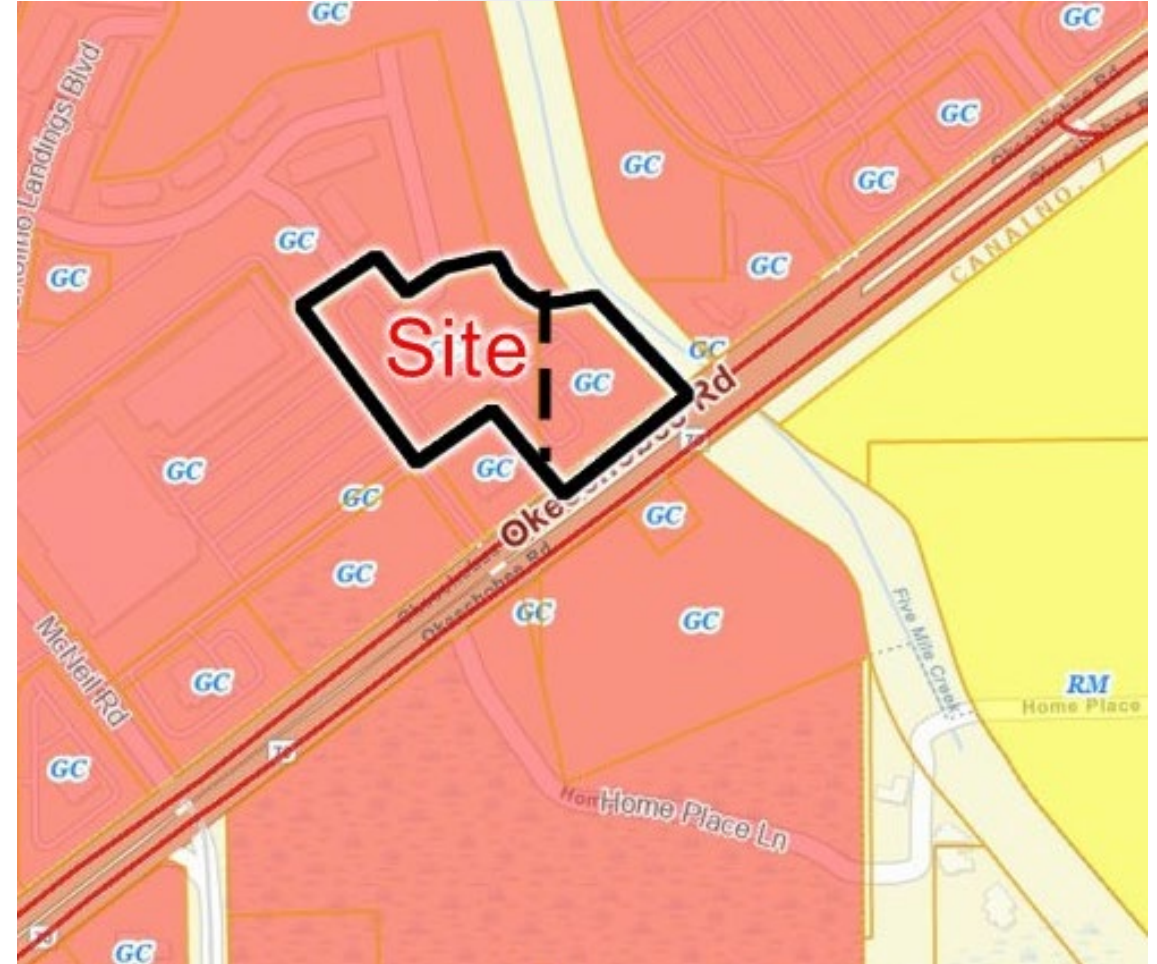



Zoning Map



-  C-3 (General Commercial)
-  R-4 (Medium Density Residential)
-  R-5 (High Density Residential)

Land Use Map



-  GC - General Commercial
-  RM - Medium Density Residential
-  RH - High Density Residential

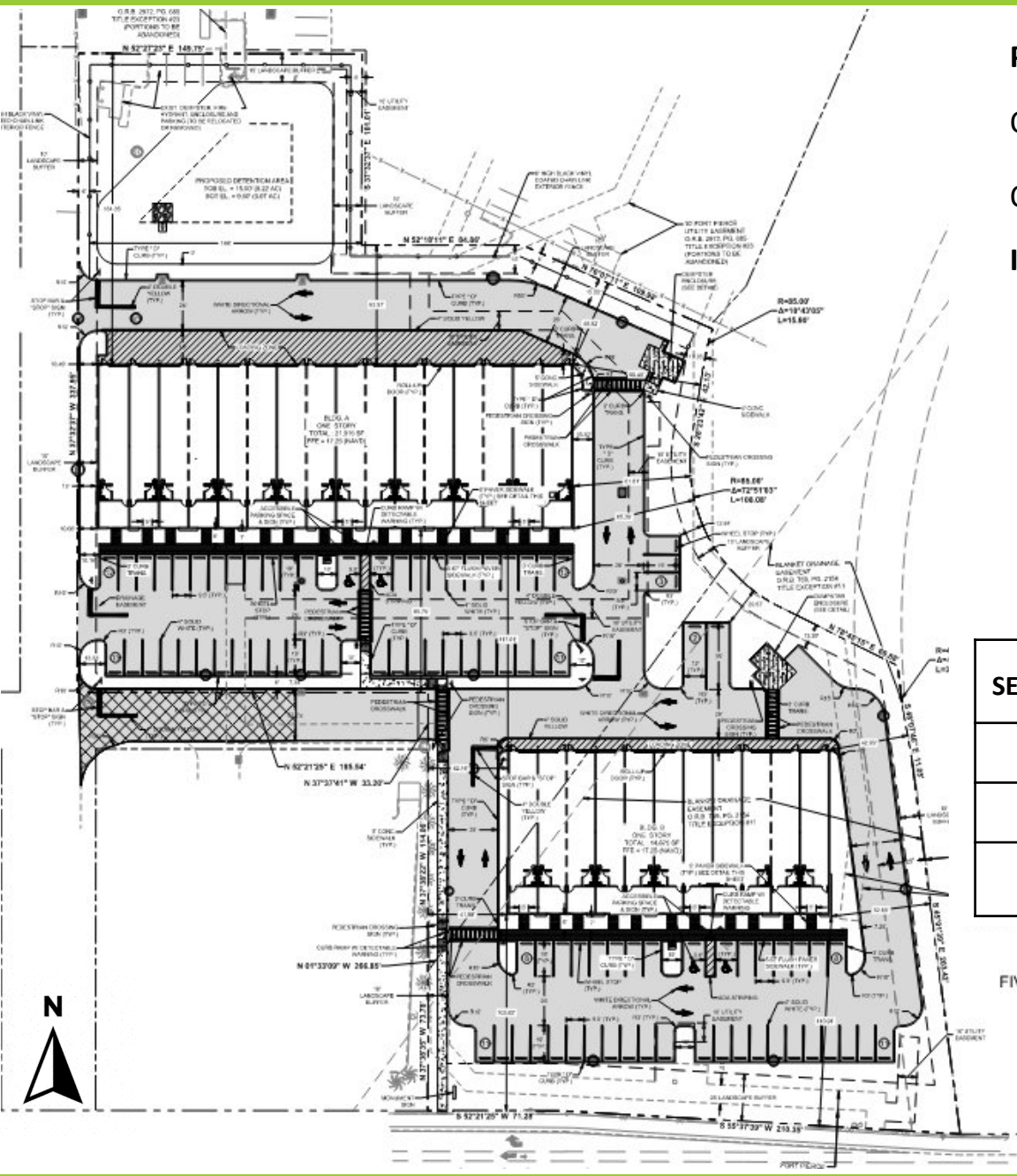
Site Aerial Map

- 3.57-acre property
- Currently an existing vacant paved parking lot
- Shared access with adjacent commercial plaza
- Existing residential to the north
- Existing commercial to the West
- Right-of-way/Drainage Easement to South and East



Surrounding Developments





PERVIOUS AREA

OPEN SPACE REQUIRED 31,070 SF 0.71 AC (20%)

OPEN SPACE PROVIDED 47,933 SF 1.10 AC (31%)

IMPERVIOUS AREA

BUILDING COVERAGE 36,790 SF 0.85 AC 24%

VEHICULAR USE AREA 61,960 SF 1.42 AC 40%

OTHER PAVEMENT 8,669 SF 0.19 AC 5%

TOTAL 107,419 SF 2.46 AC 69%

SETBACKS	REQUIRED	PROVIDED
FRONT	25'	103.8'
SIDE	10'	42.0'
REAR	15'	46.8'

PARKING REQUIREMENTS	REQUIRED	PROVIDED
WAREHOUSE 1 SPACE PER 600 SF	52	55
OFFICE SPACE 1 SPACE PER 200 SF	28	30
ACCESSIBLE PARKING STALLS	4	4
LOADING SPACES	1	2
TOTAL	85	91

FIVEMILE CREEK



TREE SCHEDULE

SYMBOL	QTY	COMMON / BOTANICAL NAME	NATIVE
TREES			
	3	Florida Flame Red Maple / <i>Acer rubrum</i> 'Florida Flame'	Yes
	6	Pigeon Plum / <i>Coccoloba diversifolia</i>	Yes
	25	Green Buttonwood / <i>Conocarpus erectus</i>	Yes
	24	Silver Buttonwood / <i>Conocarpus erectus sericeus</i>	Yes
	11	Japanese Blueberry Tree / <i>Elaeocarpus decipiens</i> TM	No
	3	Lavender Crape Myrtle / <i>Lagerstroemia</i> x 'Muskogee'	No
	13	Slash Pine / <i>Pinus elliottii densa</i>	Yes
	14	Southern Live Oak / <i>Quercus virginiana</i>	Yes
	3	Bald Cypress / <i>Taxodium distichum</i>	Yes
PALMS			
	40	Cabbage Palmetto / <i>Sabal palmetto</i>	Yes

Total Required Trees: 101 Trees
 Total Provided Trees: 119 Trees

Existing Trees: 9 Trees
 Trees: 102 Trees
 Palms: 40 Palms @ 3:1





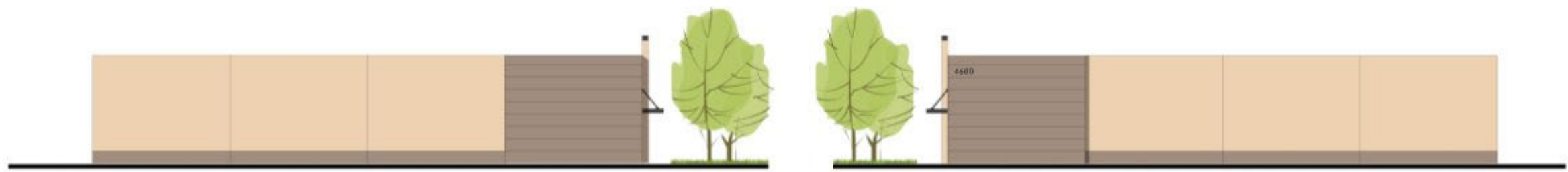
BUILDING A – NORTH BUILDING



BUILDING B – SOUTH BUILDING



FRONT ELEVATION - LOOKING NORTH FROM OKEECHOBEE ROAD






WEST ELEVATION

EAST ELEVATION



REAR ELEVATION - LOOKING SOUTH FROM PORTOFINO LANDINGS

BUILDING PAINT LEGEND	
	SW 1121 - CRESCENT CREAM (MAIN FIELD)
	SW 1502 - DRY DOCK (ACCENTS / BANDS / DOWNSPOUTS)
	SW 1069 - IRON ORE (WALL CANOPY)



FRONT ELEVATION - LOOKING NORTH FROM OKEECHOBEE ROAD



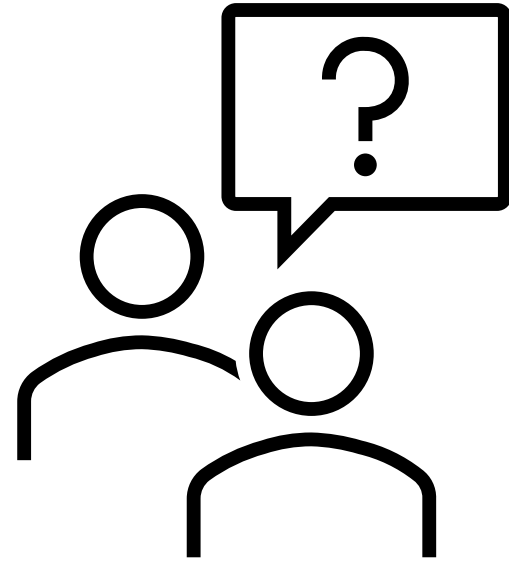
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Questions?
