



CITY OF FORT PIERCE

CITY COMMISSION

July 7th, 2025

Okeechobee Rd. Flex Space

Conditional Use: w/ New Construction

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

APPLICANT

HJA Design Studio

PROPERTY OWNER(S)

St. Lucie Kings, LLC

PARCEL ID #(S):

2419-122-0001-040-6

(4650 Okeechobee Rd.)

2419-122-0001-050-9

(4600 Okeechobee Rd.)

SUMMARY

A 'conditional use: with new construction' application has been submitted for design review. Okeechobee Rd. Flex Space proposes to develop flex space for wholesale trade and warehouse freight on 3.57 acres of land.

The property is in the C-3, General Commercial zoning district and has a future land use designation of GC, General Commercial.



CONDITIONAL USE

Article V: Section 125-325

The purpose of the conditional use process is to allow, when desirable, uses that would not be appropriate generally or without restriction throughout the particular zoning district, but which, if controlled as to number, area, location or relation to the neighborhood, would not adversely affect the public health, safety, comfort, good order, appearance, convenience and the general welfare.



CITY LIMITS

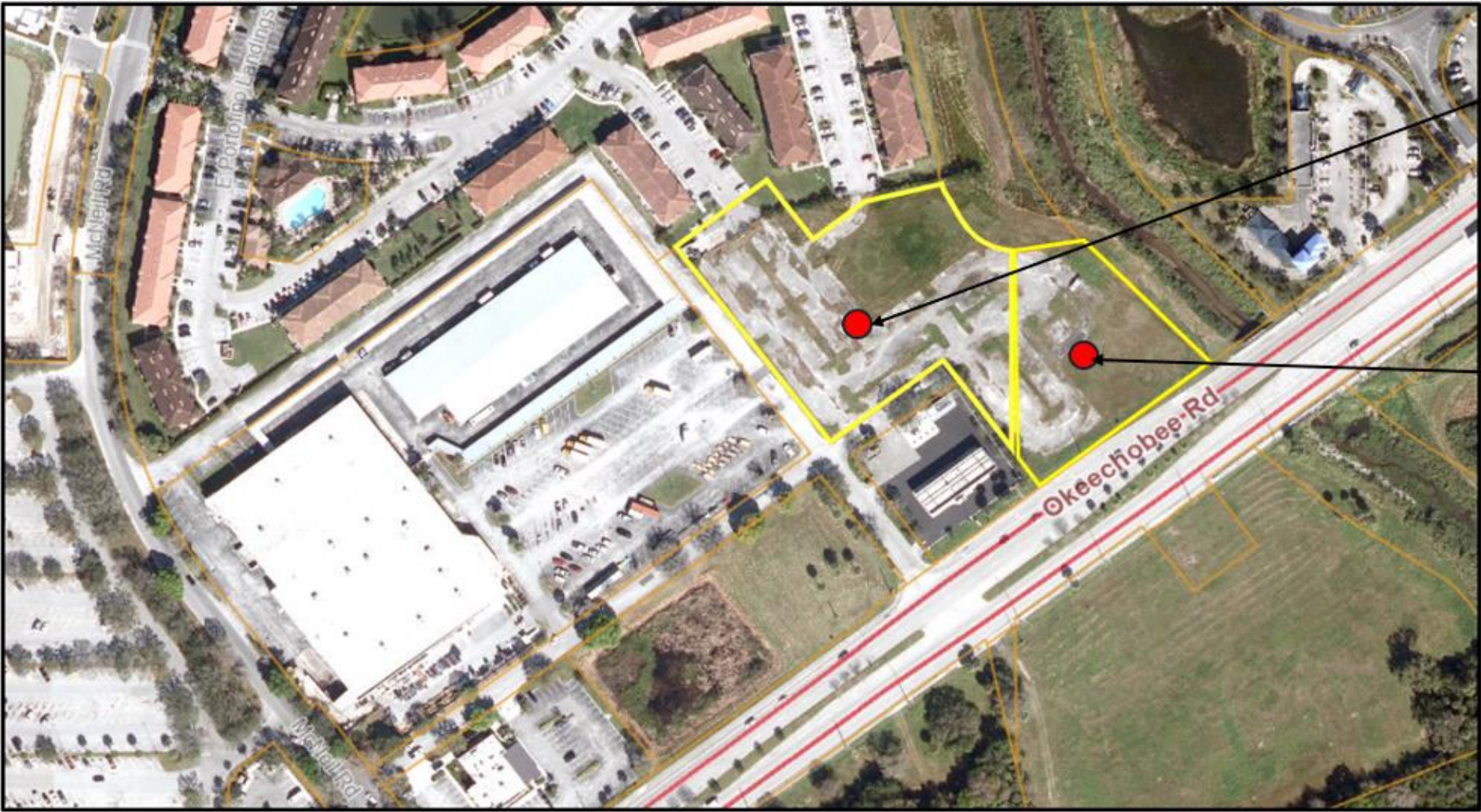


City Limits 

Okeechobee Rd. Flex Space – Conditional Use w/ New Construction



SITE LOCATION



Parcel A:
2.19 acres

Parcel B:
1.31 acres

SITE AREA= 3.57 +/- Acres

Okeechobee Rd. Flex Space – Conditional Use w/ New Construction



FUTURE LAND USE

FLU: GC,
General Commercial

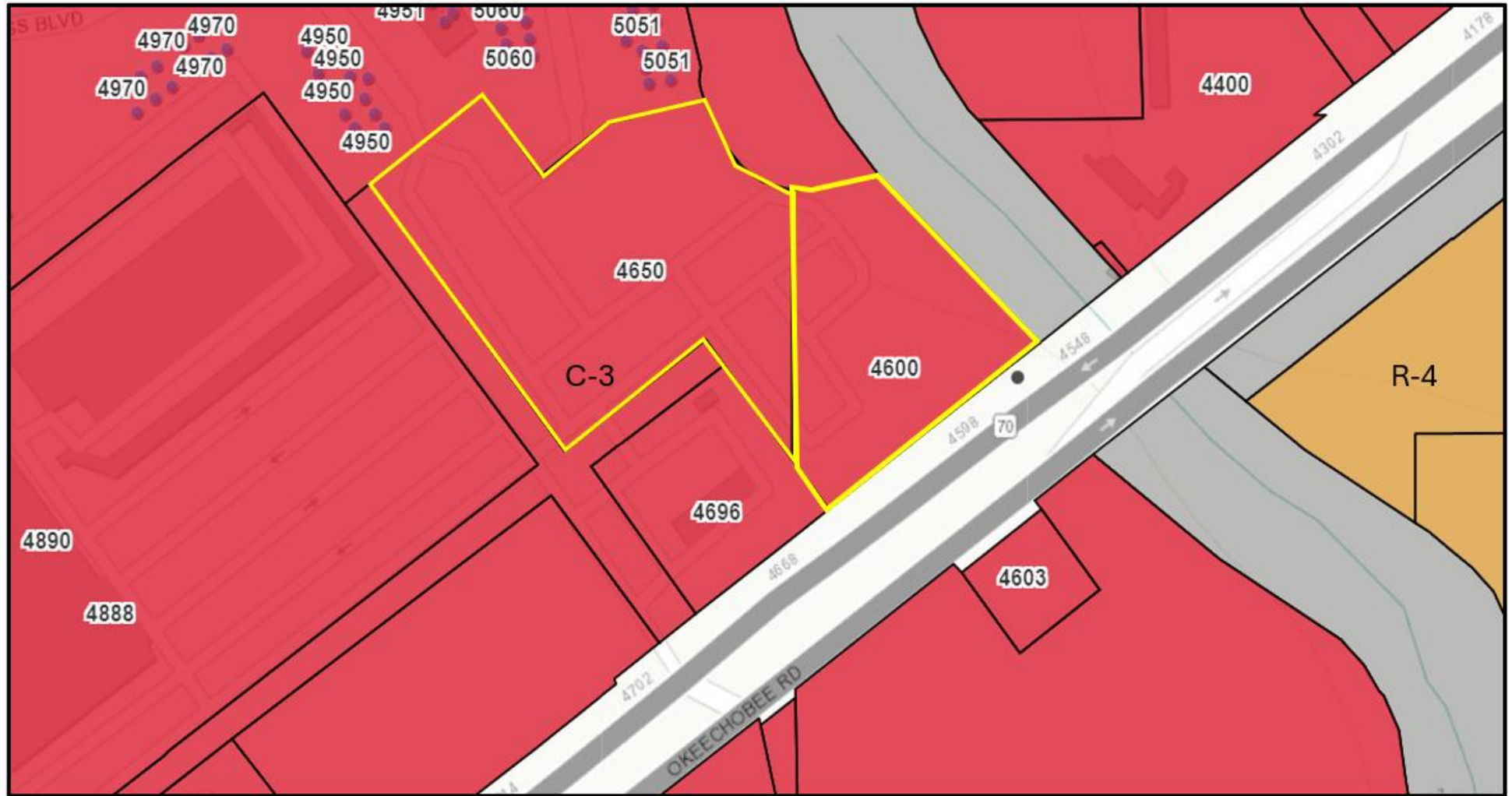


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ZONING

Zoning: C-3,
General Commercial



Okeechobee Rd. Flex Space – Conditional Use w/ New Construction



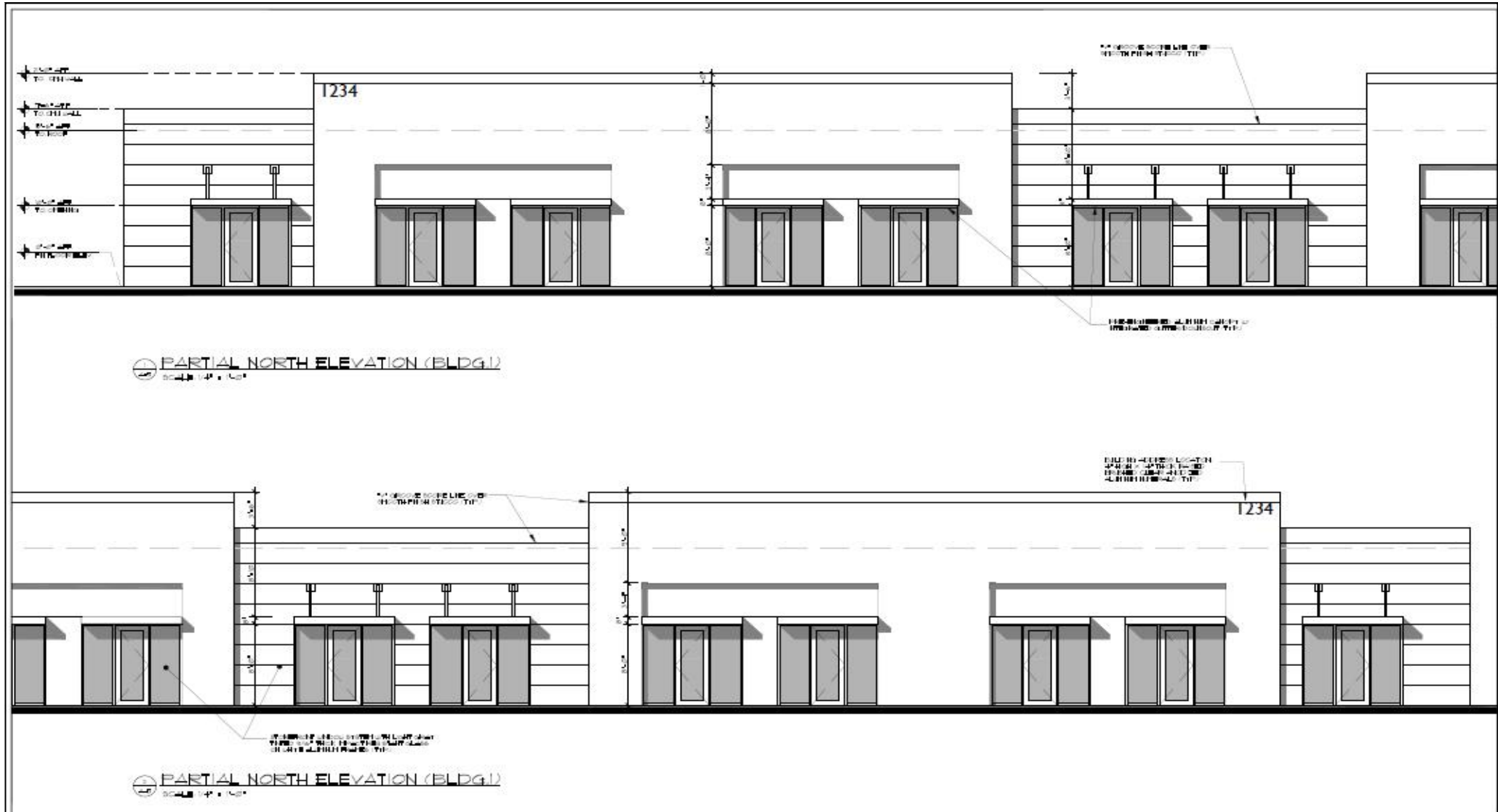
LANDSCAPE PLAN



Okeechobee Rd. Flex Space – Conditional Use w/ New Construction



ELEVATION DETAILS



Okeechobee Rd. Flex Space – Conditional Use w/ New Construction



ELEVATION DETAILS cont'd



1 NORTH ELEVATION (BLDG.1)
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION (BLDG.1)
SCALE: 1/8" = 1'-0"

3 WEST ELEVATION (BLDG.1)
SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION (BLDG.1)
SCALE: 1/8" = 1'-0"



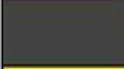

BUILDING PAINT LEGEND	
	SW 771 - OFFICENT CREAM (MAIN FIELD)
	SW 7603 - DRY DOCK (ACCENTS/BANDS/DOWNSPOUTS)
	SW 7065 - IRON ORE (GULL CANOPY)
	SW 4284 - SAFETY YELLOW (BOLLARDS)

Okeechobee Rd. Flex Space – Conditional Use w/ New Construction



ELEVATION DETAILS cont'd



BUILDING PAINT LEGEND	
	SW 7121 - CRESCENT CREAM (MAIN FIELD)
	SW 7502 - DRY DOCK (ACCENTS /BANDS /DOWNSPOUTS)
	SW 7069 - IRON ORE (WALL CANOPY)
	SW 4084 - SAFETY YELLOW (BOLLARDS)

Okeechobee Rd. Flex Space – Conditional Use w/ New Construction



RECOMMENDATION w/ CONDITIONS

At the June 9, 2025, Planning Board meeting, the board voted to approve the conditional use with new construction site plan with the seven (7) conditions, with two (2) additions

1. A Unity of Title with the St. Lucie County Clerk of Courts and Parcel combination with the St. Lucie County Property Appraiser is required prior to submitting for building permits.
2. A General Address Request form shall be submitted following the completion of the lot combinations and prior to any land clearing or development permits
3. Prior to issuance of final certificate of occupancy, a Landscape Maintenance Agreement shall be approved and shall acknowledge the following:
 - a. All approved landscaping shall be installed, irrigated, and maintained in perpetuity in accordance with section 123-7 of the City Code of Ordinances, in order that it continues to present a healthy, neat, and orderly appearance free of refuse and debris, in conformity with the following requirements:
 - i. Vegetation required by this article shall be replaced with equivalent or better vegetation if it is not living. All trees for which credit is awarded, and which subsequently die shall be replaced by the same or greater number of living trees according to the standards established in this article.
 - ii. Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices to ensure that the landscaping continues to maintain a healthy, neat, and orderly appearance.



RECOMMENDATION w/ CONDITIONS cont'd

4. An Environmental Report will be required prior to any earthmoving activities
5. Prior to DPCR approval, provision of SLCFD documentation that existing fire connection is not needed
6. The applicant shall donate property to the Department (FDOT) if right-of-way dedication is required to implement the improvements.
6. Drainage mitigation is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage). The drainage mitigation shall meet all FDOT Drainage Manual criteria and will be reviewed/approved as part of an access permit.
7. The applicant is to investigate/install a minimum 6ft. height private buffer on north end of the property
8. The applicant should provide a different color palette for the buildings

Staff's recommendation is for City Commission to **Approve** the conditional use with new construction site plan application with the nine (9) conditions

ALTERNATIVE RECOMMENDATION

1. Recommend Approval with additional conditions.
2. Recommend Disapproval.





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LIGHTING PLAN

Submitted by Genesis Lighting GENESIS L I G H T I N G	Job Name: 4848 OKEECHOBEE	Catalog Number: VNTS-10000L-40K-DIM-3M-N-XX-XX	Type: SA GENLIGHTN-94009
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VIENTO AREA LUMINAIRE
VNT

DIMENSIONAL DATA

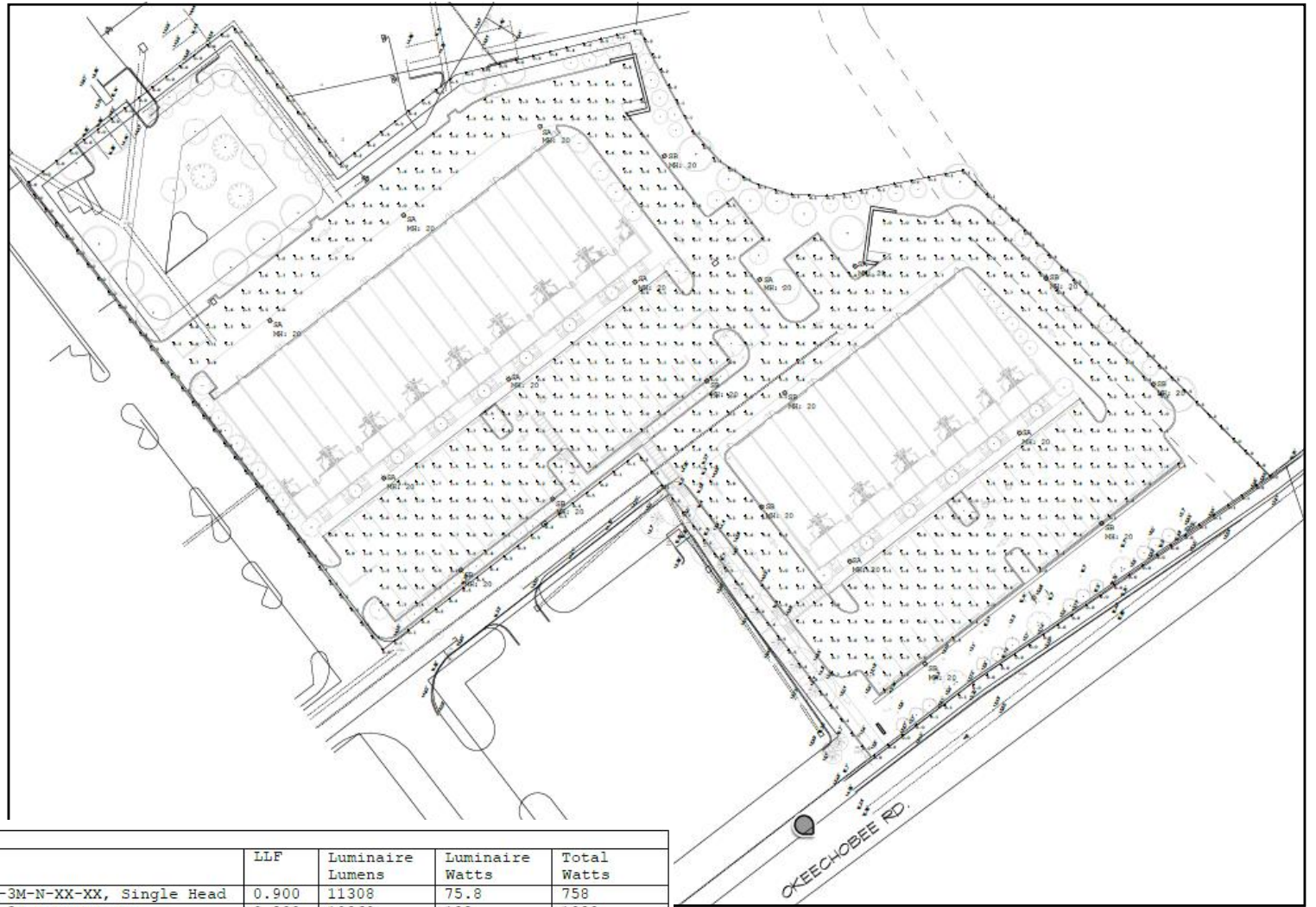
STANDARD SIZES

WEIGHT
Small = 21 LB
Medium = 29 LB
Large = 39 LB

MOUNTING

* Dimensional Data shows the end, top, side, and bottom views for all standard sizes.
All weights are rounded up to the nearest 0.5 lb.
XtraLight
http://www.straightlight.com • (800) 878-6980 • customerservice@slm.com
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Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
☐	10	SA	Single	Xtra Light VNTS-10000L-40K-DIM-3M-N-XX-XX, Single Head	0.900	11308	75.8	758
☐	10	SB	Single	Xtra Light VNTS-15000L-40K-DIM-3M-N-XX-XX-HSS	0.900	10360	109	1090

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
Parking and Drive Lanes	Illuminance	Fc	2.20	6.5	0.5	4.40	13.00	
Property Line	Illuminance	Fc	0.17	0.5	0.0	N.A.	N.A.	

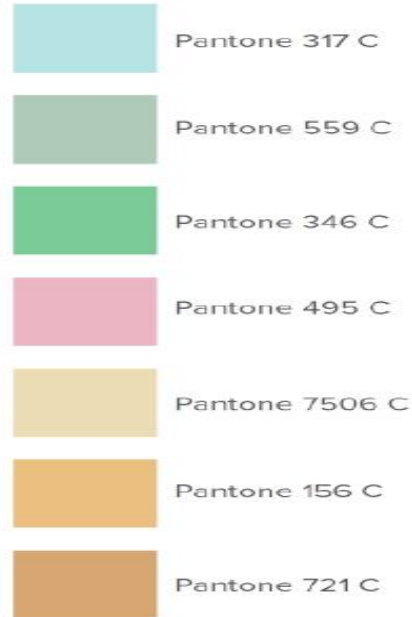
Okeechobee Rd. Flex Space – Conditional Use w/ New Construction



CITY ARCHITECTURAL DESIGN STANDARD

COLOR PALETTE

PRIMARY COLORS



SECONDARY ACCENT

(USE MINIMALLY)
for awnings, decorative trim and patterns, metal balconies, etc.



Okeechobee Rd. Flex Space – Conditional Use w/ New Construction



LANDSCAPE PLAN DETAILS (updated)

Landscape Data

Landscape Strip Adjacent to Public R.O.W

Ten (10) feet wide minimum landscape strip.
One (1) tree for each three hundred (300) square feet of required landscaped area.

Porofino Landings (West): 316 LF x 10 = 3,160 sf
Trees Required: (3,160 sf / 300) = 11 Trees
Trees Provided: 11 Trees (3-11)

Okeechobee Road (South): 282 LF x 10 = 2,820 sf
Trees Required: (2,820 sf / 300) = 9 Trees
Trees Provided: 15 Trees

Landscape Strip Adjacent to Other Property

Vehicle use, building, and/or detention areas adjacent to other property.
Ten (10) feet wide minimum landscape strip.
One (1) tree for each three hundred (300) square feet of required landscaped area.
Fence/vegetated screening required where VUA abuts residentially zoned property.

Porofino Landings (North): 678 LF x 10 = 6,780 sf
Trees Required: (6,780 sf / 300) = 23 Trees
Trees Provided: 24 Trees + 22 Palms (3-11)

Five Mile Creek (East): 250 LF x 10 = 2,500 sf
Trees Required: (2,500 sf / 300) = 8 Trees
Trees Provided: 9 Trees

Sea Lion Real Estate (West): 221 LF x 10 = 2,210 sf
Trees Required: (2,210 sf / 300) = 7 Trees
Trees Provided: 9 Trees (Existing)

Interior Vehicular Use Areas

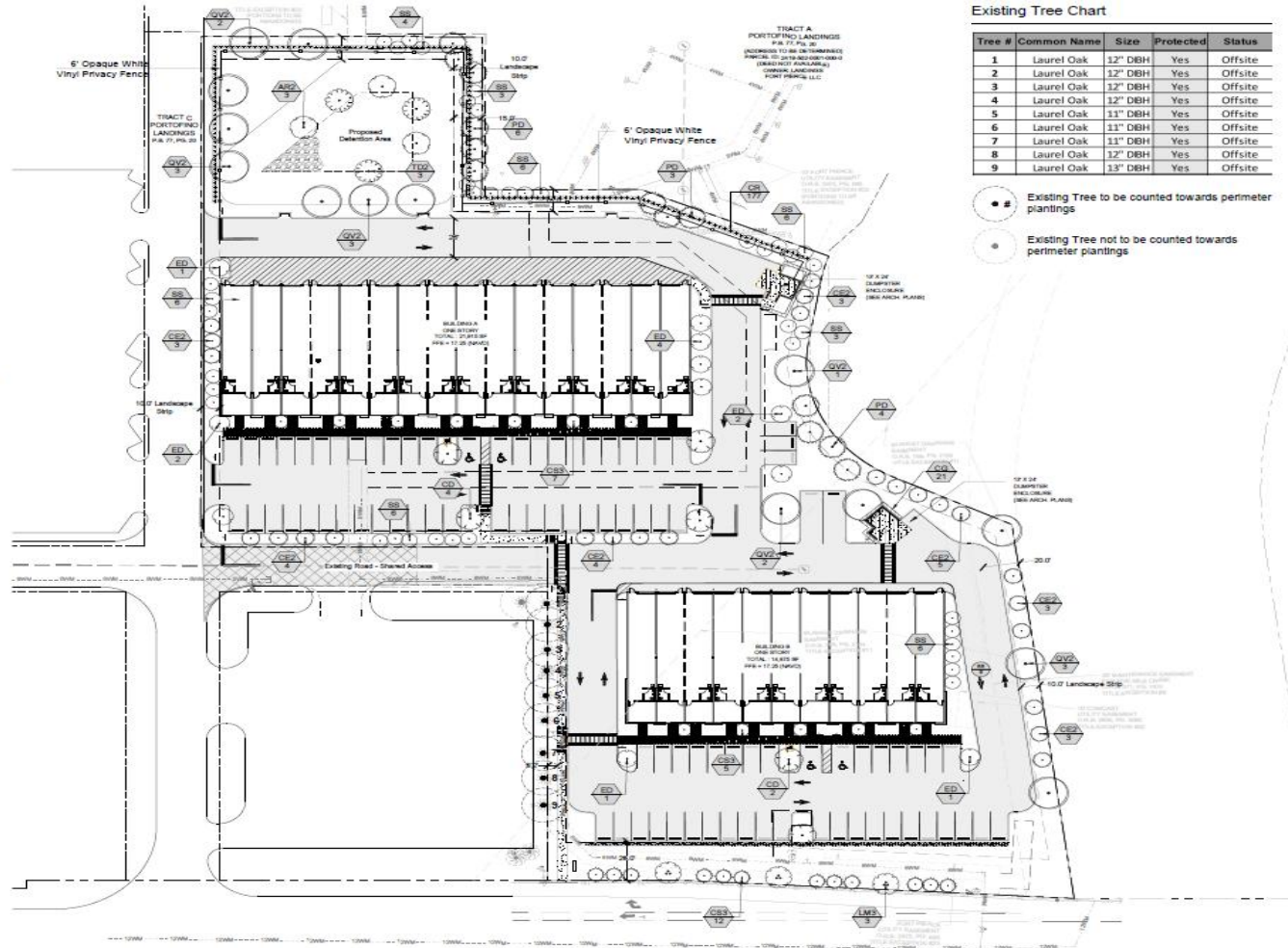
Vehicular use areas that are four thousand (4,000) or more square feet in size shall have at least one square foot of interior landscaping for each fifteen (15) square feet of vehicular use area. One tree for each one hundred (100) square feet of required landscaped area. Each separate landscaped area shall be curbed and contain a minimum of one hundred (100) square feet of area and shall be at least ten (10) feet wide and ten (10) feet deep exclusive of curbing in all locations.

Vehicular Use Area: 64,852 sf
Landscape Area Required: (64,852 sf / 15 sf) = 4,323 sf
Landscape Area Provided: 16,890 sf
Trees Required: (4,323 sf / 100) = 43 Trees
Trees Provided: 45 Trees (3-11)

Total Required Trees: 101 Trees
Total Provided Trees: 119 Trees
Existing Trees: 9 Trees
Palms: 102 Trees
40 Palms @ 3:1

Fort Pierce Landscape Notes

- Plant materials shall meet or exceed the standards for Florida No. 1 as set out in the most current edition of "Ornamentals and Standards for Nursery Plants Part 1 and Part 2," State of Florida, Department of Agriculture, Tallahassee.
- All trees included by this article including palms that are exempt from the grading and standards shall have a Florida No. 1 or better "Nursery and Standard" certification tag attached at time of delivery through trunk inspection.
- Grass seed shall be clean and free of weeds, pests and diseases.
- Planting and for all enclosed areas shall consist of watering and mowed with fifty (50) per cent mulch top soil. Plant materials shall be planted according to the local, state or federal codes, rules, orders, decrees or other legal requirements or standards to good and true growth. Compliance with these all requirements shall be verified as part of the final inspection.
- Landscaped areas shall be covered to their entirety with straw, ground cover, turf, or three (3) inches of bulk organic mulch or other material and approved by the City Engineer.
- Do not place any soil or mulch over the road bed. If grass or ground cover are used to protect a tree, the wire must be covered with protective material where it is in contact with the tree and the stakes or guide wires must be removed after one year.
- All landscaping must be protected from vehicular and pedestrian traffic by the installation of curbing, wheel stops or other protective devices along the perimeter of any landscaping area require within one week of installation. These protective devices shall have a minimum height of six (6) inches above grade.
- No parking, display of vehicles or outdoor storage of display of merchandise is permitted in or over any required landscaped area, nor are vehicles permitted to overtop or encroach landscaped area.
- To minimize traffic hazards at street or driveway intersections, all landscaping installations must provide unobstructed views.
- Any irrigation system placed on city right-of-way will be the responsibility of the property owner who shall receive, replace or repair the system as appropriate in the event it is damaged due to permitted construction in the right-of-way.
- Prior to issuance of certificate of occupancy, final landscape installation shall be verified as complete and in accordance to the approved landscape plan by submission of a verification letter to a landscape architect.
- Property owners shall maintain all required landscaping so that it continues to present a healthy, neat and orderly appearance free of refuse and debris.
- Vegetation required shall be replaced with equivalent vegetation if it is not living. All trees for which credit is awarded and which subsequently die shall be replaced by the same number of living trees.
- Plant materials shall include sufficient watering, fertilizing, pruning, weeding, weeding, watering and other horticultural practices as to ensure that the landscaping continues to present a healthy, neat and orderly appearance.
- No person shall, directly or indirectly, cut down, substantially injure, destroy, remove, relocate, damage or authorize any such act involving a protected tree situated on land within the city, without first obtaining a tree removal permit from the City Engineer.
- Replanting, pruning or reduction of any tree required by an existing utility regulator or other right-of-way, provided such work is done to or below the bottom of the opening utility company and said company has received all necessary permits or permits to provide utility services within the city.
- This plan has been designed to meet the tree planting requirements contained within the 2015, document entitled "Fort Pierce Tree Ordinance." The City Engineer shall be notified if any changes to the ordinance occur.
- Lightning rods shall be installed on trees that are taller than 30 feet and shall be located within 30 feet from the tallest vertical limb of the tree.
- Medium height trees (height at maturity between 20' and 30') shall be placed at least 20' and shall have a height of 20' at maturity.
- No tree 60% DBH or more shall be planted within 5' of an existing or proposed utility pole, guy wire or steel structure.
- Palms should be planted at a distance equal to or greater than the average trunk length plus two (2) feet from power lines.



Existing Tree Chart

Tree #	Common Name	Size	Protected	Status
1	Laurel Oak	12" DBH	Yes	Offsite
2	Laurel Oak	12" DBH	Yes	Offsite
3	Laurel Oak	12" DBH	Yes	Offsite
4	Laurel Oak	12" DBH	Yes	Offsite
5	Laurel Oak	11" DBH	Yes	Offsite
6	Laurel Oak	11" DBH	Yes	Offsite
7	Laurel Oak	11" DBH	Yes	Offsite
8	Laurel Oak	12" DBH	Yes	Offsite
9	Laurel Oak	13" DBH	Yes	Offsite

- Existing Tree to be counted towards perimeter plantings
- Existing Tree not to be counted towards perimeter plantings

HJ DESIGN STUDIO
ARCHITECTURE

50 E. Ocean Blvd., Suite 101
Stuart, Florida 34994

T 772.678.7200
F 772.678.7201

www.hjdesignstudio.com
LA 000905

Florida
 City of Fort Pierce
 4600 Okeechobee Road
 Landscape Plan

Seal of the City of Fort Pierce, Florida

Job No: 2022-07
 Drawn By: EB
 Checked By: MH
 Approved By: MH
 Submittal Dates: 02-01-23

Revision Dates: 10-30-24
 02-20-25 06-24-25

LP-1

