

SITE DATA

| | |
|--------------------------|---|
| TOTAL SITE AREA | 155,352 SF / 3.57 AC |
| FUTURE LAND USE | GENERAL COMMERCIAL (GC) |
| EXISTING ZONING | COMMERCIAL GENERAL (C-3) |
| EXISTING USE | VACANT COMMERCIAL |
| PROPOSED USE | FLEX SPACE (WHOLE SALE TRADE / WAREHOUSE & FREIGHT) |
| BUILDING COVERAGE | 36,790 SF |
| MAXIMUM BUILDING HEIGHT | 65' |
| PROPOSED BUILDING HEIGHT | 30' |
| PARCEL CONTROL NUMBER | 2419-122-0001-050-9 |
| | 2419-122-0001-040-6 |

OPEN SPACE

| | | | |
|----------------------|-----------|---------|-----|
| REQUIRED | 31,070 SF | 0.71 AC | 20% |
| PROVIDED | 47,933 SF | 1.10 AC | 31% |
| TOTAL LANDSCAPE AREA | 47,933 SF | 1.10 AC | 31% |

SET BACKS

| | | |
|-------|-----|---------|
| FRONT | 25' | 103.82' |
| SIDE | 10' | 42.03' |
| REAR | 15' | 46.82' |

LANDSCAPE AREA

| | | | |
|----------------------|-----------|---------|-----|
| TOTAL LANDSCAPE AREA | 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% |
| PAVERS/WALKS/DUMPS | 8,669 SF | 0.19 AC | 5% |
| TOTAL | 107,419 SF | 2.46 AC | 69% |

BUILDING DATA

| | OFFICE | WAREHOUSE | TOTAL |
|------------|----------------|-----------|-----------|
| BUILDING A | 3,357 SF / 15% | 18,558 SF | 21,915 SF |
| BUILDING B | 2,306 SF / 15% | 12,569 SF | 14,875 SF |
| TOTAL | 5,663 SF / 15% | 31,127 SF | 36,790 SF |

PARKING REQUIREMENTS (9.5' X 19')

| | REQUIRED | PROVIDED |
|----------------------|------------|------------|
| WAREHOUSE | 52 SPACES | 55 SPACES |
| OFFICE | 28 SPACES | 30 SPACES |
| ACCESSIBLE SPACES | 4 SPACES | 4 SPACES |
| LOADING SPACES | 85 SPACES | 91 SPACES |
| TOTAL PARKING SPACES | 169 SPACES | 179 SPACES |

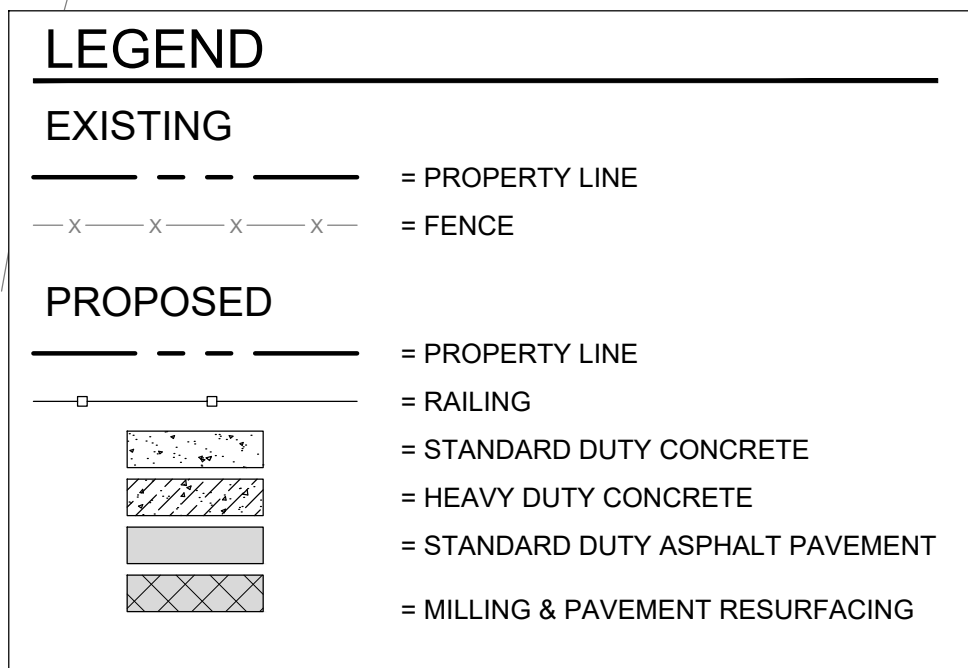
LEGAL DESCRIPTION
 PARCEL 1:
 A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE NORTH 01°20'45" EAST, ALONG THE EAST LINE OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, 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 210.04 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 85°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" EAST, A DISTANCE OF 537.95 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°28'19" EAST, A DISTANCE OF 84.86 FEET; THENCE NORTH 76°15'19" EAST, A DISTANCE OF 109.98 FEET TO A POINT OF TANGENCY; THENCE NORTH 76°15'19" 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 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 108.98 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 210.04 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 210.04 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.

GENERAL NOTES

- PROPOSED DEVELOPMENT SHALL ADHERE TO THE STANDARDS SPECIFIED IN THE CITY OF FORT PIERCE CODE OF ORDINANCES SECTIONS 119 AND 125.
- THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA IN COORDINATION AND COMPLIANCE WITH EXISTING INGRESS/EGRESS EASEMENTS WITH ADJACENT PROPERTY OWNERS.
- AIR CONDITIONING AND OTHER EQUIPMENT LOCATED ON THE ROOF SHALL BE SCREENED AND CANNOT BE VISIBLE FROM AN ELEVATION THAT IS HORIZONTAL TO THE LOCATION OF THE ROOF EQUIPMENT.



CONSULTANTS

CIVIL ENGINEER:
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 STUART, FL 34994
 (772) 283-1413
 OCTAVIO "OATS" REIS

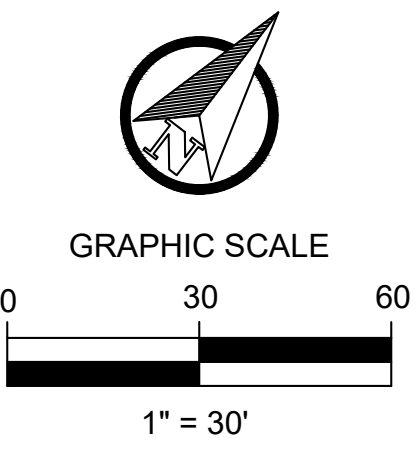
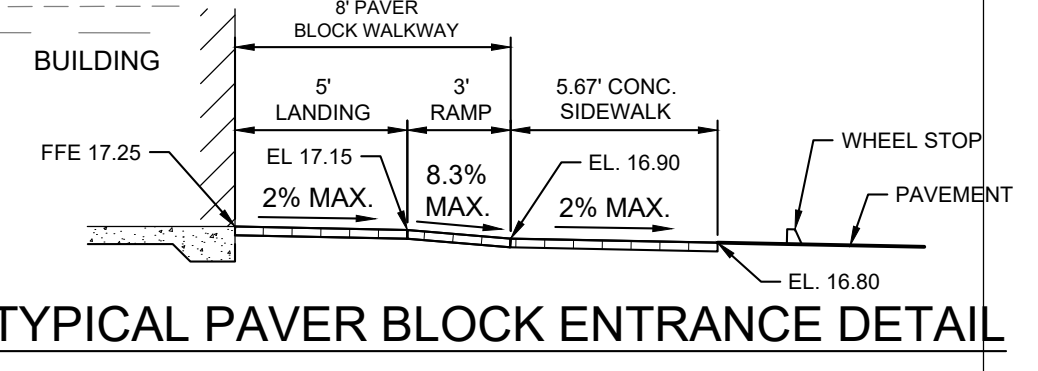
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 ERIKA BEITLER

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 834 SW SWAN AVENUE
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OWNER/APPLICANT:
ST. LUCIE KINGS, LLC
 101 PUGLIESES WAY, SUITE 200
 DELRAY BEACH, FL 33444
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 DAMIAN BRINK

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



FINAL DESIGN (FOR REVIEW)



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4600 FLEX SPACE

SITE PLAN

FLORIDA

FORT PIERCE

PROJECT NO
 010894-01-001

OCTAVIO "OATS" REIS
 LICENSE NO. 42503

PLAN STATUS

| DATE | DESCRIPTION |
|-----------|-------------|
| BK DESIGN | RO DRAWN |
| | GMB CHKD |

SCALE: 1" = 30'

JOB No. 010894

DATE June 2025

FILE No. 010894-HCP

SP1

SHEET

