

4600 Okeechobee Road Flex Space

Revised Major Final Site Plan

City of Fort Pierce
Planning Board Meeting

June 9, 2025

Developer:

Land America 225, LLC
Chris King

Civil Engineer:

Bowman Consulting
Brendan P. Kelley, P.E.

Landscape Architect:

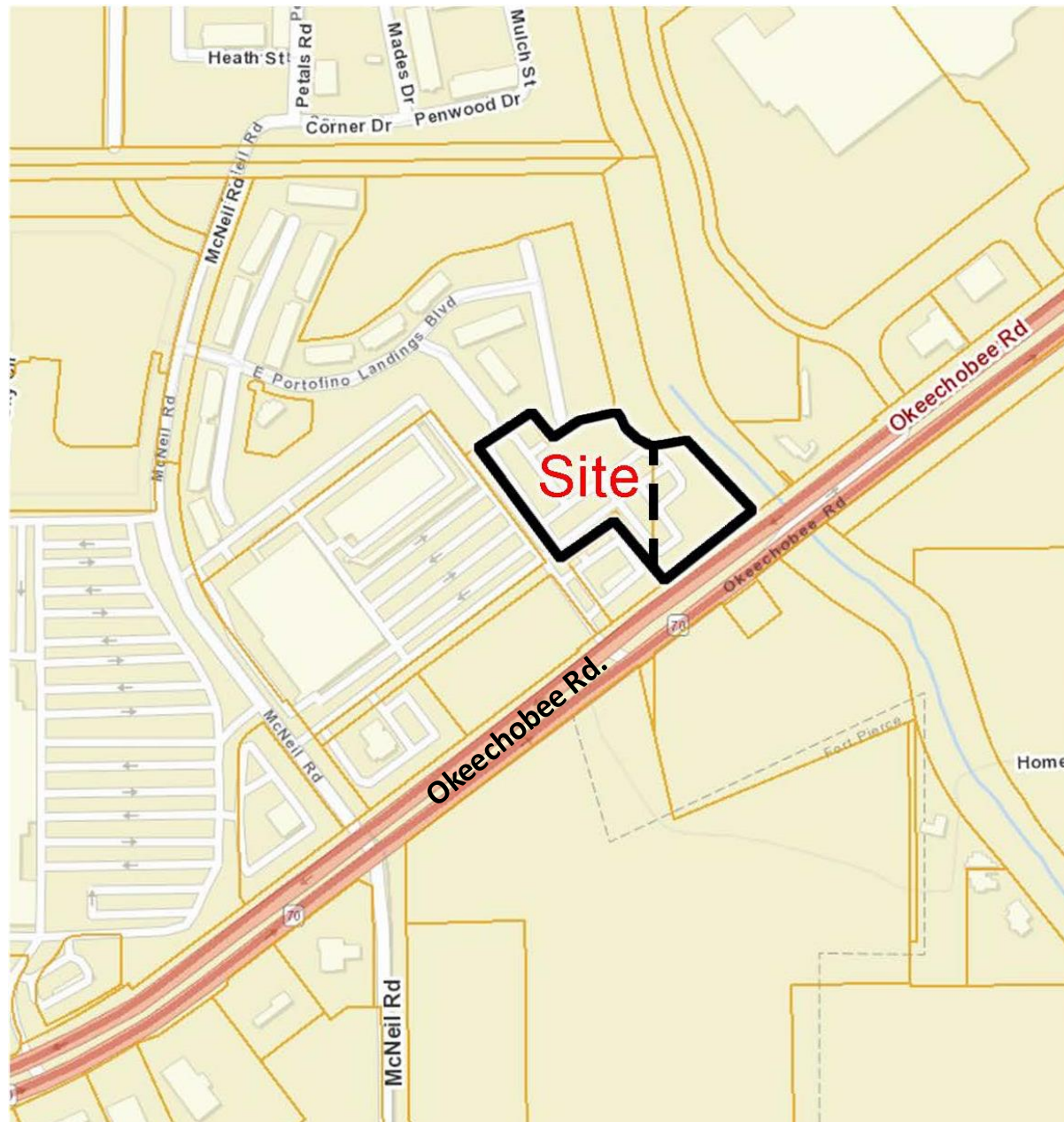
HJA Design Studio
Michael Houston & Erika Beitler

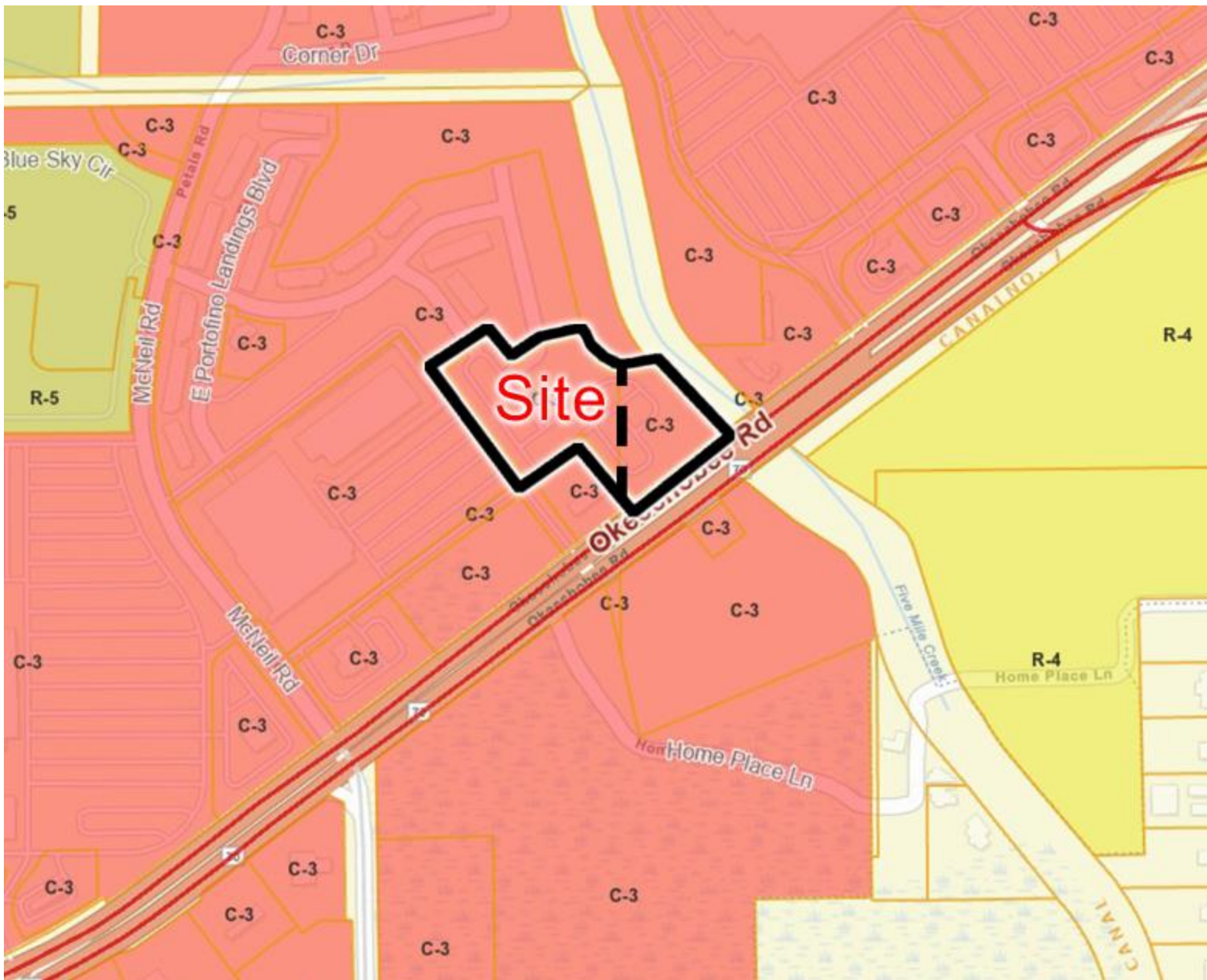
Project Team

4646 OKEECHOBEE ROAD FLEX
SPACE




Site Location

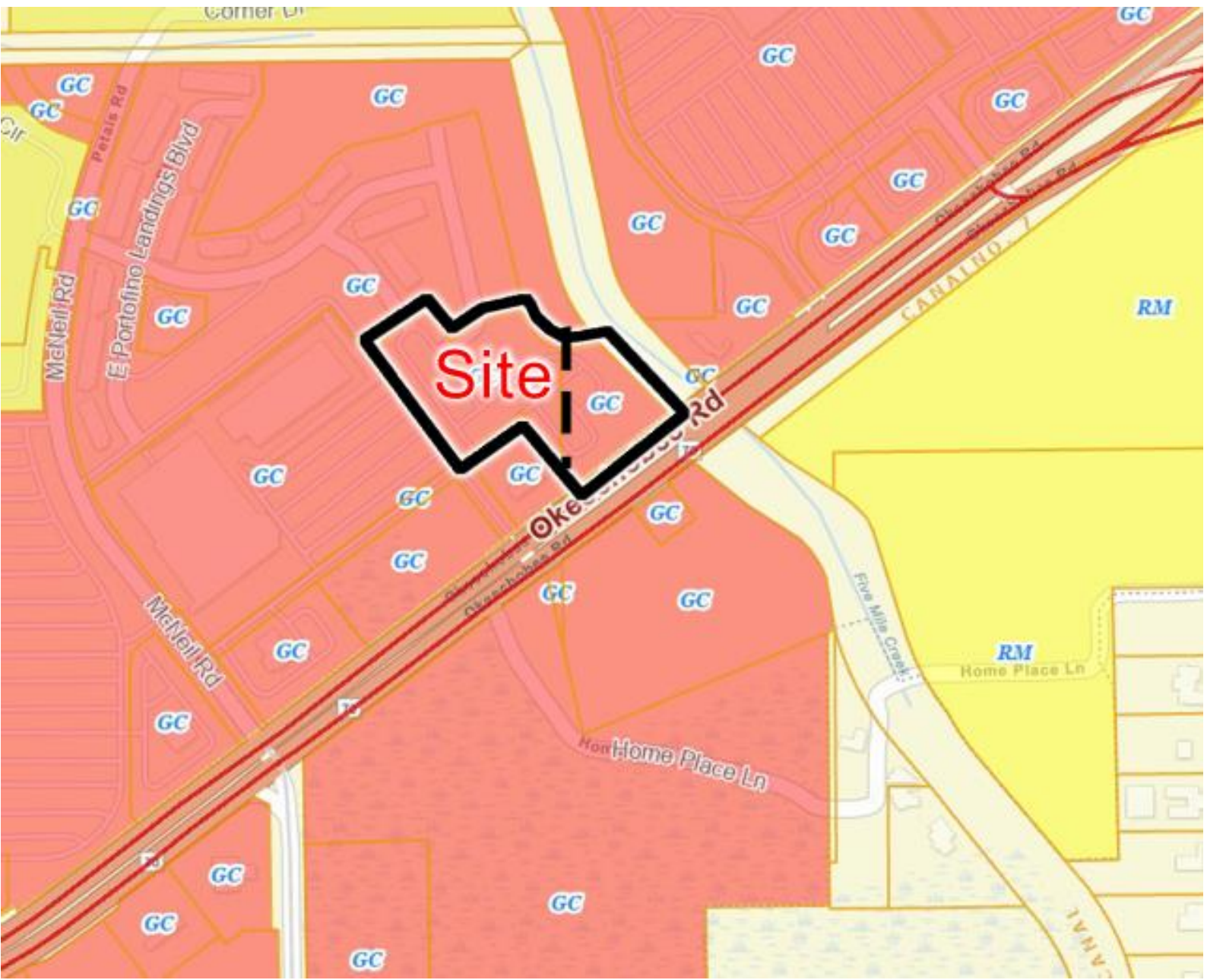
- 4600 Okeechobee Road, Fort Pierce, FL 34947
- +/- 1 Mile East of Interstate 95





Previous Zoning Map

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



Existing Land Use Map

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

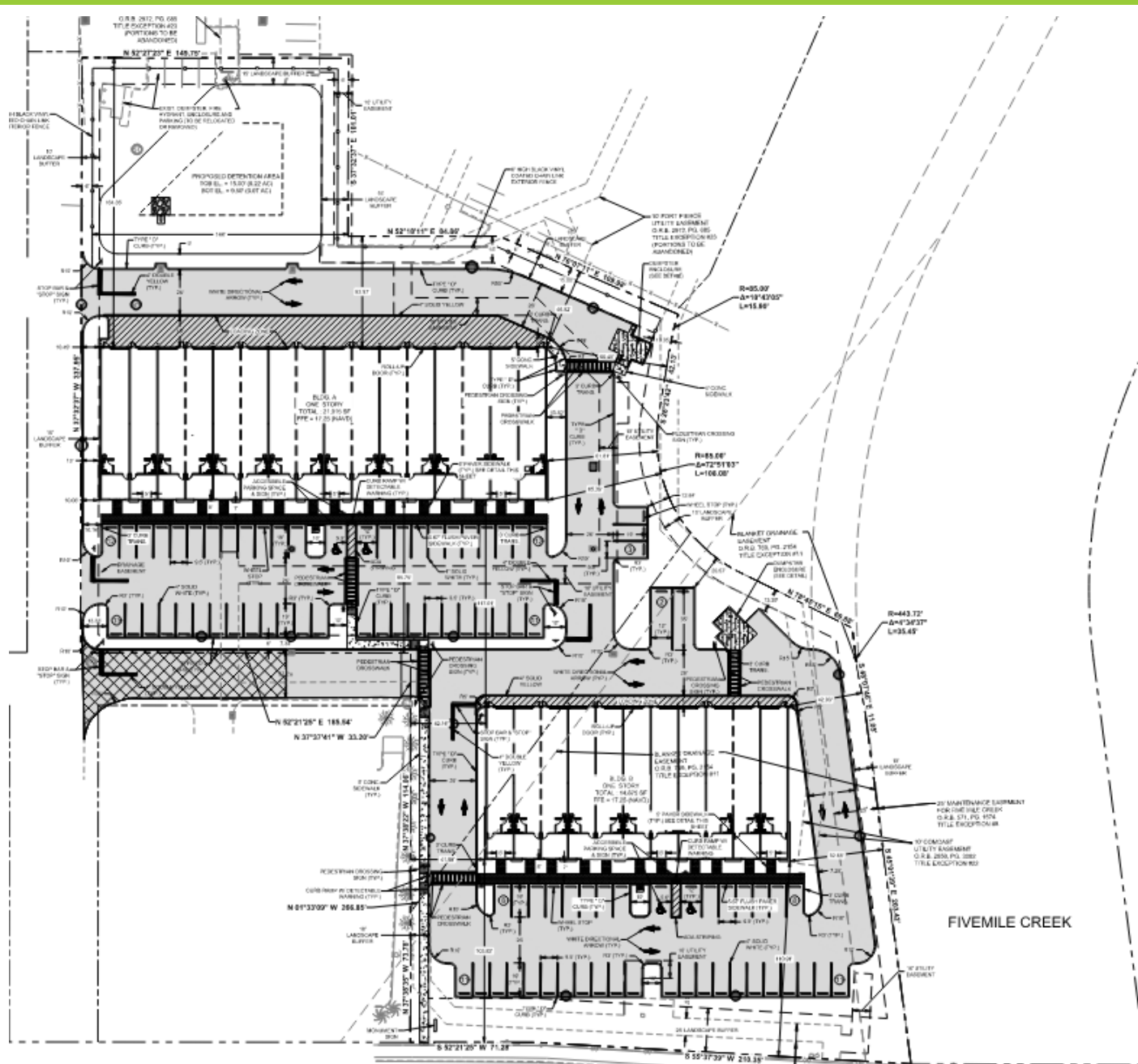
Site Aerial Map

- 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 Communities Developments





SETBACKS REQUIRED PROVIDED

FRONT	25'	103.8'
SIDE	10'	42.0'
REAR	15'	46.8'

PARKING REQUIREMENTS REQUIRED PROVIDED

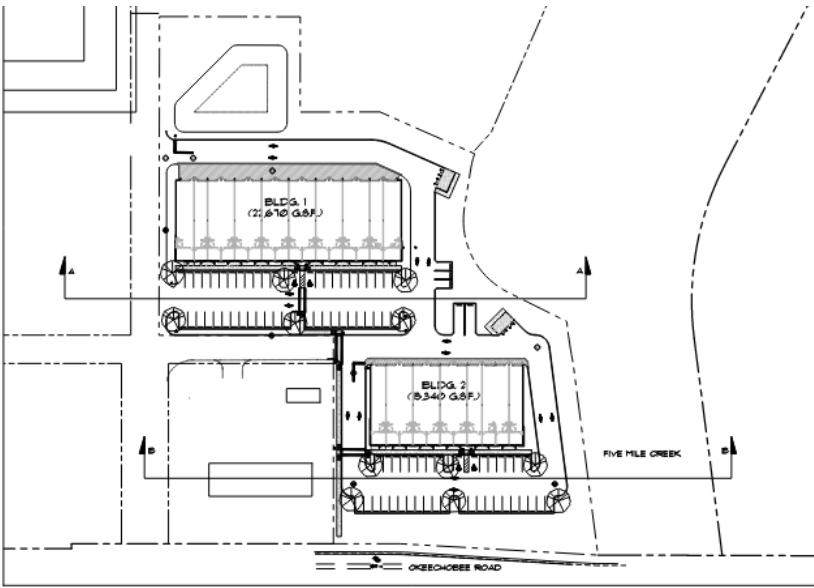
WAREHOUSE 1 SPACE PER 600 SF	52	55
OFFICE SPACE 1 SPACE PER 200 SF	28	30
ACCESSIBLE PARKING STALLS	4	4
LOADING SPACES	1	2
TOTAL	85	91

PERVIOUS AREA

OPEN SPACE REQUIRED	31,070 SF	0.71 AC	(20%)
OPEN SPACE PROVIDED	47,933 SF	1.10 AC	(31%)

<u>IMPERVIOUS AREA</u>			
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%





BUILDING 1 ELEVATION



BUILDING 2 ELEVATION



BUILDING 1 NORTH ELEVATION



BUILDING 1 EAST ELEVATION

BUILDING 1 WEST ELEVATION



BUILDING 1 SOUTH ELEVATION



BUILDING 2 NORTH ELEVATION

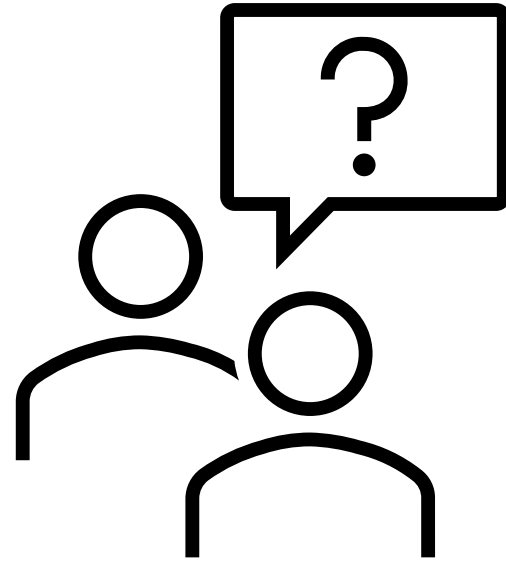


BUILDING 2 EAST ELEVATION

BUILDING 2 WEST ELEVATION



BUILDING 2 SOUTH ELEVATION



Questions?
