



CITY OF FORT PIERCE

PLANNING BOARD

June 9th, 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

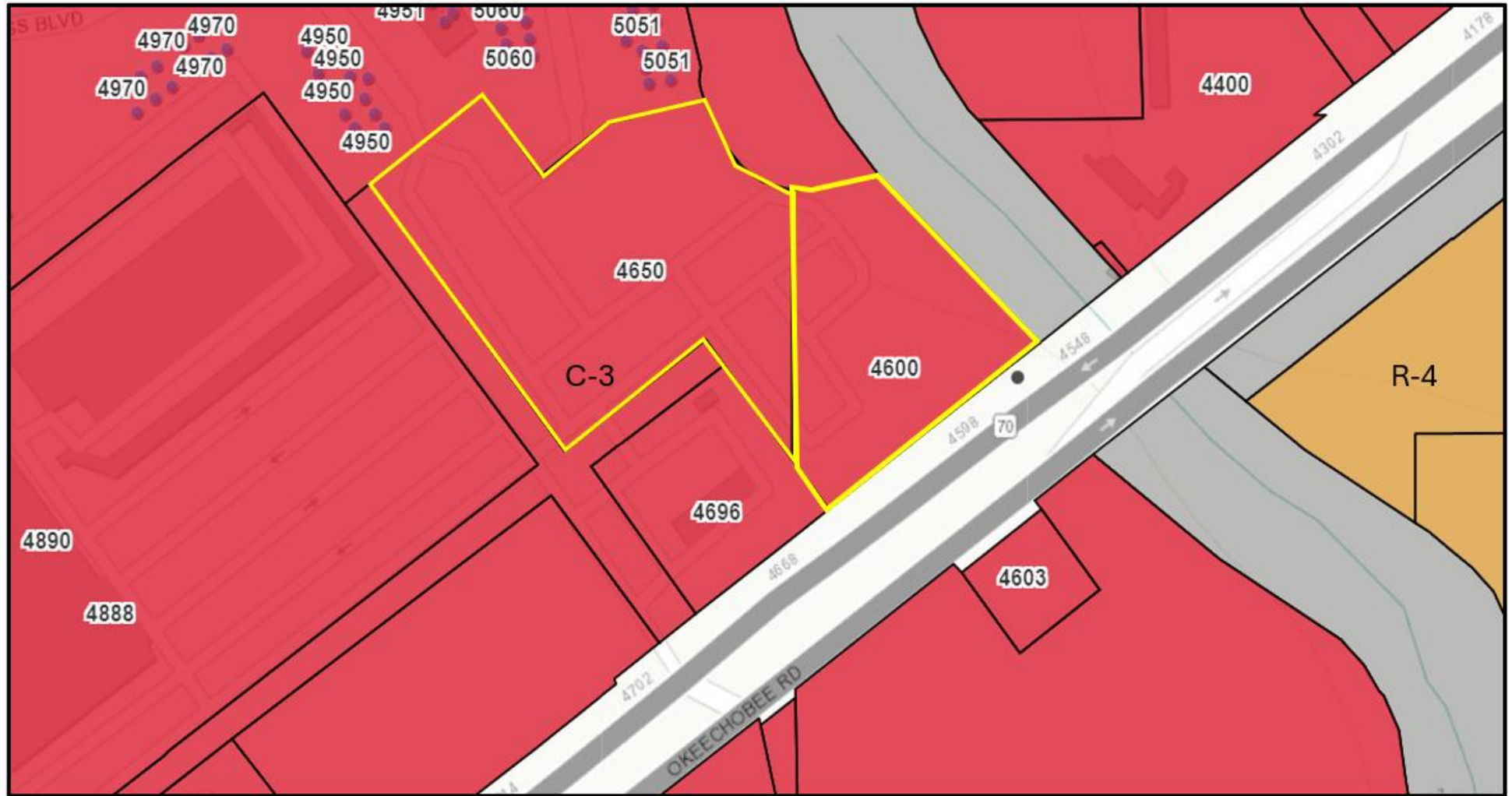


Okeechobee Rd. Flex Space – Conditional Use w/ New Construction



ZONING

Zoning: C-3,
General Commercial



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



SITE PLAN



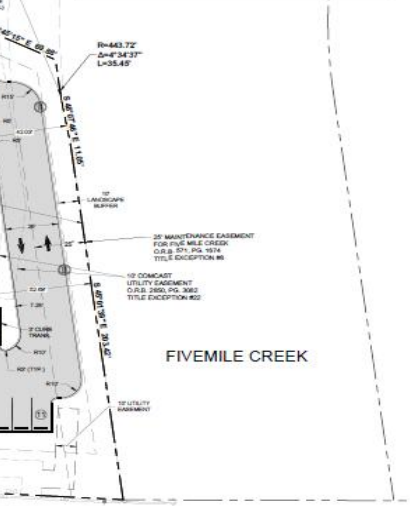
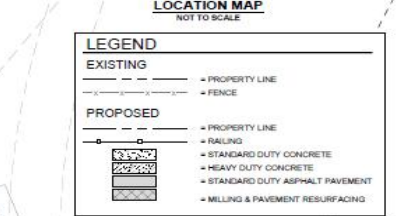
EXISTING ZONING		COMMERCIAL GENERAL (C-3)	
PERMITTED USE	MAXIMUM BUILDING HEIGHT	MAXIMUM BUILDING HEIGHT	30'
PROPOSED USE	PROPOSED USE	PROPOSED USE	WAREHOUSE & FLEX SPACE (WAREHOUSE & FLEX SPACE)
PROPOSED HEIGHT	PROPOSED HEIGHT	PROPOSED HEIGHT	30'
PROPOSED AREA	PROPOSED AREA	PROPOSED AREA	47,800 SF
PARCEL CONTROL NUMBER	PARCEL CONTROL NUMBER	PARCEL CONTROL NUMBER	2418-03-0001-000-0

OPEN SPACE		REQUIRED		PROVIDED	
REQUIRED	30,070 SF	0.71 AC	30%	30,070 SF	0.71 AC
PROVIDED	47,800 SF	1.05 AC	29%	47,800 SF	1.05 AC
TOTAL LANDSCAPE AREA	47,800 SF	1.05 AC	29%	47,800 SF	1.05 AC

LANDSCAPE AREA		REQUIRED		PROVIDED	
REQUIRED	30,070 SF	0.71 AC	30%	30,070 SF	0.71 AC
PROVIDED	47,800 SF	1.05 AC	29%	47,800 SF	1.05 AC
TOTAL LANDSCAPE AREA	47,800 SF	1.05 AC	29%	47,800 SF	1.05 AC

BUILDING DATA		OFFICE		WAREHOUSE		TOTAL	
BUILDING A	3,700 SF	0.08 AC	3%	3,700 SF	0.08 AC	3,700 SF	0.08 AC
BUILDING B	2,000 SF	0.05 AC	2%	2,000 SF	0.05 AC	2,000 SF	0.05 AC
TOTAL	5,700 SF	0.13 AC	5%	5,700 SF	0.13 AC	5,700 SF	0.13 AC

PARKING REQUIREMENTS (8' x 18')		REQUIRED		PROVIDED	
REQUIRED	55 SPACES	55 SPACES	55 SPACES	55 SPACES	55 SPACES
PROVIDED	55 SPACES	55 SPACES	55 SPACES	55 SPACES	55 SPACES



ITEM	REMARKS	DATE
1	PROPOSED DEVELOPMENT SHALL ADHERE TO THE STANDARDS SPECIFIED IN THE CITY OF FORT PIERCE CODE OF ORDINANCES SECTIONS 12.14 AND 12.15.	
2	THE PROJECT DESIGNER SHALL PROVIDE FOCUS REMOVAL AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND COMPLIANCE WITH EXISTING INSURE/BUSINESS EASEMENTS WITH ADJACENT PROPERTY OWNERS.	
3	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:
BOWMAN
301 SE OCEAN BOULEVARD, SUITE 301
STUART, FL 34994
(772) 283-1413
OCTAVIO "OATS" REIS

SURVEYOR:
BOWMAN
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STUART, FL 34994
(772) 283-1413
RICHARD BARNES, P.S.M.

LANDSCAPE ARCHITECT:
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ERIKA BEITLER

GEOTECHNICAL ENGINEER:
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PETER ANDERSON, P.E.

OWNER/APPLICANT:
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DELRAY BEACH, FL 33444
(561) 454-1442
DAMIAN BRINK

Bowman
PROFESSIONAL ENGINEERING, SURVEYING, ARCHITECTURE & LANDSCAPE ARCHITECTURE

4600 FLEX SPACE
SITE PLAN
FORT PIERCE

PROJECT NO
010894-01-001

OCTAVIO "OATS" REIS
LICENSE NO. 02633

DATE	DESCRIPTION	BY	CHKD	DATE

GRAPHIC SCALE
1" = 30'

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



SITE PLAN DETAILS

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

	REQUIRED (MIN.)	PROVIDED
FRONT	25'	103.82'
SIDE	10'	42.03'
REAR	15'	46.82'

LANDSCAPE AREA

TOTAL LANDSCAPE AREA	47,933 SF	1.10 AC	31%
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IMPERVIOUS AREA

BUILDING COVERAGE	36,790 SF	0.85 AC	24%
VEHICULAR USE AREA	61,960 SF	1.42 AC	40%
PAVERS/WALKS/DUMPSTER	8,669 SF	0.19 AC	5%
TOTAL	107,419 SF	2.46 AC	69%

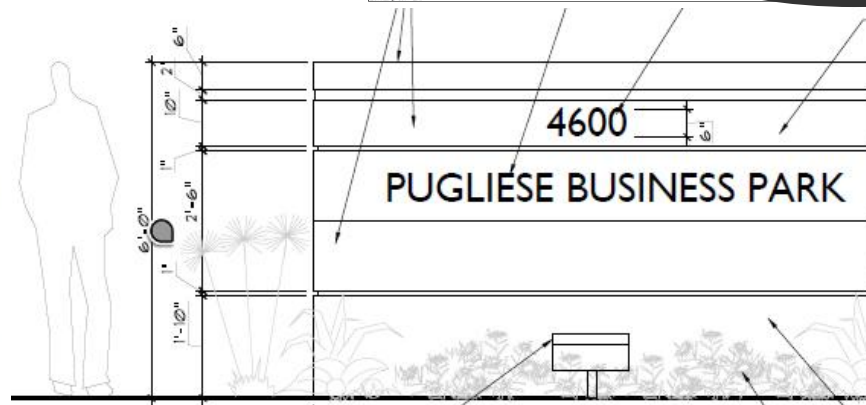
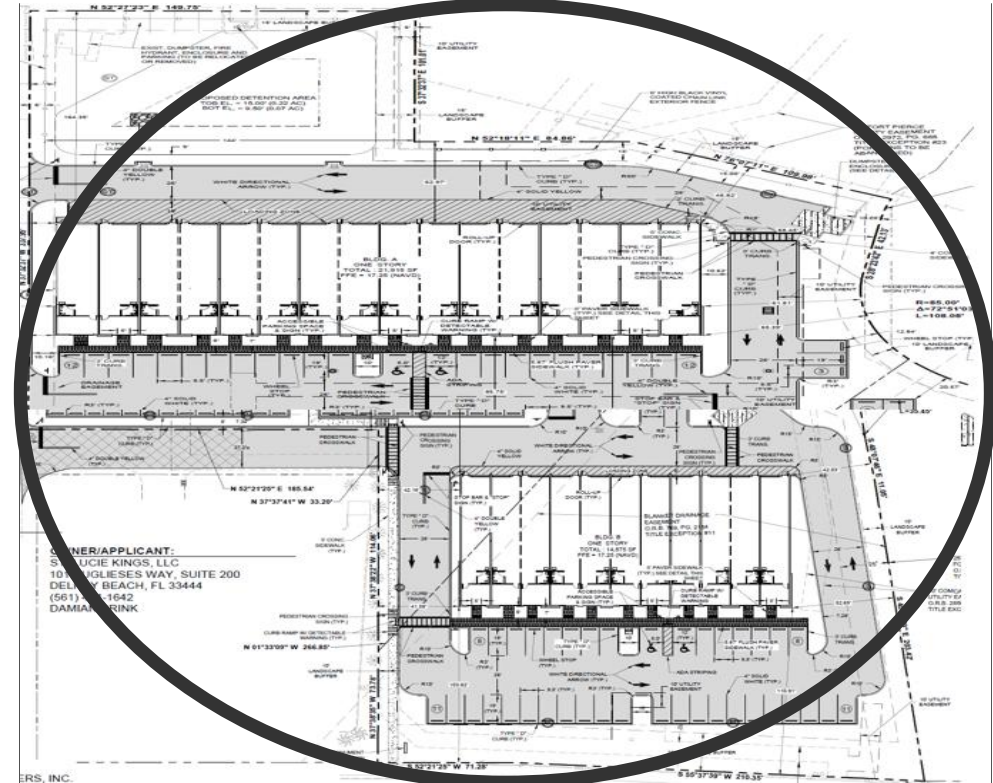
BUILDING DATA

	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 1 SPACE PER 600 SF (31,127/600)	52 SPACES	55 SPACES
OFFICE 1 SPACE PER 200 SF (200 SF PER BAY) (5,663/200)	28 SPACES	30 SPACES
ACCESSIBLE SPACES 75 - 100 SPACES	4 SPACES	4 SPACES
LOADING SPACES	1 SPACES	2 SPACES
TOTAL PARKING SPACES	85 SPACES	91 SPACES

TOTAL INCLUDES ACCESSIBLE SPACES & 2 LOADING SPACES



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LANDSCAPE PLAN



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.

Portofino Landings (West): 315 LF x 10 = 3,150 sf

Trees Required: (3,150 sf / 300) = 11 Trees
Trees Provided: = 11 Trees
(9 Trees + 6 Palms (3:1))

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, retention/detention areas adjacent to other property

Ten (10) feet wide minimum landscape Strip.
One (1) tree for each three hundred (200) square feet of required landscaped area.
Fence/Vegetated screening required where VUA abuts residentially zoned property.

Portofino Landings (North): 678 LF x 10 = 6,780 sf

Trees Required: (6,780 sf / 300) = 23 Trees
Trees Provided: = 29 Trees
(23 Trees + 18 Palms (3:1))

Five Mile Creek (East): 250 LF x 10 = 2,500 sf

Trees Required: (2,500 sf / 300) = 8 Trees
Trees Provided: = 8 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

Vehicle 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

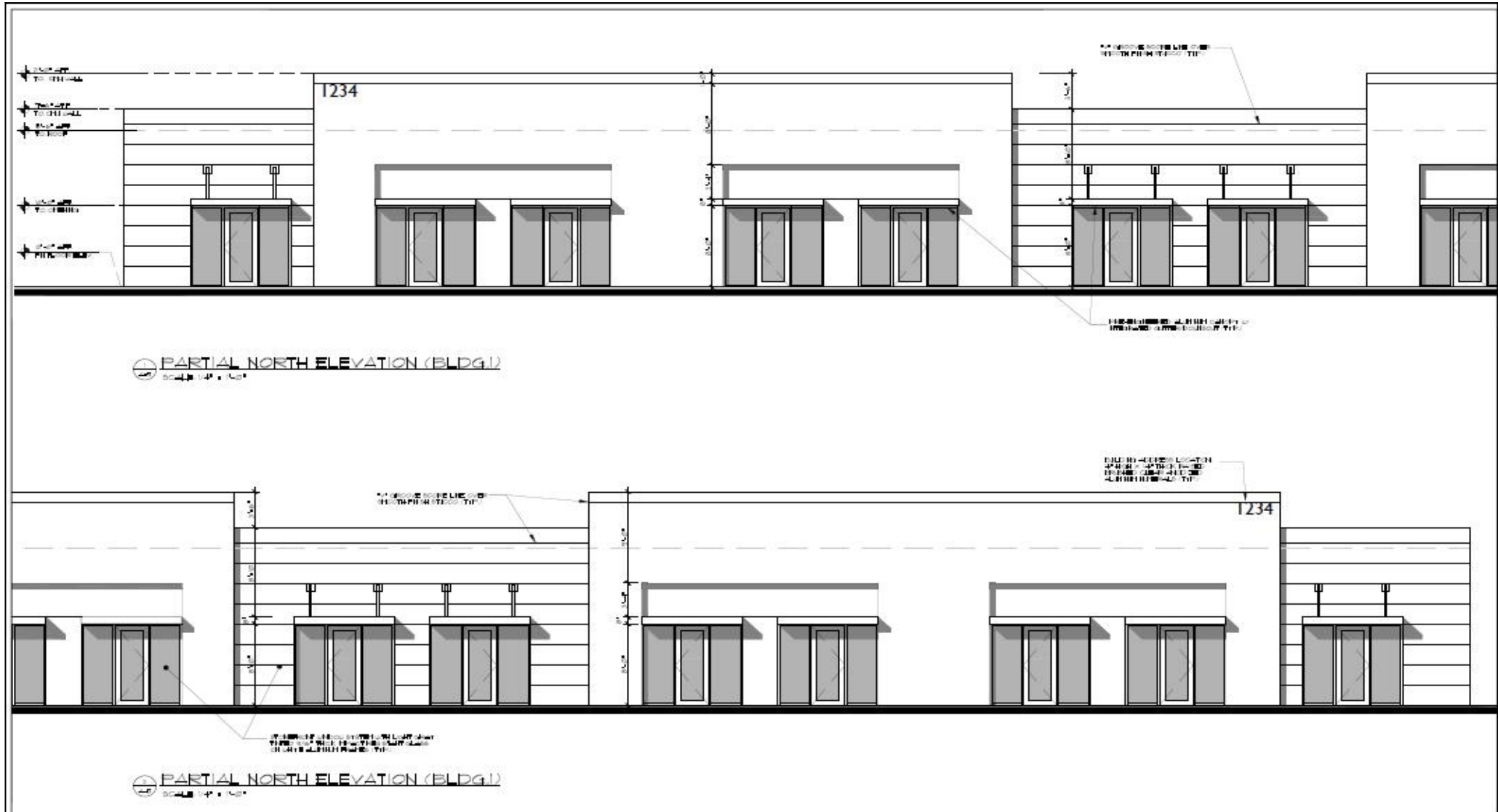
Trees Required: (4,323 SF / 100) = 43 Trees
Trees Provided: = 45 Trees

(41 Trees + 12 Palms (3:1))

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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)

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RECOMMENDATION w/ CONDITIONS

Staff's recommendation is **Approval** of the site plan with the following seven (7) conditions

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.
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

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RECOMMENDATION w/ CONDITIONS cont'd

6. The applicant shall donate property to the Department (FDOT) if right-of-way dedication is required to implement the improvements.
7. 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.

ALTERNATIVE RECOMMENDATION

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





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LIGHTING PLAN

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

VIENTO AREA LUMINAIRE
VNT

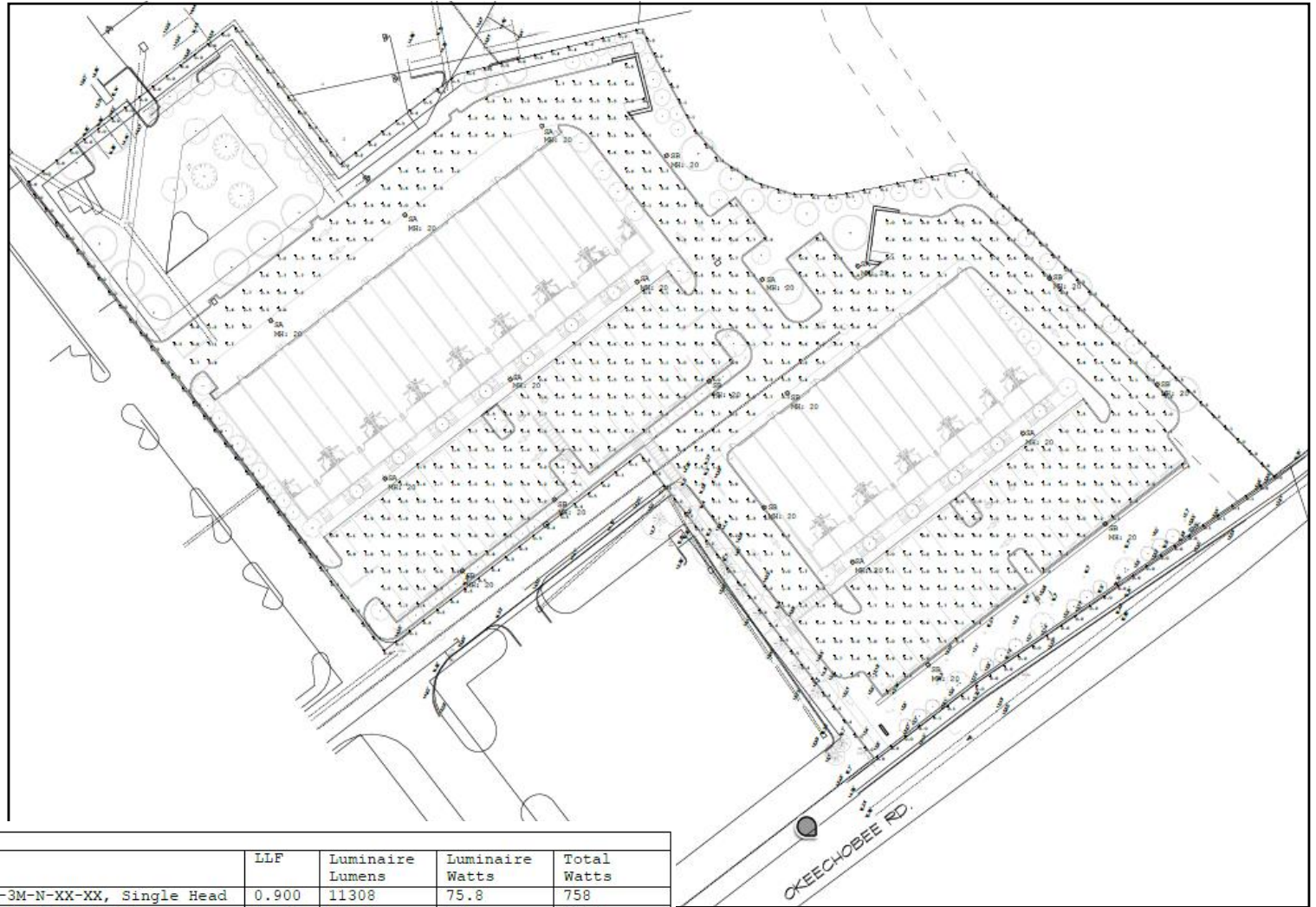
DIMENSIONAL DATA

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.
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Page 4/8 Rev. 08/24 VNT



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.	

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