



VICINITY MAP SCALE: 1:1,000

PARCEL ID #	LEGAL DESCRIPTION
2410-503-0041-020-4	
2410-503-0012-010-8	
2410-503-0041-020-4	
2410-503-0030-000-8	
2410-503-0034-000-6	
2410-503-0019-010-8	
2410-503-0019-005-5	
2410-503-0013-003-3	
2410-503-0036-010-3	

PROJECT NAME:	KINGS LANDING
OWNERSHIP:	AUDUBON DEVELOPMENT INC PO BOX 961 PALM BEACH, FL 33480-0961 ORB 5296 PG. 2970
FUTURE LAND USE:	CBD
ZONING:	PD
LAND SIZE:	307,744 S.F. (7.06 ACRES)

PROVIDER OF UTILITIES:		F.L.R.M. DANIEL: 12111C0179K CITY OF FORT PIERCE 120286 ZONE X
WATER:	FPUA	
WASTEWATER:	FPUA	
IRRIGATION:	FPUA	
SOLID WASTE:	AUTHORIZED AUTHORITY	

BUILDING DATA	
HOTEL:	
HOTEL ROOMS:	148 UNITS
MEETING ROOMS:	3,000 SF
SUNDRIES:	450 SF
ADMIN:	1,900 SF
FITNESS:	3,500 SF
RESTAURANT:	5,500 SF

BUILDING A:	
RETAIL:	6,350 SF
BUILDING B:	
PARKING GARAGE:	485 STALLS
RETAIL:	13,550 SF
RESTAURANT:	9,400 SF
CONDO:	106 UNITS
BUILDING C:	
RETAIL:	6,250 SF

PARKING DATA	
NO OFF-STREET PARKING IS REQUIRED IN THE DOWNTOWN BUSINESS AND ENTERTAINMENT DISTRICT.	
PROPOSED PARKING:	485 SPACES
PARKING GARAGE:	31 SPACES
ON/OFF-STREET PARKING:	516 SPACES
TOTAL PARKING PROVIDED:	516 SPACES

SITE AREA DATA	307,744 S.F.	7.06 AC	100.00%
IMPERVIOUS DATA	158,888 S.F.	3.65 AC	51.63%
PROPOSED PAVEMENT	43,463 S.F.	1.00 AC	14.12%
PROPOSED WALKS/PATH PAVERS	24,573 S.F.	0.56 AC	7.98%
PROPOSED BUILDINGS	90,852 S.F.	2.09 AC	29.52%
PERVIOUS DATA	148,856 S.F.	3.42 AC	48.37%
OPEN SPACE	139,151 S.F.	3.19 AC	45.22%
PROPOSED DETENTION	9,705 S.F.	0.22 AC	3.15%

REV	DATE	DESCRIPTION	BY	CHK
		DRAWING ISSUE STATUS		

NOT FOR CONSTRUCTION

HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
LAND PLANNING | INTERIOR DESIGN
10250 Village Parkway, Suite 201
Port Saint Lucie, Florida 34987
772.462.2455
WWW.HALEYWARD.COM

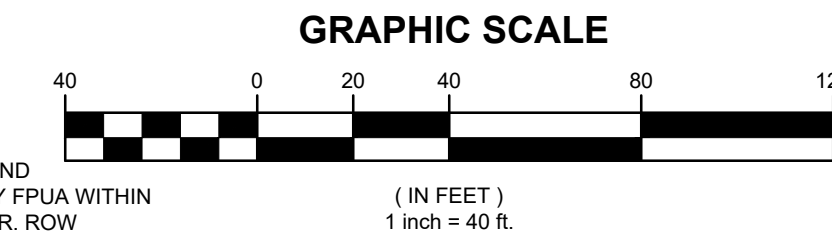
PROJECT: KINGS LANDING FORT PIERCE, FLORIDA

TITLE: MAJOR SITE PLAN AMENDMENT

DATE	5/27/2025	SCALE	AS SHOWN
DRAWN BY	JJL	DESIGNED BY	JJL
CHECKED BY	DCB		
PROJECT NO.	25-114 HD KING - WARE R11.DWG		
DRAWING NO.			
DATE	5/27/2025	SCALE	AS SHOWN
DRAWN BY	JJL	DESIGNED BY	JJL
CHECKED BY	DCB		
PROJECT NO.	25-114 HD KING - WARE R11.DWG		
DRAWING NO.			
DATE	5/27/2025	SCALE	AS SHOWN
DRAWN BY	JJL	DESIGNED BY	JJL
CHECKED BY	DCB		
PROJECT NO.	25-114 HD KING - WARE R11.DWG		
DRAWING NO.			

DAVID C. BAGGETT, P.E. (DATE) #81375 10250 SW VILLAGE PARKWAY - SUITE 201 PORT SAINT LUCIE, FL 34987 772.462.2455

SP-102



GRAPHIC SCALE (IN FEET) 1 inch = 40 ft.

PROPOSED WM UPSIZING AND RELOCATION BY FPUA WITHIN INDIAN RIVER DR. ROW

PROPOSED 20' ROW DEDICATION

PROPOSED WM UPSIZING AND RELOCATION BY FPUA WITHIN INDIAN RIVER DR. ROW

EXISTING HYDRANT TO BE RELOCATED

STORMWATER DRAINAGE:
STORMWATER RUNOFF FROM THE PROPOSED PROJECT WILL BE COLLECTED IN A SERIES OF INLETS AND PIPES AND CONVEYED TO INTERCONNECTED DRY RETENTION PONDS AND UNDERGROUND CHAMBERS. THE SYSTEM WILL PROVIDE TREATMENT AND ATTENUATION IN ACCORDANCE WITH THE CITY OF FORT PIERCE AND SOUTH FLORIDA WATER MANAGEMENT DISTRICT CRITERIA PRIOR TO DISCHARGING TO MOORE'S CREEK THE MODIFIED PORTION OF AVENUE B WILL CONTINUE TO DRAIN TO THE CITY OF FP STORM SEWER SYSTEM.

SOLID WASTE:
BASED ON THE INTENDED USE OF THE BUILDING, THIS PROJECT WILL UTILIZE A DUMPSTER AREA FOR SOLID WASTE AND RECYCLABLE ITEMS.

HAZARDOUS WASTE:
ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

FIRE PROTECTION:
ALL HYDRANT WITHIN 1000' ARE SHOWN.

LANDSCAPE:
REFER TO LANDSCAPE PLAN BY OTHERS.

ACCESSIBILITY AND ADA COMPLIANCE:
ALL SIDEWALKS AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS.

WELL FIELD PROTECTION:
THE SUBJECT PARCEL IS NOT LOCATED WITHIN 1000 FEET OF A PUBLIC WATER SUPPLY WELL.

NO OFF-STREET PARKING IS REQUIRED IN THE DOWNTOWN BUSINESS AND ENTERTAINMENT DISTRICT.

ALL SIDEWALKS AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS.

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