

Subdivision Plan

For

Kings Highway Commerce Center

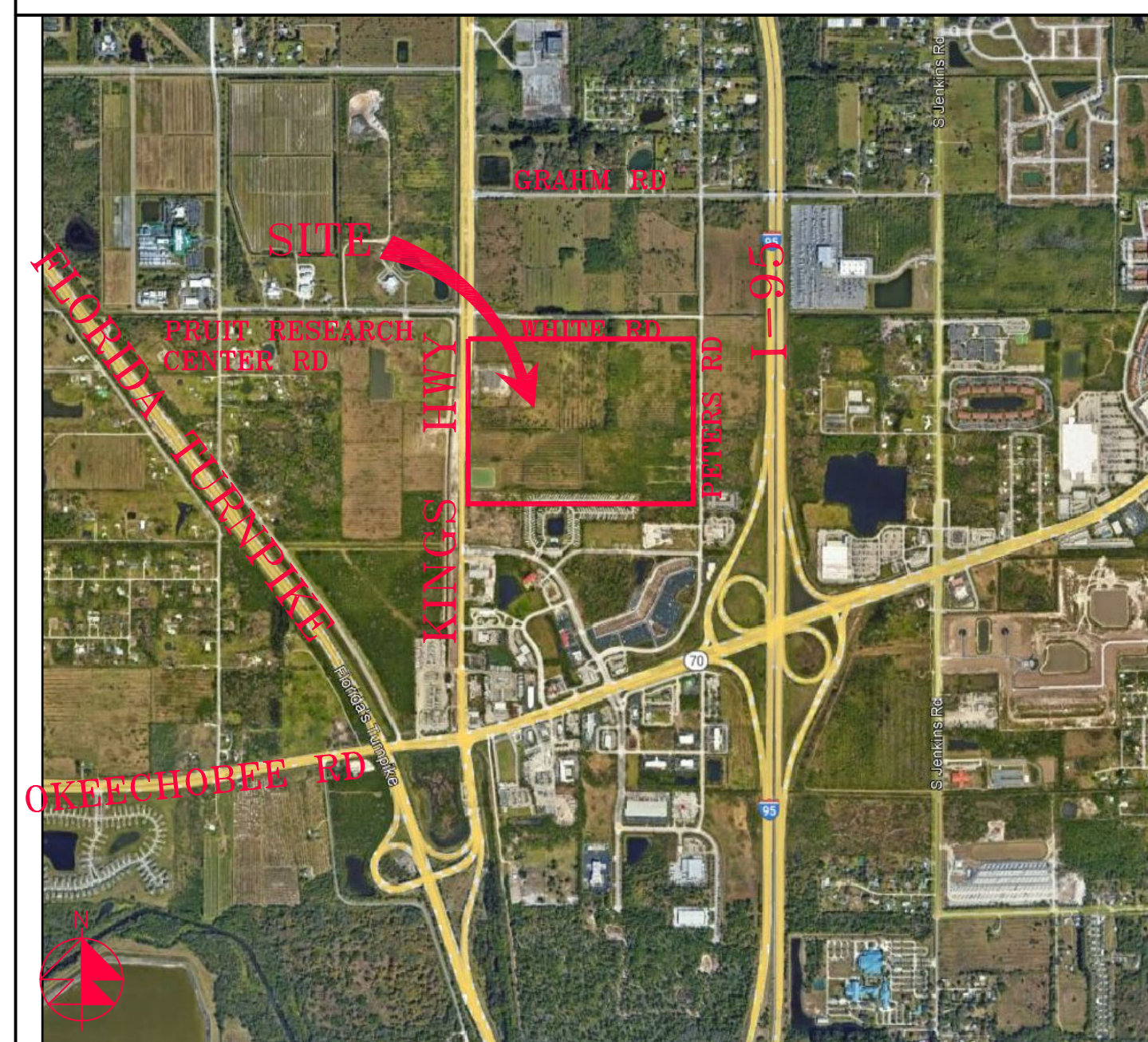
Section 13 Township 35S Range 39E
Fort Pierce, Florida

Developer

JA Development Partners, LLC

4923 W Cypress Street,
Tampa, Florida 33607

Aerial



Vicinity Map

Drawing Index

C-1	Cover Sheet
SD-1	Subdivision Plan
MSP-1	Master Site Plan, Parcel-I
SP-1	Site Plan, Parcel-I
SP-2	Site Plan, Parcel-I
MSP-1	Master Site Plan, Parcel-III
SP-1	Site Plan, Parcel-III
SP-2	Site Plan, Parcel-III
SP-3	Site Plan, Parcel-III
SP-4	Site Plan, Parcel-III
SP-5	Site Plan, Parcel-III
SP-6	Site Plan, Parcel-III

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Kings Highway Commerce Center
Fort Pierce, Florida

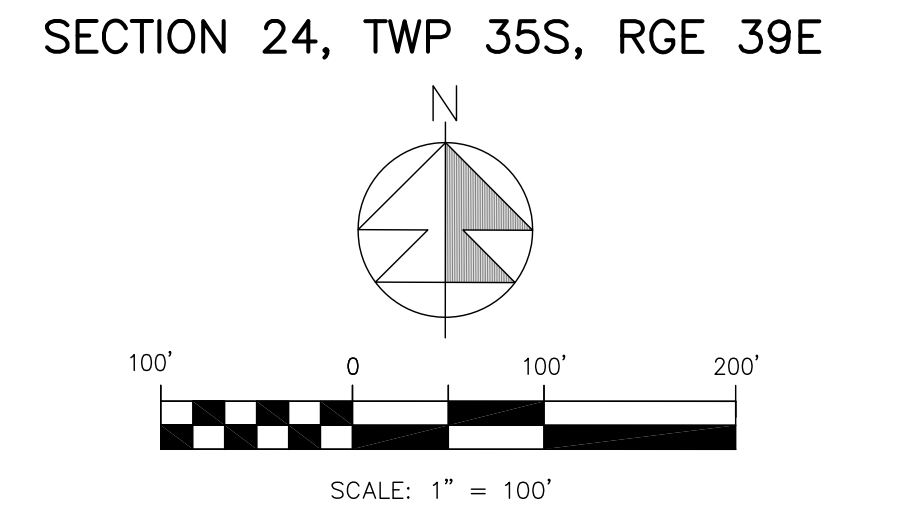
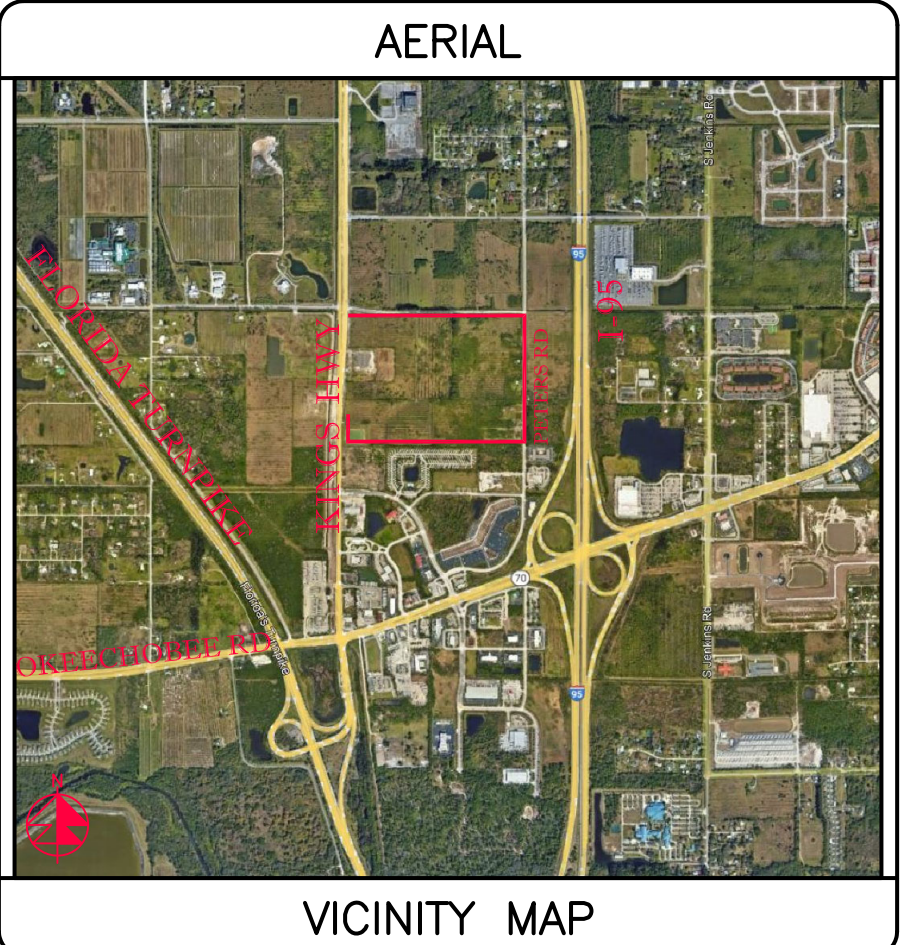
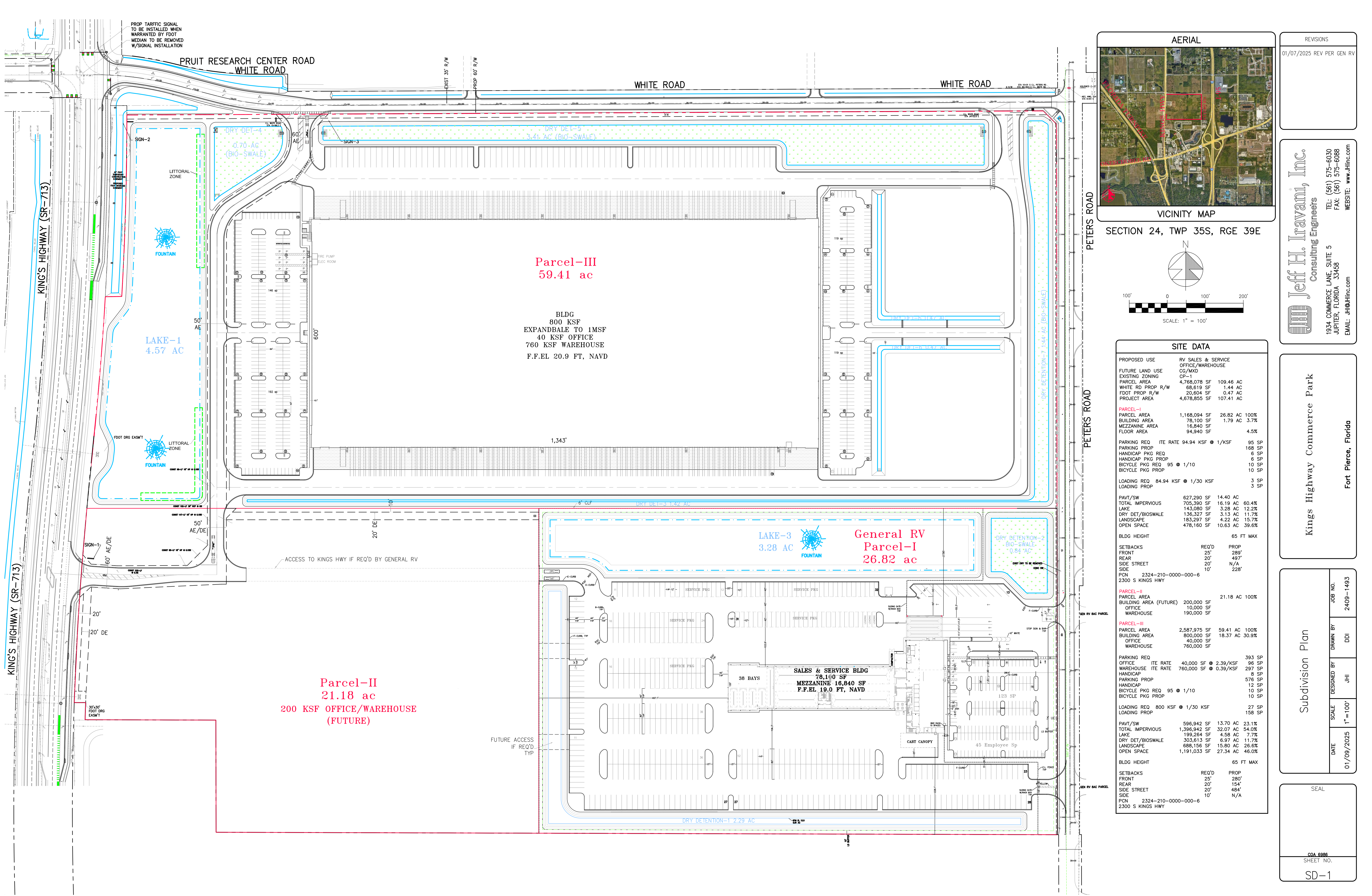
Cover Sheet

DATE: 01-09-25
SCALE: NA
DESIGNED BY: JHI
DRAWN BY: CLJ
JOB NO.: 2409-1493

SEAL

SHEET NO.

C-1



SITE DATA	
PROPOSED USE	RV SALES & SERVICE
FUTURE LAND USE	OFFICE/WAREHOUSE
EXISTING ZONING	CG/MXD
PARCEL AREA	CP-1
WHITE RD PROP R/W	4,768,078 SF 109.46 AC
FDOT PROP R/W	88,619 SF 1.44 AC
PROJECT AREA	20,604 SF 0.47 AC
	4,678,855 SF 107.41 AC
PARCEL-I	
PARCEL AREA	1,168,094 SF 26.82 AC 100%
BUILDING AREA	78,100 SF 1.79 AC 3.7%
MEZZANINE AREA	16,840 SF
FLOOR AREA	94,940 SF 4.5%
PARKING REQ	
ITE RATE	94.94 KSF @ 1/KSF 95 SP
HANDICAP PKG REQ	6 SP
HANDICAP PKG PROP	6 SP
BICYCLE PKG REQ 95 @ 1/10	10 SP
BICYCLE PKG PROP	10 SP
LOADING REQ	
ITE RATE	84.94 KSF @ 1/30 KSF 3 SP
LOADING PROP	3 SP
PAVT/SW	
TOTAL IMPERVIOUS	627,290 SF 14.40 AC
LAKE	705,390 SF 16.19 AC 60.4%
LAKE	143,080 SF 3.28 AC 12.2%
DRY DET/BIOSWALE	136,327 SF 3.13 AC 11.7%
LANDSCAPE	183,297 SF 4.22 AC 15.7%
OPEN SPACE	478,160 SF 10.63 AC 39.6%
BLDG HEIGHT	
	65 FT MAX
SETBACKS	
FRONT	REQ'D 25' PROP 280'
REAR	20' 487'
SIDE STREET	20' N/A
SIDE	10' 228'
PCN	2324-210-0000-000-6
	2300 S KINGS HWY
PARCEL-II	
PARCEL AREA	21.18 AC 100%
BUILDING AREA (FUTURE)	200,000 SF
OFFICE	10,000 SF
WAREHOUSE	190,000 SF
PARCEL-III	
PARCEL AREA	2,587,975 SF 59.41 AC 100%
BUILDING AREA	800,000 SF 18.37 AC 30.9%
OFFICE	40,000 SF
WAREHOUSE	760,000 SF
PARKING REQ	
ITE RATE	40,000 SF @ 2.39/KSF 393 SP
WAREHOUSE ITE RATE	760,000 SF @ 0.39/KSF 297 SP
HANDICAP	8 SP
PARKING PROP	576 SP
HANDICAP	12 SP
BICYCLE PKG REQ 95 @ 1/10	10 SP
BICYCLE PKG PROP	10 SP
LOADING REQ	
ITE RATE	800 KSF @ 1/30 KSF 27 SP
LOADING PROP	158 SP
PAVT/SW	
TOTAL IMPERVIOUS	596,942 SF 13.70 AC 23.1%
LAKE	1,596,942 SF 32.07 AC 54.0%
LAKE	199,264 SF 4.58 AC 7.7%
DRY DET/BIOSWALE	303,613 SF 6.97 AC 11.7%
LANDSCAPE	688,156 SF 15.80 AC 26.6%
OPEN SPACE	1,191,033 SF 27.34 AC 46.0%
BLDG HEIGHT	
	65 FT MAX
SETBACKS	
FRONT	REQ'D 25' PROP 280'
REAR	20' 154'
SIDE STREET	20' 484'
SIDE	10' N/A
PCN	2324-210-0000-000-6
	2300 S KINGS HWY

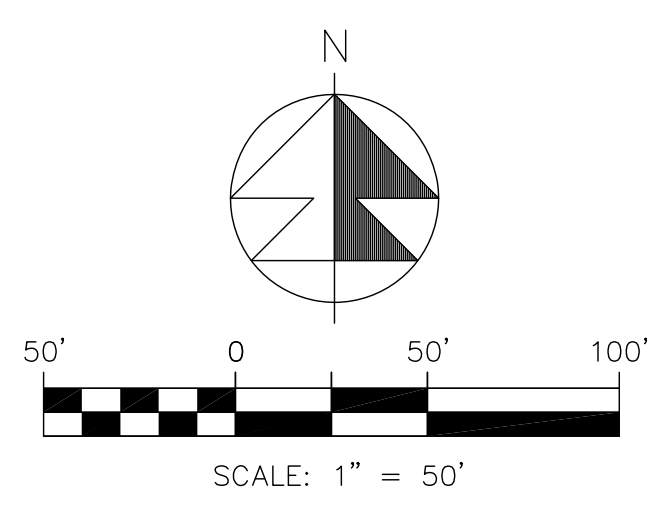
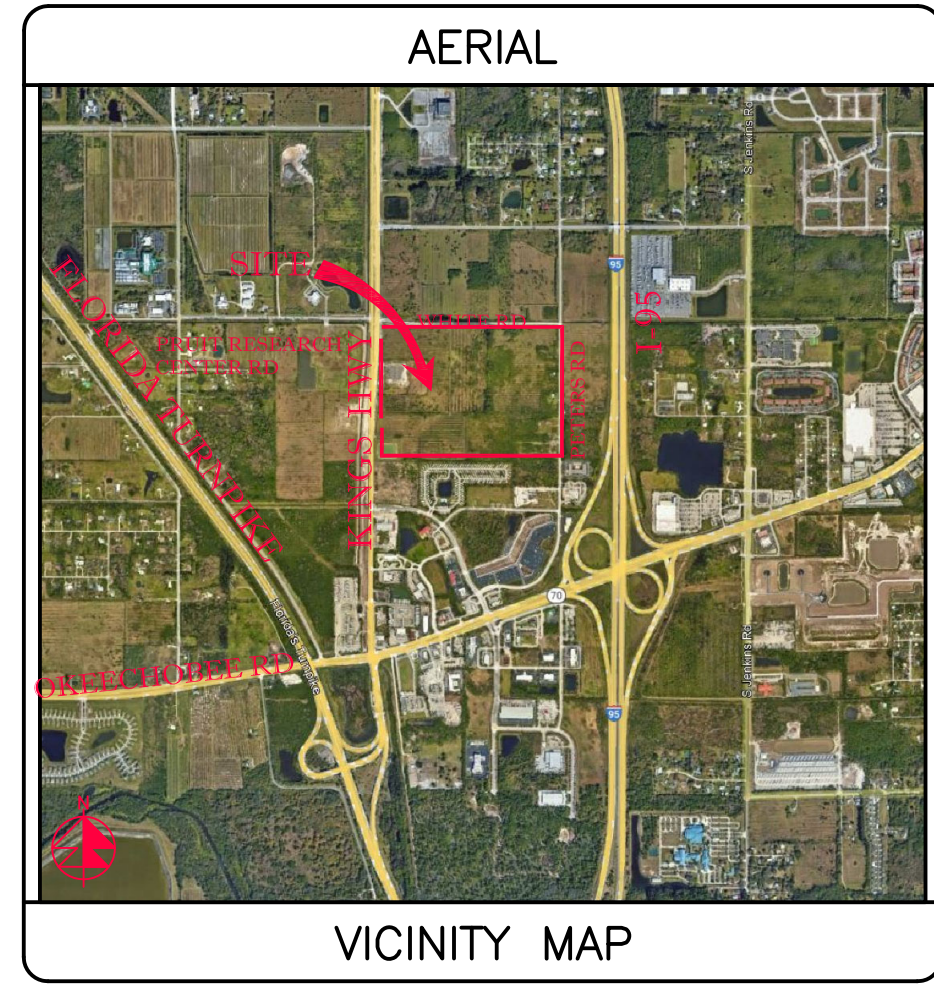
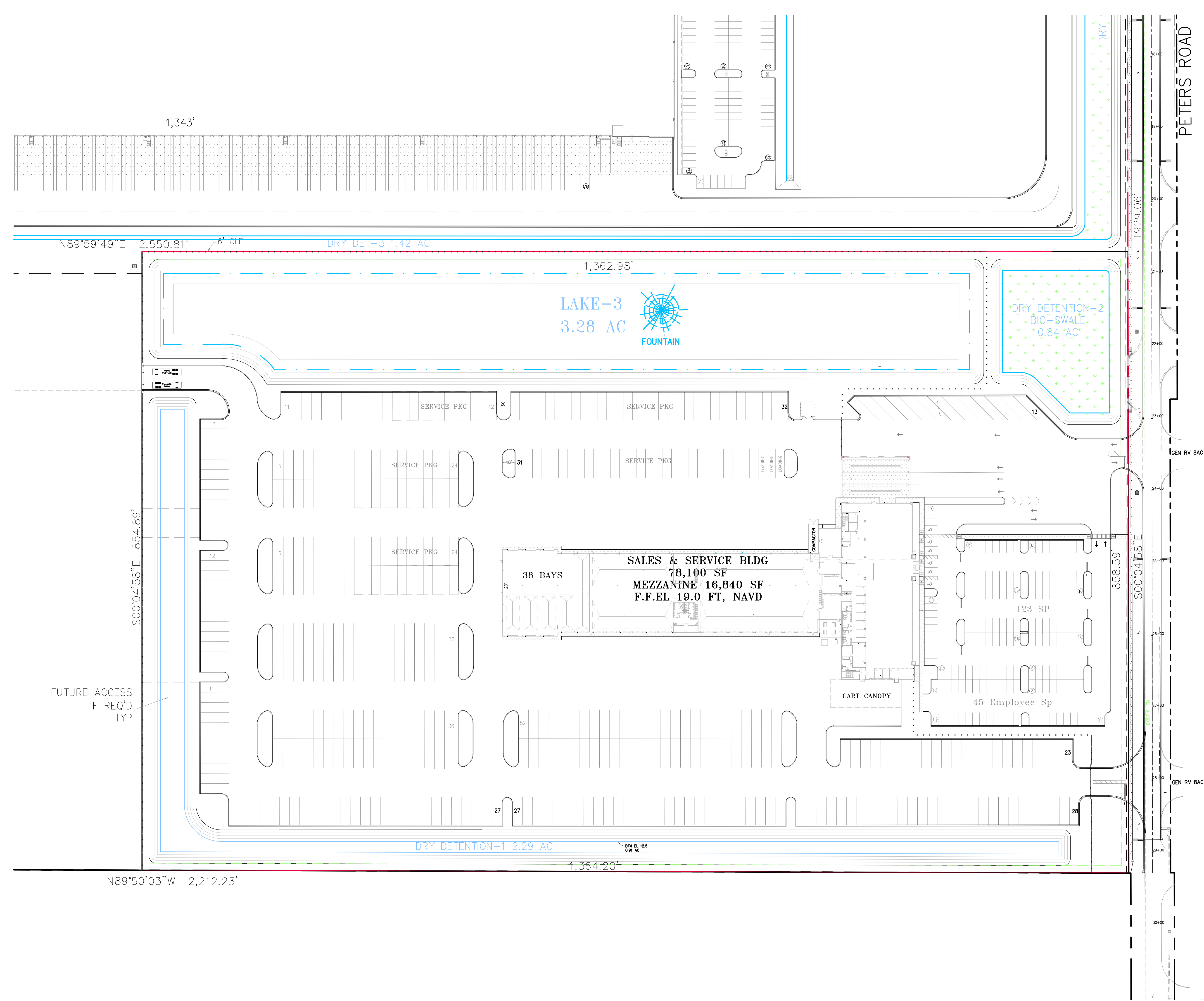
REVISIONS
01/07/2025 REV PER GEN RV

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Kings Highway Commerce Park
Fort Pierce, Florida

Subdivision Plan
DATE: 01/09/2025
SCALE: 1" = 100'
DESIGNED BY: JHI
DRAWN BY: DDI
JOB NO.: 2409-1493

SEAL
COA 6286
SHEET NO.
SD-1



SITE DATA

PROPOSED USE	RV SALES & SERVICE	
FUTURE LAND USE	CG/MXD	
EXISTING ZONING	CP-1	
PARCEL AREA	1,168,094 SF	26.82 AC 100%
BUILDING AREA	78,100 SF	1.79 AC 3.7%
MEZZANINE AREA	16,840 SF	
FLOOR AREA	94,940 SF	4.5%
PARKING REQ	ITE RATE 94.94 KSF @ 1/KSF	95 SP
PARKING PROP		168 SP
HANDICAP PKG REQ		6 SP
HANDICAP PKG PROP		6 SP
BICYCLE PKG REQ	95 @ 1/10	10 SP
BICYCLE PKG PROP		10 SP
LOADING REQ	84.94 KSF @ 1/30 KSF	3 SP
LOADING PROP		3 SP
PAVT/SW	627,290 SF	14.40 AC
TOTAL IMPERVIOUS	705,390 SF	16.19 AC 60.4%
LAKE	143,080 SF	3.28 AC 12.2%
DRY DET/BIOSWALE	136,327 SF	3.13 AC 11.7%
LANDSCAPE	183,297 SF	4.22 AC 15.7%
OPEN SPACE	478,160 SF	10.63 AC 39.6%
BLDG HEIGHT		65 FT MAX
SETBACKS	REQ'D	PROP
FRONT	25'	289'
REAR	20'	497'
SIDE STREET	20'	N/A
SIDE	10'	228'
PCN	2324-210-0000-000-6	
	2300 S KINGS HWY	

REVISIONS

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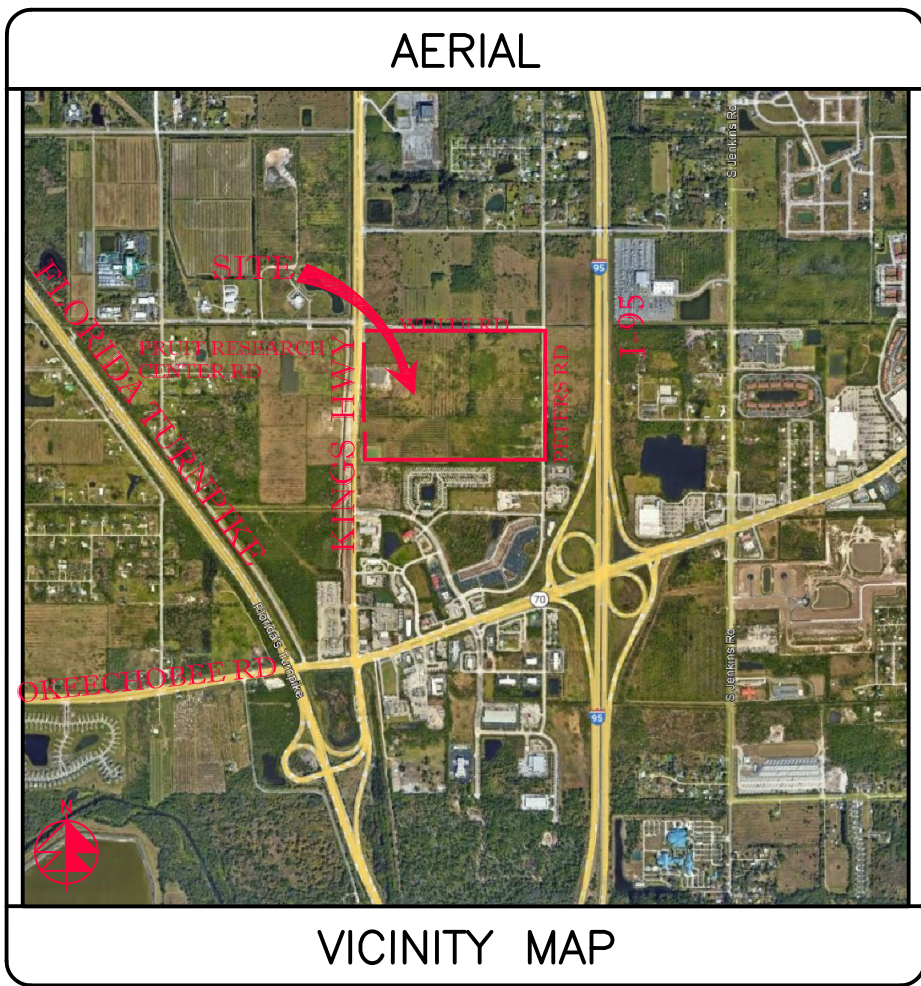
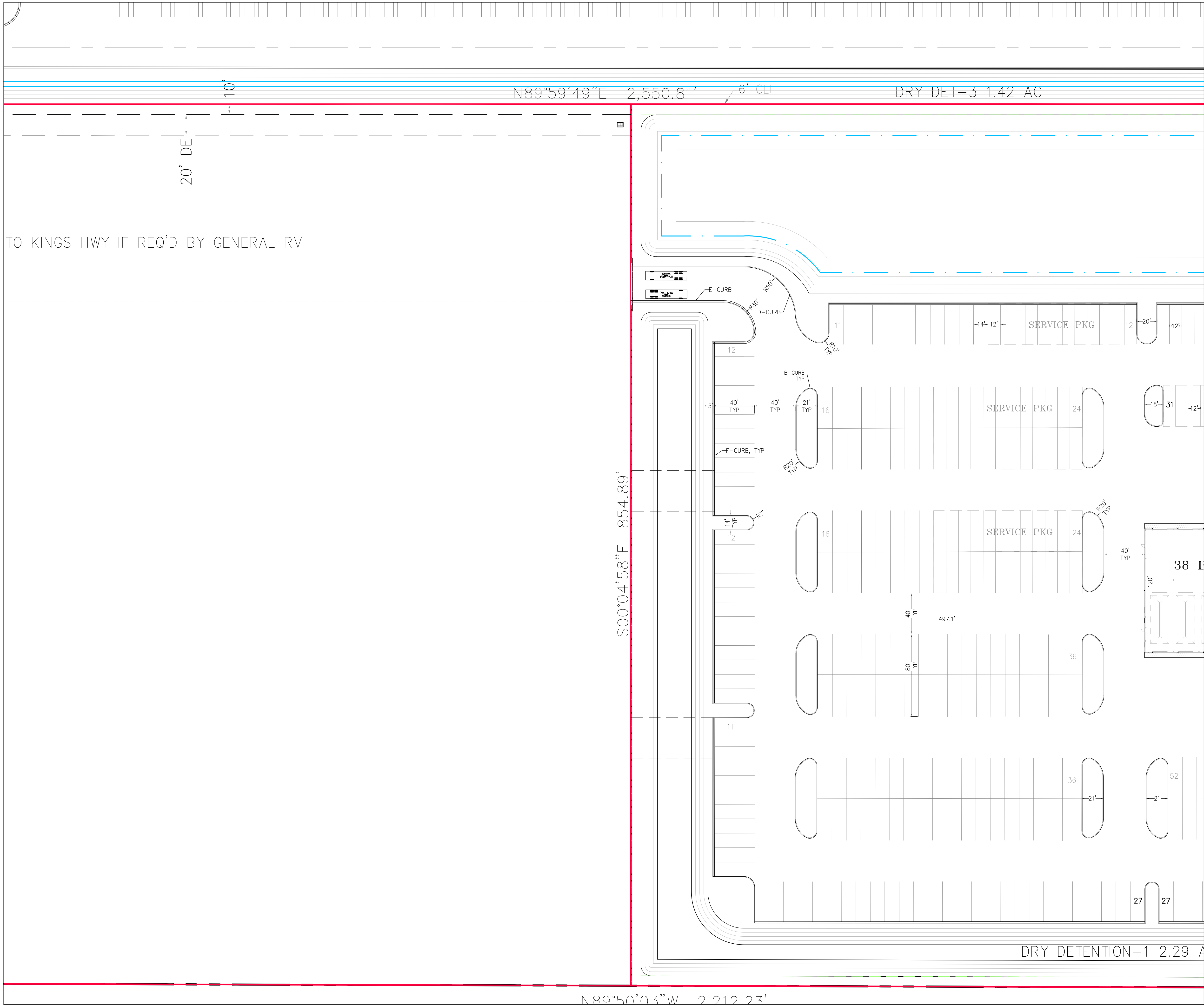
General RV
Kings Highway Commerce Park
Parcel-1
Fort Pierce, Florida

MASTER SITE PLAN

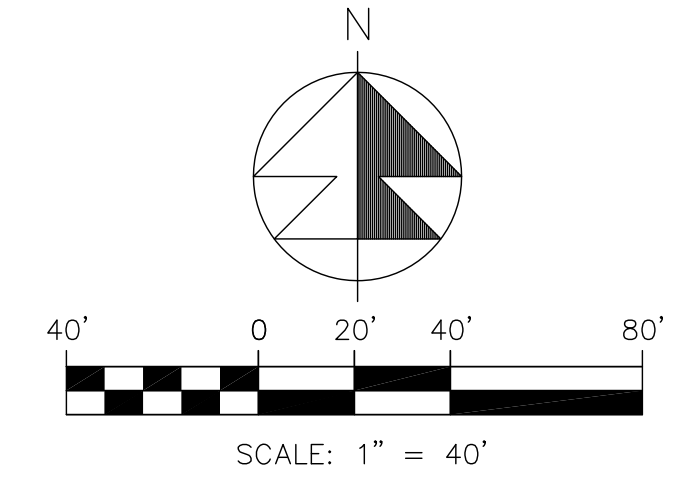
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01-09-25	JHI	DDI	2101-1355
SCALE	1" = 50'		

SEAL

COA 6986
SHEET NO.
MSP-1



SECTION 24, TWP 35S, RGE 39E



REVISIONS

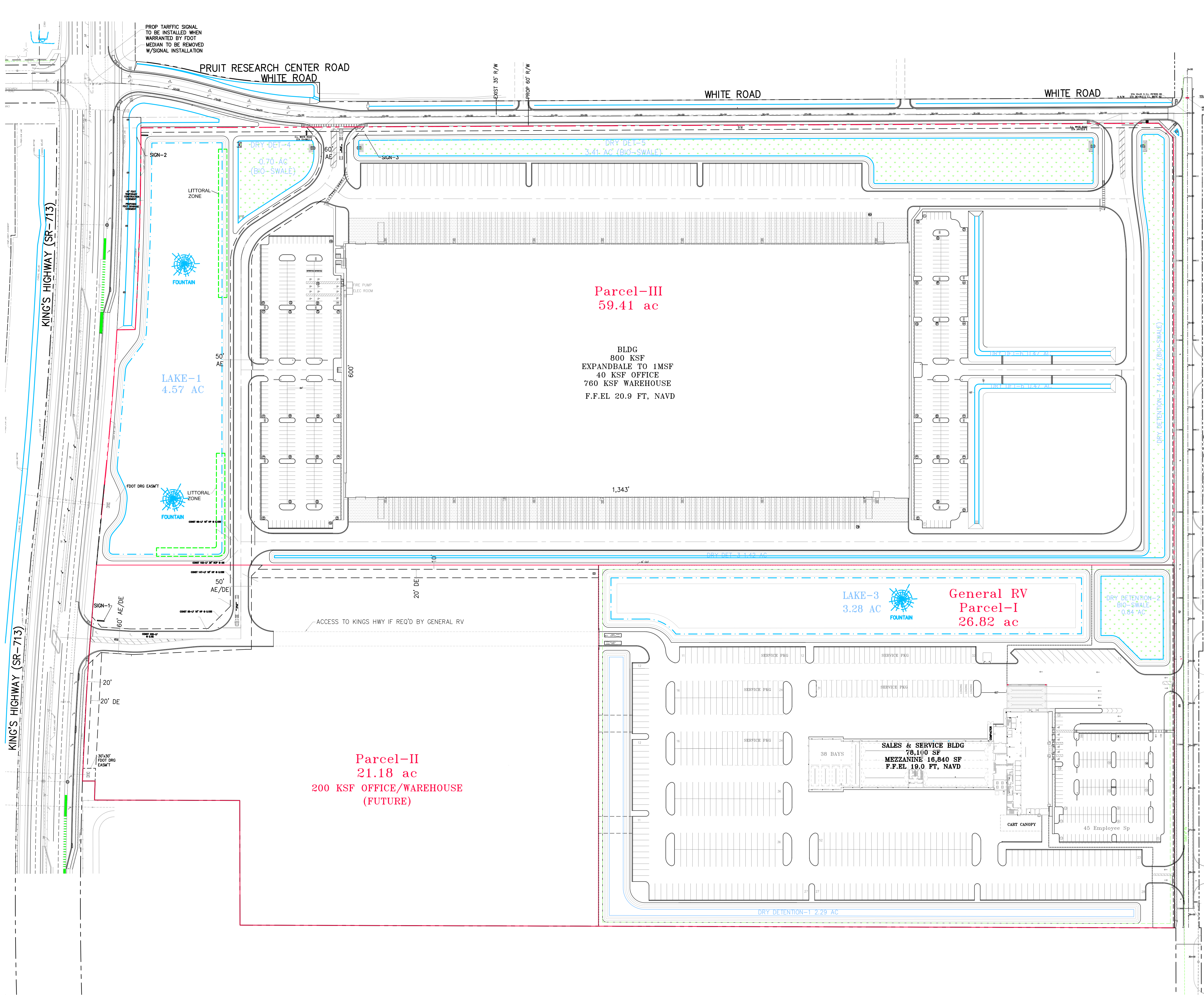
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General RV
 Kings Highway Commerce Park
 Parcel-1
 Fort Pierce, Florida

SITE PLAN		DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
		01-09-25	1"=40'	JHI	DDI	2409-1493

SEAL

COA 6886
 SHEET NO.
SP-2



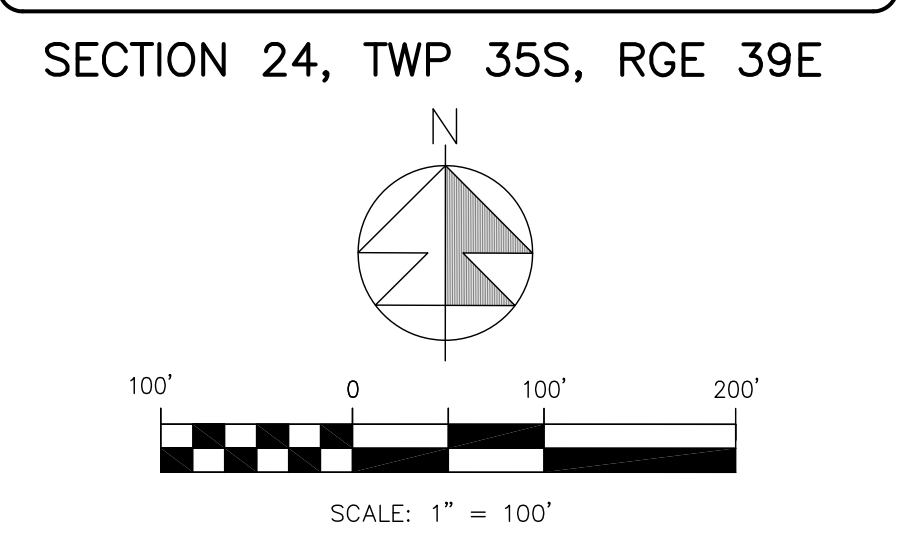
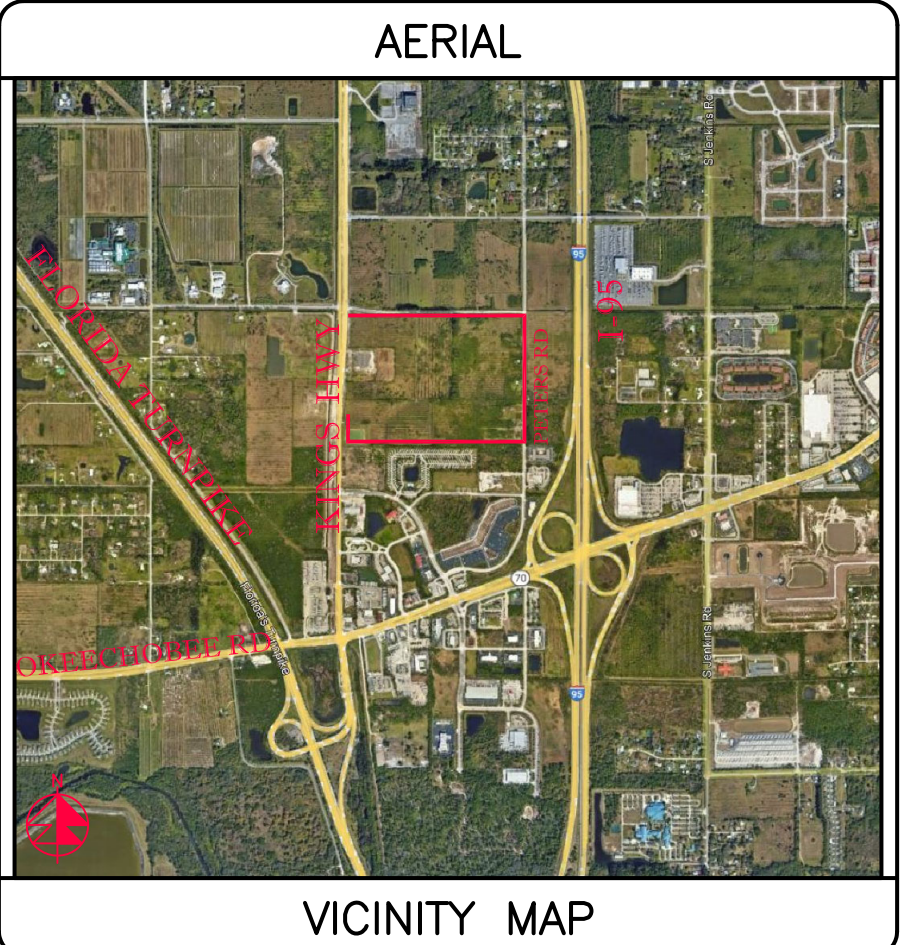
Parcel-III
59.41 ac

BLDG
800 KSF
EXPANDBALE TO 1MSF
40 KSF OFFICE
760 KSF WAREHOUSE
F.F.EL 20.9 FT, NAVD

General RV
Parcel-I
26.82 ac

SALES & SERVICE BLDG
78,100 SF
MEZZANINE 16,840 SF
F.F.EL 19.0 FT, NAVD

Parcel-II
21.18 ac
200 KSF OFFICE/WAREHOUSE
(FUTURE)



SITE DATA	
PROPOSED USE	OFFICE/WAREHOUSE
FUTURE LAND USE	CG/MXD
EXISTING ZONING	CP-1
PARCEL AREA	2,587,975 SF 59.41 AC 100%
BUILDING AREA	800,000 SF 18.37 AC 30.9%
OFFICE	40,000 SF
WAREHOUSE	760,000 SF
PARKING REQ	393 SP
OFFICE ITE RATE	40,000 SF @ 2.39/KSF
WAREHOUSE ITE RATE	760,000 SF @ 0.39/KSF
HANDICAP	8 SP
PARKING PROP	576 SP
HANDICAP	12 SP
BICYCLE PKG REQ	95 @ 1/10
BICYCLE PKG PROP	10 SP
LOADING REQ	800 KSF @ 1/30 KSF
LOADING PROP	27 SP
	158 SP
PAVT/SW	596,942 SF 13.70 AC 23.1%
TOTAL IMPERVIOUS	1,396,942 SF 32.07 AC 54.0%
LAKE	199,264 SF 4.58 AC 7.7%
DRY DET/BIOSWALE	303,613 SF 6.97 AC 11.7%
LANDSCAPE	688,156 SF 15.80 AC 26.6%
OPEN SPACE	1,191,033 SF 27.34 AC 46.0%
BLDG HEIGHT	65 FT MAX
SETBACKS	REQ'D PROP
FRONT	25' 485'
REAR	20' 626'
SIDE STREET	20' 280'
SIDE	10' 154'
PCN	2324-210-0000-000-6
	2300 S KINGS HWY

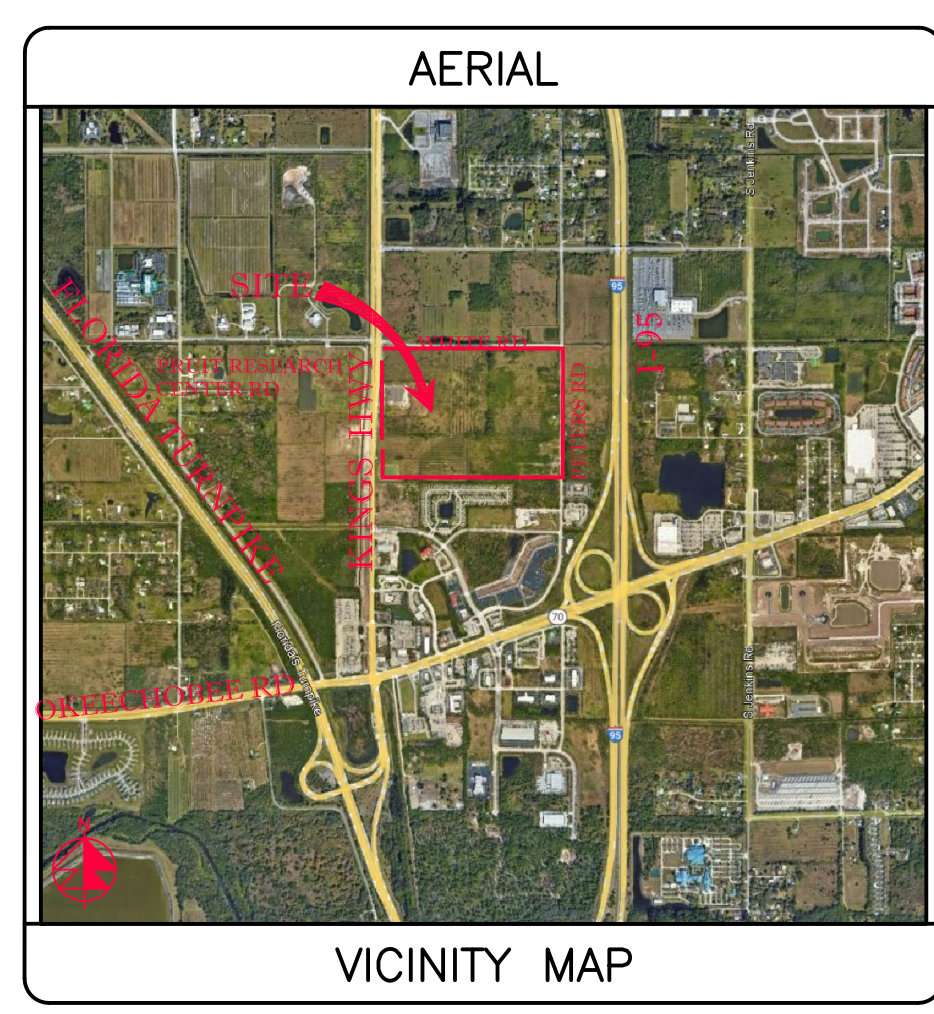
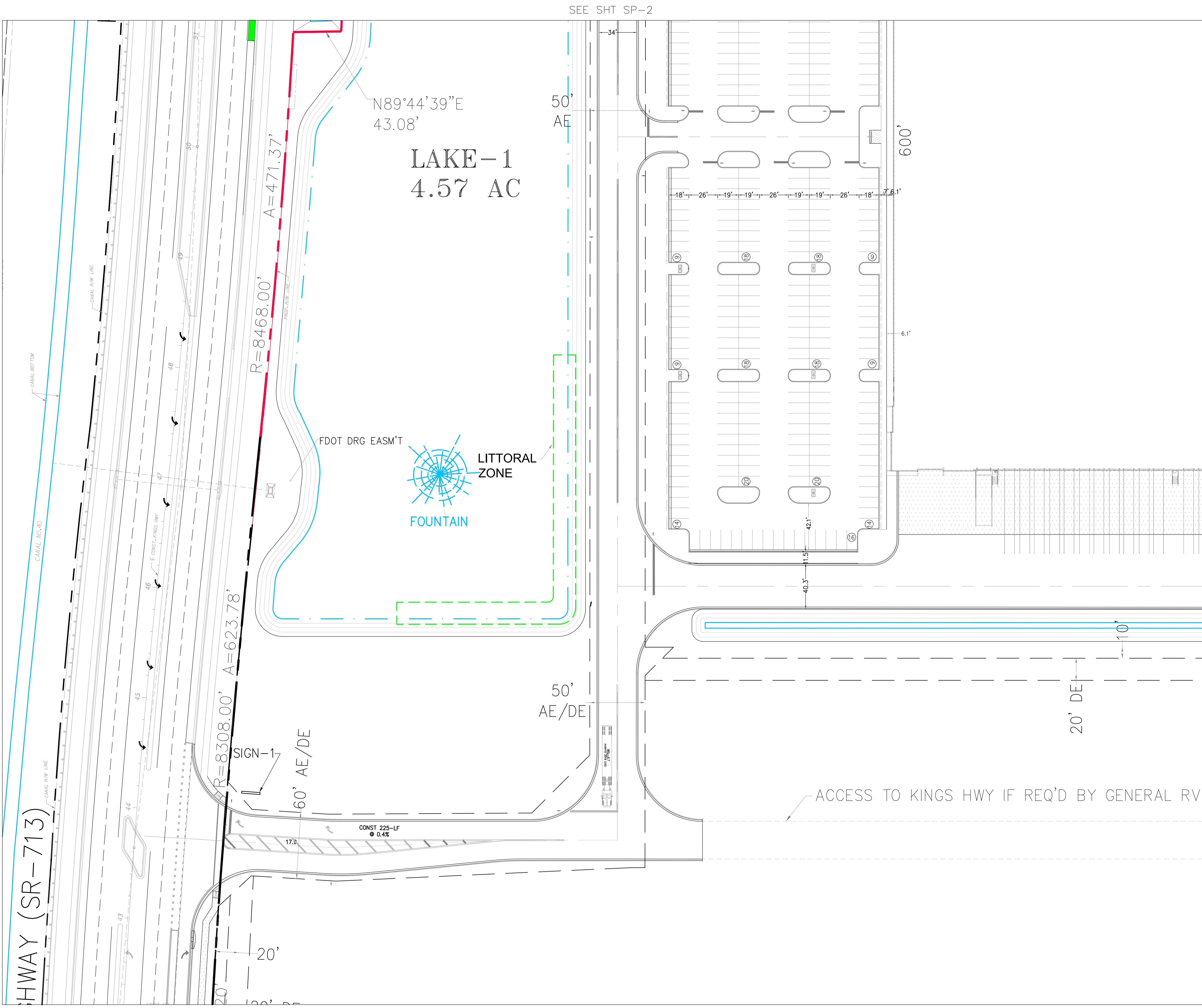
REVISIONS
01/07/2025 REV PER GEN RV

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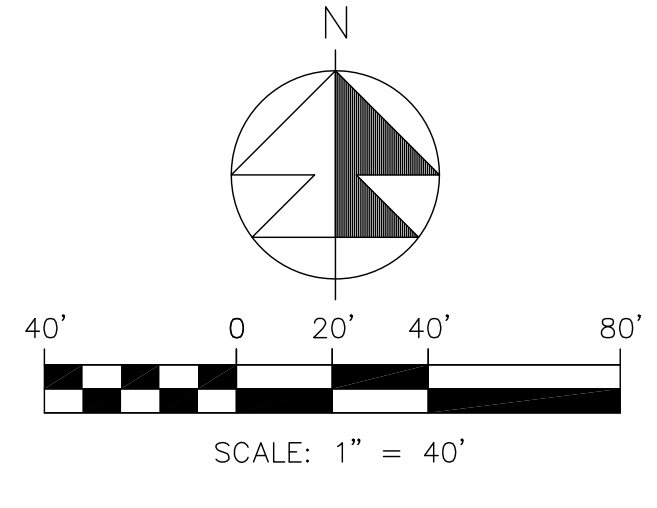
Kings Highway Commerce Park
Parcel - III
Fort Pierce, Florida

Master Site Plan
DATE: 01/22/2021
SCALE: 1" = 100'
DESIGNED BY: JHI
DRAWN BY: DDI
JOB NO.: 2101-1355

SEAL
COA 6286
SHEET NO.
MSP-1



SECTION 24, TWP 35S, RGE 39E



SEE SHT SP-3

REVISIONS

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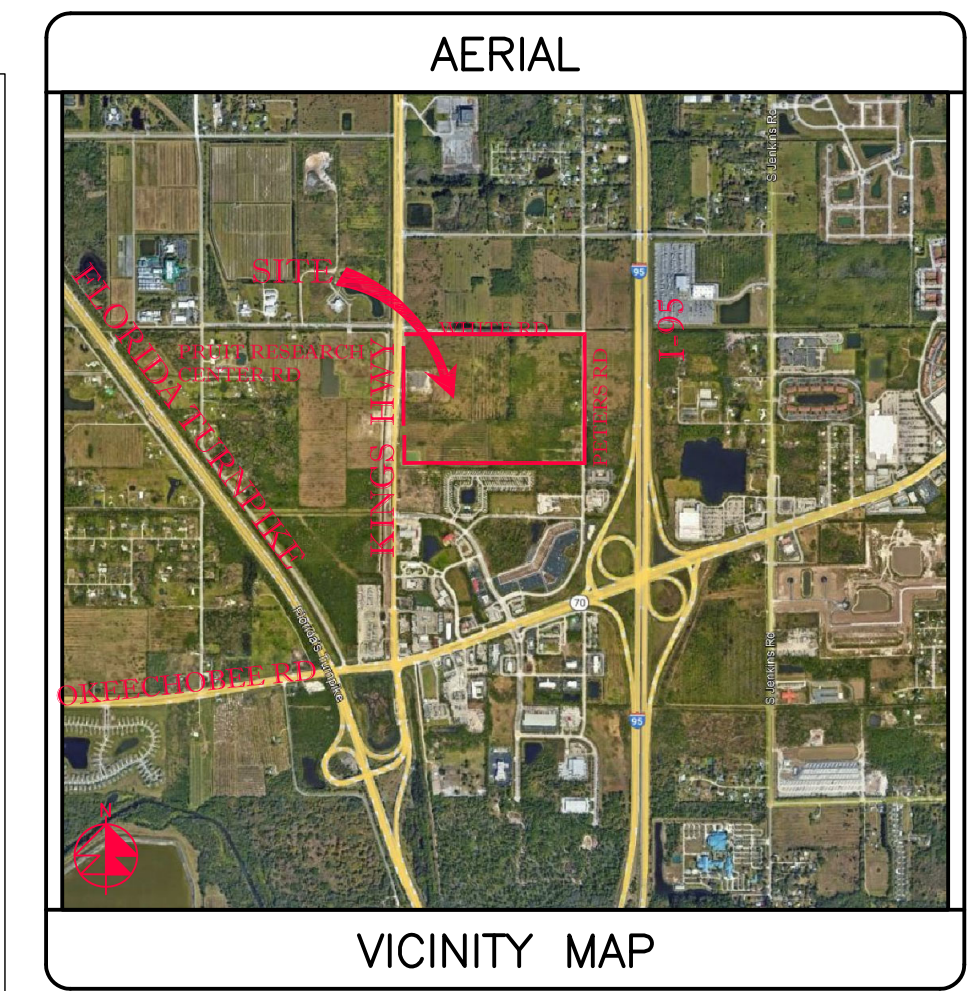
Kings Highway Commerce Park
Parcel-III
Fort Pierce, Florida

SITE PLAN		JOB NO.
DATE	DESIGNED BY	2409-1493
01-22-21	JHI	
SCALE	DRAWN BY	
1"=40'	DDI	

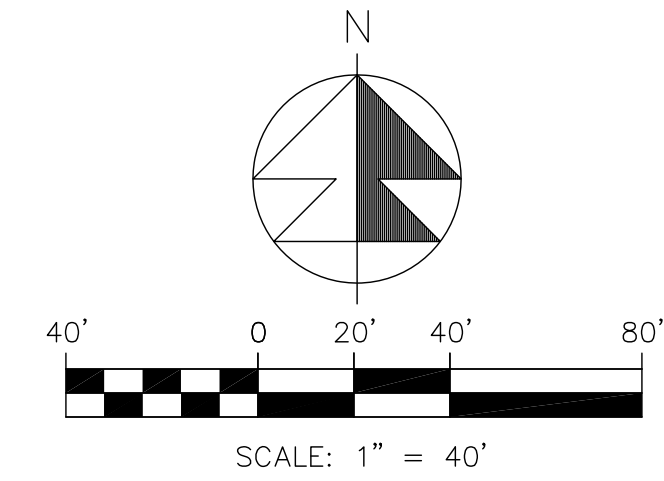
SEAL

COA 6986
SHEET NO.
SP-1

BLDG
800 KSF
EXPANDBALE TO 1MSF
40 KSF OFFICE
760 KSF WAREHOUSE
F.F.EL 20.9 FT, NAVD



SECTION 24, TWP 35S, RGE 39E



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Kings Highway Commerce Park
Parcel-III
Fort Pierce, Florida

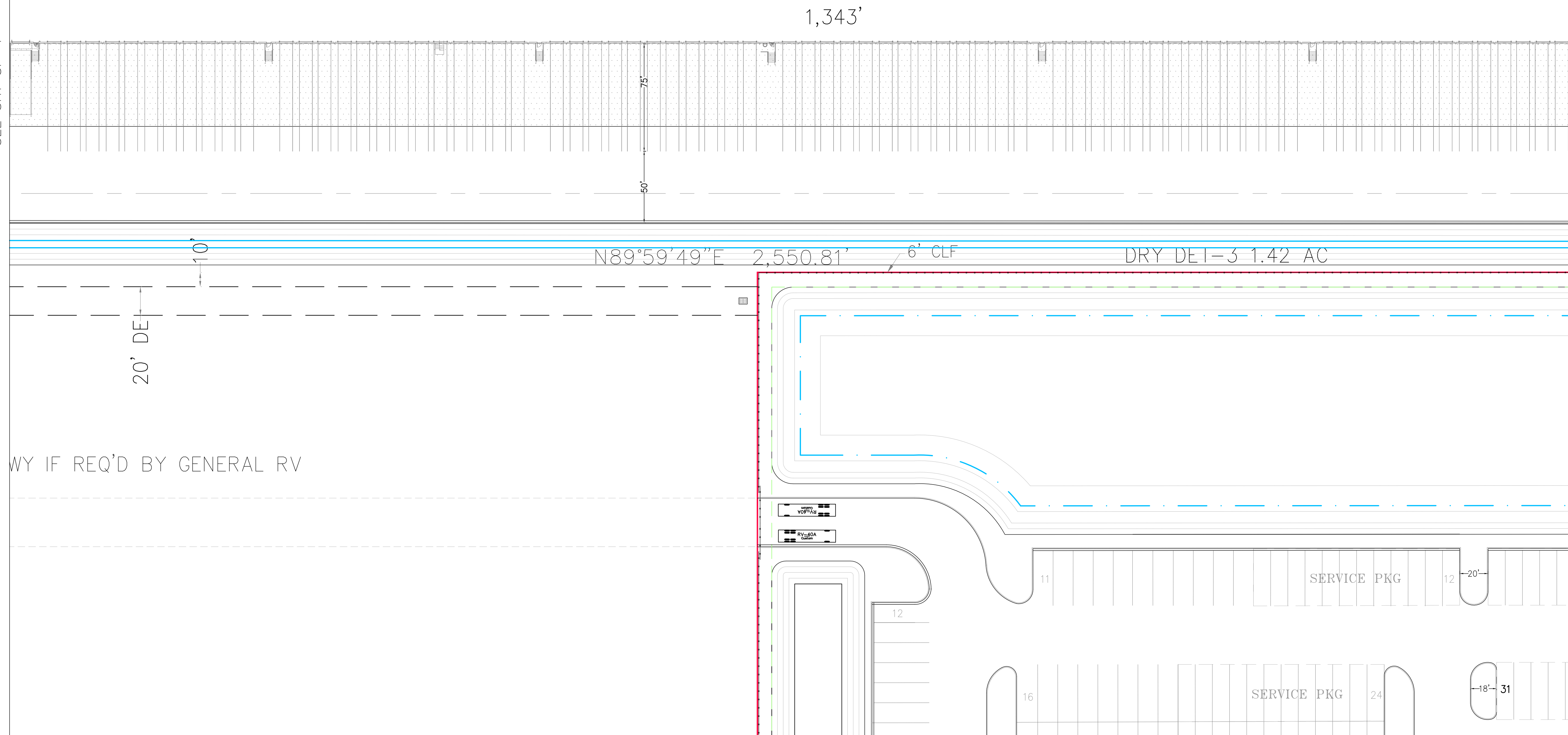
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		01-22-21	1"=40'	JHI	DDI	2101-1355

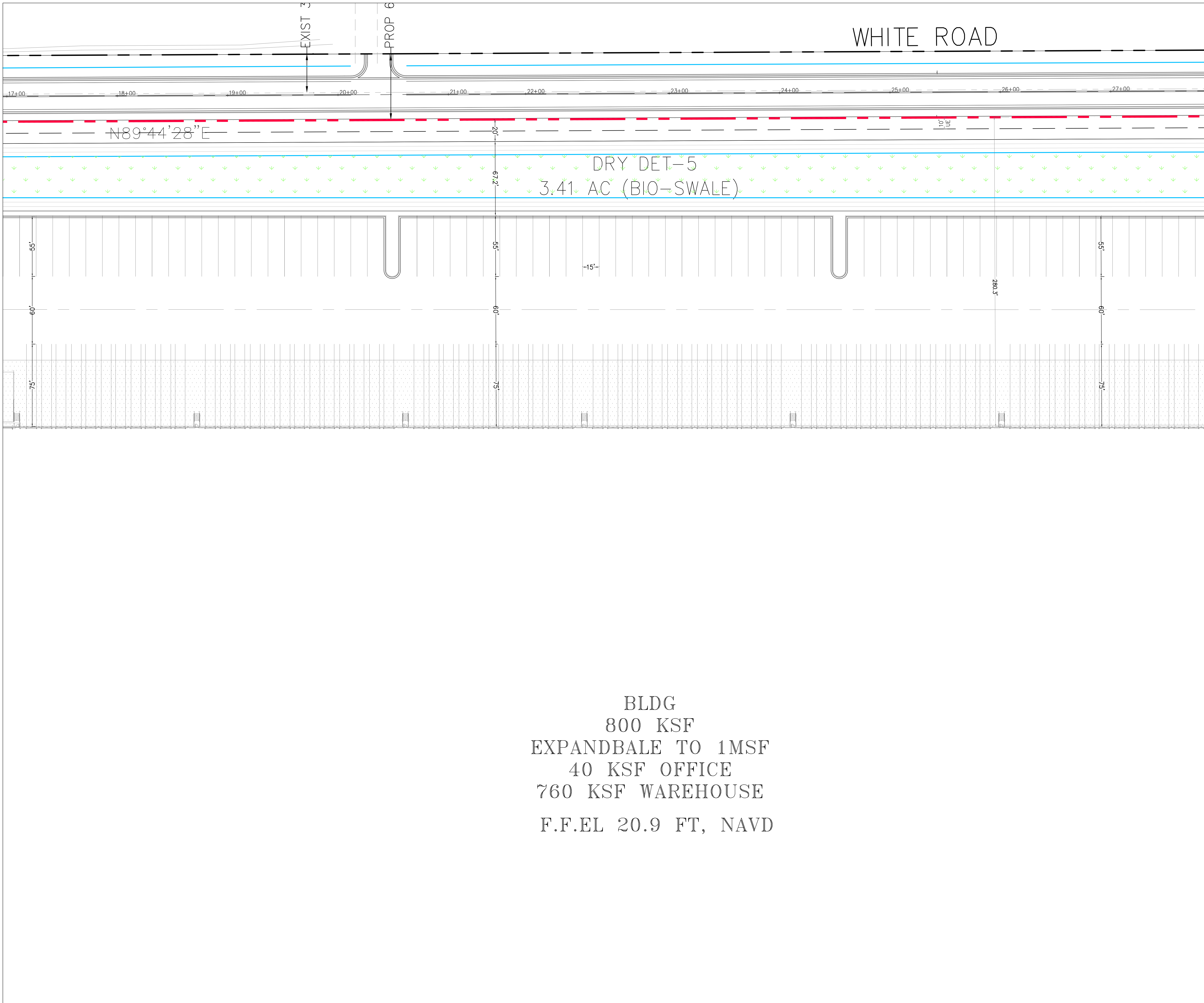
SEAL

COA 6986
SHEET NO.
SP-3

SEE SHT SP-1

SEE SHT SP-5



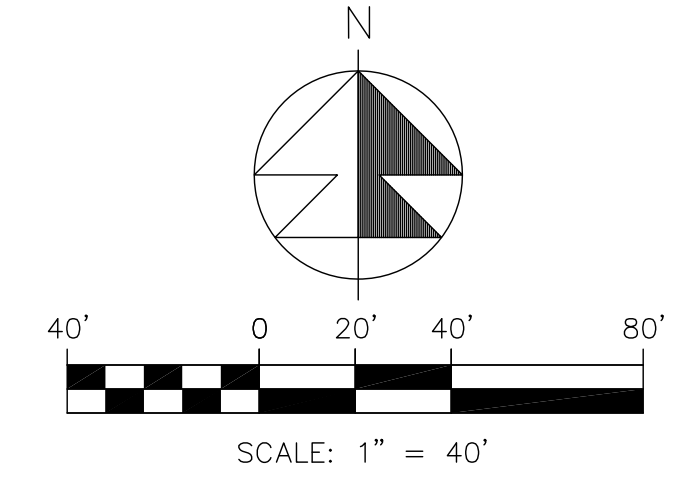


BLDG
 800 KSF
 EXPANDBALE TO 1MSF
 40 KSF OFFICE
 760 KSF WAREHOUSE
 F.F.EL 20.9 FT, NAVD

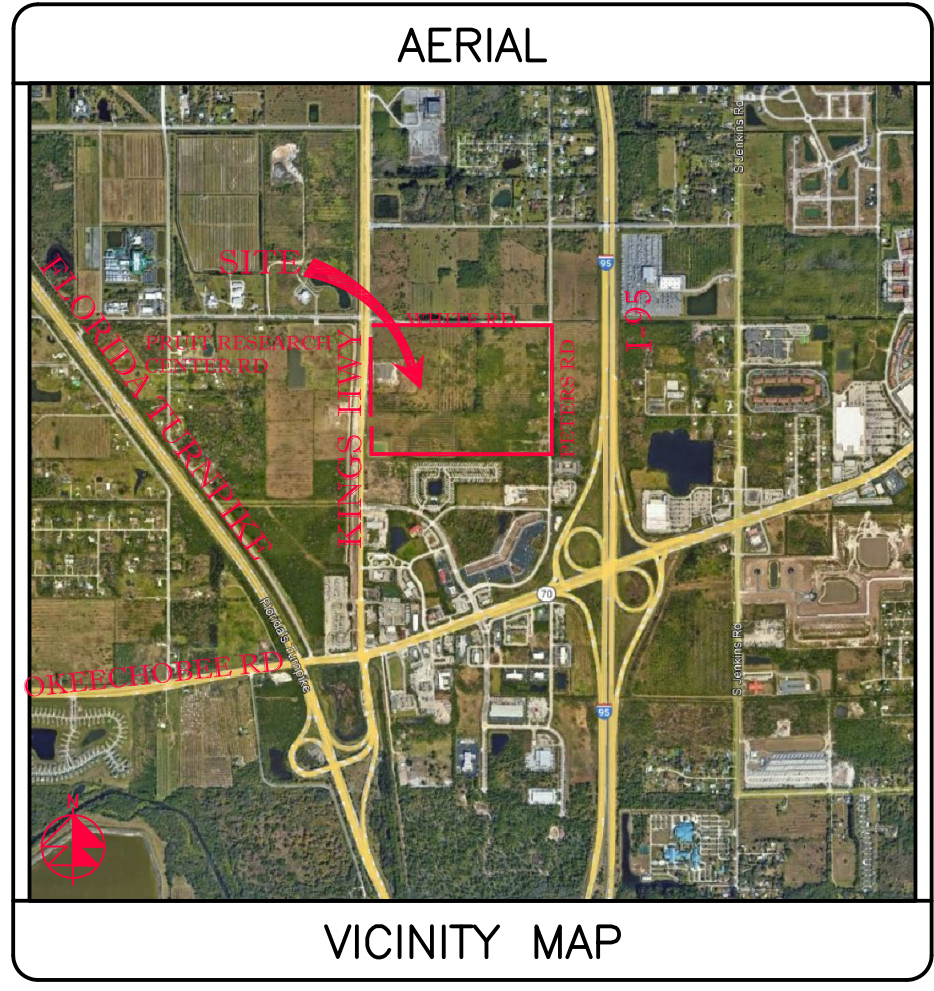
WHITE ROAD

DRY DET-5
 3.41 AC (BIO-SWALE)

N89°44'28"E



SECTION 24, TWP 35S, RGE 39E



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Kings Highway Commerce Park
 Parcel-III
 Fort Pierce, Florida

SITE PLAN		DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
		01-22-21	1" = 40'	JHI	DDI	2101-1355

SEAL

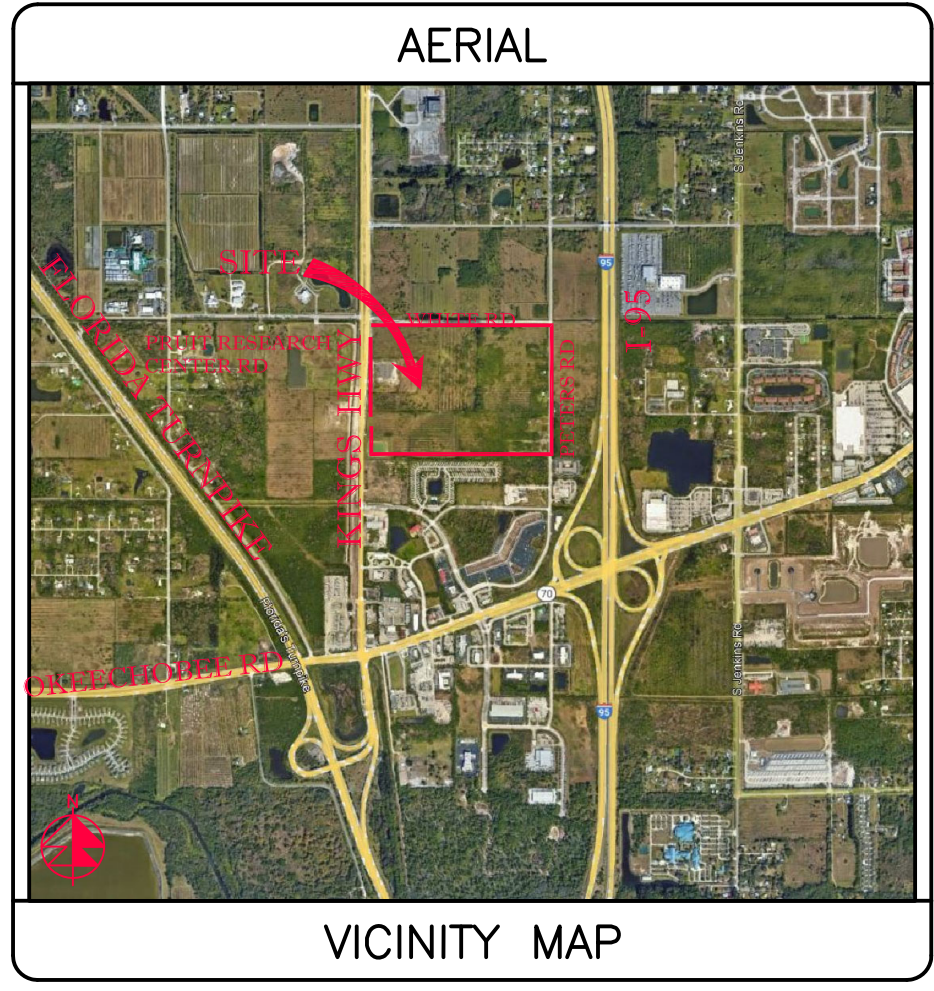
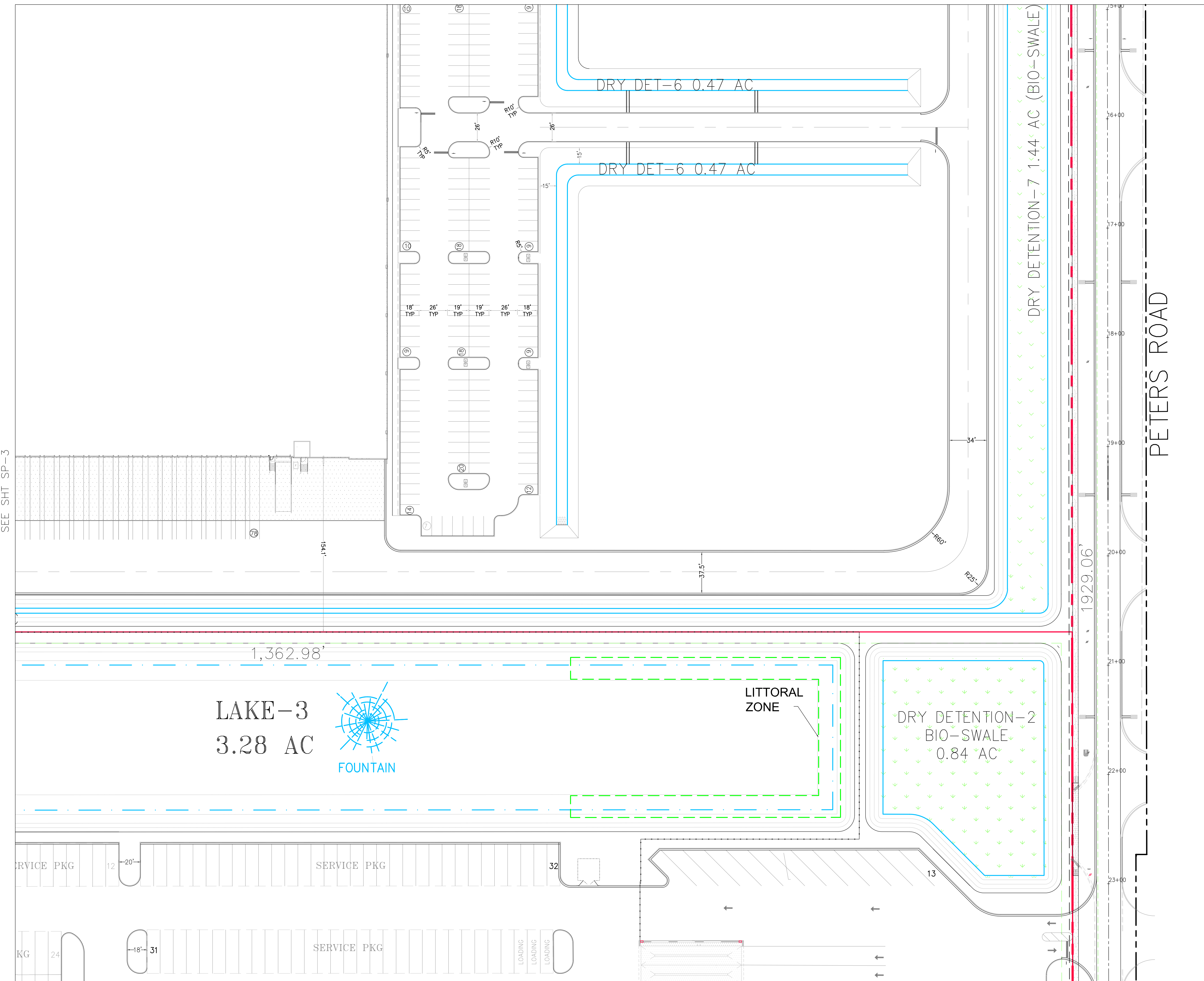
COA 6886
 SHEET NO.
SP-4

SEE SHT SP-2

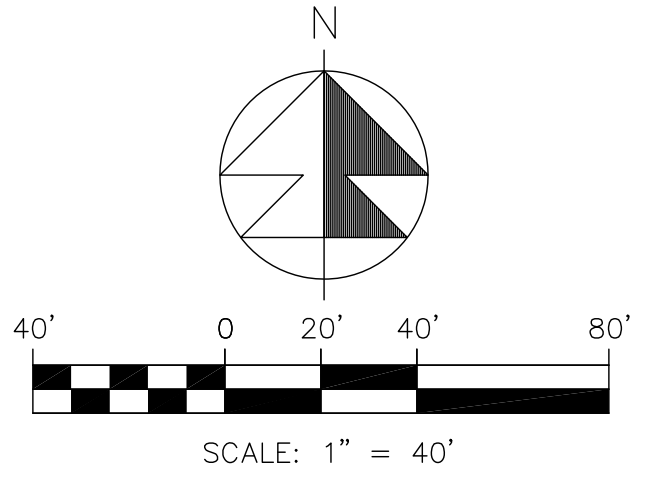
SEE SHT SP-6

SEE SHT SP-3

SEE SHT SP-6



SECTION 24, TWP 35S, RGE 39E



PETERS ROAD

REVISIONS

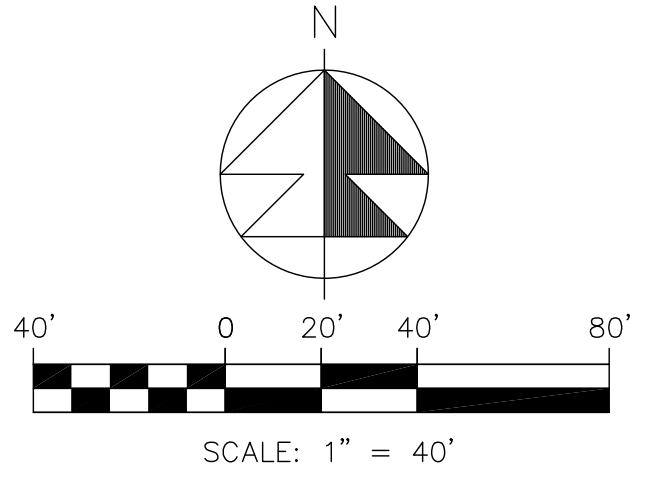
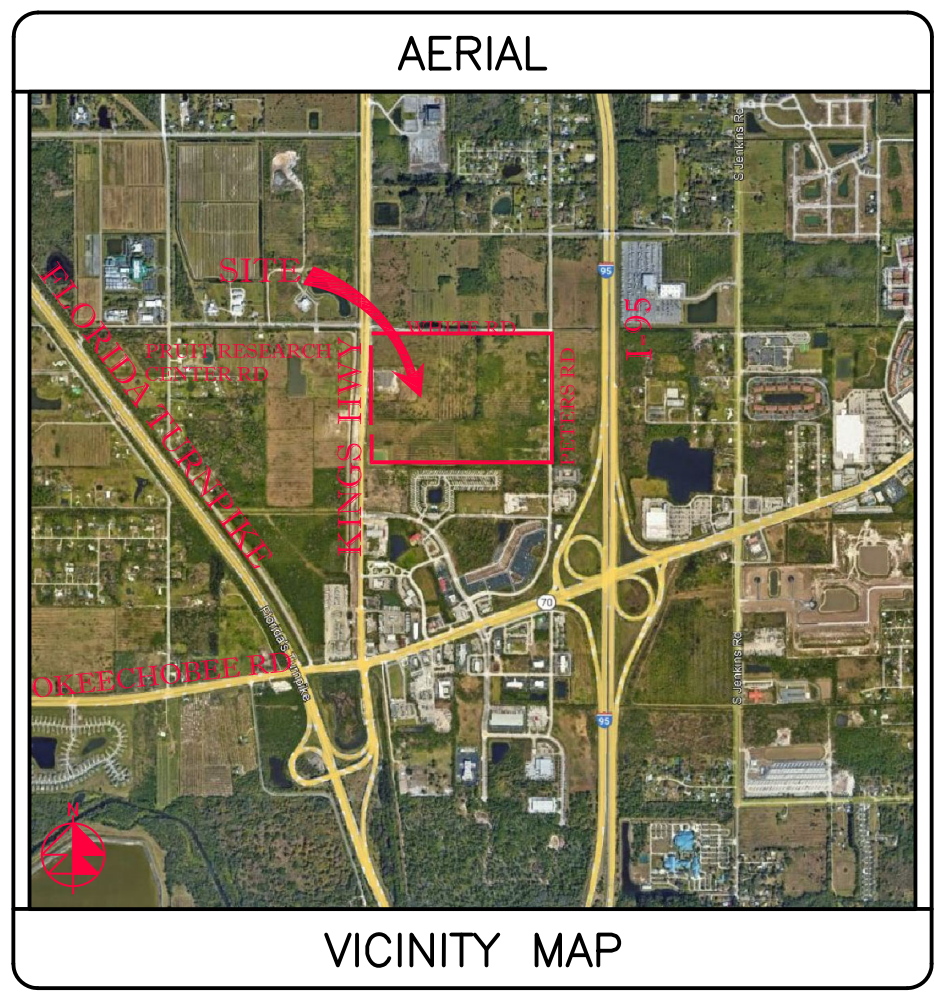
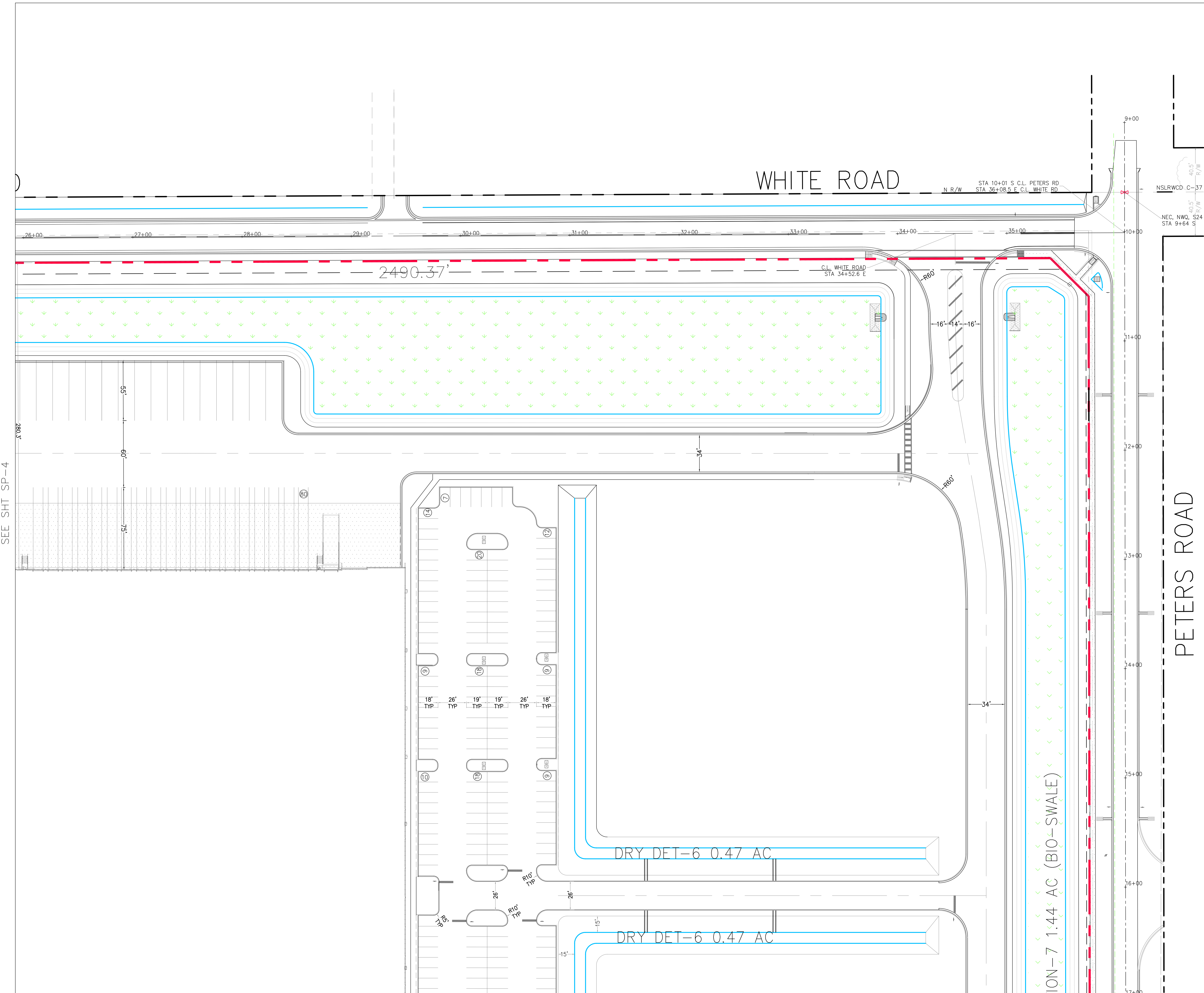
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**Kings Highway Commerce Park
 Parcel-III
 Fort Pierce, Florida**

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
01-22-21	1" = 40'	JHI	DDI	2101-1355

SEAL

COA 6886
 SHEET NO.
SP-5



REVISIONS

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**Kings Highway Commerce Park
 Parcel-III
 Fort Pierce, Florida**

DATE	SCALE	DESIGNED BY	DRAWN BY	JOB NO.
01-22-21	1"=40'	JHI	DDI	2101-1355

SEAL

COA 6886
 SHEET NO.
SP-6