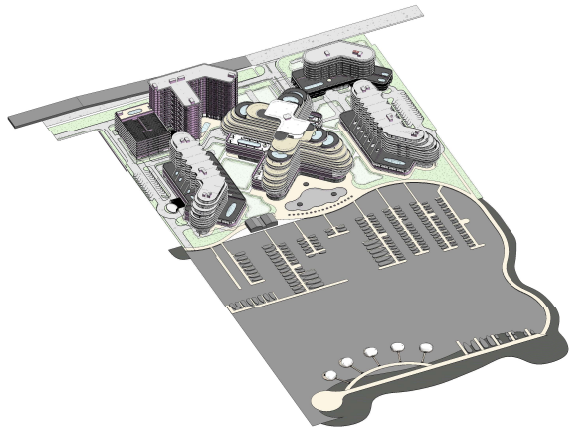


# FORT PIERCE MARINA SITE

601 SEAWAY DR.  
FORT PIERCE, FL 34949  
SITE PLAN APPROVAL

23-843



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03-26-2025  
23-843



FORT PIERCE MARINA SITE

601 SEAWAY DR., FORT PIERCE, FL 34949

# FORT PIERCE MARINA SITE

03-26-2025

IF APPLICABLE, THE IMAGES ON THIS PAGE ARE AS REFERENCES ONLY.

**CLIENT**



601 SEAWAY DRIVE  
FORT PIERCE, FL 34949

**ARCHITECT**



IDEA ARCHITECT  
3323 NE 163RD ST.,  
SUITE 200 NORTH MIAMI  
BEACH, FL 33160  
TEL: 305.792.0015

**STRUCTURAL ENGINEERS**



ENGINEERING DESIGN &  
CONSTRUCTION, INC.  
10250 SW VILLAGE PKWY,  
SUITE 201, PORT SAINT LUCIE,  
FL 34987  
TEL: 772.462.2455

**CIVIL/LANDSCAPING**



SARTAIN & ASSOCIATES  
5099 JIMMY BUFFETT MEM  
HWY SUITE 3, VERO BEACH,  
FL 32963  
TEL: 772.234.1133





1 GENERAL SITE INFORMATION

Table with columns: STREET ADDRESS, FOLIO #, SITE AREA. Values: 801 Seaway Dr/Fort Pierce, FL 34949; 2402-312-0001-000-5; 42,286 AC ± 1,845,234.16 - SF (BASED ON LAND SURVEY)

Table with columns: ZONING DESIGNATION, ALLOWED / REQUIRED, PROVIDED. Includes zoning codes like C-6 TOURIST COMMERCIAL and R-6 HIGH DENSITY RESIDENTIAL PD.

2 ZONING REGULATIONS AND AREA REQUIREMENTS

Table with columns: LOT SIZE, ALLOWED / REQUIRED, PROVIDED. Includes lot area, width, and depth requirements.

Table with columns: DENSITY, ALLOWED / REQUIRED, PROVIDED. Includes density gross and net calculations.

Table with columns: YARDS, ALLOWED / REQUIRED, PROVIDED. Includes front, side, and rear yard requirements.

Table with columns: PROJECTIONS, ALLOWED / REQUIRED, PROVIDED. Includes projection height and distance requirements.

Table with columns: LOT COVERAGE, ALLOWED / REQUIRED, PROVIDED. Includes maximum lot coverage percentage.

Table with columns: BUILDING HEIGHT, ALLOWED / REQUIRED, PROVIDED. Includes maximum building height.

Table with columns: OPEN SPACE REQUIREMENT, ALLOWED / REQUIRED, PROVIDED. Includes open space percentage and area requirements.

3 PARKING AND LOADING REQUIREMENTS

Table with columns: PARKING SPACE DIMENSIONS, ALLOWED / REQUIRED, PROVIDED. Includes standard, ADA, and motorcycle parking requirements.

Table with columns: PARKING COMBINED AISLE & STALL WIDTH, ALLOWED / REQUIRED, PROVIDED. Includes aisle and stall width requirements.

Table with columns: MINIMUM DRIVEWAY WIDTH, ALLOWED / REQUIRED, PROVIDED. Includes driveway width requirements.

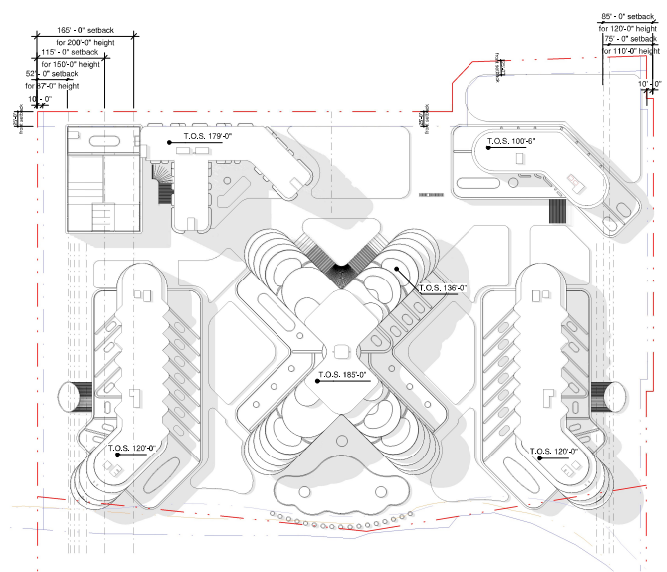
Table with columns: NUMBER OF REQUIRED PARKING SPACES, ALLOWED / REQUIRED, PROVIDED. Includes vehicle, restaurant, and motorcycle parking calculations.

Table with columns: NUMBER OF REQUIRED ADA PARKING SPACES, ALLOWED / REQUIRED, PROVIDED. Includes ADA parking requirements.

Table with columns: NUMBER OF REQUIRED BICYCLE PARKING SPACES, ALLOWED / REQUIRED, PROVIDED. Includes bicycle parking requirements.

Table with columns: LOADING BERTH DIMENSIONS, ALLOWED / REQUIRED, PROVIDED. Includes loading berth size requirements.

Table with columns: NUMBER OF REQUIRED LOADING SPACES, ALLOWED / REQUIRED, PROVIDED. Includes loading space requirements for various building types.



SITE PLAN - R5 AREA SETBACKS SCALE: 1" = 100'-0"

idea Architect logo and contact information for Stephanie L'Ecuyer.

Professional Engineer seal for Stephanie L'Ecuyer, State of Florida, License No. 12458.

Table for Site Plan Approval with columns: #, Date, Description.

SITE PLAN APPROVAL Not for construction

Professional stamps for IDEA Architects and SARTAIN & ASSOCIATES.

Fort Pierce Marina Site logo and address: 801 SEAWAY DR, FORT PIERCE, FL 34949.

ZONING ANALYSIS table with columns: Drawn, Verified, Approved, Project Manager, Date, Title, Scale, Date.









