



THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 40 EAST, OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA, LESS THE WEST 40 FEET THEREOF.

CONTAINING 207,289 SQUARE FEET OR 4.750 ACRES, MORE OR LESS.

CONTAINING 237,289 SQUARE FEET OR 4.752 ACRES, MORE OR LESS.

	OVERALL PROPERTY LINE
	PROPOSED BUILDING
	PROPOSED CURB AND GUTTER
	PROPOSED PARKING SPACES
	PROPOSED DRY DETENTION TOP OF BASIN
	PROPOSED DRY DETENTION BOTTOM
	BUILDING SETBACK LINE
	LANDSCAPE BUFFER
	ROADWAY CENTERLINE
	PROPOSED CONCRETE SIDEWALK
	PROPOSED ASPHALT
	PROPOSED STABILIZED TURF PARKING

ZONING	SINGLE FAMILY LOW DENSITY (R-1)
FUTURE LAND USE	LOW DENSITY RESIDENTIAL (RL)
PCN	2428-232-0001-000-0
EXISTING USE	VACANT COMM

TOTAL SITE	207,289 SF	4.759 AC	100.00%
DRY DETENTION AREA	29,898 SF	0.69 AC	14.53%

TOTAL PROPOSED BLDG. COVERAGE 5,520 SF 0.13 AC 2.67%

MAX. BLDG. COVERAGE 25%		
BUILDING SETBACKS	<u>REQUIRED</u>	<u>PROVIDED</u>
FRONT (W)	25' MIN.	76.04'
SIDE (N/S)	7' MIN.	81.07'
REAR (E)	20' MIN.	488.64'

PARKING SPACES REQUIRED: 1 PER 3 SEATS (FIXED SEATING)
OCCUPANCY LOAD: NOT TO EXCEED 300 (FIXED SEATING)
TOTAL PARKING SPACES REQUIRED: 300 SEATS * 1/3 SPACES PER A SEAT = 100 SPACES

TOTAL PARKING SPACES PROVIDED:	111 SPACES
ASPHALT SPACES:	53 SPACES (INCLUDES 5 ACCESSIBLE SPACES)
STABILIZED TURF SPACES:	58 SPACES

THE DEVELOPMENT ADHERES TO THE STANDARDS SPECIFIED IN
THE CITY OF FORT PIERCE CODE OF ORDINANCES SECTIONS 119 AND 125.


$$1'' = 30$$


THIS CONCEPTUAL PLAN IS INTENDED FOR DESIGN PURPOSES ONLY AND MAY OR MAY NOT COMPLY WITH ALL COUNTY LAND DEVELOPMENT REGULATIONS. THIS INSTRUMENT MAY NOT BE UTILIZED FOR ANY OTHER PURPOSE OR BY OTHERS THAN INTENDED WITHOUT EXPRESS WRITTEN CONSENT FROM REDTAIL DG.

IGLESIA BIBLICA CHURCH
3240 S. 25TH STREET
SITE PLAN

SITE PLAN

CITY OF FT. PIERCE

FLORIDA

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DATE	3/24/2026
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