

### Location Map



### Site Data

Total Gross Site Area	1.26 Ac. / 54,958 sf
Site Address	1415 S. 25th Street
Zoning District	C-1 (Office Commercial)
Future Land Use	OP (Office-Professional & Business Services)
Parcel Control Number	2417-144-0001-010-9 2417-144-0013-000-3
Existing Use	Vacant
Proposed Use	Retail & Medical Office

Maximum Permitted Building Height	65'
Proposed Building Height	2-Stories / 36' (Top of Pitched Roof)
Maximum Permitted FAR	1.0
Proposed FAR	0.2

### Building Data

2-Story Mixed Use Building	
1st Floor: Retail	4,938 sf
2nd Floor: Medical Office	4,938 sf
<b>Total Gross Floor Area</b>	<b>9,876 sf</b>

### Building Setback Requirements

Front Yard Building Setback:	(from S. 25th Street)	25' Min.
Side Yard Building Setback:	(from North & South Property Boundary)	15' Min.
Rear Yard Building Setback:	(from S. 26th Street)	15' Min.

### Site Calculations

	Acres	SF	%
Total Gross Site Area	1.26 Ac.	54,958 sf	100%
Total Impervious Area	0.76 Ac.	33,331 sf	60%
Building Coverage	0.11 Ac.	4,938 sf	9%
Vehicular Use Area	0.56 Ac.	23,987 sf	44%
Sidewalks, Other Pavement & Pads	0.09 Ac.	4,406 sf	7%
Total Pervious Area	0.50 Ac.	21,627 sf	40%
Dry Retention Area	0.15 Ac.	6,660 sf	12%
Open Space / Landscape Area	0.35 Ac.	14,967 sf	28%

### Parking Data

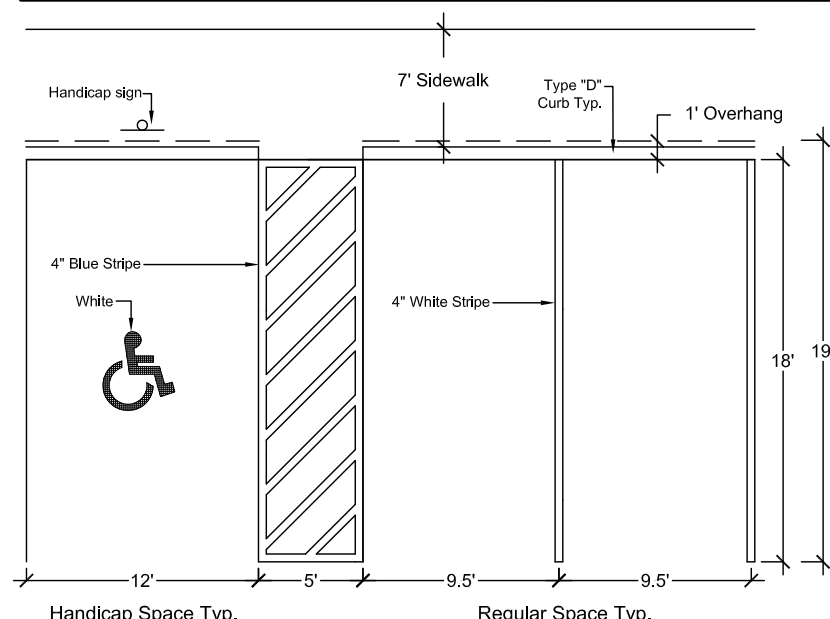
	Required	Provided
<b>Retail (1st Floor): 4938 sf</b>		
Retail Less than 50,000 sf		
1 Space per 200 sf (4,938 sf / 200 sf)	25 Spaces	26 Spaces
<b>Medical Office (2nd Floor): 4938 sf</b>		
Medical Office		
1 Space per 200 sf (4,938 sf / 200 sf)	25 Spaces	26 Spaces
<b>Total Parking:</b>	<b>50 Spaces</b>	<b>52 Spaces</b>

\*(The total provided 52 parking spaces includes handicap spaces)

<b>Handicap Parking</b>	<b>Required</b>	<b>Provided</b>
(Total Required Parking Spaces Between 25 - 50)	2 Spaces	3 Spaces
<b>Bicycle Parking Requirement</b>	<b>Required</b>	<b>Provided</b>
1 space per 10 Required Parking Spaces	5 Spaces	6 Spaces (1 Bike Rack w/ 6 Bike Capacity)
<b>Loading Requirement</b>	<b>Required</b>	<b>Provided</b>
1 loading space (12' x 35')	1 Space	1 Space

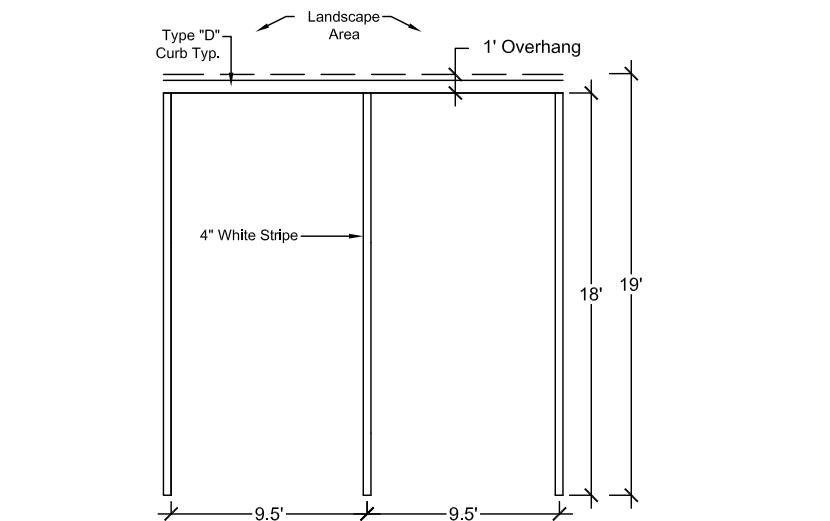
### Parking Space Details

Scale: N.T.S.



Handicap Space Typ.

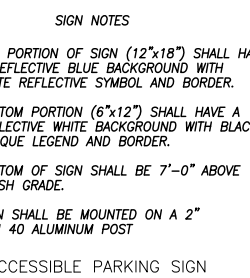
Regular Space Typ.



Regular Space Typ.

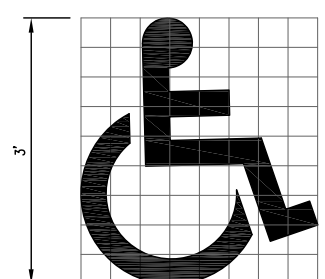
Parking Detail Adjacent to Perimeter Landscape

Scale: N.T.S.



Sign Notes:  
1. TOP PORTION OF SIGN (12"x18") SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.  
2. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK SPINCE LEGEND AND BORDER.  
3. BOTTOM OF SIGN SHALL BE 7'-0" ABOVE FRESH GRADE.  
4. SIGN SHALL BE MOUNTED ON A 2" SCH 40 ALUMINUM POST.

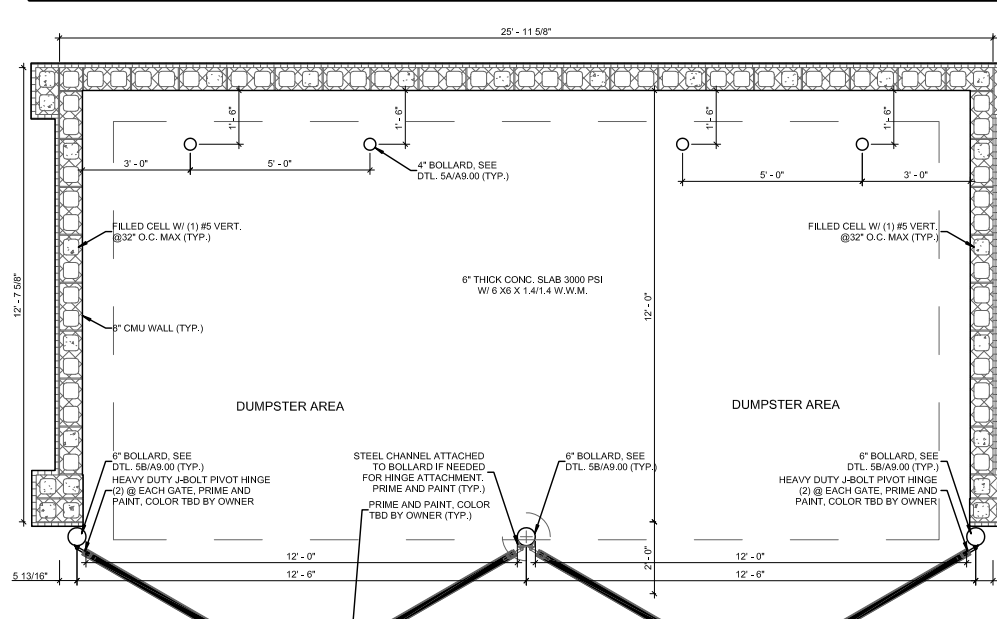
ACCESSIBLE PARKING SIGN



UNIVERSAL SYMBOL OF ACCESSIBILITY

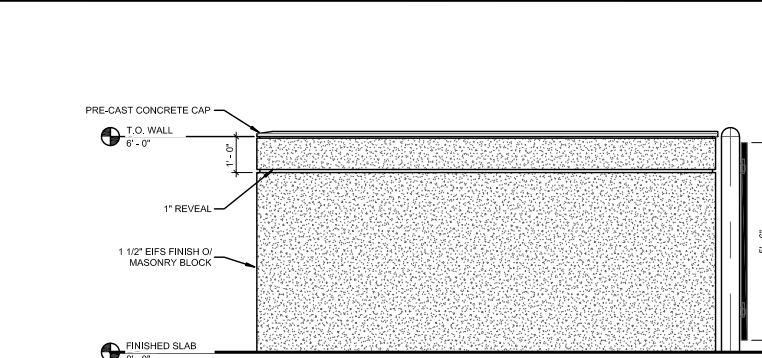
### Double Dumpster Enclosure Detail

Scale: N.T.S.



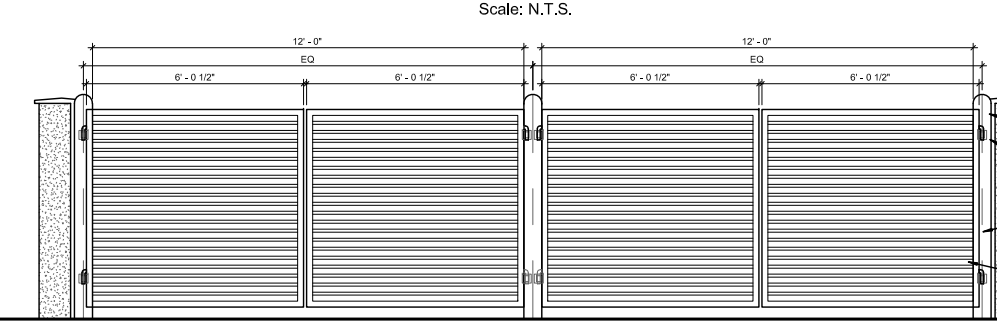
Plan View

Scale: N.T.S.



Side Elevation

Scale: N.T.S.



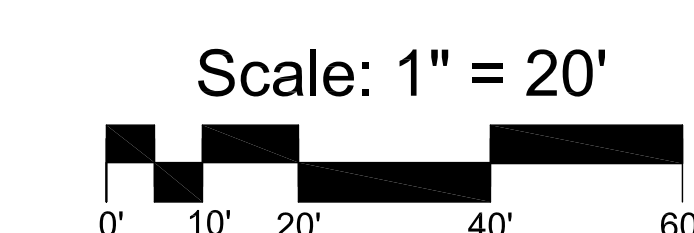
Front Elevation

Scale: N.T.S.

### Legal Description

Parcel 1:  
THE NORTH 130 FEET OF THE SOUTH 360 FEET OF THE EAST 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS THE EAST 35 FEET AND LESS THE WEST 25 FEET AND LANDS SITUATED IN ST. LUCIE COUNTY, FLORIDA.

Parcel 2:  
THE NORTH 80 FEET OF THE SOUTH 448 FEET OF THE E 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS THE EAST 35 FEET AND LESS THE WEST 25 FEET, SAID LANDS SITUATED IN ST. LUCIE COUNTY, FLORIDA.



Scale: 1" = 20'



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# 25th Street Mixed Use Development

## City of Fort Pierce Site Plan

Florida

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