

LEGAL DESCRIPTION

ALL THAT PART OF BLOCK E, COLLIER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 85A AND FORMERLY RECORDED IN PLAT BOOK 4, PAGE 85 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY AND LESS AND EXCEPTING ALL ROAD RIGHTS OF WAY AND EASEMENTS: BEGINNING (1) AT THE INTERSECTION OF THE WEST LINE OF BLOCK E, COLLIER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 85A AND FORMERLY RECORDED IN PLAT BOOK 4, PAGE 85 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND THE NORTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD, SAID RIGHT OF WAY BEING 30 FEET DISTANT FROM THE CENTERLINE OF OKEECHOBEE ROAD AS MEASURED AT RIGHT ANGLES THERETO; RUN THENCE NORTH ALONG THE WEST LINE OF SAID BLOCK E OF COLLIER'S SUBDIVISION, 107 FEET; THENCE EAST 23.8 FEET; THENCE SOUTH 40° 30' EAST 194.7 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD; THENCE SOUTH 40° 30' WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD, 118 FEET TO THE POINT OF BEGINNING.

AND ALSO:

ALL THAT PART OF BLOCK E, COLLIER'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 85A AND FORMERLY RECORDED IN PLAT BOOK 4, PAGE 85 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LINES EAST OF AND ADJACENT TO THE EAST LINE OF BLOCK E OF SAID COLLIER'S SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING (2) AT A POINT WHERE THE EAST LINE OF BLOCK E OF SAID COLLIER'S SUBDIVISION INTERSECTS THE NORTH RIGHT OF WAY LINE OF OKEECHOBEE ROAD, RUN NORTHERLY ALONG SAID EAST LINE OF SAID BLOCK E, 48.8 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID BLOCK E, THEN RUN EAST 54.2 FEET, MORE OR LESS, TO THE EAST LINE OF BLOCK F, THEN RUN SOUTHERLY ON THE EAST LINE OF SAID BLOCK F, 453 FEET, MORE OR LESS, TO THE NORTH RIGHT OF WAY LINE OF OKEECHOBEE ROAD, THEN RUN SOUTHWESTERLY ALONG SAID NORTH RIGHT OF WAY LINE OF SAID BLOCK F, 47 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, LESS AND EXCEPT ALL ROAD RIGHTS OF WAY AND EASEMENTS.

CONTAINING 96,421 SQUARE FEET OR 2.29 ACRES, MORE OR LESS.

LEGEND

- OVERALL PROPERTY LINE
- LANDSCAPE BUFFER LINE
- PROPOSED STORMWATER
- PROPOSED BUILDING
- PROPOSED CURB AND GUTTER
- PROPOSED PARKING SPACES
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CRUSHED ROCK OR MILLINGS

SITE DATA

ZONING: GENERAL COMMERCIAL (C-3)

FUTURE LAND USE: GENERAL COMMERCIAL (GC)

PCN: 2417-504-0036-000-4

EXISTING USE: COMMERCIAL

SITE AREAS

TOTAL SITE	96,421 SF	2.26 AC	100.00%
IMPERVIOUS AREA	49,159 SF	1.13 AC	(50.00%)
BUILDINGS	11,190 SF	0.26 AC	
OUTDOOR STORAGE	20,336 SF	0.47 AC	
PAVEMENT	14,887 SF	0.34 AC	
SIDEWALK	2,746 SF	0.06 AC	
PERVIOUS AREA	49,262 SF	1.13 AC	(50.00%)
OPEN SPACE	49,262 SF	1.13 AC	
STORMWATER AREA	21,466 SF	0.49 AC	21.68%

BUILDING DATA

PROPOSED BUILDING	4,750 SF
EXISTING BUILDINGS	6,440 SF
TOTAL BLDG. COVERAGE	11,190 SF
TOTAL BLDG. COVERAGE	11,190 SF 0.26 AC 11.50%
MAX. BLDG. COVERAGE	60%
BUILDING HEIGHT	ALLOWED 65' PROVIDED 20'
BUILDING SETBACKS	REQUIRED PROVIDED
FRONT (S)	25' MIN. 135'
SIDE (E/W)	10' MIN. 10' / 141'
REAR (N)	15' MIN. 122'

PARKING DATA

TOTAL PARKING REQUIRED: 19 SPACES
1 SPACE PER 600 SQFT

TOTAL EXISTING PARKING PROVIDED: 25 SPACES
(INCLUDES 2 ACCESSIBLE SPACE)



DESIGNED BY: [blank]

DRAWN BY: [blank]

ROT/SIT DWG: [blank]

FILE NAME: [blank]

SIT: [blank]

LAYOUT: [blank]

SCALE: 1" = 20'

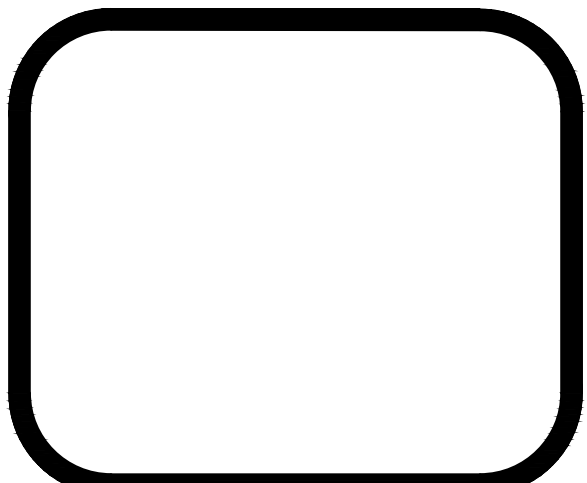
DATE: 9/27/2028

REVISION COMMENTS

DATE

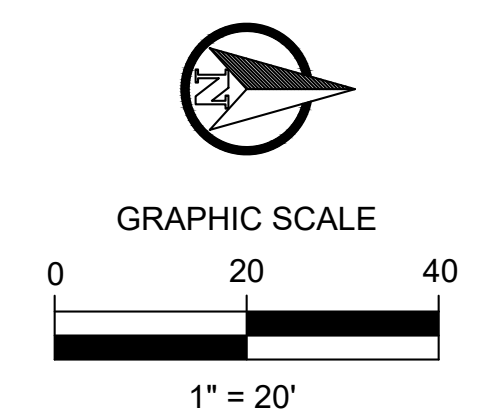
THE PORCH FACTORY
2904 OKEECHOBEE RD.
SITE PLAN IMPROVEMENTS

CITY OF FT. PIERCE
FLORIDA



XX-XXX

1 OF 2



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, D.C.

