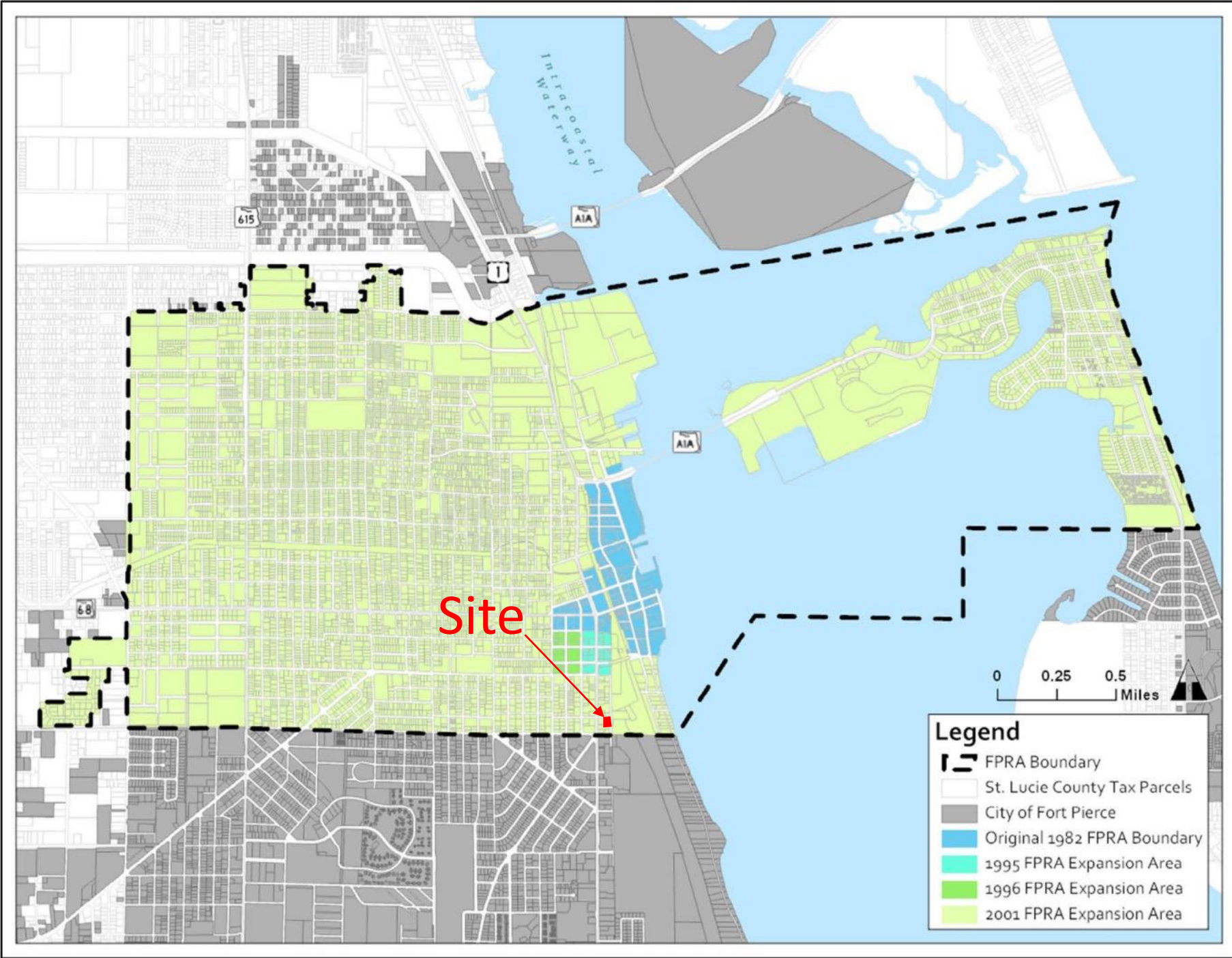


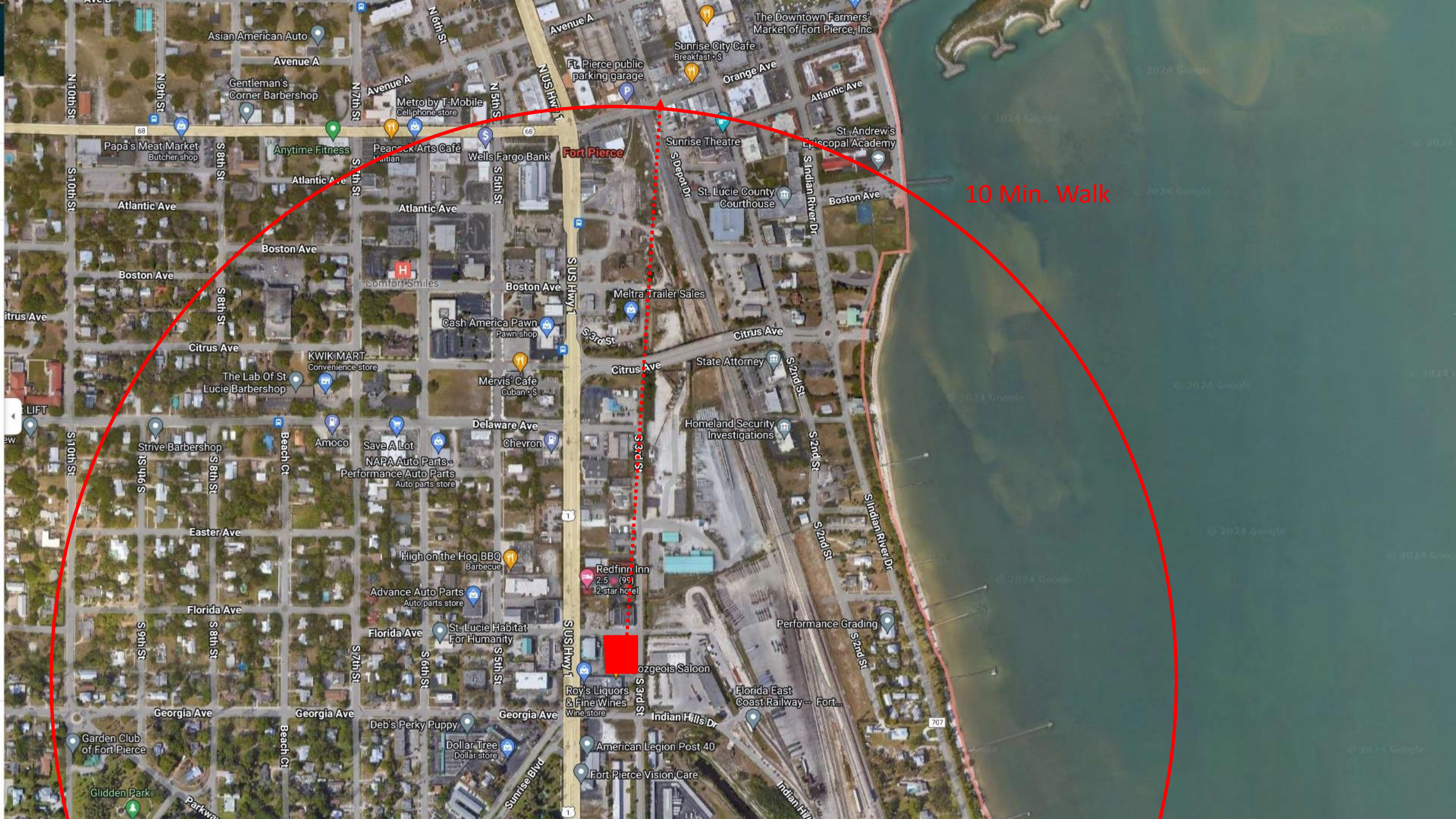
Fort Pierce Flex Space

A CRA Infill Project

PLANNING BOARD

04.08.2024





10 Min. Walk

Fort Pierce

Redfinn Inn
2.5 (90)
2-star hotel

Roy's Liquors
& Fine Wines
Wine store

American Legion Post 40

Fort Pierce Vision Care

ozgeois Saloon

Indian Hills Dr

Florida East Coast Railway -- Fort...

707

Indian Hill

S 3rd St

SUSH Hwy 1

S 2nd St

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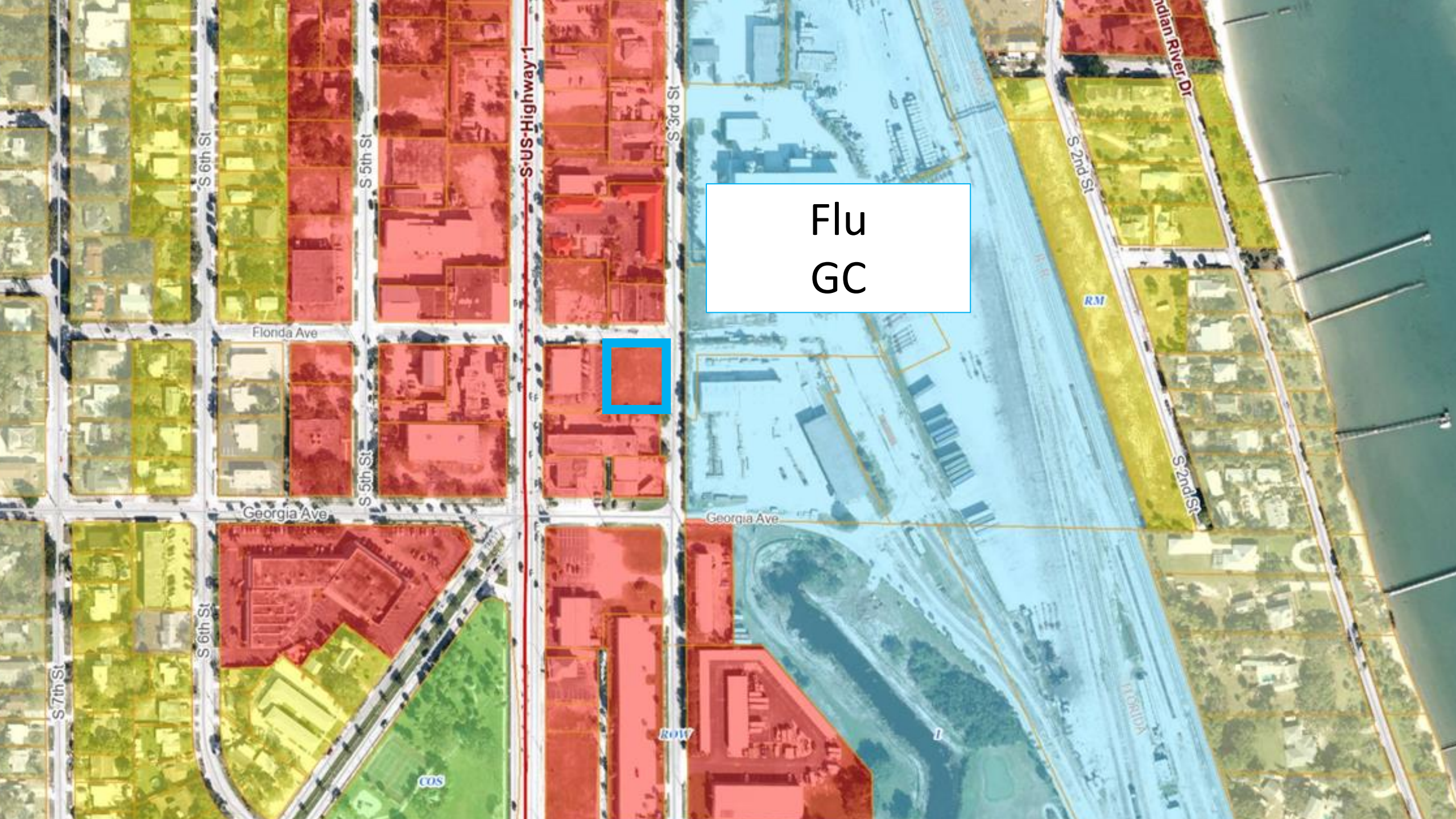
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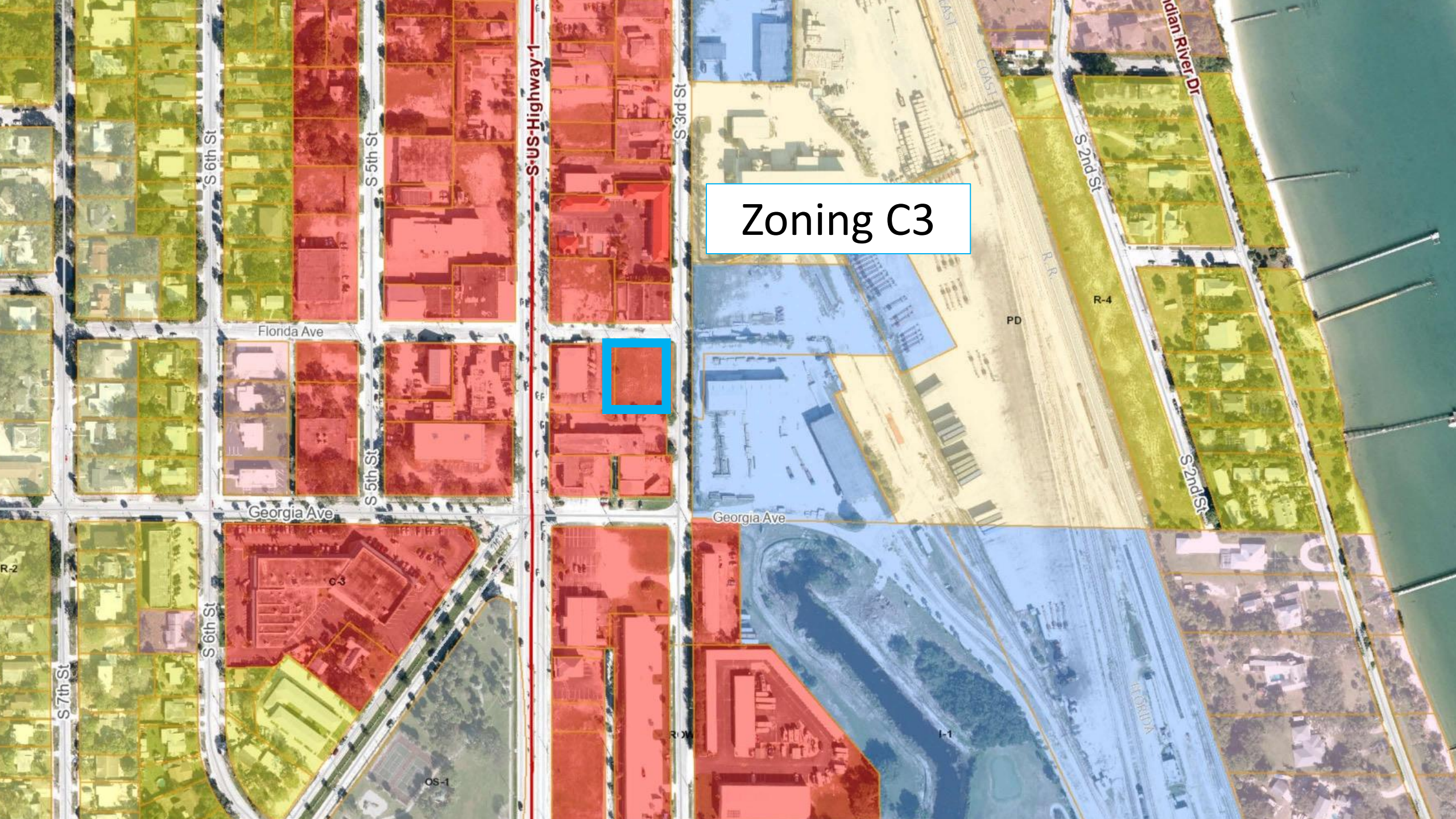
S 282nd St

S 283rd



Flu
GC





Zoning C3



Site Data:

Parcel ID:	2410-711-0041-000-7
Existing Land Use:	Commercial
Existing Zoning:	C3
District:	CRA
Site Area:	16,617 sf (0.38 ac)
Building Size:	7,040 sf (Warehouse)
Parking Required:	12 spaces
Parking Provided:	8 spaces
ADA Parking Required:	1 space
ADA Parking Provided:	1 space
Penious Area:	1,743 sf (10.5%)
Impervious Area:	14,874 sf (89.5%)

Project Address:

PARCEL ID: 2410-711-0041-000-7, ADDRESS: 301 FLORENCE, FORT PIERCE, FL 34920

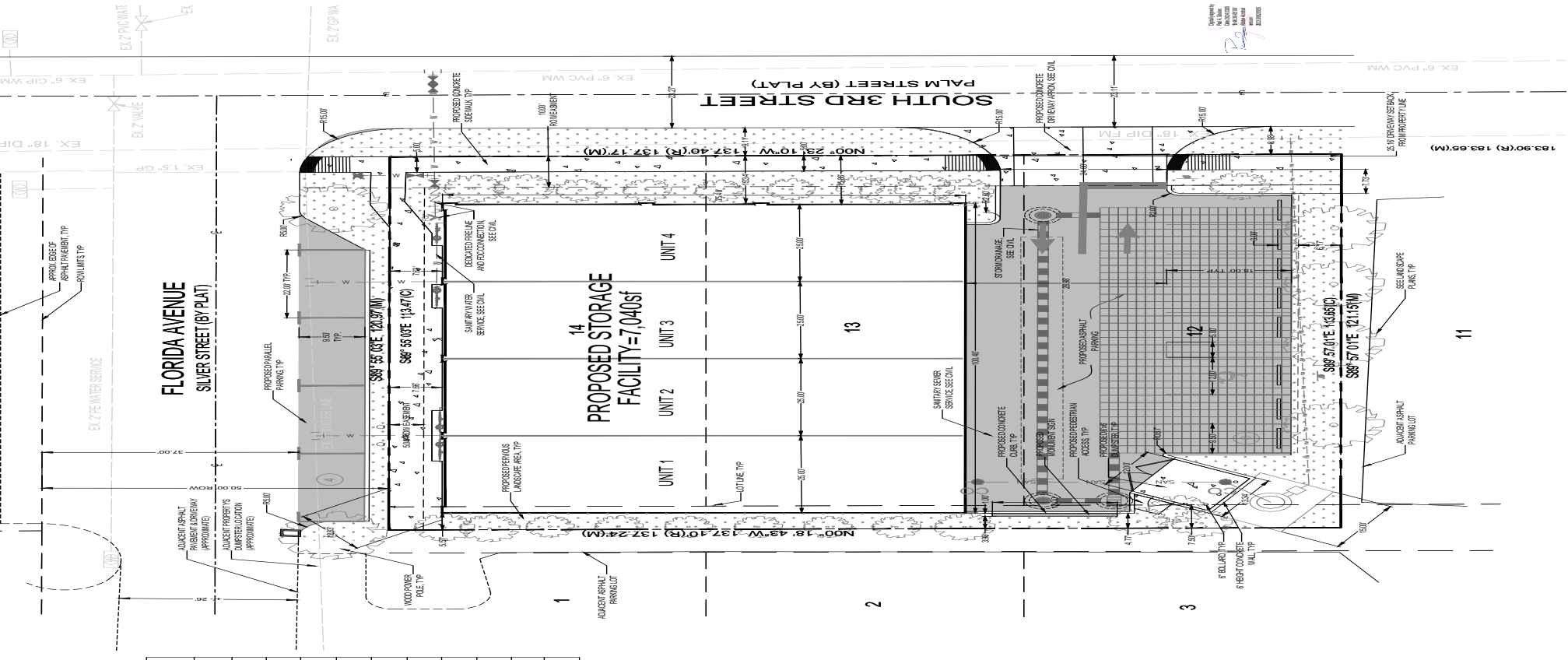
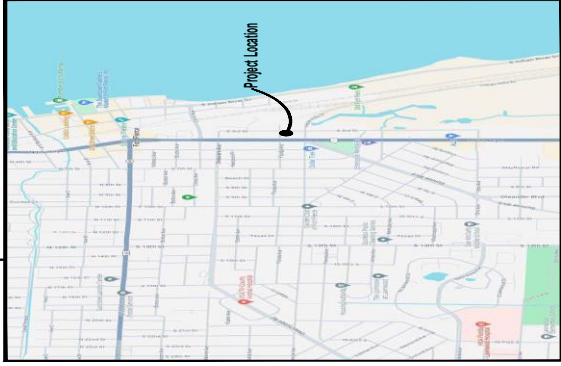
Legal Description:

BLVD LOT 15 SDBL LOTS 9, 13 AND 14 AND 10 OF VACALLEY ADJACENT MAP 2410F.

Notes:

1. All construction shall comply with the City of Fort Pierce Code of Ordinances Sections 118 and 115.
2. All landscaping installed within the limits of the Fort Pierce Avenue Right-of-Way shall be maintained by the developer in accordance with an executed Landscape Memorandum of Agreement.

Location Map:

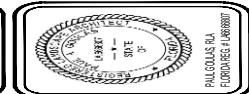


Project Name: Landscape Architect: LANDSCAPE ARCHITECTURAL SERVICES, LLC
 Project Manager: Brian White (Owner)
 Project Designer: TRISHA LIPKOWSKI (Landscape Architect)
 Project Engineer: JESSICA L. BROWN (Professional Engineer)
 Project Date: 08/12/2024
 Project Location: 301 FLORENCE, FORT PIERCE, FL 34920

Owner: DDA Realty Group, LLC
 1400 W. US HWY 1, SUITE 100
 FORT PIERCE, FL 34920

Fort Pierce Commercial
 301 Florence Ave., Fort Pierce, FL 34950
Site Plan

Date	By	Revisions
08/12/24	BW	Initial
11/07/23	BW	Revised #1
01/24/24	BW	Revised #2
03/05/24	BW	Revised #3



Drawn By: BW
 Checked By: PC
 Number of Pages: 1
 Scale: AS SHOWN

PROJECT: 2410-711-0041-000-7
 SHEET: 1 OF 10
 DATE: 08/12/24

SP-1

Site Data:

Parcel ID:	2410-711-0041-000-7
Existing Land Use:	Commercial
Existing Zoning:	C3
District:	CRA
Site Area:	16.617 sf (0.38 ac)
Building Size:	7,040 sf (Warehouse)
Parking Required:	12 spaces
Parking Provided:	8 spaces
ADA Parking Required:	1 space
ADA Parking Provided:	1 space
Penious Area:	1,743 sf (10.5%)
Impervious Area:	14,874 sf (89.5%)

Project Address:

PARCEL ID: 2410-711-0041-000-7, ADDRESS: 301 FLORIANA, FORT PIERCE, FL 34920

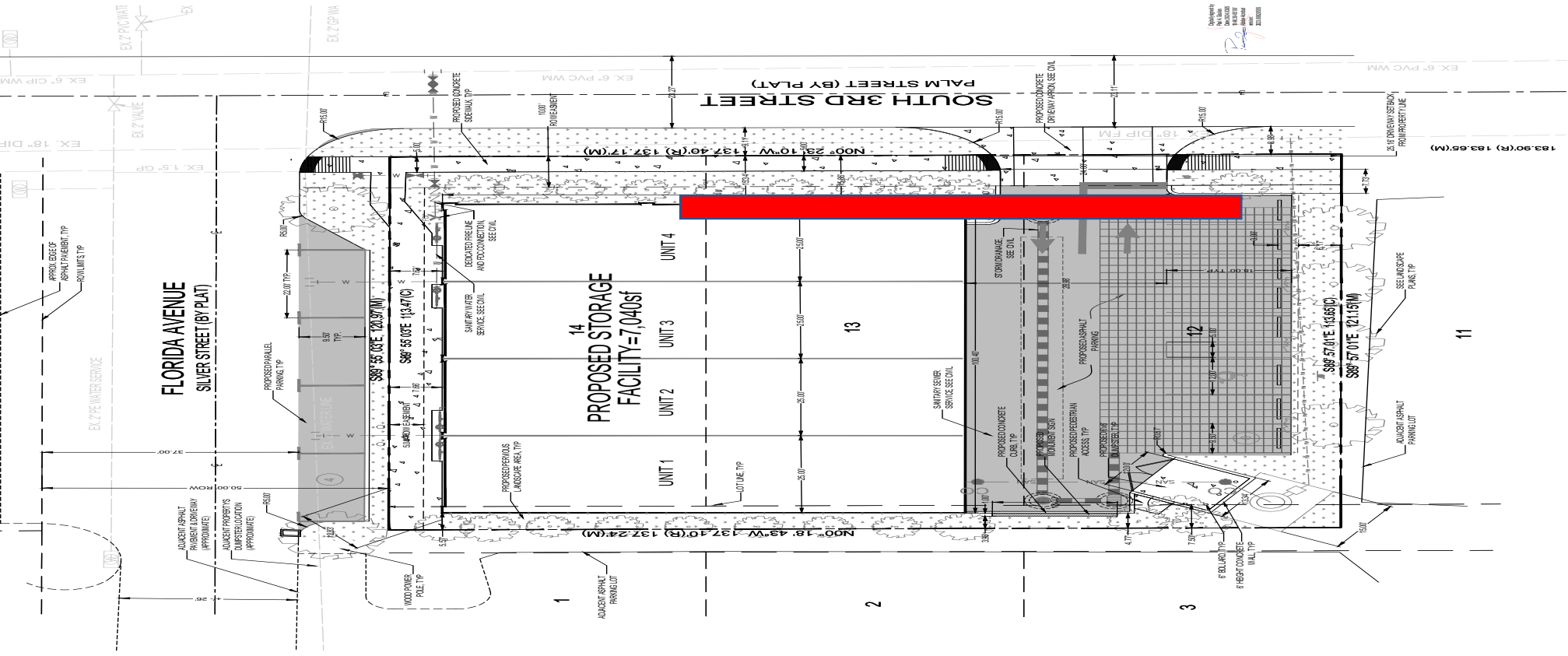
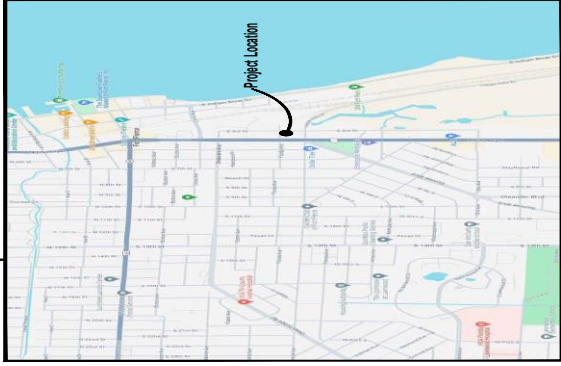
Legal Description:

BLVD LOT 15 SDBL LOTS 9, 13 AND 14 AND 10 OF VACULEY ADJACENT MAP 2410F.

Notes:

1. All construction shall comply with the City of Fort Pierce Code of Ordinances Sections 118 and 115.
2. All landscaping installed within the limits of the Florida Avenue right-of-way shall be maintained by the developer in accordance with an executed landscape Memorandum of Agreement.

Location Map:

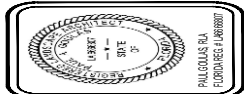


Project Name: Landscape Architect: LANDSCAPE ARCHITECTURAL SERVICES, LLC
 Project Manager: Brian White (Owner)
 Project Designer: TRISHA BISHOP (Landscape Architect)
 Project Engineer: JESSICA L. BISHOP (Professional Engineer)
 Project Date: 08/12/2024
 Project Location: 301 FLORIANA, FORT PIERCE, FL 34920

Owner: CDA Realty Group, LLC
 1400 W. US HWY 1, SUITE 100
 FORT PIERCE, FL 34950

Fort Pierce Commercial Site Plan
 301 Florida Ave., Fort Pierce, FL 34950

Reference	Date	By	Revised
1	08/12/24	BW	Initial
2	11/07/23	BW	Revised
3	01/24/24	BW	Revised
4	03/05/24	BW	Revised



Drawn By: BW
 Checked By: PC
 Number of Pages: 1
 Scale: AS SHOWN

NORTH

SCALE: 1"=10'
 0 5 10 20

SP-1

LANDSCAPE DATA:

TREE REQUIREMENTS

- NORTH PERIMETER LANDSCAPE STRIP (ABUTTING ROW) = 201' E x 10' WIDE
- 120 S.F. DIV. BY 201 = 4 TREES REQUIRED
- EAST PERIMETER LANDSCAPE STRIP (ABUTTING ROW) = 111' E x 10' WIDE
- 1110 S.F. DIV. BY 201 = 6 TREES REQUIRED
- SOUTH PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTY) = 121' E x 10' WIDE
- 120 S.F. DIV. BY 201 = 6 TREES REQUIRED
- WEST PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTY) = 581' E x 10' WIDE
- 5810 S.F. DIV. BY 200 = 3 TREES REQUIRED

- INTERIOR RECREATION USE AREAS = 5203 S.F.
- 5203/15 = 347 S.F. REQUIRED PLANTING AREA
- 4 INTERIOR TREES REQUIRED

TOTAL TREES REQUIRED: 21 TREES

***TOTAL TREES PROVIDED: 21 TREES**

SHRUB REQUIREMENTS

- NORTH PERIMETER LANDSCAPE STRIP (ABUTTING ROW) = 201' E
- 120 DIV. BY 3 = 40 SHRUBS REQUIRED
- EAST PERIMETER LANDSCAPE STRIP (ABUTTING ROW) = 111' E
- 111 DIV. BY 3 = 37 SHRUBS REQUIRED
- SOUTH PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTY) = 121' E
- 121 DIV. BY 3 = 41 SHRUBS REQUIRED
- WEST PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTY) = 581' E
- 581 DIV. BY 3 = 193 SHRUBS REQUIRED

TOTAL SHRUBS REQUIRED: 137 SHRUBS

***TOTAL SHRUBS PROVIDED: 143 SHRUBS**

*TOTAL TREES & SHRUBS PROVIDED LOCATED THROUGHOUT THE SITE & IN ROW TO MEET MINIMUM REQUIREMENTS

General Landscape Notes:

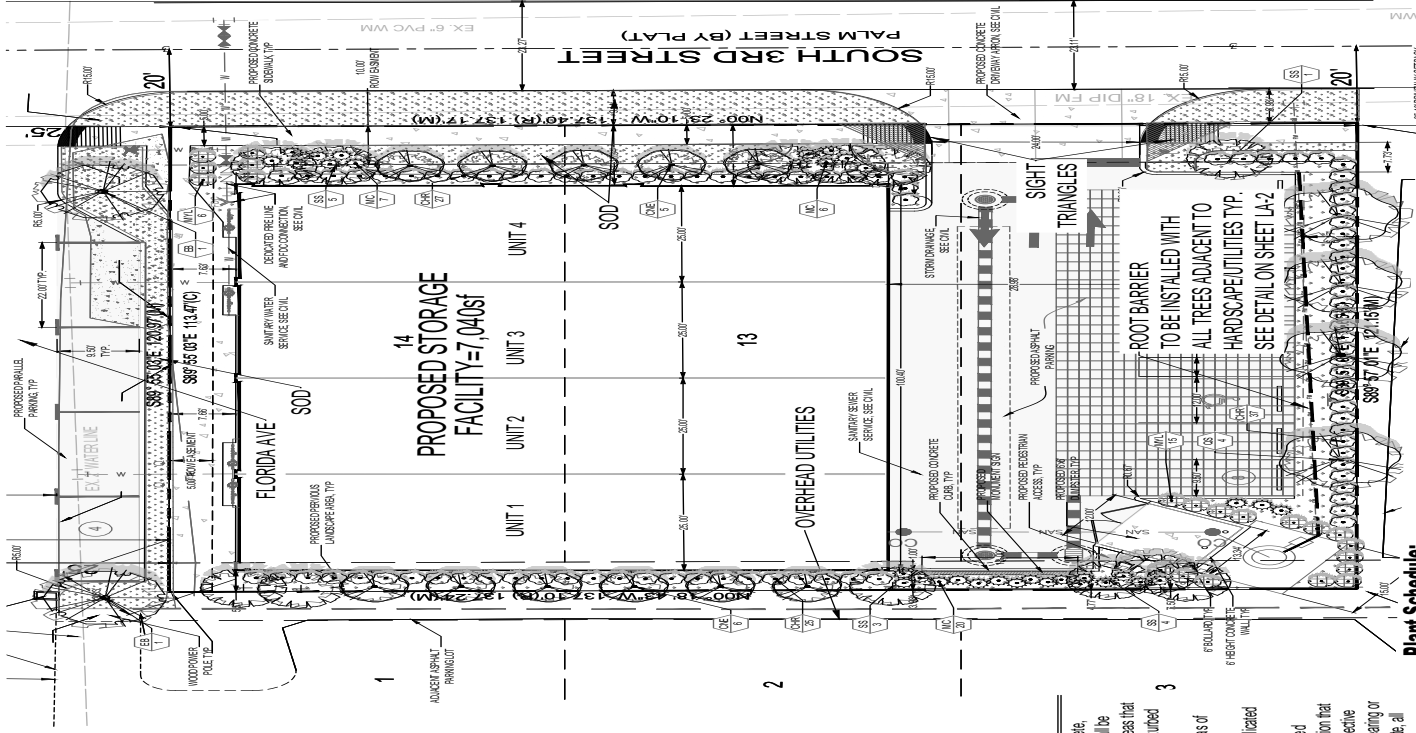
- All plants shall conform to established nursery grades and standards, to be Florida No. 1 or better, and shall be free of disease and insects at the time of installation.
- Trees shall be a minimum of twelve (12) feet in height and have a caliper of two and one-half (2 1/2) inches at four and one-half (4 1/2) feet above the ground when installed.
- All Category 1 exotic plant species will be eradicated from the site.
- Conspicuous, durable benchmarks will be erected around each individual tree or areas of vegetation that are to be preserved. In the event that any protective benchmarks are removed or altered and/or clearing or construction work is being conducted on the site, all work at the site will be stopped until the benchmarks are restored and any necessary corrective actions taken to repair or replace any vegetation removed or damaged as a result of these encroachments.
- Groundcovers, other than grass, shall be planted in a manner as to present a finished appearance and reasonably complete coverage within four (4) months after planting.
- Turf grass shall be installed using sod and shall be either Bahia or St. Augustine sod.
- All landscape areas other than sod will be provided a mulch cover of at least three (3) inches. Cypress mulch shall not be used.
- All landscaping installed within the limits of the Florida Avenue right-of-way shall be maintained by the developer in accordance with an executed Landscape Memorandum of Agreement.
- All existing native vegetation bound on the site and is not in direct conflict with the proposed buildings or parking areas shall be left undisturbed. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material, will be placed around the staked out locations of existing native vegetation.

DRAWING INDEX:

- LA-1: LANDSCAPE PLAN, LANDSCAPE DATA, & PLANT SCHEDULE
- LA-2: LANDSCAPE DETAILS & SPECIFICATIONS



**Know what's behind.
Call before you dig.**



Plant Schedule:

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	DBH
	OE	11	Conocarpus strictus	Star Buttonwood	45G	12' HT	6' W	STD. 4CT SP	Native	2.5 DBH
	EB	2	Barringtonia speciosa	Japanese Butterfly Tree	45G	12' HT	5' W	STD. 4CT SP	Non-native	2.5 DBH
	OS	4	Quercus nigra	Southern Live Oak	45G	12' HT	5' W	6 CT SP	Native	2.5 DBH

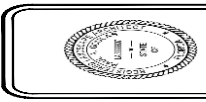
PAVEMENT	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
	SS	12	Sida palmata	Star Palm	FG	10'-18" CT	3.5' x 5.5' SP		Native
	CHR	88	Crysioides coccinea	Red Tip Cockscomb	3G	24" HT	18" W	F	Native
	MC	33	Muhlenbergia capillaris	Pink Muhly Grass	3G	24" HT	18" W	F	Native
	MVL	21	Myciodes baccata	Simpson's Stagger	7G	48" HT	36" W	F	Native

SOILS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
	SOD	780	Paspalum notatum	Bahiá Grass	SOD				Fee of Means and Pass

Professional Seal: LANDSCAPE ARCHITECT, LINDSEY S. SCHMIDT, LLC

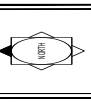
Fort Pierce Commercial Landscape Plan
Florida, Fort Pierce, & 3rd Street

Date	By	Description
8/23/23	PG	Submittal
9/10/23	PG	Revised #1
10/24/23	PG	Revised #2
10/24/23	PG	Revised #3



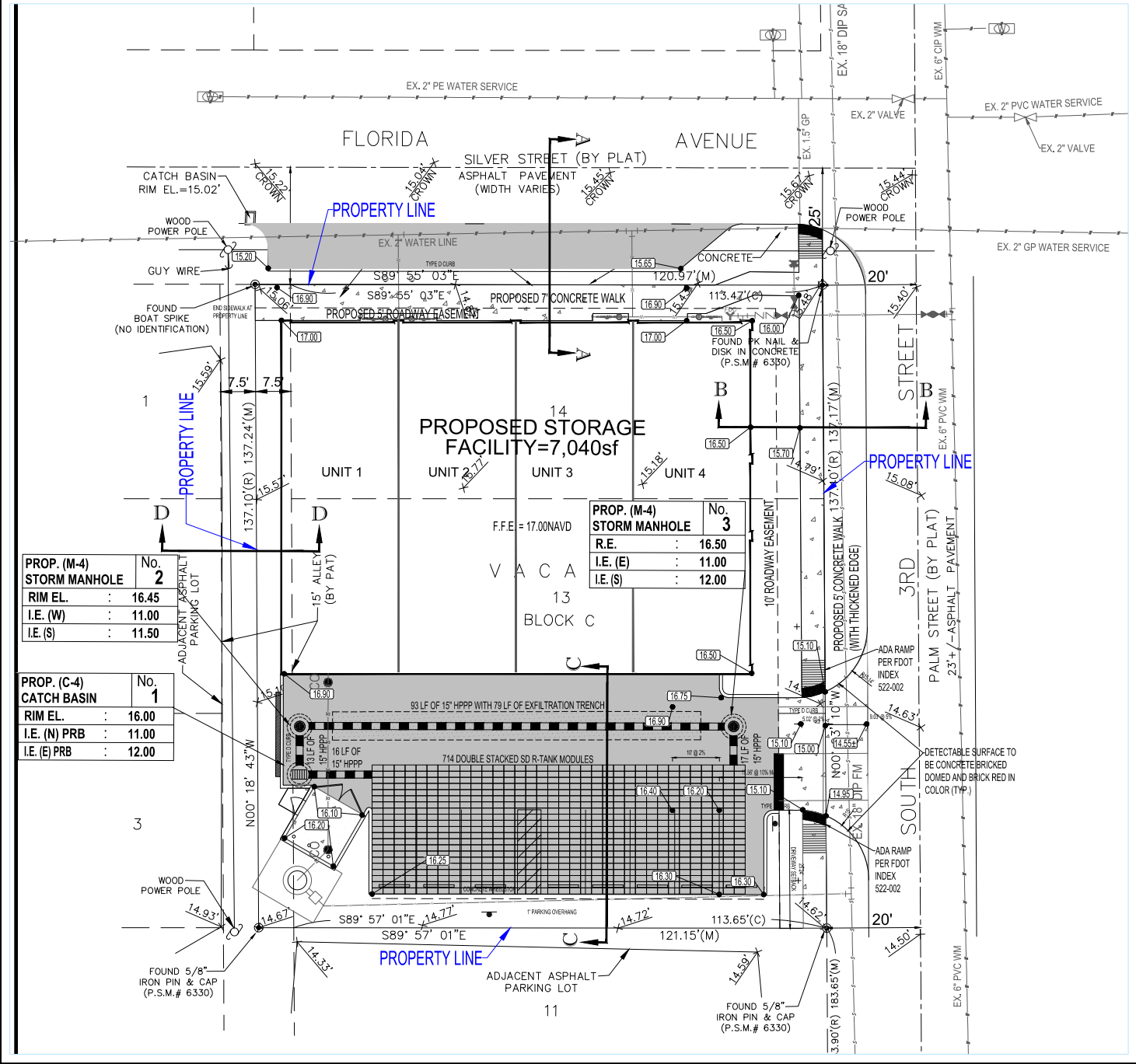
PAUL DOUGLAS R. A.
FLORIDA REG. PROFESSIONAL ENGINEER

Drawn By:	PG
Checked By:	PG
Managed/Printed:	
Scale:	



SHEET 1 OF 10

LA-1



PROP. (M-4) STORM MANHOLE	No. 2
RIM EL. :	16.45
I.E. (W) :	11.00
I.E. (S) :	11.50

PROP. (C-4) CATCH BASIN	No. 1
RIM EL. :	16.00
I.E. (N) PRB :	11.00
I.E. (E) PRB :	12.00


PROP. (M-4) STORM MANHOLE	No. 3
R.E. :	16.50
I.E. (E) :	11.00
I.E. (S) :	12.00

PAVING, GRADING & DRAINAGE LEGEND

EXISTING	TYP. JCAL NOTE TEXT	PROPOSED
---	UNDERGROUND WATER LINE	---
---	STORM SEWER	---
---	SANITARY SEWER MAIN	---
---	SANITARY SEWER LATERAL	---
□	CATCH BASIN	□
○	MANHOLE	○
XXX	GRADE SPOT SHOT	XXX
*	FIRE HYDRANT	*
*	DECORATIVE LIGHTING	*
---	RIGHT OF WAY	---
---	PROPERTY LINE	---
---	UTILITY EASEMENT	---

CONSTRUCTION NOTES:

- CONTRACTOR TO SHUT-OUT AT ALL LOCATIONS OF REMOVAL OF EXISTING CONC. SW. CONC. CURB AND ASPHALT UNLESS OTHERWISE NOTED. ALL BASE AND SUBBASE MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED UNPAVED AREA.
- CONTRACTOR TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.
- CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
- CONTRACTOR TO ENSURE ALL CONSTRUCTION IS IN ACCORDANCE WITH CITY DESIGN STANDARDS.
- CONTRACTOR TO SOO ALL DISTURBED AREAS. SOODING INCLUDES MAINTAINING SLOPE AND SOO UNTIL COMPLETION AND ACCEPTANCE OF THE TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST.
- ALL EXISTING TRAFFIC SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR.
- THESE PLANS REFLECT CONDITIONS KNOWN DURING PLAN DEVELOPMENT. IN THE EVENT THAT ACTUAL PHYSICAL CONDITIONS PREVENT THE APPLICATION OF THESE STANDARDS OR THE PROGRESSION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED AREA.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, STORM DRAINAGE, UTILITIES, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES DUE TO HIS/HER CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
- NOTIFY SUNSHINE STATE ONE CALL (1-800-434-7700) OR (811) PRIOR TO CONSTRUCTION.
- PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS.
- THE CONTRACTOR SHALL NOT ENCROUGH ONTO PRIVATE PROPERTY WITHOUT EASEMENTS NECESSARY FOR COMPLETION OF THE WORK.
- THE EXISTING UNDERGROUND UTILITIES SHOWN ARE PER ABOVE GROUND SURVEY DATA AND UTILITY AS-BUILT DATA. THIS INFORMATION DOES NOT WARRANT EXACT SIZE AND LOCATION OF THE UTILITIES. ALSO, THERE MAY BE ADDITIONAL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION THAT MAY BE AFFECTED. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND PROTECTING EXISTING UTILITIES DURING THE COURSE OF CONSTRUCTION.
- 2.0% MAXIMUM SLOPE ON ADA ACCESS WAYS.
- ALL SIDEWALKS SHOULD HAVE A MAXIMUM CROSS SLOPE OF 2.0%.
- EXISTING COVER MUST BE MAINTAINED ON ALL WATER AND SANITARY LINES.
- EXISTING SEWER MUST REMAIN FREE FROM CONSTRUCTION DEBRIS AND FLOW MUST BE MAINTAINED.
- ANY WORK CONDUCTED IN FOOT ROW TO BE DESIGNED AND CONSTRUCTED USING THE LATEST YEAR STANDARDS AND SPECIFICATIONS.



Jason Matthew Gunther, State of Florida, Professional Engineer, License No. 58529

This form has been electronically signed and sealed by Jason Matthew Gunther, PE on 2/21/2024 using a SHA-1 authentication code.

Printed copies of this document are not considered signed and sealed and the SHA-1 authentication code must be verified on any electronic copies.

ALL ELEVATIONS SHOWN ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83).



THOMAS ENGINEERING GROUP

1700 SUNSHINE BOULEVARD, SUITE 101
 FT. LAUDERDALE, FL 33309
 P: 954-682-7000
 F: 954-682-7002
 WWW.THOMASENGINEERINGGROUP.COM

811 KNOW WHAT'S BELOW
 ALWAYS CALL 811 BEFORE YOU DIG

By Call, 7/16/15, 7/15/16
 www.call811.com

PROJECT NO.: F230018
 DRAWN BY: JMG
 CHECKED BY: DBL
 DATE: 08.24.2023
 CADD: F230018-010 PLANS

301 FLORIDA AVENUE FLEX SPACE

FOR
DDA REALTY GROUP

301 FLORIDA AVENUE
 CITY OF FORT PIERCE
 FLORIDA

THOMAS ENGINEERING GROUP

840 SE Osceola St.
 Stuart, FL 34904
 PH: (772) 884-1338
 www.ThomasEngineeringGroup.com

JASON M. GUNTHER
 No. 58529
 PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 LICENSE NO. 58529

SHEET TITLE:
PAVING, GRADING AND DRAINAGE PLAN

SHEET NUMBER:
C-04



Y'S AUTOMOTIVE
MACHINE SHOP

Florida Ave





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Florida Ave









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FOR SALE
Paint House
772-216-4873
5,300 SQ FT
17 SPACE PARKING

PAINT HOUSE

RENTAL SUPPLY

PARTS & SERVICE

PAINT & EQUIPMENT

SALES & SERVICE



