

St. Lucie Commerce Center

Planned Development

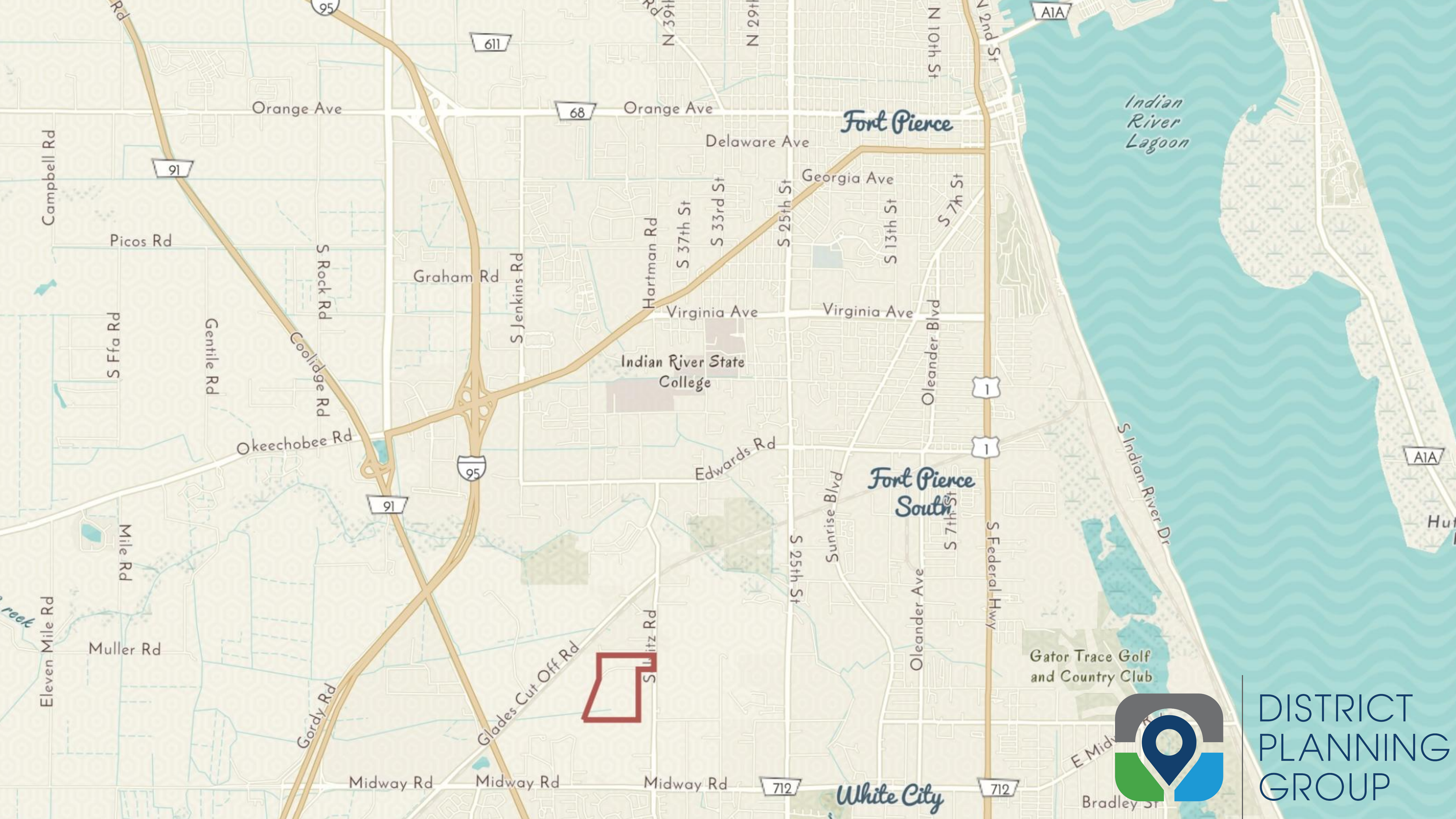
Master Development Plan

- City of Fort Pierce Planning Board
- June 10, 2024

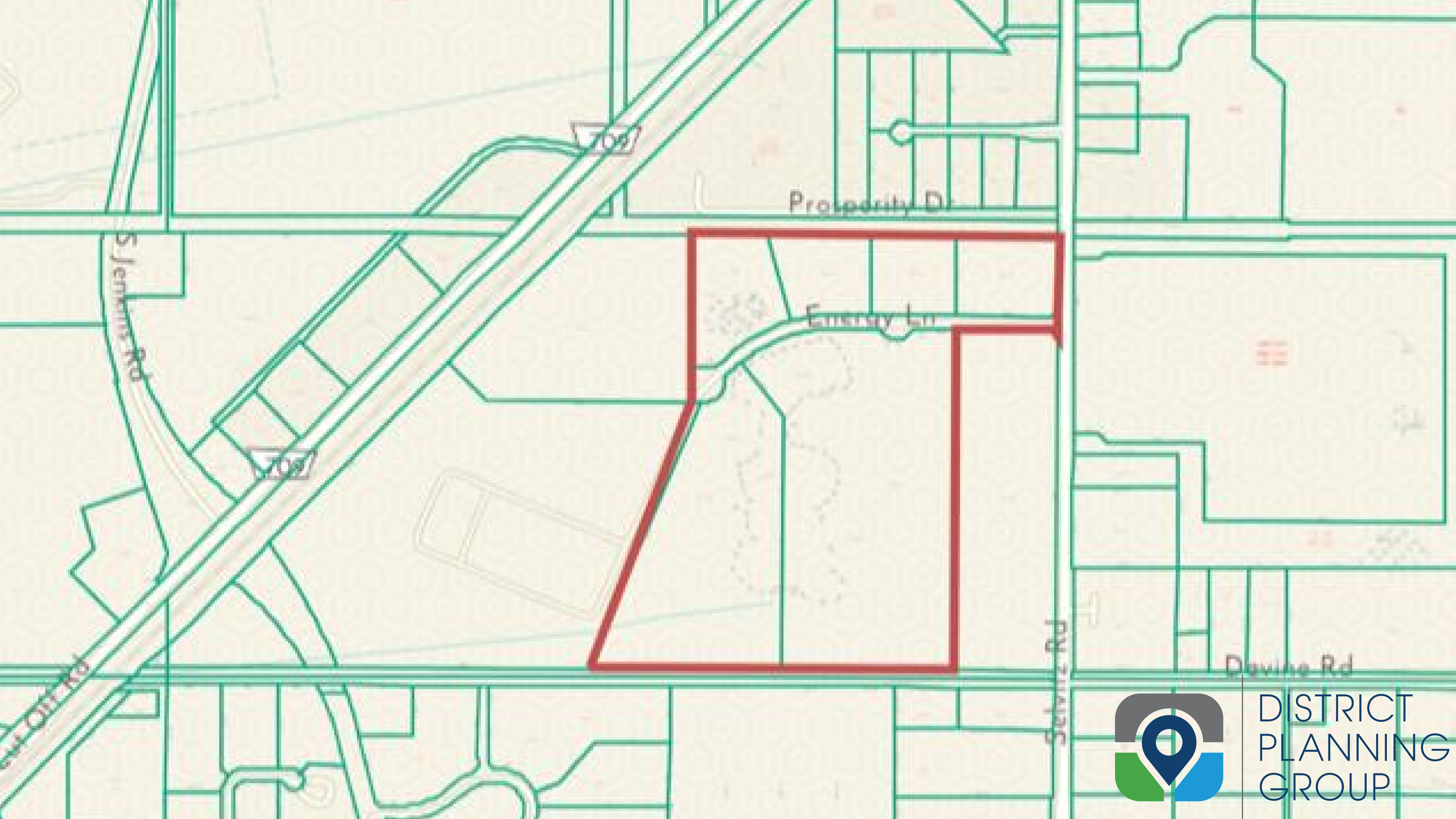
Applicant: Hope Commercial Holdings
Agent: Leslie Olson, AICP



DISTRICT
PLANNING
GROUP



DISTRICT
PLANNING
GROUP



Prosperity Dr

Energy Ln

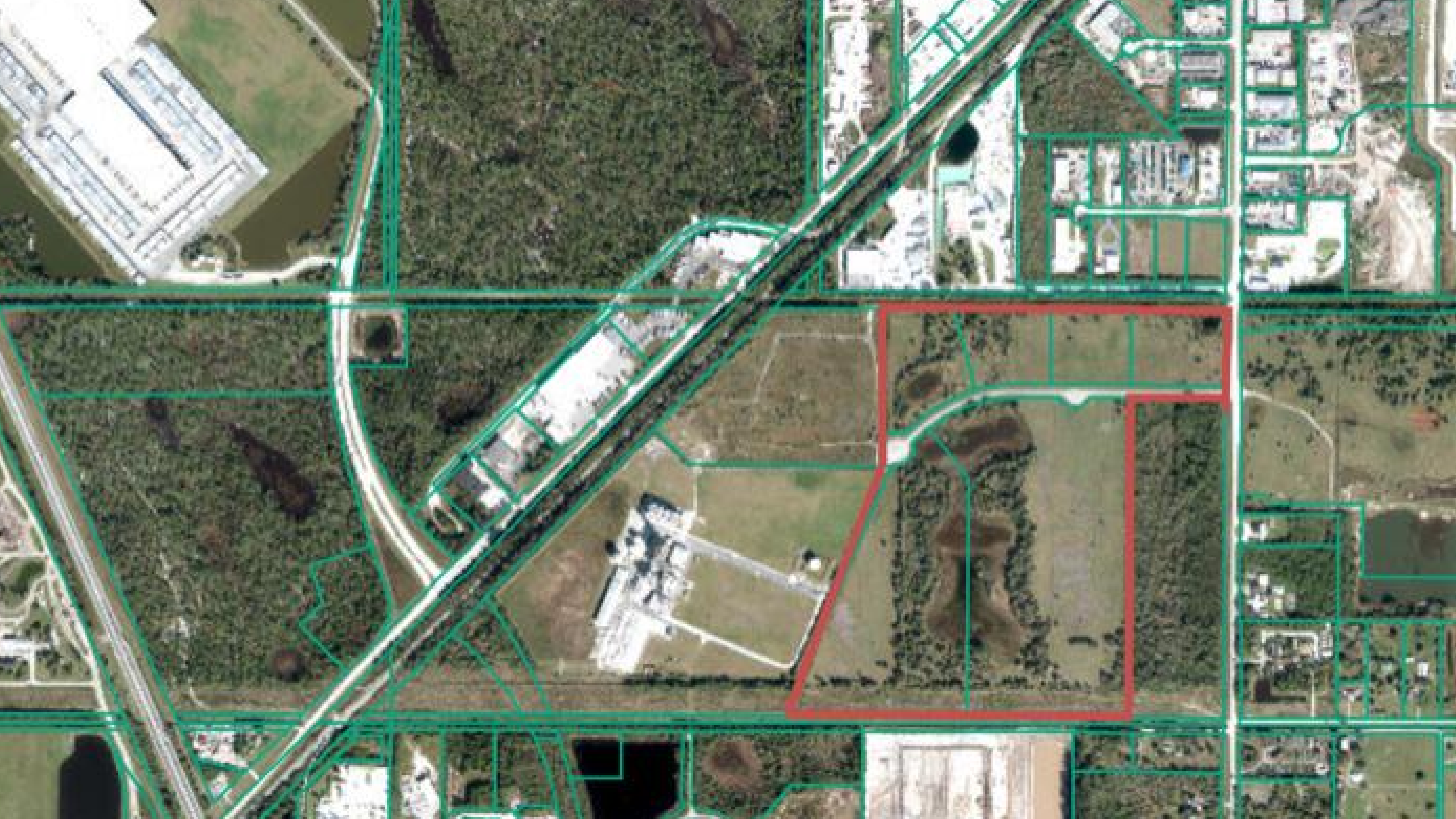
S Jenkins Rd

Selwitz Rd

Devine Rd



DISTRICT
PLANNING
GROUP

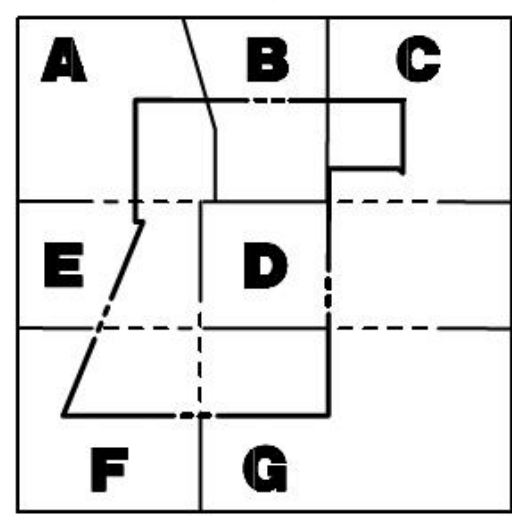
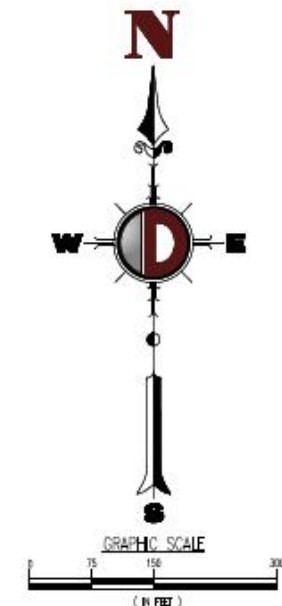
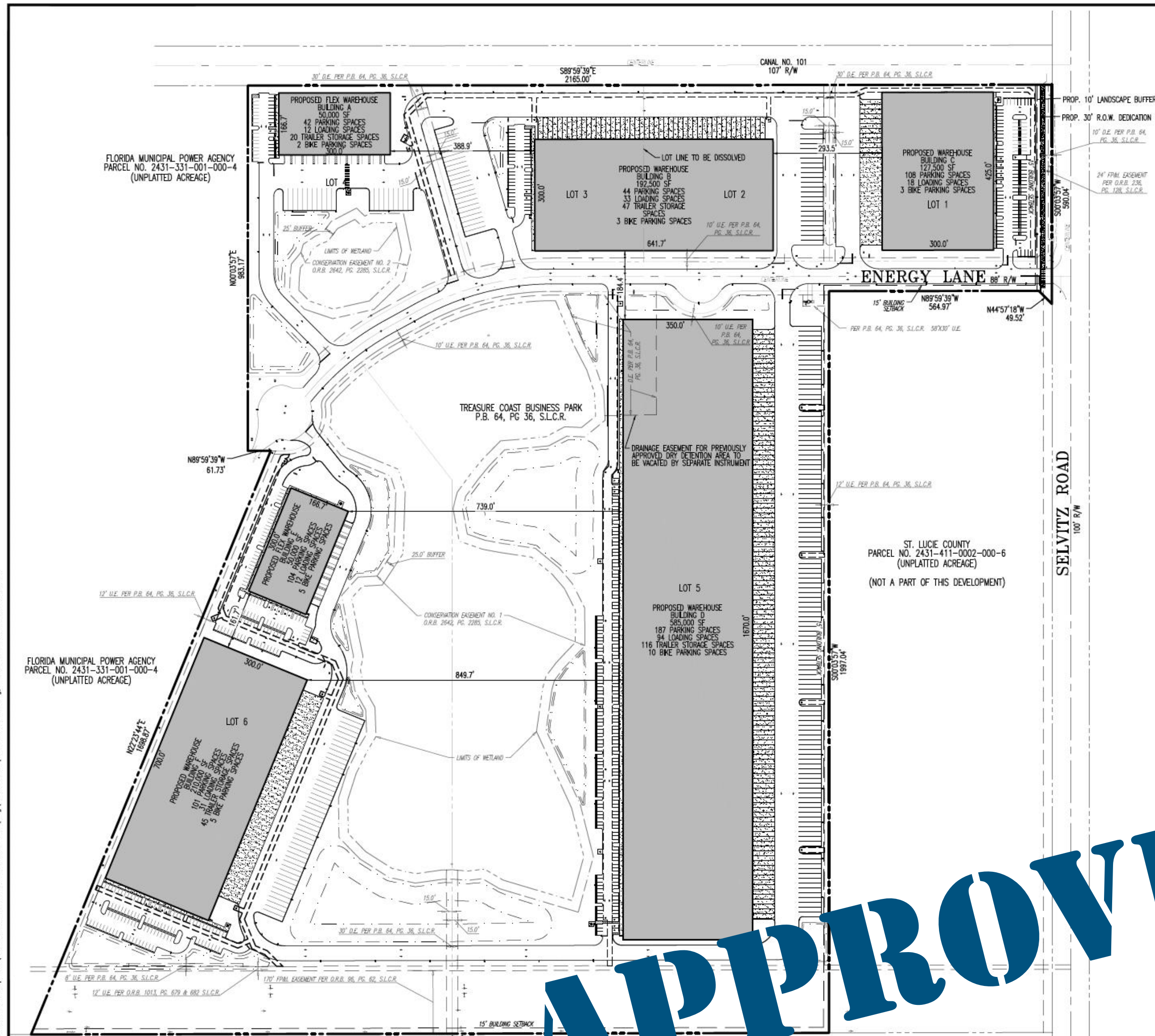




DISTRICT
PLANNING
GROUP

Plotted: 02/18/22 - 12:03 PM, By: mcdemott
File: P:\DPC PROJECTS\3342 Shelton Education Group LLC\9-00 Treasure Coast Business Park\DWG\Entirements\33429000551.dwg, ---> C1.00 OVERALL SITE PLAN

COPYRIGHT © 2021 - DYNAMIC ENGINEERING CONSULTANTS, PC - ALL RIGHTS RESERVED



- HORIZONTAL CONTROL & STRIPING NOTES**
1. ALL DIMENSIONS SHOWN, OTHER THAN LANDSCAPE DIMENSIONS, ARE TO FACE OF CURB FOR THE 10' CURB OR EDGE OF PAVEMENT FOR NO CURB, UNLESS OTHERWISE NOTED. LANDSCAPE DIMENSIONS ARE SHOWN TO BACK OF CURB.
 2. ALL CURB RAMPS AND SIDEWALKS ENTERING PARKING OR TRAVEL WAYS SHALL HAVE DETECTABLE WARNING SURFACES 2' DEEP AND THE WIDTH OF THE SIDEWALK. REFER TO THE LATEST FDOT STANDARD PLANS & NOTES.
 3. ALL STOP SIGNS, DIRECTIONAL ARROWS AND CROSSMARKS SHALL BE THERMOPLASTIC. ALL OTHER PAVEMENT MARKINGS ARE PAINT, UNLESS OTHERWISE NOTED.
 4. ALL RAIN ARE 3" UNLESS OTHERWISE NOTED ON PLANS.

SITE DATA				
PARCEL NO.:	2431-000-000-001-1 2431-000-000-000-4 2431-000-000-000-0 2431-000-000-000-4 2431-000-000-000-0 2431-000-000-000-7			
ADDRESS:	ENERGY LANE, FT. PIERCE, FL 34981			
OWNER:	ST. LUCIE COMMERCE CENTER, LLC			
PROJECT NAME:	FORT PIERCE COMMERCE CENTER			
APPLICANT NAME:	ST. LUCIE COMMERCE CENTER, LLC			
EXISTING ZONING:	I-1 (LIGHT INDUSTRIAL)			
EXISTING USE:	VACANT			
PROPOSED ZONING:	I-1 (LIGHT INDUSTRIAL)			
FUTURE LAND USE:	INDUSTRIAL			
DEVELOPMENT TYPE:	INDUSTRIAL			
LEGAL DESCRIPTION:	LOTS 1 THROUGH 6, TREASURE COAST BUSINESS PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, PAGE 36 THROUGH 40, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA			
ADJACENT ZONING:	NORTH: I-1 (LIGHT INDUSTRIAL) AND I-1.5 (HEAVY INDUSTRIAL) SOUTH: I-1 (LIGHT INDUSTRIAL) AND MID (MIXED USE) UNINCORPORATED EAST: I-1 (INDUSTRIAL), UNINCORPORATED WEST: I-1 (LIGHT INDUSTRIAL)			
ADJACENT FUTURE LAND USE:	NORTH: I-1 (INDUSTRIAL) AND I-1.5 (HEAVY INDUSTRIAL) SOUTH: I-1.5 (AGRICULTURE/RESIDENTIAL), UNINCORPORATED EAST: I-1 (INDUSTRIAL) AND I-1.5 (INDUSTRIAL)			
DEVELOPMENT DATA				
	EXISTING (SF)	PROPOSED (SF)	PROPOSED (AC)	PERCENTAGE (%)
TOTAL SITE AREA	2,738,491	4,271,227	108.38	108.00%
IMPERVIOUS SURFACE	0	1,213,000	27.89	25.73%
PERVIOUS SURFACE	2,738,491	3,058,227	27.74	25.00%
PERVIOUS SURFACE	0	28,096	0.64	0.00%
PERVIOUS SURFACE	0	165,000	3.80	3.51%
PERVIOUS SURFACE	763,607	763,607	17.53	16.17%
PERVIOUS SURFACE	842,789	2,457,430	56.41	52.05%
PERVIOUS SURFACE	0	117,540	2.70	2.46%
PERVIOUS SURFACE	3,881,202	1,217,666	27.94	25.76%
PERVIOUS SURFACE	3,881,202	2,263,797	51.87	47.85%
* CALCULATED FROM CONTROL WATER ELEVATION				
** CALCULATED FROM SYSTEM OF DRY DETENTION AREA				
BUILDING SETBACKS		EXISTING	REQUIRED	PROPOSED
NORTH:	N/A	N/A	20.0'	
SOUTH:	N/A	15'	290.4'	
EAST:	N/A	15'	157.2'	
WEST:	N/A	N/A	25.0'	
PARKING		REQUIRED (PER ITE)	EXISTING	PROPOSED
PARKING RATIO:	0.39 SPACES/1,000 SF GFA	474 SPACES	0	561
BIKE RACKS:	1 BIKE RACK SPACE/20 PARKING SPACES	28 BIKE RACK SPACES	0	25
		TOTAL	0	586
				28

APPROVED



REV.	DATE	COMMENTS
1	02/07/22	REV. CITY OF FT. PIERCE COMMENTS

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

FORM BY: DATE BY: DRAWN BY: CHECKED BY: APPROVED BY:

PROJECT: **FORT PIERCE COMMERCE CENTER**
ST. LUCIE COMMERCE CENTER, LLC
SELVITZ ROAD & ENERGY LANE, ST. LUCIE COUNTY, FL 34981
SECTION 31, TOWNSHIP 35S, RANGE 40E

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING
GEO-TECHNICAL & ENVIRONMENTAL
TRAFFIC • SURVEY • PLANNING & ZONING

100 NE 5th Avenue, Suite 82
DeRoy Beach, FL 33483
Tel: 888.721.8570

Offices conveniently located at:
Orlando, FL: 407.218.1111
Cocoa, FL: 321.733.1111
Hialeah, FL: 305.251.1111
Fort Myers, FL: 239.251.1111
Boca Raton, FL: 561.251.1111
Tampa, FL: 813.251.1111
DeRoy Beach, FL: 334.882.8888

Florida Certificate of Authorization No. 22535
www.dynamicce.com

MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE NO. 81313
DATE: FEBRUARY 18TH, 2022

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE NO. 88047
DATE:

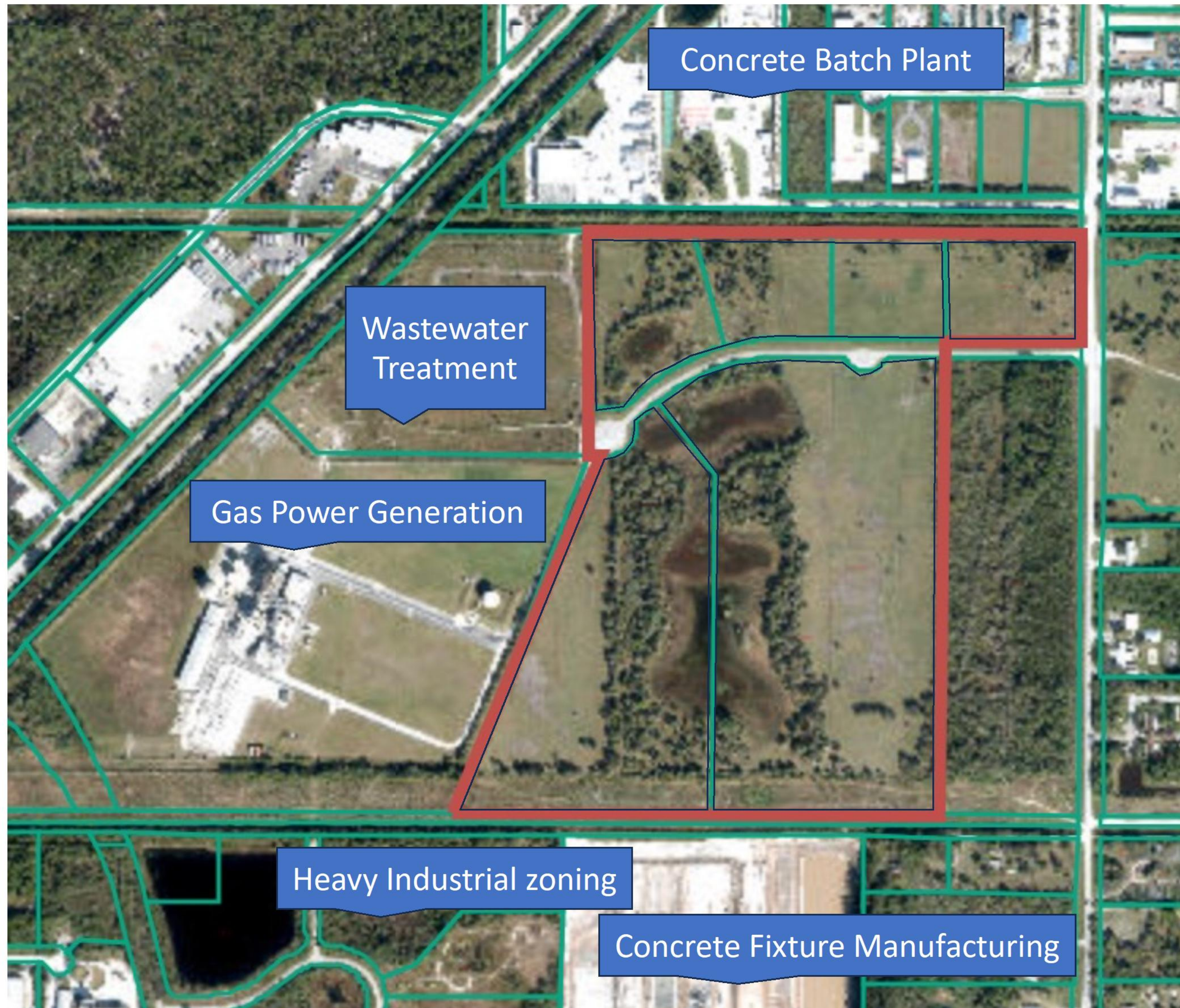
TITLE: **OVERALL SITE PLAN**

SCALE: AS SHOWN
DATE: 12/03/2021
PROJECT NO: 3342-99-005

SHEET No: **C1.00** Rev. # 1



What's Changed?



DISTRICT
PLANNING
GROUP

Contextual Changes



DISTRICT
PLANNING
GROUP

PD: Creative Uses, Code-Standard Dimensional Standards

- ❑ Medium Intensity allows for a curated list of mid-intensity uses as a stepdown from heavy industrial uses to the north, west and south
- ❑ No changes to Code-required setbacks, lot coverage, parking, etc.



DISTRICT
PLANNING
GROUP

Medium Intensity Uses

Manufacturing:

- Stone
- Glass
- Metal
- Concrete

Communications



DISTRICT
PLANNING
GROUP

St. Lucie Commerce Center

Planned Development

Master Development Plan

- City of Fort Pierce Planning Board
- June 10, 2024

Applicant: Hope Commercial Holdings
Agent: Leslie Olson, AICP



DISTRICT
PLANNING
GROUP