

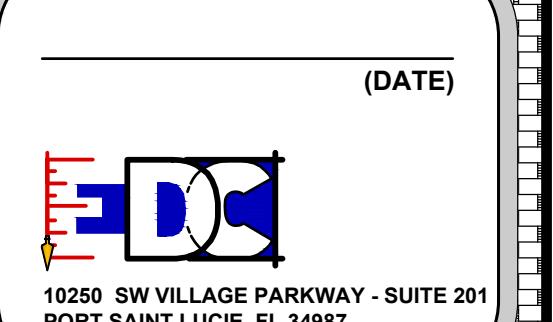
10250 SW VILLAGE PARKWAY
SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY	RWF
DRAINED BY	RWF
FILENAME	21-251 SITE PLAN_1
SCALE	1" = 30'
DATE	01-JUNE-2021

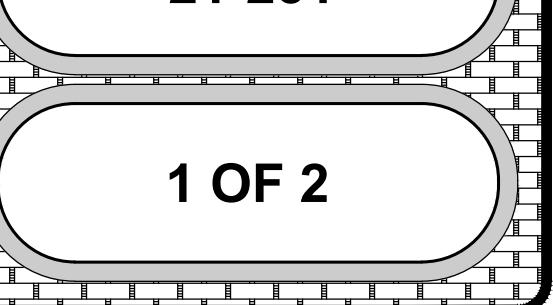
LOT 1-1, BLOCK 4, PARCEL 28, ST. LUCIE WEST PLAT NUMBER 1, PRIMA VISTA BLVD., ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE(S) 8, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPT THE NORTHERLY 22.67 FEET THEREOF.	
CONTAINING 146,138 SQUARE FEET OR 3.35 ACRES, MORE OR LESS.	
SECTION 23, TOWNSHIP 36 SOUTH, RANGE 39 EAST	
PARCEL ID #:	3323-500-0027-000-71
PROJECT NAME:	500 STADIUM BUSINESS CENTER
PROPOSED USE:	WHOLESALE TRADE
OWNER:	500 STADIUM BUSINESS CENTER LLC 1935 COMMERCE LANE, #5 JUPITER, FL 33458
ARCHITECT:	MOREL DE GUIMARAO ARCHITECTURE LLC 14080 MAHOGANY AVENUE JACKSONVILLE, FL 32258 (561) 758-8454
DEVELOPER:	500 STADIUM BUSINESS CENTER, LLC 1935 COMMERCE LANE, #5 JUPITER, FL 33458
SURVEYING:	BETSY LINDSAY, INC. SURVEYING AND MAPPING 7991 SW JACK JAMES DRIVE STUART, FL 34997 (772) 286-5753
ENGINEERING:	ENGINEERING DESIGN & CONSTRUCTION INC. CONTACT: R.J. KENNEDY, P.E. 10250 SW VILLAGE PARKWAY, SUITE 201 PORT ST. LUCIE, FL 34987 (772) 462-2455
PLANNING:	ENGINEERING DESIGN & CONSTRUCTION INC. CONTACT: BRADLEY J. CURRIE, AICP 10250 SW VILLAGE PARKWAY, SUITE 201 PORT ST. LUCIE, FL 34987 (772) 462-2455
SITE DATA	LIC/S CS
FUTURE LAND USE:	ZONING:
GROSS SITE AREA	146,138 S.F. (3.355 AC) = 100.00%
IMPERVIOUS AREA	104,197 S.F. (2.329 AC) = 71.30%
PROPOSED BUILDING #1	18,608 S.F. (0.427 AC) = 12.73%
PROPOSED BUILDING #2	16,448 S.F. (0.378 AC) = 11.26%
PROPOSED PAVEMENT	61,655 S.F. (1.415 AC) = 42.19%
PROPOSED CONCRETE	7,486 S.F. (0.172 AC) = 5.12%
PERVIOUS AREA	41,941 S.F. (0.973 AC) = 28.70%
OPEN SPACE AREA	41,941 S.F. (0.973 AC) = 28.70%
DRY DETENTION AREA	0 S.F. (0.000 AC) = 0.00%
UPLAND PRESERVE	0 S.F. (0.000 AC) = 0.00%
WETLANDS	0 S.F. (0.000 AC) = 0.00%
WETLAND BUFFERS	0 S.F. (0.000 AC) = 0.00%
BUILDING SETBACKS:	(25') (10') (10')
C5 (SERVICE COMMERCIAL)	
FRONT BUILDING SETBACK	
SIDE BUILDING SETBACK	
REAR BUILDING SETBACK	
BUILDING DATA:	
BUILDING #1	
WAREHOUSE AREA	= 15,344 S.F.
OFFICE AREA	= 3,264 S.F.
BUILDING #2	
WAREHOUSE AREA	= 13,376 S.F.
OFFICE AREA	= 3,072 S.F.
GROSS FLOOR AREA	= 35,056 S.F.
PROVIDER OF UTILITIES:	
WATER:	SLWSD
WASTEWATER:	SLWSD
IRRIGATION:	SLWSD
BUILDING HEIGHT:	
PROPOSED BUILDING #1 (33' MAX)	
FRONT HIGHEST POINT = 18'-0", REAR LOWEST POINT = 14'-0"	
PROPOSED BUILDING #2 (35' MAX)	
FRONT HIGHEST POINT = 18'-0", REAR LOWEST POINT = 14'-0"	
PARKING CALCULATIONS:	
PARKING REQUIRED:	
28,720 S.F. WAREHOUSE AREA	
28,720 S.F. / 500' S.F. = 58 SPACES	
6,336 S.F. OFFICE AREA	
6,336 S.F. / 200' S.F. = 32 SPACES	
PARKING REQUIRED	= 90 SPACES (4 HC)
PARKING PROVIDED	= 96 SPACES (4 HC)
APPROVED BY CITY OF PORT ST. LUCIE	
SITE PLAN REVIEW COMMITTEE	
CONDITIONS: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
DATE: 09/14/24	

500 STADIUM BUSINESS CENTER
500 NW STADIUM DRIVE
PORT ST. LUCIE



21-251

1 OF 2



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