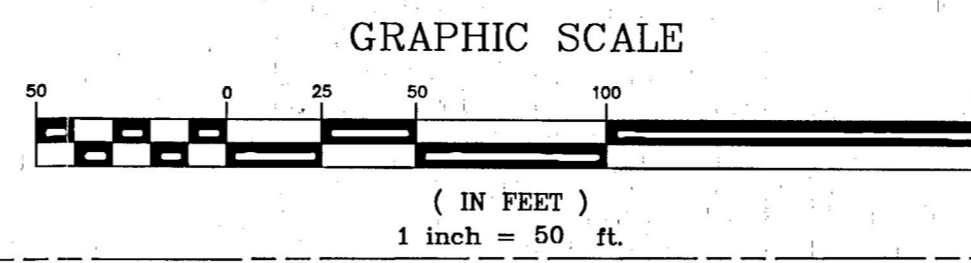


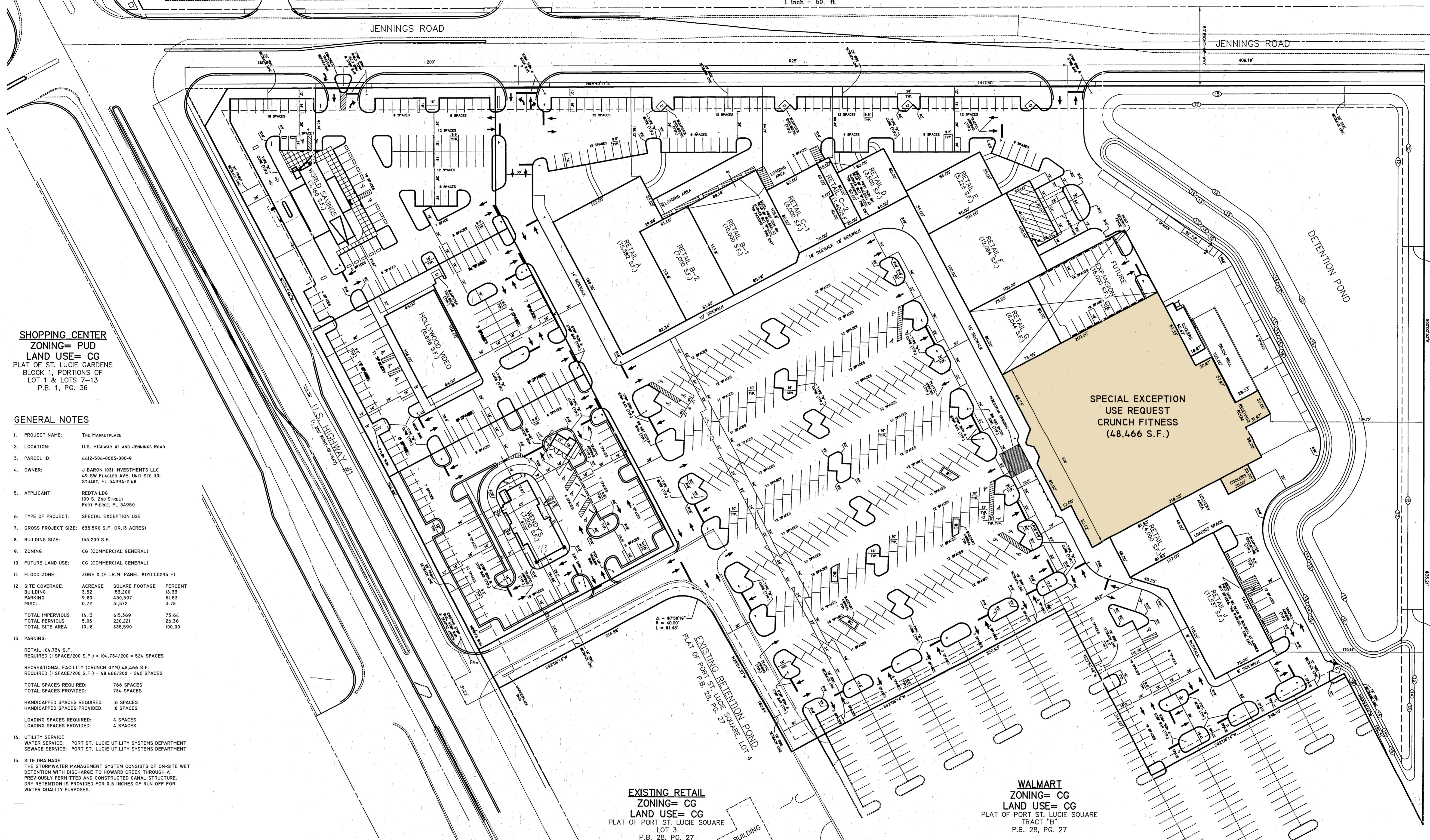
PLAT OF ST. LUCIE GARDENS
BLOCK 4, LOT 10
P.B. 1, PG. 36

SONNY'S RESTAURANT
ZONING= CG
LAND USE= CG

PLAT OF ST. LUCIE GARDENS
BLOCK 4, LOTS 11 & 12
P.B. 1, PG. 36



LIFE CARE CENTER OF PORT ST. LUCIE
ZONING= PUD
LAND USE= CG/ROI



SHOPPING CENTER
ZONING= PUD
LAND USE= CG
PLAT OF ST. LUCIE GARDENS
BLOCK 1, PORTIONS OF
LOT 1 & LOTS 7-13
P.B. 1, PG. 36

GENERAL NOTES

- PROJECT NAME: THE MARKETPLACE
- LOCATION: U.S. HIGHWAY #1 AND JENNINGS ROAD
- PARCEL ID: 4412-504-0005-000-9
- OWNER: J BARON 1031 INVESTMENTS LLC
49 SW FLAGLER AVE, UNIT STE 301
STUART, FL 34994-2145
- APPLICANT: REDTAIL
100 S. 2ND STREET
FORT PIERCE, FL 34950
- TYPE OF PROJECT: SPECIAL EXCEPTION USE
- GROSS PROJECT SIZE: 835,590 S.F. (19.13 ACRES)
- BUILDING SIZE: 153,200 S.F.
- ZONING: CG (COMMERCIAL GENERAL)
- FUTURE LAND USE: CG (COMMERCIAL GENERAL)
- FLOOD ZONE: ZONE X (F.I.R.M. PANEL #1211C0295 F)
- SITE COVERAGE:

	ACREAGE	SQUARE FOOTAGE	PERCENT
BUILDING	3.52	153,200	18.33
PARKING	9.89	430,597	51.53
MISCL.	0.72	31,572	3.78
TOTAL IMPERVIOUS	14.13	615,369	73.64
TOTAL PERVIOUS	5.05	220,221	26.36
TOTAL SITE AREA	19.18	835,590	100.00
- PARKING:

RETAIL 104,734 S.F. REQUIRED (1 SPACE/200 S.F.) = 104,734/200 = 524 SPACES
RECREATIONAL FACILITY (CRUNCH GYM) 48,466 S.F. REQUIRED (1 SPACE/200 S.F.) = 48,466/200 = 242 SPACES
TOTAL SPACES REQUIRED: 766 SPACES
TOTAL SPACES PROVIDED: 784 SPACES
HANDICAPPED SPACES REQUIRED: 16 SPACES
HANDICAPPED SPACES PROVIDED: 18 SPACES
LOADING SPACES REQUIRED: 4 SPACES
LOADING SPACES PROVIDED: 4 SPACES
- UTILITY SERVICE:

WATER SERVICE: PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT
SEWAGE SERVICE: PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT
- SITE DRAINAGE:

THE STORMWATER MANAGEMENT SYSTEM CONSISTS OF ON-SITE WET DETENTION WITH DISCHARGE TO HOWARD CREEK THROUGH A PREVIOUSLY PERMITTED AND CONSTRUCTED CANAL STRUCTURE. DRY RETENTION IS PROVIDED FOR 0.5 INCHES OF RUN-OFF FOR WATER QUALITY PURPOSES.

EXISTING RETAIL
ZONING= CG
LAND USE= CG
PLAT OF PORT ST. LUCIE SQUARE
LOT 3
P.B. 28, PG. 27

WALMART
ZONING= CG
LAND USE= CG
PLAT OF PORT ST. LUCIE SQUARE
TRACT "B"
P.B. 28, PG. 27

RV RESORT
ZONING= CH/SEU
LAND USE= CH
PLAT OF ST. LUCIE GARDENS
BLOCK 1, LOT 3
P.B. 1, PG. 36



TM
DESIGNED BY
VP
DRAWN BY

1" = 50'
SCALE
03/27/2024
DATE

MARKETPLACE
SPECIAL EXCEPTION USE
(CRUNCH FITNESS)

PORT ST. LUCIE

FLORIDA

SHEET 01 OF 01