



CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

TO: The Honorable Mayor and Members of the City Commission
THROUGH: Rebecca Grohall, AICP, Planning Manager
FROM: Clarissa Davis, Planner
SUBJECT: Bev Smith Toyota Site Plan Extension
DATE: September 2, 2014

STAFF REPORT

Owner/Applicant: NSS Acquisition Corp.
Mr. Frank Gonzalez, VP
3350 S US Hwy 1
Fort Pierce, FL 34950

Representative: Culpepper & Terpening, Inc
Mr. Patrick J. Ferland, P.E.
2980 S 25th Street
Fort Pierce, Florida 34950

Requested Action: Approval of a site plan extension.

Location: 3550 S US Hwy 1

Parcel Id: 2427-801-0001-000-3

Current Future Land Use: GC, General Commercial

Current Zoning: C-3, General Commercial

Surrounding Zoning:

North	East	South	West
C-3	R-5/RM-11(SLC)	C-3	IL (SLC)

Parcel(s) Size: 6.04 acres

Utilities: Within the FPUA Retail Service Area

Staff Analysis:

The applicant is requesting the approval of a site plan extension for the Bev Smith Toyota dealership located on 3350 S US Hwy 1. On September 16th, 2013, Bev Smith Toyota received approval to expand the existing facility in the rear by 6,550 square feet. This expansion will enlarge the service area and will match the existing elevation.

Staff Recommendation:

Staff recommends that the City Commission **approve** the site plan extension, granting a new expiration date of September 15, 2015.