

March 19, 2014

City Of Fort Pierce Planning  
Rebecca Grohall - Planning Manager  
Kori Benton – Planning Specialist

**Request for Authorization of a Similar Use**

RE: Conditional Use Application for 657 N. 2<sup>nd</sup> Street

Dear Ms. Grohall, Mr. Benton,

On April 8<sup>th</sup> 2014, the Fort Pierce Planning Board will consider Sunrise Marine and RV's Conditional Use application for 657 N. 2<sup>nd</sup> Street. Previously, the property had been licensed and authorized for Boat Sales under the ownership of St. Lucie Outboard Marine. The request before the Planning Board will be for a recommendation of Approval for the Sales of Recreational Vehicles, in addition to Boat Sales. Since the City of Fort Pierce does not have sales of Recreational Vehicles as a specific use type in any zoning District, staff recommended we approach this via the Similar Use approval procedure.

Section 22-7 of the Fort Pierce Code of Ordinances provides the following parameters for an Authorization request of this type:

***Sec. 22-7. Authorization of similar use.***

*The city planning board may permit in a particular zone a use not listed in this chapter, provided the use is of the same general type as the uses permitted there by this chapter. However, this section does not authorize the inclusion, in a zone where it is not listed, of a use specifically listed in another zone, or one which is of the same general type and is similar to a use specifically listed in another zone.*

Sunrise Marine and RV proposes to offer a market driven mix of Boats and Trailers and Recreational Vehicles (Campers and Motorhomes). These two product lines have very common Buyer demographics. Many if not most Recreational Vehicle owners and shoppers own or contemplate owning a boat. Many Boat owners and shoppers own or are considering buying an RV. Thus, we propose and believe Staff agrees that Recreational Vehicle sales are a similar type of use as Boat Sales. Boats themselves are actually “recreational vehicles” in the broader sense.

Sunrise Marine and RV has worked closely with City Planning staff to propose and refine site improvements and a business plan that complies with all City regulations. Sunrise Marine and RV's substantial investment will serve as a cornerstone of redevelopment and reinvigoration of the Downtown/Port of Fort Pierce area.

We are optimistic you will determine that the Authorization of Similar Use and Conditional Use requests are consistent with City Code, and that the revitalization and beautification of the inactive and overgrown property right in the epicenter of the Downtown/Port of Fort Pierce area will also be beneficial to the surrounding area businesses, and all the Residents of Fort Pierce.

Thank You for your consideration of these matters,

Sunrise Marine and RV